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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

October 2024 Month-in-Review Newsletter

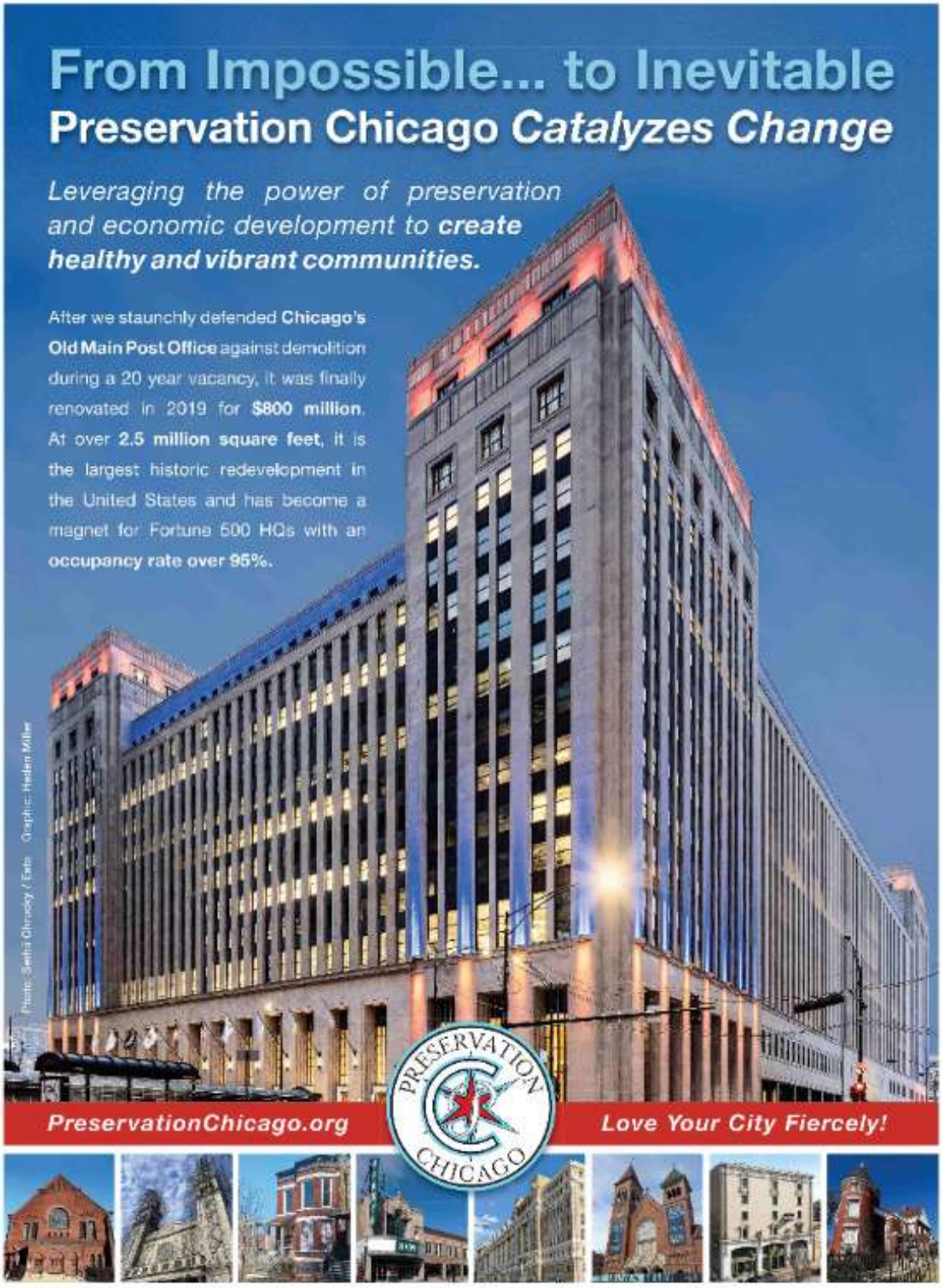


Fall Color at Promontory Point

Photo credit: Joshua Mellin
Instagram: Joshua Mellin

Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets

Preservation Chicago | *Catalyst of Change*



From Impossible to Inevitable, Preservation Chicago Catalyzes Change

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

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. WIN: Google Releases Updated Thompson Center Rendering With Atrium Saved, But Original Colors Lost (Chicago 7 2016, 2018, 2019 & 2020)



Rendering of Proposed James R. Thompson Center Google Adaptive Reuse in 2024. Built 1985, Helmut Jahn, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



Rendering of Proposed James R. Thompson Center Google Adaptive Reuse in 2024. Built 1985, Helmut Jahn, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



James R. Thompson Center during renovation in October 2024, built 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Joshua Mellin / www.joshuamellin.com

"Google will refashion the ground floors of the former Thompson Center atrium into a hotel lobby-like space with restaurants, retail, seating and greenery, according to a new rendering obtained by the Chicago Sun-Times.

"The image shows the building's main concourse and lower level being turned into an almost single bi-level space linked by open stairs, bleacher seating and overlooks.

"Most notable: Google said the atrium would be open to the public — not just tenants — during business hours, just as it was during the building's days as the Thompson Center.

"'These new design elements align with the identity of the Loop, while honoring the building's legacy as a symbol of transparency for all to enjoy,' Google's Chicago Site Lead Karen Sauder said in a statement to the Sun-Times.

"But Google appears to have kept the physical openness of the atrium, a 17-story public space that was one of Chicago's noblest of civic gestures when the building was built and owned by the state.

"The atrium was a public square under glass, filled with art, life, sound and color. It's good to see it retained, especially under a redesign that looks to invite even more people to sit, gather, meet, drink and eat.

"'We are focused on restoring the structure and legacy of the original building, which includes the elevator bay and cars, as well as the stairway connections,' said Google spokesperson Ryan Lamont.

"Google is adding a second-floor terrace on the Randolph Street side of the atrium. The glassy terraces would overlook the entry plaza and the atrium. Google said it is seeking a restaurant for the space. (Bey, Chicago Sun Times, 10/31/24)

"Prime | Capri Interests, a venture led by Chicago developers Michael Reschke and Quintin Primo, bought the Thompson Center in 2022 from the state of Illinois for $105 million. Google then agreed to take it over after the duo completes the renovation.

"Workers are also replacing the building's glass facade with triple-paned glass, which will let in more natural light, cut energy use and reduce bird collisions. The Thompson Center's train station at 100 W. Lake St., where six Chicago Transit Authority lines converge, will remain open throughout construction.

"Historic preservationists say they're thrilled Google and the development team came up with a plan to save the building, which for years seemed a likely candidate for demolition. But they are concerned because the renderings show several features — including the building's futuristic color scheme and Jahn's ground floor mosaic, designed to mirror the ceiling of a state capitol dome — could be lost.

"'The renderings show the building would be painted in more neutral colors, but its beautiful industrial red was what allowed it to sing and pop,' said Ward Miller, executive director of Preservation Chicago. 'These are important aspects of the building we should try to save.'" (Rogal, Chicago Tribune, 11/1/24)

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

Redeveloped Thompson Center will offer public gathering spaces, new renderings released by Google show, Brian Rogal, Chicago Tribune, 11/1/24

New Google rendering gives an early glimpse of former Thompson Center atrium's future; The

2. THREATENED: Preservation Chicago Mounts Rapid Response Advocacy Effort to Save Elim/ Reformation Lutheran Church from Demolition



Elim/Reformation Lutheran Church ,1888, Solon S. Beman, 11310 S. Forest Avenue. Photo credit: Cristen Brown (@LadyTophamCatt)





Elim/Reformation Lutheran Church ,1888, Solon S. Beman, 11310 S. Forest Avenue. Photo credit: Cristen Brown (@LadyTophamCatt)



Elim/Reformation Lutheran Church ,1888, Solon S. Beman, 11310 S. Forest Avenue. Photo credit: Cristen Brown (@LadyTophamCatt)



Elim/Reformation Lutheran Church circa 1900,1888, Solon S. Beman, 11310 S. Forest Avenue. Historic Photo credit: The Pullman History Site

Preservation Chicago has mounted a Rapid Response advocacy effort to save Elim/Reformation Lutheran Church from demolition together with community partners.

Vacant for a number of years and suffering from deferred maintenance, Elim/Reformation Lutheran Church is at risk of demolition to avoid the cost of repair by its owner, the ELCA-Evangelical Lutheran Church of America. Elim/Reformation Lutheran Church was designed by architect, Solon S. Beman in 1888 and is located at 11310 S. Forest Avenue in Roseland.

Together with our community partners and Landmarks Illinois, we attended the Building/Demolition Court at the Daley Center on November 6, 2024. There was unanimous opposition to demolition from the eight of us who appeared at court. At our request, the judge has issued a “Stop Work Order” on the building and site, which includes prep work for demolition, as well as a Court Order to halt the City of Chicago and the Department of Buildings from issuing a Demolition Permit. A new court date is scheduled for November 20th, 2024.

Preservation Chicago is researching and writing a “Preliminary Landmark Recommendation” report for the building and it’s our hope this will be considered for a Preliminary Designation, before the owner applies for a Demolition Permit. The building was missed by the Chicago Historic Resources Survey-CHRS, so is not subject to the 90 Day Demolition Delay Hold. Time is of the essence.

We have requested a Chicago Landmark Designation of the building, and have asked the Commission on Chicago Landmarks to consider during their next Commission on Chicago Landmarks meeting.

The significance of the Elim/Reformation church links to the legacy of architect, Solon S. Beman, Chicago industrialist George Pullman, “Pullman Lands,” the Swedish-American Community of craftsmen and everyday workers at Pullman, Also, to the Pullman Strike and Labor History, in addition to the legacy of community organizer and later U.S. President, Barack Obama.

Realizing these important histories, Preservation Chicago and many neighborhood partners in the Roseland/Pullman Community believe that this church building should be recognized and protected against demolition by a Chicago Landmark Designation.

Roseland Community has suffered from disinvestment over the past 50 years. Historic preservation is a proven strategy to create economic development and community stabilization. We have been in close contact with many members of the Roseland/Pullman community and there is strong opposition to the demolition of Elim/Reformation Church and the creation of another vacant lot.

We hope that decision makers at the City’s Department of Planning and Development, Historic Preservation Division, and the Commission on Chicago Landmarks, will be open to considering Elim/Reformation Church, with a “Beman to Barack History,” as a Designated Chicago Landmark.

3. WIN: Landmark Report Accepted for 161 E. Erie After Rapid Response Advocacy Effort



Erie Street Row, 161 E. Erie St., received a preliminary recommendation from the Landmarks Commission today. Comprised of three rowhouses built around 1877, the Italianate building's conversion to offices in 1920 reflects the Near North Side's early mixed-use evolution. Tweet credit: Chicago DPD

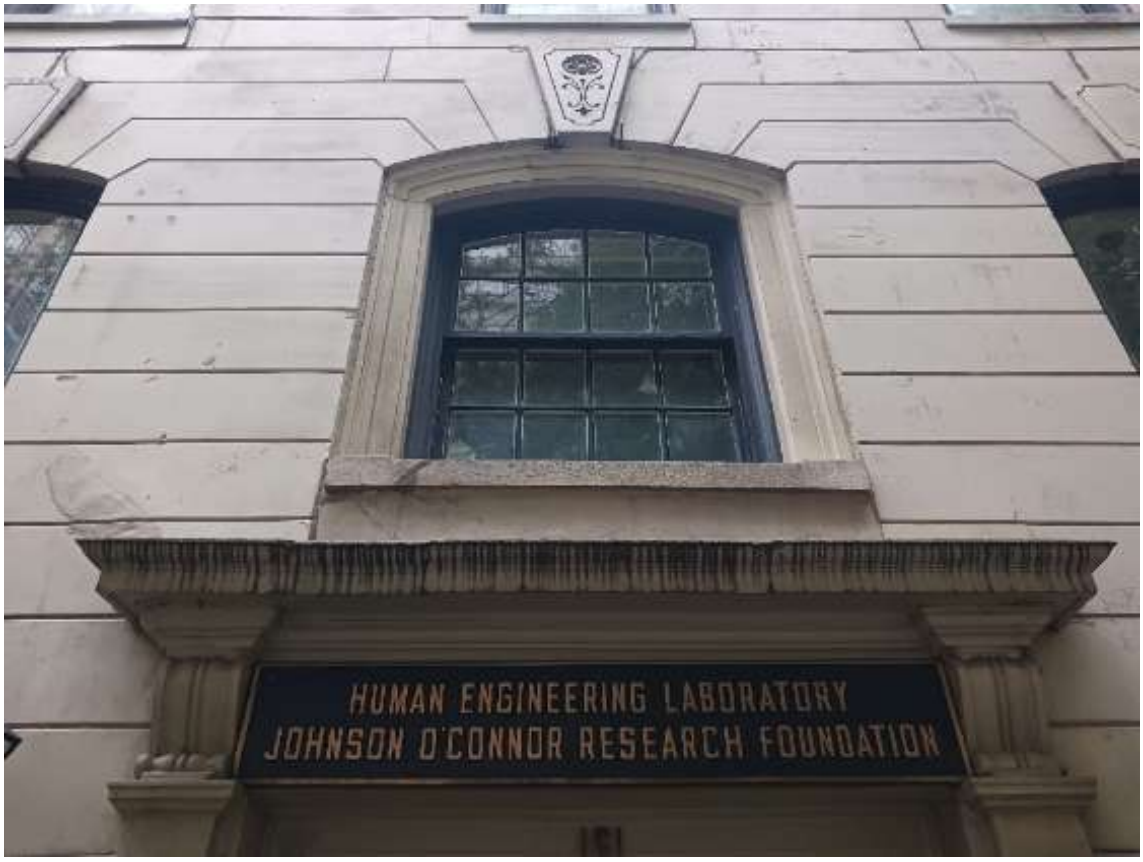




Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Loop Net



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Ward Miller / Preservation Chicago



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Ward Miller / Preservation Chicago



Streeterville building constructed after Chicago fire should not be torn down: architecture critic, Lee Bey, ABC7 Chicago, 9/23/24



"City landmarks officials are trying to prevent the demolition of an elegant, 19th century building that is among the first structures built in Streeterville after the Great Chicago Fire.

"The non-profit Johnson O'Connor Research Foundation applied for a demolition permit in July to bring down the 1870s building located at 161 E. Erie St. But the Chicago Department of Planning's Historic Preservation Division put a 90-day hold on the permit under the city's Demo Delay Ordinance, a provision created to help ward off the demolition of potentially historic buildings.

"The stay of execution has less than 40 days left. But it has given the city's preservation staff time to put together a recommendation asking the Commission on Chicago Landmarks to grant the building preliminary landmark status at the panel's Oct. 3 meeting.

"The four-story, limestone-fronted Italianate building is among a vanishing class of structures that date back to the heady years when Streeterville was rebuilt in the aftermath of the 1871 fire.

"'It's a very historic building that adds a lot of character to the neighborhood," Deborah Gershbein, president of Streeterville Organization of Active Residents (SOAR), said of 161 E. Erie. 'We really don't want to have it torn down.'

"Located a block east of Michigan Avenue, 161 E. Erie is quite the charmer, with its light-colored stone face, intact cornice and pleasant horizontal ranks of windows. And the building is being used. Tenants include a hair salon, an art gallery, a yoga studio — and Johnson O'Connor, the organization that wants to wreck the building.

"Why would someone tear down such a little beauty? One possible clue is the building is surrounded by contemporary skyscrapers. The financial temptation to add one more tall, money-making building to the bunch might be too great.

"Preservation Chicago has been pushing since July to get landmark status for 161 E. Erie. Ward Miller, the organization's executive director, said the structure was originally a residential building composed of three townhouses before it was turned into commercial space.

"Which is a testament to the creative and adaptive reuse of such historic structures,' Miller said.

"Miller said 161 E. Erie and nearby surviving buildings of that vintage 'provide a glimpse into another era. The buildings exude a refined yet beautiful design, employing fine quality materials and craftsmanship.'

"Let's not lose another one. The landmarks commission next month must vote to protect 161 E. Erie." (Bey, Chicago Sun-Times, 9/21/24)

Read the full story at Chicago Sun-Times

COLUMN: Landmarks commission must protect endangered 150-year-old Streeterville building; The elegant building at 161 E. Erie St. was constructed when the neighborhood was rebuilt after the Great Chicago Fire; Lee Bey, Chicago Sun-Times, 9/21/24

Streeterville building constructed after Chicago fire should not be torn down: architecture critic, Lee Bey, ABC7 Chicago, 9/23/24

Preliminary landmark designation approved for Erie Street Row; The three rowhouses at 161 E. Erie were originally built in 1877, Lukas Kugler, Urbanize Chicago, 10/28/24

Save 150-year-old Streeterville building from demolition; A Texan who visits Chicago often says 161 E. Erie St. is worth saving. Also, readers weigh in on our downsized weather page, the vice

4. WIN: Kingdom Baptist Church / 15th Church Receives Final Landmark Recommendation



15th Church/Kingdom Baptist Church, 1926, Nelson Max Dunning, 301 N. Central Avenue. Photo credit: Chicago DPD



15th Church/Kingdom Baptist Church, 1926, Nelson Max Dunning, 301 N. Central Avenue. Photo credit: Chicago DPD

The Commission on Chicago Landmarks approved the Final Landmark Recommendation for the Kingdom Baptist Church

“Meeting Criterion 1 for its value as an example of city heritage, the church was built as the 15th Church of Christ Scientist over a series of three phases commenced in 1926 and completed 17 years later in 1943 by architect Nelson Max Dunning.

“In 1972, the origins of Kingdom Baptist Church began as a small group met in the home of Pastor James A. Horton. As a pastor at Greater Union Baptist Church, he left after a divide in the congregation and originated Kingdom Baptist Church. They purchased the 15th Church of Christ Scientist building and held the first service there in 1973.

“Also meeting Criterion 4 for its exemplary architecture, the building’s design highlights the evolution of architectural styles over its construction including neoclassical and art deco elements. The front facade faces west and is defined by a monumental portico with a series of short steps to raise it above grade. Limestone columns with Corinthian columns support the limestone entablature.

“By 1931, the design was streamlined, and elements of the original neoclassical design were eliminated. Roofline ornament was removed and replaced with a more linear design popular in the art deco style. The south facade facing W. Fulton St is dominated by three story limestone arcade frames with arched windows that light the auditorium. The arches are joined by an elongated keystone. Adjacent to the arcade frames is a projecting vestibule with arched entrances. The facade setbacks above it with punched window openings.

“Dunning was born in Wisconsin and worked in Chicago, becoming known for his specialization in large scale industrial, commercial, and educational buildings. One of his most notable works is the American Book Company Building 1912 at 330 E Cermak, with others including the American Furniture Mart at 680 N. Lake Shore and the 14th Church of Christ Scientist at 4444 N Paulina.” (Kugler, Urbanize Chicago, 11/8/24)

The American Book Company Building, was a Preservation Chicago—Chicago 7 Most Endangered, prior to it becoming a Chicago Landmark, and N. Max Dunning, the architect of both the church and book company building worked in the office of Solon S. Beman.

Read the full story at Urbanize Chicago

Final landmark recommendation approved for Kingdom Baptist Church; The building at 301 N. Central was completed in 1943, Lukas Kugler, Urbanize Chicago, 11/8/24

Preliminary landmark approved for Kingdom Baptist Church; The building at 301 N. Central was completed in 1943, Lukas Kugler, Urbanize Chicago, 9/19/24

5. WIN: Adaptive Reuse of Werner Brothers Storage Building Remains in Updated Redevelopment Plans (Chicago 7 2023)



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



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

"Plans for an affordable housing development on Howard Street are being tweaked to reduce the amount of apartments and increase the height of the proposed building.

"Development group Housing For All is looking to bring an affordable apartment complex to the corner of Howard and Paulina streets, across from the Howard Red Line station. In the works for at least two years, the plan originally called for 104 apartments in two buildings, one that would be new construction and the other a redevelopment of a historical storage building.

"The developer is now planning for 86 affordable apartments between the corner lot and the old Werner storage building at 7613 N. Paulina St., the team said during a recent community meeting in Rogers Park. The Werner storage building will have 20 apartments: four studios, eight one-bedrooms, five two-bedrooms and three three-bedrooms.

"The earliest plans for the project called for replacing the Werner building, once considered one of the most endangered buildings in the city. Those plans were changed to preserve and reuse the building." (Savedra, Block Club Chicago, 10/24/24)

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

Planned adaptive reuse of ornate 1921 Werner Bros building into residential is a beautiful blend of affordable housing and historic preservation. Preservation Chicago will do everything we can to support this effort.

Affordability and preservation are strongly symbiotic and mutually beneficial. We consider Werner Brothers Storage Building to be an ideal candidate for affordable housing adaptive reuse. Historic preservation is highly compatible with affordable housing and we strongly encourage the reuse and incorporation of this beautiful historic structure, particularly its terra cotta cladding, into the new construction.

Preservation Chicago believes that affordable housing and transit-oriented development are necessary components of healthy communities. Through collaboration between the local community, developers, and preservationists, we are confident that both goals of providing affordable housing and retaining historic architecture can be met, resulting in an even more successful and dynamic project and more vibrant communities.

Read the full story at Block Club Chicago

Howard Street Affordable Housing Project Reduces Units, Adds Height In Revised Plans; The plans originally called for more than 100 affordable apartments on the corner lot at Howard and Paulina streets, Madison Savedra, Block Club Chicago, 10/24/24

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

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

6. WIN: City Council Approved Adaptive Reuse of Crittenton Anchorage / Wolfson Building After Landmarking Save It From Demolition



Florence Crittenton Anchorage / The Wolfson Building, 1888, William Longhurst, 2678 W. Washington Blvd, East Garfield Park. Photo credit: Debbie Mercer


Neighborhood Women Aid in Preparing Anchorage for Reopening on West Side

Historical images of Florence Crittenton Anchorage house. Image credit: City of Chicago DPD

"A three-building complex in East Garfield Park that for decades operated as shelter for women and single mothers will become a new community center, thanks to the help of a wealthy philanthropist.

“The City Couuncil on Wednesday approved a measure to turn the former Florence Crittenton Anchorag complex at 2627 W. Washington Blvd. into a community center.

“Constructed in 1892, the Crittenton Anchorage took over the building in 1949, turning it into a place of housing and respite for single women and their children. Later known as the Living Center for Girls, the complex remained a haven for young women until closing in 1973.

“It remained vacant for years and was in jeopardy of being demolished when it was purchased last year by Samantha Walton, the wife of Lukas Walton, the billionaire grandson of Walmart founder Sam Walton.

“...Samantha Walton decided to buy the 132-year-old building after reading coverage about the previous owners’ plan to tear it down.

“Preservation Chicago organized to landmark the buildings, including the main Wolfson Building, last year.” (Liptrot, Block Club Chicago, 10/30/24)

“Zoning has been partially approved for the upcoming redevelopment of the former Florence Crittenton Anchorage at 2678 W Washington Boulevard in East Garfield Park…the vacant estate became a historical landmark in 2023 and is preparing for a new life as a community center and more.”

“Sitting on a half-acre lot, the property is anchored by a stunning red brick mansion and its coach house dating back to the 1880’s. Originally built for bike tire industry leader Fred Morgan, the property was sold after his death to the Chicago Home for Convalescent Women & Children who added a rear dormitory building and renamed after their benefactor’s daughter, Florence.

“The main house will become a library with arts, tech, and media spaces as well as hold a fitness room and offices. The dormitory will contain admin and multi-purpose spaces. And the foreigner coach house will get a small addition in order to hold a small cafe and studio space.” (Achong, Chicago YIIMBY, 11/5/24)

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

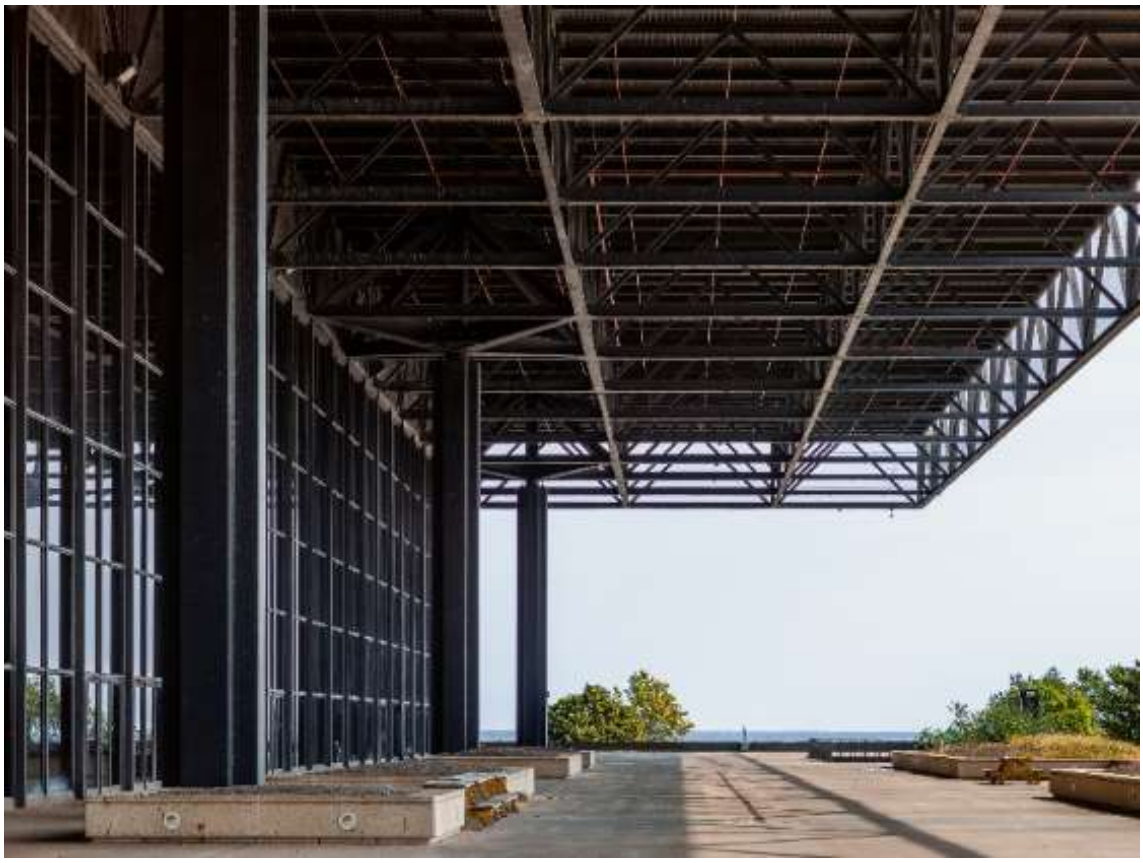
We're thrilled that Samantha Walton was inspired to act after seeing the press coverage around the advocacy effort and Chicago Landmark Designation. A community resource center is an ideal reuse for this significant building complex with its incredible history.

Read the full story at Block Club Chicago and Chicago YIIMBY

Zoning Approved For Community Hub Redevelopment Of Historic Mansion In East Garfield Park, Ian Achong, Chicago YIMBY, 11/5/24

Billionaire Family Behind Walmart Buys Old West Side Women’s Shelter, Will Create Community Space; Philanthropist Samantha Walton bought the 132-year-old property after reading in Block

7. SUN-TIMES COLUMN: Is McCormick Place's Owner Finally Looking to Spice Up Lakeside Center? (Chicago 7 2016 & 2021)



Lakeside Center at McCormick Place, 1971, C.F. Murphy and architect Gene Summers. Photo Credit: Serhii Chrucky



"McCormick Place's Lakeside Center could be in line soon for big changes — including placing an array of solar panels on its 19-acre cantilevered roof — under prospective redevelopment plans for the aged, but architecturally significant, convention hall.

"'It's definitely a jewel,' Larita Clark, CEO of the Metropolitan Pier and Exposition Authority, said of the 53-year-old building. 'We're going to capitalize on that.'

"It's about time.

"Built in 1971 and designed by the late architects Helmut Jahn and Gene Summers for what was then C.F. Murphy Associates (now Jahn), the steel and glass building with that signature, prairie-flat roof is a high point of Chicago modernism.

"But as buckets of MPEA cash and attention went to constructing and maintaining the new and shiny McCormick Place buildings west of DuSable Lake Shore Drive starting in the late 1990s, the old hall by the lake looks more forlorn by the year.

"The MPEA has struggled for years trying to find a way to redevelop Lakeside Center and add new money-making uses, while preserving the building's nearly 600,000 square feet of convention space. The building needs at least $400 million in repairs, according to the MPEA.

In 2022, the authority issued a 'request for information' seeking ideas to redevelop all or parts of the 51-year-old structure without giving up any of the convention halls. If done correctly, the plan could turn Lakeside Center into one of most exciting destinations in the city.

"Imagine dining and dancing on the building's huge terraces, overlooking the lake from beneath the roof's 75-foot cantilever? Or converting the convention spaces into a food hall, a market or a museum of some sort?

"Clark said the MPEA received 'more than 10 responses' to the RFI. The agency has now issued a call to hire a consultant team that can 'help go through those ideas and maybe even come up with new ideas for redeveloping Lakeside Center,' she said.

"The consultant team would also tackle the MPEA proposal to cover a third of Lakeside Center's roof with solar panels. The agency said the array would generate nearly 4.5 million kilowatt-hours of power yearly.

"But a lot of potential lies in all this. The lakefront and the city would greatly benefit from a reinvigorated and more public Lakeside Center. And it's better than tearing it down." (Bey, Chicago Sun-Times, 11/2/24)

Read the full column at Chicago Sun-Times

Is McCormick Place's owner finally looking to spice up Lakeside Center?; "It's definitely a jewel," Larita Clark, CEO of the Metropolitan Pier and Exposition Authority, said of the 53-year-old building. "We're going to capitalize on that.", Lee Bey, Chicago Sun-Times, 11/2/24

Mid-South Cultural Center and Field House Adaptive Reuse Suggestion from Preservation Chicago

In addition to the building's architectural significance, Lakeside Center is a wonderful candidate for a
dynamic adaptive reuse that would return this prominent lakefront location to use by Chicagoans.

One potential adaptive reuse concept is that Lakeside Center could be easily retrofitted into a

8. WIN: Landmark Commission Rejects Demolition Permit Application for Historic Former Fiat Dealership/E2 Nightclub Building on Motor Row Landmark at 2357 S. Michigan



Former Fiat Dealership/E2 Nightclub Building,2357 S. Michigan. Photo credit: Google Maps





Former Fiat Dealership/E2 Nightclub Building, 2357 S. Michigan. Tweet credit: Chicago DPD





Former Fiat Dealership/E2 Nightclub Building, 2357 S. Michigan. Photo credit: VHT Studios



Ward Miller of Preservation Chicago interview regarding "Chicago's landmarks commission denies demolition permit for E2 nightclub building" on November 7, 2024. Image credit: FOX 32 Chicago



Ward Miller of Preservation Chicago interview regarding the "Future of E2 nightclub building in limbo after 2003 tragedy." Image credit FOX 32 Chicago

"Chicago's Commission on Landmarks has denied a permit application to demolish the building on South Michigan Avenue, located in the city's historic Motor Row District. ...families of the victims feel that a permanent monument or memorial for their loved ones is long overdue.

"The Richard H. Driehaus Executive Director of Preservation Chicago, Ward Miller, says the building offers a significant contribution to one of the largest, intact 20th century automobile rows in existence. He adds that he hopes to see all parties come to a resolution.

"'We do believe that we should collectively all work together to come to some sort of resolution, as to how we demarcate this terrible tragedy, so that this never happens again,' said Ward. 'But if we demolish the building, we not only lose a component of this Motor Row District—that's the best of the best in the nation—but we also lose a touchstone to this really terrible tragedy.' (Chronis, FOX 32 Chicago, 11/7/24)

"Before a final vote on the demolition permit on Thursday, Howard Ray, whose brother was killed in the stampede, talked about what he wanted.

"'The current E2 family proposals include a community benefit agreement, a memorial, and historical landmark designation. We believe these proposals align with the Chicago broader commitment to acknowledging its complex history, and honoring its diverse community,' he said. (Feurer, CBS News Chicago, 11/7/24)

"'This is one of the most intact districts of these motor row showrooms in the nation,' said Ward Miller, executive director of Preservation Chicago.

"The building, located at 2347 S. Michigan Ave., was completed in 1910 and originally housed a Fiat showroom.

"In order to make changes to the former nightclub, Miller explained the building's current owner needs approval from the Commission on Chicago Landmarks. He added that he feels finding a way to honor the victims while also encouraging a rebirth of the current building would be beneficial to historic preservation.

"My heart and our hearts go out to the people that were lost there," said Miller. "And development, in this case-sensitive development, is a reinvestment in these structures."

"'It's been unoccupied for 21 years, so it just doesn't make sense to keep it here, but the families, a lot of the family members want it here,' said Takala Welch, a local activist. 'It's still something for them to kind of hold onto because it's the last piece of them.'

"When the owner applied for a permit to demolish the site, however, it was denied by the Commission on Chicago Landmarks—which cited historical significance tied to the 20th-century automobile industry—leaving the future of the building at a standstill." (Chronis, FOX 32 Chicago, 10/17/24)

"Among those opposed to demolishing the structure were representatives from Preservation Chicago, members of the Near South Planning Board and Ald. Pat Dowell (3rd), who reaffirmed her commitment to establish an on-site memorial while asking the commission to uphold the Department of Planning's previous findings." (Nesbitt Golden, Block Club Chicago, 10/18/24)

"'It is a textbook example of a contributing building within the landmark district to Chicago's Motor Row and automotive history,' said Patrick Grossi of Preservation Chicago." (Schulte, ABC 7 Chicago, 10/17/24)

Watch the full story at FOX 32 Chicago and read the full story at Block Club Chicago

9. THREATENED: Jeffery Theater Building and Spencer Arms Hotel Demolition Looms After New Development Receives Zoning Approval (Chicago 7 2014 & 2023)



Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 1952 E. 71st Street & 1950 E. 71st Street. Photo Credit: Serhii Chrucky





Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 1952 E. 71st Street & 1950 E. 71st Street. Photo Credit: Serhii Chrucky



Jeffery Theater Building and Spencer Arms Hotel, a 2023 Chicago 7 Most Endangered. 1924, William P. Doerr, 1952 E. 71st Street & 1950 E. 71st Street. Photo Credit: Serhii Chrucky

"Plans for a South Shore entertainment center nearly a decade in the making recently advanced with approvals from the city's zoning board, and its developer says she hopes to open the center at 71st Street and Jeffery Boulevard by the end of 2026.

"Developer South Shore Commercial Properties is planning a full-service Creole restaurant; a seven-screen, dine-in cinema; an eight-lane bowling alley and an events space at 7052 S. Jeffery Blvd.

"With the board's approvals, the developer will apply for a new demolition permit 'as soon as possible,' said developer Alisa Starks, a South Shore resident and owner of Inner City Entertainment.

"Starks does not plan to preserve aspects of the Jeffery Theater or the former bank, she said. The buildings have deteriorated to the point where 'not much is salvageable,' she told Block Club Thursday.

"The city issued a demolition permit for the site in 2020, but that permit was later voided, said Peter Strazzabosco, spokesperson for the city's Department of Planning and Development. A 90-day demolition delay would be triggered with a new demolition permit application, he said.

"Nonprofit Preservation Chicago placed the Jeffery Theater on its list of Chicago's 'most endangered' buildings in 2023." (Evans, Block Club Chicago, 11/1/24)

The Jeffery Theatre and Spencer Arms Hotel, located at the corner of East 71st Street and South Jeffery Boulevard in the South Shore neighborhood, was completed in 1924 and designed by architect William P. Doerr. Built as an anchor of a vibrant commercial district, these two structures still evoke the glory of the a vibrant 71st Street commercial corridor, despite alterations made during decades of disinvestment. The Jeffery Theatre, in particular, has been subjected to considerable destruction since its closure in 1976 and subsequent demolition of its auditorium. The Jeffery Theatre's ornate terra cotta façade and lobby survive along with the residential apartments of the Spencer Arms Hotel.

Today, both the Jeffery Theatre and Spencer Arms Hotel face a serious threat of demolition. Plans were formally announced in 2017 to demolish the theater's remaining features along with the entirety of the Spencer Arms Hotel to create a new entertainment complex on the site. Without a viable preservation solution, it is likely that both buildings will be demolished if this current reuse plan moves forward.

Preservation Chicago strongly urges that the historic Jeffery Theatre façade and lobby and Spencer Arms Hotel be incorporated into this new, planned development. The historic buildings only cover approximately 25% of the development site and perhaps with the assistance of the City of Chicago, funds could be made available to encourage incorporation of these historic structures into the proposed development plans.

Read the full story at Block Club Chicago

Planned South Shore Entertainment Center Gets Key City Approvals
Developer Alisa Starks, a South Shore resident, said the center with a Creole restaurant, dine-in cinema, bowling alley and events space is eyeing a 2026 opening after approvals from the Zoning Board of Appeals, Maxwell Evans, Block Club Chicago, 11/1/24

Zoning Approved For New Entertainment Center In South Shore, Ian Achong, Chicago YIMBY, 11/2/24

Jeffery Theater Building & Spencer Arms Hotel: a 2023 Chicago 7 Most Endangered

10. WIN: Barnes & Noble Opens Store in Noel State Bank Building



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





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

"What was once the most architecturally magnificent chain drugstore in Chicago will soon be the city's most magnificent chain bookstore.

"On Wednesday,, Barnes & Noble will launch its Wicker Park store in the historic Noel State Bank building with a grand opening at 10 a.m. The space was previously occupied by Walgreens, which closed in January 2023.

"The 1919 neoclassical building is considered an architectural gem and features a stained-glass window in its intricate ceiling. Entering through its gilt revolving doors creates a transportive feel, fitting for the power of books.

"'We open what is now one of the most beautiful bookstores anywhere in the world,' said James Daunt, CEO of Barnes & Noble, in a news release. 'Its architects in 1919 described it as the dernier cri in bank architecture, and indeed, only bankers could have thought to build something so ornate. A little over a century later, we booksellers are thrilled to be the beneficiaries.'

"The building at 1601 N. Milwaukee Ave., sits at the heart of the Milwaukee Avenue District, a landmark area recognized as a prominent commercial center since the late 19th century.

"James Pioth, Barnes & Noble store manager in Wicker Park, said customers and employees are excited about opening in the beautiful and historic building. 'People said, 'This is the perfect place for a bookstore,'' he added. 'It's an honor to get to run the store.'

"The Wicker Park building's distinctive wedge shape and columns required unusually shaped shelves to fit around odd angles and in nooks. The famed bank vault in the basement will remain empty and will not be open to the public. Walgreens previously housed its vitamin shelves in the vault, which has a massive door with locking gears and rows of original lockboxes.

"Across the U.S., Barnes & Noble is seeing 'tremendous growth as the strategy to hand control of each bookstore to its local booksellers has proven so successful,' the retailer said in a news release.

"The Wicker Park store will also cater to local tastes that will likely favor literary fiction and history, like the bookseller's Lincoln Park location, Pioth said. But store offerings continually change and adapt to customer preferences, he added." (Yee, Chicago Sun-Times, 10/28/24)

Preservation Chicago played an important leadership role in the creation of the Milwaukee Avenue Chicago Landmark District, which includes the Noel State Bank. We are thrilled that Barnes & Noble recognized the incredible potential to reuse the beautiful Noel State Bank as a vibrant destination book store.

"The Noel State Bank building was constructed in 1919 and was home to various banks throughout the 20th century, according to a 2007 report from the Commission on Chicago Landmarks. Designed by Gardner C. Coughlen in a dignified Classical Revival-style, the design of the bank expresses an image of permanence and security. The exterior is clad entirely in ornamental terra cotta. Large windows are divided by engaged pilasters topped with Corinthian capitals, and a prominent cornice wraps around the rounded corners of the building,' (Milwaukee Avenue District Chicago Landmark Designation Report)

Read the full story at the Chicago Sun-Times

Barnes & Noble's long-awaited Wicker Park store will open Wednesday; The Wicker Park store at the historic Noel State Bank building will be the last of four locations to open in the Chicago area this year, Amy Yee, Chicago Sun-Times, 10/28/24

11. LOSS: Active Demolition of Woods Motor Vehicle Company at 1130 S. Wabash Avenue



Woods Motor Vehicle Company, 1892, Thomas W. Hawkes, 1130 S. Wabash Avenue. Image credit: Debbie Mercer



Woods Motor Vehicle Company, 1892, Thomas W. Hawkes, 1130 S. Wabash Avenue. Image credit: Debbie Mercer



Woods Motor Vehicle Company, 1892, Thomas W. Hawkes, 1130 S. Wabash Avenue. Image credit: Debbie Mercer



Woods Motor Vehicle Company, 1892, Thomas W. Hawkes, 1130 S. Wabash Ave. Photo credit: Loop Net

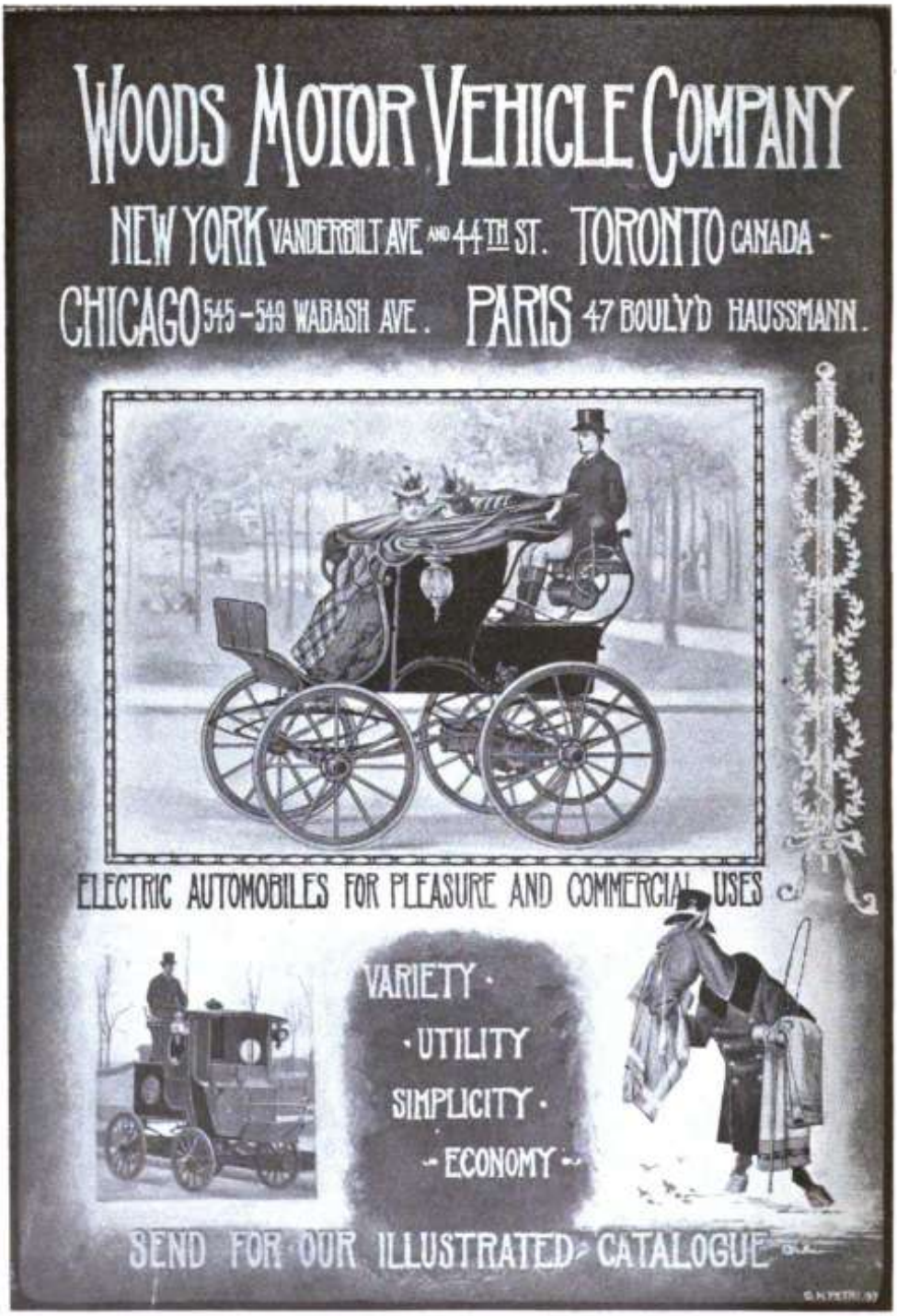


Woods Motor Vehicle Company, 1892, Thomas W. Hawkes, 1130 S. Wabash Ave. Photo credit: Loop Net



WOODS MOTOR VEHICLE CO.,
545-549 WABASH AVE.
Specialty: Woods Motor Vehicles.

Woods Motor Vehicle Company, 1892, Thomas W. Hawkes, 1130 S. Wabash Avenue. Image credit: Historic Image from Preservation Chicago Research



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Original from NEW YORK PUBLIC LIBRARY

1899 advertisement for the Woods Motor Vehicle Company from the Official Catalogue of the Fifteenth Annual Horse Show. Image credit: Preservation Chicago Research

South Loop had a hybrid car dealership — a century ago. Now it's facing demolition.



LEE BEY

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A late 19th century South Loop building that represents an important but relatively unsung chapter of Chicago's architectural, automotive and technological history is set for demolition.

Built in 1891, the five-story commercial loft structure at 1130 S. Wabash Ave. was the headquarters and showroom for the Woods Motor Vehicle Company.

And from 1899 to 1918, the half-forgotten but revolutionary company made one of the world's first cars powered by gasoline or electricity.

A hybrid car, in other words. A Prius for the gaslight and cobblestone era.

The property's owner, SDY Wabash LLC, was issued a permit on Nov. 24 to "wreck and remove" the structure, according to the city's department of buildings.

The owners haven't submitted any redevelopment plans to the city, according to the Chicago Department of Planning. So it's unknown what might immediately replace the structure — other than a vacant lot.

In addition to its remarkable car-making history, the former Woods Motor Vehicle building is also a pretty nice example of early Chicago School architecture with its minimalist, grid-like face adorned with three bays of large windows designed to bring in natural light.

It would be a mark against the city's architectural heritage to lose a building of this character and pedigree.

"This [building] would be a great candidate for landmark designation," said Preservation Chicago Executive Director Ward Miller. "We're encouraging the city to reevaluate the demolition permit and to make some determinations if the building can be saved."

A hybrid 82 years before Honda and Toyota?

The Massachusetts-born Clifton Edgar Woods was an inventor and engineer, and — however briefly — part of the turn-of-the-century constellation of tinkerers, businessmen and madmen who hoped to make it big as automakers.



Slated for demolition, this 1891 building at 1130 S. Wabash Ave. once housed the Woods Motor Vehicle Company, a short-lived company that made hybrid cars more than a century ago.

The Woods Motor Vehicle Company made gas-powered cars and electric ones. Both were displayed in the company's showroom at 1130 S. Wabash.

But in 1916, the carmaker made space in the South Loop building for his Big Idea: The Woods Dual-Power, an auto that could run on either gas or a bank of batteries.

"The Woods car was a complete hybrid, 82 years before Honda and Toyota got into the business," Engineering Professor Emeritus John H. Lienhard said last April on the University of Houston's "The Engines of Our Ingenuity" podcast.



The logo for the Woods Dual-Power hybrid automobile.

"Both the engine and brakes drove an electric generator that charged batteries," he said. "The batteries could either supplement the modest 12-horsepower engine at higher speeds or they could power the car by themselves."

But the car flopped, as did all early electric-powered vehicles. Gasoline was cheap, and electrical charge times were too long.

And the prices of the cars were quite steep. According to the Henry Ford Museum of American Innovation, the 1916 Dual-Power coupe was $2,650, while a new 1916 Ford Model T Touring Car could be had for just $360.

Woods Motor Vehicle went belly-up in 1918, two years after the Dual-Power hit the streets.

Save the Woods — and South Wabash, too

The former Woods Motor Vehicle building is not a protected landmark.

And despite being an intact and functioning example of Chicago School architecture, the structure isn't even listed in the city's Chicago Historic Resources Survey, a quarter-century-old document that's hurting for an update.

If the building were included in the survey and rated "orange" or higher — and it no doubt would have been — the listing would have triggered a 90-day delay in approving the demolition permit, allowing the city to investigate if the structure is worthy of landmark status.

Here's where the Department of Planning and its Landmarks Division should step in, albeit carefully.

The city must weigh the cost of revoking a legally obtained city permit against the greater wrong of letting yet another historic Chicago building get wiped away and replaced by who-knows-what.

Besides, Chicago knows how to stand up for buildings that represent this town's automotive history.

By coincidence, 23 years ago this month, the city designated the Motor Row Landmark District, saving 28 acres of early car-related buildings and showrooms south of Cermak Road from getting steamrolled by the westward expansion of McCormick Place.

Saving the Woods Motor Vehicle building could also strike a blow against the architectural mish-mash developing along Wabash Avenue, where fine low-rise historic structures are getting the elbow from over-scaled and mediocre newer residential high-rises between Balbo Drive and Roosevelt Road.

Either way, the Woods Motor Vehicle building shouldn't be demolished. And it certainly shouldn't go down without a fight.

A building that so accurately bookended the future is too important to be consigned to the past.

Lee Bey is the Chicago Sun-Times architecture critic and a member of the Editorial Board.

South Loop had a hybrid car dealership — a century ago. Now it's headed toward demolition. Woods Motor Vehicle Company, 1892, Thomas W. Hawkes, 1130 S. Wabash Avenue. Image credit: Chicago Sun-Times Editorial



“A late 19th century South Loop building that represents an important but relatively unsung chapter of Chicago’s architectural, automotive and technological history is set for demolition. Built in 1891, the five-story commercial loft structure at 1130 S. Wabash Ave. was the headquarters and showroom for the Woods Motor Vehicle Co.

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“The Woods Motor Vehicle Co. made gas-powered cars and electric ones. Both were displayed in the company’s showroom at 1130 S. Wabash. But in 1916, the carmaker made space in the South Loop building for his Big Idea: The Woods Dual-Power, an auto that could run on either gas or a bank of batteries.

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“Save the Woods — and South Wabash, too. The former Woods Motor Vehicle building is not a protected landmark.

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“If the building were included in the survey and rated ‘orange’ or higher — and it no doubt would have been — the listing would have triggered a 90-day delay in approving the demolition permit, allowing the city to investigate if the structure is worthy of landmark status.

“Here’s where the Department of Planning and its Landmarks Division should step in, albeit carefully. The city must weigh the cost of revoking a legally-obtained city permit against the greater wrong of letting yet another historic Chicago building get wiped away and replaced by who knows what?

“Saving the Woods Motor Vehicle building could also strike a blow against the architectural

12. THREATENED: Front Building at Western Felt Works Survives Massive Fire During Demolition (Chicago 7 2024)



Massive Fire at Western Felt Works 4115 W. Ogden Avenue on October 11, 2024, a 2024 Chicago 7 Most Endangered. Photo credit: Chicago Fire Department



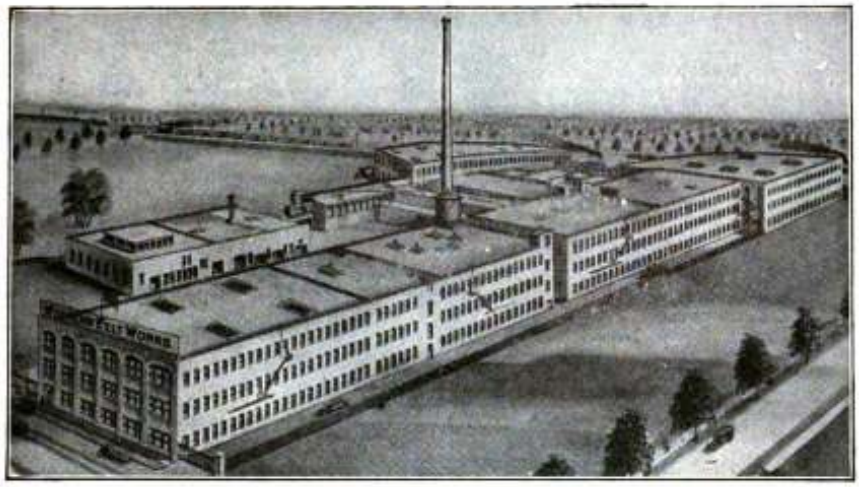
Ogden-Keeler Industrial Buildings, Western Felt Works, 1916, R.C. Fletcher, 4115 W. Ogden Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Ward Miller / Preservation Chicago



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



F

WESTERN FELT WORKS

Factory and General Offices:

4031-4117 Ogden Ave. **Chicago**

BRANCHES:

42-44 E. 20th St. New York | Union Trust Bldg. Detroit | Finance Bldg. Cleveland

10 High St. Boston | Federal Tel. Bldg. San Francisco | 604 Equitable Bldg. St. Louis

Western Felt Works Historic Advertisement, 1916, R.C. Fletcher, 4115 W. Ogden Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Public Domain

"A fire tore through a historic textile factory in North Lawndale on Friday night, raising concerns of preservationists about the site's planned demolition.

"The fire started in the Western Felt Works building at 4155 W. Ogden Ave., according to reports from the Chicago Fire Department, which was on scene around 10:30 p.m. to control the blaze.

"The cause of the blaze also remained unknown, but it raised concerns among local preservationists amid the site's ongoing demolition.

"The Western Felt Works building, which was built in 1916, is one of three industrial buildings near Ogden and Keeler avenues on the Endangered Buildings List compiled by Preservation Chicago, an organization committed to protecting historic structures across the city.

"The buildings are undergoing demolition as part of a warehouse redevelopment project involving the Western Felt Works building and the two neighboring Turner Manufacturing Co. buildings at 4147-4151 W. Ogden Ave.

"IDI Logistics, which is leading the project, plans to build a 246,200-square-foot warehouse in the site's place.

"Ward Miller, executive director of Preservation Chicago, said the fire was 'heart-wrenchingly tragic in every regard.'

"'This is a huge loss for Chicago and for the neighborhood culturally, historically, architecturally and most importantly, environmentally,' Miller said.

"The Western Felt Works building was designed by architect R.C. Fletcher, and produced felt products during World War II that were essential in helping the allies win the war, Miller said. The factory operated in Chicago for nearly a century.

"But its destruction is more than a historical loss for the city, Miller said. The fire also poses environmental concerns for the surrounding neighborhood.

"'There were toxic plumes of smoke going up into the air all evening long and into the morning,' Miller said. 'This is a community of color that's seen a lot of disinvestment over time, and of course the fumes, smoke and toxins don't stop at neighborhood borders.'

"Miller said the site's demolition permit, which was granted in August, should be rescinded until a full investigation is conducted into the cause of the fire.

"'The community has been in opposition to this proposal for almost a year now, and it's tragic that our leaders or elected officials can't understand and work with the community toward preservation of these structures,' Miller said."

The Western Felt Works building fronting Ogden Avenue was not directly impacted from the fire. The fire presents an opportunity for the community and decision-makers to reconsider the demolition plans. Even if the rear portion of Western Felt Work is cleared, the front portion should be protected and incorporated into any new development.

Preservation Chicago has been advocating for the preservation and adaptive reuse of the Ogden Turner Buildings since 2022 when the demolition threat first began to emerge. Our advocacy efforts helped to raise awareness around the value of the historic buildings and the proposed development among stakeholders within the community. With greater transparency, strong neighborhood support emerged for preservation and reuse, and equally strong opposition to the

13. POTENTIALLY THREATENED: Art Institute's McKinlock Court Being Considered as Possible Location for New Contemporary Art Building



McKinlock Court at the Art Institute of Chicago, 1924, Coolidge & Hodgdon. Photo credit: JR P Flickr



McKinlock Court at the Art Institute of Chicago, 1924, Coolidge & Hodgdon. Photo credit: JR P Flickr



McKinlock Court at the Art Institute of Chicago, 1924, Coolidge & Hodgdon. Photo credit: Preservation Chicago Post Card Collection

"The Art Institute announced a transformative $75 million gift Tuesday to construct a new gallery building and begin an ambitious reshaping of its sprawling campus in the heart of downtown Chicago's lakefront.

"The lions will remain at their post in front of the historic 131-year-old main building along South Michigan Avenue, but their expansive backyard is set for a museum makeover, with the first of potentially several major structural additions.

"The largest single naming gift in the Art Institute's history will create the Aaron I. Fleischman and Lin Lougheed Building, which will house the museum's collection of late 19th century modern and contemporary art, according to a news release.

"'We're finally manifesting, in an iterative way, part of their larger vision for the campus,' Rondeau said. 'The Fleischman-Lougheed project will be the first of the Barozzi Veiga vision that is new construction.'

"Born from the ashes of the Great Chicago Fire, the Art Institute was founded in 1879 and moved to its permanent home a little over a decade later, rising up on landfill along the original Lake Michigan shoreline.

"The centerpiece of the Art Institute is a classical Beaux Arts building built in 1893 for the World's Columbian Exposition, which was designed by Boston architectural firm Shepley, Rutan and Coolidge. The lions on pedestals were added the following year.

"Since then, the Art Institute has added seven more buildings, most recently the dramatic Modern Wing, designed by Italian architect Renzo Piano, which supplanted the original Goodman Theatre along Monroe Street. When it opened in 2009, the 264,000-square-foot building overlooking Millennium Park was dubbed a 'temple of light' by then-Tribune architecture critic Blair Kamin.

"Like the Modern Wing, the Fleischman-Lougheed building will be an 'autonomous architectural statement,' but remain in concert with the classical museum campus, Rondeau said. If all goes as planned, he said, it will be the first of several new buildings as part of the reimagined layout.

"'This is probably the fundamental anchor of our project,' Rondeau said. 'We do have aspirations that will touch other aspects of campus.'

"By century-old city ordinance, the new building can be no taller than the main museum, limiting it to three stories.

"As to where the expansion takes place, it will necessarily move away from the developed Michigan Avenue facade and toward Columbus Drive on the east, 'repurposing spaces that are partly empty right now,' Rondeau said.

"That could leave such features as McKinlock Court, a century-old outdoor garden with a replica of Carl Milles' Fountain of the Tritons that has long served as a unique events space and alfresco oasis for weary museum visitors, vulnerable to redevelopment.

"'Not necessarily, but it's one possibility,' Rondeau said."

Preservation Chicago applauds the Art Institute of Chicago and Aaron Fleischman and Lin Lougheed for this extraordinary gift. The Art Institute of Chicago is a much beloved and treasured institution.

We encourage decision makers to recognize the value of McKinlock Court and other historic buildings near Columbus Drive. We further encourage decision makers to strongly consider

14. THREATENED: Immediate Repairs Necessary for Chicago Landmark Portage Theater (Chicago 7 2012)



Portage Theater, 1920, Mark D. Kalischer and Henry L. Newhouse, 4050 N Milwaukee Ave. Photo Credit: Eric Allix Rogers





Portage Theater, 1920, Mark D. Kalischer and Henry L. Newhouse, 4050 N Milwaukee Ave. Photo Credit: Eric Allix Rogers



Portage Theater, 1920, Mark D. Kalischer and Henry L. Newhouse, 4050 N Milwaukee Ave. Photo Credit: Eric Allix Rogers



Portage Theater, 1920, Mark D. Kalischer and Henry L. Newhouse, 4050 N Milwaukee Ave. Photo Credit: Eric Allix Rogers

"The historic Portage Theater is in need of immediate repairs and local leaders say the building is running out of time.

"Four months ago, the city filed a lawsuit against the owner of the theater for alleged building code violations. During a Thursday morning Cook County Circuit Court hearing, city inspectors said urgent building repairs have yet to be made.

"'We need to move on this, this is getting out of hand,' Amie Zander, managing director of the Six Corners Association, said during the Thursday hearing. 'We're sick of this.'

"Real estate company owner Manuel Gliksberg bought the theater in 2018 and announced plans to turn it into a concert venue and community event space. Six years later, the building is still vacant and was recently named one of the most endangered sites in the state. Gliksberg has not provided any public update on the theater since 2022, and he hasn't responded to multiple requests for comment.

"'We're losing time,' Zander told Block Club in May. 'It's just getting older and it's just going to fall apart more.'

"The 103-year-old theater at 4050 N. Milwaukee Ave. closed as a cinema in 2001 after operating almost continuously since its debut in 1920. It was granted landmark status in 2013 and served as a venue for children's dance recitals, summer day camps and concerts until it closed for good in 2018.

"In May of this year, the theater was placed on Landmarks Illinois' annual list of the Most Endangered Historic Places in Illinois, one of 10 sites on the list and one of only two Chicago locations. Three months later, the city filed a lawsuit against the owners of the theater.

"The city's lawsuit cites Portage Theater, LLC, Avra Properties, LLC and unknown owners and non-record claimants as the defendants. The city violations listed in the lawsuit include damaged exterior walls and unauthorized repair work. Gliksberg put up scaffolding and made masonry repairs without obtaining an adequate permit, according to the lawsuit.

"On Thursday, City Inspector Telly Jefferson said four of the five lateral supports that hold up the marquee of the theater are damaged. If immediate repairs aren't made, the structure could collapse, Jefferson said.

"Gliksberg owes about $300,000 in back taxes on the property, according to the Cook County property tax portal. He could be in danger of losing the theater if the taxes are not paid, city attorney Glenn Angel said during an August hearing.

"In May, theater historian Andy Pierce told Block Club the Portage Theater was Six Corner's 'missing piece.'

"'Six Corners is going to be the hot neighborhood to live in, and to have a big vacant theater in the middle of it, it just doesn't make sense,' Zander said in May. 'If it can't be salvaged, then it needs to be something else.'"

Preservation Chicago has been advocating for the restoration and reactivation of the Portage Theater for many years. The Portage Theater was a Chicago 7 Most Endangered in 2012 and played an important leadership role in the Chicago Landmark Designation process in 2013. We attended the recent Building Court hearing to advocate on behalf the historic landmark building.

Read the full story at Block Club Chicago

15. THREATENED: Despite Widespread Community Opposition, Alderman Approves 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

"Ald. Timmy Knudsen (43rd) supports DePaul University's plan to build a new basketball facility on its Lincoln Park campus, he announced Friday.

"DePaul's plan calls for a $60 million athletic center on Sheffield Avenue that would include an athlete recovery lounge, meeting rooms and basketball courts. It would require the teardown of four century-old homes in the 2300 block of North Sheffield Avenue, a part of the project that many neighbors pushed back against.

"Knudsen said he was able to support the project, in part, because of how many concessions the university was willing to make to get the facility built.

"'The biggest wins we solidified are the commitment to invest in the landmarking of Byrne Hall and Cortelyou Commons,' Knudsen said. 'DePaul also committed that not more than one month will pass between demolition and building. They've agreed to sprint from demo to build. And what this does is it lets me know they're not going to demolish anything until they are fully ready to get that thing done.'

"With Knudsen's support, the proposal will now go to the city's zoning committee before being considered by the full City Council.

"The four row houses are at 2308, 2310, 2314 and 2316 N. Sheffield Ave. Since these buildings will be torn down, DePaul has agreed to help protect other historic buildings in the area.

"Two of the rowhouses that would be torn down at 2310 and 2316 N. Sheffield Ave. are orange-rated in the Chicago Historic Resources Survey, meaning they are not designated as landmarks but they do have an architectural feature or historical association that contributes to the context of the community.

"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.

"As part of the agreement with the city, DePaul will support making the exterior facades of Cortelyou Commons and Byrne Hall official Chicago landmarks. This is a way to make up for the loss of the historically rated structures on Sheffield Avenue, according to the plan of operation.

"DePaul has also committed to an investment of 'several million dollars' to improve and maintain the cladding on O'Connell Hall, a university-owned building at 1036 W. Belden Ave." (Filbin, Block Club Chicago, 9/30/24)

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

"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.' said 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

16. WIN: $1.5M State Grant Awarded for Restoration of Pike House/Watchman's Residence



Eugene S. Pike House, 1894, Harry Hale Waterman, 1826 W. 91st Street in the Dan Ryan Woods. Photo credit: Ward Miller / Preservation Chicago

"State Senator Willie Preston joined the Eugene S. Pike House Foundation, Beverly Area Arts Alliance and Commissioner Stanley Moore Saturday to announce significant state funding secured by Preston to save, renovate and reinvigorate the Pike House.

"'This investment not only honors the rich history of our community, but also ensures future generations will have the opportunity to connect with and learn from this important landmark,' said Preston. 'I am incredibly grateful to have been able to secure this generous funding to preserve our heritage.'

"Preston announced he has secured $1.5 million in state funding to save the historic Pike House. "The announcement comes after years of advocacy and discussions on how and why Pike House should be restored and preserved. Groups such as the Eugene S. Pike House Foundation, the Beverly Arts Alliance and other far south side historical and preservation organizations have worked for years to garner attention and support to the cause.

"'Thanks to support from Senator Preston and Commissioner Moore, what looked like an impossible dream to save the Eugene S. Pike House from demolition now looks like a dream come true,' said Grace Kuikman, president of the Pike House Foundation. 'Our foundation and our community could not be more grateful for this support, or more excited to have these two exceptional leaders as our partners.' (Senator Willie Preston Press Release, 9/30/24)

“The Eugene S. Pike House built in 1894 is a historic home designed by Harry Hale Waterman. It is located in the Beverly neighborhood of Chicago at 1826 W. 91st Street in Chicago. This picturesque home is nestled at the southern edge of the Dan Ryan Woods in Beverly, very near the 91st Street Rock Island Metra train station and facing a beautiful residential area. The home has been vacant since 2015 and is deteriorating. It is in the Ridge Historic District, and listed on the National Register of Historic Places.

“The Pike House is owned by and on land that is part of the Forest Preserve District of Cook County (FPCC). Currently, FPCC needs to find an outside user who can occupy and invest in the property through a licensing agreement. The FPCC issued a Request for Expressions of Interest on April 28, 2023. (Pike House Website)

Preservation Chicago is thrilled the Pike House will be saved, restored, and reused. We worked closely with local stakeholders including The Ridge Historical Society and Beverly Area Planning Association, elected officials, and the Forest Preserve District of Cook County to help move this project forward.

Read more at:

Preston announces $1.5 million to save Pike House, Senator Willie Preston Press Release, 9/30/24

Can Beverly’s Pike House Be Saved? Arts Alliance Aims To Turn Historical Site Into Headquarters; The late-19th century home has been vacant for years. The Beverly Area Arts Alliance is working with Pike House Foundation to find money for renovation and turn the building into the arts group’s home base, Tim Moran, Block Club Chicago, 6/7/23

17. WIN: Grant Received to Adaptively Reuse Vacant Chicago Firehouse as National Museum of Mexican Art



Little Village Chicago Fire Station, 2358 S. Whipple Street. Photo Credit: Google Maps



Ward Miller and Vanessa Sanchez interviewed by Joanna Hernandez on Latino Voices, WTTW Chicago on October 19, 2023

"The National Museum of Mexican Art has received a $1 million grant to help its conversion of an old Chicago fire station into a youth arts center, the museum announced Tuesday.

"The money, from the Robert R. McCormick Foundation, will be used to turn a decommissioned Little Village firehouse into a community arts center available for use by up to 300 teens and young adults as part of the museum's ongoing Yollocalli Art Reach initiative.

"The firehouse at 2358 S. Whipple St. is Yollocalli's second Little Village location. The museum is located in the Pilsen neighborhood.

"'Yollocalli provides youth leadership and workforce development centered around the arts and grounded in youth voice,' José Ochoa, president and CEO of the museum, said in a statement. 'It is an honor to receive this grant from the McCormick Foundation to expand Yollocalli and help young people discover, grow and expand their perceptions of what is possible.'

"Work on the new arts center has already begun, and the total cost is estimated at about $4 million, according to the museum. The new venue is expected to open in August 2025.

"'We are pleased to partner with the Museum to support young people in Little Village," Timothy P. Knight, the McCormick Foundation's president and CEO, said in a statement. (Esposito, Chicago Sun-Times, 10/22/24)

"'The new Yollocalli center will create exciting opportunities for youth to explore their interests, nurture creative talents, and become confident leaders. The McCormick Foundation continues to invest in community centers, such as Yollocalli, to provide safe and enriching environments for youth and families.'

"After being vacant for more than a decade, a firehouse in Little Village is not only on the way to getting landmark status but is also expected to be transformed into a center for the community.

"Another part of the proposal is to landmark the building for its historical significance to Little Village.

"Ward Miller of Preservation Chicago said this would be a great opportunity.

"'Landmarks are for everybody. And you know, it's not just the big buildings and the churches, but buildings that are significant to the community offer a wonderful opportunity,' Miller said.

"'And we have very few Latinx landmarks in the Little Village and Pilsen community. But, you know, this really does address a segment of the population in the neighborhoods that are so important."

"'A number of fire stations across the city have been preserved in the past for their service to Chicagoans. This is a great step forward to preserving a great building,' Miller said." (Soto, WTTW Chicago, 10/19/23)

Read the full story at Chicago Sun-Times and watch at WTTW Chicago

National Museum of Mexican Art gets $1 million to help convert old firehouse into youth arts center, The money is coming from the Robert R. McCormick Foundation, Stefano Esposito, Chicago Sun-Times, 10/22/24

Historic Little Village Fire Station on the Path to Receiving Landmark Status, Becoming Community Hub, Emily Soto, WTTW Chicago, 10/19/23

18. THREATENED: Loyola University Is One Step Closer to the Demolition of 1234 W. Loyola Avenue After Archie's Cafe Forced to Close



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

"Archie’s Cafe is closing for good next week.

"The beloved Rogers Park cafe, known for hosting local musicians and community events, is being forced out after Loyola University bought the building at 1226-1234 W. Loyola Ave. — which houses Archie’s — late last year.

"Roberta Schmatz opened the cafe in 2018 after years of running arts spaces and programs from the storefront. She signed the lease for the Loyola Avenue space in 2008. Over the years, she used the storefront to host markets, fashion camps, creative studios, yoga, dance classes, art shows and more.

"After about a decade of hosting events, Schmatz built out the storefront ‘from scratch’ to create Archie’s Cafe.

“It’s just starting to sink in” that Archie’s wont be here after next week, Schmatz said Wednesday. “I’m so glad I did this. It was a dream come true for the neighborhood.”

"Schmatz, other tenants of the Loyola Avenue building and neighbors were disappointed by the news Loyola University had bought the building and wouldn’t renew leases. In addition to Archie’s, the building holds Roman Susan art space, Edge Art Gallery and 35 apartments.

"In January, Loyola’s vice president of capital planning told student paper The Loyola Phoenix it would honor current leases in the building and had plans to demolish the structure after tenants vacate. (Savedra, Block Club Chicago, 9/25/24)

"The latest manifestation of years-long community ire with Loyola’s expansion is protest over the planned demolition of 1234 W. Loyola Ave., which houses beloved local businesses, art nonprofit RomanSusan and 23 residential tenants. Alderwoman Maria Hadden (49th), Preservation Chicago and State Senator Mike Simmons have all spoken out in support of protecting the building.

"In an interactive map shared with community members, many expressed concern over building demolitions, empty lots and Loyola’s seeming prioritization of on-campus properties over neighborhood ones, especially regarding 1234 W. Loyola Ave., The Phoenix reported. (Gates, The Loyola Phoenix, 9/4/24)

"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 see developers take a less heavy-handed approach to development. ‘Oftentimes these buildings that are really good quality, built well, can serve a variety of different ideas of revisioning—they’re oftentimes replaced with buildings that just don’t have the same qualities,’ he says. ‘They almost look like they could be built anywhere in the United States. And if we’re really serious about Chicago being a world-class city, we really need to figure out some new tools.’

“To that end, Preservation Chicago is looking into whether 1226-1234 W. Loyola might qualify for landmark status. The process starts with the Commission on Chicago Landmarks, which is part of the Historic Preservation Division of the Department of Planning and Development. The commission first conducts research into the building to make a preliminary recommendation. Then

19. WIN: Lincoln Trust Savings Bank Adaptive Reuse Affordable Housing Development Approved by City Council



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





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



Lincoln Trust & Savings Bank Building, 3936 N. Lincoln Ave. Photo credit: Google Maps

"Two apartment buildings that will reshape a busy North Center intersection have been approved by City Council.

"The buildings will be at 3959 N. Lincoln Ave. and 3950 N. Damen Ave. at two sites owned by Fifth Third Bank on the southern end of the Damen/Lincoln/Irving Park intersection.

"The proposal for 3959 N. Lincoln Ave. will overhaul the current bank building there with an added addition to create 64 affordable housing units available to victims of gender-based violence and their families.

"Local nonprofit Apna Ghar will also offer additional services for building residents, like therapy, childcare and employment assistance." (Myers, Block Club Chicago, 10/10/24)

Preservation Chicago applauds the adaptive reuse of the historic bank building into affordable housing. We consider the adaptive reuse of the historic buildings into residential housing and residential affordable housing to be a best practice. Additionally, we'd encourage decision-makers to pursue Chicago Landmark Designation for both the Art Deco limestone bank building at 3936 N. Lincoln Avenue and for the original Lincoln Trust & Savings Bank, located across the street at 3936 N. Lincoln Avenue. 3936 N. Lincoln Avenue is not part of this redevelopment plan.

Read the full story at Block Club Chicago

Almost 200 Apartments Coming To North Center After City Council OK; The buildings at the Damen, Lincoln and Irving Park intersection will include 64 units dedicated to victims of gender-based violence, Quinn Myers, Block Club Chicago, 10/10/24

Zoning Approved For Duo-Building Development In North Center, Ian Achong, Chicago YIMBY, 10/10/24

Overhaul Of Bank Buildings At Damen And Lincoln Would Create Stores And 258 Apartments. Here's How Neighbors Can Weigh In, Alex V. Hernandez, Block Club Chicago, 1/17/23

Revised details for 3950 N. Damen presented to community; The developers are considering either a 7- or 8-story scheme, Urbanize Chicago, 1/27/23



20. POTENTIAL WIN: William LeBaron Jenney Designed Central YMCA Association Building at 19 S. LaSalle Street Considered for Residential Adaptive Reuse



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: LoopNet





19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: LoopNet



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: 5M Group



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: 5M Group



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: LoopNet

"After picking up a distressed office building near Willis Tower off the discount rack, Chicago investor Igor Gabal has purchased a vintage LaSalle Street property out of foreclosure with a $50 million-plus plan to transform it into as many as 190 apartments. And he's already lining up his next big investment a few blocks away.

"In a transaction showcasing the lost value of office properties along the historic but vacancy-plagued LaSalle Street corridor, a venture led by Gabal and Chicago-based Envoi Partners this week paid just less than $4.2 million for a distressed loan tied to the 16-story office building at 19 S. LaSalle St., according to Gabal. As part of the deal, the venture simultaneously took control of the property through a deed in lieu of foreclosure, he said.

"Separately, Gabal confirmed he is under contract to pay $5 million for the distressed $39 million loan secured by the land beneath the Burnham Center office building at 111 W. Washington St. Completing that purchase could give him a path to seize the 22-story office building itself.

"The deals raise Gabal's bet on the Loop as it recovers from the COVID-19 pandemic and navigates new work patterns that have hampered its vitality. A separate Gabal-led venture paid $4 million in January for the leasehold interest in a loft office building at 300 W. Adams St. — 89% less than that property was worth just more than a decade earlier.

"On LaSalle Street, Gabal said he sees a similar opportunity to benefit from a post-COVID Loop recovery with Google transforming the James R. Thompson Center and the city helping developers turn historic but outmoded office buildings into housing.

"'I love Chicago and the old real estate, especially in the Loop. People want to see this come back,' said Gabal, a former local apartment landlord who serves as president and CEO of premium chocolate, beverage and snack product importer Veroni Brands. 'Resetting the basis (of Loop buildings) gives us the ability to reinvest a good amount of money in the buildings we're looking to buy, and it's positioned us for a long-term growth opportunity.'

"Gabal said the 131-year-old William LeBaron Jenney-designed building at 19 S. LaSalle is ideal for a residential conversion that will help house new employees in the Loop when Google makes the redeveloped Thompson Center its new Chicago home. The building at 19 S. LaSalle could include between 170 and 190 apartments, he estimated.

"'We have a lot of homework to do and work (to do) with the city and all the parties involved,' he said. (Ecker, Crain's Chicago Business, 10/3/24)

"19 South LaSalle Street has been described as one of Jenney's most 'uncompromising' facades due to its rectangularity which is only interrupted by horizontal banding at the 11th and 12th stories. Although, the horizontal courses and the building's shifting design are typical of Jenney's work around this time period. 19 South LaSalle is designed in an "L" shape with its more narrow 54 foot facade facing toward LaSalle Street while a longer, more elaborate 187 foot facade faces a small alley known as Arcade Place. The building stands 16 stories and was originally topped with a peaked roof which was replaced by an additional three stories. 19 South LaSalle Street was mentioned in the 2004 American Institute of Architects Guide to Chicago." (19 South LaSalle Street Wikipedia)

Preservation Chicago is very supportive of the adaptive reuse of 19 South LaSalle Street. This is a very important early skyscraper designed by William LeBaron Jenney, the father of the modern skyscraper. Having three William LeBaron Jenney designed skyscrapers in a row makes this stretch of LaSalle Street extraordinarily significant in the world of architecture. This building is highly significant and deserving of a Chicago Landmark Designation to recognize, protect and support the building. We highly encourage the developer and other decision makers to pursue a Chicago Landmark Designation.

21. WIN: Zoning for Rector Building / Bell Federal at 79 W. Monroe Street Adaptive Reuse Approved



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. Historic Photo Credit: ChicagoPast.com



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





Original cornice at Rector Building, 79 W. Monroe Street, by Jarvis Hunt in 1906, Historic Photo Credit: The Art Institute of Chicago, Ryerson & Burnham

"The Zoning Board of Appeals has approved a variation for the residential conversion planned at 79 W. Monroe. Planned by R2 Companies and the Campari Group, the Rector Building is a 14-story Beaux Arts-style masonry office building constructed in 1905 with a large, seamless south addition completed in 1924. The building occupies the full site at the southeast corner of W. Monroe St and S. Clark St.

"Designed by Ware Malcomb, the adaptive reuse and conversion will measure approximately 100,000 square feet within the building, including the basement and floors 7 through 14. The conversion will transform floors 7 to 13 into 117 residential units, 41 of which (35%) will be designated as affordable housing.

"Preservation efforts will focus on retaining and repairing the building's character-defining exterior masonry, including brick, stone, and terra-cotta elements. The non-historic windows on the second through seventh floors will be retained, while the historic wood windows on floors 8 through 13 will be repaired. Metal fire windows on secondary elevations will be replaced with new aluminum windows designed to match the existing profiles. Internally, the existing elevator lobbies and corridors on floors 7 through 13 will be preserved, with nearby office spaces reconfigured into apartment units.

"The Zoning Board of Appeals approved a variation to eliminate the one required loading berth for the development. Due to the footprint of the building occupying the entire site, the physical configuration of the property makes it infeasible to add a loading space. Future residents would use the alley for loading.

"With the variation approved, the developer can continue to move forward with the project and get closer to starting construction. (Kugler, Urbanize Chicago, 9/3/24)

Preservation Chicago is very supportive of the adaptive reuse of the Rector Building at 79 W. Monroe, and the other LaSalle Reimagined projects. We have been in contact with stakeholders and have testified multiple times in support of this project. We're thrilled to see it moving forward. We hope that the iconic Weather Bell will be restored and the lost historic cornice replaced.

Originally, the building had an elaborate, multi-story masonry cornice. Preservation Chicago strongly encourages the developer to rebuild the lost cornice and other lost elements to return the building to it historic appearance. This beautifully crafted building by architect Jarvis Hunt with later additions by Holabird & Roche would qualify for a Designated Chicago Landmark. Preservation Chicago encourages the developer to pursue a Chicago Landmark Designation for this important Chicago building.

The 14-story Rector Building/Chicago Trust Building/Chicago Title and Trust Building /Bell Federal Savings & Loan Building is located at 79 W. Monroe Street. The original Chicago skyscraper was designed by Jarvis Hunt in 1906. In 1924 Holabird & Roche designed a highly complementary and seamless addition to the south.

The Bell Federal Savings & Loan Building is well-known for its distinctive weather prediction clock. The "Weather Bell" was installed in the mid-1950s and changes colors based on the temperature.

"It even had its own 1950's-era jingle:
When Weather Bell is emerald green
No change in temperature is foreseen.
When Weather Bell is glowing red
Warmer weather is ahead.
When Weather Bell is gleaming gold
A temperature drop is foretold
When Weather Bell is in agitation

22. POTENTIAL WIN: Zoning Requested for Adaptive Reuse of Millinery Mart Building at 65 E. Wacker for Residential



65 E. Wacker / Millinery Mart Building, 1928, Rissman & Hirschfield, 65 East Wacker Place. Photo credit: Loop Net

"Mavrek Development is partnering with ACRES Commercial Realty Corp to redevelop the existing historic building at 65 E. Wacker Place. Located near the Chicago Riverwalk, the building stands along E. Wacker Pl between N. Wabash Ave and N. Michigan Ave.

"The development team's vision for the project includes a comprehensive renovation and modernization effort that will preserve the building's heritage while introducing contemporary elements to meet the demands of today's residential tenants. The redevelopment will feature a mix of floorplans ranging from studios to 2 bedrooms with an emphasis on in-unit workspaces.

"'This collaboration with ACRES represents a unique opportunity to blend historical charm with modern amenities, creating a dynamic space that fosters creativity and collaboration,' said Anthony Hrusovsky, CIO of Mavrek.

"'Mavrek is dedicated to re-inventing urban spaces by breathing new life into buildings that contribute to Chicago's livelihood,' added Adam Friedberg, CEO of Mavrek.

"A zoning application has been filed for the proposed redevelopment of the existing historic building at 65 E. Wacker into apartments. Planned by Mavrek Development and ACRES Commercial Realty Corp, the building stands at the intersection of E. Wacker Pl and N. Garland Ct near the Chicago Riverwalk.

"With the zoning application filed, the developers are looking to rezone the property from DX-16 to a Planned Development. Approvals will be needed from the Chicago Plan Commission, Committee on Zoning, and City Council."

Read the full story at Urbanize Chicago

Mavrek teams up on residential adaptive reuse at 65 E. Wacker; The vintage office tower was built in 1928, Lukas Kugler, 8/27/24

Zoning application filed for residential conversion at 65 E. Wacker; The vintage office tower was built in 1928, Lukas Kugler, 10/7/24



23. POTENTIAL WIN: Clark Adams Building at 105 W. Adams Street Sold for Affordable Residential Adaptive Reuse



The Clark Adams Building / Bankers Building, 1927, Burnham Brothers, 105 W. Adams Street. Photo credit: Loop Net



A rendering of a redeveloped 105 W. Adams St. as proposed by Celadon Partners and Blackwood Group. Rendering credit: DesignBridge

"A team of local investors has purchased a distressed Loop office tower that it plans to convert into apartments with the help of city taxpayers, reviving a vision from two affordable housing developers that was recently blown off course.

"Chicago-based Primera Group and a venture led by Bloomingdale investor Marc Calabria yesterday bought the office portion of the 41-story Clark Adams Building at 105 W. Adams St., Primera CEO Zach Waickman confirmed. Waickman declined to share the purchase price, but a source familiar with the deal said the buyers paid close to $11 million for the property, which includes about 330,000 square feet on 30 floors in the tower.

"Waickman said his firm intends to transform the vintage property into a primarily residential building with a "high percentage" of affordable rental units, though he did not provide specifics on how many apartments the plan entails.

"The purchase injects new life into a redevelopment that city officials hope will help bring more regular foot traffic to the Loop amid the rise of remote work. A joint venture of local developers Celadon Partners and Blackwood Group previously proposed converting the property into 247 apartments — the vast majority slated to be affordable units — and worked through an underwriting process with city planning and housing officials over the past year to determine the scope of taxpayer money that would help finance the $210 million project.

"The initial request from those developers was for a $60 million tax-increment financing subsidy through the LaSalle Street Reimagined initiative, a program launched by former Mayor Lori Lightfoot's administration offering TIF money and other incentives for office-to-residential conversions to try to restore vitality to the central business district.

"That proposal appeared to hit a roadblock in recent months over a lack of clarity about future control of the building, ultimately prompting Old National to hire a broker over the summer to re-market the property for sale. Now Primera and Calabria have stepped in to ostensibly pick up the redevelopment reins." (Ecker, Crain's Chicago Business, 10/1/24)

Preservation Chicago applauds the adaptive reuse of the historic office building into affordable housing. We consider the adaptive reuse of the historic buildings into residential housing and residential affordable housing to be a best practice. Additionally, we'd encourage decision-makers to pursue Chicago Landmark Designation for this significant Art Deco skyscraper.

Read the full story at Crain's Chicago Business

Distressed Loop office tower sold to local investors for apartment conversion, Danny Ecker, Crain's Chicago Business, 10/1/24

Office tower in Chicago’s Loop sells for residential conversion; Local investors buy most of 41-story Clark Adams Building, hope to include it in city initiative, Ryan Ori, CoStar News, 10/1/24

24. WIN: Construction Begins on Adaptive Reuse of Historic Earle School for Affordable Housing (Chicago 7 2014)



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



"Developers are kick-starting work to convert the former Charles Warrington Earle School into affordable apartments after the Englewood property was one of 50 schools to close its doors more than a decade ago.

"Wisconsin-based Gorman & Co. anticipates the project — with 100% affordable units — will welcome its first residents in December 2025. The developer held a groundbreaking event on Tuesday at the school, 6121 S. Hermitage Ave.

"Earle School Apartments is Gorman's eighth project in Illinois, said Ron Clewer, Illinois market president. Gorman has completed more than 20 school-to-apartment conversion projects, creating both market-rate and affordable units.

"Charles Warrington Earle School was one of 50 that shuttered in 2013 under former Mayor Rahm Emanuel. Some of the schools have since been converted into other uses, including luxury, low-income or senior citizen apartments. But a Sun-Times and WBEZ investigation last year found the majority remain unused.

"'There's always an emotional connection for the community to the building, and when it closes, it's a bit more dramatic connection,' Clewer said. 'The idea of repurposing it and having it come back into their lives and remain in their neighborhood is often exciting for our neighbors.'

"The adaptive reuse project is also part historic preservation, Clewer said. Gorman will be renovating the school's exterior to mirror its original 1897 facade. New windows will replicate the building's original style, as well as the trim and moldings.

"Schools built from the turn of the 20th century to the 1950s are ideal candidates for adaptive reuse, Clewer said. Older schools tend to have bigger classrooms, which can be converted into a spacious one-bedroom, two-bedroom or a combination of unit sizes, including studios.

"'You're able to utilize the existing classroom space in a very meaningful way that doesn't create a lot of excess or loss ... in the square footage,' Clewer said. 'We find schools to be incredibly exciting to repurpose'

"The school had an addition in 1971 and another in 1974. Clewer said the add-ons are less efficient to convert and give the building a modular look. The 1971 addition will be torn down, while the 1974 addition — housing the gym — will remain.

"Some of the adjacent gym and cafeteria space will be converted into apartments. The rest, with its taller ceilings, will become a community room, social services offices and property management space, Clewer said.

"The conversion is a $33.6 million project, according to Clewer, with funding sources that include state and federal historic tax credits, ComEd, the Illinois Housing Development Authority and Chicago's Department of Housing." (Miller, Chicago Sun-Times, 10/2/24)

The 49 Chicago Public Schools closed school were part of our Chicago 7 Most Endangered in 2014, and that we are pleased to see more than half of them repurposed. However, we still have more than a dozen that remain vacant more than a decade later, which should perhaps be considered for housing by city, county, state and federal agencies.

Read the full story at Chicago Sun-Times

Englewood's shuttered Charles Warrington Earle School getting new life as affordable apartment community; 50-unit apartment building is expected to welcome its first residents in December 2025, Abby Miller, Chicago Sun-Times, 10/2/24

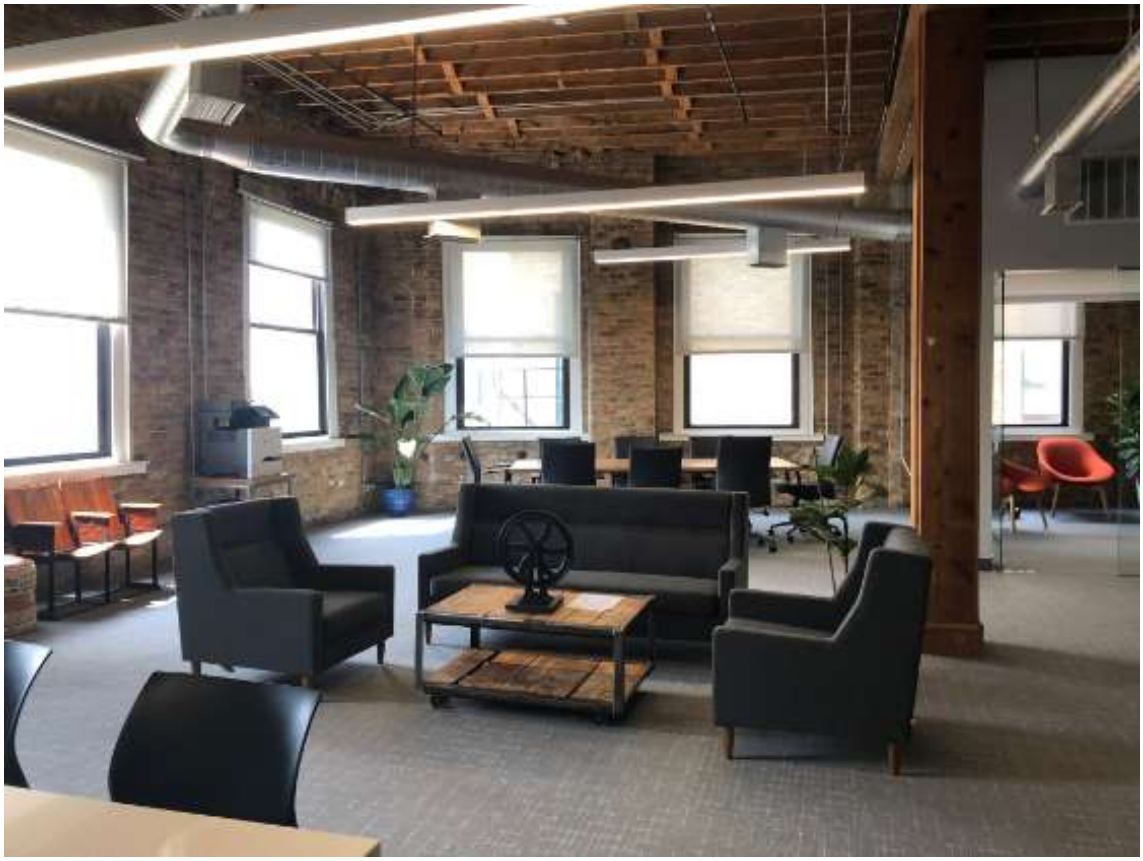
25. WIN: Residential Adaptive Reuse Proposed for Timber Loft Building at 811 W. Evergreen



811 W. Evergreen. Photo credit: Loopnet



811 W. Evergreen. Photo credit: Loopnet



811 W. Evergreen. Photo credit: Loopnet

"A zoning application has been submitted for a proposed residential conversion at 811 W. Evergreen. Located along W. Evergreen Ave just west of N. Halsted St, the project will adaptively reuse an existing vintage timber loft building. Honore Properties is the developer behind the proposal.

"With Kennedy Mann serving as the architects, the four-story building will be converted into 47 apartments with no commercial space. There will not be any car parking provided in the project.

"To allow for the project to move forward, the developer is seeking to rezone the site from C3-5 to B2-5. Approvals will be needed from the Committee on Zoning and City Council." (Kugler, Urbanize Chicago, 10/9/24)

Read the full story at Urbanize Chicago

Residential conversion proposed at 811 W. Evergreen; The timber loft building would become 47 residential units, Lukas Kugler, Urbanize Chicago, 10/9/24

811 W. Evergreen Listing Loopnet

26. WIN: Old Fashioned Donuts Wins $50k Renovation Grant



Owner Buritt Bulloch making donuts, Old Fashioned Donuts, 11248 S. Michigan Avenue in Roseland. Photo Credit: Ward Miller



Owner Buritt Bulloch making donuts, Old Fashioned Donuts, 11248 S. Michigan Avenue in Roseland. Photo Credit: Ward Miller



Old Fashioned Donuts, 11248 S. Michigan Avenue in Roseland. Photo Credit: Ward Miller

"One of the city’s most beloved donut shops is getting a financial boost to kick off a long-awaited renovation project later this year.

"Roseland’s renowned Old Fashioned Donuts, 11248 S. Michigan Ave., is one of 50 small businesses across the country to receive a $50,000 grant through the national Backing Historic Small Restaurants program.

"The annual program, run by the National Trust for Historic Preservation and American Express, awards grants to aging businesses like Old Fashioned Donuts to renovate, expand and bring new life to America’s longest-running food establishments.

"The family-owned doughnut shop, which celebrated its 50th anniversary in 2022, is the only Chicago grant recipient this year and one of only two in Illinois. The other awardee is Docs Just Off 66, a soda fountain in Girard, Illinois.

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"The family-owned doughnut shop, which celebrated its 50th anniversary in 2022, is the only Chicago grant recipient this year and one of only two in Illinois. The other awardee is Docs Just Off 66, a soda fountain in Girard, Illinois.

"Michele Bulloch said Old Fashioned Donuts was encouraged to apply for the grant by Andrea Reed, executive director of the Greater Roseland Chamber of Commerce. Applications for the program opened in March.

"Reed and the Greater Roseland Chamber of Commerce have been trying to help Old Fashioned Donuts with its renovation goals since 2015 by identifying grants the business qualified for, Reed said.

"The shop is also getting funding for its renovation from the Chicago Community Trust and the Chicago Department of Planning and Development’s Neighborhood Opportunity Fund, Reed said.

"Investing in businesses like Old Fashioned Donuts is important to restoring Roseland — once known as 'the jewel of the South Side' — to its former glory, said Reed, who also serves on the board of Preservation Chicago.

"The doughnut shop’s renovation project could be a model for other area businesses, many of which are just as important historically and need a similar level of investment, Reed said. The Roseland chamber hopes to preserve as much of the South Michigan Avenue corridor as it can.'

"'Buildings are like pictures. They tell stories, and people can look back and talk about like, the Gately’s People Store. It’s no longer there, unfortunately, but people have memories about the Gately’s People Store, the Roseland Theater and some other landmark buildings along our corridor,' Reed said. 'We want to keep those landmarks and we want to identify specific places along the corridor that represent the history of our community.' (McDonald, Block Club Chicago, 8/12/24)

27. WIN: Mellon Grant Funds Removal of United Electrical Workers Union Hall Mural



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



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



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



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



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

"Efforts to preserve a renowned mural on the Near West Side have received a financial boost. The Chicago Public Art Group has been awarded more than $450,000 from the Mellon Foundation to preserve the two-story 'Solidarity' mural in the former UE Hall, 37 S. Ashland Ave…

"The mural, painted in 1974, illustrates the history of the United Electrical, Radio and Machine Workers of America and the labor movement from the 1930s onward. It spans about 500 square feet.

"Members of the union and Chicago Public Art Group have been raising funds to preserve the mural since the union alerted group members in January of its plans to sell the building. Funds from the grant will go toward preserving the mural, transporting it and installing it in new locations, said Chantal Healey, executive director of the art group.

“Most of the mural will be moved to the union’s new home at 1901 W. Carroll Ave., also home to the Chicago Teachers Union, rather than be demolished. Small portions of the mural will also be sent to the offices of In These Times magazine at 2040 N. Milwaukee Ave. and the UE Local 506 hall in Erie, Pennsylvania. (Acharya, Block Club Chicago, 10/23/24)

“The sprawling mural, which is titled “Solidarity” and narrates the history of industrial unionism, spanned the two lobbies and central staircase of the union’s meeting hall on South Ashland Avenue, which is being gutted and turned into apartments. A team of artists painted the vibrant work in the style of Diego Rivera between 1973 and 1974.

“The two-story brick building…was originally built for the West End Woman’s Club in 1904. The western region of the United Electrical Workers union moved in 1948. The meeting hall was once essential to the union’s operations.” (Breen, Chicago Tribune, 10/30/24)

Read the full story at Block Club Chicago and the Chicago Tribune

Historic ‘Solidarity’ Mural In Former Union Hall Will Be Preserved Thanks To Arts Group Grant; The mural illustrates the history of the United Electrical, Radio and Machine Workers of America. The Chicago Public Art Group was awarded more than $450,000 from the Mellon Foundation to preserve it, Pavan Acharya, Block Club Chicago, 10/23/24

One of Chicago’s oldest public art pieces is saved, thanks to arts grant, Peter Breen, Chicago Tribune, 10/30/24

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

Union, Art Group Raising Money To Save Historical ‘Solidarity’ Mural At UE Hall; “There’s a whole lot of people who should know this mural who are gonna miss it completely,” artist John Pitman Weber said, Francia Garcia Hernandez, Block Club Chicago, 2/20/24

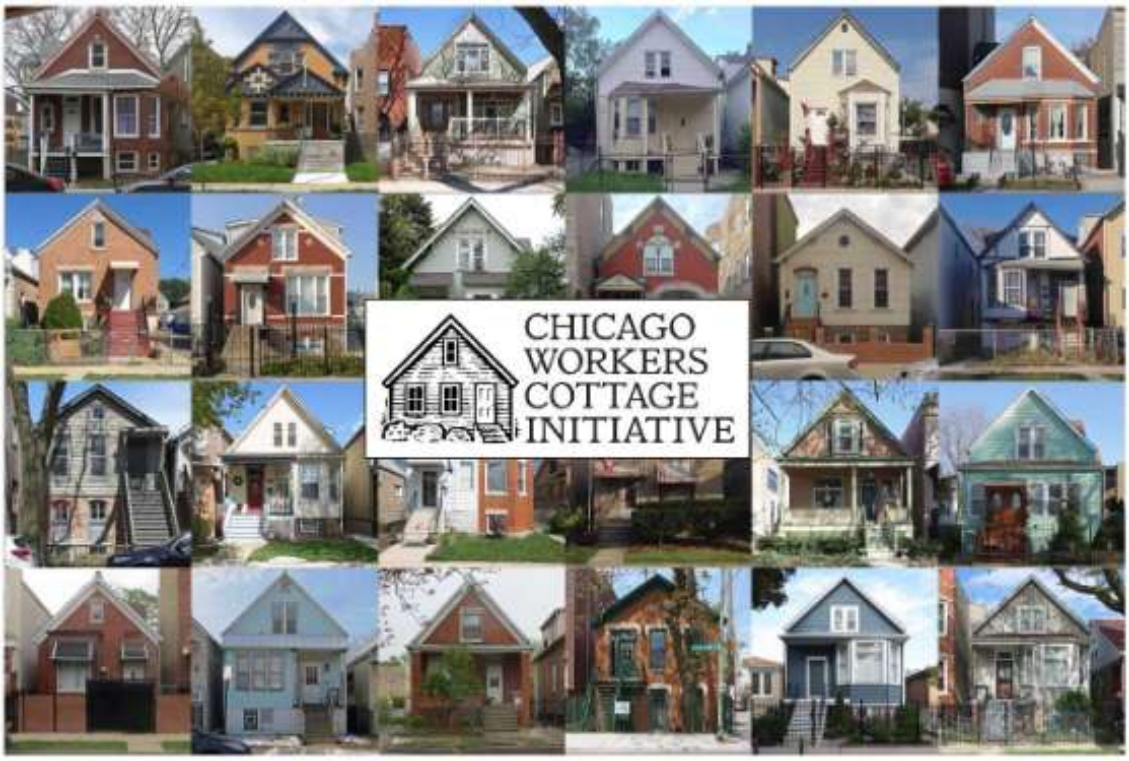
Near West Side union hall’s sale could mean ‘heartbreaking’ destruction of historic union-themed mural; Completed in 1974 by Chicago artists John Pitman Weber and Jose Guerrero, the painting is inside the United Electrical Workers union hall, which soon could be sold and redeveloped, Sun-Times staff,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

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

28. THREATENED: Demolition of Workers Cottage Energizes Preserve Advocacy Effort



Chicago Workers Cottages. Photo credit: Tom Vlodek / Chicago Workers Cottage Initiative



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

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

"[Tom] Vlodek helps run the Chicago Workers Cottage Initiative, a nonprofit that seeks to preserve the late 19th-century homes known for their gabled roofs and simple structure. The group's hope is that a newly passed anti-gentrification ordinance, which increases the cost to demolish homes on the Northwest Side, will help curb the destruction of workers cottages.

"'I see them as just the perfect city, single-family dwelling. I mean, you don't need more space than what they provide, given that you also have a garage and a little backyard,' Vlodek said of the workers cottages. 'That's what makes it so civilized.'

"The legislation builds on two pilot programs launched along The 606 and in Pilsen, which introduced a demolition surcharge that charged developers $5,000 per unit and $15,000 per building. The expanded law increases those fees to $20,000 per unit and $60,000 per building.

"'It really won't stop the demolitions completely because if someone does have a plan for something they want to build or if a house is falling down, they'll still be able to tear it down,' said Matt Bergstrom, Logan Square resident and Chicago Workers Cottage Initiative member. 'But it will change the economic equation of how these houses get built.'

"In 2021, the Workers Cottage Initiative partnered with Preservation Chicago and students in the historic preservation department at the School of the Art Institute of Chicago on a data project illustrating the condition of workers cottages. An accompanying analysis by…looked at a 15-year period of demolitions and found that workers cottages accounted for the majority of demolition permits in Logan Square between 2006 and 2020…Those demolitions predated the 2021 demolition surcharge pilot program.

"'It's not a traditional historic preservation thing; it doesn't have a famous architect because a lot of times they were built with pretty basic plans,' Bergstrom said, adding that the cottages likely wouldn't meet other historic markers such as housing a famous person.

"'Advocates for the workers cottage argue their preservation crusade isn't just about character but also includes an affordable housing component.

"But I think we need to have, in the Chicago style, a 'yes, and' attitude where you think about preserving the units that currently provide affordable housing instead of saying we should demolish these because these are structures that are underperforming, that is not so.'" (Giangreco, Block Club Chicago, 10/17/24)

Preservation Chicago is an active member of the Chicago Workers Cottage Initiative. Using Preservation Chicago's subscription to Regrid, a web-based program that allows for data extraction, surveying and spatial analysis, teams of volunteers have surveyed sections of Logan Square, McKinley Park, Southeast Chicago, and now Back of the Yards. Students from the School of the Art Institute, the University of Chicago, and the University of Illinois at Chicago have been integral to conducting the surveys. Once the survey data is collected, a summary of the findings is presented to community members for input and action steps.

If you'd like to get involved with the Chicago Workers Cottage Initiative or learn more about the effort, please reach out to the Chicago Workers Cottage Initiative via their website.

Read the full story at Block Club Chicago

Workers Cottage Demolitions In Logan Square Spur Renewed Fight For Preservation
Advocates for the simple, late 19th-century homes hope the recently passed anti-gentrification ordinance will limit teardowns and encourage preservation, Leigh Giangreco, Block Club Chicago, 10/17/24

29. WIN: Cook County Land Bank Authority Celebrates 2,000th Renovated Home



Ald. David Moore (17th) and Cook County Land Bank Authority Executive Director Jessica Caffrey at the newly remodeled Victorian Home in Auburn Gresham. Photo credit: Atavia Reed / Block Club Chicago





Cook County board President Toni Preckwinkle, Ald. David Moore (17th) and Cook County Land Bank Authority Executive Director Jessica Caffrey, and local leaders joined Henry Thursday to celebrate the completion of the single-family home at 8514 S. Peoria St. Photo credit: Atavia Reed / Block Club Chicago

"Local officials and leaders at the Cook County Land Bank Authority joined (owner) Tytus Henry Thursday to celebrate the completion of the single-family home at 8514 S. Peoria Ave.

"The four-bedroom, four-bath Victorian home is the 2,000th Cook County Land Bank Authority property to be redeveloped in the organization's 10-year history.

"The Cook County Land Bank Authority bought the vacant property in 2019. The 4,500-square-foot home was built in 1890.

"Henry, owner of Lion Heart Construction, bought the home from the land bank in 2021 for $40,000, he said. He began working on the property at the end of 2022 after completing projects for other investors.

"'Tytus worked to turn this abandoned, dilapidated home into a beautiful place that we stand in today,' said Jessica Caffrey, executive director of the Cook County Land Bank Authority. 'In the process, he created jobs, helped launch careers, created tax revenue and put a jewel right here on this block in Auburn Gresham.'

"The house needed to be 'built from the ground up,' Henry said. That meant adding new studs, electrical wiring, plumbing, HVAC units and flooring to the four-story home. Henry invested about $225,000 in the property, he said.

"'Henry has three remodeling projects lined up for homes in Auburn Gresham and Englewood, he said. He hopes to launch a nonprofit called Raising Lions to continue mentoring youth in the construction industry.

"Henry completed renovations on the home last month, he said. A new buyer is closing on the home Friday.

"In the past decade, the Cook County Land Bank Authority has created over 1,400 jobs, generated more than $58.1 million in community wealth and added over $1.8 billion in economic impact throughout Cook County, according to the study.

"The Lank Bank is the key to reversing some of the historic wrongs that have created such extreme inequities in our city and our county, including here in Auburn Gresham,' said county board President Toni Preckwinkle. 'Because when we're talking about home ownership, we're really talking about safety and shelter, a place to nurture a family, a way to grow generational wealth that can be passed down to future generations.'"(Reed, Block Club Chicago, 10/7/24)

Read the full story at Block Club Chicago

Auburn Gresham Victorian Is 2000th Home Remodeled Through Cook County Land Bank; Developer Tytus Henry remodeled the four-bed, four-bath Victorian home "from the ground up," with help from local youth who hope to work in the trades, Atavia Reed, Block Club Chicago, 10/7/24

Cook County Land Bank Authority 10-Year Economic Impact Analysis

Cook County Land Bank Authority Website

30. WIN: Bellinger Cottage at 2121 N. Hudson Street Beautifully Restored by Preservation-Oriented Buyers



Bellinger Cottage, c.1860s, W.W. Boyington, 2121 N. Hudson Street. Photo Credit: VHT Studios



Bellinger Cottage, c.1860s, W.W. Boyington, 2121 N. Hudson Street. Photo Credit: VHT Studios



Bellinger Cottage, c.1860s, W.W. Boyington, 2121 N. Hudson Street. Photo Credit: VHT Studios

During the Great Chicago Fire of 1871, 'Chicago patrolman Richard Bellinger worked valiantly to ensure his family's cottage could endure the fire that was ravaging a vast stretch of the city.'

"He succeeded, and the Bellinger cottage on Hudson Street became a legendary piece of Chicago history, one of few buildings that survived a catastrophe that destroyed about 17,450 structures.

"The latest work on that legendary cottage on Hudson Street wasn't anywhere near as heroic, but it did make the house more livable for a family, ensuring its longevity as a home, not just a landmark.

"'We transformed it into something that's more pleasant and livable for a modern family,' said Kristal Herr, an advertising executive who bought the house in 2022 with her marketing exec husband, Brian Herr, for $2.25 million.

"They were moving from New York to Chicago with their two daughters, who are now 6 and 7 years old, and while they appreciated the home's history — the girls enjoy telling people who stop out front that their house survived the Great Chicago Fire — it had a problem…[It] wasn't with the historical facade or front rooms, but with a 2005 addition off the back that resulted in the living spaces being on five different levels.' So they made renovations to 'make everything work.'

"The exterior is what most people who drop by the landmark see, and that's believed to closely resemble the original. Hooded windows, carved wood brackets supporting the roof overhang and multiple shingle patterns retain the charm of the late 1860s, when the house was built.

"On Oct. 8, 1871, when they got word of the cataclysmic fire, Bellinger and his brother-in-law, who also goes unnamed in the histories, created a defensible zone around the house by ripping out the wood sidewalk and fence, and got water from a nearby ditch to wet down the roof for protection from falling embers. Bellinger reportedly stood on the roof extinguishing any flareups. It was the only house on the block that survived.

"After the fire, a legend sprung up that the Bellingers protected their roof with cider from barrels they had in the basement. The story even showed up in history books, but in 1915, according to old Chicago Tribune reports, Mrs. Bellinger extinguished the legend. Even so, like the long-debunked tale of Mrs. O'Leary's cow, the cider tale has stuck with the house." (Rodkin, Crain's, 10/8/24)

Read the full story at Crain's Chicago Business

A legendary survivor of the Great Chicago Fire is revamped for the modern era, Dennis Rodkin, Crain's Chicago Business, 10/8/24

A rare survivor of the Great Chicago Fire is for sale; One of few buildings left standing in the path of the conflagration of 1871, the legendary Bellinger Cottage has been expanded in the 21st century to include four bedrooms, a big kitchen and an attached garage, Dennis Rodkin, Crain's Chicago Business, 3/3/22

31. LOSS: 1313 and 1317 West Wrightwood Avenue Demolished



1317 West Wrightwood Avenue, 1870s. Demolished October 2024. Photo credit: Peter Fynmere



1313 West Wrightwood Avenue. Demolished October 2024. Photo credit: Daniel Schell / Chicago YIMBY



1317 West Wrightwood Avenue, 1870s. Demolished October 2024. Photo credit: Peter Fynmere

"Demolition is underway on an 1870s-era multi-residence at 1317 West Wrightwood Avenue in Lincoln Park. A new permit issued by the City of Chicago back in January of this year allows for the construction of a four-story with basement, four-unit building on the site." (Schell, Chicago YIMBY, 10/29/24)

The adjacent home at 1313 W. Wrightwood is also being torn down.

Read the full story at Chicago YIMBY

Demolition Underway At 1317 West Wrightwood Avenue In Lincoln Park, Daniel Schell, Chicago YIMBY, 10/29/24

New Construction Permit Issued For 1313 West Wrightwood Avenue In Lincoln Park, Max Gillespie, Chicago YIMBY, 10/27/24

32. LOSS: Our Lady Of Fatima Church At 3051 North Christiana Avenue To Be Demolished



Our Lady of Fatima Church, 1956, 3051 North Christiana Avenue. Demolished November 2024. Photo credit: Building Up Chicago



Our Lady of Fatima Church, 1956, 3051 North Christiana Avenue. Demolished November 2024. Photo credit: Building Up Chicago

"A demolition permit has been issued to tear down Our Lady of Fatima Church at 3051 North Christiana Avenue in the Avondale neighborhood. The City of Chicago issued the permit Monday, October 28. So far, there are no signs of demo preparation at the church. Built in 1956, it was initially part of St. Hyacinth Basilica, located about half a mile west on Wolfram Street." (Schell, Chicago YIMBY, 10/31/24)

Read the full story at Chicago YIMBY

Demolition Permit Issued For Our Lady Of Fatima Church At 3051 North Christiana Avenue In Avondale, Daniel Schell, Chicago YIMBY, 10/31/24

33. LOSS: Historic Greystone at 3442 W. Jackson Blvd Demolished After Fire



3442 W. Jackson Blvd. Photo credit: Debbie Mercer



3442 W. Jackson Blvd. after the fire. Photo credit: Debbie Mercer



3442 W Jackson, 1963: Architecture by Street Name : Jackson Blvd. and Justine St., Image 13 :: Photo Credit: Chicago - Photographic Images of Change (University of Illinois at Chicago)



3442 W. Jackson Blvd Ornament Detail. Photo credit: Debbie Mercer

"Fire raced through a graystone on the city's West Side Thursday morning, gutting the building.

"The fire broke out in the back of the graystone at 3442 W. Jackson Blvd. in the East Garfield Park neighborhood. Firefighters were on the scene around 6:30 a.m. The back of the house and the roof went up in flames.

"The elegant building at 3442 W. Jackson Blvd. features a variety of striking architectural ornamentation—including a pair of figures flanking the arched front doorway with Ionic capitals over their heads. The figure on the left is depicted playing a wind instrument.

"On the portico over the doorway, a pair of cherubim hold a shield with a winged torch above and a horned grotesque below.

"Real estate records indicate that the graystone was built in 1900, and most recently sold this past May. (Harrington and Friedman, CBS News Chicago, 9/5/24)

Watch the full story at CBS News Chicago

Fire guts architecturally striking graystone on Chicago's West Side, Adam Harrington and Stacy Friedman, CBS News Chicago, 9/5/24

Emergency demolition permit issued for fire-damaged 3442 West Jackson Greystone, Daniel Schell, Chicago YIMBY, 10/19/24

3442 W. Jackson Blvd Listing



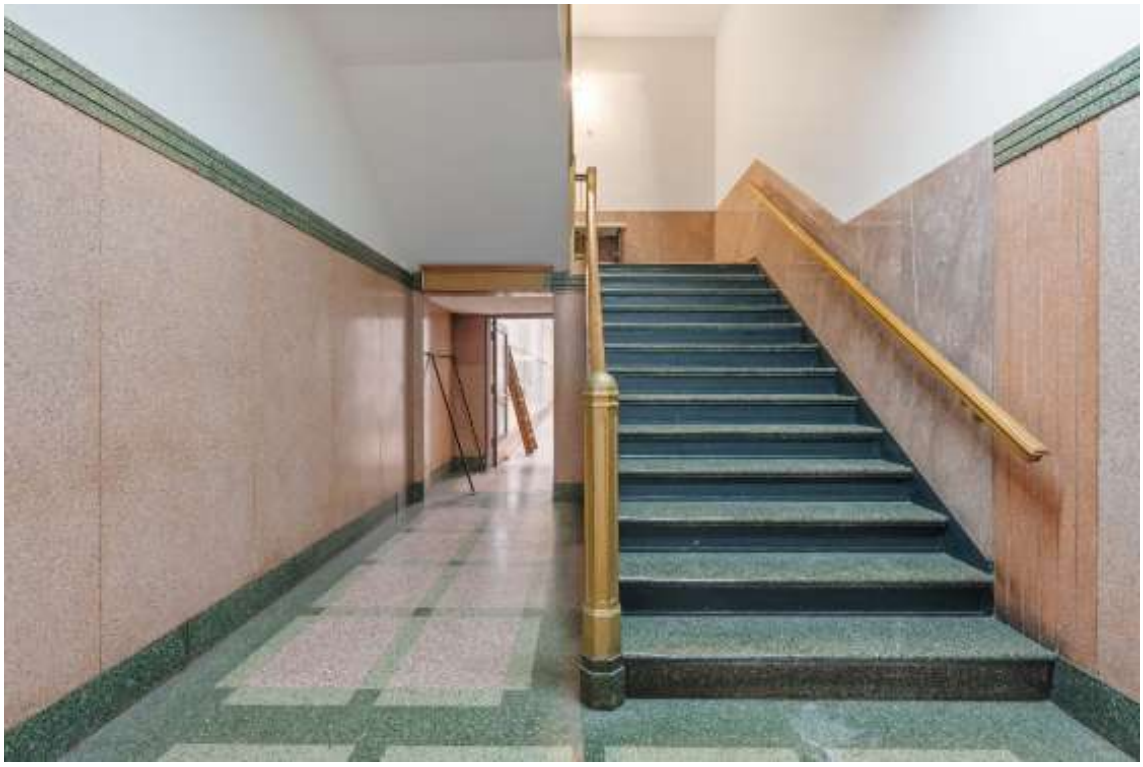
34. BUYER WANTED: Chicago Federation of Musicians at 175 W. Washington Street Listed for Sale



Chicago Federation of Musicians Building, 1933 N. Max Dunning, 3rd story addition in 1949 by B. Lund, 175 W. Washington Street. Photo credit: LoopNet



Chicago Federation of Musicians Building, 1933 N. Max Dunning, 3rd story addition in 1949 by B. Lund, 175 W. Washington Street. Photo credit: LoopNet



Chicago Federation of Musicians Building, 1933 N. Max Dunning, 3rd story addition in 1949 by B. Lund, 175 W. Washington Street. Photo credit: LoopNet



Chicago Federation of Musicians Building, 1933 N. Max Dunning, 3rd story addition in 1949 by B. Lund, 175 W. Washington Street. Photo credit: LoopNet

"The building, a contributing property to the NRHP West Loop–LaSalle Street Historic District, was originally constructed for the trade union Chicago Federation of Musicians in 1933. The architect was Nelson Max Dunning, best known for the American Furniture Mart and American Book Company, was an active member of the local architecture community in Chicago. Not only was he a founder of the Architectural League of America, Dunning was also a loyal friend of Louis Sullivan towards the end of his life. The Art Deco design is mainly clad in limestone, while the first floor is adorned with polished granite and an angled, recessed storefront.

"This retail space was created to financially support the federation. For a time, Rock Records, 'The Store With More,' was located here. According to the NRHP form, the other architectural elements include “multi-story, fluted pilasters” and “cast metal panels ornamented in low relief depictions of musicians and instruments.” A third floor was added by architect B. Lund in 1949. This structure is orange-rated in the Chicago Historic Resources Survey.

"This three-story building fronts on Washington Street and shares a party wall with the adjacent high rise to the west, outside of the district boundaries. The first floor is clad in polished granite and consists of a bronze-framed entrance at the east end and an angled, recessed storefront occupying the remainder of the facade.

"Above the first floor, the facade is clad in limestone and is detailed in low relief with multi-story, fluted pilasters and other sculptural elements. The tall second floor features large window openings of multiple lights and topped with cast metal panels ornamented in low relief depictions of musicians and instruments

"The building was built for the Chicago Federation of Musicians, a trade union representing musicians, and James C. Petrillo, President of the American Federation of Musicians from 1940-1958 The building was planned to house union offices as well as musician practice rooms and an auditorium for performances. Retail space on the first floor was intended to help financially support the building.

"Throughout its history, regular union meetings were held within the building. The Chicago Federation of Musicians continued to maintain offices here until about 2004 when the organization moved to new offices on West Randolph Street. The building is presently vacant.

"The building exterior remains largely as it appeared after the third story addition was completed in 1949 and retains a high degree of integrity. (West Loop - LaSalle Street Historic District National Register of Historic Places Registration, 2013 pg. 28)

175 W. Washington Street LoopNet Listing

West Loop - LaSalle Street Historic District National Register of Historic Places Registration, 2013 pg. 28)

35. BUYER WANTED: 7-Story Western Methodist Book Concern Building at 50 E. Superior Street Adjacent to Superior Street Rowhouses Listed for Sale



50 E. Superior Street. Photo credit: Google Maps



50 E. Superior Street. Photo credit: Google Maps



50 E. Superior Street. Photo credit: JLL



50 E. Superior Street. Photo credit: JLL

"Real estate firm Golub is seeking a buyer for a River North development site several years after a deal to sell it to a New York developer blew up amid a complex and ongoing legal drama.

"The Chicago developer has hired Jones Lang LaSalle to market the seven-story property at 50 E. Superior St. for sale, according to a flyer. The mid-block building along the north side of Superior between Rush Street and Wabash Avenue is a vacant, 113,300-square-foot office building that JLL is framing as a candidate to be razed and redeveloped with something far larger.

"There is no asking price listed for the building, which was a key piece of a 2017 proposal from New York developer Symmetry Property Development for a 60-story condominium-hotel tower. Golub at the time had a $25 million deal in place to sell the building to Symmetry, which aimed to develop the skyscraper by demolishing the Golub building and smaller, historically significant buildings next to it at the northeast corner of Wabash and Superior.

"That proposal — at the time the tallest proposed high-rise in River North since the Great Recession — was rejected by 42nd Ward Ald. Brendan Reilly and ultimately led to a series of lawsuits involving foreign investors that had poured nearly $50 million into the project. Golub's role in the matter was effectively resolved in 2019, when a Cook County judge ruled that Symmetry had defaulted on its deal to buy the Superior Street building from Golub and that the Chicago developer was entitled to collect a down payment Symmetry had made, court records show.

"The property is also no longer in Reilly's territory. The city's redrawn ward map put the site in the 2nd Ward, where it is under the purview of Ald. Brian Hopkins. It's unclear how that may impact the type or scale of development that could win community or aldermanic support on the property, and Hopkins did not immediately return a message seeking comment.

"Marketing materials also say a buyer could control air rights above the Giordano's restaurant property that Golub owns on the eastern portion of the site, which would help preserve views from a new tower." (Ecker, Crain's Chicago Business, 10/28/24)

Read the full story at Crain's Chicago Business

River North development site back up for grabs after failed skyscraper plan, Danny Ecker, Crain's Chicago Business, 10/28/24

50 E. Superior Street Listing JLL



36. BUYER WANTED: Landmark King-Nash Home by George Maher at 3234 W. Washington Blvd. Listed For Sale



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin

“Located in Chicago’s East Garfield Park, George W. Maher’s King-Nash House is an official city landmark for a number of reasons. Originally built in 1901, the limestone residence is a great blend of architectural styles: Prairie School, Sullivanesque, and Colonial Revival. Its second occupant from 1925 until his death in 1943 was political boss Patrick Nash. The 5,832-square-foot historic mansion with six bedrooms and three and a half bathrooms needs work but would be an absolute stunner under the right owner who sees its potential. I mean, look at all those fireplaces! (Although a few of them have been taken out and are now part of museum collections, like the LACMA.) Just 10 days after being listed on the market for the first time in ages, the ‘sold as-is’ property is already contingent.” (Freundt, Chicago Magazine, 10/21/24)

"Step into a home where every detail tells a story of artistic mastery and historic significance. This Greystone Landmark home at 3234 W Washington Blvd offers a rare opportunity to own a piece of Chicago's architectural heritage, showcasing the brilliance of George W. Maher, one of the Midwest's most influential architects. Built in 1901, this residence seamlessly blends the elegance of the Prairie School style with timeless craftsmanship.

"The Marble Mosaic Dining Room & Red Onyx Breakfast Nook As you move through the home, the dining room will take your breath away. Anchored by an intricate marble mosaic floor, this space is more than just a room-it's a canvas of elegance where the artistry of tilework comes to life. Adjacent to the dining room is a breakfast nook that elevates the experience even further with a magical red onyx step-up leading to a cozy space framed by large windows, which could overlook a lush backyard.

"This carefully crafted tile work weaves together a narrative of timeless design, where every stone and every tile tells a story of sophistication. Graceful Rounded Arches One of the most striking features of the home is its gorgeous rounded arches, which lend a graceful continuity throughout the living room, dining room, and breakfast nook. These architectural elements create a seamless flow that imparts both elegance and cohesion, subtly guiding you from one distinct space to the next. Framing the dining room's buffet and mirror, these arches draw attention to the home's artful details while enhancing the sense of openness and grandeur, adding a touch of old-world charm that feels timeless.

"Stunning Stained Glass Windows & Mosaic Fireplaces As you explore this grand home, you'll be captivated by the stained glass windows that grace the walls, including the famous ‘thistle’ window from the Patten House in Evanston. These stunning pieces of art, combined with the intricate glass mosaic and gold enamel fireplaces, reflect George W. Maher's unique touch in blending art with architecture. Each fireplace is a focal point, displaying craftsmanship that complements the home's overall aesthetic.

"This isn't just a home-it's a work of art, a place where architecture, history, and elegance converge. Don't miss the rare chance to own a true Chicago landmark at 3234 W Washington Blvd. Schedule your private tour today and take the first step in restoring and preserving a masterpiece." (Redfin Listing) '

"The home was constructed from 1901-1902 for the sum of $80,000 (that’s roughly $2.8 million today) for wealthy businessman, politician, and gambler Patrick 'Patsy' J. King and his wife Mary at what was then 1429 Washington Boulevard; Chicago implemented an address system change in 1909, and its address since has been 3234 W. Washington Boulevard.

"King was so highly politically connected to Mayor Carter Henry Harrison IV’s administration, three policemen were detailed to guard the property during its construction at the city of Chicago’s expense – of course, this didn’t go over too favorably in the press at the time. While King had been involved in gambling and policy (illegal lotteries operating throughout the city at the time) predating Harrison IV’s administration, it seems the mayor’s first four terms in office – 1897-1905 – were particularly profitable for him.

37. BUYER WANTED: Mayor Harold Washington's Childhood Home at 3936 S. King Drive Listed for Sale



Mayor Harold Washington's Childhood Home at 3936 S. King Drive, Chicago, Built 1894. Photo credit: Redfin



Mayor Harold Washington's Childhood Home at 3936 S. King Drive, Chicago, Built 1894. Photo credit: Redfin



Mayor Harold Washington's Childhood Home at 3936 S. King Drive, Chicago, Built 1894. Photo credit: Redfin



Mayor Harold Washington's Childhood Home at 3936 S. King Drive, Chicago, Built 1894. Photo credit: Redfin



Mayor Harold Washington's Childhood Home at 3936 S. King Drive, Chicago, Built 1894. Photo credit: Redfin. According to 'Harold, the People's Mayor' a biography of Chicago's first Black mayor was written by Dempsey Travis, a "young Harold spent evenings looking out of his second-floor bedroom window" watching white patrons in fancy dress get out of their limousines to enter the Grand Terrace ballroom on the other side of the broad boulevard.

"A Bronzeville greystone that was the home of Chicago Mayor Harold Washington for five years of his childhood is for sale for the first time in decades, in need of extensive interior rehab.

"The asking price is $715,000 for the seven-bedroom house built in about 1894 on what was then called Grand Boulevard but was later renamed Dr. Martin Luther King Jr. Drive. The house has a castle-like facade with a tower, finials and crenellations, and inside are vintage wood details including fireplace mantels, pocket doors, wainscoting and built-in china cabinets.

"Bringing the house up to date would cost around $300,000…making a buyer's total investment around $1 million. 'And that's a price we've been seeing on King Drive.'

"'It's a piece of Chicago history,' Edwards said. Harold Washington, who was elected to seats in both houses of the Illinois Legislature and the U.S. House of Representatives over the course of 18 years, was elected mayor of Chicago in 1983.

"'He was so influential, politically and socially,' Edwards said. 'I would love to see somebody bring this house that he lived in back to life.'

"'Washington was 6 years old in 1928 when he, his brother Edward and their father, Roy L. Washington, moved into the greystone, which was owned by Roy's widowed friend Virginia Davis, according to 'Harold, the People's Mayor.' The biography of Chicago's first Black mayor was published by Dempsey Travis in 1989, six years after Washington died in office.

"Travis wrote, 'young Harold spent evenings looking out of his second-floor bedroom window' watching white patrons in fancy dress get out of their limousines to enter the Grand Terrace ballroom on the other side of the broad boulevard.

"Preserved in part by disuse are the marble floor in the foyer, the ornate wood trim of the staircase (although caution tape prevents use of the stairs), glass-doored bookcases that flank the living room's pillared fireplace, and leaded glass doors in the dining room's china cabinet. Also in the dining room, a mural of trees covers the walls above the wainscoting, and original gold tile in the fireplace mantel is all intact.

"There's so much potential in there," Edwards said. (Rodkin, Crain's Chicago Business, 10/7/24)

Former Mayor Harold Washington's Childhood Home should be considered for Chicago Landmark Designation.

Read the full story at Crain's Chicago Business

Bronzeville home where Mayor Harold Washington lived as a child goes up for sale, Dennis Rodkin, Crain's Chicago Business, 10/7/24

3936 S King Dr, Chicago, IL 60653 Listing

38. BUYER WANTED: Five Chicago Landmark Properties for Sale



Five Landmark Properties for Sale: 1354 E 49th St, Chicago. Photo credit: Redfin



Five Landmark Properties for Sale: 727 S Dearborn St APT 911. Photo credit: Redfin



Five Landmark Properties for Sale: 300 N State St Unit 4432-4433, Chicago. Photo credit: VHT Studio



Five Landmark Properties for Sale: 300 N State St Unit 4432-4433, Chicago. Photo credit: VHT Studio



Five Landmark Properties for Sale: 300 N State St Unit 4432-4433, Chicago. Photo credit: VHT Studio

"Whether an individual landmark or part of a local historic landmark district, the following properties for sale in Chicago are all legally protected from demolition. While not every homeowner is interested in taking on the stewardship of such buildings, there are preservation-minded people out there who want to protect a piece of the past"....which includes an 1893 Charles Dornbusch-designed row home in Kenwood's Historic Landmark District, the Prairie School King-Nash House, as well as a top-floor loft inside the 'Donohue Building and Annex, the first large factory in the city to be repurposed into residential use back in 1979.

"While not every homeowner is interested in taking on the stewardship of such buildings, there are preservation-minded people out there who want to protect a piece of the past. Tourists from all over the world come to visit the city, which is renowned for its influential architecture, having been the birthplace of the skyscraper and the hometown of numerous prominent architects. Let's review five landmark properties currently on the market, including an architectural masterpiece that is one of the best examples of prairie style in the city that once was home to two important political figures.

"Our first property for sale is a five-bedroom, two-bathroom brick residence located in the picturesque Kenwood Historic Landmark District. This 2,800-square-foot home with formal rooms and a screened porch off the kitchen was originally built for Clara Turner in 1893. According to Chicago's Historic Hyde Park, architect Charles H. Dornbusch, who taught at the Illinois Institute of Technology, resided here starting in 1953 and undertook renovations of the structure. On the market for the first time since 1987…

"Right in the middle of the city's historic Printing House Row District stands the Donohue Building and Annex, the first large factory in the city to be repurposed into residential use back in 1979. Designed by architect Julius B. Speyer and built in 1883 for a children's book publisher, the structure is full of original details including a vintage iron cage elevator that takes you to this top floor unit. It comes with numerous built-in bookcases (fitting, considering its history) as well as a deck right off the kitchen, a perfect space for taking in views of the city.

"When it comes to the iconic Marina City, only parts of the complex were designated as a Chicago Landmark in 2016. The recognition was long overdue, considering that this unique design began construction in 1960 and has since come to define our skyline. This condo is located in the highly sought-after 32nd and 33rd tiers, giving it fantastic eastern and southern views of downtown and the Chicago River. The 1,450-square-foot two-bedroom, two-bathroom condo feels brighter and more open, likely because it combines two separate smaller units — and I suspect that the second kitchen has been turned into a laundry area. But I do like that the property features three, pie-shaped private balconies." (Freundt, Chicago Magazine, 10/21/24)

Read the full story at Chicago Magazine

Five Landmark Properties for Sale; Owning and maintaining one of these landmarked properties — once home to politicians, car showrooms, and more — are great ways to help preserve the city's architectural history, Rachel Freundt, Chicago Magazine, 10/21/24

1893 Charles Dornbusch-designed row home in Kenwood's Historic Landmark District, 1354 E 49th St, Chicago Listing

Top-floor loft inside the Donohue Building and Annex, 727 S Dearborn St APT 911 Listing

Marina City Double Unit, 300 N State St Unit 4432-4433 Listing

39. BUYER WANTED: Stillwell Home at 5017 S. Greenwood Ave Listed For Sale



Stillwell House, 1905, Jarvis Hunt, 5017 S Greenwood Avenue. Photo credit: Redfin



Stillwell House, 1905, Jarvis Hunt, 5017 S Greenwood Avenue. Photo credit: Redfin



Stillwell House, 1905, Jarvis Hunt, 5017 S Greenwood Avenue. Photo credit: Redfin

"The Archdiocese of Chicago has put an early-1900s home up for sale on the Kenwood block where former President Barack Obama has a home.

"The archdiocese is asking $1.4 million for the nine-bedroom house, built in about 1905 on Greenwood Avenue. Set on about thee-quarters of an acre, the house, which the Catholic Church has owned for at least 50 years and most recently used as office space, came on the market yesterday.

"Inside, the home's intact vintage features include a wood-spindled staircase, ornamental beams and plaster on the ceilings of main rooms and arch-topped French doors.

"Anselmo said the house has no air conditioning, and while the utilities, kitchen and baths are all in good working order, they have not been updated in many years. Bring all those into the 2020s, he said, and it will be 'a super-cool house, unique and historic.'

"It has a distinctive exterior, L-shaped with an entry cube set into the 'L,' brick quoining on all the edges and a porte cochere designed for carriages — and later cars — to drive through to the rear of the lot. Off the back of the house is a large covered porch.

"Built in about 1905, the house was the work of architect Jarvis Hunt, whose many buildings in Chicago and all over the country include train stations, banks, mansions and country clubs. Hunt designed warehouses for the Butler Bros. mail-order and retail company in 1899, a project that may have led him to designing this house for Butler Bros. President Homer Stillwell and his wife, Ellen, a few years later.

"Filling out the block of substantial homes is the KAM Isaiah Israel Sanctuary, an ornate and fanciful synagogue that houses Chicago's longest-running Jewish congregation." (Rodkin, Crain's Chicago Business, 10/29/24)

Read the full story at Crain's Chicago Business

Archdiocese selling historical home on the Obamas' block, Dennis Rodkin, Crain's Chicago Business, 10/29/24

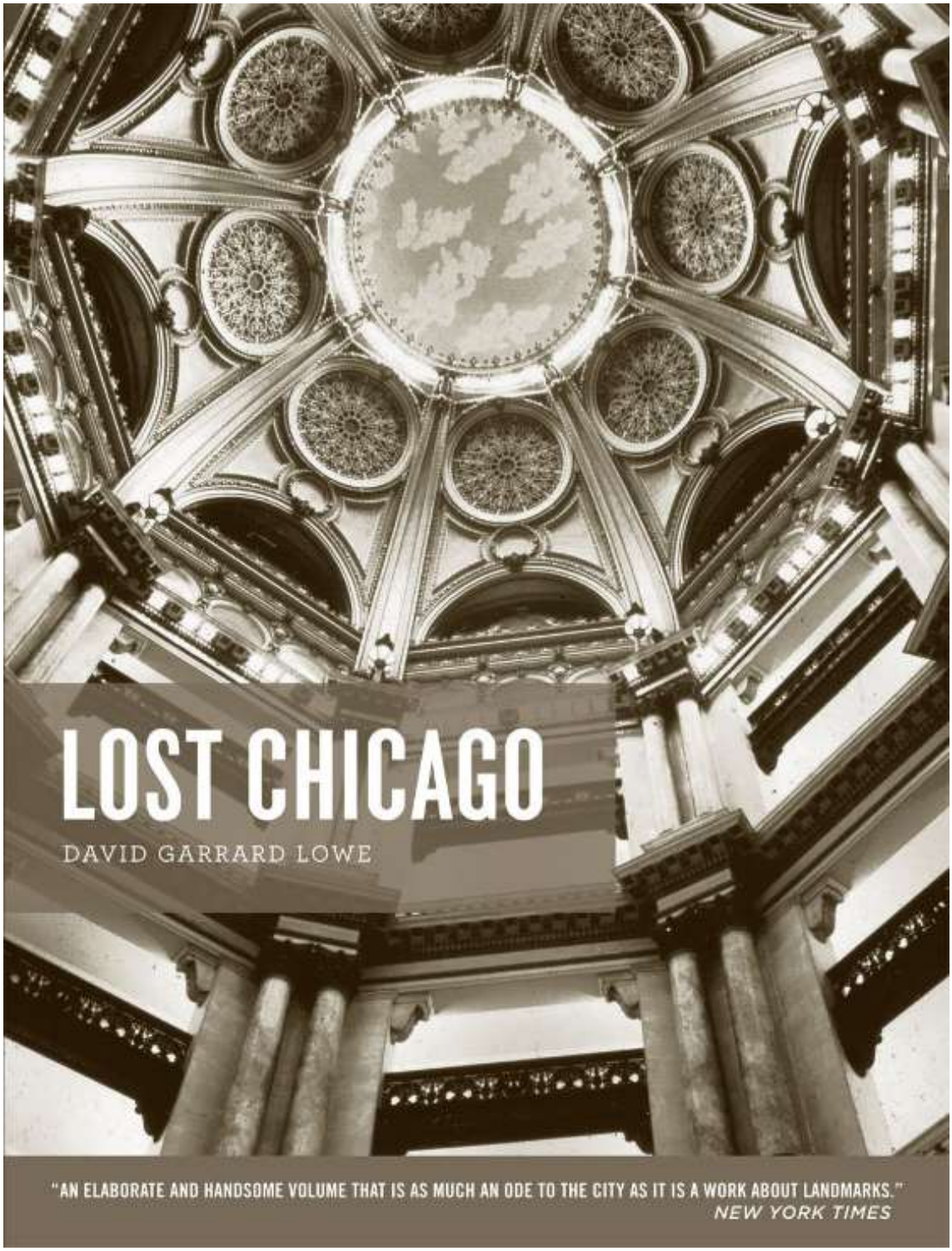
5017 S Greenwood Ave, Chicago Listing



40. IN MEMORIAM: David Garrard Lowe, Author and Defender of Historic Architecture



The architectural historian David Garrard Lowe on the steps of the Frank F. Fisher Apartments in Chicago. He grew dismayed that architecture that spoke to the grandeur of urban life in both Chicago and New York was coming down. Photo credit: Lowe family



"Lost Chicago" by David Garrard Lowe, published in 1975. Image credit: David Lowe

“Its pages well-thumbed and portions underlined in ink, the book 'Lost Chicago' sits on bookshelves across Chicago and continues to amaze and inspire.

“It is a poetic photographic essay about our bygone public buildings and private residences. It is harshly critical of the city’s once cavalier attitude toward architecture, filled with 200-some photos and prints, written in elegant, passionate prose.

“I picked up my copy again after hearing the news that its author, David Garrard Lowe, had died in New York City on Sept. 21. He had been in hospice care. He was 91 but remains alive in this book. And so I read, 'Perhaps, by showing the splendor which has been lost, I might, in some small way, help to preserve that splendor not yet departed.'

"He had not lived in Chicago for decades but he and his book have had a profound impact on the city. Blair Kamin, the Pulitzer Prize-winning former architecture critic for this newspaper told me, ‘(David’s) book was — and still is — required reading.’ Mine is thoroughly marked up. It’s timeless but very much a product of its time.

“Published in 1975, three years after the senseless demolition of Adler and Sullivan’s Chicago Stock Exchange Building, ‘Lost Chicago’ crystallized the idea that the city’s past should be — no, must be — part of its future. The book’s power is grounded in the fact that it’s deeply personal. Lowe wasn’t looking at architecture in isolation; he saw it as part of life, starting with his own life.'

"Edward Keegan, an architect and biweekly architecture columnist for the Tribune, tells me, ‘This book is a cautionary tale that Chicago continues to overlook as we continue to squander our architectural legacy on a regular basis.’

"Chicago was in his blood and he traveled here often, increasingly troubled by the wrecking ball that was destroying so many of the fond sites of his youth, such structures as the Chicago Stock Exchange, North Western Railway Station, the Mecca, Palmer 'castle' and Diana Court.

"Kamin points out a paragraph from the 'Lost Chicago' preface that perfectly captures his feelings: 'They were an incomparable heritage mindlessly squandered, pieces of gold minted by the fathers and thrown away by the sons. I could not save them in their concrete form, but I was determined that somehow I would preserve their spirit. I would do it in the one way I could, by writing a book that would reveal them and their architectural predecessors in all their glory. Perhaps, by showing the splendor which has been lost, I might, in some small way, help to preserve that splendor not yet departed.'

Lowe had begun writing seriously about architecture in the 1960s for magazines and those stories eventually led to the publication of 'Lost Chicago.' There were low expectations for the book, with New York-based Houghton Mifflin printing fewer than 1,000 copies. But one of those found its way into the hands of the Tribune’s Paul Gapp, the paper’s then-new architecture critic. In a full-page review, he wrote in part that the book was 'one of the best (and in some respects unexcelled) pictorial essays on the city ever produced.' (Kogan, Chicago Tribune, 10/24/24)

David Lowe was long-standing personal friend of Ward Miller, Preservation Chicago, and many within the Chicago preservation community. He was the recipient of a Preservation Chicago Honor Award which he was fond of mentioning. Lost Chicago has never been out of print. David was a great preservationist, a great person, and will be greatly missed!

Read the full obituary at The Chicago Tribune

In memoriam: Celebrating the life of ‘Lost Chicago’ author David Garrard Lowe and his love affair with Chicago, Rick Kogan, Chicago Tribune, 10/23/24

41. IN MEMORIAM: Honorary Street Sign Celebrates Mary Ann Smith, Former Alderperson and Chicago Landmark Commissioner



Former Ald. Mary Ann Smith (48th), who served Edgewater for more than 20 years, died Wednesday, July 31, 2024. Credit: Provided/Facebook

Former Ald. Mary Ann Smith (48th), who served Edgewater for more than 20 years, died Wednesday, July 31, 2024. Photo credit: Provided / Facebook / Block Club Chicago





Former Ald. Mary Ann Smith's family and friends gather for an honorary street naming ceremony in Edgewater on Oct. 27, 2024. Photo Credit: Charles Thrush / Block Club Chicago

"Former Ald. Mary Ann Smith's quiet Edgewater block was renamed in her honor Sunday, commemorating the city official after she passed away this summer.

"A new street sign on the corner of North Wayne Avenue and West Balmoral Avenue was unveiled during a ceremony Sunday morning, with the 5400 block of North Wayne Avenue now being called "Honorary Mary Ann Smith Way."

"During her 35 years in office from 1989-2011, Smith held a steadfast commitment to beautifying and preserving Edgewater, creating historic districts in Andersonville and Edgewater and dedicated herself to improving street and sidewalk quality across her ward.

"Thom Greene, architect and longtime collaborator of Smith's, helped her develop traffic calming measures in the neighborhood to curb the negative environmental impacts of car pollution and to protect pedestrians.

"'The first traffic calming circle I designed for Mary Ann was [in the neighborhood],' Greene recounted. We got those ideas from Portland, Oregon… she did so many things for the neighborhood. When I drive around Edgewater, I just see all these touches we made to the community."

"Smith even went so far as to earn a brief criminal record for her commitment to keeping the neighborhood looking good.

"In 1993, a private group began putting up 'terrible' advertisement benches and wouldn't listen to the alderwoman's warning that they couldn't use public space like that. So, she took matters into her own hands, Greene previously told Block Club.

"Smith, Greene and one of her sons went out one night and painted over the benches — only to be caught, arrested and charged with criminal damage to property, Greene said and according to a 1993 Chicago Tribune article." (Thrush, Block Club Chicago, 10/27/24)

"Former Ald. Mary Ann Smith's fingerprints are all over the 48th Ward.

"From overseeing the creation of the city's first traffic circles, speed humps and bike lanes to planting dozens of new trees along Broadway Street in Edgewater, she was all-in on environmentally-friendly beautification and making her ward more livable.

"She served on the Chicago City Council from 1989 to 2011. The 48th Ward includes parts of the Edgewater and Uptown.

"'We had an experimental ward,' said Bob Remer, former president of the Edgewater Historical Society. 'And the former mayor (Richard M. Daley), who was known for his beautification efforts, embraced it and he sent her to urban planning conferences to represent the city.'

"Mrs. Smith, who helped create affordable housing for people with HIV/AIDS, was inducted into the Chicago LGBT Hall of Fame in 1997. 'She created that housing, as well as affordable housing for immigrants and refugees, in the spirit of inclusion and diversity over NIMBYism.

"Mrs. Smith also helped create three federally recognized historic districts in her ward to help preserve the character of its neighborhoods." (Dudek, Chicago Sun-Times, 8/6/24)

Ward Miller and Preservation Chicago worked closely with Mary Ann Smith for decades. She was a tireless, visionary with the perseverance to get hard things done. She was an extraordinary leader who will be deeply missed.

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)



161 E. Erie St, River North. Photo credit: Loop Net



161 E. Erie St, River North. Photo credit: Loop Net

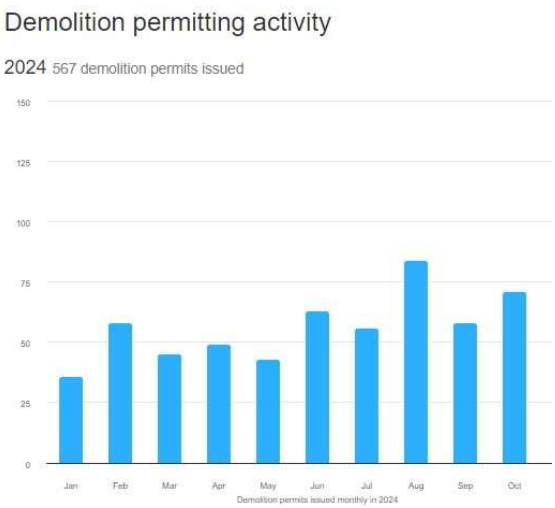
Address: 161 E. Erie St, River North
#101056515
Date Received: 07/30/2024
Ward: Ward: 42nd Ald. Brendan Reilly
Applicant: Atlas Industries, Inc. C/O Roanne Rebenson
Owner: Johnson O'Connor Research Foundation C/O Ann Steiner
Permit Description: Demolition of a four-story, brick and stone commercial building.
Status: Permit withdrawn on 09/27/2024

LOSS: Spotlight on Demolition October 2024

- Ruby Cleaners, 2801 W. Montrose, Ravenswood
- Our Lady Of Fatima, 3051 N. Christiana, Avondale
- 3140 S. Canal Street, Bridgeport
- 6137 W. Diversey Avenue, Belmont Cragin
- 1317 W. Wrightwood Avenue, Lincoln Park
- 3442 W. Jackson Boulevard, Garfield Park
- 2050 W. 21st Street, Pilsen
- 1137 W. George Street, Lake View
- 4243 N. Damen Avenue, Ravenswood
- 3619 N. Hoyne Avenue, Lake View
- 3754 N. Claremont Avenue, Lake View
- 3844 N. Bell Avenue, Lake View
- 6658 S. Harvard Avenue, Englewood
- 2438 W. Berteau Avenue, Horner Park
- 3311 N. Seeley Avenue, Lake View
- 2127 W. Dickens Avenue, Bucktown

“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 71 demolitions during October 2024 at Chicago Cityscape's Demolitions Tracker]

Chicago Cityscape





Ruby Dry Cleaning Building, 2801 W. Montrose Avenue. Demolished October 2024. Photo credit: Google Maps

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





Our Lady of Fatima Church, 1956, 3051 North Christiana Avenue. Demolished November 2024. Photo credit: Building Up Chicago

Demolition Permit Issued For Our Lady Of Fatima Church At 3051 North Christiana Avenue In Avondale, Daniel Schell, Chicago YIMBY, 10/31/24



3140 S. Canal Street, Bridgeport. Demolished October 2024. Photo credit: LoopNet



6137 W. Diversey Avenue, Belmont Cragin. Demolished October 2024. Photo credit: Google Maps



1317 West Wrightwood Avenue, 1870s. Demolished October 2024. Photo credit: Peter Fynmere

Demolition Underway At 1317 West Wrightwood Avenue In Lincoln Park, Daniel Schell, Chicago YIMBY, 10/29/24

New Construction Permit Issued For 1313 West Wrightwood Avenue In Lincoln Park, Max Gillespie, Chicago YIMBY, 10/27/24

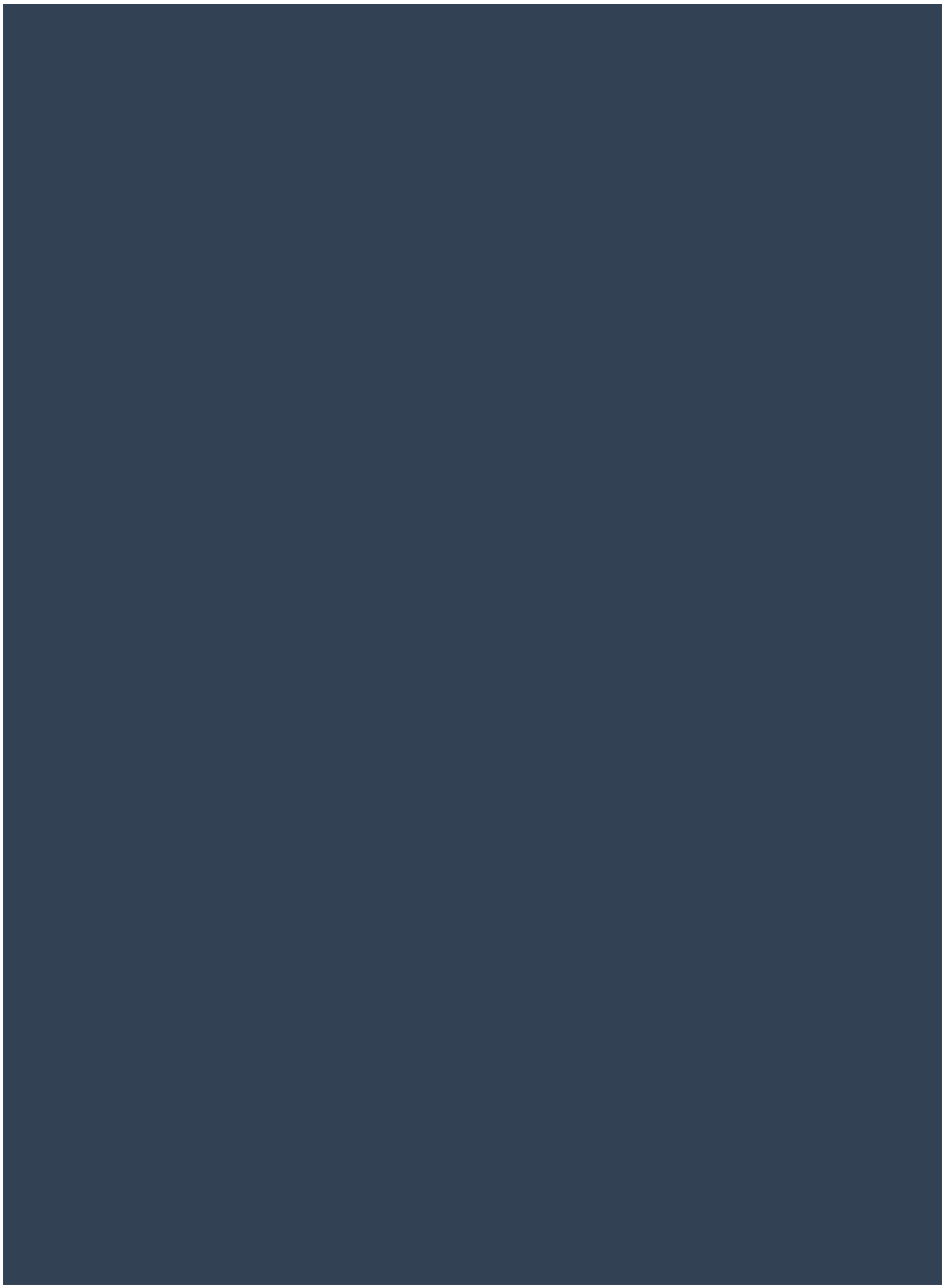


3442 W. Jackson Boulevard, Garfield Park. Demolished September 2024. Photo credit: Debbie Mercer

Fire guts architecturally striking graystone on Chicago's West Side, Adam Harrington and Stacy Friedman, CBS News Chicago, 9/5/24

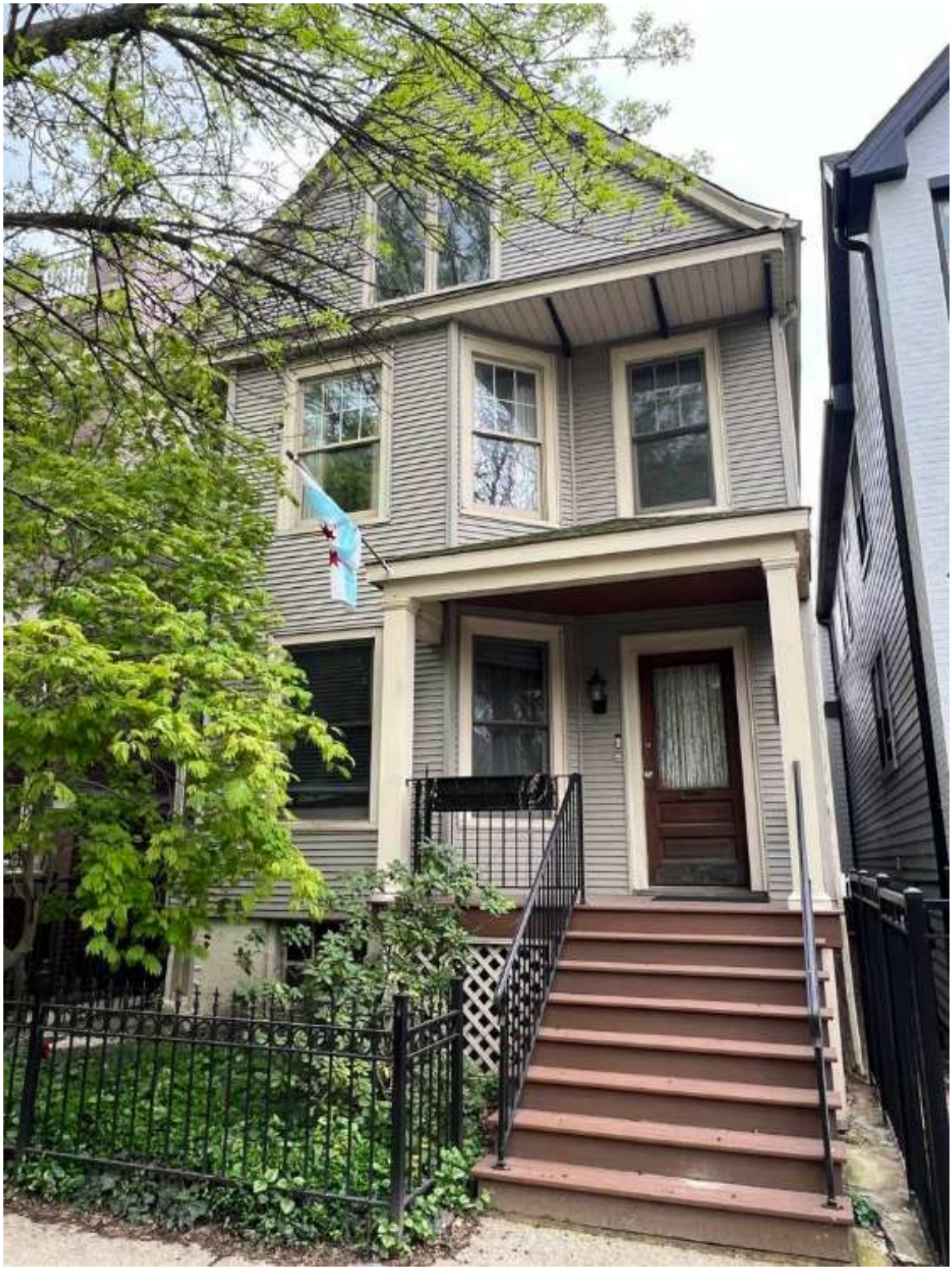
Emergency demolition permit issued for fire-damaged 3442 West Jackson Greystone, Daniel Schell, Chicago YIMBY, 10/19/24

3442 W. Jackson Blvd Listing





2050 W. 21st Street, Pilsen. Demolished October 2024. Photo credit: Google Maps



1137 W. George Street, Lake View. Demolished October 2024. Photo credit: Redfin



4243 N. Damen Avenue, Ravenswood. Demolished October 2024. Photo credit: Redfin



3619 N. Hoyne Avenue, Lake View. Demolished October 2024. Photo credit: Redfin



3754 N. Claremont Avenue, Lake View. Demolished October 2024. Photo credit: Redfin



3844 N. Bell Avenue, Lake View. Demolished October 2024. Photo credit: Google Maps



6658 S. Harvard Avenue, Englewood. Demolished October 2024. Photo credit: Google Maps



2438 W. Berteau Avenue, Horner Park. Demolished October 2024. Photo credit: Google Maps



3311 N. Seeley Avenue, Lake View. Demolished October 2024. Photo credit: Google Maps



2127 W. Dickens Avenue, Bucktown. Demolished October 2024. Photo credit: Google Maps

Preservation in the News

MAS CONTEXT: A History of Preservation in Chicago



60 East Lake Street Parking Garage, Chicago. Photo Courtesy: Tigerman McCurry Architects

"Preservation in Chicago has a complicated, multidimensional nature. Preservation is a field of practice, a function of government, and an activist movement. In Chicago, each of these components have come together to determine how the built environment expresses the city's history, culture, and growth. That history is then used to determine what's worth saving—and what is not. These components often work imperfectly or unevenly, are deployed differently across individuals and institutions, and have changed in conception over time. Preservation has empowered Chicago to see its unique position within the scope of architecture worldwide, but has also formed the feeling of individual blocks at the neighborhood level.

"While much study has gone into uncovering and interpreting the history of architecture in Chicago, the history of preservation in the third most populated city in the US, and relatively one of the nation's youngest at just 187 years old, has been given considerably less attention. This is due in part to the fact that preservation is oriented around the development of historical narratives about structures and places as a means to prove that those structures and places are worth preserving. Once that case is made, the need to understand what happens after becomes less urgent.

"In 1960, it was announced that the 1892 Garrick Theatre, designed by Louis Sullivan, was to be sold by its owner, the Balaban & Katz Corporation.14 Citing the building's uneconomical operating expenses, office tenants were cleared from the building, and it went up for sale for redevelopment. Members of the public and elected officials, including then-5th Ward alderman Leon Despres, voiced their opposition to the demolition of the building, including photographer Richard Nickel, a subject matter expert on the work of Louis Sullivan, who would supply the Commission on Chicago Landmarks with both information and photography for early landmark designations. In June 1960, Atlas Wrecking Company applied for a permit to demolish the building, with the Commission deciding to not intervene. 'We have found,' the commission stated, 'that it is not feasible to press for the retention of the Garrick. The office building has proved to be uneconomical for the owners to operate for some years. The design of the theater is such that it is virtually impossible to adapt it to the present wide screen requirements of a motion picture house.'

"On June 13, a rally was organized by Richard Nickel to draw public attention to the Garrick's plight. Two days after, on June 15, Mayor Richard M. Daley met with the Commission, the Chicago Chapter of the American Institute of Architects, the Society of Architectural Historians, and representatives from Balaban & Katz to discuss ways that the building could be saved from demolition. The creation of a committee delayed the demolition of the building, and the owners took the city to court. In November 1960, the court ruled that the city building commissioner acted illegally by not issuing the permit, citing that there was no provision in the law to give the city the power to withhold demolition. Demolition of the Garrick Building began in January 1961 for a five-story parking garage."

Read the full story at MAS CONTEXT

A History of Preservation in Chicago, Elizabeth Blasius, MAS CONTEXT, 9/23/24





CHICAGO SUN-TIMES: Planted with love nearly 50 years ago, 54-foot blue spruce will be Chicago's official Christmas tree



Martin Kimbell Jr. House at 2525 N. Kimball Avenue prior to renovation with blue spruce. Photo credit: Google Maps



"Sarah Holden and her husband, Dave Shaddick, their daughters, Hazel and Pearl, as well as three cats and three lizards, are about to move a few blocks from their current home and into the historic Victorian — their dream home — after three years of renovations.

"The tree, a blue spruce, was planted when the previous owner, Jim Mulligan, moved into the home in 1976. He was part of a succession of home owners who were all known by a single name. Before it was the Mulligan house, it was the Thornton house and belonged to longtime neighborhood physician Francis E. Thornton.

Before him, it was occupied by the man who built the home in 1899, Spencer Kimbell, whose father, Martin Kimbell, was a pioneer when he moved to the area now known as Logan Square from New York in the 1830s. Back then it was part of Jefferson Township, before becoming part of Chicago in the late 1800s.

"City officials gave the Kimbell family a nod by naming a street in their honor, but when street signs went up, the name was misspelled as Kimball.

"'The story goes that one of Martin Kimbell's sons went around with a bucket of paint and painted an E over all the A's,' said Ward Miller, executive director of Preservation Chicago.

"But the wrong name remains, and in the coming days the tall pine tree on Kimball will no longer be a geographic marker for folks in the neighborhood, but the beautifully restored Victorian home behind it will surely become one.

"An honorary street sign honoring Mulligan is set to go up later this year in the 2500 block of North Kimball." (Dudek, Chicago Sun-Times, 11/1/24)

Read the full story at Chicago Sun-Times

Planted with love nearly 50 years ago, 54-foot blue spruce will be Chicago's official Christmas tree; Jim Mulligan's kids would hide behind the tree, which grew tall next to a historic home in Logan Square where they once lived. The new owners of the house aim to honor his memory by donating the massive tree to the city, Mitch Dudek, Chicago Sun-Times, 11/1/24

Chicago's Christmas Tree Is a Logan Square Original, 53-Foot Spruce Will Soon Light Up Millennium Park, Patty Wetli, WTTW Chicago, 11/1/24

Planted with love nearly 50 years ago, 54-foot blue spruce will be Chicago's official Christmas tree; Jim Mulligan's kids would hide behind the tree, which grew tall next to a historic home in Logan Square where they once lived. The new owners of the house aim to honor his memory by donating the massive tree to the city, Mitch Dudek, WTTW Chicago, 11/1/24

Chicago Tribune: As the Morton Salt complex was given a new life, a photographer captured the transformation



From "The Salt Shed: The Transformation of a Chicago Landmark" by Sandra Steinbrecher. The 4.2-acre industrial site alongside the Kennedy Expressway was first built in 1929 and is now a music venue, opening for its first concerts in 2022. Photo credit: Sandra Steinbrecher / Trope Publishing



From "The Salt Shed: The Transformation of a Chicago Landmark" by Sandra Steinbrecher. The 4.2-acre industrial site alongside the Kennedy Expressway was first built in 1929 and is now a music venue, opening for its first concerts in 2022. Photo credit: Sandra Steinbrecher / Trope Publishing



From "The Salt Shed: The Transformation of a Chicago Landmark" by Sandra Steinbrecher. The 4.2-acre industrial site alongside the Kennedy Expressway was first built in 1929 and is now a music venue, opening for its first concerts in 2022. Photo credit: Sandra Steinbrecher / Trope Publishing

"She never intended to become a photographer but that is what Sandra Steinbrecher is and in her new book 'The Salt Shed: The Transformation of a Chicago Landmark,' she shows herself to be an extraordinary one.

"'There is not a day, not one day over the last three years that I have not thought about this place, whether I was on site or not,' she says. 'From the first photo, it seemed momentous to me. But I never imagined how much work it would be. This is a Chicago story, but I think it could, or should, resonate with other cities, as all communities have to figure out how to manage their empty or abandoned buildings'

"The Salt Shed, as many of you likely know because millions of you have seen it while driving along the Kennedy Expressway, is the indoor and outdoor music venue and entertainment complex on Elston Avenue north of Division Street along the banks of the Chicago River. It was, for most of the previous century since being built in 1929, the operation of the Morton Salt Company, its charming little girl logo on the rooftop visible for all to see.

"That Morton Salt girl, who Steinbrecher refers to as the 'beloved Umbrella Girl,' is on the cover of her book, one of the 130-some stunning photos that capture the transformation, the rebirth actually, of this slice of the city.

"She started coming to the site as soon as she heard about what was taking place there. She was soon granted permission by the folks at Blue Star Properties and 16” on Center, the firms remaking the property, and began to regularly visit.

"'I was embedded there, going three or four days a week,' she says. 'I did not interfere, the idea was to become invisible. But many of the people seemed eager to talk about their work. They had never been asked before.'

"There is an intimacy to her photos, an appreciation of the beauty of the environment and the commitment of the people working there. Her photos provide an intimate and powerful portrait of place. They grab your eyes, spark your mind.

"There are some words in the book too and some of the words are hers, as in a snappy introduction, where she writes, in part, about an experience that was 'powerful and poignant, seeing something new created out of something old, restored rather than demolished.'

"Other words come from her throughout and others are in a foreword by my former colleague and syndicated columnist Heidi Stevens, who writes in part, 'To love a place fully, to know a place truly, we need to know its past.'

"Words come from historian Paul Durica: 'Today, the shed is as much a part of the city’s landscape as the Sears Tower. And like the tower, it’s difficult to imagine Chicago without the Morton salt shed.'

"Ward Miller, executive director of Preservation Chicago, writes in part: 'It is remarkable how Chicago transforms and reinvents itself.'

"Yes it is, but so often the past is obliterated, buildings disappear. That’s why, Steinbrecher says. 'My goal was to make historic preservation come alive.'

"She tells me, 'I think it’s important that we nurture or encourage people to have the creative vision for how to preserve and revitalize our buildings and spaces, plus ensure that we have people who have the skills and craftsmanship to do the labor.'

"'Yes, it was difficult to edit the photos and I will tell you that it broke my heart to leave some out of

Chicago Reader: A sign of the times: Vintage signs hold community and artistic value. Amid changing neighborhoods, they’ve become increasingly endangered



Bridgeport Restaurant, Since the 1940s, Bridgeport Restaurant, 3500 S. Halsted Street. Photo Credit: Ariel Cheung / Block Club Chicago





The Ramova Theatre's blade and marquee signs were restored to their original splendor as part of a massive overhaul. Credit: Shira Friedman-Parks / Chicago Reader



The Grace's Furniture sign in Logan Square. Vintage business signs have become beloved community landmarks. Photo credit: Shira Friedman-Parks / Chicago Reader

"For decades, the Bridgeport Restaurant sat at the corner of 35th Street and Halsted, its bold red sign hugging the building, serving as an unofficial welcome to the neighborhood. Since the owners retired in 2022, the restaurant sat empty, but the sign persisted.

"Fitted with chrome accents and adorned with marquee lights, it featured 'Bridgeport' in swooping cursive and 'Restaurant' in bold block lettering, once illuminated by neon. Its concave rectangles advertised fountain drinks, pancakes, malts, steaks, and chops.

"Once an iconic neighborhood landmark, the sign no longer looks over the corner spot it occupied for more than a half-century. The space that once housed the diner has made way for Stussy's, a new restaurant that opened in August. The owners of Stussy's elected to craft a 50s- and 60s-inspired retro diner aesthetic, yet in the process of doing so, removed an original piece of history from that time.

"Ward Miller, executive director of Preservation Chicago, tells the Reader, "There's challenges, and sometimes these signs require a lot of work and a lot of maintenance. But it would be wonderful if somehow [the Bridgeport Restaurant] sign were preserved.

"Just a few doors down from Stussy's, the historic Ramova Theatre, first opened in the late 1920s, underwent a colossal restoration to its original splendor.

"After sitting empty for more than 30 years, collecting dust and in desperate need of repair, the husband-and-wife team of Emily and Tyler Nevius took on the massive project to restore the Ramova—including its two vintage signs—to its former glory.

"The neon signs are now back in business, turning the chapter from a dormant era on the South Halsted corridor to one of blossoming revitalization. 'There are so many neighbors who stop in and tell us how much it means to them to see the signs relit and to see Halsted lit up again,' says Emily Nevius.

"In 2015, Preservation Chicago included neon signs on its most endangered list, an annual list that highlights seven buildings or architectural elements in Chicago at risk of being destroyed or removed. 'Bending neon or making signs or putting together graphics for an institution or a business or a restaurant is really a work of art,' says Miller. 'It's a great craft, and I think so many of us understand that now in this day and age.'

"Long after they're no longer operational, businesses' signs hold sentimental value for the neighborhood and community. In the heart of Logan Square, the iconic Grace's Furniture sign has been a stalwart of the neighborhood for over 70 years, even though the property has been vacant for over 20 years. The sign, with its playful yellow swirl at the top that straightens into an arrow, stands more than 40 feet tall and looms over Milwaukee Avenue. Preservation efforts by the building's new owner stalled because the previous owners let signage permits expire, which proved to be a complicated legal hurdle.

"The Grace's Furniture debacle inspired a new city ordinance that was passed last year. It allows for the in situ preservation of vintage signs with "significant iconic or cultural value that contributes to the distinct visual identity and character of the neighborhood, community, or City as a whole."

"Miller has his own personal collection of signs from buildings and businesses around Chicago, some of which predate 1900. One of the signs in Miller's collection comes from an ice cream parlor he frequented as a child, called Ting-a-Ling, located at North Division and Dearborn. It's now a Walgreens.

Given that so few signs have lasted, he says, "it makes those that have survived the test of time landmarks in our community, and even more important." (MacClure, Chicago Reader, 9/18/24)

CBS: Chicago Hauntings: Historical ghosts at the massive nightclub that once housed the Chicago Historical Society



Old Chicago Historical Society, 1892, Henry Ives Cobb, 632 N. Dearborn St. Photo credit: Google Maps



"The old Chicago Historical Society building at 632 N. Dearborn St. in River North is a bracing edifice—with its granite cladding and architectural features that might suggest a fortress or an armory.

“And as a plaque right on the exterior wall notes, the building started out as the Chicago Historical Society—now called the Chicago History Museum—before that institution moved to its current location at 1601 N. Clark St. at the south edge of Lincoln Park.

"Constructed in the Romanesque Style 1892, architect Henry Ives Cobb’s 'mission was to design a fireproof headquarters for the Chicago Historical Society. The original and purportedly fireproof Historical Society building at the very same site burned to the ground during the Great Chicago Fire in 1871—destroying all its historical artifacts and possessions and all its records. President Abraham Lincoln's Emancipation Proclamation manuscript was among the items at the Historical Society that were lost in the Great Chicago Fire.'

“Rock-faced red granite from Wisconsin was used for the exterior of the building, steel for the interior, the Chicago Tribune reported in 1896.

“Inside, this new building featured a grand staircase featuring medallions showing the heads of explorers and Indigenous people who had lived in Illinois, and bas reliefs showing Père Jacques Marquette's explorations along the Fox, Wisconsin, and Mississippi rivers, according to archive news reports. A relief of Père Marquette and fur trader Louis Jolliet on their expedition still graces the entryway to the building.

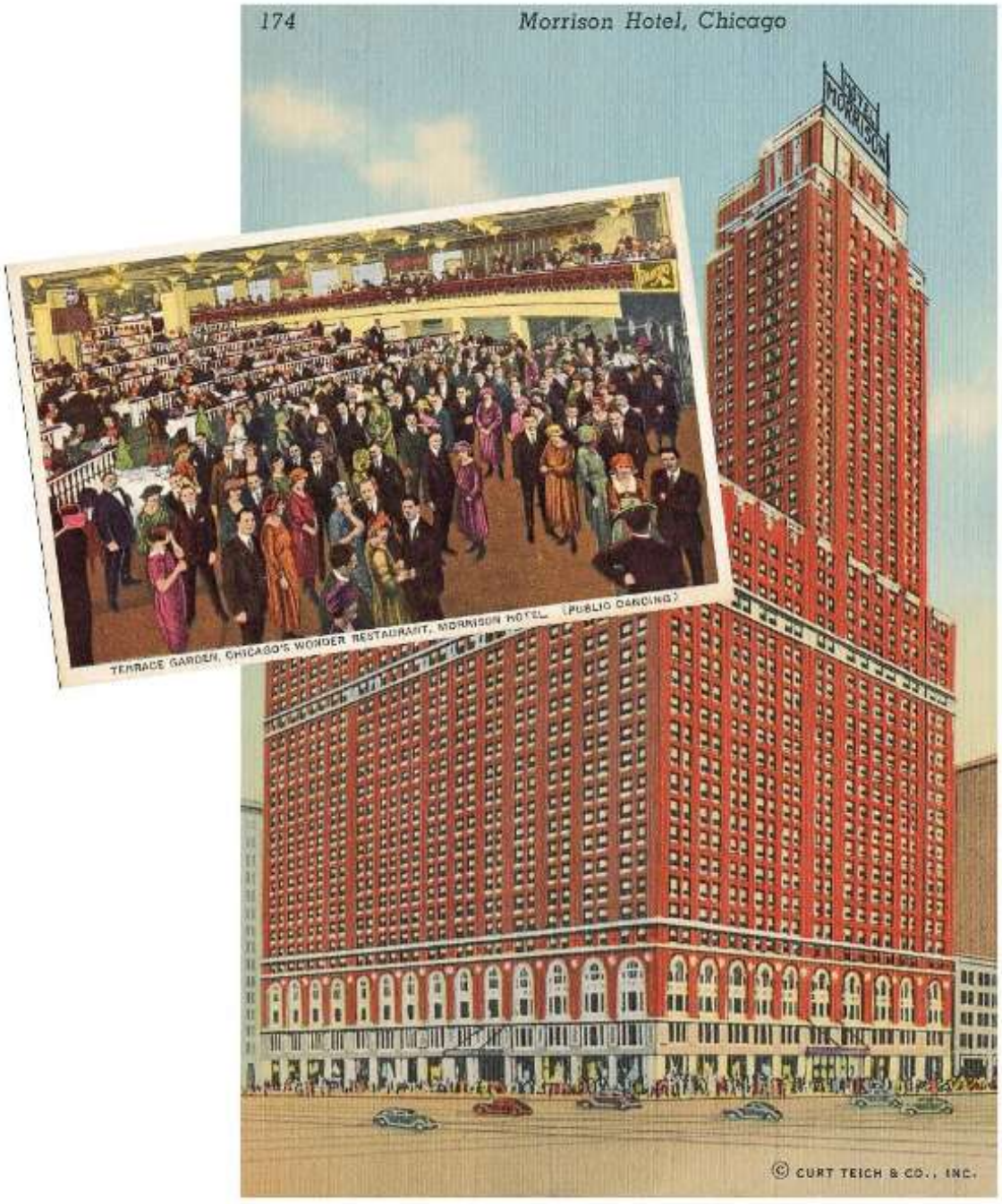
"Besides its amazing history and architecture, the structure is also known for a number of hauntings and paranormal sightings with ghost hunters believing it may be related to either fatalities from the Great Chicago Fire of 1871 or what is considered the city’s first official murder victim, French-Canadian fur trapper and trader Jean Lalime." (Harrington/Tyson, CBS Chicago, 10/28/24)

Read the full story at CBS Chicago

Chicago Hauntings: Historical ghosts at the massive nightclub that once housed the Chicago Historical Society, Adam Harrington, Blake Tyson, CBS Chicago, 10/28/24



Chicago Magazine: The Enchanted Life of a Hotel; To know the history of the Morrison is to know the history of this city



In its heyday, the Morrison, which in 1925 touted itself as the world's largest and tallest hotel, was the spot to be seen. Image credit: (Terrace Garden) Mary L. Martin Ltd.; (hotel) Chicago Public Library/Special Collections / Chicago Magazine

"As long as I can remember, Chicago has been besotted by the size of its monuments. Biggest. Tallest. Busiest. This makes the Morrison Hotel — the tallest iteration of which, if it still stood, would have turned 100 next year — twice blessed. At one point, it was the tallest hotel in the world. At another, it was the tallest building ever torn down in America.

"The earliest iteration of the Morrison Hotel was a three-story structure with 21 rooms. It looked like something out of the Old West, a raw dive in a frontier town. The saloon was spittoons, fistfights, and men playing faro.

[After the Great Chicago Fire,] “Orsemus Morrison rebuilt the hotel, then deeded it to his nephew, who sold it to an Indian-born businessman named Harry Moir, who, as was the spirit of the age, renovated, renovated, and renovated again.

"By 1918, the Morrison was 21 stories of luxury: 650 rooms, each with a valet-summoning bell, an en suite bath, and views of the city, the lake out this window, the slaughter yards out that. Smoke rose above the U.S. Steel yard in Gary, the stacks belching out flame. The trains arrived all through the night.

"Moir added the hotel’s 46-story tower in 1925. With more than 2,000 rooms by 1935, the Morrison had become a nexus of Chicago’s social and psychic life, one of the first things travelers saw as they approached from the east, a brick tower rising like Vesuvius from the bottom of the sea.

“The Morrison, which, at some point, changed its name to the Chicagoan, was the Hancock of its time, the Sears Tower. It was the exclamation point that punctuated everything. Then it wasn’t. The rooms, which had been the most modern, the ballrooms, which had been the biggest, the nightclub, which had been the highest, were suddenly passé, superannuated.

"As the 1940s turned into the 1950s, then into the 1960s — it never goes the other way — the hotel, which had been a gem, vanished beneath a forest of even taller towers, just as the ground of the lot had once been overshadowed by oak trees. Rooms that had been state of the art suddenly seemed frowzy.

“It had been the headquarters of the Democratic machine since the 1930s. The original Mayor Daley remained a presence in 1965, making deals and pulling strings, when the new owners announced their decision to raze the joint and replace it with the 60-story black monolith that still occupies the site. It was a bank office and remains a bank office: the Chase Tower.” (Cohen, Chicago Magazine, 10/1/24)

Read the full story at Chicago Magazine

The Enchanted Life of a Hotel; To know the history of the Morrison is to know the history of this city, Rich Cohen, Chicago Magazine, 10/1/24

Chicago Legacy Businesses: The Gaslight Club: There’s A Secret Speakeasy In The Middle Of O’Hare — And It’s The Last Of Its Kind



The opulent dining room at the O’Hare Gaslight Club, located on the lobby level of the O’Hare Hilton Hotel, on Oct. 10, 2024. Credit: Colin Boyle / Block Club Chicago

"The Gaslight Club in the O'Hare Hilton Hotel is a relic from Chicago's past. The 1920s-themed restaurant and bar used to have locations across the city and the globe. Now, the O'Hare club is the only location left.

"Patrons no longer need a golden key to get into the restaurant, waitresses wear slightly more modest uniforms and the menu offers more than just steak and a baked potato. But the soul of the Gaslight Club is still alive, said owner Ray Dabizljevic.

"'People walk in here, and they feel really intrigued. It's like stepping back in time,' Dabizljevic said.

"Before there was Hugh Hefner, there was Burton Browne; and before Chicago was home to the very first Playboy Club, there was the Gold Coast Gaslight Club.

"The club was decorated to resemble an early 1900s saloon with ornate red wallpaper, nude oil paintings and live jazz...Outside every club [which grew to 30,000 members across the world] was a gas-lit tavern.

"Though the hotel and the restaurant underwent a total renovation in 1992, the Gaslight Club was made to look almost exactly the same. The old speakeasy is now an art deco dining room, and the gaslit lantern had to be removed, but a grand chandelier, now more than 100 years old, still hangs in the crystal room. One longtime employee, now in her 80s, still sings at the club a few times a week, Dabizljevic said.

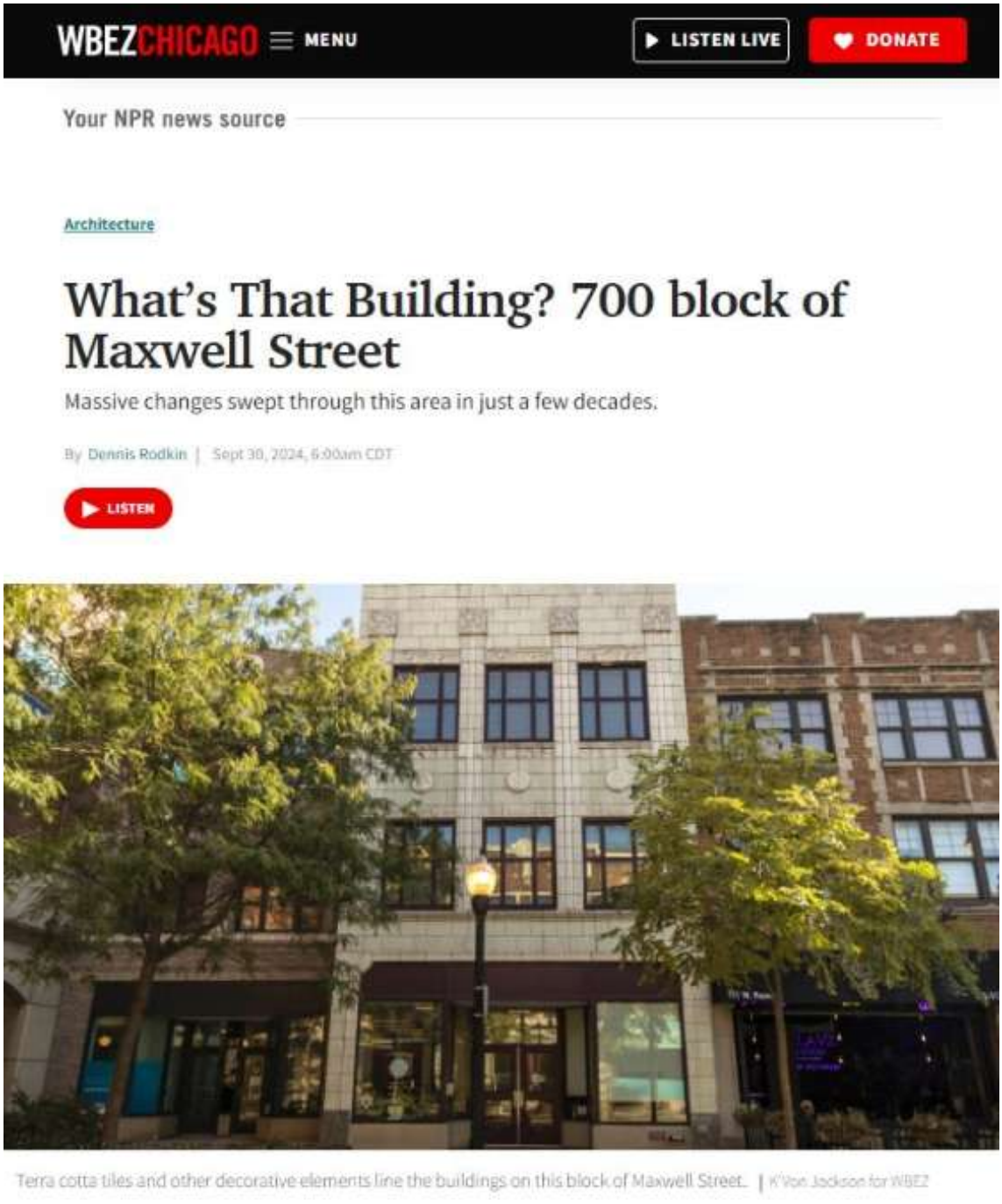
"Because all of the other locations have closed, the O'Hare club is a bit of a hidden gem, Dabizljevic said. He encouraged people to come out and get the full Gaslight experience." (DeVore, Block Club Chicago, 10/18/24)

Read the full story at Block Club Chicago

Chicago Legacy Business: There's A Secret Speakeasy In The Middle Of O'Hare — And It's The Last Of Its Kind; There used to be members-only Gaslight Clubs in cities across the country. Today, only the O'Hare location, which has been around more than 50 years, remains — and you no longer need a key to enter, Molly DeVore, Block Club Chicago, 10/18/24



WBEZ: What’s That Building? 700 Block of Maxwell Street



Terra cotta tiles and other decorative elements line the buildings on this block of Maxwell Street. Photo Credit: K’Von Jackson / WBEZ

"A Maxwell Street block lined with well-preserved facades from the late 19th and early 20th centuries has plenty of designs: Art Deco, terra cotta, initials and owners' names embossed on the stone and a baroque doorway whose arch is held up by two carved cherubs.

"Halsted Street is at the west end of the block and at the east lies the entrance to a parking garage that bridges the street, its archway emblazoned with the words 'Maxwell Street.'

"Enormous change swept through this and nearby blocks of Maxwell Street and the nearby blocks between generations.

"Several of the handsome facades have only been there about 25 years. That includes the one where Woodson's daughter's orthodontist practices at 714 W. Maxwell, a three-story yellow brick building with a pair of stone urns and a stone shield at the roofline. From 1919 until the turn of the 21st century, that façade was around the corner on Halsted Street at 1302 S. Halsted, where there's now the blocklong Thomas Beckham Hall. On its upper three floors is a University of Illinois Chicago dorm for 450 students.

"In the late 1990s, the University of Illinois Chicago completed a massive redevelopment…Part of the area had long been the site of the Maxwell Street Market, a beloved slice of the city known for decades as a bargain-shopping district, a place to hear real Chicago blues performed in the streets and get a Polish sausage sandwich with grilled onions from places like Jim's Original.

"The city moved the Maxwell Street Market out in 1994, in large part to make way for UIC's expansion. By 1999, the university had made a deal to memorialize the market in some way — and did so with the facades.'

"In the late 1990s, preservationists fought UIC's plan to do 'facadectomies' and said the street would look like Disneyland. But then-Mayor Richard M. Daley said in September 1999 that grafting the old facades onto new structures 'is a good compromise' that recognized both 'the contribution of Maxwell Street as well as the redevelopment.'

"The 700 block of Maxwell today is certainly nothing like the crowded, rocking Maxwell Street Market scene in the 1980 Blues Brothers movie, where Jake and Elwood pass through a crowd listening to John Lee Hooker perform on their way to see Aretha Franklin and Matt 'Guitar' Murphy in the Soul Food Café. The scene was filmed a block west, the other side of Halsted, at Nate's Deli, which was there from the 1920s through its closing in 1996 for the UIC expansion.

"None of the buildings seen in the Blues Brothers seem to have made it into the collection of restored facades on the 700 block of Maxwell Street. The facades along the block are cataloged in a walking tour map." (Rodkin, WBEZ, 9/30/24)

Read or hear the full story at WBEZ Chicago

What's That Building? 700 block of Maxwell Street; Massive changes swept through this area in just a few decades, Dennis Rodkin,, WBEZ Chicago, 9/30/24

Chicago Tribune: Northerly Island's potential as an urban oasis goes unrealized as grand plans come and go



Northerly Island. Photo credit: Eric Allix Rogers





Northerly Island. Photo credit: Eric Allix Rogers



Northerly Island Visitors Center, 1961, Consoer & Morgan. Photo credit: Eric Allix Rogers

"Millions of public dollars and lots of planning have been poured into Northerly Island, but the nature preserve was nearly desolate on a sunny Saturday afternoon in late August. Meanwhile, North Side beaches, Grant Park and the Museum Campus were buzzing with locals and tourists alike.

"Matthew Bregg, 33, discovered Northerly Island on a bike ride shortly after he moved to the Lakeview neighborhood two years ago. He said he walks or bikes through the preserve about once a month, and on this most recent expedition, he brought five friends visiting from across the country.

"'It has one of the best views of the skyline. It's just gorgeous,' he said.

"During its colorful history, the manmade island was the center of the Chicago World's Fair from 1933 to 1934, made the short list of potential United Nations headquarters in 1945 and had a stint as an airport for elite business travelers until it was abruptly closed by former Mayor Richard M. Daley in a controversial move in 2003.

"Today, Northerly Island houses a seasonal music venue and the little-known nature preserve. Waves smash against the shore, testing the structural integrity of a manmade seawall. A singular access point makes traffic terrible on concert days and leaves the island eerily quiet otherwise. A century after it was built, Northerly Island exists with no clear purpose.

"The city has wiped its hands, with the Chicago Park District, which oversees the island, declaring itself "proud of the work (it has) done to transform Northerly Island."

"The lone island on the southern end of Chicago's lakefront was supposed to 'belong to the people' and 'be treated as park space," per Daniel Burnham's 1909 Plan of Chicago. The renowned urban designer envisioned it as the northernmost point in a string of manmade islands on a lagoon between Grant and Jackson parks.

"Eleven years after he published his plan and eight years after he died, Chicago voters approved a $20 million plan to dredge the lake and build the 91-acre island. But none of the other islands were built, and Northerly Island was later connected to the Museum Campus, technically making it a peninsula.

"'Northerly Island is critical to the experiential cohesion of the Museum Campus,' said Shedd Aquarium President Bridget Coughlin, citing the campus as a place where people can play, commune with nature and learn. In addition to the aquarium, it's home to the Field Museum of Natural History and Adler Planetarium.

"'The very beauty (of Northerly Island's nature preserve) is that it is natural and remote. The irony is that it's inaccessible.' (Atkins, Chicago Tribune, 9/1/24)

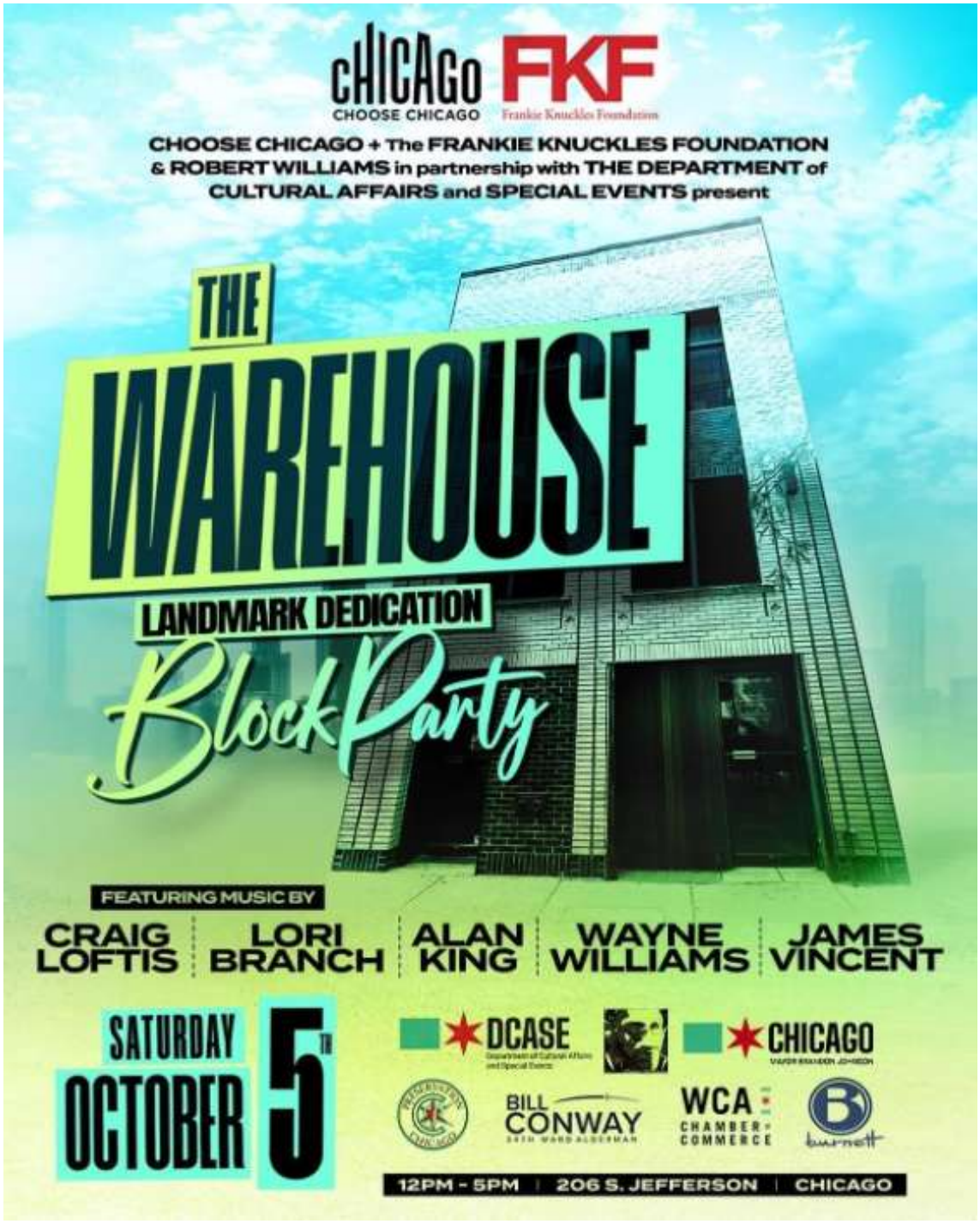
"The concrete and glass midcentury modern Northerly Island Visitors Center would be a key part of the isle's future. Built in 1961 and designed by Consoer & Morgan, it's a nifty-looking time warp of a building.

"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. But it's kind of in sad shape right now.'

"Indeed. Especially after catching fire last Nov. 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.

Preservation Events & Happenings

Warehouse Landmark Dedication Block Party Celebration Delights Visitors on October 5, 2024 (Chicago 7 2023)



Warehouse Landmark Dedication Block Party on October 5, 2024. Image credit: City of Chicago Department of Cultural Affairs



Warehouse Landmark Dedication Block Party on October 5, 2024. Photo credit: Ward Miller / Preservation Chicago



Warehouse Landmark Dedication Block Party on October 5, 2024. Photo credit: Ward Miller / Preservation Chicago



Ward Miller and Robert Williams at Warehouse Landmark Dedication Block Party on October 5, 2024.
Photo credit: Ward Miller / Preservation Chicago



Preservation Chicago Board and Staff Celebrating at the Warehouse Landmark Dedication Block Party on October 5, 2024. Photo credit: Ward Miller / Preservation Chicago

The Warehouse Landmark Dedication Block Party honored the birthplace of house music and recognizes incredible advocacy effort lead by Preservation Chicago to recognize, amplify, and landmark this iconic music venue.

"A custom plaque will be unveiled at the West Loop landmark known as the birthplace of House music during a block party that will also feature DJ sets and a speaking program

"Choose Chicago, the Frankie Knuckles Foundation, Robert Williams, and the City of Chicago Department of Cultural Affairs and Special Events (DCASE) announced today a celebration to honor the iconic West Loop venue The Warehouse, widely considered to be the birthplace of House Music. The Warehouse Landmark Dedication Block Party will take place on Saturday October 5 from 12pm to 5pm on the 200 block of South Jefferson Street (the honorary Frankie Knuckles Way). The event comes as Chicago celebrates the 40th anniversary of House Music and our city's status as the birthplace of the genre. The block party will be free and open to the public with DJ sets by House music legends, food trucks, and a speaking program featuring civic leaders.

"'House music is part of the social fabric of Chicago, and I am thrilled to support The Warehouse Landmark Dedication Block Party,' said Rich Gamble, Interim President and CEO of Choose Chicago. 'As the city's official destination marketing organization, we at Choose Chicago are always highlighting our city's incredible venues, performers, and historical contributions to the evolution of popular music. Fans of electronic dance music have traveled from near and far to visit this historic site for decades, and this dedication will ensure that it will earn its rightful place as a Chicago icon.'

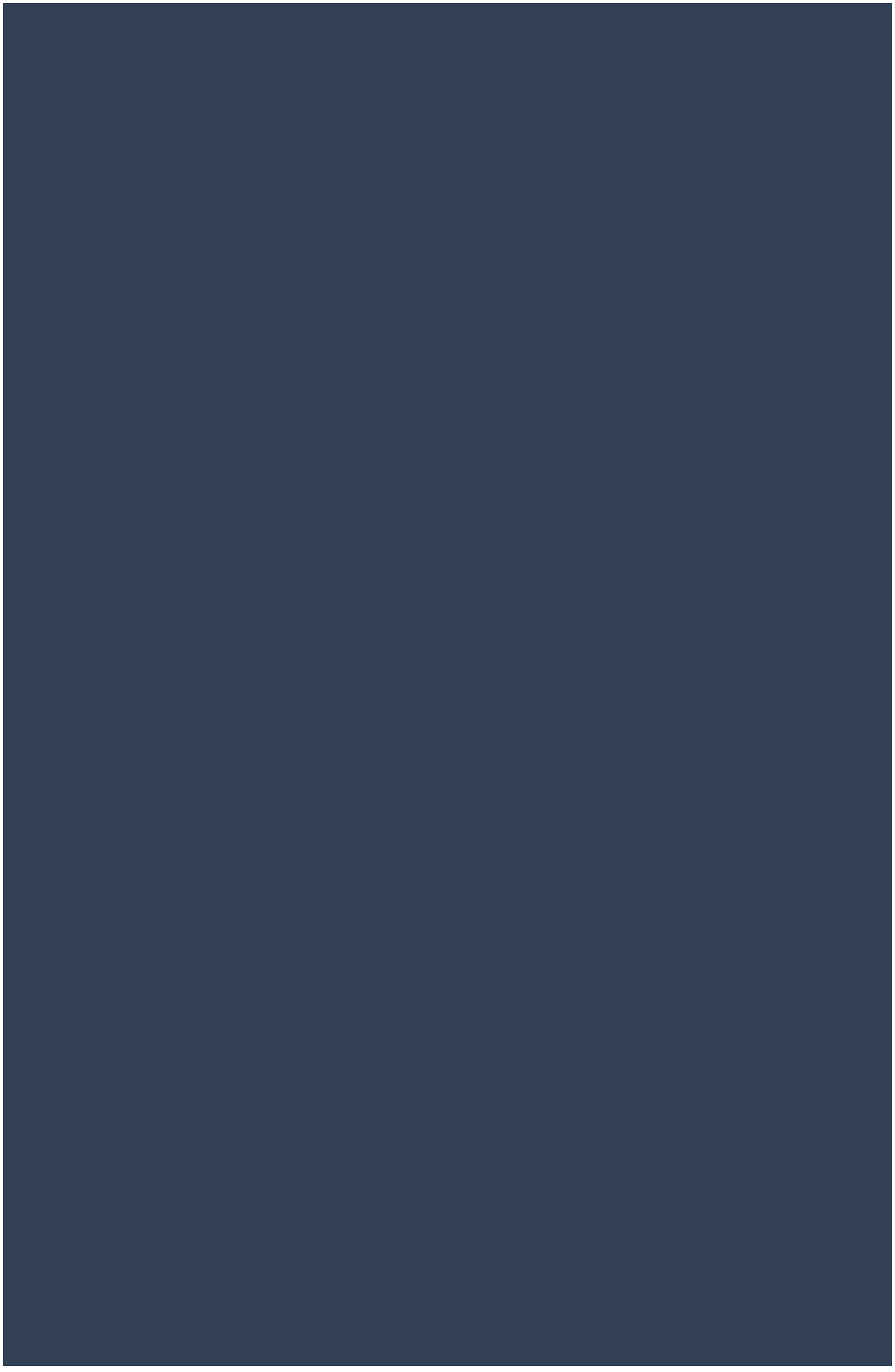
"The event is the official celebration of the landmark designation that was granted last year by the City of Chicago and the Commission on Chicago Landmarks. Landmark status was officially granted for the building located at 206 South Jefferson Street for its unique architecture and significance to Chicago's cultural history. In place of standard landmark signage, a custom plaque is being created by the Englewood Arts Collective, to be unveiled at the Block Party.

"'The significance of the landmarking of 206 S. Jefferson Ave., The Warehouse, as well as the dedication event and block party, play a role in preserving a big part of the history of the city of Chicago and House music in Chicago,' said Robert Williams, long-time House music promoter and co-owner of The Warehouse. 'This site holds immense historical and cultural significance, providing the City of Chicago with a glimpse into the origins of House Music in the past and aiding in building an understanding of the evolution of House Music in our society to the global stage.'

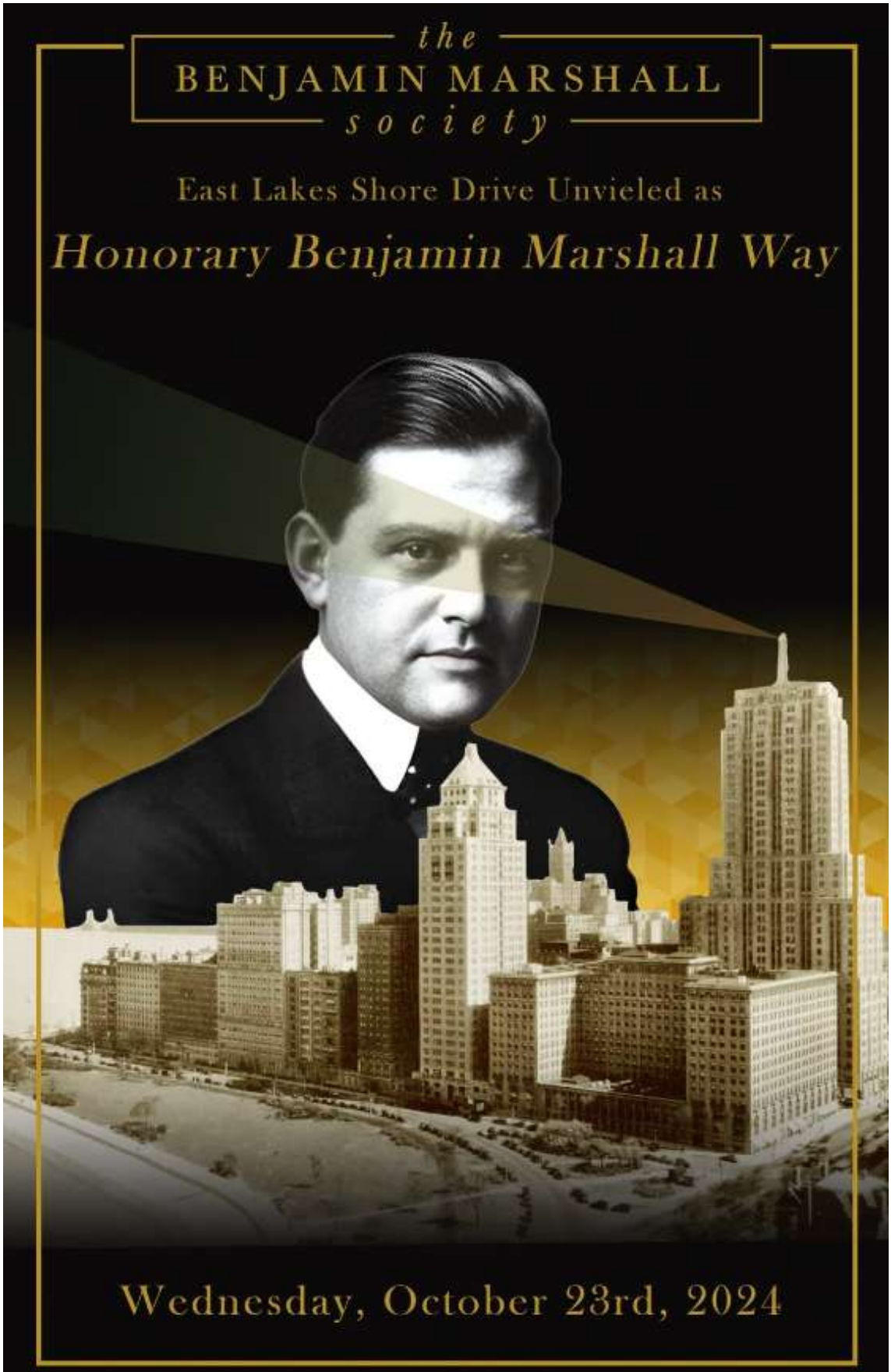
"'The Warehouse relocated to 206 South Jefferson in 1977 from across the street at 555 West Adams when then-owners Robert Williams and Siegfried Schuh envisioned it as Chicago's response to New York City's vibrant dance club scene,' said Frankie Knuckles Foundation Founder and President, Frederick Dunson. 'Williams, persuaded DJ Frankie Knuckles to relocate from New York to Chicago, setting the stage for a transformative musical evolution. Knuckles created House Music by blending elements of disco, funk, and jazz with beats developed on newly available equipment. The term 'House Music' is believed to be derived from the genre's birthplace—The Warehouse.'

"'The Warehouse is a piece of Chicago history,' said DCASE Commissioner Clinée Hedspeth, 'and I applaud our partners at the Commission on Chicago Landmarks for having taken the necessary action to ensure its preservation. It's good to know that future generations will have the opportunity to visit this legendary venue for years to come.'

"In addition to holding a prominent place in the history of popular music, The Warehouse is also widely considered one of the first safe spaces in Chicago for black and brown queer people. At a time when LGBTQ+ individuals were not welcomed at mainstream clubs and bars, The Warehouse served as a haven for those seeking an environment to be themselves and enjoy a dance club



City of Chicago Designates Legendary East Lake Shore Drive as Honorary Benjamin Marshall Way
October 23, 2024





Alderman Brian Hopkins will preside over the unveiling and dedication of East Lakeshore Drive as Honorary Benjamin Marshall Way on October 23, 2024. Image credit: The Benjamin Marshall Society



Ward Miller and Jane Lepauw, President of the Benjamin Marshall Society, during unveiling and dedication of East Lakeshore Drive as Honorary Benjamin Marshall Way on October 23, 2024. Image credit: The Benjamin Marshall Society

"The City of Chicago and the Benjamin Marshall Society, a 501(c)(3) non-profit, will commemorate architect Benjamin H. Marshall (1874-1944) in the historic naming of East Lake Shore Drive as Honorary Benjamin Marshall Way, to be presided over by Alderman Brian Hopkins on Wednesday, October 23rd starting at 5:30 pm, at the corner of East Lake Shore Drive and Michigan Avenue.

"This year marks the 150th anniversary of the architect. A landmark year for Marshall and for the Benjamin Marshall Society, this historic naming ceremony secures Marshall's place as one of the city's great architectural and cultural visionaries whose East Lake Shore Drive launched the development of the Gold Coast neighborhood.

"The architect of the historic Blackstone Hotel, the South Shore Cultural Center, the Edgewater Beach Hotel (non-extant) and Apartments, Marshall was Chicago's celebrity architect of the Roaring Twenties, known as much for his extravagant lifestyle as he was for his elegant classical Beaux Arts designs. With six theaters in Chicago and several across the country, his love of theater and theatrics was often reflected in his hotel designs and even in his own Wilmette mansion which boasted a stage and a fantastical array of themed rooms, a swimming pool in the midst of a giant tropical garden and it was there that he entertained society elite, Hollywood celebrities and high-powered politicos. He even had the visit of the Prince of Wales, future King of England, and of President Hoover. Marshall was a transformative figure in the architectural history of modern Chicago, skillfully blending traditional details with contemporary functionality in his innovative designs.

"His architectural legacy spans many classical genres, showcasing the Italian Renaissance grandeur of the Drake Hotel, the delightful pink fantasy of the Spanish Colonial Revival Edgewater Beach Apartments, the neo-classical Parisian splendor of the residential high-rise at 1550 North State Parkway, the Second Empire panache of the Blackstone Hotel on South Michigan Avenue, and the Mediterranean Revival elegance of the South Shore Cultural Center. From the north end of Lake Shore Drive to South Michigan Avenue, his work embodies a diverse range of styles, each a testament to his versatility and artistic vision. His dedication to urban planning paralleled Burnham's vision for lakefront conservation, fundamentally shaping new urban Chicago. While his portfolio extended from grand hotels and residences to theaters from New York to Los Angeles, his focus was on the city of Chicago. (Meyers, Patch, 10/23/24)

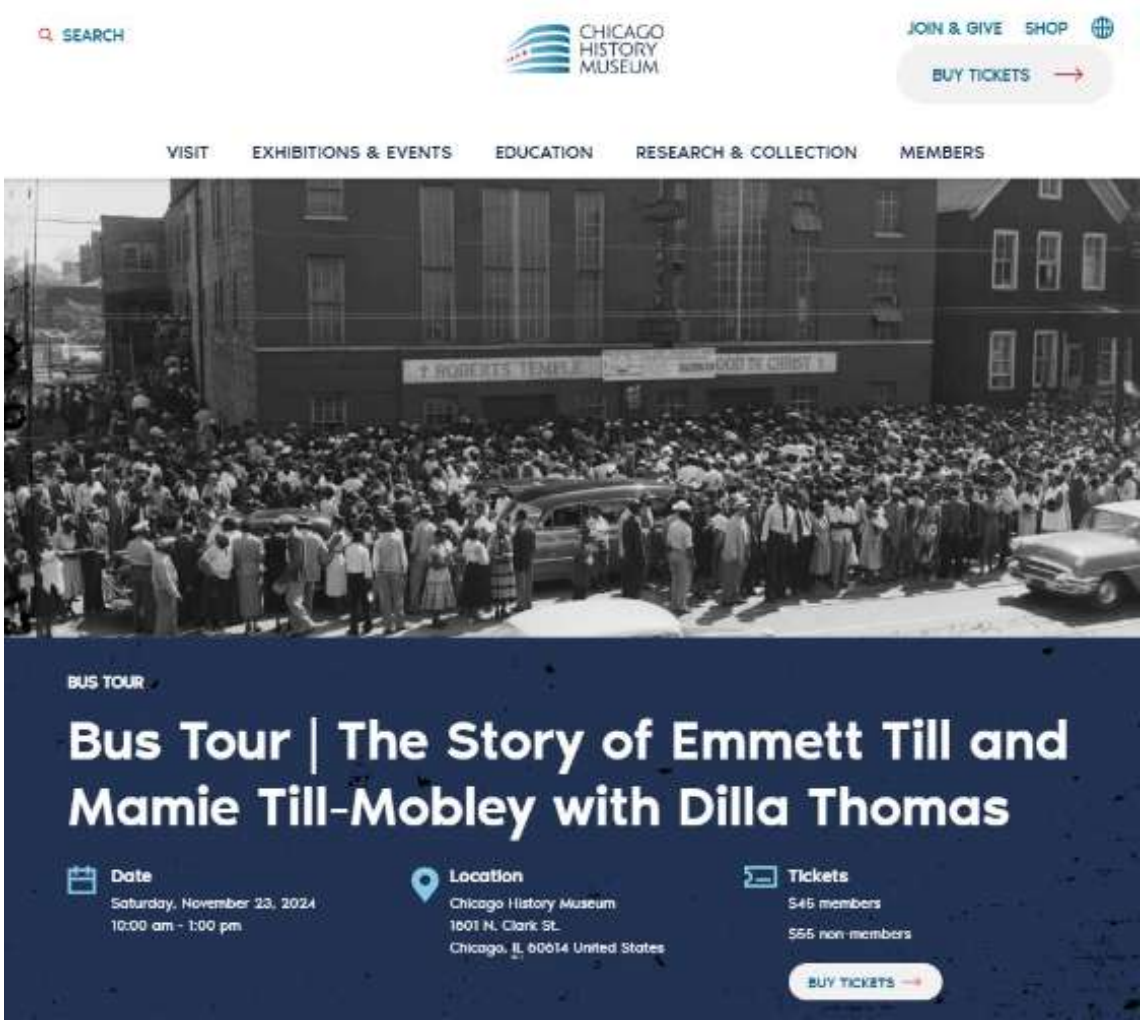
Read the full story at Patch

City of Chicago to designate legendary East Lake Shore Drive as Honorary Benjamin Marshall Way, Will Meyers, Patch, 10/23/24

Honorary Benjamin Marshall Way

The Benjamin Marshall Society

Chicago History Museum presents “Bus Tour | The Story of Emmett Till and Mamie Till-Mobley with Dilla Thomas” Saturday, November 23, 2024



“Bus Tour | The Story of Emmett Till and Mamie Till-Mobley with Dilla Thomas” on Saturday, November 23, 2024 presented by Chicago History Museum. Image credit: Chicago History Museum

"Join Chicago urban historian Shermann 'Dilla' Thomas on an engaging bus tour of key Chicago sites important to Emmett Till's life and that humanize the well-known story of his harrowing death.

"In 1955, news of the tragic, racially motivated abduction and murder of Emmett Till, a 14-year-old African American from Chicago, while visiting relatives in Mississippi shook the nation. Lynchings of African Americans were uncommon enough by the 1950s that the horrific nature of the killing of a young boy permeated the national consciousness. The decision of his mother, Mamie Till-Mobley, to have an open casket funeral and make known the brutality of his murder helped propel the story into people's hearts and minds. Still, the impact of anti-Black racism and white supremacy shaped both legal and public responses to his murder. The following trial of his killers, Roy Bryant and J. W. Milam, and their subsequent acquittal by an all-white jury, Till's story became a catalyst for the next stages of the Civil Rights Movement in the United States.

"As you traverse the city with Dilla, learn about Emmett's early childhood, Mamie's life, and more as you visit sites such as Mamie Till-Mobley's home in Chicago and the Roberts Temple Church of God in Christ where Till's funeral took place." (Chicago History Museum)

Preservation Chicago has played a leadership role in the decades long effort to recognize, honor and protect the memory of Emmett Till and Mamie Till Mobley through Chicago Landmark Designations. Preservation Chicago played an important role in the landmark designation of Roberts Temple in 2006. More recently, Preservation Chicago played an essential role in coordinating all the stakeholders and ensuring that Emmett Till & Mamie Till-Mobley Home finally became a Designated Chicago Landmark in 2021 and we continue to play an active advocacy role.

Bus Tour | The Story of Emmett Till and Mamie Till-Mobley with Dilla Thomas
Saturday, November 23, 2024
10:00 am - 1:00 pm

Chicago History Museum
1601 N. Clark St.
Tour runs 2–3 hours and starts and ends at the Chicago History Museum

Reserve tickets at the Chicago History Museum



MAS Context, Klaus, and 150 Media Stream present “Welcome to Tribuneville: An Imaginary Vision of an Old Chicago That Could Have Been” June 17, 2024 to December 30, 2024



Saverio Dioguardi's arch proposal is visible on the left, in between Adolf Loos' column and the Tribune Tower by Howells and Hood that was actually built. Credit: Klaus, courtesy 150 Media Stream and MAS Context



"'Welcome to Tribuneville: An Imaginary Vision of an Old Chicago That Could Have Been,' a highly detailed drawing of a retro-futuristic cityscape consisting of 60 of the entries from the Tribune competition….currently on display on the crenellated digital screens of 150 Media Stream at 150 N. Riverside on weekdays from 11:00 am to 2:00 pm and Saturdays from 1:00 to 10:00 pm through December 30." (WTTW)

"For Chicago, the most beautiful building in the world." That was the goal of the 1922 Chicago Tribune competition for a new headquarters to be built at the prime location of Michigan Avenue and the Chicago River. An ornate neo-Gothic design by the American architects Raymond Hood and John Mead Howells was chosen and built, but there were 262 other entries from architects both acclaimed and little-known, representing 23 countries. What would Chicago look like if those had been constructed?

This was the vision of 'architectural cartoonist Klaus and presented by 150 Media Stream and the Chicago architectural nonprofit MAS Context,' who created 'a highly detailed drawing of a retro-futuristic cityscape consisting of 60 of the entries from the Tribune competition" that is now on display until the end of the year.

"'Because of the format, because of the animation, because it's done as a cartoon, people who have no knowledge of architecture can come here and be curious,' says Iker Gil, a partner at MAS Context who helped bring 'Welcome to Tribuneville' to 150 Media Stream. 'We're always interested in saying, 'How can we talk about architecture in a different medium? How do we bring that history and that knowledge into public spaces?" he says. 'Welcome to Tribuneville' 'lowers the entry point.'

'The Tribune competition 'is the most important competition in the history of modern architecture,' says Lus-Arana, who is a professor of theory and history of architecture at the University of Zaragoza in Spain…'" (Hautzinger, WTTW, 8/2/24)

Welcome to Tribuneville
150 N Riverside Plaza, Chicago, 2024
Mondays to Fridays: 11:00 AM–2:00 PM
Saturdays: 1:00 PM–10:00 PM

Read the full story at MAS Context and WTTW Chicago

Welcome to Tribuneville: An Imaginary Vision of an Old Chicago That Could Have Been, Klaus, MAS Context

A Cartoonist's Immersive Vision of What Chicago's Architecture Could Have Been Is on Display in One of the City's New Icons, Daniel Hautzinger, WTTW Chicago, 8/2/24

"'Welcome To Tribuneville' Exhibit Envisions What Chicago Could Have Looked Like," Leen Yassine, Block Club Chicago, 10/28/24

DePaul Art Museum presents
“Edgar Miller: Anti-Modern, 1917–1967”
September 12, 2024 to February 23, 2025



The Miller-designed Glasner Studio at 1734 North Wells Street. Photo credit: Alexander Vertikoff / Vertikoff Archive

"Plenty of people start life coloring outside the lines. But sooner or later, the pressures of convention reel them in. It takes an unwavering self-assurance — or blind madness — to stick to one's vision. Edgar Miller was neither a renegade nor an iconoclast, but this multitalented creative refused to be sidetracked by the expectations of others.

"A jack-of-all-trades and master of many, he was an accomplished architect, painter, graphic designer, and muralist. He sculpted in stone and plaster, carved wood, and worked in stained glass. Miller, who died in 1993, has never been forgotten in Chicago, but as with anyone who never fit neatly in a box, it doesn't hurt to shine a light his way from time to time, as the DePaul Art Museum is with the exhibition *Edgar Miller: Anti-Modern, 1917–1967,* on view September 12 to February 23.

"Deploying an aesthetic that embraced a range of styles, from neo-Gothic to art deco, he operated in a kind of William Morris mode, celebrating craftsmanship and reveling in the ability to fashion nearly every aspect of a built environment.

"Arguably the most notable of these are the live-work spaces he created in Old Town: the Carl Street Studios, at 155 West Burton Place, and the Kogen-Miller Studios at 1734 North Wells Street. Miller was a great recycler, and salvaged steel, glass, wood, and stone found their way into these near-maximalist compositions. Compared with the clean-cut philosophy of modernism in the 1920s and '30s, Miller's style was downright bohemian.

"A 1932 Architecture magazine profile described him as a 'modest' artist who 'labors hard and incessantly with an inner satisfaction.' But Miller was no Henry Darger of the design world. He was a regular at both the Dill Pickle Club, a progressive spot that hosted the likes of Margaret Sanger and Clarence Darrow, and the Tavern Club, which counted William Wrigley Jr. among its members.

"He did commercial work for Marshall Field & Company and the Container Corporation of America and designed wallpapers for Bassett & Vollum, several of which are still available today. The DePaul exhibition features a range of Miller's work — sketches and drawings, advertising graphics, tableware, stained glass, and furniture, including a carved wooden bench from the Normandy House, a restaurant on the Magnificent Mile." (Connors, Chicago Magazine, 9/11/24)

Guest curated by Dr. Marin R. Sullivan, Edgar Miller: Anti-Modern, 1917–1967 is the most extensive solo presentation of Miller's work to date and will feature approximately 85 fragments, artworks, graphics, and pieces of ephemera reflecting all facets of Miller's career, including representative examples of his drawing, painting, sculpture, printmaking, illustration and graphic design, textiles, ceramics, jewelry, woodcarving, stained glass, interior design, and architectural projects. Because so much of Miller's career was spent working collaboratively, the exhibition will also include pieces created by some of Miller's colleagues and influential contemporaries, including Hester Miller Murray, Andrew Rebori, and Jesús Torres. (DePaul Art Museum)

Read the full story at Chicago Magazine

Designs for Living; Edgar Miller's many stamps on the city's landscape are showcased in a new DePaul exhibition, Thomas Connors, Chicago Magazine, 9/11/24

Edgar Miller: Anti-Modern, 1917–1967 at DePaul Art Museum

Driehaus Museum presents
“Photographing Frank Lloyd Wright”
October 24, 2024 to January 5, 2025



“Photographing Frank Lloyd Wright” Presented by Driehaus Museum and The Frank Lloyd Wright Trust October 24, 2024 to January 5, 2025. Image credit: Driehaus Museum



Photographing Frank Lloyd Wright
October 24, 2024-January 5, 2025
Presented by Driehaus Museum and The Frank Lloyd Wright Trust

"Frank Lloyd Wright had a lifelong fascination with photography, viewing it as a hobby as well as a way for his architecture to reach a broad public. Photographing Frank Lloyd Wright includes Wright's own photography along with images by the leading photographers who documented his career.

The exhibition presents a concise survey of Wright's architecture and aesthetic and offers insights into how photography influenced public perception of his work. In addition to the architectural photos, the exhibition also includes examples of Wright's decorative designs, demonstrating his concept of design unity."

"When you think of the iconic architect, you think of his signature modern style, but he was also a photographer and documented his work throughout his life.

"Curator David Hanks said some never before seen photos and early sketches of his buildings are on display throughout five rooms and two floors of the Driehaus.

"'We're looking at photographs that Wright himself took. A number of self portraits and of his home in Oak Park and studio. And his photographs are primarily from the 1890s,' Hanks said.

"This is just a small selection of the hundreds of photographs that exist in the archives of the Frank Lloyd Wright Foundation.'" (Fielding, WBBM Newsradio, 10/23/24)

Learn more at the Driehaus Museum website

Display at Driehaus Museum shows never-before-seen photos from Frank Lloyd Wright, Lisa Fielding, WBBM Newsradio 780

The Frank Lloyd Wright Trust website



Wrightwood 659 presents “John Akomfrah: Four Nocturnes” Sept. 27, 2024 to Feb. 15, 2025

WRIGHTWOOD 659 EXHIBITIONS PROGRAMS TICKETS VISIT

John Akomfrah: Four Nocturnes
Sept. 27, 2024–Feb. 15, 2025



1/5 John Akomfrah; "Four Nocturnes," 2019, three channel HD colour video installation, 7.1 sound 50 minutes, installed in "The Unintended Beauty of Disaster," Lisson Gallery, London, 2021.

Wrightwood 659 presents “John Akomfrah: Four Nocturnes” Image credit: Wrightwood 659



"Wrightwood 659 hosts two installations by distinguished artist and filmmaker John Akomfrah, whose work investigates memory, post-colonialism, temporality, and the experiences of migrant diasporas globally. Four Nocturnes is a three-screen video installation which explores the complex relationship between humanity's destruction of the natural world and its self-destruction.

"Using Africa's declining elephant populations as its narrative spine, Four Nocturnes is a meditation on mortality, loss, fragmented identity, mythology, and memory through poetic visuals that survey the landscape of African cultural heritage.

"Four Nocturnes was commissioned for the inaugural Ghana Pavilion at the 58th Venice Biennale in 2019. Toxic Cloud, an installation comprising hundreds of plastic jugs suspended overhead, capturing the sense of our polluted atmosphere, will also be on view at Wrightwood 659."

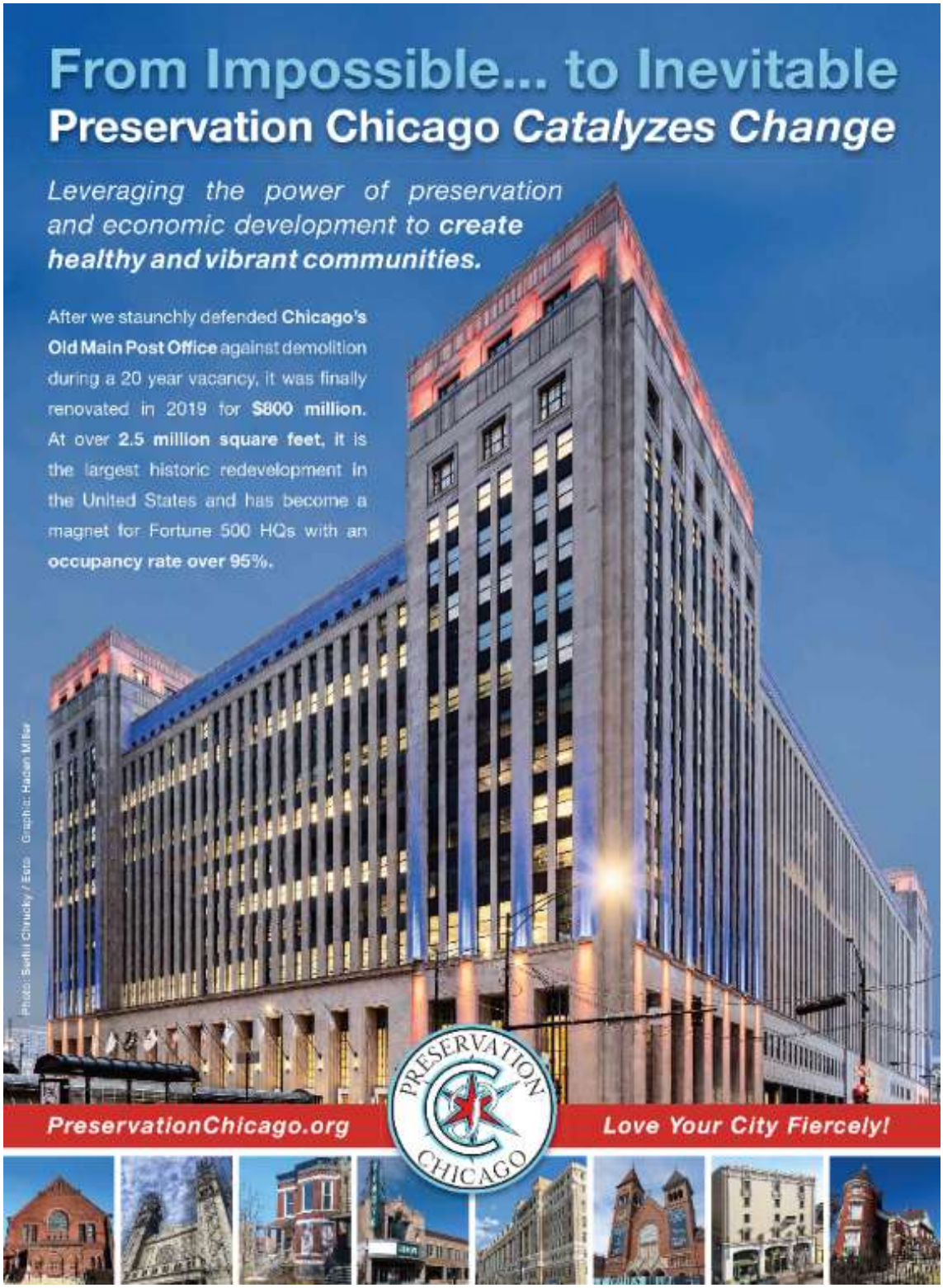
Wrightwood 659 presents
"John Akomfrah: Four Nocturnes"

Sept. 27, 2024 to Feb. 15, 2025
659 W. Wrightwood
Chicago, IL 60614

Learn more at Wrightwood 659 website



Preservation Chicago Featured in Crain's Chicago Business Giving Guide 2024 "From Impossible to Inevitable, Preservation Chicago Catalyzes Change"



From Impossible to Inevitable, Preservation Chicago Catalyzes Change, Crain's Chicago Business Giving Guide 2024. Image credit: Preservation Chicago

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

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

Everything we do is pro-bono. We engage directly to protect historic buildings at their most vulnerable stages and deliver wins at critical times.

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

We seek constructive and collaborative win-win solutions. We are known for our fierce advocacy and our partnership with stakeholders.

The revitalization of historic buildings is a proven and powerful economic engine that anchors reinvestment and catalyzes communities through job creation, heritage tourism and community wealth building. By focusing attention on the significance of historic places, we promote the successes and sacrifices of past generations and inspire Chicagoans to push towards a more just and equitable future.

We focus on creating the stability necessary to secure significant public and private investment. We follow an innovative “Leveraged Impact” model of Amplification, Protection and Investment which helps foster transformational change. Our approach seeks to deploy Chicago Landmark protections against demolition and mobilize public sentiment and goodwill.
We work directly with stakeholders, supporting them every step of the journey until they achieve success. We serve as a partner, advocate, protector and strategist in often complex preservation efforts. We listen, offer advice, make connections, seed media stories, facilitate Adopt-a-Landmark and other funding, and testify as consistent advocates at public hearings or community meetings.

HOW YOU CAN HELP

INVEST: Invest your charitable dollars in a nonprofit that delivers. With your support, we will continue to make Chicago a better city.

LEVERAGE: Preservation Chicago is the rare nonprofit that leverages philanthropic support into tangible community investment. In 2023, with our $0.5 million budget, we catalyzed over $10 million in public funding, which in turn generated over $100 million in private funding in community investment.

CHALLENGE: Ask us the hard questions and give us the opportunity to prove our organizational impact and earn your support.

AMPLIFY: Share the wins, losses and ongoing efforts that interest you by connecting with us on social media and signing up for our month-in-review newsletter.

PARTICIPATE: Host a parlor meeting to hear the dramatic backstories of our advocacy efforts and share in the profound satisfaction of catalyzing lasting change.

DONATE: There are many ways to donate to Preservation Chicago. You can donate annually, donate monthly or donate stock. For larger donations or legacy donations, please contact Ward Miller directly at 312-443-1000. Donate at PreservationChicago.org. Or mail donations to Preservation Chicago, 205 W. Monroe St., #400, Chicago, IL 60606



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

Purchase Chicago 7 posters at Preservation Chicago's Etsy webstore

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

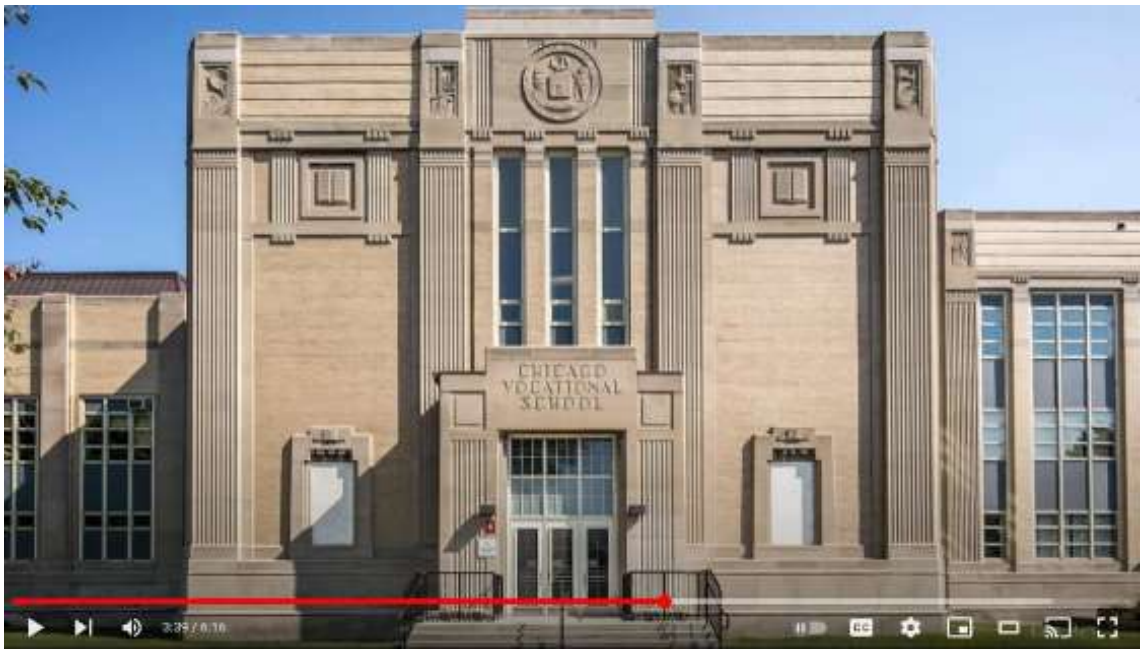
Rosenwald, A film by Aviva Kempner

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)

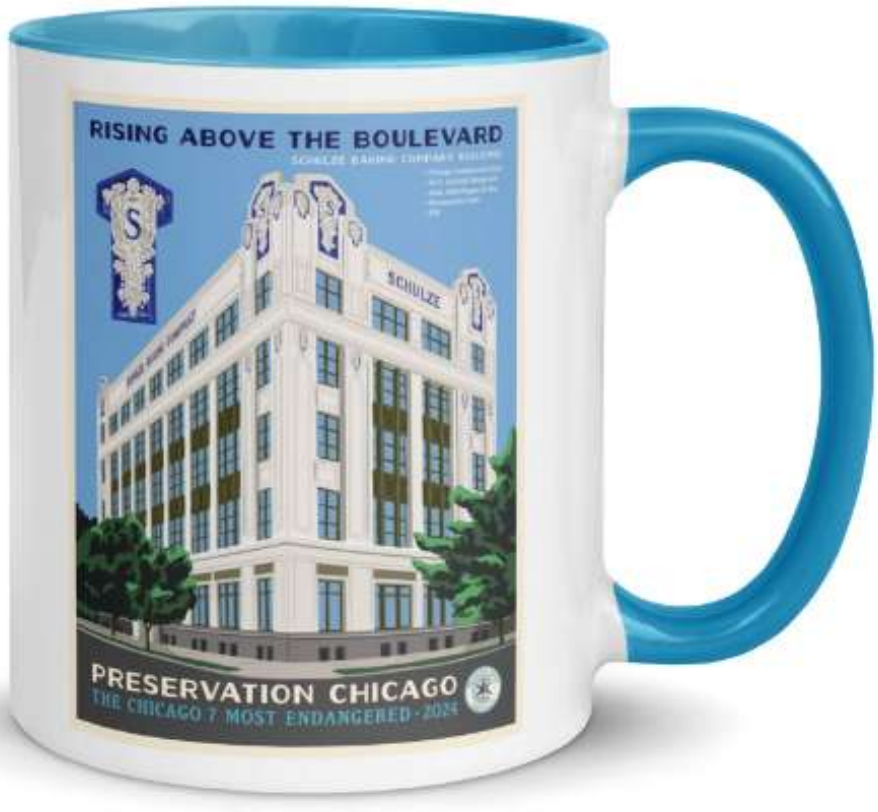


20 Years of the Chicago 7: Incredible Wins, Tragic Losses, and Those Still Endangered. (Length 5:45)
Image credit: Preservation Chicago

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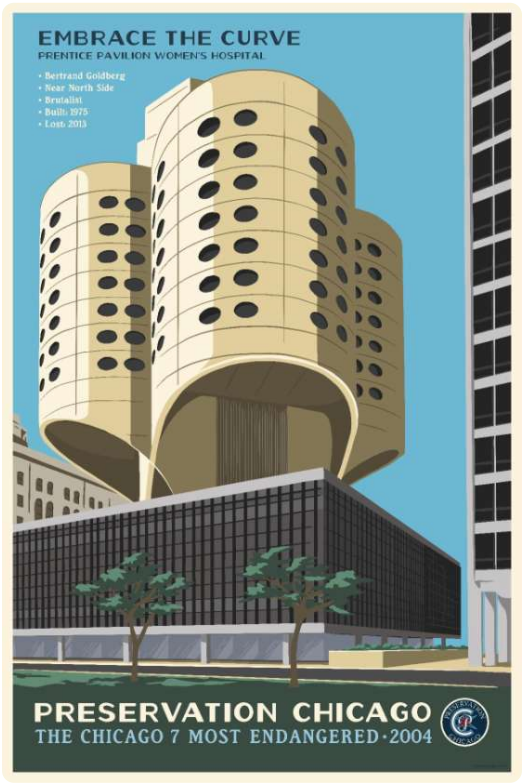
Schulze Baking Company Building, a Preservation Chicago 2024 Chicago 7 Most Endangered Mug

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





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

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

THANK YOU from your friends at Preservation Chicago

Donate 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.