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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

January 2025 Month-in-Review Newsletter

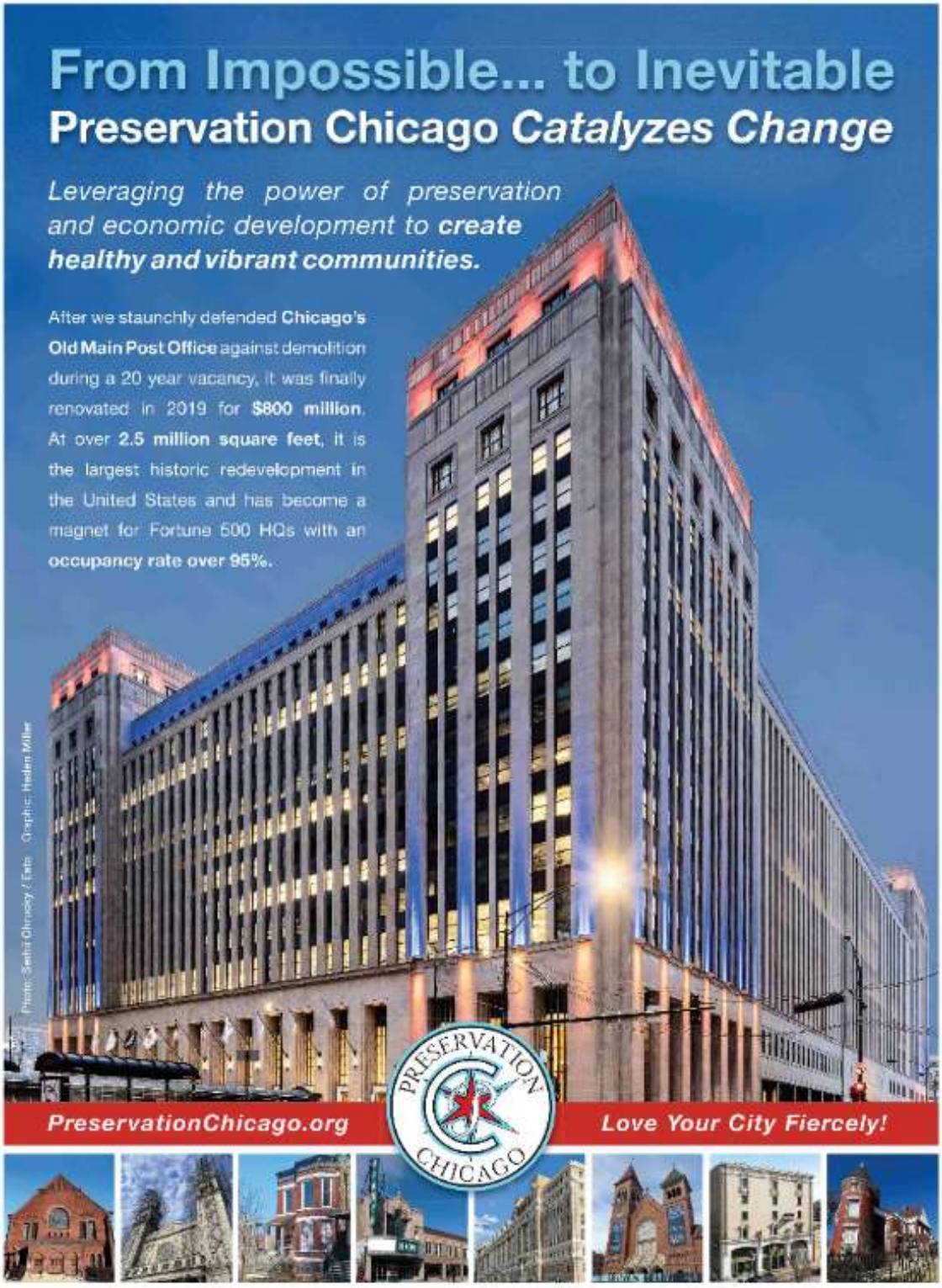


Auburn Park Lagoon

Photo credit: Eric Allix Rogers
Instagram# ericallixrogers

"Stretching diagonally across three city blocks in Chicago's Auburn Gresham neighborhood, this eight-acre linear park comprises sinuous paths tracing the edge of an irregularly shaped lagoon. Laid out in 1872 on land that was formerly owned by Chicago's first mayor, William Ogden, the surrounding neighborhood developed through the 1890s." (The Cultural Landscape Foundation)

Preservation Chicago *Catalyze Change*



From Impossible to Inevitable, Preservation Chicago Catalyzes Change

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

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.



Support a Nonprofit that Delivers

Your donation sustains our advocacy and helps catalyze meaningful, tangible, impactful change.

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Preservation Chicago: Love Your City Fiercely!®

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ⓒ 2025 Preservation Chicago, 205 W. Monroe Street, Suite 400, Chicago, Illinois

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The 2025 Chicago 7 Most Endangered

Register today for Preservation Chicago's 2025 Chicago 7 Most Endangered Announcement Tuesday, March 4, 2025 at High Noon



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

Preservation Chicago's 2025 Chicago 7 Most Endangered Announcement and Presentation

Tuesday, March 4, 2025
High Noon, 12:00 pm

Hybrid event via Zoom and in-person at the Chicago Architecture Center, 111 E. Wacker Drive, Chicago, IL 60601

FREE, but registration is required. We hope you can join us.

In-Person Registration Link

Zoom Registration Link

Join us for a captivating, fast-paced event where Ward Miller, The Richard H. Driehaus Executive Director of Preservation Chicago, will present the 7 Most Endangered architectural treasures in Chicago and share their history, threats, and recommendations.

Don't miss this opportunity to learn about the unique history and significance of these endangered sites and what can be done to mobilize support to protect them. Come be a part of this important discussion and discover ways to help preserve the rich architectural heritage of our beloved city!

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.

Incredible recent Chicago 7 successes include Century and Consumers Buildings, The Warehouse, Washington Park National Bank, and Werner Brothers Storage. Link to all past Chicago 7s.

Questions? Please reach out to us via email, social media, our website, call us at 312-443-1000.

Advocacy

1. POTENTIAL WIN: Chicago Collaborative Archives Center Development Team Submits Adaptive Reuse Proposal for Century and Consumers Buildings to GSA (Chicago 7 2011, 2013, 2022, 2023 & 2024)





Rendering of Proposed Chicago Collaborative Archive Center at the Century and Consumers Buildings.
Rendering Credit: JLK Architects / Chicago Collaborative Archive Center



GSA Request for Qualifications for redevelopment of Century and Consumers Buildings, 202 S. State Street & 220 S. State Street issued November 19,2024. "The U.S. General Services Administration (GSA) is soliciting proposals from experienced real estate development teams to undertake the redevelopment of the state street properties located at 202, 208-212, 214 & 220 South State Street, Chicago, Illinois." Image credit: GSA

"After initially planning to demolish the buildings, the GSA relented over the summer and endorsed their adaptive reuse. But when the agency issued a request for qualifications (RFQ) from interested developers in November, the document laid out more than a dozen security protocols, including a prohibition of projects that would bring permanent and temporary residents into the building. Other restrictions prohibit a rooftop deck, parking and windows directly across from the courthouse. Security concerns involving the courthouse scuttled redevelopment of the site once before.

"A 2017 plan would have redeveloped the buildings into a mixed-use apartment complex, but it was later canceled by former Mayor Lori Lightfoot, who said objections from federal judges, who worried the apartment windows would be directly across from their chambers, made it impossible to launch the $141 million project. And in early 2022, Congress set aside $52 million to pay for demolition, an earmark supported by U.S. Sen. Dick Durbin.

"A pre-bid meeting held on Dec. 5 attracted a crowd of builders, preservationists, architects and engineers. 'The room was just jam-packed with people,' said Ward Miller, president of Preservation Chicago, the nonprofit that helped lead a yearslong fight to save the historic structures and will pursue its own redevelopment scheme. 'There were about 100 to 120 individuals that showed up, representing a variety of companies.'

"If a developer can propose a solution acceptable to the GSA and the federal judges, and attract the necessary financing, it would put a final halt to GSA's previous plan, to demolish the buildings in favor of a landscaped plaza on the courthouse's east side, leaving a big gap on State Street. But it may not be easy.

"The 21-story Consumers Building, completed in 1913 and designed by the historic Chicago firm of Jenney, Mundie & Jensen, includes a rare surviving example of an early 20th century office building entry, decorated with marble and bronze. The 16-story Century Building was completed in 1916 and designed by Holabird & Roche. Both use the steel-frame design made famous by the era's Chicago architects, which allowed ever-taller skyscrapers to include huge windows, flooding interior offices with light.

"'The early skyscrapers were perfected in Chicago, and these two buildings are symbols of that perfection,' said Miller, who compares the pair to State Street's Reliance Building three blocks to the north, completed in 1895 and now an upscale hotel.

"Preservation Chicago and other advocates fought to save the buildings, successfully pressuring the Commission on Chicago Landmarks to recommend in January that the City Council make them city landmarks. Miller's group also placed the State Street complex atop its annual list of most endangered buildings for three years in a row and launched an online petition that garnered tens of thousands of signatures.

"Preservation Chicago is part of a development team, including architects, engineers and finance experts, proposing a national archive center in the State Street complex, a solution that, unlike apartments or a hotel, could meet all the GSA's security protocols, Miller said.

"The group garnered interest from about 20 religious organizations, including spiritual orders and the Episcopal Church, looking for a central location for their historical archives, paintings, sculptures and other art works. Miller envisions a research center for universities, classrooms, a ground-floor museum showcasing the art collections, and a possible future home for the archives of other Chicago-based organizations such as Ebony and Jet magazines.

"'Wouldn't it be great to have that?' Miller asked. 'If there is a better proposal out there that would save these buildings, well, that's what Preservation Chicago is all about, but we think an archive center could be an amazing resource for Chicago.'

2. POTENTIAL WIN: “Can The Google Effect Revive The Loop? Experts Say Yes” (Thompson Center - 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: Ward Miller / Preservation Chicago

"Google's $105 million purchase of the Thompson Center in 2022 marked a turning point for Chicago's struggling financial district. Plagued by high office vacancies and dwindling foot traffic, the area is now being primed for city-backed residential projects and the arrival of thousands of Google employees.

"While completion of the projects is at least two years away, early signs suggest the revitalization will reshape the Loop's future and could spur an economic boom, industry experts said.

"'I think a small boom is fair … people didn't expect what happened to Fulton [Market] until Google came there, and then it took off like the Wild West,' said Andy DeMoss, senior managing director at Bradford Allen, a Chicago-based commercial real estate and investment firm.

"Developers, investors and real estate executives have been watching the market closely after the tech giant announced in 2022 it would redevelop the Thompson Center for office use. Capitalizing on the spotlight, former Mayor Lori Lightfoot announced the Revitalize LaSalle Initiative, which offers up developers tax-increment financing (TIF) dollars and other incentives to repurpose historic buildings along LaSalle Street.

"The idea leans into the concept of the Google Effect: a spike in investment around the Thompson Center as developers create housing and convert buildings for an influx of Google workers.

"The LaSalle Street initiative was delayed during the transition from Lightfoot to Mayor Brandon Johnson but officially moved forward in the spring with five adaptive reuse projects making their way through the city's development and TIF approval process. If approved by City Council, the projects would collectively use $249 million in TIF funding and add at least 1,000 apartments to the area. The target completion date for the five projects is the end of 2026.

"Simultaneously, renovations on the Thompson Center have progressed and now include a revamp of the Clark/Lake 'L" station. The entire overhaul is slated to also be done in 2026.

"What happens to century-old buildings with no tenants? Adaptive reuse is a logical solution, though developers require assurance that their multimillion-dollar renovations will succeed.

"Combined, the LaSalle Street Reimagined proposals and the Thompson Center redevelopment could absorb over 2.5 million square feet of vacant office space, reducing competition and transforming the business district into a livable neighborhood.

"'Some retailers are getting ahead of Google and residential conversions,' DeMoss said. 'Retail was completely dead in the Loop, but this year, we're starting to see it come back. It will significantly pop once those events happen in a couple of years."

"Historical and older buildings tend to be good candidates for adaptive reuse. Often built before air conditioning was available, these buildings have numerous windows and smaller structural bays that convert well into residential units.

"Google moving into the Thompson Center is a huge win, but we can't take it for granted." (Mercado, Block Club Chicago, 1/27/25)

"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.

3. THREATENED: Preservation Chicago's Rapid Response Advocacy Effort to Save Elim/ Reformation Lutheran Church from Demolition Gains Traction



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



Third building court hearing attended by Preservation Chicago and preservation partners working to find a reuse option that would save Elim from demolition. Elim/Reformation Lutheran Church ,1888, Solon S. Beman, 11310 S. Forest Avenue. Photo credit: Ward Miller / Preservation Chicago



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

oPreservation Chicago has mounted a Rapid Response advocacy effort to save Elim/Reformation Lutheran Church from demolition together with community and preservation partners. We have appeared in building court on three separate occasions to advocate for a transfer of ownership and to prevent an emergency demolition order.

The current objective is to facilitate a transfer of ownership to a preservation-oriented community nonprofit organization with the capacity to stabilize, restore and reactivate this important neighborhood asset.

Additionally, we are pursuing a Chicago Landmark Designation. We are also encouraging the the Department of Buildings and Building Court to delay any demolition order until the current process is able to play out.

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 Metropolitan Synod - 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, preservation organizations, and Landmarks Illinois, we attended the Building/Demolition Court at the Daley Center on November 6, 2024, December 18, 2024, and January 29, 2025. There was unanimous opposition to demolition from those 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. The next court date is scheduled for February 26, 2025 at Daley Center, 50 W. Washington Street.

Preservation Chicago researched and wrote a “Preliminary Landmark Recommendation” report for the building in our effort to advance a Preliminary Designation for this important building. The building was overlooked 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 a future Commission on Chicago Landmarks meeting. We have formally suggested Elim/Reformation Church to become a Designated Chicago Landmark.

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.

The 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.

4. THREATENED: Demolition Permit Issued for Damen Silos by Army Corps, But Preservation Chicago Continues to Advocate for a Park/Music Venue Adaptive Reuse Plan (Chicago 7 2023)



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

"A federal agency on Monday approved a permit to demolish the Damen Silos, a collection of grain elevators on the Southwest Side abandoned after a 1977 explosion.

"MAT Limited bought the dilapidated silos and their 23-acre plot at 2900 S. Damen Ave. from the state in late 2022 and applied for five permits to demolish the buildings, including one with the U.S. Army Corps of Engineers. City officials were waiting for the federal agency's decision before approving or denying demolition permits, Mayor Brandon Johnson said last year.

"Kate Eakin, president of the McKinley Park Development Council, said the neighborhood group would still like to see the historic silos preserved. The group also wants to see the riverfront property accessible to the public, which aligns with its larger vision for the south branch of the Chicago River.

"The council's plan presents a framework to redevelop riverfront properties, including the Damen Silos, to create green space, improve access to the river and build a bike path connecting McKinley Park to Bridgeport and Chinatown.

"Ward Miller, executive director of Preservation Chicago, told Block Club an alternative plan is to preserve the silos and turn the site into a concert venue or festival grounds, as BlueStar Properties, the developer behind the Salt Shed, proposed when bidding to buy the site from the state.

"'The whole idea would be to maybe look at the Damon Silos site as a festival grounds co-owned in partnership with, ideally, the Chicago Park District and maybe a private entity,' Miller said Tuesday. (Garcia Hernandez, Block Club Chicago, 12/18/24)

"A city's stock rises and falls on its ability to create and maintain special places for residents and tourists.

"The long-vacant Damen Silos could have been one of the places. Located near the Stevenson Expressway in the McKinley Park neighborhood, the three 120-year-old silos should be on their way to being converted into a one-of-a-kind recreational or cultural spot surrounded by new park space right along the South Branch of the Chicago River. Instead, they're likely to be demolished by owner Michael Tadin Jr., who bought the site from the state in 2022 for $6.5 million.

"The silos' demolition would represent a blown chance for the city and state to have turned the old industrial site into something
exciting.

"As Millennium Park, the downtown Riverwalk, and countless other places across Chicago show us, unique places add to the city's vitality. We need more of them. But there could still be a way to create something novel on the Damen Silos site.

"Community members and preservationists have been fighting for months to prevent the grain silos at 29th Street and Damen Avenue from being razed. (Chicago Sun-Times Editorial Board, 2/6/24)

"'It'd be great to connect this to other green spaces and riverfront trails,' Preservation Chicago's Miller said. 'It's a great opportunity to talk about Chicago's industrial past. If they're demolished and pulverized, those stories are lost.'" (Loerzel, WBEZ Chicago, 9/25/23)

Preservation Chicago has been concerned over the fate of the Damen Silos for many years. Damen Silos site became a 2023 Chicago 7 2023, after the State of Illinois' decision to sell the the site, and the recent demolitions of the Crawford Power Station and the ADM Silos.

Preservation Chicago has been working closely with preservation partners, and has met many

5. WIN: Wax Trax! Building Receives Final Landmark Recommendation After Strong Public Support at Hearing



The former home of WAX TRAX! Records, 2449 N. Lincoln Ave. 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. Photo credit: Chicago DPD

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The former home of WAX TRAX! records, 2449 N. Lincoln Ave., received a final recommendation from the Landmarks Commission. From 1978-93, WAX TRAX! turned the 1880s Lincoln Park building into a global destination for hard-to-find recordings of eclectic music and consumer goods.



1:35 PM · Feb 6, 2025 · **359** Views

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The former home of WAX TRAX! records, 2449 N. Lincoln Ave., received a final recommendation from the Landmarks Commission. From 1978-93, WAX TRAX! turned the 1880s Lincoln Park building into a global destination for hard-to-find recordings of eclectic music and consumer goods.. Photo credit: Chicago DPD



The former home of WAX TRAX! Records, 2449 N. Lincoln Ave. 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. Photo credit: Chicago DPD

"For more than two decades, a two-story building in Lincoln Park was home to Wax Trax! Records, an iconic storefront and record label that helped shape Chicago's underground music scene.

"Now, the team behind Wax Trax is pushing to get the building at 2449 N. Lincoln Ave. landmarked, having argued their case at a hearing of the Commission on Chicago Landmarks Friday morning. Landmark designation would ensure the building could not be demolished or have its exterior altered.

"'We've taken on the responsibility of making sure Wax Trax has its rightful place in music history,' Mark Skillicorn, co-owner of the label, told Block Club. 'This building represents so much to so many people — not just in Chicago, but around the world.'

"However, the building is no longer owned by Wax Trax and is currently for sale. It was listed in December for $1.4 million, according to property records. The building was last sold in 2011, when it was purchased by Marvin Greene of suburban Lake Forest for more than $878,000, according to property records.

"The owner did not show up to Friday's hearing, Skillicorn said, and has not spoken publicly about the landmark proposal.

"'As important as Chess Records was to blues and soul music, Chicago's Wax Trax imprint was just as significant to the punk rock, new wave and industrial genres. What began as a record shop on Lincoln Avenue that specialized in underground music more than 30 years ago morphed into an influential label and seeped into the city's culture. Even after the label went bankrupt, the storefront closed and founders Jim Nash and Dannie Flesher passed away, the music and reach of Wax Trax Records never dissipated.' Richard Geraldi wrote in the Sun-Times in 2011.

"Vying For Landmark Status: Attempts get the building on Lincoln Avenue landmarked started a few years ago, Skillicorn said, but their efforts hit some speed bumps due to the pandemic.

"Last year, a member of the landmarks commission reached out to Wax Trax to let them know they were ready to get the ball rolling once again, Skillicorn said.

"In August, the commission unanimously approved a preliminary recommendation to designate the building as a city landmark. A final vote on the building's landmark status is scheduled for Feb. 6.

"People hear 'landmark' and might think of something frozen in the past, a relic of history long gone, Skillicorn said. But for Wax Trax, the push for preservation isn't just about honoring its storied legacy — it's a celebration of a vibrant, living entity that continues to inspire music, art and community today. (Filbin, Block Club Chicago, 1/17/25)

Preservation Chicago fully supports the Chicago Landmark Designation of the Wax Trax! Records building. We have been in contact with stakeholders, and have testified in support of designation at every hearing.

Chicago's music history is rich and important, and we have strongly encouraged the recognition, celebration, and protection of Chicago's music heritage, including the Warehouse, Muddy Water's House, and many others. Landmark protection is an important step in this process.

Read the full story at Block Club Chicago

Wax Trax! Records Team Pushes To Landmark Its Former Lincoln Park Storefront; The Chicago Landmarks Commission heard arguments Friday from the record label's team, advocates and longtime fans. But the building is currently for sale, and its owner has not commented publicly, Patrick Filbin, Block Club Chicago, 1/17/25

6. WIN: Morning Star Baptist Church of Chicago Receives Final Landmark Recommendation



Morning Star Baptist Church of Chicago, 1912, with major renovation in 1937 by Walter T. Bailey, and Hunter, Konn, & Duster and Associates in 1963, 3993 S. Dr. Martin Luther King Drive. Photo credit: Chicago Department Planning and Development



Morning Star Baptist Church of Chicago, 1912, with major renovation in 1937 by Walter T. Bailey, and Hunter, Konn, & Duster and Associates in 1963, 3993 S. Dr. Martin Luther King Drive. Photo credit: Chicago Department Planning and Development



Morning Star Baptist Church of Chicago, 1912, with major renovation in 1937 by Walter T. Bailey, and Hunter, Konn, & Duster and Associates in 1963, 3993 S. Dr. Martin Luther King Drive. Photo credit: Chicago Department Planning and Development



Morning Star Baptist Church of Chicago, 1912, with major renovation in 1937 by Walter T. Bailey, and Hunter, Konn, & Duster and Associates in 1963, 3993 S. Dr. Martin Luther King Drive. Photo credit: Chicago Department Planning and Development

"The Commission on Chicago Landmarks has approved a preliminary landmark recommendation for the Morning Star Baptist Church of Chicago. Located at 3993 S. Dr. Martin Luther King Drive, the church building was originally in 1912 with the congregation originally founded in 1917 as a direct result of the Great Migration.

"Meeting Criterion 1 for Heritage, Morning Star Baptist Church embodies the social history of Bronzeville's development as a 'Black Metropolis,' serving as a spiritual and community anchor for African Americans who settled in Chicago during a period of significant demographic change. The church's founding is a representation of the cultural heritage of African Americans who arrived in Chicago as part of the Great Migration, and the influence that the movement had on the city, particularly Bronzeville and the South Side.

"Morning Star Baptist Church exemplifies the critical role that religious institutions played in the history and development of Chicago's neighborhoods in the early to mid-20th century, particularly in supporting and sustaining African American communities. Despite the economic hardships of the Great Depression, in 1936 the congregation purchased the building and commissioned pioneering Black architect Walter Thomas Bailey to transform the utilitarian structure into a place of worship reflecting the collective economic strength of the congregation.

"The church also meets Criterion 4 for Exemplary Architecture, as it is a unique example of adaptive reuse in ecclesiastical architecture from the 1930s, transforming from an early 20th-century auto garage into a house of worship. The church's renovation from 1963 to 1968 transformed the building's front facade into a modernist design featuring piers that clearly express the structure, smooth wall surfaces, an absence of historic ornament and distinctive dalle de verre stained glass windows.

"Also meeting Criterion 5 for Important Architect, the church was originally built in 1912 as an auto and truck livery, however that building underwent a significant renovation from 1937 to 1939 that was designed by Walter T. Bailey, the first African American architect registered in Illinois.

In 1963 the congregation began another major renovation that transformed Morning Star Baptist Church of Chicago into its present form as a manifestation of the Modern Movement in architecture. The renovation was designed by the African American architectural firm of Hunter, Konn, & Duster and Associates.

"The congregation has maintained the building well since completion of the 1968 renovation. Stained glass windows were added to existing window openings at the south elevation in the 1990s, and exterior signage on the façade has been altered. None of these changes diminish the building's architecture or historic significance.

"The Commission has recommended that features to be protected are all exterior elevations, the first-floor entrance vestibule with its internal stairways and elevated walkways, and the main worship space of the sanctuary. With the preliminary landmark recommendation approved, the Commission will need to approve a final landmark recommendation before sending the proposed designation to City Hall for final approvals from the Committee on Zoning and City Council." (Kugler, Urbanize Chicago, 2/2/25)

Read the full story at Urbanize Chicago

Morning Star Baptist Church of Chicago receives preliminary landmark; The church at 3993 S. Dr. Martin Luther King Drive was built in 1912, Lukas Kugler, Urbanize Chicago, 2/2/25

7. POTENTIAL WIN: Adaptive Reuse Plan Including Public Library Branch Advances for Long-Endangered Washington Park National Bank (Chicago 7 2016 & 2020)



Washington Park National Bank Building, 1924, Albert A. Schwartz, 6300 South Cottage Grove. Rendering Credit: bKL Architecture / DL3 Realty



Washington Park National Bank Building, 1924, Albert A. Schwartz, 6300 South Cottage Grove. Photo Credit: Indiana University Archives

"Plans are advancing for the redevelopment of the former Washington Park National Bank at 6300 S Cottage Grove Avenue. Located on the corner with E 63rd Street in Woodlawn, plans for the redevelopment date back to 2019 and have seen various iterations throughout the time. Now the development team, DL3 Realty, has been hosting community input meetings.

"Built in 1924 and designed by Albert A. Schwartz in the Neoclassical-style, the project calls for a preservation and restoration of its facade and partial gutting of its interior. This will bring the completed structure to six-stories in height with a glass curtain wall facade set-back from the original exterior. All of this is being designed by bKL Architecture.

"During the community meetings, minor changes to the plans were revealed. The structure will still include around 70,000 square-feet of Class A office space on the upper levels, some of the first on the South Side in 30 years, but will now be officially anchored by the relocation of the Bessie Coleman Public Library from next door.

"The library will take over all of the second floor and part of the first, unlocking funds for the project as the city will look at keeping part of the existing library for additional office space and parking. The library would also be joined by a small ground floor retail space, and stepped terraces along the side of the structure.

"Now known as ‘Revive 63’ by the developer, the original cost for the proposal was set to be around $40 million, however this was when they expected a 2025 completion. That date has now been pushed, with construction anticipated to commence in the spring of 2026 and to be fully completed in 2028, with the library portion opening in late 2027. (Achong, Chicago YIMBY, 1/5/25)

“The limestone façade on the 99-year-old building will be preserved and renovated, but the rest of the structure will be demolished and rebuilt due to roof, flooding and masonry damage and other issues. The developers previously planned to demolish the entire building.

“The century-old bank building was bought by the Cook County Land Bank in 2017 after accumulating about $3.7 million in unpaid taxes as it sat dormant for 25 years. While the land bank approved DL3’s proposal to redevelop the property in 2019, myriad issues have plagued the transaction as both parties have been grappling with problems like flooding, confusion over Opportunity Zone regulations and the pandemic.” (Nesbitt Golden, Block Club Chicago, 9/14/23)

Preservation Chicago is thrilled by this outcome. We have long urged DL3 Real Estate, the Cook County Land Bank Authority and other stakeholders to preserve and reuse this historic building.

We wish to recognize the leadership of Eleanor Gorski during her leadership of the Cook County Land Bank Authority which was essential to this preservation-oriented direction. Additionally, Preservation Chicago’s dedicated advocacy proved critical at many milestones over the past decade. The Washington Park National Bank was a Chicago 7 Most Endangered in 2016 and again in 2020.

The Washington Park National Bank Building is an important neighborhood anchor on a commercial corridor that has seen the tragic loss of many important buildings. It is essential for the long-term reinvestment and prosperity of this commercial district that this historic building be preserved and redeveloped.

Read the full story at Chicago YIMBY

New Details And Timeline Revealed For Revive 63 Redevelopment In Woodlawn, Ian Achong, Chicago YIMBY, 1/5/25

Woodlawn Bank Redevelopment Aims To House Public Library Under Developer’s Plan; After

8. WIN: Final 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. Historic Photo Credit: ChicagoPast.com

Chicago DPD
@ChicagoDPD

The Loop's Rector Building, located at 79 W. Monroe St., received a final landmark recommendation from the Landmarks Commission today. The 1905 building is planned to undergo a $64 million renovation to convert office space into residences and restore key architectural features.



1:41 PM · Jan 9, 2025 · **6,011** Views

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: Chicago DPD



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: R2 Companies



Facafe of Rector Building, 79 W. Monroe Street, by Jarvis Hunt in 1906, Historic Photo Credit: R2 Companies



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 Commission on Chicago Landmarks has approved a final landmark recommendation for the Rector Building located at 79 W. Monroe. Located at the southeast corner of W. Monroe St and S. Clark St, the building was constructed in 1905 with a large, seamless south addition completed in 1924.

"Meeting Criterion 1 for its value as an example of heritage, the Rector Building was built in 1905 for Charles E Rector, a restaurateur in the late 18th and early 19th centuries. As the building became part of the larger LaSalle financial district, the building became home to several financial institutions. Bell Savings and Loan Association occupied the lower banking floors from 1951 through 1997 and its distinctive corner bell hanging signage remains suspended over the sidewalk at the corner of the building.

"Also meeting Criterion 3 for a significant person, Charles Rector was a pioneer in Chicago's early restaurant industry and became internationally recognized as a restaurateur and entrepreneur. His reputation was further cemented in 1983 when he opened the Cafe de la Marine at the Worlds Columbian Exposition in Jackson Park. His success in the restaurant business led him to expand into real estate.

"Meeting Criterion 4 for exemplary architecture, the Rector Building is one of the oldest surviving examples of early commercial high-rises designed by architect Jarvis Hunt. Its design combines classical design features with aspects of 20th century modernism from the Chicago and Prairie Schools.

"Meeting the separate Integrity Criterion, the building still remains in good condition since it was built. The northern portion was built in 1905 with the southern addition added by Holabird and Roche in 1924. The preliminary recommendation identifies the building's significant features to be protected as all exterior elevations including rooflines." (Kugler, Urbanize Chicago, 12/9/24)

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.

9. WIN: Promontory Point Conservancy Will Hold Six Public Meetings to Refine Preservation-Oriented Designs for Promontory Point (Chicago 7 2022)



Promontory Point, 1937, Alfred Caldwell, Chicago Lakefront between 54th and 56th Streets. Designated a Chicago Landmark in April 2023. Photo credit: Eric Allix Rogers

"Hyde Park neighbors who have for 25 years pushed to preserve Promontory Point's beloved limestone steps amid much-needed repairs have unveiled new design proposals for doing just that — and are asking local leaders to adopt them.

"The nonprofit Promontory Point Conservancy on Tuesday released design proposals for federal and city agencies to consider as they strengthen the lakefront park against wave and storm damage. The conservancy also shared a study of the Point's ability to withstand Lake Michigan's waves, as well as a 'master plan' for preserving the park's historic features.

"'All three reports agree with our consistent, strong message: The limestone revetment has not failed, and can be retained and repaired,' said Jorge Sanchez, the conservancy's vice president. "There are multiple preservation design alternatives that meet [federal and city] requirements for storm damage and shoreline protection, while keeping the fabric of the historic structure in place.'

"The total cost of reinforcing Promontory Point would be between $56 and $93 million, depending on which combination of the conservancy's proposals was ultimately used, the report found. The resiliency study builds on a report released by the conservancy last year, which found the Point's iconic limestone is still protecting the lakefront and can be preserved.

"The plan for historic features documents the Point's history since its construction in the 1930s and found the park should be "rehabilitated" under federal standards for historic properties. In this case, a 'rehab' means the Point can be repaired or modified to adapt to its users' changing needs — such as reinforcing the shoreline or improving accessibility — while retaining its 'historic character.'

"The design proposals and resiliency study were done by the McLaren Engineering Group, while the historic features master plan was completed by Wiss, Janney, Elstner Associates. The studies were funded by nearly $300,000 in community donations, as well as more than $130,000 in grants from local preservation groups.

"Former Ald. Leslie Hairston (5th), a vocal ally of the conservancy since the early 2000s, on Tuesday praised neighbors who have invested "money and our own individual time" toward the growing body of research that supports preserving the limestone. 'We have had to form a conservancy, and we continue to advocate for our community,' Hairston said. 'Some of our elected officials may not think that this is important … but it is important to us.'

"The conservancy will hold six public meetings over the next few months to gather feedback on its designs:

- 10 a.m. Jan. 22 in Hyde Park at the Promontory, 5311 S. Lake Park Ave. West
- 6:30 p.m. Feb. 6 in Woodlawn at the Experimental Station, 6100 S. Blackstone Ave.
- 6:30 p.m. Feb. 18 in Kenwood at the Ancona School, 4770 S. Dorchester Ave.
- 6:30 p.m. March 6 in Hyde Park at Vista Homes, 5840 S. Stony Island Ave.
- 6:30 p.m. March 19 in Hyde Park at the University of Chicago Community Meeting Room, 6021 S. Kimbark Ave.
- 7:30 p.m. April 8 on Zoom

"The proposals are flexible, as 'there are lots of good ways to preserve the limestone revetment,' Promontory Point Conservancy president Jack Spicer said. 'We want your ideas and thoughts about how to do that the best.'

"'It's a Chicago treasure,' says Ward Miller, executive director of Preservation Chicago, who grew up wading in the lake, jumping on the limestone, and lounging in the sun with his dog. 'It's one of the last vestiges of stonework and easy access into the water. I think it's kind of legendary.' (Lane, Chicago Reader, 3/20/24)

Preservation Chicago applauds the Promontory Point Conservancy for their dedicated advocacy

10. WIN: Clarendon Park Community Center Preservation-Sensitive Renovation Nearing Spring 2025 Completion (Chicago 7 2015)



Rendering of Clarendon Park Community Center post-renovation. Clarendon Park Field House, 1916, C.W. Kallal, 4501 N Clarendon Avenue. Rendering Credit: Booth Hansen



Rendering of Clarendon Park Community Center post-renovation. Clarendon Park Field House, 1916, C.W. Kallal, 4501 N Clarendon Avenue. Rendering Credit: Booth Hansen



Clarendon Park Field House, 1916, C.W. Kallal, 4501 N Clarendon Avenue. Photo Credit: Chuckman Post Card Collection



Clarendon Park Ground Breaking on September 13, 2022. Photo Credit: Ward Miller / Preservation Chicago

"A $13 million overhaul of an Uptown park community center is expected to conclude after nearly three years, according to the Chicago Park District.

"Construction on the Clarendon Park Community Center started in September 2022 and was originally slated to be finished in 2023. The park district said it now expects to finish this spring, but there isn't an exact date yet.

"The structure's deteriorating condition landed it on Preservation Chicago's 2015 Chicago 7 Most Endangered buildings list. The facility upgrades include new accessibility features, a renovated gym and dance studio, outdoor space and a remodeled lobby.

"In 2019, Park District officials unveiled multiple proposals for the site, including demolishing and replacing the structure. Neighbors and preservationists rallied to the building's cause, helping convince the Park District to invest in its restoration.

"The Clarendon Community Center was built in 1916 as a bath house to serve the Clarendon Municipal Beach. At the time, Lake Michigan's shores abutted the building. The facility included locker rooms and a promenade. Beachgoers could rent bathing suits, towels and lockers for 10 cents per adult, according to the Park District.

In the 1930s, the city filled in Lake Michigan as it expanded Lincoln Park north to Foster Drive, cutting off the bath house's beachfront access. The city then converted the facility into a community center with gyms, club rooms and sports fields. A major renovation project in 1972 required the removal of the building's signature towers, which eventually led to water infiltration and roof issues.

"'We came very close to having this demolished,' then-Ald. James Cappleman (46th) said at the groundbreaking ceremony in 2022. 'Every battle that had to be fought was fought and won.'

Preservation Chicago applauds former Ald. James Cappleman for his commitment to seeing the Clarendon Park Community Center protected from demolition and for helping to solidify the necessary renovation funds. Preservation Chicago applauds the Chicago Park District for its flexibility, support and commitment to this important project.

The Clarendon Park neighbors and community stakeholders played an essential role in this effort and deserve special recognition for their unwavering support for this wonderful outcome with a special thanks to Katharine Boyda, Melanie Eckner, Martin Tangora, Cindi Anderson, Stuart Berman, the Uptown Historical Society, the Clarendon Park Advisory Council, Uptown United and Uptown Chicago Commission. (Savedra, Block Club Chicago, 1/23/25)

Read the full story at Block Club Chicago

Uptown's Clarendon Park Community Center Slated To Reopen After $13 Million Overhaul; Construction began in 2022 and was originally planned to be finished the next year. Now, the center is expected to be back open this spring, Madison Savedra, Block Club Chicago, 1/23/25

Opening Timeline Revealed For Renovated Clarendon Community Center In Uptown, Ian Achong, Chicago YIMBY, 1/24/25

Uptown's Clarendon Park Community Center, Once Facing Wrecking Ball, Kicks Off $13 Million Overhaul; The renovation will restore the more than 100-year-old field house and add accessibility features and a new lobby, Joe Ward, Block Club Chicago, 9/14/22

Uptown's Clarendon Park Community Center is getting a $14.8M makeover, The project will spare the 103-year-old building from the wrecking ball, Jay Koziarz, Curbed Chicago, 9/30/19

11. WIN: After Successful Adaptive Reuse of St. Boniface Church, New Construction Phase is Nearing Completion (Chicago 7 2003 and 2009)



The Residences of St Boniface / St. Boniface Church, 1358 W Chestnut Street, Henry Schlacks, 1902. Rendering Credit: ZSD Corp / SPACE Architects + Planners



The Residences of St Boniface / St. Boniface Church, 1358 W Chestnut Street, Henry Schlacks, 1902. Photo Credit: Daniel Schell / Chicago YIMBY



Rendering of a condo interior at the St. Boniface Church redevelopment. St. Boniface Church, 1904, Henry Schlacks, 1358 W. Chestnut Street. Rendering Credit: STAS Development



Rendering of a condo interior at the St. Boniface Church redevelopment. St. Boniface Church, 1904, Henry Schlacks, 1358 W. Chestnut Street. Rendering Credit: STAS Development

"The Residences of St. Boniface, Phase 2 of the St. Boniface Church redevelopment project in Noble Square, have topped out, windows are in, and exterior work is nearing completion ahead of their spring 2025 debuts.

"Located at 1340 West Chestnut Street and directly across from Eckhart Park, the condos are the new-construction portion of the adaptive re-use units next door at the renovated church.

The City of Chicago issued a foundation permit on August 28, 2024 to allow the start of construction, following it up with the full permit on October 23, 2023.

"ZSD Corp is the developer behind the project, and also the general contractor. They're adding 20 new condominium units here across the four-story structure. Floor plans will all be either three-bedroom or four-bedroom layouts, and there are 20 parking spaces included below grade.

"Designed by SGW Architecture & Design, the building includes inset balconies overlooking Eckhart Park to the south, as well as steel terraces facing north over the alley. The penthouse units will feature private rooftop decks. The project website shows 65 percent of the units are already under contract." (Schell, Chicago YIMBY, 12/27/24)

"Ward Miller, executive director of Preservation Chicago, an advocacy group, called the church 'a great architectural landmark and a gateway building into the community.'" (Kamin, Chicago Tribune, 5/23/19

Decades years after St. Boniface Church held its last mass, and after 16 long years of relentless preservation advocacy, and a last minute sale before demolition; Preservation Chicago is thrilled that the St. Boniface adaptive reuse was finally received Chicago City Council approval in August 2018 with plans to adaptively reused the historic church by Michael Skoulsky of Stas Development with Space Architects + Planners.

The Romanesque church was designed by architect Henry Schlacks in 1902 and is located at 1348 W. Chestnut Street. First nominated as a Preservation Chicago 2003 Chicago 7 Most Endangered Building, preservation advocacy efforts were sustained for over a decade until a final rapid response effort which culminated on Friday, September 23, 2017, when with demolition scheduled for the following Monday morning and moments before the hard deadline of Friday at 5 p.m., the building was sold to Stas Development for a preservation-sensitive adaptive reuse.

The road to St. Boniface's preservation has been long, complex, and difficult. Despite that the prospects for success seemed remote at times, Preservation Chicago never lost hope and never stopped advocating for a preservation-oriented outcome.

Preservation Chicago's leadership role was pivotal, but many preservation partners worked tirelessly to support St. Boniface. Preservation Chicago wishes to recognize and celebrate Michael Skoulsky of Stas Development. David Ruttenberg of Marc Realty Capital, Skoulsky's equity partner in the project; and Northwestern Settlement House.

The courageous leadership of Eleanor Gorski and Dijana Cuvalo, City of Chicago Landmarks Division and Lisa Misher, City of Chicago Senior Counsel, was instrumental to this process. Persistent advocacy from Lisa DiChiera at Landmarks Illinois and the continued interest of local press kept the fight for St. Boniface in the public spotlight.

Neighborhood organizations including Neighbors of St. Boniface led by the Kevin Stawiarski, East Village Association's Bob Zwolinski Scott Rappe, and Gladys Anselmo, along with Preservation Chicago Board President Brad Suster never faltered. Neighbors of St. Boniface were key to the effort's success, including Claudia Sainsot, Jon Kulpit, Kathy Thalmann, Jim Boccarossa, and architect Mike Vasilko, Elaine Cocrona, editor of 'Our Urban Times' and Alisa Hauser formerly of



12. WIN: Preservation Chicago Rescues Chicago Tribune Archival Material Before Freedom Center Demolition



Paul Gapp Collection and the Chicago/Illinois reference collection relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Paul Gapp Collection and the Chicago/Illinois reference collection relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Bound volumes of Chicago Magazine dating back to 1971 relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Bound copies of the Chicago Tribune Arts, Magazines, and Book Sections dating back the 1940s relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Chicago Tribune Historic Ticker Tape Machine relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Chicago Tribune Historic Ticker Tape Machine relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Large plaster model of the Chicago Tribune Tower relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Chicago Tribune 19th century hand-printing-press by Morgan and Wilcox relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



One of eight large paster castings of Chicago Tribune Tower ornament relocated by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Section of Chicago Tribune "Distributing The Chicago Tribune Newspaper" Mural by Mark McMahon rescued by Preservation Chicago prior to Freedom Center demolition. Photo credit: Preservation Chicago



Preservation Chicago's Mary Ellen DiMatteo Chicago Architecture and History Library has been expanded to accommodate the Chicago Tribune Paul Gapp Architecture Collection, and the Chicago Tribune Bound Archive Collection. Photo credit: Preservation Chicago



Preservation Chicago's Mary Ellen DiMatteo Chicago Architecture and History Library has been expanded to accommodate the Chicago Tribune Paul Gapp Architecture Collection, and the Chicago Tribune Bound Archive Collection. Photo credit: Preservation Chicago

The Chicago Tribune was founded in Chicago in 1847 and went on to become of the leading newspapers locally and nationally. Though diminished in recent years from the contraction in the newspaper industry and multiple corporate owners, the Chicago Tribune remains an important Chicago institution.

A Designated Chicago Landmark, the Tribune Tower was sold and converted to residential in 2018. Preservation Chicago played an active role in protecting this iconic Chicago building through this transition.

The Chicago Tribune Publishing Center, also known as the Freedom Center, was built between 1990 and 1982 and, at approximately 700,000 square feet, was the largest newspaper printing facility in North America. In early 2024, decision was made to sell the property to Bally's Casino and move newspaper operations the Schaumburg.

When it became clear that portions of the Chicago Tribune archive were at risk of being lost due to space limitations, Preservation Chicago stepped up to save these important items.

During June 2024, Preservation Chicago relocated to our offices the Paul Gapp Collection, the Chicago and Illinois reference collection, bound copies of the Chicago Tribune Arts, Magazines, and Book Sections dating back the 1940s, and bound volumes of Chicago Magazine dating back to 1971.

We also saved a variety of tangible items; including eight large paster castings of Chicago Tribune Tower ornament, a large plaster model of the Chicago Tribune Tower, a late 19th century hand-printing-press by Morgan and Wilcox, a 1940s era ticker tape machine, a collection of large format advertisements and artwork, and even Ann Landers grey-mohair velvet couch. The large plaster model is being restored and will be on display at the Chicago Architecture Center. The other items are in storage and we hope to find permanent homes for them where they will be displayed.

Additionally, in partnership with the McCormick Foundation and Cantigny, we were able to successfully remove the large Chicago Tribune Freedom Center Mural - “Distributing The Chicago Tribune Newspaper” by Mark McMahon. Commissioned in 1981 for the Freedom Center cafeteria, this 8.5' by 40' mural on tile was saved just days prior to demolition and is now in possession of the McCormick Foundation and Cantigny. We were also fortunate to be able to save the original silkscreens used to create the mural.

This effort was both highly important and very difficult. We wish to thank the staff at Preservation Chicago who went "above and beyond" to make it sure that everything went smoothly despite and limited timed and resources. We also wish to thank the leadership of the McCormick Foundation and Cantigny for their partnership. Additionally, we'd like to thank the representatives of the Chicago Tribune archive and the demolition contractor for working well with us given the difficulties around this effort.

Preservation Chicago’s Mary Ellen DiMatteo Chicago Architecture and History Library has been expanded to accommodate the Chicago Tribune Paul Gapp Architecture Collection, and the Chicago Tribune Bound Archive Collection. These libraries and collections are designed to promote and facilitate research regarding Chicago architecture, history and the built environment.

Intended as a useful resource for professional researchers, authors, historians, students, and enthusiasts who wish to research Chicago history, it also serves an essential resource for Preservation Chicago staff and research consultants to quickly and easily generate content rich research reports for urgently endangered buildings.

The Preservation Chicago’s Chicago Architecture Collection is open to the public by appointment and is located at Preservation Chicago’s offices at 205 W. Monroe Street, Suite 400, Chicago IL

13. POTENTIAL WIN: State of Illinois Requests Proposals to Restore and Operate Pullman's Hotel Florence



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Eric Allix Rogers



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Historic American Buildings Survey Cervin Robinson, Photographer 19 August 1963 Exterior, North Elevation, Library of Congress Prints and Photographs Division, hhh.il0122.photos.060936p



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Eric Allix Rogers



Pullman Hotel Florence, 1881, Solon S. Beman, 11111 S. Forrestville Avenue. Photo credit: Eric Allix Rogers

"The state will soon begin looking for a team to fix up and operate the long-closed Hotel Florence, a 144-year-old landmark in the historic Pullman community.

"The Illinois Department of Natural Resources said it will issue a Request for Solicitations on or after Feb. 15, marking the start of the agency's search for a developer-led group that can restore the state-owned Queen Anne beauty at 11111 S. Forrestville Ave., and its 1914 annex and put them back in business.

"Built in 1881 for $100,000, the hotel was a centerpiece of the model industrial town built by railroad car manufacturer George M. Pullman. It was fancy lodging for the times, with staff, a dining hall, and a veranda that wrapped around the building. Pullman himself kept a private room there. Solon Spencer Beman, who designed the homes and buildings of Pullman's town, was the hotel's architect as well.

"The hotel earned a spot on the National Register of Historic Places in 1969. And the Historic Pullman Foundation bought the Hotel Florence in 1975 to save it from demolition. The state purchased the building in 1991 with hopes of turning it and the factory site into a tourist attraction.

"With the exception of being open for occasional tours, the hotel has been closed since 2000. And the state's efforts to renovate the hotel have been spotty at best for the last quarter century.

"But the rejuvenated effort to reactivate the Hotel Florence, if successful, could be a huge boost to current efforts to bring tourists and commerce to the Far South Side neighborhood.

"Helping the deal: The state has set aside $21 million infrastructure funding to help restore the hotel and the non-federally owned former Pullman Company industrial structures on the national monument's campus.

"Those structures include the North Factory Wing and the Rear Erecting Shop, two vacant state-owned buildings adjacent to the visitors center; and a 1911 railroad passenger car that was used by Robert Todd Lincoln, President Abraham Lincoln's son, when he was Pullman Company president.

"'Preserving Hotel Florence is about much more than saving a building,' said Historic Pullman Foundation Executive Director Robert Montgomery." (Bey, Chicago Sun-Times, 1/31/25)

Preservation Chicago has long advocated for the restoration and reactivation of the Hotel Florence, along with the many preservation priorities in Pullman. With all of the success of boutique hotels in historic buildings, Preservation Chicago would encourage the Hotel Florence to be faithfully restored and reopened as a highly authentic hotel.

Read the full story at Chicago Sun-Times

Wanted: A team to return the bloom to Pullman's historic Hotel Florence; The Illinois Department of Natural Resources wants a group to put the hotel back in business. "It's about safeguarding a cornerstone of American history," the head of the Historic Pullman Foundation said, Lee Bey, Chicago Sun-Times, 1/31/25

Hotel Florence P3 Request for Proposals on Illinois Department of Natural Resource website

Bill funding restoration of historic Pullman hotel going to Pritzker's desk, Corli Jay, Crain's Chicago Business, 6/9/23

Pullman's Hotel Florence deserves a chance to welcome guests again; The Pullman community has seen plenty of long-awaited successes in recent years. Legislators have a chance at another

14. LOSS: In a Shocking Reversal, Emergency Demolition Order Allows Demolition of Historic Motor Row Former Fiat Dealership/E2 Nightclub Building Despite Earlier Demolition Permit Application Rejection By Landmark Commission



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



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

"Crews began razing the former E2 Nightclub building weeks after the city issued an emergency order to demolish the structure, reversing an earlier decision to spare it.

"WGN Chicago reported trucks on the site of the 124-year-old Motor Row building Tuesday afternoon after the city's Department of Buildings ordered it demolished on an emergency basis, citing several structural and safety issues found during an inspection in late November.

"The court-ordered inspection resulted in five code violations, including structural failure of the bow truss roof system, partial roof collapse, three feet of standing water in the basement and an open elevator shaft, a Department of Buildings spokesperson said.

"The start of demolition marks the end of a three-year battle between the city and owner Randy Shifrin, who purchased the Motor Row building in 2021 with the intention of building a 21-story senior housing development.

"Shifrin had faced opposition on several fronts, including the Near South Planning Board, Preservation Chicago and Ald. Pat Dowell (3rd), who supported the city's decision to save the structure.

"Shifrin filed an application for demolition with the landmarks commission in mid-July. In August, the commission voted to halt plans to raze the building, saying 'demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the district.'

"Former Alderman Howard Brookins, who is Shifrin's attorney, said Shifrin is 'ecstatic' to move forward." (Nesbitt Golden, Block Club Chicago, 12/19/24)

"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)

"'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."

15. Press Release: Griffin Museum of Science and Industry to Renovate the Building's South Portico with $10 Million Grant from Driehaus Foundation



Museum of Science and Industry South Portico renovation. Rendering Credit: Griffin Museum of Science and Industry / Alden Studios for RAMSA



Museum of Science and Industry South Portico renovation. Rendering Credit: Griffin Museum of Science and Industry / Alden Studios for RAMSA



Historic view of Museum of Science and Industry South Portico. Circa 1893. Photo Credit: Griffin Museum of Science and Industry



Historic view of Museum of Science and Industry South Portico. Circa 1900. Photo Credit: Griffin Museum of Science and Industry



Museum of Science and Industry South Portico renovation. Rendering Credit: Griffin Museum of Science and Industry / Alden Studios for RAMSA



Museum of Science and Industry South Portico renovation. Rendering Credit: Griffin Museum of Science and Industry / Alden Studios for RAMSA

"Griffin Museum of Science and Industry to Renovate the Building's South Portico with $10 Million Grant from Driehaus Foundation.

"The project will reopen the original south entrance, increase accessibility and enhance public spaces including an outdoor café and terrace.

"The Griffin Museum of Science and Industry is set to transform its historic South Portico, restoring its architectural splendor and enhancing visitor experience. The project is made possible through a $10 million grant from the Richard H. Driehaus Foundation — the largest grant awarded by the Foundation since it was established in 1983.

"Starting in spring 2025, the project will increase accessibility, add modern amenities and create vibrant public spaces. Upon completion in 2027, visitors will be able to access the Museum's original south entry from Jackson Park and enjoy features such as a cafe and a terrace overlooking the park's Lagoon and the nearby Obama Presidential Center, which is scheduled to open in 2026.

"'This project represents a pivotal moment for the Griffin Museum of Science and Industry as we honor its historic past while leading the museum forward,' said Dr. Chevy Humphrey, President and CEO of Griffin MSI. 'The Driehaus Foundation's generosity allows us to enhance this iconic space while ensuring it is welcoming and accessible for all and continues a legacy of inspiration and engagement for decades of future visitors.'

"Originally designed by Charles Atwood for D.H. Burnham & Co as The Palace of Fine Arts for the 1893 World's Columbian Exposition, the Griffin Museum of Science and Industry building is the only structure remaining from the exposition's 'White City.' These renovations will reopen the original main entry of the Museum and functionally reconnect the building to the Columbian Basin and the rest of Jackson Park.

"'The Driehaus Foundation is proud to play a part in the historic renovations at the Griffin Museum of Science and Industry,' said Anne Lazar, Executive Director of the Driehaus Foundation. 'These plans offer a once in a lifetime opportunity to reopen the historic southern entrance and preserve the public space that had fallen into disrepair over time.'

"The upgrades to the Museum's South Portico and entrance are also focused on increasing and improving accessibility. The restoration will incorporate a variety features, including an elevator, to provide accessible entrance to the museum and public spaces.

"'Restoring the South Portico is not only about preserving a historic architectural treasure but also supporting the museum's efforts to connect more deeply with the community,' said David Vitale, Griffin MSI Board Chairman. "This project reflects the Board's commitment to advancing the museum's mission, and we are profoundly grateful to the Driehaus Foundation for making this vital project possible.'" (GMSI Press Release, 1/29/25)

Read the full press release at Griffin Museum of Science and Industry Website

GMSI South Portico Renovation Press Release, 1/29/25

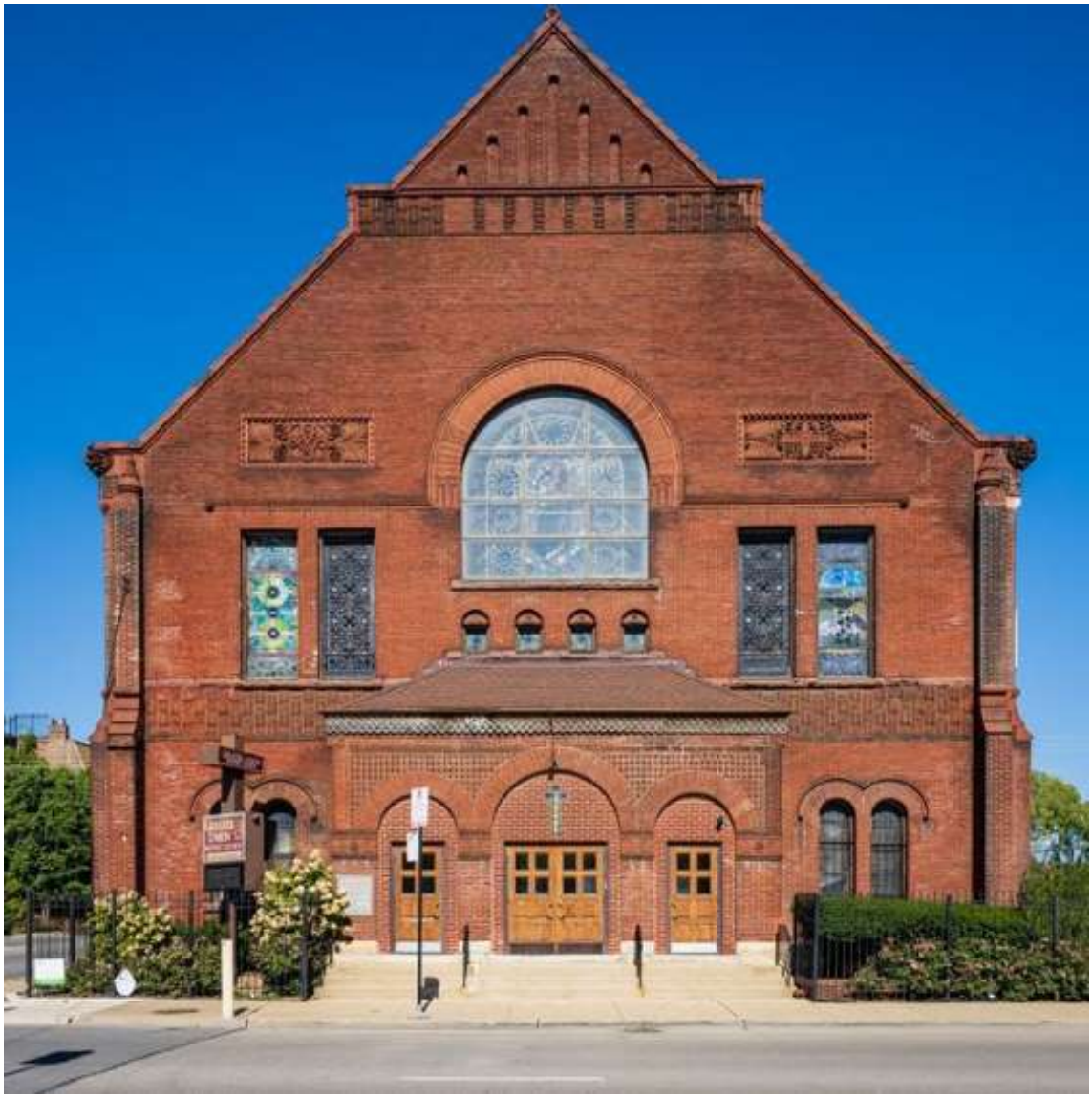
Griffin Museum of Science and Industry to restore South Portico; The museum will restore its South Portico with a $10 million grant from the Dreihaus Foundation, reopening the original entrance and improving access, Rafaela Jinich, Chicago Sun-Times, 1/29/25

Museum Of Science And Industry Getting $10 Million Facelift; The museum will begin renovating its South Portico entrance this spring, adding an elevator, cafe and terrace overlooking the Jackson Park lagoon thanks to a Driehaus Foundation grant, Leen Yassine, Block Club Chicago, 1/29/25

16. WIN: Landmarks Commission Approves $2.4M in Adopt-a-Landmark Funding



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



Greater Union Baptist Church, 1888, William Le Baron Jenney, 1956 W. Warren Blvd. Photo credit: Chicago DPD



First Baptist Congregational Church / Union Park Congregational Church, 1869, Gurdon P. Randall and Otis Wheelock, 1613 W Washington Blvd. Photo credit: Chicago DPD



Wicker Park Lutheran Church, 1906, A.C. Hansen, 1500 N Hoyne Ave. Photo credit: Chicago DPD

On December 5, 2024, 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.

Preservation Chicago testified in support of all three churches

Preservation Chicago strongly supported the Chicago Landmark Designation of Greater Union Baptist Church. For over seven years, Preservation Chicago worked with the Greater Union Baptist Congregation, Board of Directors, and both Pastor Dr. McCray and former pastor Willie Morris towards the designation of the church as a Chicago Landmark.

We were grateful to assist the City of Chicago's Historic Preservation Division of the Department of Planning and Development to capture oral histories of the Pastor and many of the longtime members of the Congregation. We are extremely grateful for this opportunity to assist with the Preliminary and later Final Landmark Recommendation and bring this great honor to this amazing West Side institution.

Special thanks to the DPD-Historic Preservation Staff, Pastor Dr. McCray and the many members of Great Union Baptist Church for their help, commitment, dedication and stewardship towards this important moment in our collective history.

"A 137-year-old Near West Side church was granted landmark status Wednesday following a City Council vote. The church has stood since 1886 after members of the Church of the Redeemer congregation established themselves there. The congregation was founded in 1858 by A. C. Barry and comprised mostly Union soldiers and volunteers from the Civil War, taking a staunch abolitionist stance, according to the city's report on preserving of the church.

"Ownership changed hands in 1928 after a Black Baptist congregation bought it for about $37,400 and turned it into the Greater Union Baptist Church. The church was active during the Civil Rights Movement, staying active in the NAACP and raising funds for victims of the Sixteenth Street Baptist Church bombing in Birmingham, Alabama, that killed four Black girls in 1963, officials said. Church members also supported a boycott of Chicago Public Schools to oppose racial segregation and overcrowding of schools.

"The building was designed by William Le Baron Jenney, the creator of the skyscraper. It has been their place of worship for the last 94 years" for Great Union Baptist Church as the building has had church services since the 1880s.—over 140+ years. (Arline, Block Club Chicago, 4/19/23)

Read the full story at Block Club Chicago

Near West Side's Greater Union Baptist Church Is A Chicago Landmark; The church, which dates back to 1886, has promoted civil rights and progressive policies throughout its history, Trey Arline, Block Club Chicago, 4/19/23

Landmark status for historic West Side church should be first step of many to preserve houses of worship; Greater Union Baptist Church is poised for landmarks designation and a reminder of the need to preserve the city's old and architecturally noteworthy worship spaces, Chicago Sun-Times Editorial Board, 1/11/23

Preliminary landmark approved for Greater Union Baptist Church; The church stands near the United Center at 1956 W. Warren, Lukas Kugler, Urbanize Chicago, 1/4/23

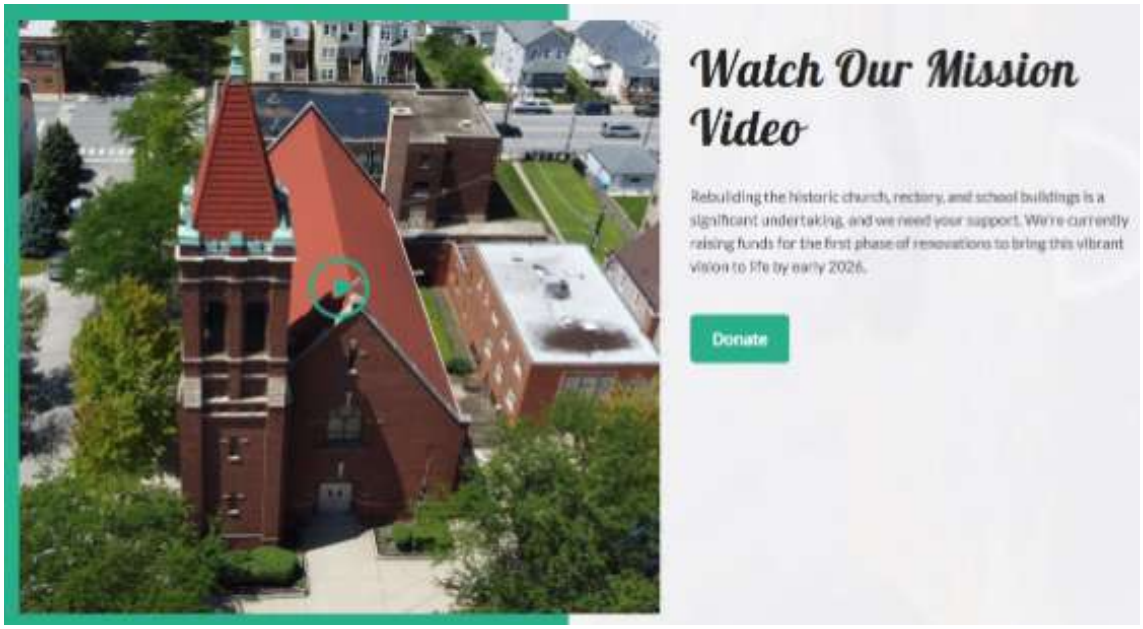
17. WIN: After Being Closed, East Side's Old St. George Catholic Church Campus Will Be Adaptively Reused as Artist Community (Chicago 7 2021)



ARTEMPLE / former St. George Church, 1903, William Brinkman, 9546 S. Ewing Avenue. Photo credit: ARTEMPLE Foundation



St. George Church, 1903, William Brinkman, 1903, 9546 S. Ewing Avenue. Photo credit: Eric Allix Rogers



ARTEMPLE Mission Video. Image credit: ARTEMPLE

"Artists who have been uplifted by Chicago's creative communities over the years say they're paying forward the support they've received by rehabbing a former Southeast Side church to house and educate local artists.

"The ARTEMPLE Foundation is under contract to purchase the former St. George Church, 9546 S. Ewing Ave. in East Side. The sale is expected to be finalized early this year, said Yasmin Quiroz, a spokesperson for the Archdiocese of Chicago.

"The church closed in 2020 due to financial constraints and combined with Annunciata, St. Kevin and St. Francis de Sales to form the Our Lady of Nazareth parish.

"In the next five to seven years after the sale is complete, ARTEMPLE will renovate St. George's main building, school and rectory into 'a one-stop shop for almost any art for you can think of,' executive director Tommy Martello said.

"The project's first phase is renovating the six-unit rectory into 'a place where someone could be proud to live," Martello said. ARTEMPLE will host resident artists for several months to a year, who will access housing 'far below market value' as well as 'work space and tools that the individual artists cannot attain on their own,' they said.

"The first floor of the school will be turned into a 'maker space' with tools found in traditional wood and metal shops, alongside newer technology like CNC machines, laser cutters and 3D printers. The second floor will host studios for art forms like glassblowing, music and video production, pottery and textiles, Martello said.

"The basements of the school and main church buildings will host practice areas for performing arts like dance, circus and theater. The main sanctuary will be transformed into a venue for local and national artists to perform, and will host holistic wellness programs like yoga, tai chi and sound baths outside of performance times, Martello said.

"ARTEMPLE is 'a culmination and continuation of my life's work' for Martello, who has spent three decades renovating local warehouses into affordable spaces for people to live in and create art.

"Artists living in these collectives pool their money to pay rent and to build improvements like studios, wood and metal shops and other artistic facilities. Martello has 'had a hand in creating, building and managing maybe 20 of these spaces' across Chicago, they said.

"Such work is 'necessary,' as artists in need can worry less about finances, compared to finding outside housing and studio space, Martello said. It's also come with the support of the property owners, who make money off the arrangement and are often 'intrigued by what we're doing' in their buildings, they said. But 'it's not legal. … You can't just move people into warehouses,' said Martello, who works as an audiovisual professional. Without legal protections, artists risk losing their homes and studios without warning if the landlord sells the building, or if the city finds out about the unapproved housing.

"The Southeast Side project is "a chance to not have to duck inspectors. To do it right, so the people working and staying there won't have to worry, 'Will the rug get pulled out from under us?" Martello said. 'If we want to make this sustainable, we don't want to be blowing very precious resources that we're generating from our hard work' every time a property changes hands, they said." (Evans, Block Club Chicago, 1/6/25)

"St. George Church was established in 1903 to serve Slovenian immigrants who settled near the steel mills in South Chicago. This national parish was founded within the territorial parish of St. Patrick at 95th Street and Commercial Avenue.

18. 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



Lathrop Homes South Campus in 2022. Lathrop Homes South Campus, South of Diversey Avenue, between Damen Avenue on the east and the North Branch of the Chicago River on the west, c. 1938, DeGolyer, Garden, Burnham, Tallmadge, Watson, Lowenberg, Roberts, Christiansen with Jens Jensen. Photo credit: Preservation Chicago



Lathrop Homes Power Station. Photo credit: Eric Allix Rogers



Map of proposed redevelopment of Lathrop Homes with buildings to be renovated in Green and buildings to be demolished in Red. Image credit: Related Midwest

"A plan to redevelop a vacant section of the Lathrop Homes public housing development along the Chicago River is getting a funding boost.

"The City Council last week approved the expansion of the Diversey/Chicago River tax increment financing district, which will direct funds to help retrofit — and in some cases, demolish — buildings in the complex to construct more than 300 new housing units.

"Since 2019, the CHA and its development partners have added almost 500 housing units in the section of Lathrop north of Diversey Avenue. But south of Diversey, many of the existing buildings have sat vacant and decaying, despite the CHA having received federal funds to operate and maintain them, Block Club reported last year. Neighbors have also lodged complaints about crime in the area.

"Seven existing buildings will be rehabbed, while three will be demolished.

"Phase 1C will also include a new five-story building, plus the conversion of a former powerhouse building at the southern end of the site into a commercial property, according to Ald. Scott Waguespack's (32nd) weekly newsletter. The total project is slated to cost just over $200 million.

"'This upcoming project presents a unique opportunity to simultaneously provide more CHA and affordable units in the 32nd Ward. This supply of housing is being done in a way that is harmonious with the context and character of the surrounding neighborhood,' Waguespack wrote. 'I look forward to working with both existing and new neighborhood residents to ensure that the next phase of Lathrop continues the success of the prior phase.'

"The Lathrop Homes sit along the North Branch of the Chicago River, just west of the intersection of Diversey and Damen avenues. The complex was built in 1938 as one of the city's first federally funded public housing projects with the goal of providing housing to working-class and low-income families.

"In 2006, the CHA announced plans to demolish Lathrop Homes. But after years of community pushback, the agency instead moved forward with a redevelopment plan, and in 2010 selected developers Related Midwest and Bickerdike Redevelopment Corp. to turn the complex into a mixed-income rental community." (Myers, Block Club Chicago, 1/22/25)

"For more than two decades, the Chicago Housing Authority has pledged to rehab and rebuild hundreds of apartments at the Lathrop Homes site in west Lakeview.

"But even as the city's affordable housing crisis has grown worse, the CHA's efforts at Lathrop have been halting, leaving neighbors wondering why scores of apartments are still sitting empty and decaying. The half of Lathrop south of Diversey Parkway remains a ghost town, its vacant buildings marked with graffiti, the windows boarded up after being smashed in by trespassers

"'Over the years, people were told to move, and the vacant buildings just weren't kept up, graffiti everywhere,' said neighbor Charles Hogren, who lives north of Diversey. (Murphy, Block Club Chicago, 3/25/24)

Lathrop Homes has three times been a Preservation Chicago 7 Most Endangered, first in 2007, and again in 2013 and 2022. We played an important leadership role in the success of the Lathrop North and have been actively advocating for the redevelopment of Lathrop South.

The Lathrop Homes were one of the first and one of the best public housing developments built in Chicago, resulting in a remarkably stable racially-mixed community for generations. Completed in 1938, the 35-acre park-like site is located along the Chicago River, with its graceful combination of

19. WIN: Closed in 2013, Emmett Elementary Will Reopen After Adaptive Reuse as Community Center. (Chicago 7 2014)



The Aspire Center for Workforce Innovation/ former Emmet Elementary School, 5500 W. Madison Ave. Photo credit: Aspire Center

"The Aspire Center community hub at the site of a former elementary school on the West Side is in the final stretch of construction ahead of its summer 2025 opening.

"The Aspire Center is a joint venture by the Westside Health Authority and Austin Coming Together to redevelop Emmet Elementary into a workforce training center at 5500 W. Madison St. Both organizations will have offices in the three-story, 85,000-square-foot building alongside the Cook County Public Defender, manufacturing workforce development organization Jane Addams Resource Corporation and BMO Harris Bank.

"Emmett Elementary was among 50 CPS schools closed in 2013 as part of a cost-saving plan by then-Mayor Rahm Emanuel. As the vacant school sat for years, a 2016 plan to turn it into a medical facility garnered mixed reception from neighbors, Austin Weekly News reported.

"The Westside Health Authority bought the school property in 2018, indicating a desire to keep the site community-centered. That same year, Austin Coming Together created its Quality Of Line Plan that included plans for redevelopment of the school. The Aspire Center began construction in May 2023.

"Of the $40.8 million supporting construction of the Aspire Center so far, $22.3 million came from city and state funding, including $12.25 million in tax-increment financing funds; $10.4 million in tax credits and equity from the Chicago Development Fund; and $8.12 million in philanthropic support. With an estimated cost of $44 million for the initial opening phase of the building's first and second floors, developers said they expect to meet the $3 million budget gap by the summer.

"'This whole project has really been about the community reclaiming its historic assets,' said Darnell Shields, executive director of Austin Coming Together.

"The repurposing of items from Emmet Elementary is present throughout the Aspire Center. Auditorium seating is being used as hallway seating, lockers have been transformed into benches and the original gymnasium flooring is serving as wall decor. The school's original oak trim, hardwood floors, terrazzo stairs, exposed brick and built-in cabinetry have also been preserved and the building's facade and cornice ornamental molding largely restored." (Liptrot, Block Club Chicago, 2/4/25)

Read the full story at Block Club Chicago

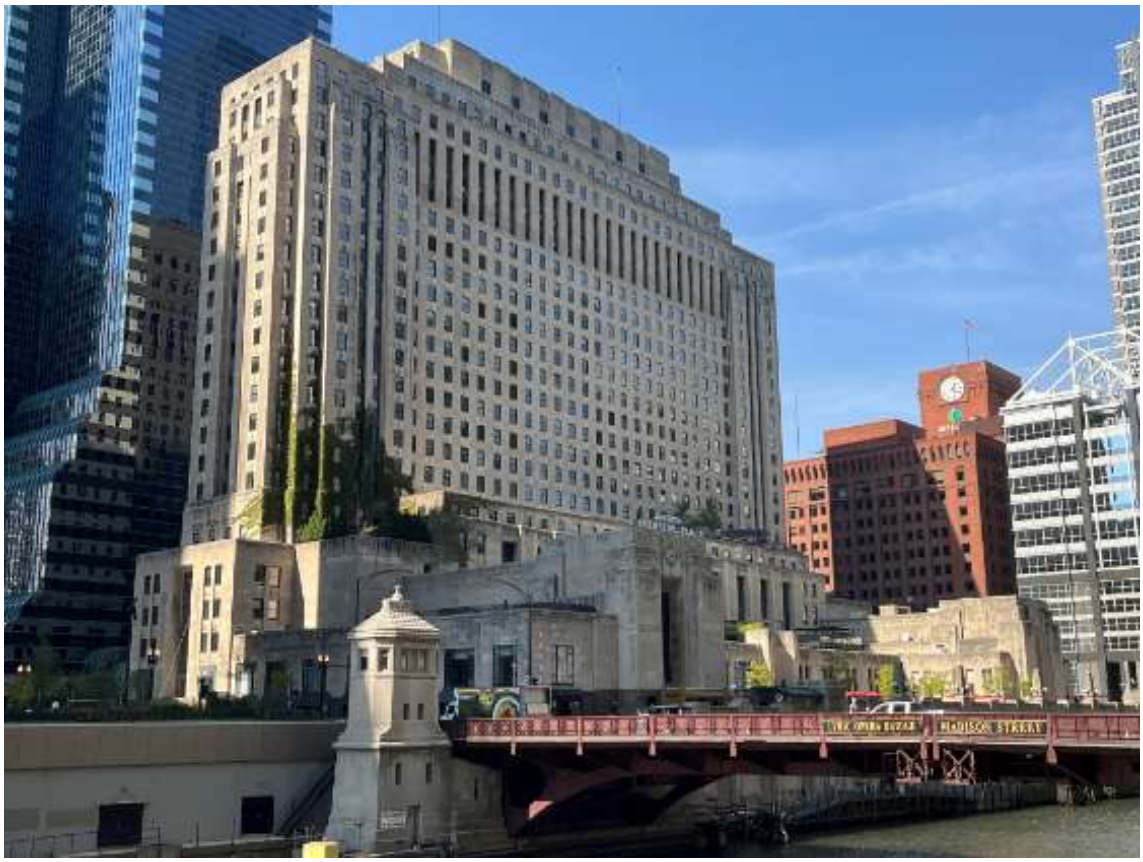
Austin's Aspire Center Opens This Summer, Transforming Vacant School Into Community Hub; The former Emmet Elementary is being converted into a workforce training and development center for residents. Westside Health Authority and Austin Coming Together are partners in the project, Michael Liptrot, Block Club Chicago, 2/4/25

Aspire Center on track to open this spring; The building is part of a plan that aims to revitalize Central Avenue and build wealth for Austin residents, Jessica Mordacq
Austin Weekly News, 1/22/25

Aspire Center Breaks Ground With Promise Of Bringing Work Training, Business Development To Austin; The center will be at the former Emmet Elementary School, which closed in 2013, and it's expected to be done in 2024, Trey Arline, Block Club Chicago, 5/5/23

Emmet School redevelopment clears zoning hurdles; Westside Health Authority's project to break ground in spring, with partial opening anticipated in 2023, Igor Studenkov, Austin Weekly News, 1/7/22

20. COLUMN: Former Chicago Daily News Building, Now for Sale, Deserves Landmark Protection (Chicago 7 2008)



Chicago Daily News Building, 1929, Holabird & Root, 2 North Riverside Plaza, a 2008 Chicago 7 Most Endangered. Photo credit: Preservation Chicago



“Gathering the News,” “Printing the News,” and “Transporting the News”, Murals by John Warner Norton, at the Chicago Daily News Building / Riverside Plaza from 1928. Photo credit: Ryerson and Burnham Archive



“Gathering the News,” “Printing the News,” and “Transporting the News”, Lobby Murals by John Warner Norton, at the Chicago Daily News Building / Riverside Plaza from 1928. Photo credit: Ryerson and Burnham Archive

“The former Chicago Daily News Building is among the city’s best examples of Art Deco architecture, a big beautiful sculpted slab of limestone that has been a superlative study in detail, material, function and form for almost 100 years. The building is a city landmark in every sense of the word.

“The historic Daily News Building is not a protected city landmark. That means it — along with its remarkable river edge plaza and its still-intact Art Deco lobby — are not safe from being razed and replaced.

“And that matters now. The 26-story building, better known as 2 N. Riverside, has been put up sale by the late real estate mogul Sam Zell’s estate.

“It might be hard to believe this building and plaza could come down in favor of a tall, new, Wolf Point-style office tower — and there appear to be no current plans to do so.

“But this is still Chicago. And the right deal can make virtually anything possible.
“The structure was built over an active rail yard, becoming the first in the U.S. to be built on air rights.

“But if demolition seems improbable, think again. Zell himself also wanted to replace the Daily News Building with a new tower back in 2000 until Mayor Richard M. Daley put the kibosh on the plan.

“Zell came back in 2008 with a bid to shoehorn a new skyscraper next to the historic building, obliterating that marvelous and historic plaza.

“The groups Landmarks Illinois and Preservation Chicago have pushed for landmark designation for the Daily News Building since 2008.

“Fortunately, the building is among the relatively few Chicago structures rated “red” — the highest — in the city’s Historic Resources Survey.

“And since 2003, any demo or construction permit pulled on a red- or orange-rated building triggers an automatic review to determine if preliminary landmark status should be granted.

“But in a city that takes its architecture seriously, it shouldn’t take the out-and-out threat of a demolition to finally start figuring out if the Daily News Building is a landmark worthy of protection.” (Bey, Chicago Sun-Times, 11/29/24)

Read the full story at the Chicago Sun-Times

Former Chicago Daily News Building, now for sale, deserves landmark protection; It might be hard to believe this unique Art Deco building and plaza could be wrecked and replaced with a shiny new and significantly taller Wolf Point-style office tower — and there appears to be no current plans to do so. But this is still Chicago. And the right deal can make virtually anything possible, Lee Bey, Chicago Sun-Times, 11/29/24

News mural held hostage by dueling interests, Blair Kamin, Chicago Tribune, 8/15/04

Fables of the Reconstruction; We had our very own Sistine Chapel, with a 180-foot mural by an

21. POTENTIAL WIN: Adaptive Reuse to Residential Proposed for Lightner Building in Michigan Boulevard Landmark District



Lightner Building, 1006 S. Michigan Avenue, Built 1904. Photo credit: Loopnet



The 73-story 1000M apartment tower in Chicago is narrower at the bottom before cantilevering over the eight-story Lightner Building. Photo credit : Robert Gigliotti / CoStar



Lightner Building, 1006 S. Michigan Avenue, Built 1904. Photo credit: Loopnet



Lightner Building, 1006 S. Michigan Avenue, Built 1904. Photo credit: Loopnet



Lightner Building, 1006 S. Michigan Avenue, Built 1904. Photo credit: Loopnet



Lightner Building, 1006 S. Michigan Avenue, Built 1904. Photo credit: Loopnet

"Nearly a decade after buying a vintage office building across from Grant Park, a pair of New York developers is eyeing a residential conversion.

"A venture of JK Equities and Time Equities, along with Chicago-based Oak Capitals, wants to turn the eight-story Lightner Building into 49 residential units, with retail space on the ground floor, according to a zoning application set to be introduced to the City Council today.

"Office-to-residential conversions have been a hot topic as downtown office vacancy hits record highs while apartment demand is strong. In addition to the tax-increment financing-backed projects to transform offices on and near LaSalle Street into hundreds of apartments, developers are planning residential conversions at 65 E. Wacker Place, on the Magnificent Mile, and at West Loop warehouses.

"JK and Time paid $10.5 million for the building in April 2015. The venture had recently completed a conversion of a foreclosed warehouse farther south into 59 apartments.

"The Lightner Building is next to the developers' most high-profile project in Chicago, the newly built 73-story apartment tower at 1000 S. Michigan Ave. The tower, dubbed 1000M, has a cantilever that extends 12 feet over 1006 S. Michigan.

"Built in 1904 and named for the former publisher that used to occupy it, the Lightner Building is considered a contributing structure to the architectural character of the Historic Michigan Boulevard District, according to city planning documents. The developers aren't proposing any changes to the building's exterior, according to the zoning application." (Herzog, Crain's Chicago Business, 1/15/25)

Read the full story at Crain's Chicago Business

Developers eyeing residential conversion for South Loop office building, Rachel Herzog, Crain's Chicago Business, 1/15/25

Residential conversion planned at 1006 S. Michigan; The office building would become 49 apartments, Lukas Kugler, Urbanize Chicago, 1/20/25

Details Revealed For Residential Conversion of Lofts Under 1000M In The South Loop, Ian Achong, Chicago YIMBY, 1/21/25

Developers of major Chicago apartment tower eye residential conversion of offices underneath, Vintage Michigan Avenue building sits next to, and partially under, Helmut Jahn-designed 1000M, Ryan Ori, CoStar News, 1/15/25

Could apartments be coming to this vintage office building? Alby Gallun, Crain's Chicago Business, 6/3/15

Historic Michigan Boulevard District Design Guidelines 2/4/16

Lightner Building, 1006 S. Michigan Ave Listing, Loopnet

22. THREATENED: Another Round of Lawsuits Delay Pittsfield Building Renovation



Pittsfield Building Vestibule, 1927, Graham, Anderson, Probst and White, 55 E. Washington Street. Designated a Chicago Landmark in 2002. Photo Credit: Eric Allix Rogers

"The landmark Pittsfield Building can't catch a break.

"When completed in 1927, the 38-story East Loop high-rise stood as the tallest on the Chicago skyline, a proud tower designed in a hybrid Gothic and art deco style that one trade journal called "another great edifice of decided distinction."

"The building is a basket case today, in need of a major makeover and the victim of a series of setbacks, including aborted deals to buy the building, multiple lawsuits.

"It's another unfortunate twist in the saga of the Pittsfield, which opened as an office tower—and became home to many jewelers—but has been crying for a residential or hotel conversion for years. A developer turned some of its space into student housing about a decade ago—and floors 10 through 12 have been converted into 51 regular apartments—but the building, which is less than a block from Millennium Park, needs another developer to spend the tens of millions of dollars required to finish a revamp of the antiquated but architecturally significant space.

"'Obviously, it's a gem in an outstanding location,' says developer John Murphy, chairman and CEO of Chicago-based Murphy Asset Management. 'It just needs a little repolishing.' (Gallun, Crain's Chicago Business, 8/3/2018)

"In the latest turn in one of the years-long legal fights over the Pittsfield Building, a U.S. district judge has issued a ruling allowing a lawsuit involving a scuttled plan to convert part of the property into a hotel to go to trial.

"The ruling is the newest development in the saga of the East Loop landmark, where various interests have been caught up in a series of different legal dramas over the years.

"It deals with a 2017 lawsuit from affiliates of Miami-based developer Morgan Reed Group, the onetime owner of most of the vintage tower at 55 E. Washington Street, that alleges the city of Chicago had illegally “downzoned” the property the previous year to prohibit any of its space from being turned into a hotel, amounting to an illegal takings under the Fifth Amendment of the U.S. Constitution.

"The suit, filed in the U.S. District Court for the Northern District of Illinois in Chicago, seeks damages from the city exceeding $70 million. A ruling from U.S. District Judge Charles Kocoras earlier this month states that the investor’s and the city’s arguments raise a dispute of fact over the rezoning’s impact on the property’s value, and that the case will go to trial unless the parties can reach a settlement. A status hearing is scheduled for Feb. 4." (Herzog, Crain's Chicago Business, 1/27/25)

"A venture led by Tom Liravongsa, an investor from Grand Rapids, Mich., acquired the Pittsfield space through a foreclosure sale in late April, 2023. An unknown in Chicago real estate circles, Liravongsa is managing partner of L’Cre Partners, an investment boutique that specializes in real estate and other alternative investments, according to its website.

"Liravongsa’s venture owns all but floors 13 through 21 in the Pittsfield. The former office space is mostly gutted, waiting to be redeveloped. Previous developers proposed a hotel and residential units for the space; given the continued strength of the apartment market, rental housing could make the most sense there now. Apartments fill the other floors in the building, which are owned by Chicago-based Marc Realty.

"It’s unclear what Liravongsa plans for the Pittsfield. Marc Realty executives recently spoke to Liravongsa’s team by phone, according to Marc Principal Gerald Nudo. 'They said, 'We’re planning to fix up the building,' and we were encouraged,' Nudo said, declining to say more on the record.

23. WIN: Developer Begins Construction on Pelouze Building Adaptive Reuse



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

"A Chicago loft office building with ties to architect Ludwig Mies van der Rohe and actress Mary Tyler Moore has been sold to a local investor that plans to convert the Streeterville structure into apartments.

"Horizon Realty Group plans to convert the seven-story Pelouze Building at 230 E. Ohio St. into 72 apartments, Chief Operating Officer Jeff Michael told CoStar News.

“I’m excited that we can take a building that was distressed and facing abandonment and see if it can become an example for revitalizing some of these older buildings that were facing death sentences,” Michael said.

“I’ve always been attracted to an adaptive reuse project, and I’ve lost on a couple other deals,” Michael said. “I was just waiting for a deal where the numbers made sense. Here, you have the opportunity to buy at a very low basis and create something while avoiding the high costs of a ground-up development.”

"'What’s driving the trend is that demand for office space has plummeted, and my personal feeling is that we need to do more to incentivize and make it easier for developers to convert these buildings,' Michael said. 'We’re dealing with a housing crisis, not to mention how many of these buildings are going to be handed back to their lenders. We’ve got to be a lot more aggressive about creating a path for these buildings to be converted to something else.

"Built in 1917, the Pelouze Building was designed by architect Alfred Alschuler. It is named for William Nelson Pelouze, whose scale-making company used the building for offices and storage, according to historical accounts.

"The building later served as the longtime office of German-born, Chicago-based architect Mies van der Rohe and as the backdrop for a 1980s Moore television series called 'Mary,' according to Chicago Tribune reports. The building’s exterior was used as the backdrop to the series, serving as home to the fictional newspaper for which Moore’s character wrote a column in the TV show." (Ori, CoStar News, 9/24/24)

"Horizon’s Streeterville property is known as the Pelouze Building and served as the former offices of the Pelouze Scale & Manufacturing Co. It was built next door to the old scale-making company’s factory that at one time housed the offices of Playboy magazine.

"It’s the real estate firm’s first office-to-residential conversion project. Horizon’s 'bread and butter' is taking old hotels, gutting them and returning them to market as apartments, Michael said."(Miller, Chicago Sun-Times, 11/12/24)

Read the full story at CoStar News and the Chicago Sun-Times

Chicago building with ties to Mies van der Rohe and Mary Tyler Moore expands office-to-apartments trend; Horizon Realty Group plans to convert seven-story Pelouze Building into 72 apartments, Ryan Ori, CoStar News, 9/24/24

Streeterville office building transforming into apartments, with plans for rooftop pickleball courts; Horizon Realty Group will create 72 loft-style apartments for its first office-to-residential conversion, Abby Miller, Chicago Sun-Times, 11/12/24

Residential conversion at 230 E. Ohio scores permit, The Pelouze Building will be converted into 72 apartments, Lukas Kugler, Urbanize Chicago, 12/27/24

24. POTENTIAL WIN: Developer Seeks Permits for Residential Conversion of Telephone Square Building at 309 W. Washington



Telephone Square Building, 1922, John Archibald Armstrong, 309 W. Washington. Photo credit: Loopnet



Telephone Square Building, 1922, John Archibald Armstrong, 309 W. Washington. Photo credit: Loopnet



Telephone Square Building, 1922, John Archibald Armstrong, 309 W. Washington. Photo credit: Loopnet



Telephone Square Building, 1922, John Archibald Armstrong, 309 W. Washington. Photo credit: Loopnet

"Initial details have been revealed for the residential conversion of 309 W. Washington Street in The Loop. Located on the intersection with N, Franklin Street near the river, the historical building joins others across the city center in conversions as well as sits across the street from the last vacant lot within The Loop.

"Originally built in 1928 and rising 13 stories in height, the building most recently was renovated in 2012 and offers 13-foot-tall ceilings. With this in mind, earlier this week developer Creative Designs Chicago submitted for construction permits in order to convert the mostly vacant office floors with the help of local firm Axios Architects.

"With the current ground floor retail spaces set to remain, the lobby will be converted and floors two through 13 will become 84 residential units. We can also expect a couple of amenity spaces and facade repairs, however since the project is as-of-right and does not require a zoning change, no affordable units are required on-site." (Achong, Chicago YIMBY, 1/11/25)

Read the full story at Chicago YIMBY

Plans Revealed For Residential Conversion Of 309 W Washington Street In The Loop, Ian Achong, Chicago YIMBY, 1/11/25

Permits filed for residential conversion at 309 W. Washington; The 13-story office building was built in the 1920s, Lukas Kugler, Urbanize Chicago, 1/7/25

309 West Washington Listing LoopNet

25. WIN: Zoning Approved for Adaptive Reuse of Hudson Motor Car Company Building at 2222 S. Michigan Ave.



Hudson Motor Car Company Building, 1922, Alfred Alschuler, 2222 S. Michigan Avenue. Rendering credit: FitzGerald



Hudson Motor Car Company Building, 1922, Alfred Alschuler, 2222 S. Michigan Avenue. Photo credit: CoStar

"The Chicago City Council has approved a rezoning for a revised development plan for the existing structure at 2222 S. Michigan. Developed by Hudson Michigan Avenue Owner LLC, the proposal looks to adaptively reuse an existing historic three-story building that stands as part of the historic Motor Row District. Located just south of E. Cermak Rd, the building spans all the way from S. Michigan Ave to S. Wabash Ave.

"At the beginning of 2023, City Council approved a development plan for the project that included 18 hotel keys and 38 co-living units managed by Common Living, a restaurant operated by Stephen Gillanders, an event space, a basement speakeasy, and rooftop entertainment space.

"With FitzGerald in charge of the design, the existing structure would be preserved and restored, with a one-story addition added onto the top of the building. No new drawings or renderings have been shared for the revised scope of the project, but the new scheme will convert the building into 154 hotel rooms and a restaurant/event space.

"The project received provisional approval for $10 million in TIF funding in 2023. That financing has been approved and will still be provided for the revised development. (Kugler, Urbanize Chicago, 1/24/25)

Preservation Chicago has been a longtime advocate for the Chicago Motor Row District and we are pleased to see the Hudson Motor Car Company adaptive reuse moving forward.

Read the full story at Urbanize Chicago

City Council approves revised development plan at 2222 S. Michigan; The mixed-use project will now be a 154-key hotel project, Lukas Kugler, Urbanize Chicago, 1/24/25

Revised Plans Approved For The Redevelopment of 2222 S Michigan Avenue In Motor Row, Ian Achong, Chicago YIMBY, 1/22/25

Former Bears Player Part Of Team Bringing Hotel, Stores, Apartments To Motor Row Landmark Building; Israel Idonjie and a team of investors bought the building in 2018. The proposed overhaul awaits a City Council vote, Jamie Nesbitt Golden, Block Club Chicago, 12/6/22

Approvals stack up for 2222 S. Michigan; The historic Motor Row building will become a mixed-use hub, Lukas Kugler, Urbanize Chicago, 12/6/22

Motor Row Chicago Landmark District Designation Report, April 3, 2000

Motor Row Historic District, Chicago – Architecture & Cityscape Blog

26. WIN: Former Wicker Park Orphanage at 1239 N. Wood Street in Wicker Park Adaptive Reuse Zoning Approved



Proposed Adaptive Reuse of Former Orphanage at 1239 N. Wood St. in Wicker Park. Rendering credit: Laszlo Simovic Architects

"The Chicago City Council has approved the rezoning for a residential development planned at 1239 N. Wood. Planned by Chicago Pro Builders, the project site is located at the southeast corner of the intersection of N. Wood St and W. Potomac Ave. The existing three-story building on the property has an uncompleted fourth-floor addition.

"Designed by Laszlo Simovic Architects, the development will rehabilitate the existing three-story L-shaped building, complete the fourth-floor addition, and construct a new four-story addition at the back of the building along W. Potomac Ave. The buildout will include 26 residential units with a mix of one-beds, two-beds, and three-beds.

"With City Council approval secured, the site will be rezoned from RS-3 to RM-6. The developer can now move forward with permitting and construction. (Kugler, Urbanize Chicago, 1/30/25)

Read the full story at Urbanize Chicago

City Council approves residential development at 1239 N. Wood; The building will be rehabbed and an addition will be built on, Lukas Kugler, Urbanize Chicago, 1/30/25

City Panel OKs Apartments At Old Wicker Park Orphanage, Irving Park Affordable Housing Update; The City Council's zoning committee also greenlit plans for an apartment building on a Logan Square lot that's long served as a Christmas tree market, among other projects, Quinn Myers, Block Club Chicago, 1/9/25

27. WIN: Permits Issued for Conversion of Otis Elevator Company Foundry at 1600 S. Laflin Street into Residential in Pilsen



Pilsen Foundry Lofts / Otis Elevator Company Foundry, 1902, 1600 S. Laflin Street. Rendering credit: Mayer Jeffers Gillespie Architects / RP Fox and Associates



Pilsen Foundry Lofts / Otis Elevator Company Foundry, 1902, 1600 S. Laflin Street. Photo credit:: Loopnet

"The Chicago City Council has approved the residential conversion of the industrial building at 1600 S. Laflin Street in Pilsen. Located on the southwest corner with W 16th Street next to rail lines famous for the street art along their base, the project will revitalize the vacant foundry structure that stretches almost the full length of the block. Chicago-based developer RP Fox and Associates is leading the proposal along with Mayer Jeffers Gillespie Architects working on its design.

"Originally built in 1902 for the Otis Elevator Company, the Connecticut-based company has become the world's largest manufacturer of elevators, escalators, and walkways since being founded in 1853. The structure is one of multiple the company built in Chicago as the market grew, the 64,000-square-foot foundry was part of a larger zone dedicated to metal work but has long sat inactive before being sold in 2021 to the current owners.

"The approved plans will restore the exterior facade and open up the previous arched windows along the north face, it will also add in windows along the central pop-up, remove the large overhead doors, and more. Once completed it will contain 84 residential units spread across the new central atrium lined with internal balconies from the units above. Of these 21 will be considered affordable and a handful will have access to private one-vehicle garages on the ground floor." (Achong, Chicago YIMBY, 2/14/23)

Preservation Chicago applauds RP Fox and Associates for another outstanding adaptive reuse development. RP Fox and Associates successfully converted a number of terra cotta commercial buildings in the Milwaukee-Diversey-Kimball Chicago Landmark District. We encourage the developer to consider a Chicago Landmark Designation for this building.

Read the full story at Chicago YIMBY

Permits Issued For Pilsen Foundry Lofts At 1600 S Laflin Street, Ian Achong, Chicago YIMBY, 12/19/24

City Council Approves Residential Conversion At 1600 S Laflin Street In Pilsen, Ian Achong, Chicago YIMBY, 2/14/23

1600 S Laflin St Listing LoopNet

28. THREATENED: Buyer Needed to Save and Repurpose Former Holy Angels School at 545 E. Oakwood in Bronzeville



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

"A 19th-century Catholic school building in Bronzeville that was headed toward demolition and replacement with new apartments has received a reprieve of sorts while the developer tries to resell the Oakwood Boulevard site.

"The Holy Angels school building went back on the market yesterday, priced at just under $1.1 million. In September, the Archdiocese of Chicago sold the building, which dates to the late 1880s, to a legal entity associated with developer Eagle OZ, which focuses on development in opportunity zones. The sale price was $725,000, according to the Cook County Clerk.

"Brian Flannery, who lives in a vintage row home near the building and is on the board of the Oakwood Boulevard Neighbors Association, disagrees. Calling demolition of the Holy Angels school ‘a salvation project for a blighted building is criminal,' Flannery said. ’It can be saved.' With his wife, Flannery has brought both their present home and another in Pullman back from decrepit states.

"Flannery and Ward Miller, executive director of Preservation Chicago, both said they would prefer to see the school building, which opened in 1887, kept standing by any future owner.

"Closed since about 2018 — Holy Angels School is now housed in a former Chicago Public Schools building a block away on 40th Street — it has extensive asbestos and deterioration inside, Nahon said.

"Miller said neither of those is insurmountable. Holy Angels "absolutely could be reused,” he said, “and it should be. We’ve seen so many buildings that were (said to be) unusable put back into use.”

"School buildings in particular are often good candidates for residential repurposing, Miller said, in part because each classroom can be remade into an apartment with a kitchen and bathroom. Developers have done it in Noble Square, West Pullman and Uptown, among other places.

"A buyer has until June to take over the existing permits, according to the property listing. But after June, a new owner could face a harder battle to get demolition approved. Among the hurdles: Ald. Lamont Robinson, 4th, rescinded his support for the project in mid-2024, after witnessing community members’ vocal opposition to it.

"Holy Angels, opened by the Sisters of Mercy in 1887 to serve a largely Irish congregation, weathered racial change decades later in a way that many other institutions did not. When Black residents arriving during the Great Migration were mostly required to live in what’s now Bronzeville, a white nun, Sister Hortensia, confronted the flight of the school’s original population by adding Black nuns to the teaching ranks and rebuilding the student population, from 110 to 1,200 in a decade.

"According to a 1957 Chicago Tribune article, Sister Hortensia took to heart the advice of the archdiocese’s Cardinal Stritch, who said, 'Remember that these people are no different from you.'

"That the building withstood the painful segregation years in such a way makes it a kind of landmark of resilience. Tearing it down in a now-resurgent Bronzeville, Flannery said, would be 'ignoring the history and culture of this neighborhood.'" (Rodkin, Crain’s Chicago Business, 1/3/25)

Preservation Chicago is advocating for a good preservation outcome. The former Holy Angels School at 545 E. Oakwood is an ideal candidate for residential adaptive reuse. There many examples of similar buildings that have been successfully adaptively reused for residential. It is disappointing that buildings like this are allowed to sit vacant and idle for many years, instead of being repurposed.

Read the full story at Crain’s Chicago Business

29. WIN: 100 Year-Old Logan Square Church Building to be Adaptively Reused for 16 Residential Units



Talman Lofts / Bethel International Full Gospel Korean congregation / Fourth Congregational Church, built 1925, 2625 N. Talman Avenue. Photo credit: Google Maps

"Another church redevelopment proposal in Logan Square could bring more modern apartments to the neighborhood.

"Developers with property management company Mo2 Properties want to convert a 100-year-old church into 16 luxury loft apartments at 2625 N. Talman Ave., which was most recently the Bethel International Full Gospel Korean Church.

"The project is tentatively called Talman Lofts. An additional floor would be built to create duplex lofts on the second floor, said Jay Keller, a Logan Square-based architect with SPACE Architects + Planners who has designed other church conversions in the neighborhood.

"Michael Motew, co-founder of Mo2 Properties, said the project aims to maintain as much of the building's character as possible. New windows would be added for units on the side and back of the building.

"The adaptive reuse project would save the church from demolition, which Ald. Daniel La Spata's (1st) and the development team called a win. The parcel is also part of the Northwest Side Preservation Ordinance, which states that any redevelopment of the building would need to be at least a two-flat property with multi-family residences because most of the block is already multi-family buildings.

"Under a previous proposal floated before the ordinance went into effect in October, a developer wanted to demolish the church and build three single-family homes, according to the First Ward office.

"Empty churches have been converted into homes in the neighborhood and all over the city amid dwindling congregation numbers. In Logan Square, several churches have been razed for new homes, converted into luxury apartments or turned into art venues.

"The Talman building was constructed in 1925 and was most recently home to the Bethel International Full Gospel Korean Church, which bought the building in 2010 and still owns the property, according to property records

"The building was previously home to the Fourth Congregational Church of Chicago, which began in 1867 out of a Sunday school group comprised of three nearby churches, Grace Church, Cortland Street Church and Maplewood Church, according to church records from the Congregational Library and Archives. (Parrella-Aureli, Block Club Chicago, 1/28/25)

This is a great outcome for this church. Members of the community and Preservation Chicago have been concerned about the future of this church a number of times over that past few decades. Preservation Chicago fully supports this adaptive reuse of a former religious building into residential housing. We're thrilled that this trend seems to gaining momentum in Logan Square and we hope to see it throughout the city.

Read the full story at Block Club Chicago

16 Luxury Apartments Proposed For 1920s Logan Square Church; The proposal, which would have three below-market units, joins a growing number of empty church buildings that have been demolished or redeveloped in the neighborhood and citywide, Ariel Parrella-Aureli, Block Club Chicago, 1/28/25

Plans Revealed For Residential Conversion Of Church In Logan Square, Ian Achong, Chicago YIMBY, 1/29/25

30. WIN: New Five-Story Construction Residential Building Will Incorporate Vintage One-Story Masonry Facade



2814 N. Halsted vintage masonry facade to be incorporate into new construction 5-story residential building. Photo credit: Google Maps

"A mixed-use development has been proposed at 2814 N. Halsted. Located on a midblock site, the property is situated along N. Halsted St between W. Diversey Pkwy and W. Wolfram St. The existing one-story building is occupied by commercial tenants that are expected to remain.

"Designed by Angelica Borromeo of Arb Realty Inc, the five-story building will include 12 residential units and commercial space on the ground floor.

"Standing 57 feet tall, the project's design would preserve the existing first-floor commercial facade with new brick cladding the upper floors accented by stone banding and a new stone coping at the top of the building. Private balconies will be included for the residential units.

"To allow for the scope of the project, the developer is seeking a zoning change from B3-2 to B3-3. Approvals will be needed from the Committee on Zoning and City Council. (Kugler, Urbanize Chicago, 1/17/25)

Preservation Chicago applauds Angelica Borromeo of Arb Realty Inc for embracing the vintage one-story masonry facade and incorporating into the new, higher-density, residential construction. We also applaud the developer for their intention to keep the existing retail tenants post-construction.

We consider this to be an ideal way to increase residential units and density while protecting and preserving historic facades. We also encourage additional zoning height and expedited as-of-right benefits to developers who choose to pursue this option.

Read the full story at Urbanize Chicago

Mixed-use development proposed at 2814 N. Halsted; Four stories will be added to the existing one-story building on site, Lukas Kugler, Urbanize Chicago, 1/17/25

31. LOSS: Vintage Jewel Food Store One-Story Terra Cotta Facade Demolished for New Five-Story Construction Residential Building



Former Jewel Food Store, 1950 W. Lawrence Avenue. Demolished January 2025. Photo Credit: Google Maps

"A demolition permit has been issued to make way for a new mixed-use development at 1950 W. Lawrence. Located on a midblock site, the property is located between N. Damen Ave and N. Winchester Ave. Planned by Vista Group Realty, the demolition permit will clear the existing one-story masonry building that currently occupies the property.

"With Jonathan Splitt Architects listed on the permit filing, the new building would be a five-story structure with retail space and parking on the ground floor. The upper four floors will include 12 residential units for the project. No drawings or renderings have been released publicly for the project.

"With the demolition permit issued, demolition contractor Mulroy Demolition and Excavation can begin clearing the property to make way for the new development. A full building permit for the project was issued back in 2023, but a revised permit is currently in the works for the new construction." (Kugler, Urbanize Chicago, 1/12/25)

Preservation Chicago is disappointed that this highly ornate Jewel Food Store one-story terra cotta vintage facade is not being incorporated into the new construction5-story residential building.

Incorporating this vintage terra cotta facade is an ideal way to increase residential units and density while protecting and preserving historic facades. We also encourage additional zoning height and expedited as-of-right benefits to developers who choose to pursue this option.

Read the full story at Urbanize Chicago

Demo permit issued for structure at 1950 W. Lawrence; A five-story building with 12 units is planned for the site, Lukas Kugler, Urbanize Chicago, 1/12/25

Furniture Store Demolition Is Underway At 1950 West Lawrence in Ravenswood, Daniel Schell, Chicago YIMBY, 1/24/25

32. WIN: Dinkel's Lofts at 3327 N. Lincoln Moving Forward Including Incorporated Historic Facade and Neon Sign



Rendering of 3327 N Lincoln Avenue with Dinkel's Bakery facade and sign, and adjacent masonry facade incorporated into the new construction. Rendering credit: Jonathan Splitt Architects



Dinkel's Bakery and adjacent historic building, 3329 N. Lincoln Ave. Photo Credit: LoopNet

Permits have been filed and are undergoing the review process for Dinkel's Lofts, a mixed-use development at 3327 N. Lincoln. Planned for a V-shaped property, the site fronts both N. Lincoln Ave and N. Marshfield Ave. Developer PCR Group Chicago will retain the historic Dinkel's building and sign as part of the project.

Designed by Jonathan Splitt Architects, the new building will stand six stories, rising almost 80 feet tall. As part of the design, the project will retain the facades of the famous Dinkel's Bakery building and the three-story brick building to its south.

On the ground floor, the project's residential lobby will be centered within the N. Lincoln Ave frontage. Rising above, the second floor sets back from N. Marshfield Ave, giving select units private roof terraces. The residential component of the project will split the 42 units.

With permits in the works, the development is moving closer to beginning construction. (Kugler, Urbanize Chicago, 1/9/25)

Preservation Chicago is thrilled that the second historic facade will be saved. This masonry facade and the Dinkel's facade have been our advocacy priorities. We have been in conversations with stakeholders, including the developer, alderman, and neighborhood partners regarding this development. We support the incorporation and reuse of the Dinkel's Bakery historic facade and neon sign into the new development. We encouraged the developer to incorporate the historic facade of the adjacent masonry building with ornate limestone ornament and arched cornice element.

Read the full story at Urbanize Chicago

Permits are in the works for Dinkel's Lofts at 3327 N. Lincoln; The mixed-use development will preserve the Dinkel's facade, Lukas Kugler, Urbanize Chicago, 1/9/25

Dinkel's Lofts gets revised design at 3327 N. Lincoln; The development will preserve the Dinkel's facade, Lukas Kugler, Urbanize Chicago, 11/9/23

Dinkel's Replacement Advances To September's Zoning Meeting, Ian Achong, Chicago YIMBY, 9/3/23

33. WIN: South Side Community Art Center (SSCAC) Launches $15M Comprehensive Renovation



South Side Community Art Center, Built 1892, Opened as SSCAC in 1941, 3831 S. Michigan Avenue, Photo Credit: Jacob Hand / National Trust for Historic Preservation



An addition is planned to expand Chicago's South Side Community Art Center. South Side Community Art Center, Built 1892, Opened as SSCAC in 1941, 3831 S. Michigan Avenue. Rendering credit: SSCAC / Future Firm

"For many, Chicago's South Side Community Art Center (SSCAC) warrants no introduction. The country's oldest, independently run, and continuously operating Black arts institution has helped boost the careers of many, many African American artists.

"The $15 million addition and refurbishment project entails attaching a new, 10,000-square-foot building to SSCAC's existing location, a stately 19th-century brick abode with bay windows.

"Since 1940, SSCAC has operated out of an old, multistory brick house in Bronzeville, located at 3831 South Michigan Avenue. The institution was founded as a WPA project, when the federal government poured copious resources into organizations around the U.S. to help put artists back to work after the Great Depression. SSCAC, having survived the Red Scare, eventually morphed into the established South Side presence it is today. In 1994, it was listed as a Chicago Historic Landmark and, in 2017, it was listed on the National Register of Historic Places." (Roche, The Architecture Paper, 1/29/25)

"Dedicated by First Lady Eleanor Roosevelt in 1941, the South Side Community Art Center was one of nearly 100 art centers established by the Works Progress Administration's Federal Art Project. Since that time, it has served as a cultural and artistic hub in Chicago, fostering emerging African American artists and showcasing established talent while connecting South Side residents to art through exhibits, classes, lectures, and other educational programming. The center is the only Works Progress Administration art center still operating as established in its original building.

"The center has been instrumental in showcasing works by prominent African American artists of the 20th century, including poet Gwendolyn Brooks—the first African American woman to win the Pulitzer Prize—and Life magazine photographer and filmmaker Gordon Parks. Other noted artists whose works were featured at the center include William Carter, Charles White, Archibald Motley, Jr., Dr. Margaret Taylor Burroughs, and Eldzier Cortor.

"President Franklin D. Roosevelt instituted several federal programs through his famous New Deal, but the Works Progress Administration (WPA), created in 1935, was the largest. First Lady Eleanor Roosevelt focused on the Federal Art Project, a WPA program, as the center of her advocacy efforts in the New Deal. She encouraged the president to sign the executive order that created the Federal Art Project and other arts projects under Federal Project Number One, praised the projects in her "My Day" columns and speeches, and defended them against Congressional critics.

"The creation of the Federal Art Project inspired activists and artists like Dr. Margaret Taylor Burroughs, Peter Pollack, and Pauline Kigh Reed to create an art center in the South Side community. Although the Federal Art Project would pay staff salaries at the center, local leaders were responsible for raising funds to acquire and maintain a building.

"Fundraising plans began in 1938 with pledges from founding members, a 'Mile of Dimes' campaign, art exhibitions, and other activities. Social and civic organizations and local businesses stepped forward to support the center by sponsoring exhibitions, providing meeting spaces, and donating funds. Women's organizations, including the Illinois Housewives Association, Sigma Gamma Rho Sorority, and the Federated Women's Clubs, actively supported the effort, too.

"By the time a house was purchased for the center in 1940, the South Side—despite its somewhat fluid boundaries—was well-known for its distinct cultural identity. The chosen structure, a 3½-story Classical Revival home constructed in 1892, was built in the then-wealthy neighborhood and was well-suited to the lavish lifestyle of George A. Seaverns, Jr., his wife Clara Seaverns, and their two sons.

"Credited with transforming the home's interior into a modern art gallery as part of the Works Progress Administration were Hin Bredendieck and Nathan Lerner, two prominent figures in the New Bauhaus school. The Bauhaus school was founded in Weimar, Germany in 1919, and its

34. WIN: Chicago Cultural Center Begins Major Renovation of Preston Bradley Hall Mosaics



Conservator Samantha Van Kollenburg stands on the scaffolding to begin restoration work on mosaic tiles near the Preston Bradley Hall Tiffany Dome in the Chicago Cultural Center at 78 E. Washington St. in the Loop. The project will address and fix the various cracked lines on the walls featuring the ornate tile. Photo credit: Anthony Vazquez / Chicago Sun-Times



Conservator Katharine George test fits a tile near the Preston Bradley Hall Tiffany Dome at the Chicago Cultural Center. Photo credit: Anthony Vazquez / Chicago Sun-Times

"Anyone visiting the Chicago Cultural Center can tell you the Tiffany Dome is a sight to behold. In fact, staffers say the 1,000-square-foot glass masterpiece has inspired more than one person to lie down on the floor and take it all in.

"While the dome may be the center of attention in Preston Bradley Hall, there are other treasures deserving of lingering gazes. About 10,000 square feet of Tiffany glass and mother of pearl mosaics adorn the marble walls in the form of scrolls, rosettes and flowers. They also border inscriptions in multiple languages. The passages promote the virtues of learning, a fitting message for a building that once housed the first Chicago Public Library.

"And for the first time since the building's opening in 1897, the mosaics will be renovated.

"With grant funding from the Illinois Department of Commerce and Economic Opportunity, the city's Department of Cultural Affairs and Special Events (DCASE) commissioned EverGreene Architectural Arts to evaluate the condition of the mosaics. Specialists are currently repairing cracks in the tiles in the east wing, which has been closed since Jan. 2.

"Visitors can still access the Tiffany Dome. After April 1, they will be able to re-enter the east wing and view a portion of the restored mosaics on the southeast wall. Next, DCASE will raise money to restore the rest of the mosaics in the hall and on the staircase. The project is the latest effort to bring the building back to its original glory; it follows the restoration of the Grand Army of the Republic Memorial Hall and Rotunda in 2022.

"'As with any building, be it municipal, be it someone's beautiful home, be it a barn, if it's 130 years old, it's going to need some kind of repair," said Zhen Heinemann, DCASE program director, visitor experience and public engagement. "So what we are doing here is a care-taking and maintenance effort for an absolutely stunning architectural gem, so that it can survive and continue to be a gift to everyone that gets to come here.'

"This stunning space is not just for your private event or only to snap a picture of and leave," Heinemann said. "We want it to be a home for people." (Thompson, Chicago Sun-Times, 1/29/25)

Read the full story at the Chicago Sun-Times

Chicago Cultural Center launches major mosaics renovation project in Preston Bradley Hall; For the first time since the building's opening in 1897, the Tiffany glass mosaics in Preston Bradley Hall will be renovated. Visitors can see a completed portion of the work after April 1, Erica Thompson, Chicago Sun-Times, 1/29/25



35. LOSS: Vintage Buildings at 1257, 1259, 1301 North Ashland Avenue Demolished



1257, 1259, 1301 North Ashland Avenue. Demolished January 2025 Photo credit: Google Maps

"A pair of demolition permits issued by the City of Chicago signal the beginning of a five-story, 24-unit residential building at 1257 North Ashland Avenue in Wicker Park. The permits, issued Tuesday, January 21, are for the buildings at 1257 and 1259, with one more expected for 1301 North Ashland next door. All three were part of the Mike's Furniture retail mega-complex.

"Real estate sites differ on years of construction for 1301 and 1259, with the consensus pointing to the mid-1890s for the latter and early 1900s for 1301 North Ashland. The metal shed-style construction of 1257 indicates it is a much younger building. As of Christmas Day 2024, the three structures were already surrounded by demolition fencing.

"Noah Properties is replacing these three structures with the new residences. Designed by Jonathan SPLITT Architects, it is the companion project to 1235 North Ashland just down the block. Demolition permits were issued last week for that development, which will be slightly smaller than 1257 North Ashland." (Schell, Chicago YIMBY, 1/22/25)

Read the full story at Chicago YIMBY

Demolition Permits Issued For 1235-37 North Ashland Signal Start Of 16 Units In Wicker Park, Daniel Schell, Chicago YIMBY, 1/22/25

36. LOSS: Vintage Building at 1237 North Ashland Demolished



1237 N. Ashland Avenue. Demolished January 2025. Photo Credit: Google Maps

"Demolition permits were issued for 1235 and 1237 North Ashland Avenue in the Wicker Park neighborhood on Monday, signaling that construction of a five-story, 16-unit apartment building on the site is imminent. Noah Properties is erecting the new development here, having applied for a construction permit on October 14 of last year. That permit remains pending." (Schell, Chicago YIMBY, 1/14/25)

Read the full story at Chicago YIMBY

Demolition Permits Issued For 1235-37 North Ashland Signal Start Of 16 Units In Wicker Park, Daniel Schell, Chicago YIMBY, 1/14/25

37. WIN: Edgewater Glen National Register District Approved



Homes in the 1300 block of West Glenlake Avenue in Edgewater on Jan. 27, 2025. Photo credit: Colin Boyle / Block Club Chicago

"A portion of Edgewater has been placed on the National Register of Historic Places for its architectural significance, making homeowners eligible for certain incentives if they restore their home.

"Edgewater Glen, bounded by Granville Avenue, Clark Street, Norwood Avenue and Broadway, joins three other areas in Edgewater as a neighborhood historic district, according to the area's block club and the 48th Ward Office.

"The architectural significance of the single-family homes and multi-unit buildings in Edgewater Glen made it eligible for the designation, said Edgewater Glen Association member Justin Colombik, who helped spearhead the work to get the district on the national list.

"Many of the buildings and homes in Edgewater Glen were built between the 1890s and 1920s and are examples of American Foursquare in these styles: Prairie Style, Dutch Colonial, Queen Anne, Craftsman, Chicago Bungalow and more, Colombik said.

"Colombik, who moved into a single-family home in Edgewater Glen with his husband in 2023, approached the block club about pursuing a historic designation in December 2023, he said. He was surprised to learn it didn't already have one, considering the Lakewood-Balmoral historic district is just south of Edgewater Glen and was largely built by the same developers around the same time, he said.

"'We've always been interested in historic preservation and preservation of buildings in Chicago, and so Edgewater is a great area to be part of because we have a historical society, and there's a lot of that like-mindedness here,' Colombik said.

"The designation process involved documenting approximately 400 buildings in the area, gathering information on the buildings' history, getting approval from the Commission on Chicago Landmarks and going to Springfield to speak in front of the Illinois National Register Advisory Council, Colombik said."

"One of the biggest benefits to homeowners who live in the Edgewater Glen historic district is that they are now eligible for a federal income tax incentive for restoring rented properties or a property tax assessment freeze incentive for restoring single-family, owner-occupied residences, according to the state.

"However, owners of historic buildings in the area aren't required to get approval or permission to change their home if using private or city money, and they also are not required to restore their properties." (Savedra, Block Club Chicago, 1/28/25)

Additionally, National Register of Historic Places provides no protection against demolition. Only a Chicago Landmark Designation or Chicago Landmark District Designation provides protection against demolition.

Preservation Chicago applauds the efforts and success of Justin Colombik and Edgewater Glen Association in the creation of the Edgewater Glen National Register District. This is an important first step in recognizing the historic significant of this district. We encourage them to continue the process to continue the process to seek Chicago Landmark District Designation which provides protection against demolition.

Read the full story at Block Club Chicago

Edgewater Glen Named To National Register Of Historic Places; For homeowners in the Far North Side neighborhood, the designation means they could be eligible for incentives if they restore their property, Madison Savedra, Block Club Chicago, 1/28/25

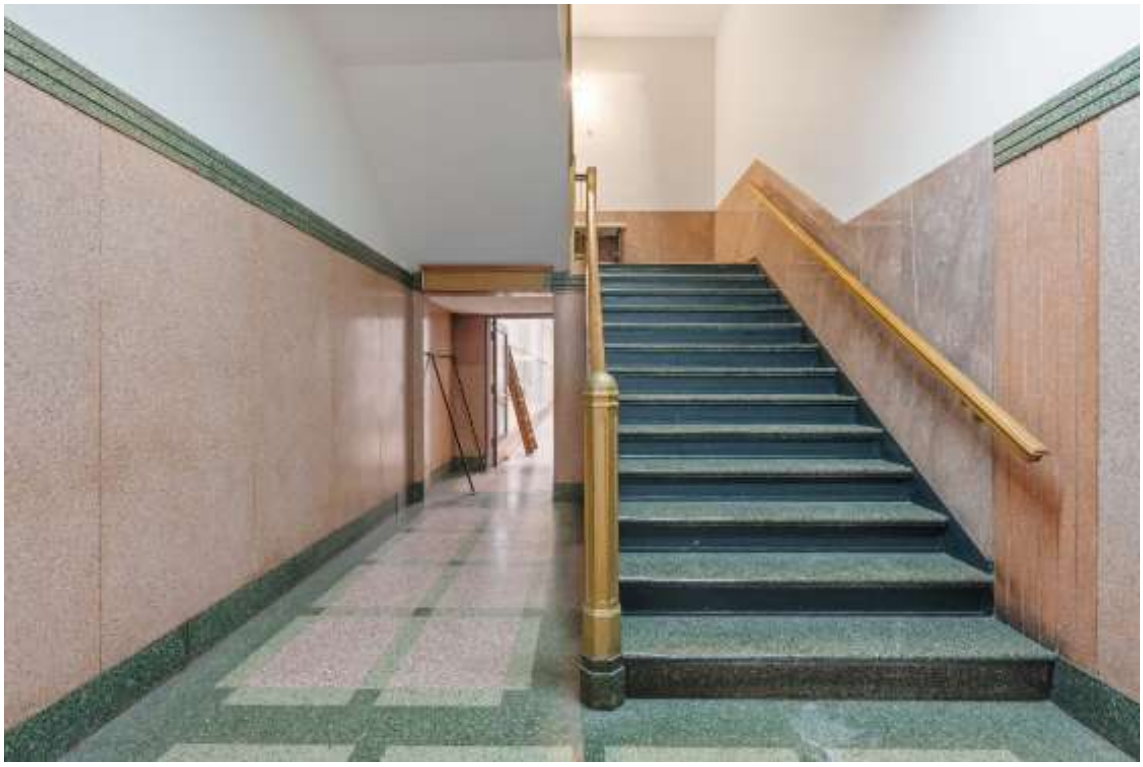
38. BUYER WANTED: Chicago Federation of Musicians at 175 W. Washington Street Listed for Sale



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)

39. 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

40. BUYER WANTED: Six CMD Pershing Road Industrial Buildings Listed for Sale (Chicago 7 2020)



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, & Bldg D, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, & Bldg F, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, Bldg F, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg D, Bldg E, & Bldg F, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, & Bldg E,, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A & Bldg B, Built 1907. Photo credit: Loopnet



Central Manufacturing District buildings, 1965 W. Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, and CMD Clocktower, Built 1907. Photo credit: Loopnet

"6 Industrial Properties Offered at $25,000,000 in Chicago, IL

"1965 W Pershing Rd; Bldg A, Bldg B, Bldg C, Bldg D, Bldg E, Bldg F

"Imperial Realty is pleased to present for sale a multi-family redevelopment opportunity in the McKinley Park neighborhood of Chicago, which was ranked the "hottest affordable neighborhood" in the country by Redfin in 2019.

The Property is currently a well-maintained 1.3 million square foot industrial and warehouse property consisting of six(6) connected buildings, located in a TIF District & Enterprise Zone on 10.90 acres at 1965 W Pershing Rd.

"Constructed in 1918, the Property is 30% occupied by nearly 300 small tenants, with six(6) six-story buildings connected by tunnels for trucking and track space.

"Situated within a short distance from multiple major interstates and railroads, the fully sprinklered.

"Property benefits significantly from it's convenient location in McKinley Park. The logistic-convenient and commuter-friendly Property is adjacent to the 70 acre McKinley Park Community Area (2210 W Pershing Road), featuring swimming pools, turf soccer fields, baseball fields, basketball courts, seasonal ice skating, playground areas, a gymnastics center, and the National Latino Education Institute.

"Immediately west on the adjacent property line is a major 500,000 sqft mixed-use redevelopment currently underway that's converting the existing 500,000 sqft warehouse building into light manufacturing, warehouse and office, bringing a larger workforce daytime population, and thus higher demand and aggregated spending power to the immediate area.

"With over 1.3M SF sitting on 10.90 acres of TIF-district-land in a rapidly growing neighborhood with high residential demand, this investment represents an exceptional opportunity to acquire an extremely well-located existing industrial-warehouse property with tremendous value-add and multi-family redevelopment potential." (LoopNet)

Pershing Industrial Six Building Listing on LoopNet

Pershing Industrial Building A Listing on LoopNet

Central Manufacturing District Pershing Road, a Preservation Chicago 2020 Chicago 7 Most Endangered

41. 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

42. BUYER WANTED: After Comprehensive Renovation, 2150 W. Monroe Street Victorian Listed For Sale



2150 W. Monroe St, Chicago, IL 60612. Photo credit: Redfin



2150 and 2148 W. Monroe St, Chicago, IL 60612 pre-renovation. Photo credit: Google Maps



2150 W. Monroe St, Chicago, IL 60612. Photo credit: Redfin



2150 W. Monroe St, Chicago, IL 60612. Built 1885 Photo credit: Redfin



2150 W. Monroe St, Chicago, IL 60612. Photo credit: Redfin



2150 W. Monroe St, Chicago, IL 60612. Photo credit: Redfin

"Here's your chance to own this fully renovated-1885 Victorian/Edwardian Style Mini-Mansion-with a separate coach house that includes a 3 car garage with separate apartment above. This full-gut renovation was completed in 2024, as seen on one of HGTV's renovation programs, as main house boasts 6 bedrooms and 3.5 baths, multiple fireplaces, mahogany and red oak floors, custom designer lighting and Kohler fixtures, 11 foot ceilings throughout and all new Pella windows.

"Impressive front stairs/porch-adorned with the architect's original canopy structure and corbels--gives you a feeling of artisanship long gone. Enter through the grand 1885 entrance, with double doors and custom stained glass transom, into a welcoming vestibule with seating around a fireplace--looking directly at the fully restored grand staircase-exactly as the architect had originally designed it!

"Original archway leads to an open floor plan-great for entertaining large parties and get-togethers-which leads you to a floor to ceiling iron & glass, arched doorway into the designer kitchen. This kitchen includes a 12 foot island that can seat 9 people and will be the center point of all parties, has a 48 inch gas oven/range, Sub-Zero double wide refrigerator, quartz countertops and a custom arched window...overlooking your large, (300 sq. ft.) outdoor back deck and coach house." (Redfin)

2150 W Monroe St, Chicago Listing

'Windy City Rehab' Saves a Run-Down 1885 Home With a Stunning Modern-Meets-Historic Makeover, Jillian Pretzel, Realtor, com, 10/17/24

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 (2025)
City of Chicago Demolition Delay Hold List (2024)



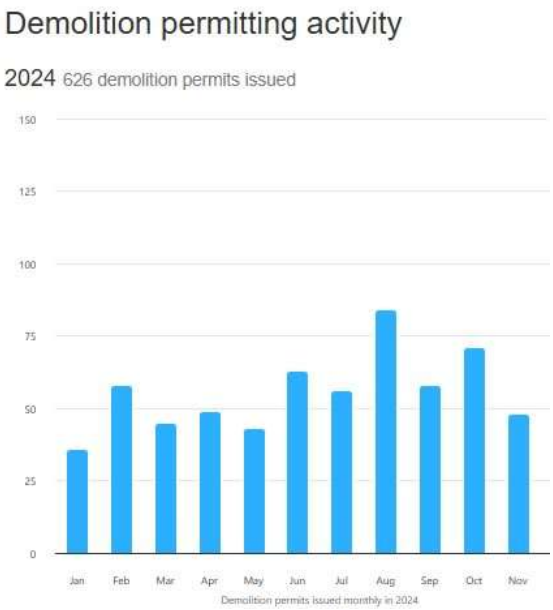
1920 N. Sedgwick St., Old Town. Photo credit: Redfin

Address: 1920 N. Sedgwick St., Old Town
#101063139
Date Received: 12/10/2024
Ward: 43rd Ward Alderman Timmy Knudsen
Applicant: Precision Excavation, LLC C/O Angela Dillon
Owner: 1920 N. Sedgwick LLC C/O Kenneth Motew, Manager
Permit Description: Wreck and removal of a 3-story masonry residential building.
Status: Under Review

LOSS: Spotlight on Demolition January 2025

- Fiat/E2 Building, 2357 S. Michigan Ave., Motor Row
- 1950 W. Lawrence Avenue, Lincoln Square
- 320 S. Ashland Avenue, West Loop
- 1935 and 1937 N. Mohawk Street, Lincoln Park
- 2657 W Medill Avenue, Logan Square
- 1257, 1259 & 1301 N. Ashland Avenue, West Town
- 1235 & 1237 N. Ashland Avenue, West Town
- 1001 W. 59th Street, Englewood
- 1637 N. Wolcott Avenue, Wicker Park
- 7208 S. Carpenter Street, Englewood
- 1412 N. Elk Grove Avenue, Wicker Park
- 4233 W. Washington Blvd., West Garfield Park
- 4245 W. Washington Blvd., West Garfield Park
- 3837 N. Clark Street, Wrigleyville
- 6738 S. Marshfield Avenue, Englewood
- 3711 N. Oakley Avenue, North Center

“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 626 demolitions during 2024 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



Former Fiat Dealership/E2 Nightclub Building, 2357 S. Michigan, Motor Row. Demolished December 2024. Photo credit: Google Maps



Former Jewel Food Store, 1950 W. Lawrence Avenue, Lincoln Square. Demolished January 2025. Photo Credit: Google Maps



320 S. Ashland Avenue, West Loop. Demolished January 2025. Photo Credit: Google Maps



1935 and 1937 N. Mohawk Street, Lincoln Park. Demolished January 2025. Photo Credit: Google Maps



2657 W Medill Avenue, Logan Square. Demolished January 2025. Photo Credit: Google Maps



1257, 1259 & 1301 N. Ashland Avenue, West Town. Demolished January 2025. Photo Credit: Google Maps



1235 & 1237 N. Ashland Avenue, West Town. Demolished January 2025. Photo Credit: Google Maps



1001 W. 59th Street, Englewood. Demolished January 2025. Photo Credit: Google Maps



1637 N. Wolcott Avenue, Wicker Park. Demolished January 2025. Photo Credit: Google Maps



7208 S. Carpenter Street, Englewood. Demolished January 2025. Photo Credit: Google Maps



1412 N. Elk Grove Avenue, Wicker Park. Demolished January 2025. Photo Credit: Google Maps



4233 W. Washington Boulevard, West Garfield Park. Demolished January 2025. Photo Credit: Google Maps



4245 W. Washington Boulevard, West Garfield Park. Demolished January 2025. Photo Credit: Google Maps



3837 N. Clark Street, Wrigleyville. Demolished January 2025. Photo Credit: Google Maps



6738 S. Marshfield Avenue, Englewood. Demolished January 2025. Photo Credit: Google Maps



3711 N. Oakley Avenue, North Center. Demolished January 2025. Photo Credit: Google Maps

Preservation in the News

SUN-TIMES: Historic Frank Lloyd Wright-Designed Emil Bach and Lang House Gifted to Loyola University by TAWANI and Col. Jennifer Pritzker



Emil Bach House, 1915, Frank Lloyd Wright, 7415 North Sheridan Road. Photo credit: 7415 North Sheridan Road

"The Bach and Lang homes, located at 7415 and 7421 N. Sheridan Rd. respectively, have been gifted to Loyola University Chicago by TAWANI Property Management, headed by billionaire Jennifer N. Pritzker, the founder of the Pritzker Military Museum & Library and a cousin of Illinois Gov. J.B. Pritzker.

"TAWANI most recently rented out the Bach for overnight stays and as a vacation home for rent, and operated the Lang as a bed-and-breakfast.

"'Recognizing their significance to the neighborhood, Loyola is committed to maintaining the homes' historical and community value,' the Loyola spokesperson said.

"Pritzker originally considered selling the homes, said TAWANI's Chief Operating Officer of Philanthropic Activities Susan Rifkin. 'These two homes carry treasured histories and are best kept in the hands of a large academic institution with the capacity to maintain them, rather than offer them on the open real estate market,' Rifkin said.

"Built in 1915 for brick company owner Emil Bach, the Bach home has all the visual hallmarks of Wright's Prairie designs, with its flat overhanging roofs, cube-like forms and cantilevered elements. The Lang house is a brick American four-square with broad hip roofs, Arts & Crafts detailing and a prominent front porch with stone balustrades. The home was designed by Edgar Newman, an architect who cut his teeth working for Adler and Sullivan.

"TAWANI bought the Bach house in 2010 and purchased the Lang residence five years earlier and painstakingly restored them both. At the Bach, TAWANI even remade art glass windows that had been lost, and recrafted specialized furniture Wright made for the house.

"Rifkin said the gift to Loyola included $1 million in cash that can be used to cover the cost of operating and managing the two houses.

"And while the two homes are not endangered, as is the case with, say, the Bach's Wright-designed older sibling, the Walser House in the Austin community, it's still good to see the important residences being positioned for continued use." (Lee Bey, Chicago Sun-Times, 2/1/25)

Read the full story at Chicago Sun-Times

Frank Lloyd Wright house is one of two homes given to Loyola by Pritzker family member; The Bach and Lang houses aren't endangered, but it is good to see the important residences being positioned for continued use. Jennifer Pritzker, cousin of Gov. JB Pritzker, made the donation, Lee Bey, Chicago Sun-Times, 2/1/25

Historical Rogers Park Homes, Including 1 By Frank Lloyd Wright, Donated To Loyola By Pritzkers; Jennifer Pritzker's company TAWANI Enterprises donated the Emil Bach House and Lang House to the university for use as student and community event spaces, Charles Thrush, Block Club Chicago, 2/2/25

Jennifer Pritzker gives historic homes to Loyola University; Also gave $1 million for upkeep of Rogers Park buildings, TRD Staff, The Real Deal, 2/3/25

Emil Bach House, Frank Lloyd Wright Foundation

SUN-TIMES: Homecoming of Addams Homes Animal Court Edgar Miller sculptures



Children playing in the Jane Addams Homes Animal Court during the early years of the housing development, Edgar Miller, 1938. Photo credit: National Public Housing Museum / Peter Sekaer, 1938–40, Library of Congress



Children playing in the Jane Addams Homes Animal Court during the early years of the housing development, Edgar Miller, 1938. Photo credit: National Public Housing Museum / Peter Sekaer, 1938–40, Library of Congress

"A collection of monument-sized limestone Art Deco animal sculptures designed by Chicago artist Edgar Miller is being reinstalled at the former Jane Addams Homes — in the same playground courtyard they originally occupied 85 years ago.

"But an unfunny thing happened as the restored sculptures made their way back to the forum: The largest of the seven sculptures — a fanciful 20,000-pound depiction of a ram with other animals nestled against it — cracked during installation Thursday afternoon and is now being repaired.

"'We always knew there would be a risk,' said Lisa Yun Lee, executive director of the National Public Housing Museum, the institution that's expected to open next year in a renovated surviving section of the old Addams public housing complex at 1322 W. Taylor St.

"Restoring the sculptures and returning them to their historic spot in the former Addams Homes Animal Court is a bit of a coup for the new museum, where they'll likely be a popular attraction and provide fond memories for the now grown-up kids who played in and around the big stone animals.

"The Addams homes, along with the North Side's Julia C. Lathrop Homes and Trumbull Park Homes on the Southeast Side, are Chicago's first three public housing projects, all built in 1938.

"The federally funded New Deal era developments were all humanely designed low-rise and midrise brick buildings with gardens and open areas — a far cry from the bleak public housing towers, such as those at Cabrini-Green and Robert Taylor, that were built 20 years later.

"Holabird & Root designed Addams Homes and brought in Miller to create the animal court.

"'Twenty years ago, people were uncertain if they could be saved,' Bleicher said. 'Are they really going to make it?'" (Lee Bey, Chicago Sun-Times, 2/1/25)

Read the full story at Chicago Sun-Times

A crack spoils homecoming of Edgar Miller sculpture — for now; A fanciful 20,000-pound depiction of a ram cracked during installation at the National Public Housing Museum on Taylor Street, Lee Bey, Chicago Sun-Times, 12/21/24

'Animal Court' to be back in session as noted sculptures return to West Side after 16 years; Playground animal figures designed by artist Edgar Miller to be restored and returned to the former Jane Addams Homes, Lee Bey, Chicago Sun-Times, 3/9/23

Chicago Tribune Editorial: West Loop Entertainment District Should Not Come at the Cost of Historic Venues such as Chicago's Uptown Theatre



The Uptown Theatre, as seen from Broadway in 2024. Photo credit: Robert Loerzel

"In December 2018, the city of Chicago unveiled a $75 million plan for the long-awaited restoration of the Uptown Theatre, a stunning 1925 entertainment venue with an incomparably gorgeous interior that befitted its status as the crown jewel of the Balaban and Katz chain of movie palaces.

"Rahm Emanuel, at the time mayor of Chicago, told the Tribune the plan was 'the fulfillment of a promise,' that 'investments in culture are one of our best drivers of economic growth and job creation in our neighborhoods' and that construction was slated to begin in the fall of 2019. The Uptown was supposed to be glittering and open for business by the end of 2021.

"The news was celebrated by the scores of volunteers and supporters who had worked tirelessly to guard and save one of Chicago's most significant unrestored historic buildings, a 4,381-seat, 46,000-square-foot colossus that had sat vacant and decaying since a final J. Geils Band concert on Dec. 19, 1981.

"Alas, vacant and unrestored the theater at 4816 N. Broadway sits still, even as plans are in the works for a brand new music venue, a huge yet seemingly prosaic shed to be built on a parking lot next to the United Center that has the potential to suck away much of the Uptown's potential sustaining business.

"We generally support the so-called 1901 Project, the latest West Loop development hatched by the Reinsdorf and Wirtz families, which looks set to create a new, dynamic, walkable neighborhood out of what currently is a bleak sea of surface parking lots and extend the energy of hot restaurants, music venues such as the Salt Shed and the vibrant street life now visible in the West Loop even further west. We admire the private financing and the relatively modest ask from taxpayers in infrastructure support. Moreover, we've long argued that a terrific (and oft-overlooked) tool of neighborhood regeneration is when the crucial urban core radiates out from the city's center, adding private-sector housing and other assets.

"But some balance is needed as the epicenter of Chicago's vital entertainment and leisure sectors shifts palpably to the west via the rapid growth in the former meatpacking district. We can't let the city's traditional centers suffer as a result.

"This applies to the Loop, home of such huge, historic venues as the Chicago Theatre, Auditorium Theatre and the Lyric Opera House and also to the lakefront neighborhood of Uptown, once an entertainment locus to rival the Loop and still home to multiple historic music venues such as the Aragon Ballroom, Riviera Theatre and the Green Mill.

"Uptown is one of Chicago's most diverse communities; it hardly is a place of privilege and one of its most important developmental assets remains underexploited.

"Anyone who has been inside the Uptown, or who remembers the days when Bruce Springsteen, Bob Marley, Prince and the Grateful Dead played there, understands not just its unique importance in the history of ordinary Chicagoans but its cathedral-like beauty and jaw-dropping scale. (Deadheads of a certain age will recall the band playing the Uptown well over a dozen times from 1978 until its 1981 closure.) Demolishing the Uptown would be unthinkable and future generations would find it unforgivable. Much good work has been done by the Uptown's current owner, Jerry Mickelson, to stabilize the building after many prior years of neglect. But the cost of restoration is only going up; the $75 million figure from 2018 is now well over $100 million and, alas, we fear the Uptown has disappeared again from the center of Chicago's conversation.

"The TIF district that supports the Uptown and its immediate surroundings has been extended through 2037, a positive. The owner, local politicians and volunteers all say they are working on a new public-private restoration plan and a viable, likely nonprofit ownership structure.

"The grand old palace's 100th birthday arrives this August. There's only one celebration that really

Chicago Sun-Times: Jimmy Carter built political ties and later homes in Chicago — and lasting memories.
Guyon Hotel (Chicago 7 2013, 2014 & 2018)



Guyon Hotel, Jens J. Jensen, 1927, 4000 W. Washington Boulevard. Photo Credit: Debbie Mercer

"It’s been nearly half a century since a little-known Georgia peanut farmer hoisted a nine-year-old girl and her kid sister into the air at a South Shore church and gave them each a kiss on the cheek before introducing himself to Chicago.

"'Hello everyone, my name is Jimmy Carter' Kimberly Ray can still hear the Democratic presidential candidate saying at that April 1976 campaign event.

"And with Thursday’s funeral of the 39th U.S. president, Ray is one of many Chicagoans now reflecting on how they crossed paths with Carter as a presidential candidate or later when he helped to construct homes with Habitat for Humanity in West Garfield Park.

"Less than a decade after losing the White House, Carter returned to Chicago, this time to bring attention to a Habitat for Humanity project. The home-building organization was founded a decade earlier, and the former president’s involvement raised its profile, said Jennifer Parks, executive director of Habitat Chicago.

"'We got a huge push in awareness when President Carter joined us,' Parks said. 'He helped put us on the map as an organization.'

"During the trip, he stayed at the Guyon Hotel in West Garfield Park. The 289-room, 169-unit luxury residential hotel was built in 1928 and was once home to several radio stations, a no-jazz dance floor and Al Capone associate Jack McGurn before falling on hard times.

"On the weekend of July 11, 1986, Carter and his wife, Rosalynn, 'stayed overnight in a roach-infested room, furnished with only a couch and a milk crate,' Crain’s reported at the time." (Miller, Chicago Sun-Times, 1/9/25)

“The hotel was designed in 1927 by Jens J. Jensen and commissioned by J. Louis Guyon, a local businessman and dance instructor of French origin, for $1.6 million, according to Chicago Magazine. That’s about $27.5 million adjusted for inflation. The hotel hosted various radio programs over the years, including the WGRB gospel radio station and WFMT classical music station.

“It was once part of a thriving commercial, business and entertainment district on the West Side, which included Paradise Theater nearby. Disinvestment in the community and changes in ownership caused further degradation with the property.

“Though the building is listed on the National Register of Historic Places, it is not a Chicago Landmark and therefore has no legal protections against demolition

“The Guyon Hotel has been listed on Preservation Chicago’s 7 Most Endangered List three times.

“Ward Miller, Preservation Chicago’s executive director, thinks the building should be refurbished into affordable housing units and preserved rather than demolished entirely.

“‘We need the city to step up to the plate and be a good leader,’ Miller said. ‘It’s so wrenching for a city that needs housing that this is deteriorating. We really need to get this building repaired.’

“Miller said the building’s state is a symptom of systemic disinvestment in the neighborhood, and he hopes to preserve it.

“‘This administration knows we want to renovate this building and [Chicago Housing Authority] should step in and do the right thing,’ Miller said. ‘It could cost tens of millions to demolish it, so it would be better and more cost-effective to simply make it into housing again.’ (Arline, Block Club Chicago, 3/22/22)

Hyde Park Stories: The Windermere Hotel



Postcard of Windermere West in red brick and Windermere East in pale brick. Image credit: Chicago History in Postcards

"The first thing Paul Cornell did to create a community in Hyde Park was to bargain for a passenger stop from the Illinois Central Railroad. The second thing he did, in 1856, was build a five-story hotel. He realized that a hotel provided essential functions for a community: public rooms to conduct business, a place for the community to socialize and a lure for new visitors with its cooling lake breezes and easy access to the city. These are the features that sustained Hyde Park hotels for 100 years, but it was the 1893 World's Columbian Exposition that transformed Hyde Park into a nationally famous hotel district, featuring grand hotels like the Windermere on the northwest corner of 56th Street and Cornell Avenue, across the street from a fair entrance.

"The 1892 Windermere echoed the aesthetic of the fair in brick and limestone, with its neoclassical pediments, Ionic columns and Palladian windows. Inside, it provided every modern convenience. It claimed to be the first hotel to provide telephones in every room. It attracted industrialists like George Westinghouse, whose company provided the electricity at the fair that astonished the world, and steel magnate Andrew Carnegie.

"After the fair, the area's hotels asked, "now what?" The Windermere's answer was to convert many short-term rooms into residential suites, selling off excess furniture to the incoming University of Chicago faculty. Porcelain bathtubs, iceboxes, silver safes, built-in buffets, bookcases, carved mantels and an open floor design gave the rooms a feeling of home, but a home where the worries of laundry, housekeeping and dining were taken care of. It was ideal for people who loved to travel. It was also ideal for women with better things to do with their time, like Edna Ferber, who wrote her Pulitzer Prize-winning novel "So Big" while living in the Windermere.

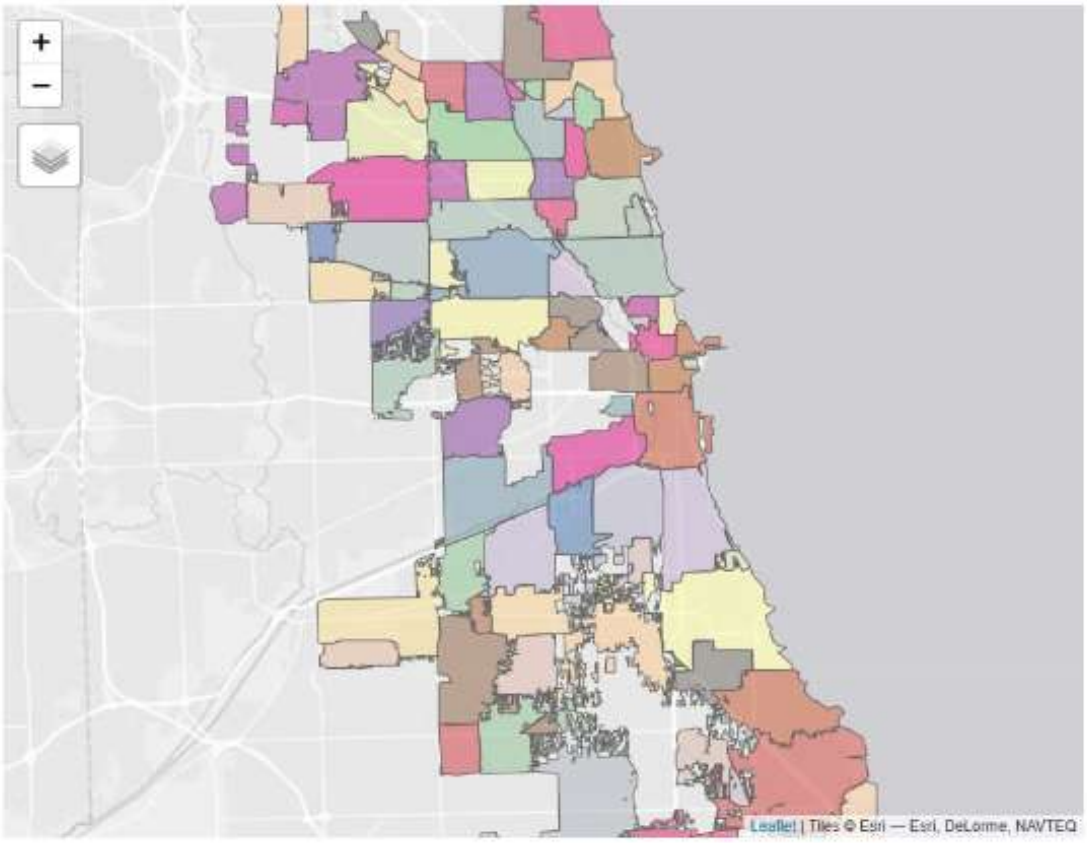
"The hotels competed for business. One advantage the Windermere had was the reputation of its owner, Joseph H. Defrees. He was a wealthy lawyer who served as president of the Chicago Bar Association, president of the U.S. Chamber of Commerce and advisor to U.S. President Warren G. Harding. The fact he lived in his own hotel guaranteed its quality. In the winter months, the university embraced the Windermere's public rooms for events, and filled its guest rooms with visiting teams and their fans through its enormous athletic program. In the summer months, the hotel marketed its cool lake breezes and access to Jackson Park's gardens, lawn tennis, boating, horseback riding and golf." (Morse, Hyde Park Herald, 1/28/25)

Read the full story at Hyde Park Herald

Hyde Park Stories: The Windermere Hotel, Patricia L. Morse, Hyde Park Herald, 1/28/25

Chicago Neighborhoods, Mapped By Residents: Here's Where Locals Think Official Boundaries Should Be

Here is the Chicago Neighborhood Project map:



Chicago Neighborhood Project map by the Urbanism Lab at the University of Chicago. Image credit: Urbanism Lab at the University of Chicago

"Chicagoans take their neighborhood pride seriously, whether cheering on their local high school sports team or touting the superiority of a nearby pizza joint. However, defining the city's intertwining tapestry of neighborhoods can be subject to debate.

"While often referred to as a 'city of neighborhoods,' Chicago doesn't actually have officially recognized neighborhoods. Instead, the city has 77 "community areas," which were originally mapped out by two University of Chicago sociologists in the 1920s.

"A new study out of the University of Chicago aims to give an updated look at where the city's complex web of neighborhood boundaries actually fall.

"'Neighborhoods are very core to people's sense of identity,' UChicago researcher Crystal Bae said. "You always hear people talk about where they live in Chicago. They have a very strong individual tie to place."

"Last November, Emily Talen, a University of Chicago social sciences professor, told Block Club she wanted to update the research done in the 1920s to better understand how residents perceive their neighborhoods today.

"The city's 77 community areas, though they're not 'innocuous lines on a map,' are not really neighborhoods either, Talen said. While many Chicago community areas average about 35,000 people, the typical definition of a neighborhood encompasses 5,000 people, she said.

"'It's just amazing how [community areas] have stuck,' Talen said. "The city now relies on them in various ways. They orient policy around these community areas.'

"That led Talen to launch the Chicago Neighborhood Project, distributing a survey that asked Chicagoans to identify their neighborhoods and draw its boundaries.

"The project was run by the Urbanism Lab at the University of Chicago. Working with Talen were Bae, an assistant instructional professor in the university's Center for Spatial Data Science, and Lydia Wileden, a former UChicago postdoctoral scholar who now works at the University of Connecticut as an assistant research professor.

"The survey ran for more than 20 weeks, from November 2023 through April 2024. It was translated into Spanish, Polish and Mandarin and promoted through online advertising, coverage by local media, email distribution lists, social media and paper flyers, Bae said.
"Researchers collected just over 5,500 responses, identifying more than 100 unique neighborhoods.

"Respondents initially submitted about 550 different neighborhood names. However, some of the names included typos or were variations like 'Smith Park-ish' instead of just 'Smith Park,' Bae said. After cleaning the data and narrowing down the names to the ones used by the most respondents, the team was left with 120 neighborhoods, Bae said." (DeVore, Block Club Chicago, 12/4/24)

Read the full story at Block Club Chicago

Chicago Neighborhoods, Mapped By Residents: Here's Where Locals Think Official Boundaries Should Be; Last winter, researchers at the University of Chicago distributed a survey that asked residents to define their neighborhood boundaries. The survey got more than 5,500 responses and identified more than 100 unique neighborhoods, Molly DeVore, Block Club Chicago, 12/4/24

WBEZ Chicago: What's That Building? Great Lakes Academy



Great Lakes Academy / Former St. Mary Magdalene Church, 1952, 8426 S. Marquette. Photo credit: Google Maps

"As membership in organized religions has declined in the past half-century, many disused churches around the city and suburbs have been turned into apartments, condos, theaters, arts spaces and even a township's office.

"The decline has been particularly visible in Catholic churches. Chicago's once-dominant faith built hundreds of churches, often magnificent, soaring structures. But in the past four decades, the number of parishes in the Archdiocese of Chicago has shrunk by more than half — from about 450 in the mid-1980s to about 216 now.

"One of the most interesting church conversions is in South Chicago, a city neighborhood from 79th to 95th streets along the lakefront.

"The brightly daylit gym and cafeteria at the Great Lakes Academy charter school had a past life as St. Mary Magdalene Church, which closed in 2015 after six decades of use.

"There's a climbing wall in the apse, the semi-circular space at one end of the former sanctuary, where a mural of the crucifixion of Jesus used to be. Clear glass replaced stained glass in the three huge rose windows. They poured sunlight onto the gym floor, which is now a regulation-sized basketball court but was previously lined with wooden pews.

"'I loved it when I saw what they had done,' Ebonie Durham, Great Lakes Academy's executive director, told WBEZ's Reset.

"Durham joined the staff in June 2022, shortly after the space was transformed. Officially called the Katherine Myers-Crum Enrichment Center, after the woman who founded Great Lakes in 2014, the old church is now where students play basketball and volleyball, where the school serves three meals a day and where faculty and other groups meet." (Rodkin and Simons, WBEZ Chicago, 1/27/25)

Read the full story at WBEZ Chicago

What's That Building? Great Lakes Academy enrichment hall; The conversion of this former church building in South Chicago made sports programs possible at the charter school, Dennis Rodkin and Sasha-Ann Simons, WBEZ Chicago, 1/27/25

St. Mary Magdalene Church History, John A. Mallin

Preservation Events & Happenings

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
“A Tale of Today: Materialities"
February 7, 2025 to April 27, 2025



"A Tale of Today: Materialities" presented by Driehaus Museum.
February 7, 2025 to April 27, 2025. Image credit: Driehaus Museum

A Tale of Today: Materialities
February 7, 2025 to April 27, 2025
Presented by Driehaus Museum

"The Driehaus Museum is characterized by a rich history and an impressive wealth of architectural styles. The site of the Museum, the Gilded Age-era Samuel Nickerson Mansion, offers a rare opportunity to map important and often overlooked histories and genealogies. While the unique design and architecture of the Mansion have been documented and studied, A Tale of Today: Materialities proposes to investigate more deeply the materials that comprise the very fabric of the building.

"The materialities of objects and architectural features can link past to present histories in original and compelling ways. They connect different cultures and define cultural boundaries. Never inert, materials are inherently political. They are active participants in the ongoing negotiations that build our present and define our futures. There is a new prominence of materiality in art and it is a clear manifestation of our growing awareness that humans no longer are the undisputed centers of everything and that our world is the result of collaborative processes with other living and non-living, human and more-than-human agents.

“Materialities invites artists to select a specific material from the Driehaus Museum to engage in a new materialist dialogue with it. In conversation with guest curator Dr. Giovanni Aloi, the artists will research the histories of their chosen material to produce an engaged, critically aware, integrated response designed to uncover hidden cultural, historical, and ecological networks that bind”

Learn more at the Driehaus Museum website

Wrightwood 659 presents “John Akomfrah: Four Nocturnes” Sept. 27, 2024 to Feb. 15, 2025



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.

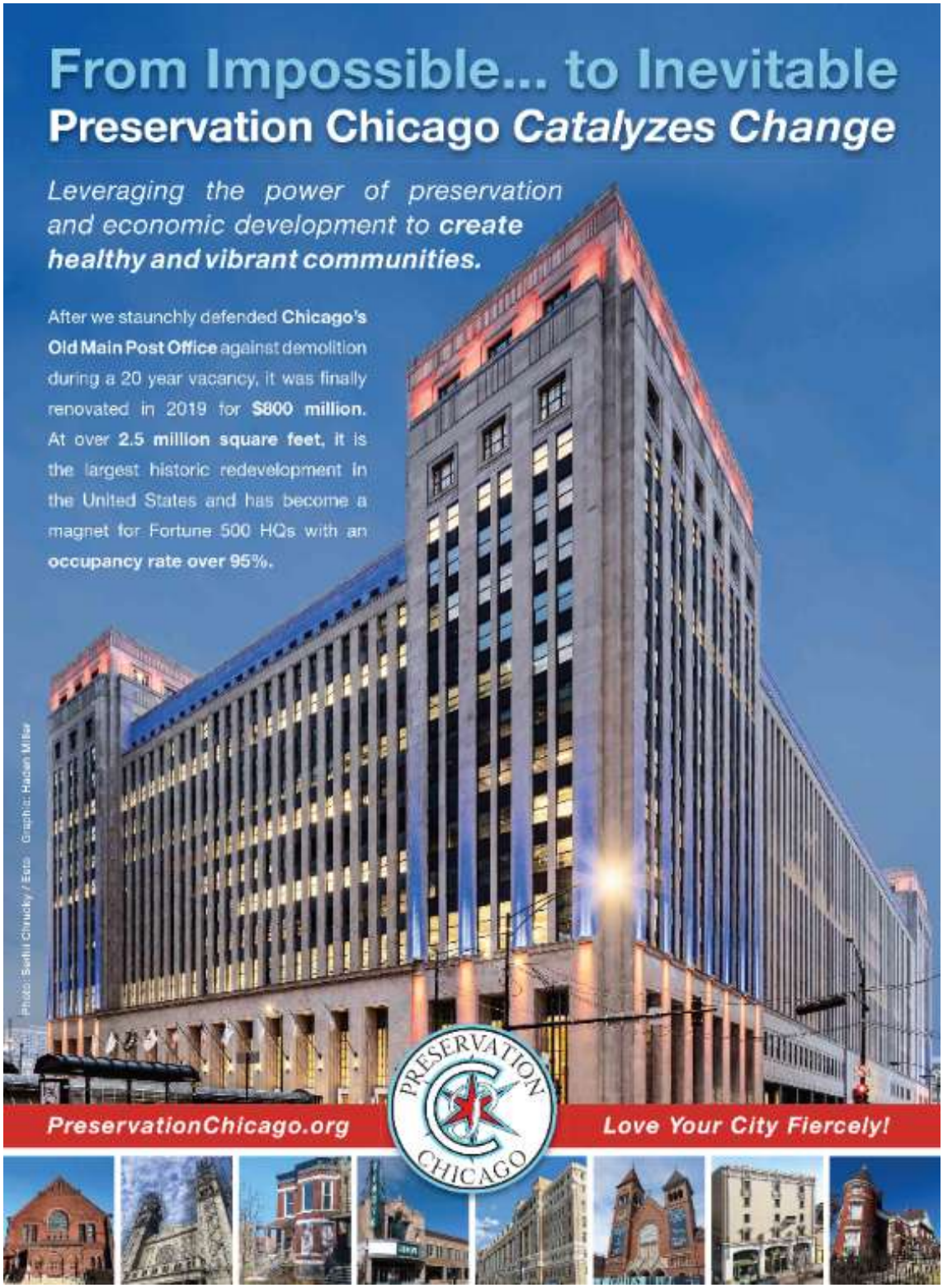
"Four Nocturnes was commissioned for the inaugural Ghana Pavilion at the 58th Venice Biennale in 2019. Toxic Cloud, an installation comprising hundreds of plastic jugs suspended overhead, capturing the sense of our polluted atmosphere, will also be on view at Wrightwood 659."

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

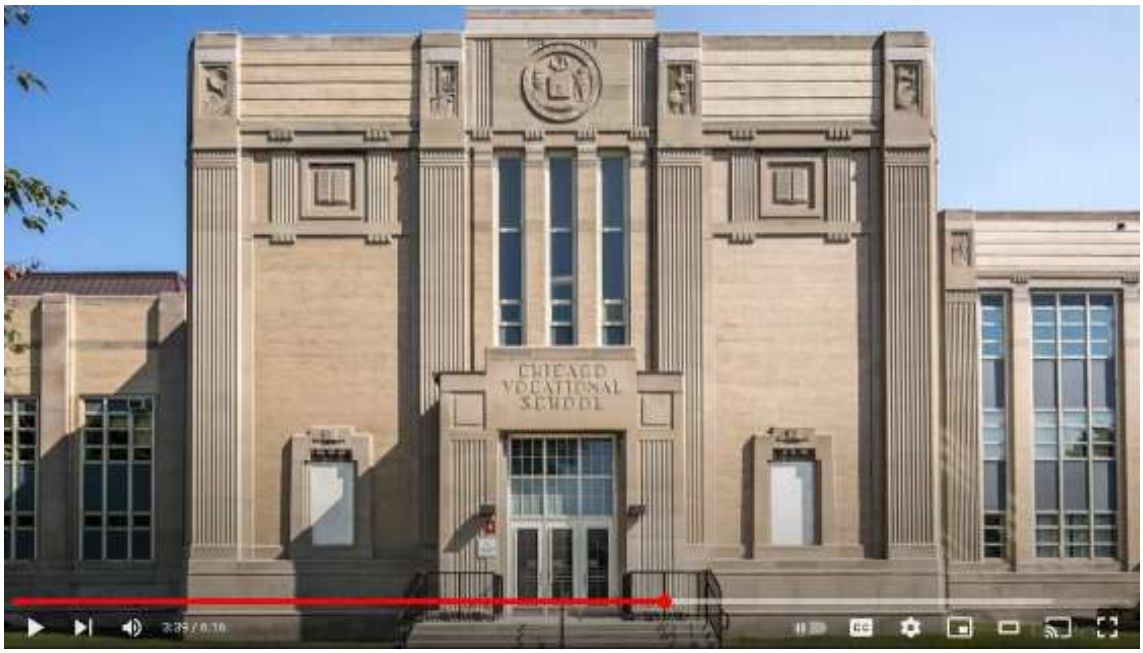
Rosenwald, A film by Aviva Kempner

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)

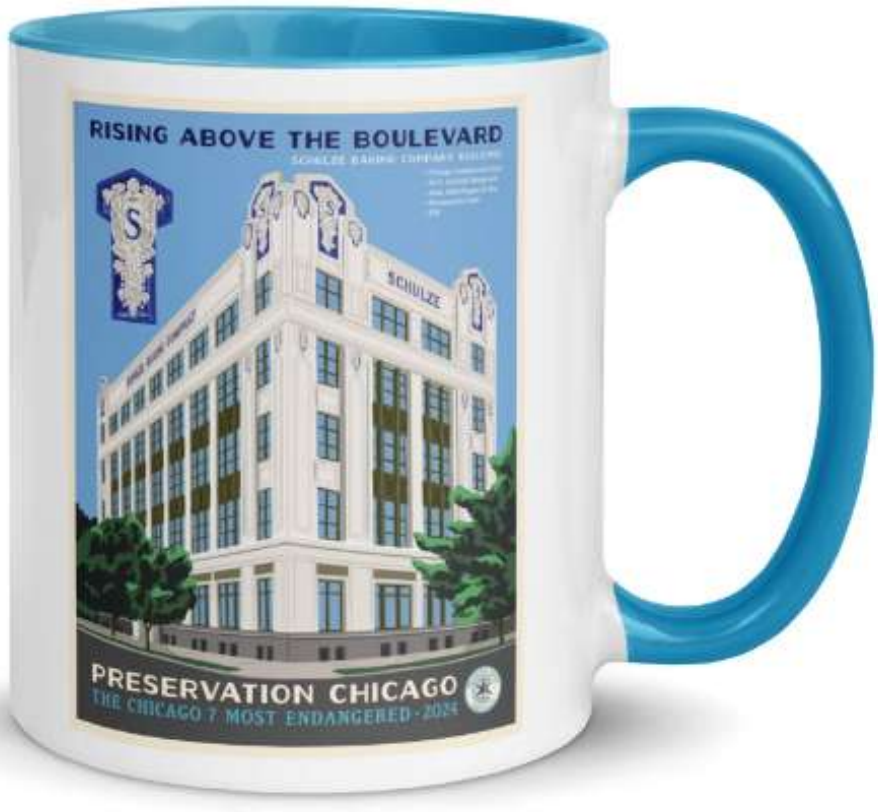


20 Years of the Chicago 7: Incredible Wins, Tragic Losses, and Those Still Endangered. (Length 5:45)
Image credit: Preservation Chicago

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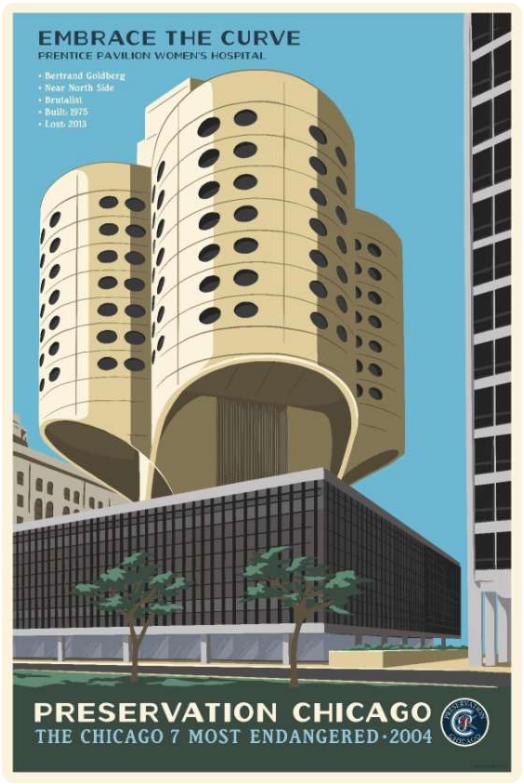


Schulze Baking Company Building, a Preservation Chicago 2024 Chicago 7 Most Endangered Mug

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

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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.