



IN THE PINK

The Newsletter of the Edgewater Beach Apartments

December 2014

FROM THE PRESIDENT

What a fall it's been for the Edgewater Beach Apartments! With almost perfect weather, the garden was active with EBA residents playing, grilling, dining and socializing. A highlight was the Social Committee's Oktoberfest party, an all-EBA-volunteer effort – many thanks to Dan Stanzel and the Social Committee.

In addition, our historic building and lakefront neighborhood have garnered much media attention in recent months. TimeOut Chicago magazine named the EBA the 10th most beautiful building in Chicago, and also named Edgewater (using a picture of the EBA!) the most underrated neighborhood in Chicago (and Logan Square as the most overrated). The Reader recently featured the EBA in its "Space" column, with many photos and an online video.

Finally, our Benjamin Marshall beauty was a highly popular destination on the October 18th and 19th Chicago Architecture Foundation's Open House Chicago event. (See Pat Anderson's article in this issue for the particulars.) Many thanks and kudos to Pat Anderson and the enthusiastic group of volunteers for a great event that will surely bring positive attention to the Edgewater Beach Apartments!

Join me in congratulating our Tiburcio Gonzalez and Gerardo Lopez on their recent promotions to Chief Engineer and Assistant Chief Engineer, respectively. Their many years of service and resulting familiarity with the EBA and its systems will benefit us all in the future as they lead our continuing efforts to improve our building.

Thanks to all shareholders for your patience as we near completion of our final phase of the door replacement project and speed toward our LSE Final Inspection by the City of Chicago.

The EBA Officers, General Manager Rousseve and Board are working hard this Budget season, reviewing the new Reserve Study (our first in 10 years) and planning for 2015 and beyond. I'm hopeful that the Board will be able to find a way to begin not only needed building projects (like plumbing), but also the long-awaited interior improvement hallway project. Please support your Board and encourage them to continue to improve our wonderful building.

Finally, please join me in thanking our dkCondo management staff (Katharine, Giorgio and Robin) for all of their hard work and efforts over the past year to improve our building. They have risen to the monumental challenge presented them last November, and their combined efforts on our behalf are making progress and are greatly appreciated. And, we cannot thank our loyal

and dedicated building staff enough for their good work to make the EBA our wonderful home. Please acknowledge them with your thanks during the Holiday Season and please remember them generously when our Holiday Fund box is placed in the lobby. Have a wonderful Holiday Season!

Bill Johnson

FROM MANAGEMENT

My entire staff joins EBAC Board President Bill Johnson in congratulating Tiburcio and Gerardo on their well-deserved promotions.

Life Safety Evaluation (LSE)

As you know we are well underway with the final phase of the LSE project. As required by the City, we are undertaking work that enhances your safety and protects your investment including upgrades to the emergency enunciator system, firecaulking openings, new fire rated doors in the stairwells and other locations, removal of apartment screens and louvre doors, checking and repairing or replacing as necessary both apartment door closers and smoke alarms, etc. The new doors at the end of each hall are primed but will most likely be unpainted until the Aesthetics Committee is further along in its plans.

As required by EBAC Rules, we request your immediate and full compliance with Fire Code by removing all personal items from EBAC common areas including items placed in front and rear halls, the garage, and items not secured in locked cages in the storage rooms. Nothing should be stored in any common area. Please note that this is an on-going Fire Code requirement, not just part of upcoming the LSE inspection.

Fire Code is designed for your safe emergency egress so it prohibits tripping hazards like shoes and/or rugs and other personal items in the hallways. However, small seasonal decorations attached to the front door per EBAC Rules and Regs are

permissible until further notice.

Please remove tires, carts, boxes, bicycles by cars and all other items you are storing in the garage. Bikes are only permitted in the secured storage area in the garage (except children's bikes and toys can be placed in the storage shed by the playground). Please put your bikes in the designated garage storage even if there is not sufficient rack space.

Thank you for your cooperation in removing your personal items promptly. The EBAC Board has instructed us to remove and dispose of anything left in the common areas on December 3, 2014. Unfortunately, there will be no exceptions, and we will not be able to store belongings for later retrieval.

Plumbing reminders:

Draino or other caustics are not permitted as these types of products damage EBAC pipes. Please call or enter a work order in Building Link for our maintenance team and they are typically able to resolve clogs. However, if conditions require referring you to an outside source, staff may suggest the type of service provider you should contact. Kitchen disposals are not permitted per EBAC Rules and Regs. Your Proprietary Lease requires you to flush all drains frequently to prevent back-ups. Please use a strainer in the kitchen sink to catch food debris and in the bath sinks to prevent hair and other clogs. Please inform us immediately if you notice any problems with any of your plumbing and/or radiators. Staff will assess conditions, and if able to repair will do so or will recommend the type of service provider you should contact.

Winter Weather Is Here

Those of you traveling this winter for an extended stay should notify Robin when you plan to leave and return and provide contact information so that we can reach you in an emergency. You may also want to provide an alternate emergency contact who is able to assist in an emergency. Don't forget to make provisions for mail and paper retrieval. Please remember to be cautious walking

and/or driving as icy conditions are approaching. Please also close and lock your windows (and doors) and leave your radiator(s) on a minimal setting to protect your pipes and prevent damage to other apartments. While your homeowners' insurance policy will provide coverage in the event of a claim, no one wants to come home to damage that could have been easily prevented. It's a good idea to be sure that your homeowner's insurance policy is up to date and provides you as Shareholder with appropriate coverage. We have found that some Shareholders need to review your coverage with your insurance broker so that you have the correct homeowner's, not renter's, insurance in appropriate amounts for your specific needs.

JMB, EBAC's broker, recommends that EBAC require an HO6 policy from all Shareholders, but please either contact JMB to obtain homeowner's coverage or consult your insurance agent for coverage levels appropriate for your needs. We recommend you purchase HO6 Unit-Owners Policy that covers the real property interest and the personal property of insureds who share ownership interest in a cooperative building or own a unit in a condominium. HO6 also provides personal liability coverage and medical payments coverage. This form is similar to a single family home HO3 policy in many ways but provides less real property coverage since it is designed to coordinate coverage with a master policy purchase by the cooperative or condominium association to insure the structure and common areas. EBAC maintains coverage for the common area. Shareholders must purchase a policy that covers personal liability and compensatory damages to everything within your unit starting from the paint on the walls and to damage in other apartments caused by the Shareholder, non-Shareholder residents, Sub-Lessees, and pets, guests, employees and agents of the Shareholder, non-Shareholder residents and Sub-Lessees. Your HO6 policy covers damage caused within your apartment, regardless of the Shareholder's fault (except for damage

caused by the Corp.) including damage to décor, paint, walls and floors, appliances, equipment and other furnishings and personal property. HO4, renter's coverage, does not interface with the Corp's policy.

Lobby Decorum

Several shareholders have brought to my and the Board's attention that the lobby is increasingly being used as a place to socialize for extended periods. We respectfully request that residents who wish to meet and greet for extended conversations either proceed to the Mezzanine Level, to the Scarborough Room, or to your individual apartments when inclement weather does not permit use of the beautiful EBAC gardens.

On behalf of dkCondo and my management team, we thank you for the opportunity to help guide EBAC over the past year and look forward to providing continued service.

May you and yours enjoy this holiday season and every day the warmth of cherished friendships, the deep peace rooted in loving respect, and the satisfaction and joy of creating a better world!!!

Katharine Rousseve dkCondo, Agent

NEW SHAREHOLDERS	
David Clark	412
Shawn King	224
Martha Watterson and Ralph Hoffman Jr.	917
Ronald and Susan Hahn Reizner	141
Stephen Weiss	1702

The following Shareholders passed away during 2014

Mary Flanagan

Anna Howardton

Adelaide Brennen (former shareholder)

Catherine Cameron (former shareholder)

John Tuohy

NEWS FROM THE SOCIAL COMMITTEE

The Social Committee has been active over the past several months. In September the now traditional Oktoberfest party was held in the garden. The event was well attended and a great success. Many shareholders enjoyed beer and bratwurst on a beautiful fall day.

On Tuesday November 11th approximately thirty shareholders gathered to commemorate Veterans Day. After a brief ceremony refreshments were served on the mezzanine. Special thanks to Dave Avery for creating Poppy sculptures for Veterans in attendance and Dell Yarnell who, costumed as Abraham Lincoln, provided an Oscar-worthy rendition of the Gettysburg address.



The committee plans to hold the annual holiday party on **Sunday December 7th from 4:30 to 7 PM in the lobby**. Light snacks and treats as well as champagne and soft drinks will be provided. Live music will enhance the festivities. The event is open to all shareholders free of charge with guests over the age of twelve assessed a ten dollar fee. Please note signs soon to be in the

lobby with additional details. It's a grand event and we hope to see you there.

Dan Stanzel

ARCHITECTURE FOUNDATION TOUR

On October 18th and 19th you may have noticed a "few" extra people in the lobby, arcade and pool terrace. Did you wonder who they were? Maybe you noticed how spotless the building looked, the flowers in the lobby and building entrance and new awnings on the Sheridan Rd. side of EBA.

On those two days we were host to over 3,000 visitors from the city, the rest of the state, other states and foreign countries. The occasion was the 4th annual Open House Chicago (OHC), sponsored by the Chicago Architecture Foundation. EBA was part of over 150 Chicago buildings and attractions open, free, to the public. This was our first time as an OHC host.

Visitors were greeted by volunteer residents at the front door and directed to the Arcade to see pictures of how we used to look, then to the pool terrace to see our sparkling pool. More EBA building volunteers were there to show where there used to be a full restaurant and café, with a retractable roof over the pool and dining area, and to tell many stories about life in EBA years ago. Easels showed pictures and information that prompted many questions and more stories!

The final viewing area was from the terrace off the mezzanine. All who viewed our garden were amazed, and maybe a little envious!

Many thanks to EBA volunteer greeters and guides from the Chicago Architecture Foundation and our 3,000 guests.

Pat Anderson

EBA OHC Coordinator

Anna Held



Anna Held is a name we are all familiar with. Just because it is not as common as my moniker, Jackson, I had always assumed that there was only one Anna Held. But no!

Anna Held, the store front at Edgewater Beach Apartments, originally opened in October, 1927 according to the post card on the left above. So, either the soda fountain opened before the apartments were completed in 1928 or else the postcard was printed optimistically prior to the actual opening. According to Beth Tarrant, the current owner, “Anna Held, the original owner, had quite a reputation in the floral industry, being the one time head of Florists Transworld Delivery (FTD).” Apart from her business acumen, she appears to have enjoyed dancing and wearing a bird-of-paradise.

Hmmm? Dancing?

Anna Held was also the name of the common law wife of Flo Ziegfeld of the Ziegfeld Follies. In fact the concept of the Follies is attributed to this other Anna Held rather than Flo Ziegfeld, even though she missed the opening night since she was pregnant with Ziegfeld’s child! Born in Warsaw between 1865 and 1873, (how to stay young?) she was the daughter of a Polish glove maker and a French Jewish mother who fled to Paris from Warsaw during the anti-Jewish pogroms. While in Paris, the young Anna Held converted to Catholicism and later declined to acknowledge her Jewish heritage. Other than the shared

interest in dancing, she seems to have had no connection with the Anna Held of Edgewater Beach Apartments. She died in NYC in 1918 at the age of 45 ...or was she 53?

Michael Jackson

The History of EBA Updated – The Legend on the Lake

Because there are so many new owners at the EBA, we thought it would be informative to recap our history. The ITP August, 2009, issue gives a detailed history of the EBA. If you would like a reprint they are available at the office.



Frequently, when you mention you are living in the 20 story pink apartment building on Sheridan Road, people will say: “Oh, you mean the old Edgewater Beach Hotel.” No, those two hotel buildings, south of the EBA, were torn down over several years in the late sixties. (By the way, they were a cream color.)

The EBA building began in 1927 and opened in 1928 as a luxury rental with 307 apartments. Benjamin Marshall, a famous Chicago architect, designed the Edgewater Beach Apartments, along with other prominent buildings, namely: South Shore Country Club, 1906; Blackstone Hotel, 1908; 1550 N. State Parkway, 1911; 199 East Lake Shore Drive, 1911; 999 East Lake Shore Drive, 1911; Drake Hotel, 1919; Palmer House Hotel, 1926; 309 East Lake Shore Drive, 1924; Drake Towers, 1928. The

Edgewater Beach Hotel opened in 1916. The addition opened in 1924.

The EBA was built in the form of a Greek cross allowing most 1,517 rooms a spectacular view of Lake Michigan and the surrounding area. The apartments rented unfurnished from \$175 to \$350 a month (many included a paid maid service and accommodations.) ranging from studios to three bedrooms, and three baths. The total cubic feet space was 8 million with an estimated value of about ten million dollars. The two-floor lobby is paneled in a rare butternut, a black marble staircase led to the former dining room overlooking the swimming pool, which had a retractable roof for sunning. There were 20 hotel rooms on the first and second floors for maids, chauffeurs and friends of occupants of the building. All of the apartment floors were oak. It was said that the residential structure featured the largest square footage of wood floors in the world. Also, some of the apartments have working wood fireplaces. The city's decision in 1951 to extend Lake Shore Drive further north from Foster eliminated the lakeshore promenade for the hotel and EBA. We lost beach swimming, and boat anchorage. Instead we have a large strip of park and road separating the buildings and the lake. This eventually caused the hotel to go bankrupt and the hotel was torn down in the late 60's. The EBA was auctioned off to a group of investors in December 1949 and became a co-operative. In 1994 it was placed on the National Register of Historic Places. Note the brass plaque in the front entrance. This Pink Lady lives on!!

Bill Harmon

INSIDER TIPS

When recently frustrated that my laundry card would not work in spite of having money, a friendly neighbor suggested I try rinsing my laundry card under running water and then drying it off. I tried it and, Hey Presto! What do you know? It worked.

Michael Jackson

SAM—SULAMAN ABDULLA



I detected a slight accent when I first met Sam and asked where he was from. "Guess," he said. Eastern Europe I said. I was **way off!** Sam comes from Jordan. His full name is Sulaman Abdulla, but everyone calls him Sam. He was born in a small village on the west bank of Jordan called Beitnuba. After the 1967 war his family lost their house and land and moved to Amman, Jordan. He finished high school in Jordan and then went to Beirut Univ. in Lebanon. Again war intervened, and Sam returned to Jordan. In 1975 he accepted an offer to work in the National Bank of Dubai in Abu Dhabi where he worked until 1984.

The occupation of the west bank and a quest for adventure drew him to the U.S. in 1984. Sam soon landed a job in security at EBA, and he worked here 'til 1999. Meanwhile he went to Loop College for business administration. When the EBA administration changed he returned to banking, but soon thereafter he went to work at Northwestern Memorial Hospital in security. There he didn't carry a gun, but he did have to arrest and subdue some patients and visitors over the years. "Weren't you scared?" I asked. "No, he told me, we had good training." In 2005 he switched to security at the Orrington Hotel in Evanston. He stayed there until 2013 when the hotel was sold and his shift was eliminated.

On his way downtown last year he noticed the management had changed at EBA so he

stopped in to apply for a job. We're glad to have Sam back at EBA. And Sam is glad to be back. He really and truly loves this building. Sam told me: "This is a unique building and unique people live in the building. You find people from different professions, doctors, lawyers, business people, artists, musicians - all very intelligent people. It's a nice community here. People take care of each other. I consider myself a lobby ambassador for this building. When anybody comes from the outside, especially the guests for guest room or the café I give them a short history of the building, about Benjamin Marshall and about our two story lobby, the design, and tell them EBA has been cited as one of the fifty most beautiful buildings in Chicago. The building has changed since the 1980s when I was first here. It's now like a little UN. I like the variety. Someday I'd like to write my autobiography and there would be a whole chapter about EBA."

One funny story Sam shared with me. He checked a guest into a guest room, and after five minutes the guest came down and said: "Sam, we don't have a mini-bar in the room." Sam told him, "Well, we have a really big bar. Just go one block to Francesca's." So they had their wine, and came back very happy.

Sam and his wife of 17 years love to travel. She is third generation Filipino Hawaiian, and they visit Hawaii regularly where they have a timeshare. His wife is a neuroscience nurse in the I.C.U. at the Univ. of Chicago Hospital. It's a pressure cooker Sam tells me, but she loves it.

In his spare time, Sam likes to write. He has written on Arab cultural issues for the Houston Arab Times and other papers. He loves to walk and to check out the restaurants. He had several recommendations where you can find good Middle Eastern cooking. Stop by sometime, and he'll share them with you.

Paula Baron

COMPOSTING: THE BENEFITS

When I first heard about the possibility of composting in EBA I was somewhat dubious, to say the least, but since I had respect for my information source, I investigated further. I live in a one-bedroom unit on the 2nd floor with an unusual, yet not unique in EBA, 19" wide back door. I found the composting bins were roughly 19" wide! Moreover, it would take me a month of Sundays to get close to half filling a bin. Then there was to the challenge of finding space for a 19" bin in my small galley kitchen. So, I went online and found myself a small steel canister specifically designed for composting, i.e., with an odor filter built in to the lid. Next step was to find somebody willing to let me decant into their regular plastic composting bin. One night at a documentary movie showing by the Recycling/Green committee I fell into conversation with two neighbors. They were happy to let me decant into their bin every other week. My composting remains small but I have noticed that, combined with my single stream recycling, it takes three to four times as long to fill my regular trash container, and with lower levels of obnoxious odors in my kitchen.

Michael Jackson

EBA POLL ON ELDA SPACE

Below are the results of the recent polling conducted by the Real Estate Committee on the potential use of the former "Elda" space as a common space, possibly to replace the existing Scarborough Room. We received input from 116 shareholders, as follows:

Yes	68	(59%)
No	41	(35%)
Other	7	(6%)
Total	116	(100%)

Of the "Yes" votes, many of them were conditioned on EBA selling the Scarborough Room to make up for what would otherwise

be lost rent from the former "Elda" space. Of the No votes, many of them were also concerned with ongoing lost revenue from this commercial space if it were to become common space, as well as likely not holding as many shareholders in its main room to view meetings/movies. Overall, and based upon the conditions expressed in many of the votes received, there was no clear overwhelming majority.

We believe that this space can be difficult to rent since it does not offer potential tenants outside street signage/exposure. However, it could work well if improved for small offices/salon/studio space users who do not need street exposure.

As mentioned in the last Board meeting, the Real Estate Committee is discussing all of the EBA common and underutilized space to try and determine the best use for maximum shareholder benefit. It's like looking at the pieces of a giant puzzle to see how they all should fit together.

Thanks to all shareholders who participated in our poll. We appreciate your support!!

*David Dufty for the
Real Estate Committee*

MICHELIN-RATED NEW RESTAURANT ON BROADWAY

HERB Restaurant – the Spice Route – Thai Redefined. 5424 N. Broadway, Edgewater
[Tel: 773-944-9050](tel:773-944-9050)

Two blocks south of Bryn Mawr on the west side of Broadway in a renovated building, HERB is a unique, upscale Thai restaurant that has just won the prestigious Michelin BIB Food award for being one of twenty-one best restaurants in the Chicago area. The non-Thai décor is simple with close seating and subdued lighting; however, the poor acoustics should be remedied.

HERB has a seasonal menu created each quarter by Patty Neumson, the chef and owner. She grew up in southern Thailand

where she learned her cooking secrets from her family restaurant before she moved to Chicago twenty-one years ago. She attended several business schools, opened and sold several restaurants including Satay in Lakeview. She worked in financial services for seven years, but the love for her special "secret" Asian cooking won her back to the kitchen. HERB has a fresh, nutritious and flavorful menu which is not extensive but delicious. There are *a la carte* dishes, but a better bet is the three-course fixed-price meal (\$35.00) or the six-course meal (\$55.00) In addition, there is a vegetarian menu.

HERB is perfect for that special person(s) or for a celebrity occasion for those with adventurous palates.

Bon Appetite!

Reservations requested. Now open Wed. – Sat. 5 p.m.-10 p.m.; also available for private parties. BYOB (no fee.) Sundays may be added soon. A separate tea house next door is in the works to open next year.

Bill Harmon

NEWS FROM CARE FOR REAL

The Care for Real Holiday Toy Drive is over 30 years old. Last year over 800 children received toys from Care For Real. Over 35% of those children were between 13 and 17. Toys for younger children are always appreciated, but "the challenge is always getting gifts for older kids and teens (most needed). Gift cards and gift certificates are appreciated the most."

Newsletter Committee. Karen Clausen, Editor;
Kathy Anderson, Paula Baron, Rosemarie Craig, Joe Cunniff, Bill Harmon, Michael Jackson, Eleanor Odden, Daniel Stanzel. Contact any of us if you have an article you would like to see in In The Pink or if you would like to join the committee. We welcome you.