PRESERVATION CHICAGO

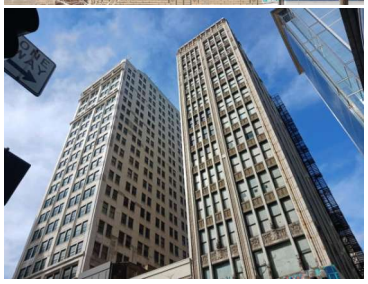
STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

2024 Year-in-Review Newsletter

Preservation Chicago | *Catalyze Change*



















Preservation Chicago: Love Your City Fiercely!®

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.

Please DonateToday

Having trouble viewing the newsletter as an email? Many email programs will cut, crop, and block photos, and generally struggle with a content rich newsletter but a solution exists.

For optimized newsletter viewing, please click this link to view as a webpage →

Love this monthly newsletter?
You're in good company with thousands of others who Love Chicago Fiercely.

We always welcome your reviews, comments, and suggestions.
Please drop us an message at info@PreservationChicago.org

Not interested in this monthly newsletter? No problem.
*Click **Unsubscribe** to stop receiving all email communication.*
ⓒ 2023 Preservation Chicago, 205 W. Monroe Street, Suite 400, Chicago, Illinois

CHICAGO 7 2025 Open Call For Nominations

OPEN CALL for Nominations for Preservation Chicago's 2025 Chicago 7 Most Endangered List



Guyon Hotel, Jens J. Jensen, 1927, 4000 W. Washington Boulevard. A Chicago 7 2013, 2014 & 2018. Photo Credit: Debbie Mercer

Open Call for nominations for Preservation Chicago's 2025 Chicago 7 Most Endangered List.

Worried about a great vintage building or home in your neighborhood? Please let us know.

We need your help to identify neglected or threatened buildings for consideration for Preservation Chicago's 2025 Chicago 7 Most Endangered List.

To be eligible it must be:

1. Historic
2. In danger
3. In Chicago
4. Too special to lose!

Tell us through social media or website, call us at 312-443-1000, or email info@preservationchicago.org.

Since 2003, the Chicago 7 Most Endangered has sounded the alarm on imminently threatened historic buildings and community assets in Chicago to mobilize the stakeholder support necessary to save them from demolition.

"Once a Chicago 7, always a Chicago 7," until its saved or lost. Link to all past Chicago 7s.

WINS: 2024

1. WIN: GSA Request Proposals for Adaptive Reuse of Century and Consumers Buildings (Chicago 7 2011, 2013, 2022, 2023 & 2024)



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

2. WIN: Construction Begins on Thompson Center Transformation to Google Headquarters (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 Architectss



James R. Thompson Center during renovation in October 2024, built 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Ward Miller / Preservation Chicago

3. WIN: St. Adalbert's Church Receives Unanimous Landmark Approved Vote During Packed Landmark Hearing (Chicago 7 2014, 2016, 2019, 2021)



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

4. WIN: John B. Murphy Memorial Auditorium Receives City of Chicago Landmark Designation and Celebrates Grand Opening After Restoration



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

5. WIN: 161 E. Erie Moves Towards Landmark Designation After Rapid Response Advocacy Effort



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Chicago DPD

6. WIN: Illinois Senate Passes Resolution to Support the Restoration of Promontory Point's Historic Limestone Retaining Wall and Receives $117K Grant from Driehaus Foundation for Engineering Study (Chicago 7 2022)



Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Photo credit: Eric Allix Rogers

7. 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

8. WIN: Ramova Theater Chicago Landmark Designation Approved by City Council (Chicago 7 2012)



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

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



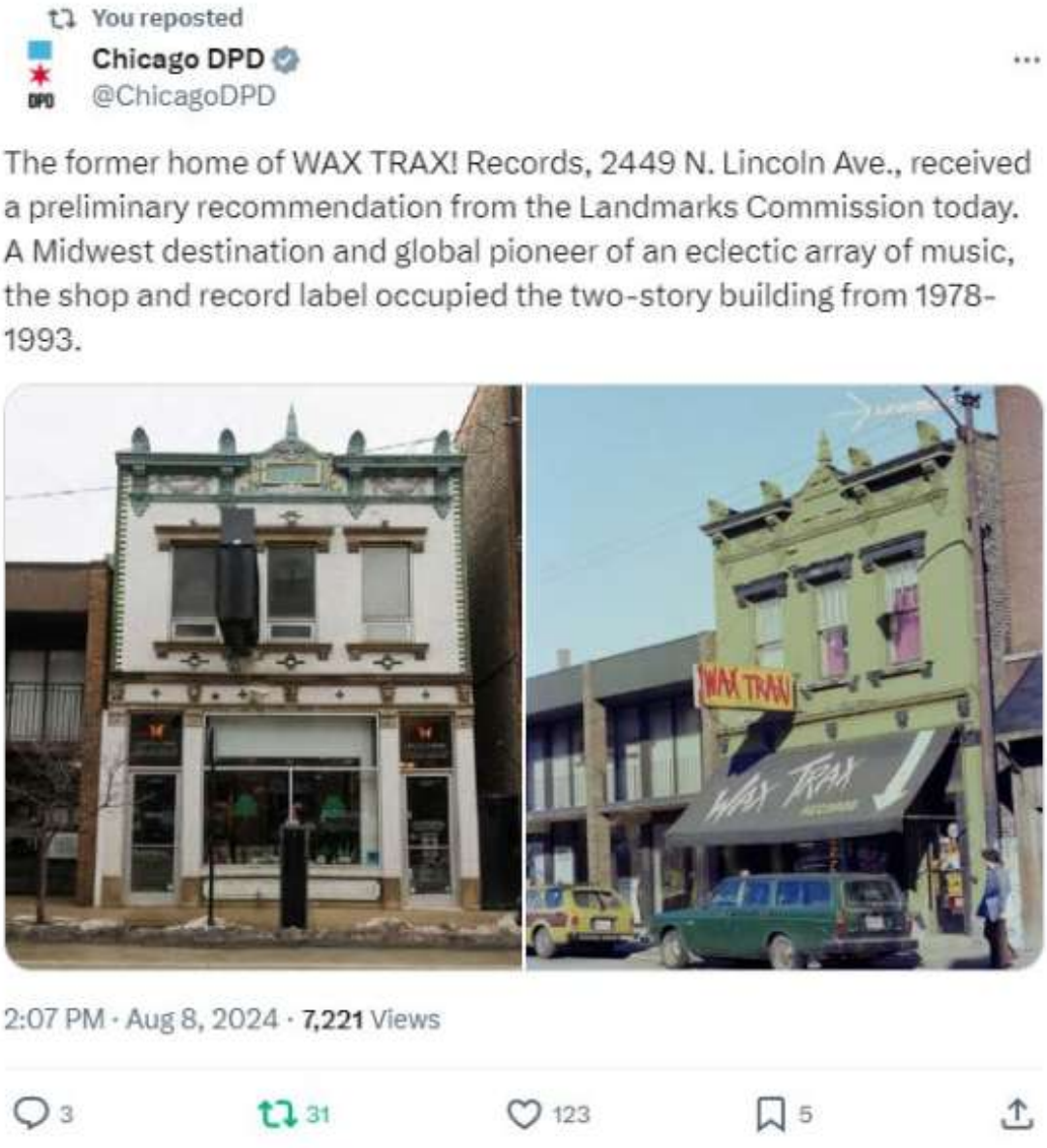
Apollo's 2000 / Marshall Square Theater, 1917 by Alexander Levy with 1936 remodel by Roy B. Blass, 2875 W. Cermak Road. Photo credit: Eric Allix Rogers / Open House Chicago

10. WIN: Mars Chocolate Factory Becomes Designated Chicago Landmark



Mars Candy Factory, 1929, The Austin Company with a contributing 1960 addition by C.F. Murphy Associates, 2019 N. Oak Park Ave. Photo credit: City of Chicago DPD Commission on Chicago Landmarks

11. POTENTIAL WIN: Former WAX TRAX! Records at 2449 N. Lincoln Avenue receives a Preliminary Landmark Recommendation



The former home of WAX TRAX! Records, 2449 N. Lincoln Ave., received a preliminary recommendation from the Landmarks Commission today. A Midwest destination and global pioneer of an eclectic array of music, the shop and record label occupied the two-story building from 1978-1993. Image credit: Chicago DPD

12. WIN: After Being Landmarked During 90-Day Demolition Delay, Wolfson Building / Crittenton Anchorage to be Restored by Philanthropist For Community Center



Florence Crittenton Anchorage / The Wolfson Building, 1888, William Longhurst, 2678 W. Washington Blvd, East Garfield Park. Photo credit: Commission on Chicago Landmarks

13. WIN: Preliminary Landmark Recommendation Approved for Rector Building / Bell Federal at 79 W. Monroe Street



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

14. WIN: Chicago Landmark Designation Approved for Hyde Park Union Church



Hyde Park Union Church, at 5600 S. Woodlawn Ave., received a preliminary landmark recommendation from the Landmarks Commission today. Built in 1906, the church bears trademarks of the Richardsonian Romanesque style, including stone walls, corner towers and a steep gable roof. Image credit: Chicago DPD Twitter

15. 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

16. WIN: Class L Tax Incentives Approved for Congress Theater Restoration



Congress Theater, 1926, Fridstein & Co., 2117-2139 N. Milwaukee Ave. Designated a Chicago Landmark on July 10, 2002. Photo credit: Eric Allix Rogers

17. WIN: 1850s Phoebe and John Gray House Receives Chicago Landmark Designation



Phoebe and John Gray House, c.1850s, 4362 W. Grace, Photo credit: Troy Walsh/Drone Media Chicago

18. WIN: Long-Vacant Stock Yards Bank Plan Announced for Recording Studio Adaptive Reuse



The former Stock Yards National Bank at Exchange Avenue and Halsted Street in the Back of the Yards on April 12, 2021. Stock Yards National Bank, 1925, A. Epstein, 4150 S. Halsted St. Designated a Chicago Landmark on October 8, 2008. Photo credit: Colin Boyle / Block Club Chicago

19. WIN: Preservation-Oriented Humboldt Park Receptory Building and Stable Project Design Receives Enthusiastic Response at City of Chicago Plan Review Committee Hearing



Humboldt Park Receptory Building and Stable, 1896, Frommann & Jebsen, 3015 W. Division Street. Photo credit: Rachel Freundt, Architecture and History of Chicagoland Substack

20. WIN: Landmarks Commission Approves $2.4M in Adopt-a-Landmark Fundings



The City of Chicago Landmarks Commission approved more than $2.4 million in Adopt-a-Landmark funds today to support renovation projects at First Baptist Congregational Church, and Greater Union Baptist Church, and Wicker Park Lutheran Church in West Town. Image credit: Chicago DPD

21. WIN: Preservation Chicago Rescues Chicago Tribune Architecture and Chicago History Books and Materials Before Freedom Center Demolition



Chicago and Illinois reference collection relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago

22. WIN: Landmarked Ludlow Typograph Company Building Celebrates Ribbon Cutting after Adaptive Reuse as The Ludlow



Ludlow Typograph Company Building, formerly Anixter Center HQ Building, 1913, Alfred Alschuler. 2028 N. Clybourn Avenue. Photo Credit: Chicago Department of Planning and Development

23. WIN: Building Permits, Class L Tax Designation and Adopt-A-Landmark Grant Approved by City Council for Mid-City Trust and Savings Bank Adaptive Reuse as a Boutique Hotel



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

24. 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

25. WIN: Funding Approved for Second Phase of Lathrop Homes After Lengthy Delays (Chicago 7 2007, 2013, 2022)



Rendering of proposed renovation of Lathrop Homes. Rendering credit: Related Midwest

26. POTENTIAL WIN: After Years of Advocacy, CHA Finally Announces Plans to Restore Some Long-Vacant Cabrini Rowhouses (Chicago 7 2022)



Cabrini Rowhouses, c.1940s, bounded by Chicago Avenue, Larrabee, Oak and Hudson Streets. Photo Credit Ward Miller / Preservation Chicago

27. WIN: TIF Approved for Field Building at 135 S. LaSalle Street Adaptive Reuse



The Field Building / LaSalle National Bank Building, 1934, Graham, Anderson, Probst & White, 135 South LaSalle Street. Photo credit: CoStar

28. WIN: Adaptive Reuse of 208 S. LaSalle Approved by Chicago City Council



Continental and Commercial National Bank, 1914, Daniel Burnham, 208 S. LaSalle Street. Photo credit: Chicago DPD

29. WIN: Chicago Landmark Jewelers Building at 35 East Wacker to be Adaptively Reused



The Jewelers Building, 1926, Giaver & Dinkelberg, 35 E. Wacker Drive. Photo credit: LoopNet

30. WIN: Zoning Approved 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

31. 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

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



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

33. WIN: Adler & Sullivan Designed Wolf, Sayer and Heller Warehouse at 310 N. Peoria to be Adaptively Reused



Wolf, Sayer and Heller Warehouse, 1893, Adler & Sullivan, 310-12 N. Peoria St. Photo credit: Google Maps

34. POTENTIAL WIN: Developer Plans to Adaptively Reuse Pelouze Building as Residential



Pelouze Building, 1917, Alfred Alschuler, 230 E. Ohio St. Photo credit: Robert Gigliotti / CoStar

35. POTENTIAL WIN: Boylston Building at 116-122 W. Illinois Street to be Converted to Residential



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture

36. WIN: City Council Approves Adaptive Reuse of 1220 W. Van Buren for Residential Oxxford Lofts



Oxxford Lofts, 1220 W. Van Buren Street, Built 1912. Photo credit: LoopNet

37. WIN: The Fields Studios / Marshall Field's Warehouse / Olson Rug Company Building Received $10M in City and State Grants



The Fields Studios / Marshall Field's Warehouse / Olson Rug Company, 4000 W. Diversey Avenue, Photo Credit: Darris Lee Harris / Hubbard Street

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



811 W. Evergreen. Photo credit: Loopnet

39. WIN: Restoration and Facade Preservation of Nealey Foods Building Mixed-Use Development at 300 W. Fulton Market Moving Forward



Nealey Foods Buildings, 900-910 W Fulton Market. Rendering credit: NORR

40. WIN: Universal Overall Co. Building at 1060 W. Van Buren to be Converted to Residential



Universal Overall Co. Building at 1060 W. Van Buren to be Converted to Residential. Photo credit: LoopNet

41. Salt Shed, Ramova Theatre, Lawson House and The Terminal Win 2024 Driehaus Foundation Preservation Awards



Clockwise from top left: Landmarks Illinois is awarding The Lawson House, Ramova Theatre, The Terminal and The Salt Shed for their preservation and rehabilitation of historic Chicago sites. Credit: Top left: ARCO/Murray, Others: Landmarks Illinois

Clockwise from top left: Landmarks Illinois is awarding The Lawson House, Ramova Theatre, The Terminal and The Salt Shed for their preservation and rehabilitation of historic Chicago sites. Credit: Block Club Chicago

42. WIN: Wilson Theater / Double Door Uptown Receives $5M City of Chicago Community Development Grant



Double Door Uptown / Wilson Avenue Theater, 1909, Henry L. Ottenheimer, 1050 W. Wilson Avenue. Photo credit: Chicago DPD

43. WIN: Landmark Biograph Theater Reopens After Being Shuttered for Years



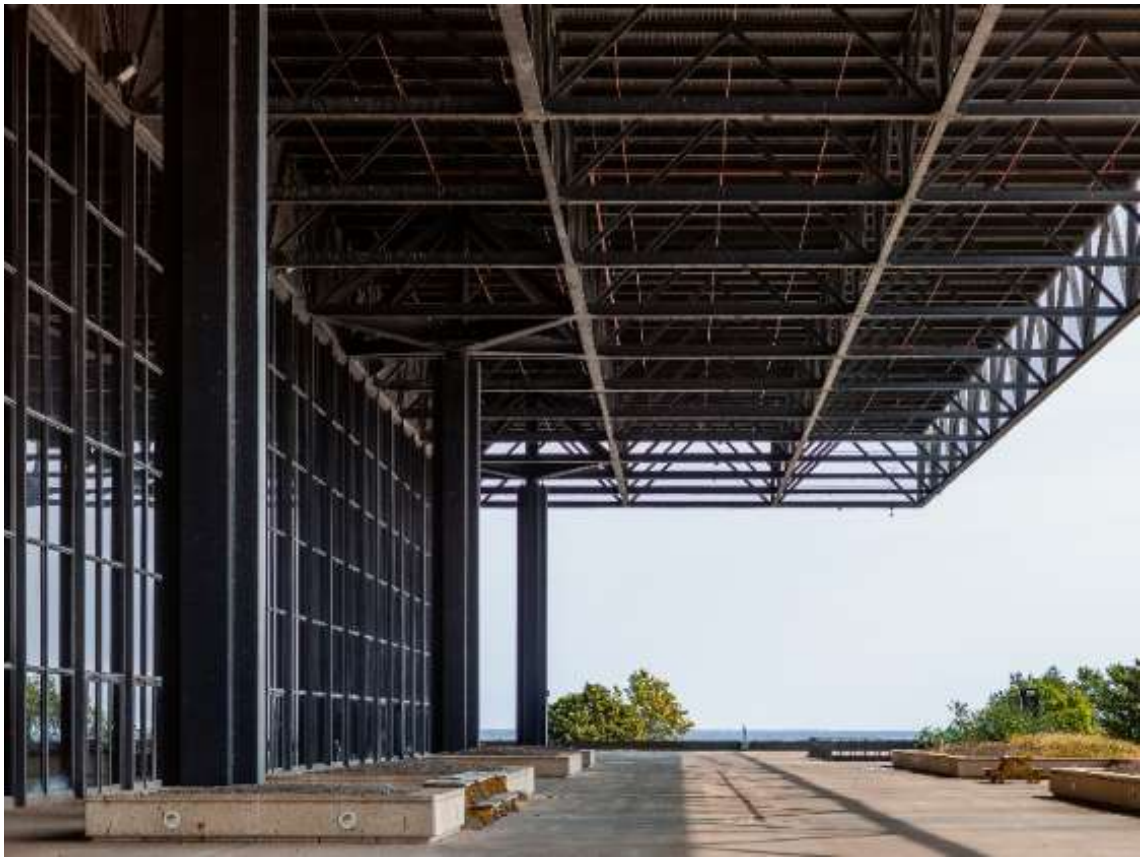
Biograph Theater, 1914, Samuel N. Crowen, 2433 N. Lincoln Avenue. Designated a Chicago Landmark in 2000. Photo credit: Carol Fox and Associates

44. PARTIAL WIN: Facade of Second Church of Christ Scientist Incorporated Into New Construction, But Dome and Interior Lost (Chicago 7 2019)



Construction is underway at the Second Church of Christ, Scientist in Lincoln Park. Photo credit: Tyler Pasciak LaRiviere / Chicago Sun-Time

45. POTENTIAL WIN: McCormick Place Considers Renovating Lakeside Center (Chicago 7 2016 & 2021)



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

46. WIN: Art Deco Lawson House Reopens After Comprehensive Renovation



Lawson House YMCA Building, 1934, 30 W. Chicago Avenue, Perkins, Chatten & Hammond. Photo Credit: Jack Crawford / Chicago YIMB

47. WIN: Little Village Arch Restored Following Landmark Designation



Little Village Arch, Adrián Lozano, 1990, 3100 W. 26th St. Photo Credit: Eric Allix Rogers

48. WIN: Bronzeville's Corpus Christi Church Purchased by Preservation-Oriented Developer for Reuse (Chicago 7 2021)



Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Drive. Photo Credit: Anthony Vazquez / Chicago Sun-Times

49. WIN: St. Boniface Reopens After Success Adaptive Reuse (Chicago 7 2003 and 2009)



St. Boniface Church, 1904, Henry Schlacks, 1358 W. Chestnut Street. Rendering Credit: Stas Development

50. WIN: Long-Endangered Frank Lloyd Wright Waller Rowhouse Purchased by Preservation-Oriented Developer



Waller Apartment Rowhouse, 1905, Frank Lloyd Wright, 2846 W. Walnut Street. Photo credit: Dennis Rodkin / Crain's Chicago Business

51. WIN: Little Village Firehouse to be Adaptively Reused for Community Youth Center



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

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



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

53. WIN: 4100 W. Fillmore Redevelopment Receives $7M TIF Award



The Fillmore Center, 4100 W. Fillmore, 1913. Rendering Credit: Steans Family Foundation

54. POTENTIAL WIN: Residential Adaptive Reuse for St. Wenceslaus School Moving Forward Again



Saint Wenceslaus School, 1912, 3425 N. Lawndale Avenue. Photo credit: Baum Realty

55. 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

56. WIN: Additional Funding Awarded for Adaptive Reuse of Von Humboldt School Into Affordable Teacher Housing (Chicago 7 2014)



Alexander von Humboldt Elementary School, 2622 W. Hirsch Avenue, 1896 Building, W. August Fiedler. Photo Credit: James Iska / ChicagoHistoricSchools.com

57. WIN: Historic Mary Thompson Hospital Adaptively Reused for Residential Apartments



The Thompson at Fulton Market, a new luxury rental building, is open at 150 N. Ashland Ave. The site is the former Mary H. Thompson Hospital. Photo credit: Zubaer Khan / Chicago Sun-Times

58. 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: LBBA / Brinshore

59. WIN: Music Box Theatre Reopens After Interior Renovation



Music Box Theatre, 1929, Simon and Steinborn, 3733 N. Southport Ave. Photo credit: Music Box Theater

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



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

61. WIN: JP Morgan Chase Announces Chase Tower and Plaza Renovation



Chase Tower and Plaza, 1969, C.F. Murphy Associates and Perkins and Will, 10 S Dearborn Street. Photo credit: Perkins and Will

62. WIN: One Prudential Plaza to Receive $50M Renovation But Will Lose Anchor Tenant



One Prudential Plaza complex, 1955, Naess & Murphy, 130 E Randolph Street and 180 N. Stetson Ave. Photo credit: Eric Allix Rogers

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



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

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



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

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



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

66. WIN: Revised Construction Plans Incorporate Dinkel's Bakery Facade, Neon Sign, and Adjacent Historic Facade



Dinkel's Bakery, Since 1922, 3329 N Lincoln Ave. Photo Credit: Google Maps

67. WIN: City Council Approves Sale of Vacant Lot for Muddy Waters Mojo Museum Garden



Muddy Waters House Museum Garden, 4339 S. Lake Park Ave. Rendering Credit: Bauer Latoza Studio

68. WIN: After Adaptive Reuse, Capital Garage Reopens as Bramble Arts Lofts Theatre



The exterior of 5545 N. Clark St., the future home of Bramble Arts Loft, in Andersonville on May 26, 2022. Photo Credit: Colin Boyle / Block Club Chicago

69. WIN: Iowa Building Reopens After Restoration



The Iowa Building on the ground that was always high and dry, at 56th Street and South Shore Drive, not far from the original building, 2017. Photo credit: Patricia L. Morse / Hyde Park Herald

70. WIN: New Residential Construction Embraces Historic Façade at 3731 N. Sheffield Avenue



3731 N. Sheffield Avenue incorporates historic facade into new construction. Rendering credit: Chicago YIMBY / Google Maps

71. 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

72. WIN: Restoration of Historic Esdohr House in Jefferson Park Complete



Jefferson Park's Historic Esdohr House as seen on Dec. 2, 2024. Photo credit: Molly DeVore / Block Club Chicago

73. 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

74. 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

75. WIN: New Jewelry Store and Cafe Use Planned for Landmarked George Healy House at 212 E. Ontario



George Healy House, 1885, Burling & Whitehouse, 212 E. Ontario St. Photo credit: CoStar

76. 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

77. 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

LOSSES: 2024

1. LOSS: Continental Can Company Building Demolished (Chicago 7 2020, 2021 & 2023)



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

2. LOSS: Woods Motor Vehicle Company at 1130 S. Wabash Avenue Demolished



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

3. LOSS: Landmarked Former Fiat Dealership/E2 Nightclub Building on Motor Row Emergency Demolished



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

4. LOSS: Seipp Brewing Buildings at 720 N. Wells and 207 W. Superior Demolished



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

5. LOSS: Front Building at Western Felt Works Survived Massive Fire Only To Be Demolished (Chicago 7 2024)



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

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



3442 W. Jackson Blvd. Photo credit: Debbie Mercer

7. LOSS: Large Historic Kenwood Victorian at 932 E. 50th St. Demolished After Being Released from 90-Day Demolition Delay After Only TWO Days!



932 E. 50th St. Demolished November 2024. Photo credit: Redfin

8. LOSS: 1313 and 1317 West Wrightwood Avenue Demolished



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

9. LOSS: Our Lady Of Fatima Church At 3051 North Christiana Avenue Demolished



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

10. LOSS: Iglesia Cristiana Unida Church Demolished



Iglesia Cristiana Unida Church (United Christian Church), 1055 W Diversey. Photo credit: Google Maps

11. LOSS: Ann Sather and Belmont Army Buildings Demolished



Existing historic streetscape from Ann Sathers at 909 W. Belmont to Belmont Army Vintique at 925 W. Belmont. Photo credit: Google Maps

12. LOSS: Former City Theater / The Strand at 3031 N. Lincoln Avenue Demolished



City Theater / The Strand / Peerless Rug Company Building, 3037 N. Lincoln. Photo Credit: Google Maps

13. LOSS: Ruby Dry Cleaning Building at 2801 W. Montrose Demolished



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

14. LOSS: Wing Hoe Restaurant Demolished



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

15. LOSS: 1530 W. Touhy Avenue House Demolished by St. George Cathedral (Assyrian) Despite Community Rejection of Parking Lot Proposal



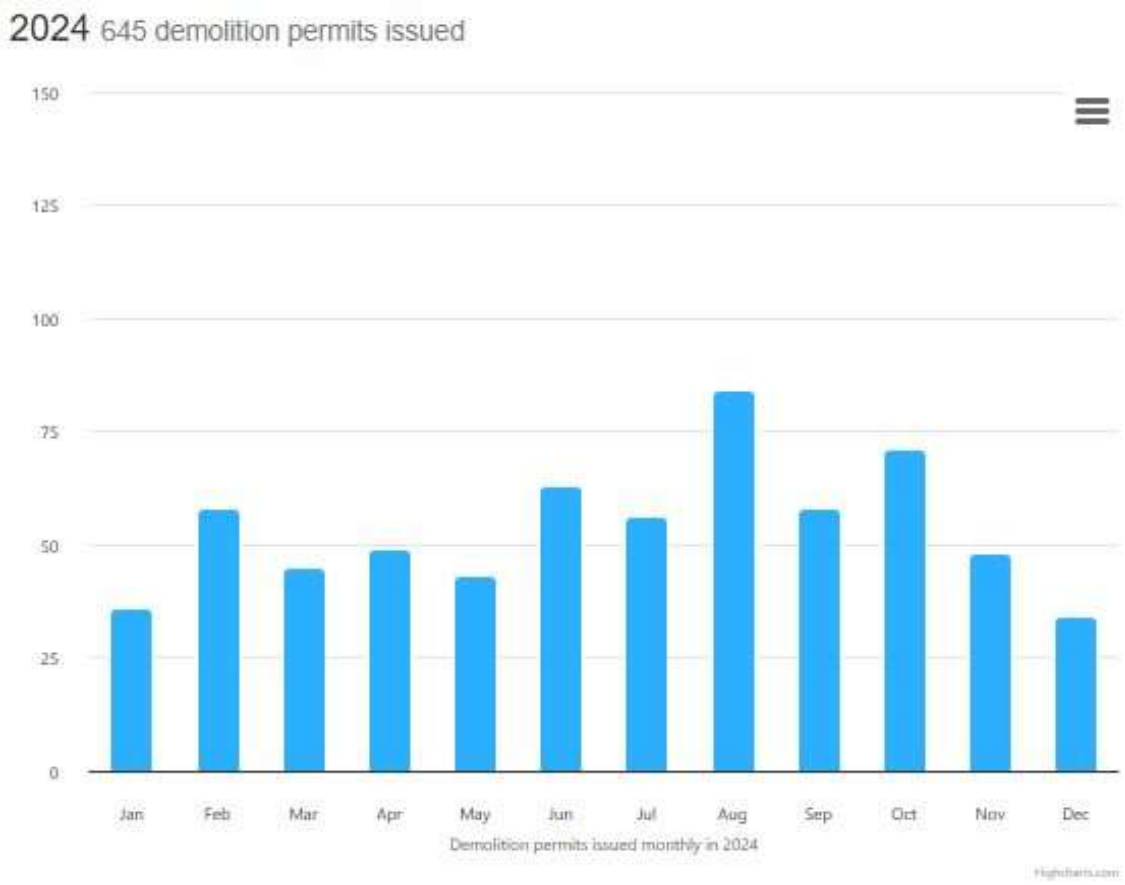
1530 W. Touhy Avenue, built circa 1905 and demolished in 2024. Adjacent to St. George Cathedral. Photo credit: Zillow

16. LOSS: House at 1836 West Addison Street from 1891 Demolished



1836 West Addison Street, Built 1891. Photo credit: VHT Studios / Redfin

17. 2024 SPOTLIGHT ON DEMOLITION: 645 Demolitions in 2024



SPOTLIGHT ON DEMOLITION: 645 Demolitions in 2024. Photo credit: Chicago Cityscape

IN MEMORIAM: 2024

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

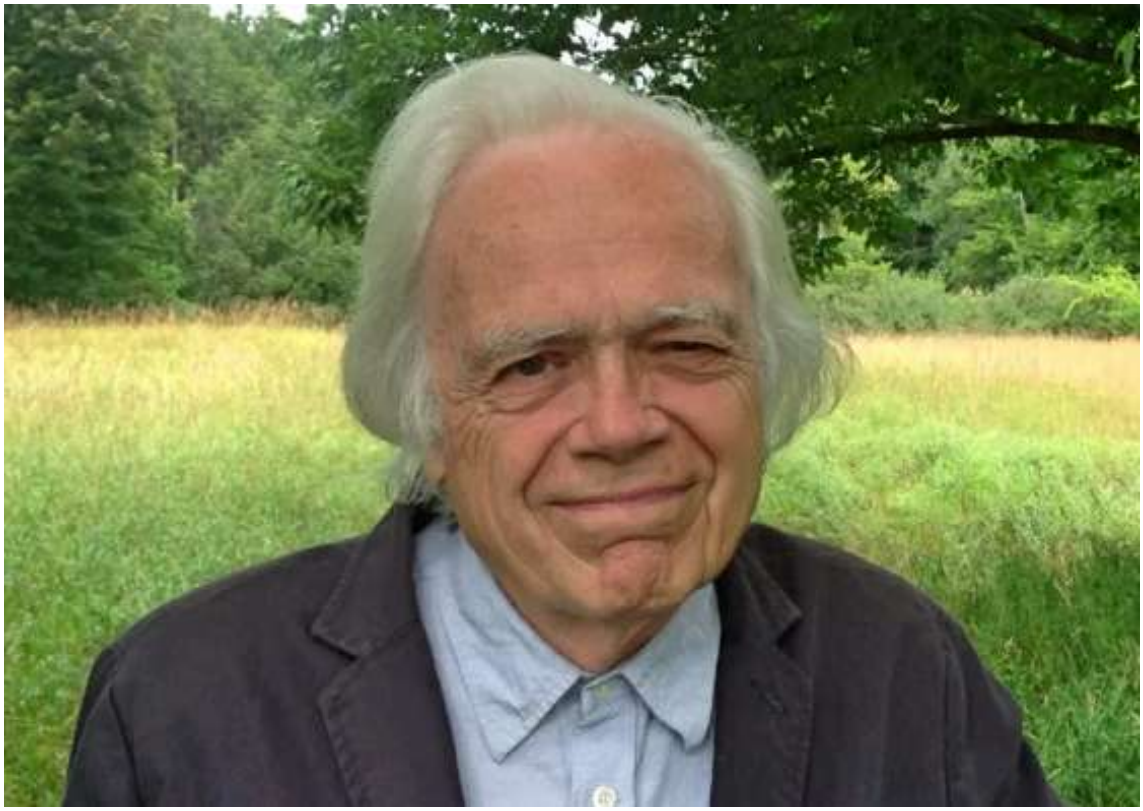
IN MEMORIAM: Mary Ann Smith, Former Alderperson and Chicago Landmark Commissioner



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 July 31, 2024. Photo credit: Provided / Facebook / Block Club Chicago

Ben Weese, Architect and Preservationist Who Helped Save Glessner House



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

IN MEMORIAM: Dennis McClendon, Cartographer, Historian and Tour Guide



Dennis McClendon, whose design work includes color-coded CTA train map, died at 67. Photo credit: Denise Carriveau

THREATENED: 2023

1. THREATENED: Despite Widespread Community Opposition, Alderman Approves DePaul's Plans to Demolish Sheffield-Belden Group (Chicago 7 2024)



cSheffield-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

2. 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

3. 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

4. THREATENED: Frank Lloyd Wright's Walser House in Building Court Due to Deterioration



J.J. Walser Jr. House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo credit: John Waters / Frank Lloyd Wright Building Conservancy

5. 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: Preservation Chicago Post Card Collection

6. 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

7. THREATENED: Loyola University Is One Step Closer to the Demolition of 1234 W. Loyola Avenue



1234 W. Loyola Avenue, R. Bernard Kurzon, 1926. Photo credit: Google Maps

8. THREATENED: Three Historic Rooftop Bleacher Buildings Across from Wrigley Field Threatened With Demolition



3627, 3631 and 3633 N. Sheffield Avenue buildings slated for demolition. Photo credit: Google Maps

9. THREATENED: Oldest in Chicago, Chicago Avenue Bridge House to be Demolished



Chicago Avenue Bridge House, 1914, Photo Credit: James Phillips

10. THREATENED: Despite Viable Park and Music Venue Proposal, Damen Silos Move Toward Demolition (Chicago 7 2023)



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Photo Credit: Serhii Chrucky



The Damen Silos on Chicago's Lower West Side on Aug. 22, 2023. The facility has been out of use since the late 1970s except for occasional movie shoots. Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Photo Credit: Trent Sprague/Chicago Tribune

11. THREATENED: Closed in 2014 After Being Declared Unsafe, Darrow Bridge / Columbia Bridge Languishes



A view to the southwest of the Darrow Bridge / Columbia Bridge on August 29, 2023. Built in 1880 and rebuilt after the 1893 World's Columbian Exposition, the Darrow Bridge was declared unsafe by the Chicago Department of Transportation (CDOT) in 2009 and blocked to pedestrians and bicycles in the late fall of 2013. Photo credit: Marc C. Monaghan / Hyde Park Herald

12. THREATENED: Demolition Looms for Ornate Terra Cotta Holiday Club Building (Chicago 7 2023)



Holiday Club Building, 4000-4006 N. Sheridan Road, Residential portion 1905, David Robertson, retail portion 1925, Adolph Woerner. Photo credit: Joe Ward / Block Club Chicago

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



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

14. THREATENED: Happy Wash Terra Cotta Building Threatened with Demolition



Happy Wash Building, 1359 W. Wilson Ave. Photo credit: Martin Tangora

15. THREATENED: Former Holy Angels School at 545 E. Oakwood Threatened with Demolition



Holy Angels School at 545 E. Oakwood. Photo Credit: Google Maps

16. THREATENED: Monument With a Standing Beast Dismantled and Removed From Thompson Center Plaza (Chicago 7 2017)



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

17. THREATENED: Benedictine Sisters' St. Scholastica Monastery to be Closed and Sold



The Benedictine Sisters of Chicago are seeking to build a senior living center on its 14-acre campus in West Ridge. Credit: Joe Ward / Block Club Chicago

Benedictine Sisters Selling West Ridge Campus, Their Home For Nearly 120 Years; The Benedictine Sisters of Chicago have lived on a sprawling West Ridge campus since 1906. Due to age and declining ranks, they are now looking to sell the property, Mack Liederman, Block Club Chicago, 10/19/23

18. THREATENED: Tabernacle Missionary Baptist Church Complex Listed For Sale



Tabernacle Missionary Baptist Church Annex / originally Little Company of Mary Hospital, 1896, James J. Egan, 4130 S. Indiana Avenue. Photo credit: Google Maps

19. THREATENED: After Foreclosure Sale, Future Unknown for St. Therese of the Infant Jesus Church - Little Flower Church



Little Flower Church / St. Therese-the Little Flower / Greater Mt. Hebron Missionary Baptist Church, 1940, Meyer & Cook, 1801 W. 80th Street. Photo credit: Ward Miller / Preservation Chicago

20. THREATENED: Schulze Baking Company Data Center Adaptive Reuse Stalled Since 2018 (Chicago 7 2024)



Schulze Baking Company Building, 40 E. Garfield Boulevard, John Ahlschlager & Son, 1914. Photo Credit: Eric Allix Rogers

21. THREATENED: Roger Brown Studio Threatened with Closure



Roger Brown House and Studio, 1926 N. Halsted. Photo Credit: Google Maps

22. THREATENED: Turner Company Building Threatened with Demolition (Chicago 7 2024)



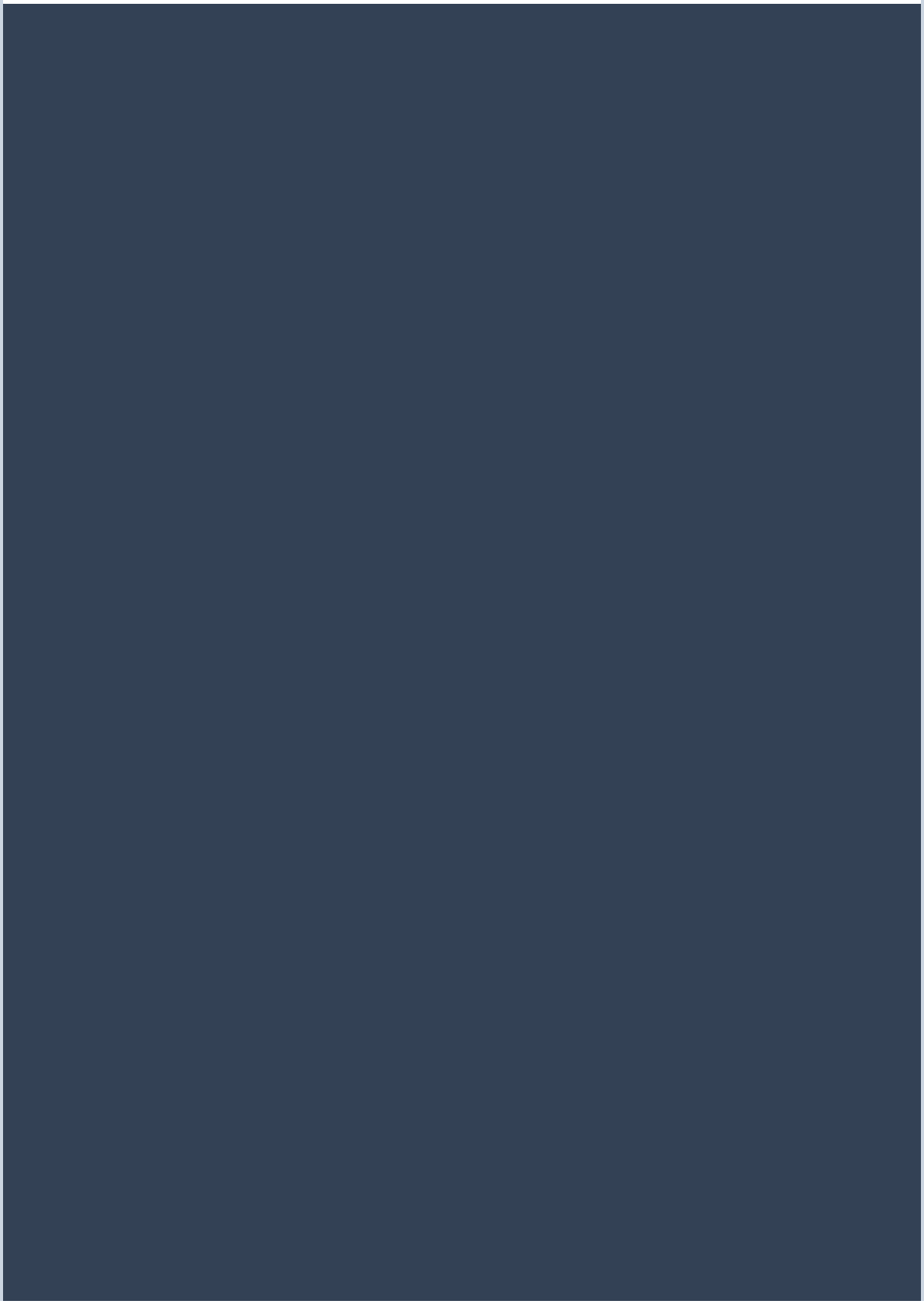
Ogden-Keeler Industrial Buildings, Turner Manufacturing Company Building, 2309-2325 S. Keeler, Alfred S. Alschuler, 1918 - 1921, a 2024 Chicago 7 Most Endangered. Photo credit: Ward Miller / Preservation Chicago

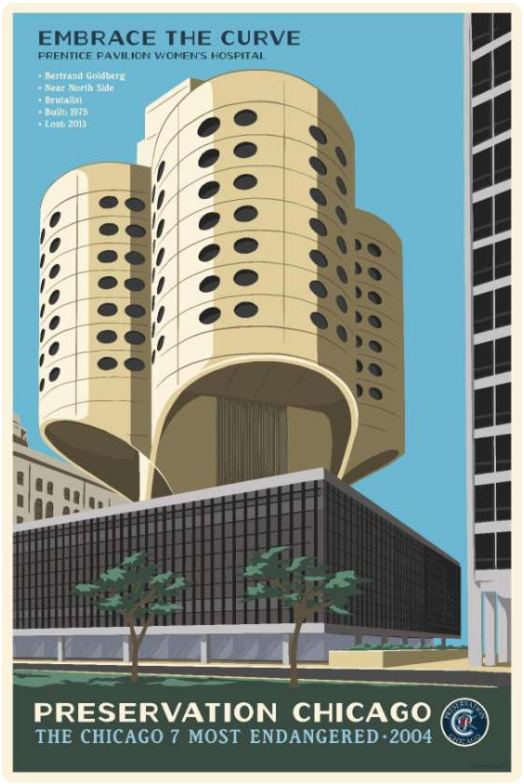
SUPPORT PRESERVATION CHICAGO


RISING ABOVE THE BOULEVARD
SCHULZE BAKING COMPANY BUILDING
• Chicago Commercial Style
• 40 E. Garfield Boulevard
• John Ahlschlager & Son
• Washington Park
• 1914
SCHULZE
SCHULZE BAKING COMPANY
PRESERVATION CHICAGO
THE CHICAGO 7 MOST ENDANGERED · 2024

Schulze Baking Company Building

Schulze Baking Company Buildings, a Preservation Chicago 2024 Chicago 7 Most Endangered Poster. Available in a variety of sizes including 8x10, 16x20, and 24x36.
Posters available at Preservation Chicago's webstore.





Buy Chicago 7 Posters & Mugs





DONATE TO PRESERVATION CHICAGO



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

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