

January 12, 2022

Commission on Chicago Landmarks

c/o Chairman Ernest Wong

City of Chicago

Chicago City Hall

121 N. LaSalle Street

Chicago, Illinois 60603

Re: Department of Planning and Development Report for the Ludlow Typographic Company Building

Dear Chairman Wong and Members of the Commission on Chicago Landmarks,

We at Preservation Chicago, support the Department of Planning and Development's Report and recommendation for the Chicago Landmark designation of the Ludlow Typographic Company Building, located at 2028-2062 N. Clybourn Avenue, Chicago.

The Ludlow Typographic Building, designed by noted Chicago architect, Alfred Alschuler, and with additions by others, is a marvelous three and four-story red-brick structure, with limestone detailing, spanning a block of Clybourn Avenue, between Magnolia and Lakewood Avenues.

The Ludlow's principal architect, Alfred Alschuler, is known for his many fine buildings, with several being Designated Chicago Landmarks, including the former London Guarantee Building, now the London House Hotel, at Michigan Avenue and Wacker Drive, the former Florsheim Shoe Company Building in the Avondale Community, and KAM Isiah Israel Temple in the Hyde Park-Kenwood Community.

We at Preservation Chicago applaud Annexation LLC, and their partnership, along with GREC Architects for their commitment to preserve, restore and repurpose this wonderful example of a historic warehouse building by Alfred Alschuler. This is especially important, as so much of the Clybourn Corridor has been overrun with suburban-style strip malls and such developments are an example of flawed urban planning. So, this wonderful project will be a great example of what a revisioning of historic buildings can provide for a community and the high standards which should be embraced elsewhere along the Clybourn Corridor. In addition, this project will preserve the historic Clybourn Avenue streetwall.

The Ludlow Building also represents a building of significance, which was unfortunately overlooked and not included in the survey of the city's-built environment, known and published as "The Chicago Historic Resources Survey." Conducted between 1983 and 1995, and published in 1996, this survey was a forward-thinking documentation of the City's many great buildings and was envisioned following the

loss of Louis Sullivan's Felsenthal Store, located at 701-709 E. 47th Street, which was overlooked and demolished by its owner in 1982-1983, following a series of code violations pursued by the City of Chicago. This tremendous loss was only recognized by many Chicagoans and the City, following stories in the press regarding the beginnings of the Felsenthal's demolition, and that this structure was indeed, by world renowned architect, Louis Sullivan.

The Chicago Historic Resources Survey (CHRS) was encouraged by longtime Landmark Commissioner and preservationist, Marian Despres and funded by the City of Chicago and philanthropic organizations, including The Graham Foundation and the U. S. Department of the Interior, and administered through the Illinois Historic Preservation Agency (IHPA). However, the CHRS document, while still very helpful, needs to be updated, to include buildings that were overlooked, like the Emmett Till and Mamie Till-Mobley House, The Muddy Waters House and structures like the Ludlow Building. Also, those structures which were considered too new to be surveyed for the CHRS, like the mid-century, modernist and post-modernist buildings. Examples include, Marina City and Hillard Homes by Bertrand Goldberg, the IBM Building and the Federal Center by Ludwig Mies van der Rohe and the Thompson Center by Helmut Jahn, to smaller structures by Paul Schweikher and others. These buildings are critical to preserve in a city known for its architectural history and provide a tremendous boost to heritage tourism. As the CHRS is now also a tool which is also used as a planning guide for many projects—growing beyond its initial vision, it's also tied to the 90 Day Demolition Hold, and essential that the survey be updated.

Also of interest is that the principal architect of the Ludlow Building, Alfred Alschuler, was the father of Landmark Commissioner Marion Alschuler-Despres. Therefore, it's only appropriate on this occasion that many of us collectively in the architecture and preservation community request that the CHRS be considered for an update by the Department of Planning and Development.

This survey update can once again be accomplished with partnerships and with funding from the original sources and other philanthropic foundations, noting important Landmark buildings like this one--the Ludlow Building, be included in the revised survey.

Such a project to update and revise the existing CHRS document, would be less costly than many of the City's other initiatives, like the revisioning of North Lake Shore Drive or such projects as the RPM-Belmont Flyover. Thank you for your consideration of such bold plans.

Sincerely,

Ward Miller

Ward Miller, Executive Director

Preservation Chicago