

Ramova Theater Renewed

A “Peaceful Place” Symbolizing Community



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Outline

- The Basics
- Project Team
- Condition Assessment
- Scope of Repairs
- Project Approach
- Construction
- Post Rehabilitation



Ramova Theatre during facade repairs (2022).

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The Basics



Ramova Theatre entry, 1930. Source: Cinema Treasures

- Open from 1929 to 1985.
- Architect: Meyer O. Nathan
- Style: Neoclassical/ Spanish Revival Style
- “Ramova” derives from a Lithuanian word meaning “peaceful place.”
- Original Use: Movie Palace
- National Register of Historic Places – 2021
- Chicago Historical Landmark - 2024
- Project Client: Design Architect
- Project Schedule: (Late Fall) 2021- (Early Winter) 2024
 - New Use: Music theater, craft brewery, restaurant and beer garden.

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The Basics



RAMOVA THEATRE
CHICAGO

M. O. NATHAN, ARCHITECT

This classical type house in the grotesque style is located on Halsted at 218th St., and emphasizes that the de-here note in design and decoration is no longer confined to the neighborhood theatres in the more exclusive residential districts. The Ramova has a seating capacity of more than 1,200 persons. It is operated by the Ramova Theatre Corp., of which Harry A. Rackas is president. The theatre was opened in September.

Ramova Theatre interiors, circa 1929. Source: Motion Picture News



Ramova Theatre, photo taken May 24, 1984 . Source: Cinema Treasures, Al Krasaukas

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Project Team

O'RILEY OFFICE



Wiss, Janney, Elstner Associates, Inc.

Developer/ Investor:
Tyler Nevius

Co-Owners:
Quincy Jones
Jennifer Hudson
Chance The Rapper



RAMOVA
THEATRE



BAUM REVISION
real estate development



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Project Approach



Ramova Theatre entry, 2020.

RFP
2020



Walkthrough
and Limited
Assessment
2021



Ext/Int
Envelope
Repairs
2022-2024



Ramova Theatre entry, 2024.

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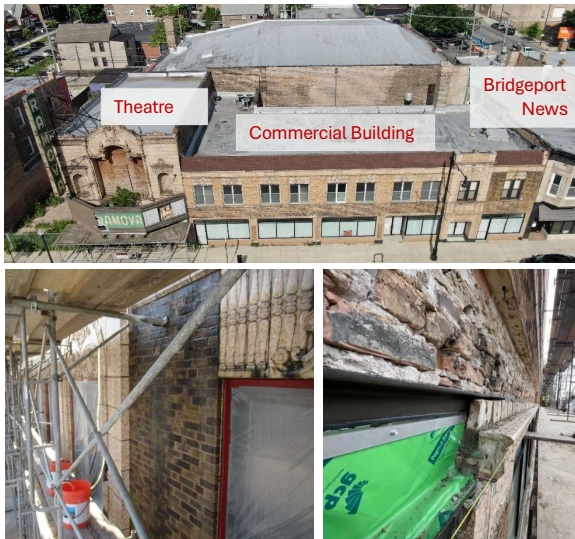
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Existing Conditions



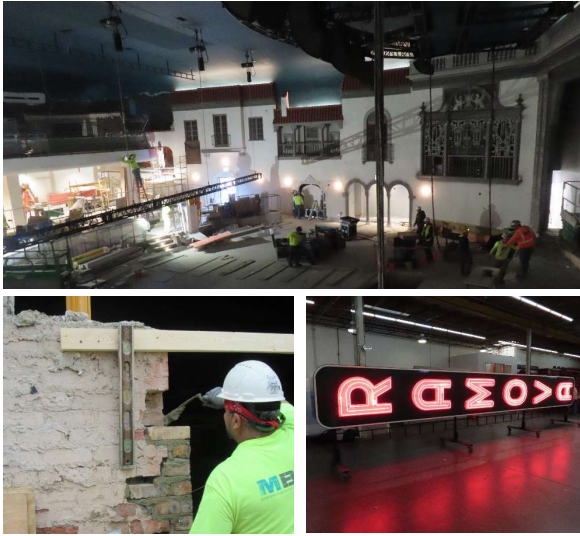
Drone photos taken by WJE at the start of the project.

Scope of Repairs



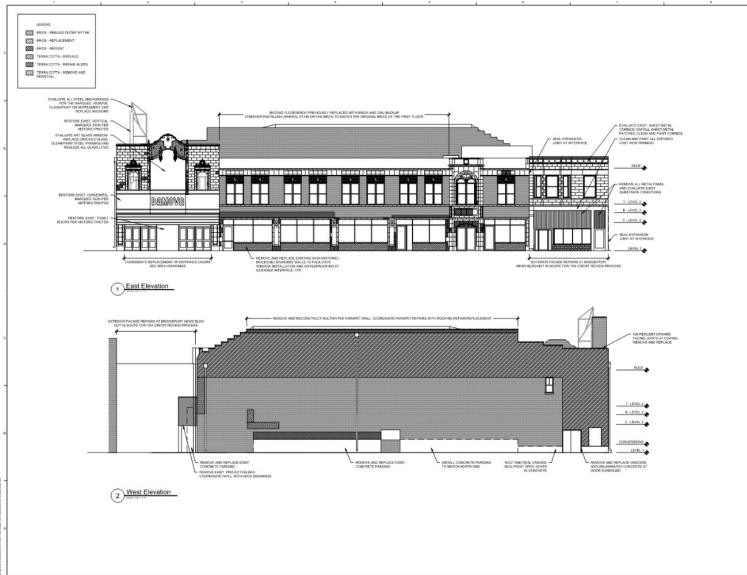
- Scope of Work:
 - Main Facade (east):
 - Brick & Terra Cotta Repointing (100% at parapet and roof side)
 - Brick & Terra Cotta Repointing (100% at Commercial Building)
 - Terra Cotta Repairs – In situ
 - Terra Cotta Replacement – GFRC
 - Rebuild Spandrel Walls Below Storefront
 - Steel Repairs (Lintels, etc.)
 - Grand Window Restoration (*not in original SOW*)
 - Sealant Joint Replacement
 - Facade Cleaning

Scope of Repairs



- Scope of Work (cont'd):
 - Other Facades:
 - New window/ door openings (north, west and south)
 - Interior Plaster Restoration (Auditorium, Concessions Area, Lobby Space, etc.)
 - Marquee and Blade Sign Restoration
 - Roofing Replacement
 - Roofing Repairs
 - Base Flashing Removal
 - Repointing Roof Side of Parapet
 - Installation of Mod b=Bit Temp Roof followed by Installation of New Roofing System
 - Installation of New Insulation

Construction Documents



WJE ENGINEERS ARCHITECTS MATERIALS EXPERTS

WJE, a WSP | Parsons Brinckerhoff Company
 150 South LaSalle Street, Suite 2000
 Chicago, Illinois 60603
 TEL: 312.467.2000 FAX: 312.467.2001

Remove Theater Exterior Envelope and Interior Plaster Renovation
 3520 S. Halsted St.
 Chicago, IL 60609

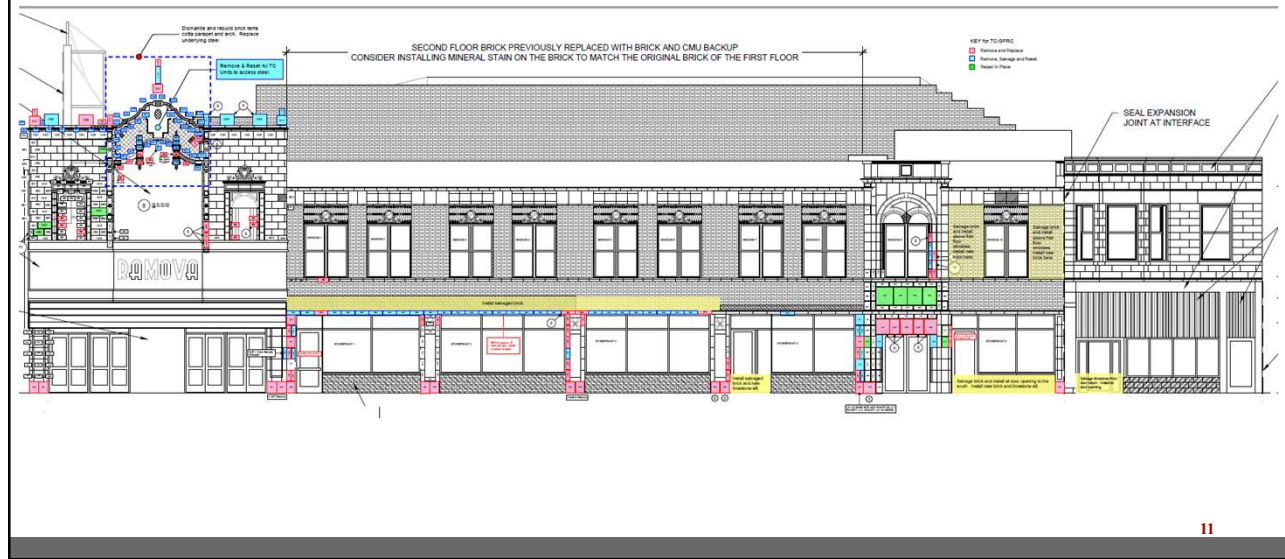
O' Riley Office, LLC
 1518 S. Wabash Avenue, Suite 1002
 Chicago, IL 60605

ELEVATIONS

AR-200

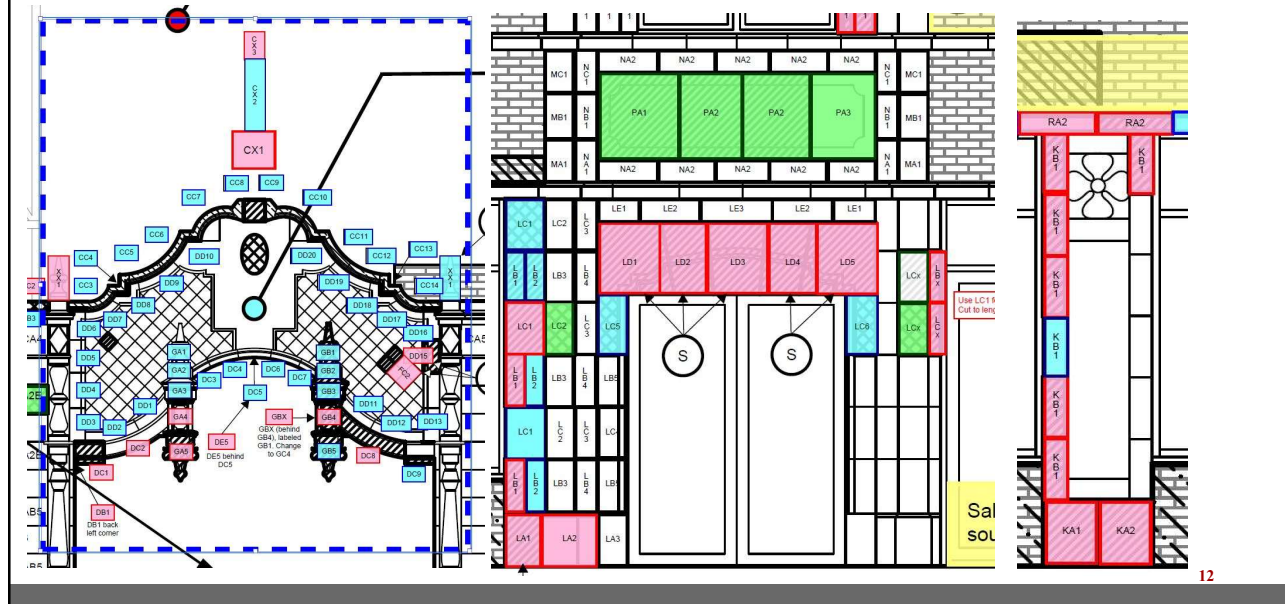
- Limited construction documents
 - Limited existing documentation
 - Accelerated start to meet TIF funding deadlines
- Heavy A/E presence during construction
 - Supplemental details during construction
 - Refine SOW in field
- Qualified masonry contractor

Scope of Repairs: Facade



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Scope of Repairs: Masonry



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Scope of Repairs: Masonry

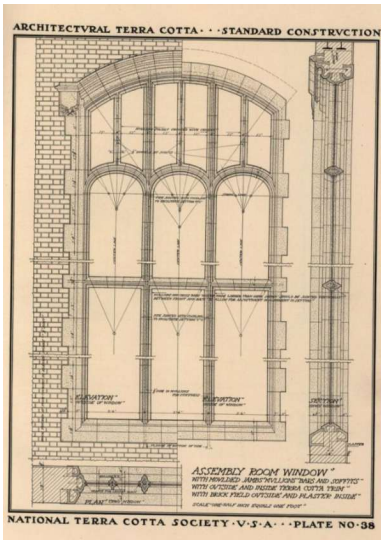


Reviving an Icon – Historic Preservation Strategies at the Ramova Theater

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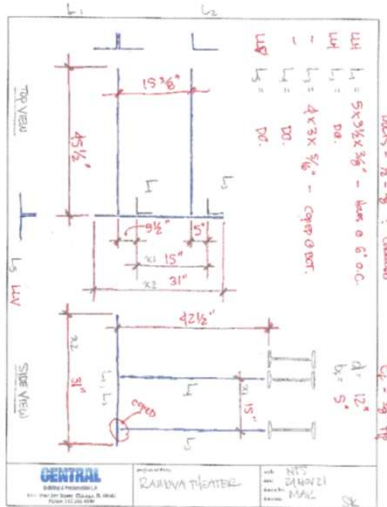
Scope of Repairs: Masonry



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Scope of Repairs: Steel



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Scope of Repairs: Masonry

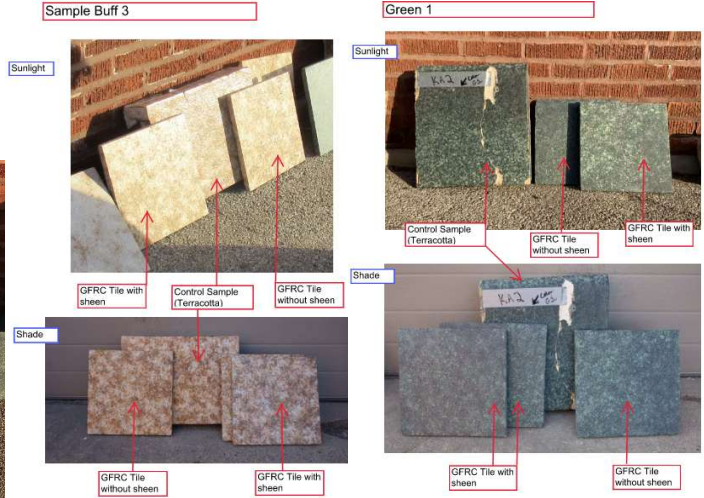


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Terra Cotta vs GFRC

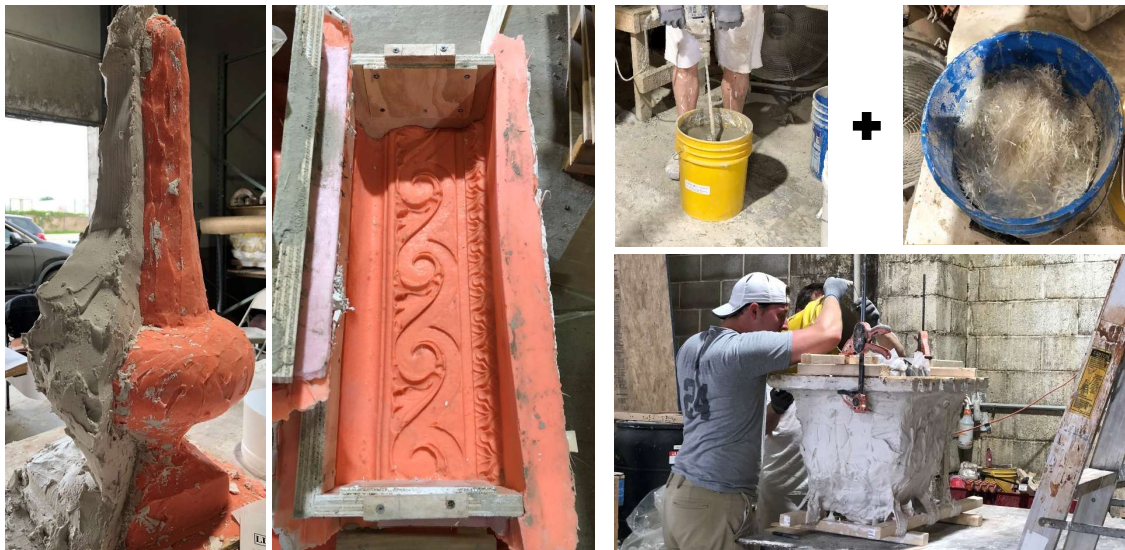
- Terra Cotta has a long lead time – over 12 months at the time
- Only 2 US manufacturers
- Time constraints for TIF funding
- SHPO Approval



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GFRC Production



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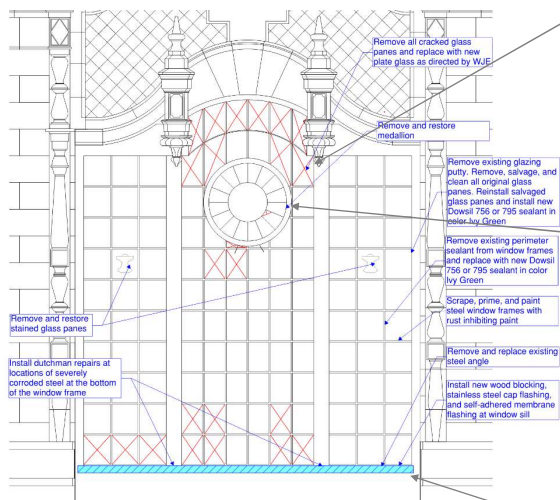
GFRC Production



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Scope of Repairs: Windows



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Scope of Repairs: Windows



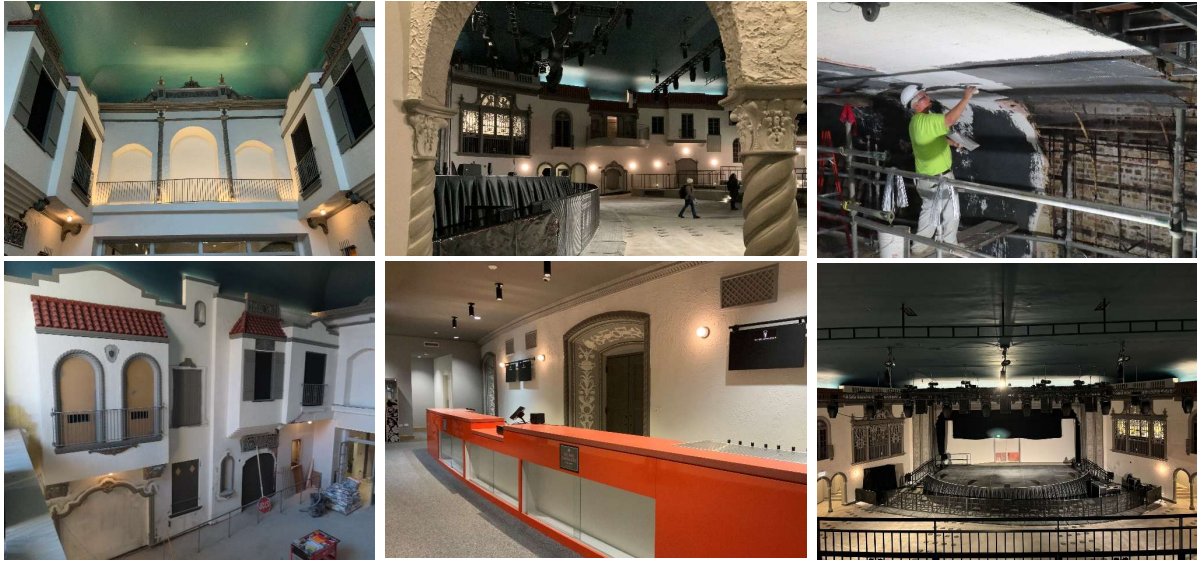
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Scope of Repairs: Plaster (Before Repairs)



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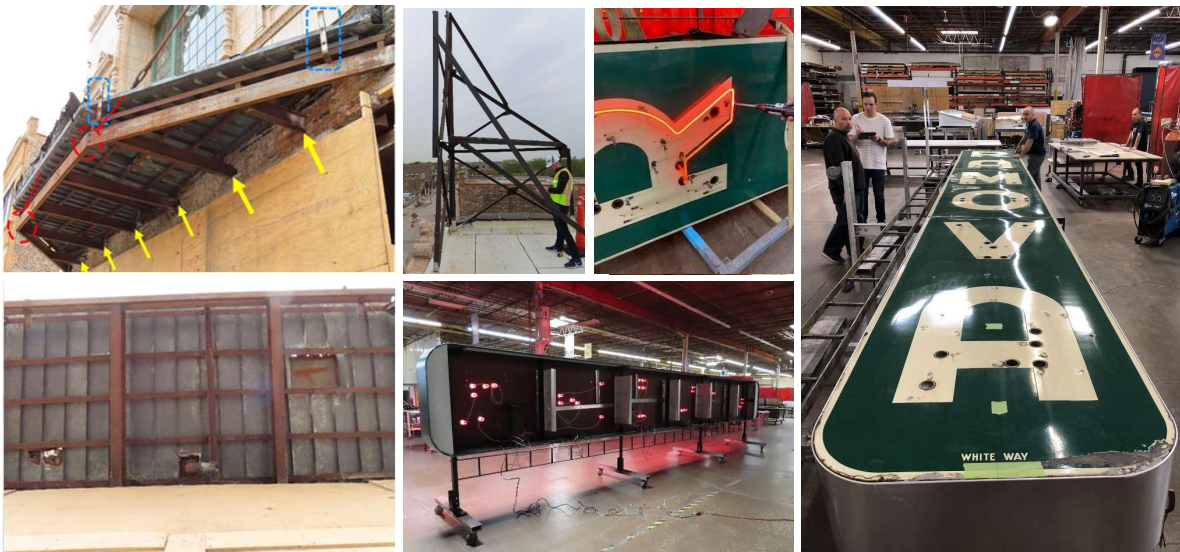
Scope of Repairs: Plaster (During & After Repairs)



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Scope of Repairs: Marquee & Blade Sign



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Scope of Repairs: Marquee & Blade Sign



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Ramova Community

CHICAGO SUN-TIMES

ENTERTAINMENT AND CULTURE MUSIC FOOD AND DRINK

Quincy Jones, Jennifer Hudson and Chance the Rapper new owners of Bridgeport's Ramova Theatre

"My mother always taught us to take care of home first, so to support the rehabilitation of this extraordinary theater with such a rich history in Chicago means more to me than one could imagine," Hudson said.

ARTS & ENTERTAINMENT

Bridgeport Residents Anticipate Return of the Ramova Theatre Courtesy of Star-Studded Ownership Group

Angel Idrova | November 27, 2023, 6:02 pm

BUILDINGS

Historic Ramova Theatre Reopens in Chicago: A Stunning Restoration Blending Sustainability, Modern Design, and Community Impact

EATER CHICAGO

Acclaimed South Side Chef Could Resurrect 82-Year-Old Bridgeport Diner and Its Storied Chili

Duck Inn chef Kevin Hickey is part of a \$23 million project to revive the Ramova Theater and its restaurant

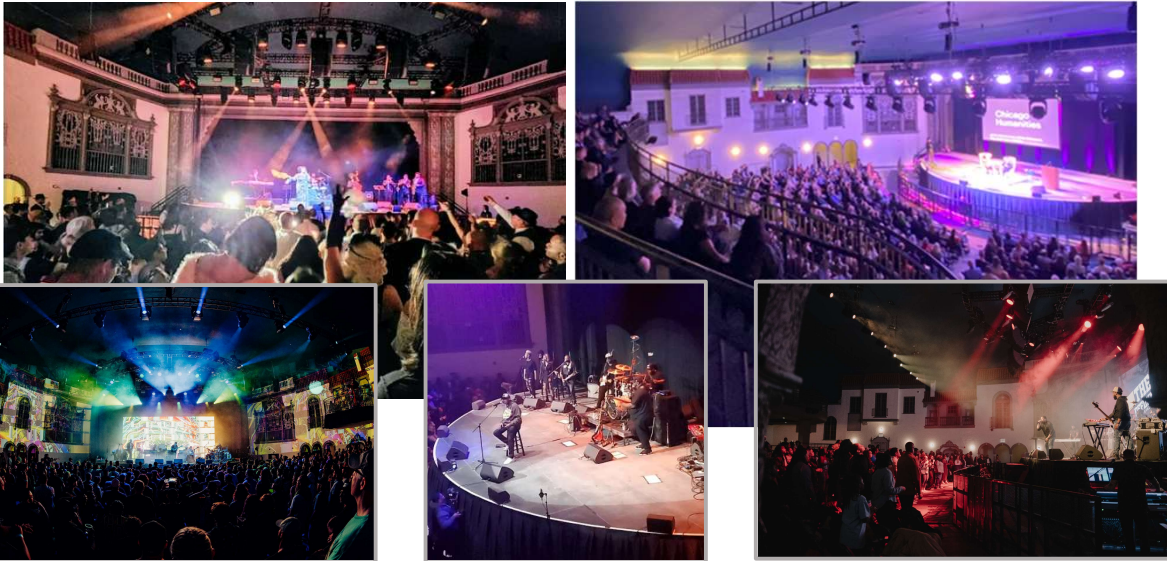
by Abhishek Shah | @abhisheks | Nov 21, 2023, 12:57pm CST



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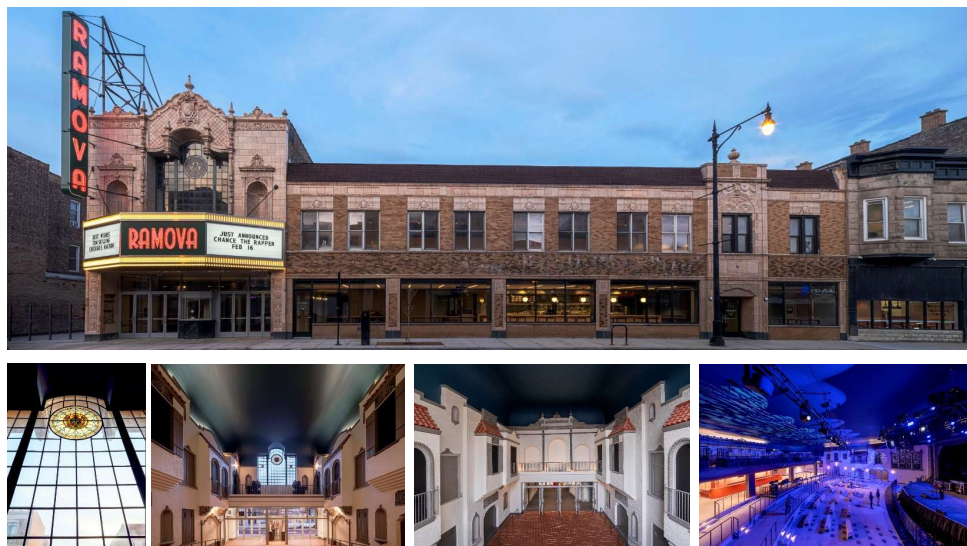
Ramova Community



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Ramova Theater Renewed



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