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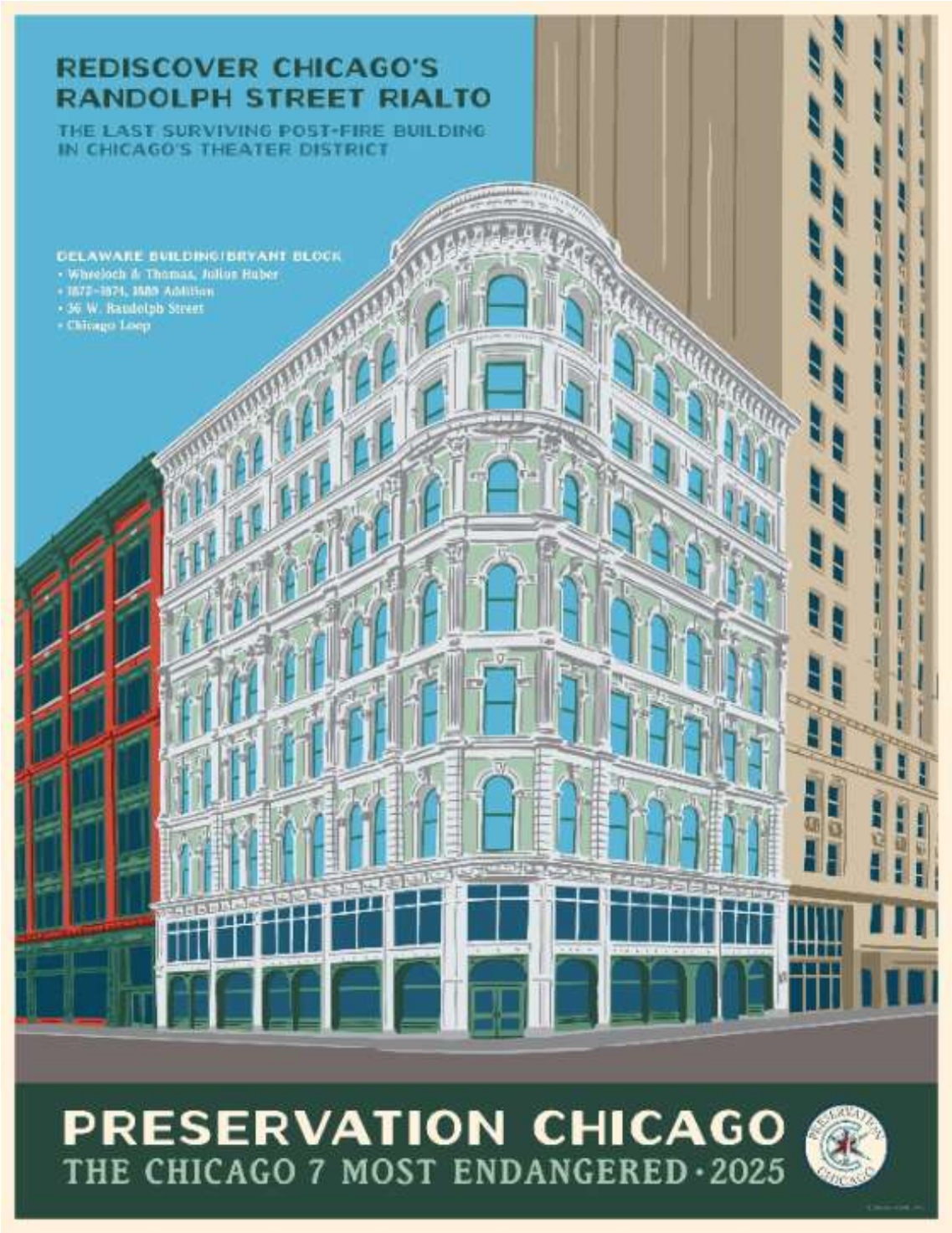
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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

February 2025 Month-in-Review Newsletter
Chicago 7 Most Endangered Edition



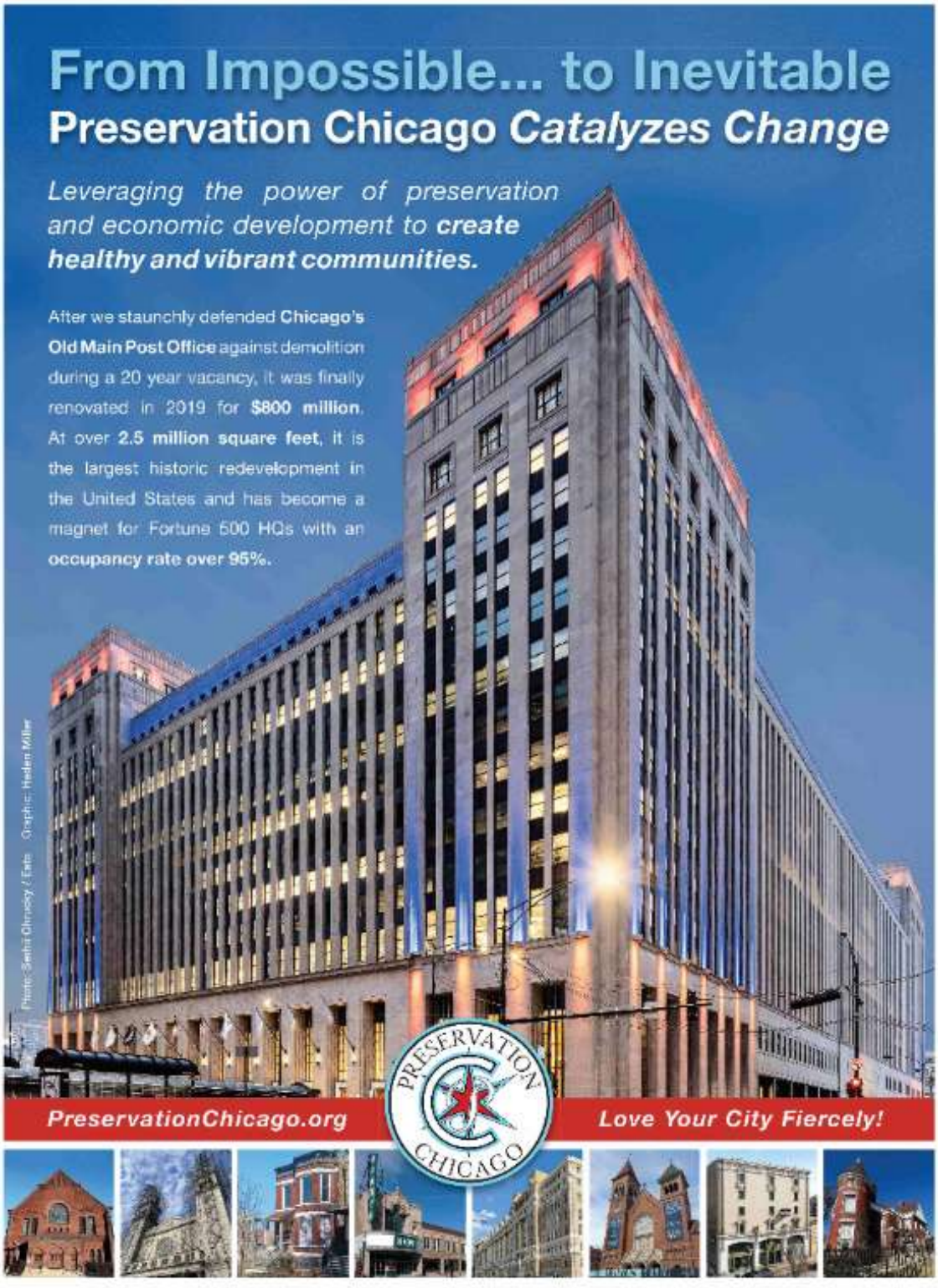
The Delaware Building

1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph. Image credit: Preservation Chicago

The Delaware Building, a Preservation Chicago 2025 Chicago 7 Most Endangered Poster. Rediscover Chicago's Randolph Street Rialto: The Last Surviving Post-Fire Building in Chicago's Theater District. Available in a variety of sizes including 8x10, 16x20, and 24x36. Original art by Steve Shanabruch

Posters, mugs and notecards are available at Preservation Chicago's webstore.

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.



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Table of Contents

THE 2025 CHICAGO 7 MOST ENDANGERED
Overview
Videos
Media Coverage

1. The Delaware Building
2. Clarence Darrow Memorial Bridge/Columbia Bridge
3. Joseph Jacob (J.J.) Walser House
4. Olivet Baptist Church
5. Central Manufacturing District Clock Tower
6. Western Boulevard Industrial Buildings
7. St. Martin's Church

ADVOCACY

1. POTENTIAL WIN: CCAC Adaptive Reuse Presented to GSA for Century and Consumers
2. WIN: Construction Progresses at Thompson Center
3. POTENTIAL WIN: Court Clears Path for Elim Church Sale
4. WIN: Kingdom Baptist Church Receives Final Landmark Recommendation
5. WIN: Morning Star Baptist Receives Preliminary Landmark Recommendation
6. POTENTIAL WIN: Adaptive Reuse Plan for Washington Park National Bank
7. WIN: Rector Building Becomes Designated Chicago Landmark
8. WIN: Promontory Point Conservancy Will Hold Design Public Meetings
9. WIN: First Phase of Renovations at the Reid Murdoch Building Complete
10. WIN: Preservation Chicago Rescues Chicago Tribune Archival Materials
11. POTENTIAL WIN: Proposals Requested for Hotel Florence Restoration
12. PRESS RELEASE: Museum of Science and Industry Receives Renovation Grant
13. WIN: Funding Approved for Second Phase of Lathrop Homes After Delays
14. WIN: Emmett Elementary Will Reopen as Aspire Community Center
15. LOSS: Demolition Permits Issued For Greystones Across From Wrigley Field
16. POTENTIAL WIN: Developer Seeks Permits for 309 W. Washington
17. POTENTIAL WIN: Pittsfield Building Developer Seeks Renovation Approval
18. WIN: Former Wicker Park Jewish Orphan Home Adaptive Reuse Moving Forward
19. THREATENED: Buyer Needed to Save Holy Angels School in Bronzeville
20. WIN: 100 Year-Old Logan Square Church Building to be Adaptively Reuse
21. WIN: 3036 N. Lincoln Loft Building Will Be Converted to Residential
22. WIN: Dinkel's Lofts Will Save Historic Facade and Neon Sign
23. WIN: South Side Community Art Center (SSCAC) Launches Renovation
24. LOSS: Happy Wash Terra Cotta Building Demolished
25. WIN: Chicago Cultural Center Begins Major Renovation of Mosaics
26. BUYER WANTED: Chicago Federation of Musicians at 175 W. Washington
27. BUYER WANTED: 50 E. Superior Adjacent to Superior Street Rowhouses
28. BUYER WANTED: Six CMD Pershing Road Industrial Buildings Listed for Sale
29. BUYER WANTED: Art Moderne Condo at 77 E. Division Street in Chicago
30. THREATENED: 90-Day Demolition Delay List
31. LOSS: Spotlight on Demolition (42 demolitions during February 2025)

PRESERVATION IN THE NEWS

- Sun-Times: Historic FLW-Designed Emil Bach Gifted to Loyola University
- Chicago Tribune Editorial: Chicago's Uptown Theatre
- WBEZ Chicago: What's That Building? The Gerber Building
- Historic Retail Corridors: Damen, Armitage and Southport are thriving
- Chicago Tribune: Chicago famed as skyscraper's birthplace. But respect also is due the humble bungalow.
- NEWCITY: Second Wind: Reimagining Downtown Chicago's Shopping Streets
- CBS: A woman in Chicago's West Loop has launched a mission to preserve the history of her neighborhood

EVENTS & HAPPENINGS

- "A Tale of Today: Materialities"" presented by Driehaus Museum
- "Steelmakers" presented by Griffin Museum of Science and Industry

The 2025 Chicago 7 Most Endangered

Strong Attendance for Preservation Chicago's 2025 Chicago 7 Most Endangered Announcement on Tuesday, March 4, 2025



Ward Miller presenting Preservation Chicago's 2025 Chicago 7 Most Endangered Announcement on Tuesday, March 4, 2025. Photo Credit Patrick Grossi / Preservation Chicago



WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered FULL Presentation (69:16). Presented live to a hybrid audience, both live in-person at the Chicago Architecture Center simultaneously to virtual audience of approximately 300 people on March 4, 2025. Image credit: Preservation Chicago

The Preservation Chicago 2025 Chicago 7 Most Endangered presentation was presented to a hybrid audience, both live in-person audience and a simultaneous virtual audience of approximately 300 people on March 4, 2025.

The in-person audience was comprised of reporters, funders, board members, preservation partners, staff and Chicago Architecture Center members at the Chicago Architecture Center's Joan & Gary Gand Lecture Hall.

Ward Miller's 2025 Chicago 7 Most Endangered presentation was fast-paced, information-packed, and engaging. Beautiful photos and embedded media made the presentation visually rich and compelling. For those who missed the live event, the entire one hour presentation was recorded and has been posted on Preservation Chicago's website and YouTube channel.

The Chicago 7 Most Endangered 2025 reporting has been robust with coverage with many articles appearing in print, web, radio and television. This is media coverage is important as it powerfully amplifies the message.

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.

“Despite seemingly impossible odds, the public interest generated by the Chicago 7, coupled with devoted advocacy, has resulted in a remarkable number of preservation victories over the 20+ years,” said Ward Miller, Executive Director of Preservation Chicago.

“The very identity of Chicago is tied to our historic buildings and the stories they tell,” said Eleanor Esser Gorski, CEO of the Chicago Architecture Center.

“These are the architecturally and culturally significant structures and spaces that give our city its character. By partnering with Preservation Chicago, we’re spotlighting some of the most urgent issues facing our historic built environment today, and we are honored to host our friends for this much anticipated annual announcement.”

Founded in 2001, Preservation Chicago is a non-profit organization devoted to leveraging the power of Chicago’s historic built environment to create, nurture, and protect healthy, vibrant, diverse, and sustainable communities. From ‘lost cause’ to ‘celebrated landmark,’ Preservation Chicago has become a powerful agent of change and our impact continues to tangibly and significantly make Chicago a better city.

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.

The 2025 Chicago 7 Media Coverage



Preservation Chicago's Ward Miller Interviewed by FOX 32 Chicago's Anthony Ponce on March 10, 2025. Image credit: FOX 32 Chicago (3:56)

Once anchored by a McDonald's, 150-year-old Delaware Building tops Preservation Chicago's most endangered list, Robert Channick, **Chicago Tribune**, 3/4/25

Preservation group reveals new 'Chicago 7' list of endangered properties; Leading off with a 150-year-old Loop building, Preservation Chicago paired its diverse 2025 ranking with a celebration of successful campaigns, David Roeder, **Chicago Sun-Times/WBEZ Chicago**, 3/4/25

Chicago's most endangered buildings: Ward Miller weighs in, Anthony Ponce, **FOX 32 Chicago**, 3/10/25 (3:56)

Frank Lloyd Wright home, historic churches among Chicago's 7 most endangered buildings, says Preservation Chicago with Adam Natenshon and Jonathan Solomon, **Reset with Sasha-Ann Simons, WBEZ Chicago**, 3/5/25 (15:38)

This Bridge Witnessed the Glorious 'White City' and Now It Leads to Nowhere: Chicago's 7 Most Endangered Announced for 2025, Patty Wetli, **WTTW Chicago,** 3/4/25

Chicago's Most Endangered Buildings 2025: Delaware Building, Darrow Bridge And More; Two South Side churches, two industrial icons and a Frank Lloyd Wright house in Austin round out Preservation Chicago's annual list of "imminently threatened historic buildings," Maxwell Evans, **Block Club Chicago,** 3/4/25

7 most endangered buildings in city, according to Preservation Chicago, **ABC7 Chicago** with Lee Bey, 3/6/25 (6:12)

Here are the 7 Chicago buildings most in need of a rescue, Dennis Rodkin, **Crain's Chicago Business**, 3/4/25

These are Chicago's 7 Most Endangered Buildings in 2025; The list includes churches, home, industrial buildings, and an 1870s office building, Lukas Kugler, **Urbanize Chicago**, 3/4/25

Preservation Chicago's 7 Most Endangered List Revealed For 2025, Ian Achong, Chicago YIMBY, 3/5/25

Historic downtown Chicago building, Jackson Park bridge make Preservation Chicago 7 most endangered list, Adam Harrington, **CBS Chicago**, 3/4/25

These are the seven most endangered buildings in Chicago, advocacy group says; The list, released by Preservation Chicago, includes buildings in Bronzeville, Back of the Yards, Austin, McKinley Park, Englewood, the Loop and Hyde Park, Grace Erwin, **NBC5 Chicago**, 3/4/25

Extremely Local News: Which Chicago buildings made the most endangered list, Bob Sirott, **WGN Radio Radio** 720, 3/5/25

Preservation Chicago's latest watchlist of endangered buildings, Carrie Shepherd, **Axios Chicago,** 3/4/25

Darrow Bridge named one of Preservation Chicago's 'most endangered' structures, Hyde Park Herald staff, **Hyde Park Herald**, 3/12/25

Celebrate Clarence Darrow's Legacy, A tradition of the neighborhood, Patricia Morse, **Wandering Down the Rabbit Holes of History**, 3/11/25

Dilapidated Wright home in Austin makes list of most endangered Chicago buildings; Architect's only home on the West Side in jeopardy, Lacey Sikora, **Austin Weekly News**, 3/10/25

A Frank Lloyd Wright Home Lands on a List of the Most Endangered Historic Buildings, Located in Chicago, the monumental Prairie-style residence has been unoccupied for six years, Katherine McLaughlin, **Architectural Digest**, 3/12/25

Early Frank Lloyd Wright Home Lands on List of Endangered Buildings; "Every part of this house needs attention," the Frank Lloyd Wright Building Conservancy said., Richard Whiddington, **Artnet News**, 3/14/25

Historic Frank Lloyd Wright Home Added to List of Endangered Architecture in Chicago; The J.J. Walser Jr. House, one of five Wright-designed homes in the city, has fallen into disrepair, prompting calls for preservation, Ella Jeffries, **Smithsonian Magazine**, 3/18/25

The 2025 Chicago 7 Most Endangered

WATCH: The Preservation Chicago 2025 "Chicago 7 Most Endangered" Video (Length 5:30)



WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered Video (5:32)
Image credit: Preservation Chicago

WATCH: The Preservation Chicago 2025 "Chicago 7 Most Endangered" Social Media Video (Length 1:15)



WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered Social Media Video (1:15)
Image credit: Preservation Chicago

WATCH: The Preservation Chicago 2025 "Chicago 7 Most Endangered" Full Live Presentation (69 minutes)



WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered FULL Presentation (69:16). Presented live to a hybrid audience, both live in-person at the Chicago Architecture Center simultaneously to virtual audience of approximately 300 people on March 4, 2025. 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

Preservation Chicago 2025 Chicago 7 Most Endangered

Preservation Chicago 2025 Chicago 7 Most Endangered list includes threatened buildings ranging from the Delaware Building in the heart of the Loop, to the Clarence Darrow Memorial Bridge in Jackson Park, to the Frank Lloyd Wright designed J.J. Walser House in Austin, to the Olivet Baptist Church in Bronzeville, to the Central Manufacturing District Clock Tower in McKinley Park, to a row of industrial buildings on Western Boulevard Industrial Buildings in Back of the Yards, to the majestic St. Martin's Church overlooking the Dan Ryan Expressway in Englewood. Link to learn more at www.preservationchicago.org.

1. **The Delaware Building**
1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph Street

2. **Clarence Darrow Memorial Bridge/Columbia Bridge**
1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive

3. **Joseph Jacob (J.J.) Walser House**
1903, Frank Lloyd Wright, 42 N. Central Avenue

4. **Olivet Baptist Church**
1876, Wilcox and Miller, 3101 S. King Drive

5. **Central Manufacturing District Clock Tower**
1917, Samuel Scott Joy, 2000 W. Pershing Road

6. **Western Boulevard Industrial Buildings**
4200 to 4500 S. Western Boulevard

7. **St. Martin's Church**
1895, Henry J. Schlacks, 5848 S. Princeton Avenue

The Delaware Building



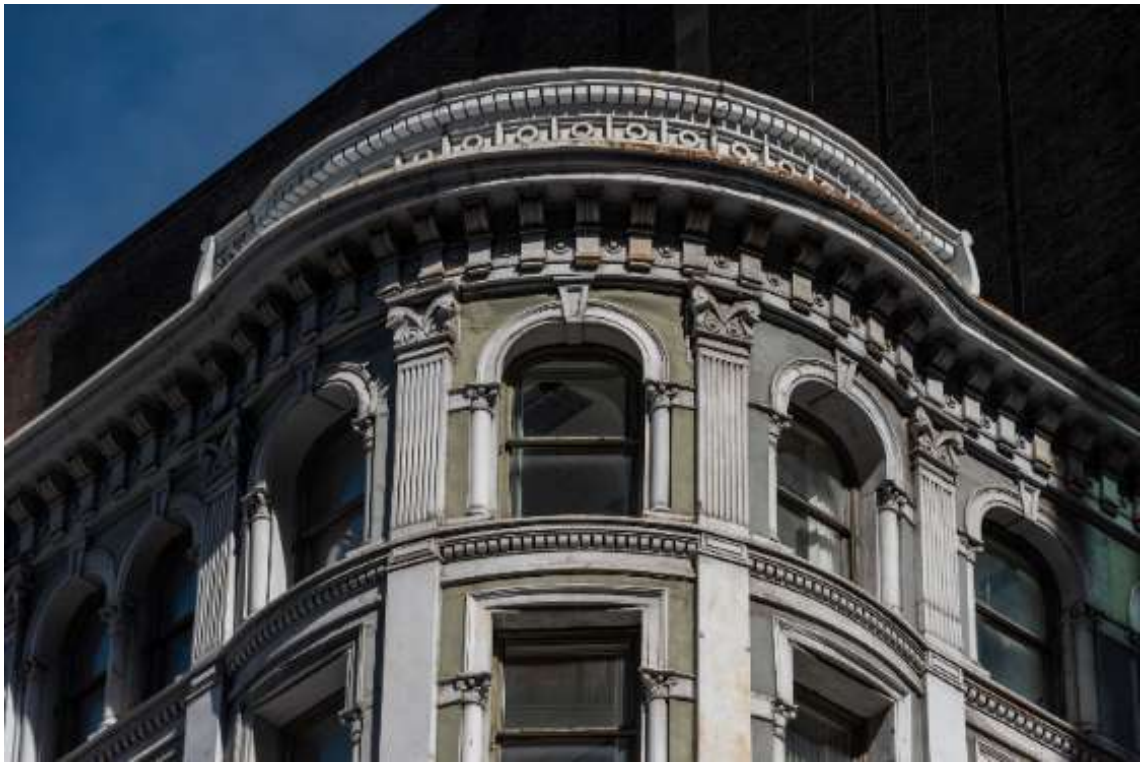
The Delaware Building, a 2025 Chicago 7 Most Endangered. 1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph Street Photo Credit: Serhii Chrucky / Esto



The Delaware Building, a 2025 Chicago 7 Most Endangered. 1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph Street Photo Credit: Eric Allix Rogers



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The Delaware Building, a 2025 Chicago 7 Most Endangered. 1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph Street Photo Credit: Eric Allix Rogers



The Delaware Building Atrium, a 2025 Chicago 7 Most Endangered. 1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph Street Photo Credit: LoopNet

The Delaware Building

Address: **36 W. Randolph Street**
Architects: **Wheelock & Thomas, with 1889 addition by Julius Huber**
Date: **1872-1874**
Neighborhood: **Chicago Loop**
Style: **Italianate**

Overview

After the devastating Great Chicago Fire of 1871, the city's Central Business District quickly sought to rebuild. The Delaware Building, originally known as the Bryant Block and located at 36 W. Randolph Street, is one of the few remaining buildings from the Loop's period of early reconstruction and a significant example of Italianate style architecture. It is further believed to be one of the oldest commercial buildings within the Loop, along with the Lake-Franklin Group (1872-1875), The Washington Block (1873-1874), the Haskell-Barker-Atwater Buildings (1875-1877), all designated Chicago Landmarks, and the Berghoff Restaurant Buildings (1872), which are not designated Chicago Landmarks at this time.

The Delaware Building was listed on the National Register in 1974 and designated a Chicago Landmark in 1983. That same year, noted preservation architect Wilbert R. Hasbrouck oversaw a restoration of the building, with special attention to the lower floors and historic ground floor entrances. Despite its recognized significance and optimal location, plans to reuse the building have long been stalled in part by long-term lease holder, the McDonald's Corporation, which operated a McDonald's restaurant on the lower two-floors of the Delaware Building. The McDonald's location closed amid the pandemic with no apparent plans to reopen, but the parent company reportedly has declined to sever its lease in past negotiations, with approximately 50 years remaining of a 99-year lease. Several preliminary proposals, including a planned residential conversion of the upper floors of the building and replacement tenant for the ground floor commercial space, would require updated zoning compliance and additional means of egress, and much is effectively stymied while the long-term lease remains in place.

History

Buildings constructed in the years immediately following the Great Fire of 1871 were often similar in appearance, design, construction and use, to those that had been lost to the Fire. These buildings were primarily commercial, four-to-six-stories, and constructed with party walls, often to form continuous streetscapes with architecturally refined facades, and most commonly in the Italianate and Renaissance styles. The Delaware Building, originally constructed as the Bryant Block, was among these early post-Fire buildings and stands as one of the few last surviving examples of Chicago's "Great Rebuilding."

The Bryant Block, later known as the Delaware Building, after an 1889 remodeling and expansion, was designed by the Chicago firm Wheelock & Thomas (1872-1874) and constructed between 1872-1874. Otis Leonard Wheelock (1816-1893), is among the luminaries of Chicago's early architectural practice. In addition to partner William Thomas, Wheelock would go on to work with other noted Chicago-based practitioners, namely, W.W. Boyington (1818-1898), W.W. Clay (1849-1926), and his own adopted son, Harry Bergen Wheelock (1861-1934). The Delaware Building, however, remains one of Wheelock's most notable and celebrated works.

The building was originally five stories with a basement level. Stairways located at the corner of Randolph and Dearborn Streets led to the ground floor and lower level retail spaces. The main entrance to the building is located on the Randolph Street side of the building and connects to an eight-story enclosed open stairway and light court. The two lower floors of the building housed retail businesses, some accessed by three exterior staircases, while the upper floors served primarily as offices. The Bryant Block's first tenants included real estate and insurance companies, but throughout its 150+-year history housed a variety of businesses.

In 1889 the building was remodeled by Chicago architect Julius H. Huber (1852-1939) and renamed the Real Estate Board Building, in deference to its new tenants, the Chicago Real Estate Board. While the 1889 remodeling included a number of modifications, they remained sympathetic to the overall design of the original building. Exterior alterations included the removal of three bays from the eastern end of the Randolph St. facade, the removal of three exterior staircases, and the addition of two stories constructed of artificial stone atop the building. Also included, the addition of a wrought iron balustrade and corner projection at the roofline, which is no longer extant. The two lower storefront levels were also remodeled at this time, in addition to the construction of a beautiful enclosed interior light court and ornamented open stairwell which was incorporated into

Clarence Darrow Memorial Bridge



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Serhii Chrucky / Esto



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Serhii Chrucky / Esto



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers



Clarence Darrow Memorial Bridge / Columbia Bridge, a 2025 Chicago 7 Most Endangered. Clarence Darrow Memorial Bridge/Columbia Bridge, 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive. Photo Credit: Eric Allix Rogers

Clarence Darrow Memorial Bridge / Columbia Bridge

Address: **In Jackson Park at 1766 Columbia Drive**
Architects: **Burnham and Root**
Date: **1880**
Style: **Naturalistic**
Neighborhood: **Hyde Park/Woodlawn**

Overview

The Clarence Darrow Memorial Bridge, originally known as the Columbia Drive Bridge, has provided passage over Jackson Park's lagoon for nearly 150 years. Designed by the famed Chicago architectural firm Burnham and Root and constructed in 1880, the South Park Commissioners described the bridge as the "most important work" within the park. The bridge is one of the few surviving architectural elements of the original Jackson Park, designed by Frederick Law Olmsted, and is a rare remaining feature of the World's Columbian Exposition, yet also predating the 1893 Chicago World's Fair. Since Jackson Park's opening, millions of visitors have traversed the bridge, traveling east-west across the park, and enjoyed picturesque views across Columbia Basin towards the Griffin Museum of Science and Industry (GMSI). One of the many people who enjoyed the bridge was Clarence Darrow, famed Hyde Park resident, attorney, and activist, whom the bridge was dedicated and renamed by Mayor Richard J. Daley in 1957.

Unfortunately, the Darrow Bridge has been closed to pedestrians since 2013, when the Chicago Department of Transportation (CDOT) erected a permanent fence to block access. The banks of the bridge are overgrown with saplings and weeds, the pavement is cracked, and the Burnham and Root-designed railing is increasingly oxidized. The historic structure is in severe need of repair, despite the continuous and admirable efforts by local advocates, who have been calling for restoration for over twenty years. Preservation Chicago calls for the city of Chicago and CDOT to sensitively address all necessary repairs and historic rehabilitation of the Darrow/Columbia Bridge, restoring access to this significant piece of Chicago's history and its legacy of turn-of-the century city parks.

History

The Design of Jackson Park and the Columbian Exposition. Jackson Park has long served as a vital green space on Chicago's South Side and a planned natural area along Lake Michigan. Extending between the Jackson Park Highlands, Woodlawn, and Hyde Park, the park speaks to the legacy of early beautification campaigns and open space formation in Chicago. This led to the long held vision of the Chicago Lakeshore to be declared "Forever, Open Free and Clear" to the all and for unfettered public access to the parks and lakefront lands.

In 1869 the South Parks Commission, founded by a group of civic leaders including Paul Cornell (1822-1904), the "Father of Hyde Park" and Hyde Park Township, was adopted by the State legislature. Although Chicago's motto had been "Urbs in Horto" (or "city in a garden") since 1837, it wasn't until the approval of the South, West, and Lincoln Park Commissions that the city had a mechanism to formally establish new public parks. The goal of these three commissions was to form a "unified park and boulevard system that would encircle Chicago," one that the city still boasts today.

The South Park Commission was given the task of developing the parks and boulevards to the "South of the City." Their first act was to hire the leading landscape architects of the time, Frederick Law Olmsted (1822-1903) and Calvert Vaux (1824-1895) - responsible for the great success of New York City's Central Park in 1858 - to design what was then called South Park. This park system was comprised of Eastern and Western divisions, now Jackson and Washington Park, linked by the Midway Plaisance. Jackson Park made up 593 of the 1,055-acre South Park.

Olmsted pioneered the field of landscape architecture in the United States. In addition to Central Park, he designed many prominent urban parks throughout the second half of the 19th century. Born in Hartford, Connecticut in 1822, Olmsted established his firm in Brookline, Massachusetts in 1883. The firm continued to be active under the leadership of his two sons into the mid-20th century. Besides his landscape work, Olmsted was a social reformer and environmentalist - working on the conservation efforts of both Yosemite and Niagara Falls, an abolitionist, and administrator. Olmsted is among the nation's, if not the world's, foremost landscape designers of his time, to leave a lasting impact on the American social consciousness and urban form.

Olmsted's design work was guided by the natural features already present on a site. He focused on creating specific feelings and effects in the landscape and employed pastoral and picturesque

J.J. Walser House



J.J. Walser House, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: Cristen Brown



J.J. Walser House, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: Cristen Brown



J.J. Walser House, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: Serhii Chrucky / Esto



J.J. Walser House, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: Serhii Chrucky / Esto



J.J. Walser House with former owner Anne Teague, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: Eric Allix Rogers



J.J. Walser House, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: John H. Waters, AIA, Frank Lloyd Wright Building Conservancy



J.J. Walser House, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: John H. Waters, AIA, Frank Lloyd Wright Building Conservancy



J.J. Walser House, a 2025 Chicago 7 Most Endangered. Joseph Jacob (J.J.) Walser House, 1903, Frank Lloyd Wright, 42 N. Central Avenue. Photo Credit: Serhii Chrucky / Esto

Joseph Jacob (J.J.) Walser House

Address: **42 N. Central Avenue**
Architects: **Frank Lloyd Wright**
Date: **1903**
Style: **Prairie School**
Neighborhood: **Austin**

Overview

The Joseph Jacob (J.J.) Walser Jr. House located at 42 N. Central Avenue in the Austin neighborhood of Chicago, is a significant structure to both the West Side Chicago neighborhood and city at large. Today, the J.J. Walser Jr. House has accrued additional significance as one of only five extant Prairie School structures designed by Frank Lloyd Wright, perhaps the world's most recognized architect, and within the city of Chicago. It is also the only single-family house designed by the renowned architect on the city's West Side.

The Walser House was listed as a City of Chicago Landmark in 1981, with the Landmark Designation Report later revised in 1983. In 2013 the property was listed in the National Register of Historic Places (NRHP) for its significant design by Frank Lloyd Wright, which is exemplary of the design philosophies practiced by the Prairie School of Architecture. The J.J. Walser House is one of Wright's experiments with employing the tenets of Prairie School design to more affordable residences. The overall massing, horizontal trim, low hipped roofs with wide overhanging eaves, material palette, ribbons of windows, and open floor plan are just some of the design elements that typify the designs of the Prairie School.

History

J.J. Walser Jr. and his wife Grace purchased the property at 42 N. Central Avenue for their new home in early 1903. It is not known how Walser, the son of Jacob Joseph Walser, a founder of the Goss Printing Company and a real estate developer in Austin, came to commission architect Frank Lloyd Wright (1867-1959) for the design of his home. Proximity to Wright's home and studio in Oak Park, Illinois, is one possible explanation. The scope of the commission included "not only a modern style house but also custom-designed interior built-in furniture and specially designed leaded art glass windows." For a cost of $4,000, the house was built and occupied by the Walser family by the end of 1903.

Though not often cited as one of Wright's grander works, the Walser House nonetheless incorporates essential details of the Prairie Style and is a testament to the style's broad applicability and its emphasis on simple forms, horizontality, and "organic" naturalism. Wright's (and his contemporaries) development of the Prairie Style through single-family residences remain among the most recognized, and arguably most iconic, version of the form. The Walser House is no exception. The 2013 National Register registration form, authored by John D. Cramer, summarized it thusly:

"The home's accentuated horizontal lines, both inside and out, tied to its semi-prairie landscape. The free-flowing efficiency of the first floor living spaces, the handcrafted built-in furniture, and the overall simplicity of construction showed that for all of its modern notions, the Prairie School, with its associations with nature and rediscovered artisanal building craft, sought a return to traditional building and living." (Cramer, p. 20)

The "conversation" between interior and exterior, its flexible open floor plan, prominent Chicago-style windows allowing for maximum light, and low-hipped roof with wide overhanging eaves further reflect and typify the Walser House's Prairie elements. Just two years after its construction, the house was featured in the September 1905 issue of House Beautiful magazine. At the time, it was often cited as a model design for similarly modest, architect-designed residences.

The Walser family only lived in their house for seven years before it was sold in 1910. Between 1910 and 1970, the house was sold on eleven separate occasions. Various occupants altered and remodeled the house during this period, including enclosure of the front wing porches, construction of a rear addition, a remodeling of the kitchen and bathrooms, removal of some original windows and doors, and the combination of two rear bedrooms into a single room. Only minor changes have occurred to the house since 1970, when it was sold to its most recent owners, the Teague family.

Threat

The J.J. Walser House has long needed more preservation support. Around the middle of the

Olivet Baptist Church



Olivet Baptist Church, a 2025 Chicago 7 Most Endangered. Olivet Baptist Church, 1876, Wilcox and Miller, 3101 S. King Drive. Photo Credit: Serhii Chrucky / Esto



Olivet Baptist Church, a 2025 Chicago 7 Most Endangered. Olivet Baptist Church, 1876, Wilcox and Miller, 3101 S. King Drive. Photo Credit: Serhii Chrucky / Esto



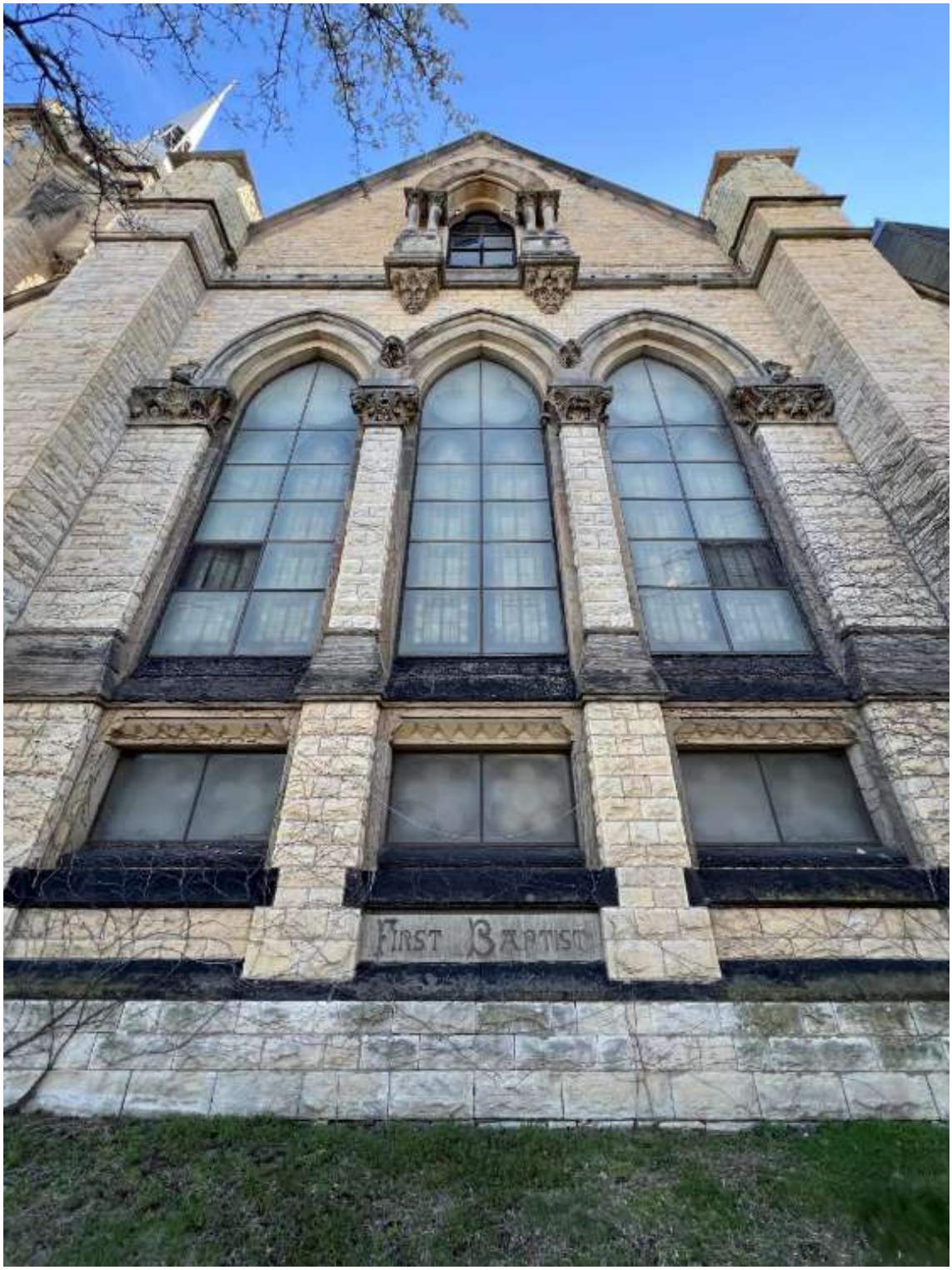
Olivet Baptist Church, a 2025 Chicago 7 Most Endangered. Olivet Baptist Church, 1876, Wilcox and Miller, 3101 S. King Drive. Photo Credit: Eric Allix Rogers



Olivet Baptist Church, a 2025 Chicago 7 Most Endangered. Olivet Baptist Church, 1876, Wilcox and Miller, 3101 S. King Drive. Photo Credit: Debbie Mercer



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Olivet Baptist Church, a 2025 Chicago 7 Most Endangered. Olivet Baptist Church, 1876, Wilcox and Miller, 3101 S. King Drive. Photo Credit: Debbie Mercer

Olivet Baptist Church

Address: **3101 S. King Drive**
Architect: **Wilcox and Miller**
Date: **1876**
Style: **Gothic Revival**
Neighborhood: **Bronzeville/Douglas**

Overview

Olivet Baptist Church is the oldest extant African American Baptist church building, and the second oldest African American church congregation, in the city of Chicago. Located in the Bronzeville/ Douglas neighborhood and near the Lake Meadows housing development, Olivet has a legacy of prominent Black leadership stretching back to the 19th century. Many of the congregation's pastors have been influential at various political levels, including during the National Baptist Convention and the 20th century Civil Rights Movement. During the Chicago Race Riots of 1919, the church fought to maintain peace, and later served as a community center during the 1920s, as the Great Migration brought an influx of African Americans from the South, to many northern cities, including Chicago.

In 1918, Olivet Baptist Church purchased the Gothic Revival church at 3101 S. King Drive. It was originally built for First Baptist Church of Chicago in 1876 by the early Chicago architecture firm Wilcox and Miller. Following the death in 1990 of Joseph H. Jackson, who served as pastor for nearly fifty years, the church struggled to maintain its stature in Chicago's African American community. In recent decades, the number of parishioners has declined significantly and portions of the church are effectively closed due to deferred maintenance.

Despite its storied history and architectural pedigree, the property is not formally recognized as a historic landmark by either the City of Chicago or National Park Service. A sensitive, but pragmatic, rehabilitation would bring the church back to its full operation and allow this Chicago institution to remain standing. .

History

The contemporary Olivet Baptist Church was first organized in 1850 as Xenia Baptist Church in the heart of Chicago. Following incorporation in 1853, the church became known as Zoar Baptist Church. In 1857, Zoar erected a church on the corner of Harrison and Griswold, today the location of the LaSalle Street "L" station. In the years before the turn of the 20th century, growing numbers of Black migrants from the South joined the congregation. Church governance of a previously modest but now growing congregation became increasingly difficult. In 1858, roughly sixty members seceded from Zoar Church and formed the Mount Zion Church in a wood frame storefront on Clark Street in Downtown Chicago. The two congregations later reunited in 1862, under the name Olivet Baptist Church, with a total of 132 members. The new congregation continued to worship at the Zoar Church building until 1865.

As Olivet saw its congregation increase, after an early wave of northward African American migration after Emancipation and the close of the Civil War, it relied on the city's other Black churches for aid in finding a new church building. The congregation met at a temporary location until 1868, when a bigger church was completed in the South Loop under Reverend Richard De Baptiste (1831-1901), famous in the National Baptist community. After this first building was burned down, either in the Chicago Fire of 1871, or ensuing 1874 fire, the church was rebuilt at a different downtown location by Architect B. J. Bartlett.

In 1903, 600 people were listed as members of Olivet Baptist Church. While African Americans comprised just two percent of Chicago's population by 1910, there were nearly two dozen African American Churches in the city. Many of the Baptist churches serving the African American community established during this period were offshoots of Olivet, the city's oldest, and at the time, largest African American Baptist church.

By 1917, there were over 2,600 people in attendance at Olivet's Sunday services with hundreds still being turned away, many of whom were recent migrants from the South. To accommodate its increasing membership, Olivet purchased its church building from the First Baptist Church in 1918, which had a 3,000-person capacity. The official turnover between the congregations was marked on the second Sunday in September,1918, with a parade from the old building to the new church, singing "Onward, Christian Soldiers," as they processed. In addition to a dramatic increase in capacity, the new building also signaled a shift away from an increasingly commercial and expanding downtown area, and toward the less dense neighborhoods to the south.

Central Manufacturing District Clock Tower



Central Manufacturing District Clock Tower, a 2025 Chicago 7 Most Endangered. Central Manufacturing District Clock Tower, 1917, Samuel Scott Joy, 2000 W. Pershing Road. Photo Credit: Serhii Chrucky / Esto



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Central Manufacturing District Clock Tower, a 2025 Chicago 7 Most Endangered. Central Manufacturing District Clock Tower, 1917, Samuel Scott Joy, 2000 W. Pershing Road. Photo Credit: Cristen Brown



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Central Manufacturing District Clock Tower, a 2025 Chicago 7 Most Endangered. Central Manufacturing District Clock Tower, 1917, Samuel Scott Joy, 2000 W. Pershing Road. Photo Credit: LoopNet



Central Manufacturing District Clock Tower, a 2025 Chicago 7 Most Endangered. Central Manufacturing District Clock Tower, 1917, Samuel Scott Joy, 2000 W. Pershing Road. Photo Credit: LoopNet

Central Manufacturing District Clock Tower

Address: **2000 W. Pershing Road**
Architect: **Samuel Scott Joy**
Date: **1917**
Style: **Late Gothic Revival/Industrial Gothic**
Neighborhood: **McKinley Park**

Overview

The Central Manufacturing District (CMD) Clock Tower Building located at 2000 W. Pershing Road, is a prominent structure which is positioned in the center of the CMD Pershing Road Development. The tall, slender, 11-story red-brick masonry and terracotta clad structure, the tallest in the CMD development, is symmetrical in form on each of its elevations, with large windows puncturing the masonry of the tower, and crowned at its upper most floors with four elaborate clocks on each of its facades. The structure was designed by architect Samuel Scott Joy, also responsible for many of the other massive buildings of the CMD. The building functioned as a water tower while also concealing a large water tank which provided a centralized fire suppression system for the entire CMD complex. The water tank with its water suppression system, was cleverly hidden within this large timepiece, which also continues to serve as a striking visual feature and landmark for this massive development, as well as the McKinley Park Community.

Preservation Chicago has previously listed the historic CMD as part of our Chicago 7 Most Endangered List in the past, noting the deteriorating conditions and vacancy of several of these massive and beautifully-crafted structures. The CMD Pershing Road Development was included on our 2014 and 2020 lists, and the CMD Original East was included on our 2021 list. Both the historic CMD Original East District and the CMD Pershing Road Development are historic districts listed in the National Register of Historic Places (NRHP). The Clock Tower Building is a contributing resource to the CMD Pershing Road Development. It is also a contributing resource to another National Register-listed historic district, the Chicago Park Boulevard System Historic District, given its proximity and visual relationship with McKinley Park, just opposite the building along West Pershing Road. Over the past decade, Preservation Chicago has also suggested the clock tower and CMD complex be considered for Chicago Landmark Designation.

History

The Central Manufacturing District was the first planned industrial district in the nation which experimented in large-scale land development, capitalized on new technologies in construction and power production, and became the national model for the post-World War II industrial park. The first buildings in the Original East District were constructed in 1902. Construction began along the Pershing Road Development in 1917. The area was ideal for its large tracts of available and inexpensive land with access to railroads and proximity to a large, working-class population. Rail line spurs connected the main tracks to each building, allowing for more efficient shipping and transportation of goods.

The CMD was originally envisioned in response to economic and geographic pressures in the city's Central Business District and to enhance business opportunities along Chicago's flourishing network of national rail lines. Frederick Henry Prince, a New England-based financier with investments in stockyards, was instrumental in developing the CMD concept. Within ten years' time, more than 200 firms were operating within its boundaries. The early years of the CMD were so successful that Prince expanded the development west on Pershing Road.

Fire protection was a serious concern throughout the city but especially within this manufacturing district. Most, if not all, of the buildings were sprinklered, and the layout of the district provided safe distances between adjoining structures. The District also planned and built private water lines throughout the CMD, with special equipment to facilitate city fire engines' ability to access water in the event of a fire. An official from the Board of Fire Underwriters stated that the buildings comprising the CMD are "the best group of manufacturing buildings constructed from the fire insurance standpoint in the City of Chicago."

The Pershing Road Development is anchored by the beautiful 11-story Clock Tower Building, also called the Water Tower, designed by Samuel Scott Joy, which measures 50 feet wide and 38 feet deep. The tower features four clock faces, one on each facade, which are emblazoned with the "Central Manufacturing District" seal. The tower is surrounded by a series of tall, reinforced-concrete buildings that are sheathed in similar red brick, stone, and terracotta elements. The tower was built in 1917 by Butler Street Foundry & Iron, a company that provided structural and architectural steel and iron work. The structure is an example of a "disguised" or "concealed" utility

Western Boulevard Industrial Buildings



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. O Cedar Corp, 4501 S. Western Blvd. Photo Credit: Serhii Chrucky / Esto



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. O Cedar Corp, 4501 S. Western Blvd. Photo Credit: Debbie Mercer



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Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. American Plumbing, 4425 S. Western Blvd. Photo Credit: Debbie Mercer



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Wheatland Tube / Cold Parts, 4401 S. Western Blvd. Photo Credit: Serhii Chrucky / Esto



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Wheatland Tube / Cold Parts, 4401 S. Western Blvd. Photo Credit: Serhii Chrucky / Esto



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Kinsella Landscaping Building, 4335 S. Western Blvd. Photo Credit: Serhii Chrucky / Esto



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Kinsella Landscaping Building, 4335 S. Western Blvd. Photo Credit: Debbie Mercer



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Whitney Ford, 4311 S. Western Blvd. Photo Credit: Serhii Chrucky / Esto



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Whitney Ford, 4311 S. Western Blvd. Photo Credit: Debbie Mercer



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Illinois Fibre Specialty Co, 4301 S. Western Blvd. Photo Credit: Serhii Chrucky / Esto



Western Boulevard Industrial Buildings, a 2025 Chicago 7 Most Endangered. Central Western Boulevard Industrial Buildings, 4200 to 4500 S. Western Boulevard. Illinois Fibre Specialty Co, 4301 S. Western Blvd. Photo Credit: Serhii Chrucky / Esto

Western Boulevard Industrial Buildings

Address: **4200 to 4500 S. Western Boulevard**
Architect: **Various**
Year: **c.1910-1920**
Style: **Various**
Neighborhood: **Back of the Yards**

Overview

Eight historic industrial buildings line the eastern edge of S. Western Boulevard between 43rd and 45th Street within Chicago's Back of the Yards neighborhood. Together, these early 20th century factories and warehouses exemplify several architectural styles of the period, were designed by notable industrial architects, and form an intact industrial corridor. South Western Boulevard forms the western boundary of Chicago's Back of the Yards neighborhood, a historically industrial and working class area associated with the former Union Stock Yards. The industrial properties face the boulevard to the west with the former Wabash, St. Louis and Pacific Railroad running parallel to the east.

This industrial corridor is one of only a handful of such intact clusters along the Chicago Park Boulevard System Historic District, which was listed in the National Register in 2018. All eight of the industrial buildings included in this group listing are contributing resources to the historic district. Two of the buildings (4345-4349 S. Western Blvd. and 4501-4513 S. Western Blvd.) are identified as orange-rated in the Chicago Historic Resources Survey (CHRS). One building, (4405 S. Western Blvd.) is also identified as individually "eligible for listing" in the National Register in the Historic and Architectural Resources Geographic Information System (HARGIS), maintained by the State Historic Preservation Office (SHPO).

Preservation Chicago is taking a proactive preservation advocacy position. The inclusion of these eight industrial buildings along South Western Boulevard on our Chicago 7 Most Endangered list serves to spur increased awareness, advocacy, and appreciation of industrial heritage city-wide. By 1919, at which time most of the buildings included on this list were built, half of the city's 400,000 wage-earning working class were employed in heavy industries. The factories and warehouses throughout Chicago, these buildings included, tell the rich history of labor, industrialization and midwestern manufacturing, a story as important to the region as it is to the nation and its growth.

History

South Western Boulevard forms part of the original South Park System established in 1869 by the South Park Commission. The residential flats and modest commercial buildings that developed along the east side of the newly formed boulevard were eventually replaced by heavier industrial development, particularly after the completion of the Chicago Sanitary & Ship Canal in 1900. Both the canal and the confluence of railroads drove the development of factories and warehouses in this area, as manufactured goods could be easily shipped to and from Western Boulevard by both water and rail.

The buildings are generally two-to-four-story red brick masonry buildings with large, evenly spaced rectangular window openings to allow sufficient natural light and ventilation. Some of the buildings are more utilitarian in their design with modest brickwork and stone elements, while others feature slightly more ornamental stone or terracotta elements. Several of the buildings also feature rooftop ventilators, a common feature of historic industrial buildings where the circulation of fresh air was paramount. Two of the buildings (4301 and 4425 S. Western Blvd.) retain metal rooftop water towers, an increasingly rare feature in Chicago that is a vestige of fire suppression policy following the Great Fire of 1871. The building at 4335 S. Western Blvd. still has its original clay tile roofing system, the standard fireproof roofing system of the early twentieth century.

Several buildings also retain historic signage that convey the original or later occupants, such as the Bell & Thorn bronze signage (inset into the limestone pediment) surrounding the entrance to 4235 S. Western Blvd.; the limestone tablet above the entrance to 4311 S. Western Blvd. that reads "Whitney & Ford;" the terracotta "G" medallion at the parapet of the building at 4425 S. Western Blvd. (for the "Grinnell Company"), and the limestone tablet above the entrance to 4501 S. Western Blvd. that reads "O-Cedar Corp'n" (for the O-Cedar Corporation).

Resource Inventory

4235 S. Western Blvd.
Historic Name/Association: United Autographic Register Co. (c. 1919); Bell & Thorn Inc. (c. 1951)

St. Martin’s Church



St. Martin’s Church, a 2025 Chicago 7 Most Endangered. St. Martin’s Church, 1895, Henry J. Schlacks, 5848 S. Princeton Avenue. Photo Credit: Serhii Chrucky / Esto



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St. Martin's Church
formerly St. Martin de Tours Church, and later renamed St. Martin de Porres Church; and Chicago Embassy Church

Address: **5848 S. Princeton Avenue**
Architect: **Henry J. Schlacks; Louis Becker**
Date: **1895**
Style: **Gothic Revival**
Neighborhood: **Englewood**

Overview

Historic churches are some of both the oldest and finest examples of architecture throughout Chicago's neighborhoods. They are part of the fabric of the city, beloved landmarks, and provide a direct connection to a neighborhood's past. The prominent ecclesiastical building that stands on the corner of Princeton Avenue and 59th St. in Englewood, originally constructed as St. Martin de Tours Church, is an outstanding example of the city's architectural heritage. St. Martin's is reflective of a time when Chicago was famous for having houses of worship on nearly every block, one for nearly every ethnic group and immigrant community.

St. Martin de Tours was built in 1895 for Chicago's growing German Roman Catholic community in the Englewood Community of Chicago's South Side. The plans for the building were drawn up by Louis Becker of Mainz, Germany, and completed by accomplished Chicago architect Henry J. Schlacks. Per an 1894 article published in Chicago's Inter Ocean Newspaper in 1894, St. Martin's design was a "conscientious endeavor to put forth for the first time in Chicago, if not the country, an edifice of pure style in Gothic church architecture." The church is a historical artifact from the Gothic Revival movement in the United States and remains one of the finest examples of German and French Gothic architecture in the country.

St. Martin further stands as a testament to Englewood's demographic shift, and to a long tradition of church buildings being repurposed for a diverse set of congregations. The church under the ownership of the Catholic Archdiocese of Chicago, was later renamed to St. Martin de Porres to honor the neighborhood's large African American population, before its eventual closure in 1989 due to dwindling attendance. The building was sold and reopened in 1998 as the Evangelical Chicago Embassy Church, also known simply as "The Chicago Embassy Church," serving an Evangelical Black congregation, in addition to former Catholic members of St. Martin's.

St. Martin's has been shuttered since 2017. In addition to years of deferred maintenance, the church building has suffered considerable deterioration due to vacancy and neglect. St. Martin was previously listed as a Chicago 7 Most Endangered in 2022, but unfortunately conditions have remained largely unchanged. Preservation Chicago again recommends the restoration of this magnificent and storied church, along with its adjoining former rectory structure, and the creative reuse of the buildings would aid in a spiritual and social renewal of this corner of Englewood.

History

St. Martin was built for the German Catholic community in the then suburban town of Englewood in 1886. The German-speaking population of Chicago grew tremendously after 1872, and St. Martin was the third German church built in the Englewood area (both earlier churches are now demolished). The church was built up from its humble beginnings through the enthusiasm of its first reverend Rev. John Schaefer, and the support of his parishioners. A year after St. Martin de Tours was erected, it was called "the pride of the German residents of that part of the city," and its members continued raising funds to furnish the building with four new bells, statues, and a grand organ. The crown jewel of the church was an 1895 statue of St. Martin the Beggar, carved by Sebastian Buscher out of poplar and weighing 1,600 pounds. The statue was prominently placed atop the building's 228-foot-tall steeple. It was one of the first colossal wooden statues completed in the United States and represented a 4th century Roman soldier who cut his cloak in half to share with a beggar on a cold night.

Reverend Francis J. Schikowski, an immigrant born in Germany, became the leader of the church in 1890 and served there until his death in 1941. Over the course of his tenure and with the continual growth of the German immigrant population, St. Martin expanded its campus and services to care for the poor and the needy. In addition to the Becker and Schlacks-designed main Gothic church, a 3-story school was designed by Hermann J. Gaul, another noted ecclesial architect of German descent, at 5830-38 S. Princeton. There were 30 priests and several thousand attendees at the 1909 dedication of the new school and parish building. A two-year high school was later added and enrollment as well as the number of parishioners continued to increase. In the

Advocacy

1. POTENTIAL WIN: Chicago Collaborative Archives Center Development Team Presents Compelling Case for Adaptive Reuse Proposal for Century and Consumers Buildings to GSA Review Panel

(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.

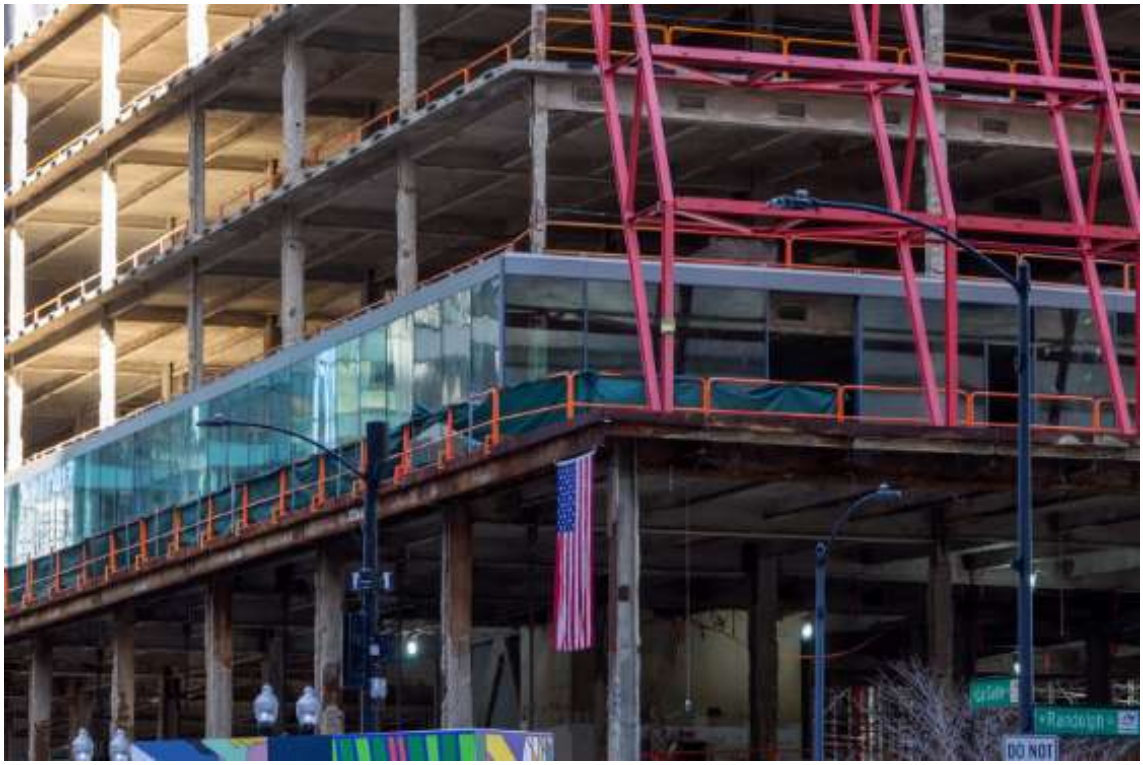
"'Wouldn't it be great to have that?' Miller asked. 'If there is a better proposal out there that would save these buildings, well, that's what Preservation Chicago is all about, but we think an archive center could be an amazing resource for Chicago.'

"The State Street site's location near train lines and quick access to Chicago's airports makes it ideal, as many archives are now scattered and difficult to access, said Christopher Allison, director of the McGreal Center for Dominican Historical Studies at Dominican University in suburban River Forest.

"'In the Catholic community there is this huge issue of where to put the archives,' he said. 'There are some orphaned collections around the country that need somewhere to go. The need is so great; everyone is on the lookout.'

"Some religious organizations have deep pockets, including substantial endowments for record maintenance, and that could help finance the venture, Allison added.

2. WIN: Construction Progresses at Thompson Center (Chicago 7 2016, 2018, 2019 & 2020)



Google Glass along LaSalle Street as Thompson Center renovation continues. Photo credit: Daniel Schell / Chicago YIMBY



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

"One row of glass, just above street level, is making its way around the Thompson Center, as Google renovations continue at Helmut Jahn's Loop office building. Starting on the corner of Clark and Lake Streets, the glass stretches the entirety of the north façade, then down the west façade along LaSalle Street to Randolph Street. There's more along the west side of the Randolph facing, and then just a few panes along Clark Street.

"It's the beginning of the long process of replacing the Thompson Center's original skin with energy-efficient triple-pane glass that will lend itself better to heating and cooling the 1,300,000 square feet of interior space. Every single original panel was removed from the building, but now it's not quite as bare as it had been for months." (Schell, Chicago YIMBY, 3/10/25)

"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.

"Historic preservationists say they're thrilled Google and the development team came up with a

3. POTENTIAL WIN: At 4th Building Court Hearing, Judge Clarifies Elim/Reformation Lutheran Church Ownership Necessary to Allow for the Transfer and Donation for Adaptive Reuse



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



Fourth building court hearing attended by Preservation Chicago, preservation partners, and Onyx360 NFP leadership which plans to open a health and wellness center at the former church following necessary repairs. 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



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



Elim/Reformation Lutheran Church circa 1900,1888, Solon S. Beman, 11310 S. Forest Avenue. Historic Photo credit: The Pullman History Site

Preservation 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 Onyx360 NFP with the capacity to stabilize, restore and reactivate this important neighborhood asset. Onyx360 NFP is a Roseland based nonprofit committed to uplifting Black communities by providing educational resources and support centered on holistic health and wellness by improving life quality, fostering resilience, and laying the groundwork for enduring positive transformation within the community.

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, we attended the Building/ Demolition Court at the Daley Center on November 6, 2024, December 18, 2024, January 29, and March 12, 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. Additionally, the judge issued a ruling on the ownership which paves the way forward for the sale of the church building.

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.

"As a historical Roseland church faces possible demolition, neighbors and preservationists are pushing for landmark designation from the city.

"Reformation Lutheran Church, 11310 S. Forest Ave. on the city’s Far South Side, was designed by famed Pullman architect Solon S. Beman in the late 1880s. Long home to a thriving Black congregation, it was the location of former President Barack Obama’s South Side office when he worked as a community organizer.

"In 2018, a water boiler failure flooded the church’s basement and forced its closure. It has sat

4. WIN: Kingdom Baptist Church Receives Final Landmark Recommendation



Kingdom Baptist Church, 1926, Nelson Max Dunning, 301 N. Central Avenue. Photo credit: Chicago DPD

“The Chicago City Council has approved the landmark designation for the Kingdom Baptist Church. Located at 301 N. Central, the church is situated at the corner of W. Fulton St and N. Central Ave.

“Meeting Criterion 1 for its value as an example of city heritage, the church was built as the 15th Church of Christ Scientist over a series of three phases commenced in 1926 and completed 17 years later in 1943 by architect Nelson Max Dunning.

"In 1972, the origins of Kingdom Baptist Church began as a small group met in the home of Pastor James a Horton. As a pastor at Greater Union Baptist Church, he left after a divide in the congregation and originated Kingdom Baptist Church. They purchased the 15th Church of Christ Scientist building and held the first service there in 1973.

"Also meeting Criterion 4 for its exemplary architecture, the building’s design highlights the evolution of architectural styles over its construction including neoclassical and art deco elements. The front facade faces west and is defined by a monumental portico with a series of short steps to raise it above grade. Limestone columns with Corinthian columns support the limestone entablature.

“By 1931, the design was streamlined and elements of the original neoclassical design were eliminated. Roofline ornament was removed and replaced with a more linear design popular in the art deco style. The south facade facing W. Fulton St is dominated by three story limestone arcade frames with arched windows that light the auditorium. The arches are joined by an elongated keystone. Adjacent to the arcade frames is a projecting vestibule with arched entrances. The facade setbacks above it with punched window openings.

“Lastly, the building meets Criterion 5 as a work of a significant architect. Nelson Max Dunning was born in Wisconsin and worked in Chicago, becoming known for his specialization in large scale industrial, commercial, and educational buildings. One of his most notable works is the American Book Company Building 1912 at 330 E Cermak, with others including the American Furniture Mart at 680 N. Lake Shore and the 14th Church of Christ Scientist at 4444 N. Paulina.

"With the landmark designation approved, the building will be protected from any future demolition or major alterations. The building’s significant features to be protected have been determined as all exterior elevations including rooflines. ” (Kugler, Urbanize Chicago, 9/19/24)

Read the full story at Urbanize Chicago

City Council approves landmark designation for Kingdom Baptist Church; The building at 301 N. Central was completed in 1943, Lukas Kugler, Urbanize Chicago, 3/6/25

Preliminary landmark approved for Kingdom Baptist Church; The building at 301 N. Central was completed in 1943, Lukas Kugler, Urbanize Chicago, 9/19/24

5. WIN: Morning Star Baptist Church of Chicago Receives Preliminary 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

"Morning Star Baptist Church is on its way to becoming a Chicago landmark.

"The 113-year-old building got approved for preliminary landmark status from the Commission on Chicago Landmarks last month, which found that the church's exemplary architecture and history meets its criteria for designation. The city's Department of Planning and Development gave the designation the go-ahead last week, having found that the proposed designation supports the city's overall planning goals for the surrounding Grand Boulevard neighborhood.

"The church 'stands as a testament to the resilience, faith, and cultural contributions of the city's African American community,' the commission's report reads.

"The congregation was founded in 1917 by Reverend Edmund D. Hubbard. At the time, the 21-member church was primarily made up of Black Southerners who traveled to Chicago as part of the Great Migration.

"In 1963, the church underwent another round of renovations by the Black-owned architectural firm Hunter, Konn & Duster and Associates, who reshaped the building in a modernist style. The firm designed the church's steel structure, structural piers hewn from Indiana limestone and series of four green, blue and white geometric-patterned arched dalle de verre stained-glass windows. Inside, the church sanctuary and vestibule received modern finishes of pale-blue glazed brick, mosaic tile and varnished hardwood paneling – architectural elements it remains known for today.

"The landmark commission report calls the building a 'unique example of adaptive reuse in ecclesiastical architecture from the 1930s.'

"Kathy Mitchell, a former congregation member, nominated the church for a landmark designation in September 2023. Sites can be recommended for a landmark designation by members of the public, civic groups, or by staff members from the Commission on Chicago Landmarks. The initial recommendation is usually followed by a commission staff report and a preliminary recommendation of eligibility." (Anastasakos, Hyde Park Herald, 2/17/25)

Read the full story at Hyde Park Herald

Bronzeville's Morning Star Baptist Church gets preliminary landmark status, Evgenia Anastasakos, Hyde Park Herald, 2/17/25

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



6. 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

"A historical South Side bank building could be redeveloped into offices, shops and a new home for Woodlawn's public library within three years, its developers said.

"Developer DL3 Realty plans to build Revive 63, a six-story building, at the former Washington Park National Bank, 6300 S. Cottage Grove Ave.

"The proposal calls for the century-old bank to be redeveloped into a 70,000-square-foot building with offices, ground-floor shops, a rooftop event space and a new Bessie Coleman branch of the Chicago Public Library with an outdoor "reading garden."

"'We need to activate this space in a vibrant way that brings people [and] jobs to this community — to help create additional retail uses along 63rd and along Cottage Grove,' said Alex Sparhawk, director of acquisitions and development for DL3 Realty.

"Construction on the $45.6 million project is set to begin in spring 2026, and the development is expected to open by fall 2027.

"The project is supported by a $20 million Chicago Public Library capital bond and would not move forward without the library as an anchor, Sparhawk said. The library would own the space it occupies.

"The bank's limestone façade would be preserved and restored, but the rest of the building would be replaced by a new steel and glass structure due to roof, flooding and masonry damage. Revive 63 initially planned to demolish the entire building." (Evans, Block Club Chicago, 2/6/25)

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 Block Club Chicago

Woodlawn Bank Redevelopment Aims To House Public Library Under Developer's Plan; After years of shifting plans for the former Washington Park National Bank, developer Revive 6300 now proposes a six-story office building with shops and a library — all behind the old building's façade, Maxwell Evans, Block Club Chicago, 2/6/25

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

Developers seek community input on Woodlawn bank building revival, Ahmad Sayles, Hyde Park Herald, 1/28/25

Historic Washington Park National Bank Building Gets Approval To Build Luxury Offices; The $40 million redevelopment project, a collaboration between two Black-owned firms, could be completed by 2025, Jamie Nesbitt Golden, Block Club Chicago, 9/14/23

Washington Park Bank Building approved by City Council, Zoe Pharo, Hyde Park Herald, 9/12/23

Washington Park National Bank. A 2020 Chicago 7 Most Endangered

7. WIN: Rector Building / Bell Federal at 79 W. Monroe Street Becomes Designated Chicago Landmark



Rector Building / Chicago Trust Building / Chicago Title and Trust Building / Bell Federal Savings & Loan Building, Jarvis Hunt in 1906. With matching addition 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 matching addition by Holabird & Roche to the south in 1924, Subsequent modifications by others. 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 matching addition by Holabird & Roche to the south in 1924, Subsequent modifications by others. 79 W. Monroe Street. Photo credit: R2 Companies



Facade 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 Chicago City Council has approved a landmark designation 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.

"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.

"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.

"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.

"Designed by Ware Malcomb, the planned adaptive reuse and conversion will measure approximately 100,000 square feet within the building, including the basement and floors 7 through 14. The conversion will transform floors 7 to 13 into 117 residential units, 41 of which (35%) will be designated as affordable housing. The project's unit mix will include 56 studios, 54 one-beds, 7 two-beds. Zero parking spaces will be included in the project.

"With the landmark designation approved, the building is protected from demolition and significant changes on the exterior." (Kugler, Urbanize Chicago, 3/14/25)

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
When Weather Bell is in agitation,
Prepare yourself for precipitation."

Architect Jarvis Hunt also designed the Lake Shore Athletic Club at 850 North Lake Shore Drive, the Chicago Tribune printing plant at 430 N. St. Clair, Peoples Trust & Savings Bank at 30 North Michigan, Saddle & Cycle Club, 900 North Michigan Avenue (demolished), and Lake-Michigan Building at 201 N. Michigan (demolished).

Read the full story at Urbanize Chicago

The Rector Building is officially a Chicago landmark; The building at 79 W. Monroe will be

8. 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:

- 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 effort to 'Save the Point". Preservation Chicago has been working closely with the Promontory Point Conservancy to request to the Chicago Commission on Landmarks to designate Promontory Point as a Designated Chicago Landmark. Promontory Point Conservancy is responsible for the extensive report by preservation consultant Julia Bachrach detailing the historical significance of the Point which clearly established the need for Chicago Landmark designation.

There has been strong support for saving the Point from elected officials including Alderman Leslie Hairston, Cook County Commissioner William Lowry, State Representative Curtis Tarver, State Senator Robert Peters, and U.S. Representative Robin Kelly. Mayor Lori Lightfoot issued a statement for the restoration of Promontory Point. In addition to Preservation Chicago, other organizations in support include Hyde Park Historical Society, Landmarks Illinois, the National Trust for Historic Preservation, Friends of the Parks, Openlands Chicago, and the Cultural Landscape Foundation.

Read the full story at Block Club Chicago

9. WIN: First Phase of Renovations at the Reid Murdoch Building Complete



Reid Murdoch Building, 1914, George C. Nimmons, 325 N. LaSalle. Photo credit: Friedman Properties

"Chicago-based developer Friedman Properties have announced the completion of the first phase of renovations at the Reid Murdoch Building in Chicago's River North neighborhood. Designed to enhance the tenant experience, the improvements included renovations to the lobby, corridors, restrooms and elevator cabs, as well as a new fully furnished riverfront spec office suite.

"'Designed to appeal to today's office tenant, these modernizations seamlessly introduce contemporary finishes and amenities while simultaneously honoring the historic building's legacy,' said Albert Friedman, CEO and chairman of Friedman Properties. 'Companies come to the Reid Murdoch Building for a differentiated office experience and to tap into the vibrancy of River North, one of the most desirable mixed-use neighborhoods in the country.'

"Friedman Properties acquired the eight-story, 320,000-square-foot Reid Murdoch Building in 1998 and completed initial redevelopment in 2002. The property is listed on the National Register of Historic Places and has been designated a Chicago Landmark.

"Located on the third floor, the riverfront spec suite spans 5,388 square feet, with a lounge and collaboration space, two conference rooms, three private offices, 29 flexible workstations and an expansive, open kitchen. The suite's large windows bring in abundant natural light while framing views of the Chicago River and surrounding cityscape.

"'Demand for move-in-ready office space will continue to grow in 2025 as more companies solidify their real estate needs,' said Friedman. 'With its authentic vintage elements, large floor plates and modern efficiencies, the Reid Murdoch Building offers a distinctive work environment that would be impossible to replicate today through new construction.'

"Last month, Friedman Properties announced the Reid Murdoch Building's first-floor retail space will house 'Theater of the Mind,' an immersive theatrical experience scheduled to launch this fall as part of Goodman Theatre's centennial 2025/2026 season. Co-created by musician and artist David Byrne — best known as the frontman of new wave band Talking Heads — the permanent installation is expected to draw approximately 100,000 visitors in its first year." (Kugler, Urbanize Chicago, 3/7/25)

"325 N LaSalle, constructed in 1914, was designed by George C. Nimmons for Reid, Murdoch & Co. one of the country's largest wholesale grocers. Reid, Murdoch & Co. used the building for corporate offices and warehouse space, with several floors dedicated to manufacturing and processing various foods: cheeses, coffee, catsup, sugar, fish, bread, and pickles. The building even included a humidor where tobacco was rolled for cigars. The riverfront site enabled Reid, Murdoch & Co. to ship and receive goods via a supply chain that connected steamers on the building's south side to railroad spurs on the north side. Under LaSalle Street, the building's shipping platform was used to load trucks that delivered to merchants all over the city. The building even connected with the city's downtown freight tunnel system, 60 feet below street level.

"A notable example of the 'Chicago School' of Architecture, the building's design features a red brick façade with decorative terra-cotta embellishments covering a steel and concrete skeleton. Originally the building was symmetrical, with 6 bays of windows flanking the center tower on both sides. In 1926, one bay on the west end was removed allowing the City to widen LaSalle Street." (Friedman Properties)

Read the full story at Urbanize Chicago

Developer completes first phase of renovations at Reid Murdoch Building; The landmark building at 325 N. LaSalle was originally built in 1914, Lukas Kugler, Urbanize Chicago, 3/7/25

The Reid Murdoch Building, Friedman Properties

10. 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



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 60606 in the heart of Chicago’s Loop.

11. 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 one, and should pass a bill to find a private developer to revive the historic Hotel Florence, Chicago Sun-Times, Editorial Board, 5/2/23

12. 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

Griffin Museum of Science & Industry lands $10M grant to renovate historic South Portico,Brandon Dupré, Crain's Chicago Business, 1/29/25

Details And Funding Revealed For Reopening Of MSI's South Entrance, Ian Achong, Chicago YIMBY, 1/31/25

Griffin MSI nabs $10M grant for portico restoration, Hyde Park Herald, 1/29/25

Griffin Museum of Science and Industry to renovate, reopen South Portico with $10M grant, ABC7 Chicago, 1/29/25

13. 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 mature landscaping and low-rise and gently ornamented buildings, create an intimate and human-scale atmosphere.

After decades of preservation advocacy, the Julia C. Lathrop Homes North celebrated its grand reopening in September 2018. The final redevelopment plan included both historic preservation and new construction, but with a significantly higher percentage of preservation than initially proposed. The original proposed percentage of historic preservation was a tiny fraction of the historic structures, but the final percentage of historic preservation is approximately 75%.
Since that time, Lathrop Homes South languished and suffered from extreme neglect and deferred maintenance. Preservation Chicago has consistently encouraged decision makers and stakeholder to prioritize renovation of the South Phase of Lathrop Homes. We're thrilled that the second phase is finally moving forward.

14. 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.

"Emmet 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

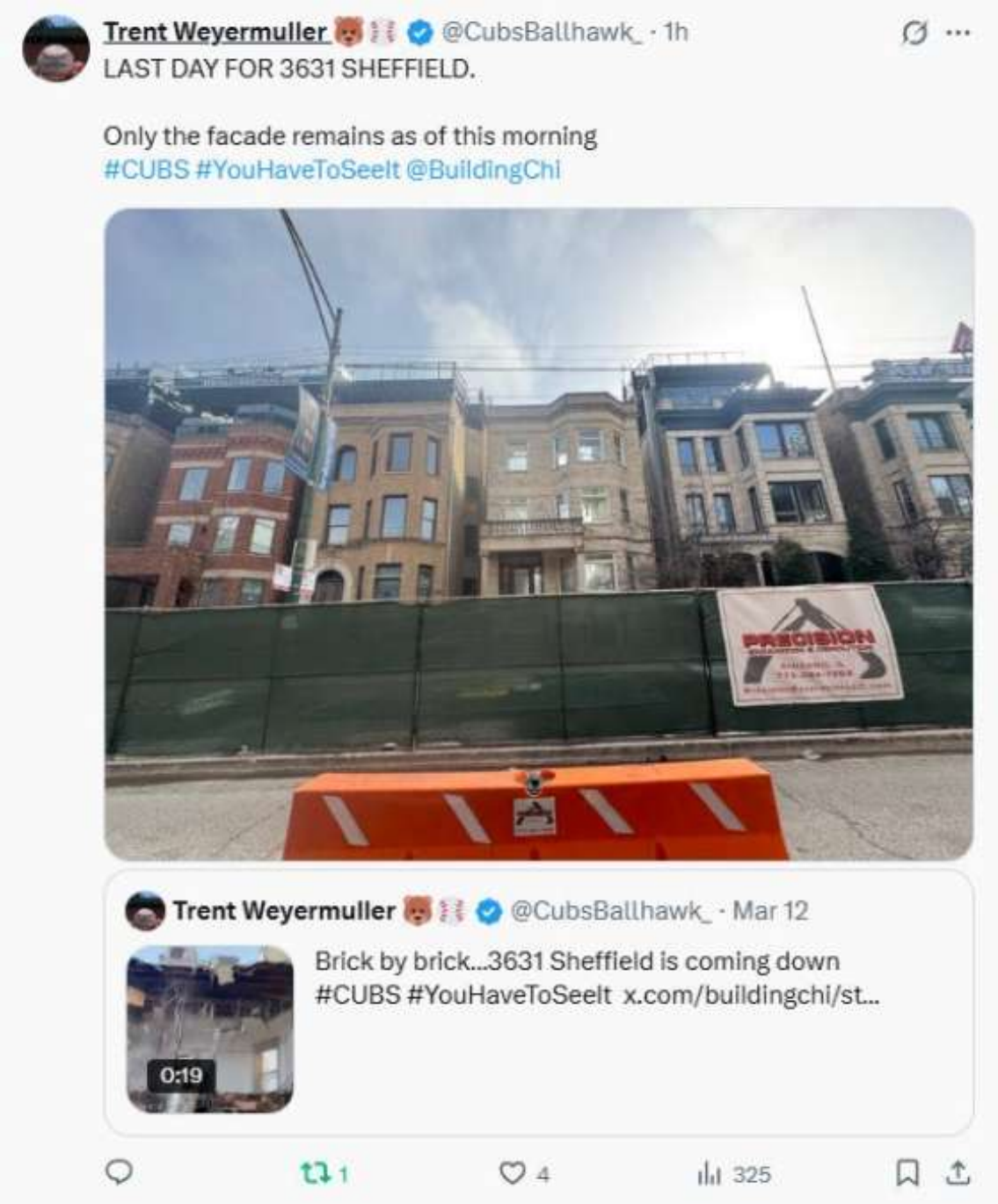
Aspire Center Breaks Ground With Promise Of Bringing Work Training, Business Development To Austin; The center will be at the former Emmet Elementary School, which closed in 2013, and it's expected to be done in 2024, Trey Arline, Block Club Chicago, 5/5/23

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

15. LOSS: Demolition Permits Issued For Sheffield Avenue Greystones Across From Wrigley Field



Eamus Catuli Building at 3633 Sheffield Avenue, Torco Building at 3631 Sheffield Avenue, and 3627 Sheffield Avenue. Demolished March 2025. Photo by Daniel Schell



LAST DAY FOR 3631 SHEFFIELD. Only the facade remains as of this morning. Tweet by Trent Weyermuller

"City Council has approved the rezoning for three iconic, century-old buildings across from Wrigley Field's right field bleachers on Sheffield Avenue to make way for one 29-unit apartment building.

"The vote passed Wednesday despite an effort by some neighbors to block the project due to the historical significance of the buildings and the potential impact on the neighborhood's character.

"The ownership group behind the project, led by rooftop property investor Marc Anguiano, plans to tear down the trio of properties at 3627, 3631 and 3633 N. Sheffield Ave. to build a five-story, 29-unit apartment building with 11 parking spaces along the alley behind the building. The rooftop design includes two pickleball courts.

"Longtime Chicago Cubs fans will recognize the three buildings as the ones that featured the famous Torco billboard as well as the property that became famous for its 'Eamus Catuli' sign — loosely translated from Latin as "Let's go Cubs.' That sign hung for years atop 3633 N. Sheffield Ave. but has since moved next door.

"As the area around Wrigley Field went through massive renovations, the owners of the three buildings on Sheffield Avenue essentially drew the short stick. They used to sell rooftop tickets to fans who wanted to watch Cubs games, but those seats have mostly sat empty since 2015 due to the massive video scoreboard in right field that blocks the view from the rooftops.

"Twenty years ago, a lot of these property owners signed a deal with the Cubs to share revenue in order to get their view," Ald. Bennett Lawson (44th) previously told Block Club. "And then 10 years ago, the Cubs changed the deal with the city and blocked their view. Many of them sold to the Cubs — and then you have these guys who had nothing as part of the commercial side."

"Lisa Sorenson, a longtime Wrigleyville resident who owns property a block away, started an online petition for city officials to reconsider the development and landmark the buildings as historic properties.

"The petition garnered nearly 2,900 signatures, but with the City Council vote on Wednesday, there may not be much neighbors can do to stop the project from moving forward.

"It's disappointing that the alderman is pushing his and the developer's agenda without taking into account community feedback," Sorenseon said Wednesday. "The neighborhood is not anti-development, but to destroy these three iconic buildings is unacceptable."

"One of the biggest things for us — that may not be true for everyone and all the developments in the area — is remaining true to the history and trying to preserve it as much as possible," Anguiano previously told Block Club. "That's very important to us. There are details within the design that we put in to try and stay as true as we can to what's there." (Filbin, Block Club Chicago, 7/19/24)

Read the full story at Block Club Chicago

Famous Wrigley Field Rooftops Will Be Torn Down After City Signs Off; City Council on Wednesday approved the rezoning of three iconic properties on Sheffield Avenue — including the Eamus Catuli and Torco buildings — to make way for a single 29-unit apartment building, Patrick Filbin, Block Club Chicago, 7/19/24

First Demolition Permit Issued For Three Sheffield Avenue Buildings Next To Wrigley Field, Daniel Schell, Chicago YIMBY, 2/27/25

16. 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

17. POTENTIAL WIN: Pittsfield Building Developer Seeks Renovation Approval



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



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

"An investor who took over part of the Pittsfield Building has proposed an office-to-residential conversion, marking the latest attempt to turn around an East Loop landmark that's experienced a series of legal and financial struggles over the years.

"A venture led by Tom Liravongsa, an investor from Grand Rapids, Mich., is seeking approval from the Chicago City Council for a plan to convert the building's vacant office space into 214 residential units, according to a zoning application.

"Liravongsa acquired 30 of the 40 floors in the vintage high-rise at 55 E. Washington St. through a foreclosure sale in April 2023. His company, L'Cre Global, is an investment boutique firm that focuses on "engaging ground-up development and undertaking large-scale repurposing projects within key metropolitan markets," according to its website. Liravongsa didn't immediately return a call today.

"The office-to-residential proposal follows other efforts to breathe new life into downtown Chicago's underutilized workspace amid remote work trends and strong rental demand, including conversion plans at 65 E. Wacker Place, the Magnificent Mile, and on and near LaSalle Street. Part of the Pittsfield Building is residential already, with 177 apartments owned by Chicago-based Marc Realty that fill floors 13 through 21.

"While a fresh use of downtown office space makes sense, a revitalization of the Pittsfield Building has so far eluded investors, and any project now will take a major investment in a tight lending environment. Previous developers proposed a hotel and residential units for the space, but after challenges that included multiple lawsuits, a bankruptcy and aborted deals, the space suffered years of neglect while waiting to be redeveloped.

"The hybrid art deco and Gothic-style tower was the tallest building in the city when it opened in 1927. A Florida investor, the Morgan Reed Group, acquired the entire tower in 2000 and divided it up into two pieces. The firm sold off floors 13 through 21, retained the rest, then filed for Chapter 11 bankruptcy protection in 2017.

"Marc Realty authorized the Liravongsa venture to file the zoning application and take any action in connection with it as long as the rezoning and development don't impact the existing apartments, according to a letter from the firm's president. (Herzog, Crain's Chicago Business, 3/11/25)

Read the full story at Crain's Chicago Business

Investor pitches office-to-residential conversion for Pittsfield Building, Rachel Herzog, Crain's Chicago Business, 3/11/25

Residential conversion planned for office space at Pittsfield Building; The 1920s-era skyscraper is already partially converted into apartments, Lukas Kugler, Urbanize Chicago, 3/13/25

Did a city rezoning strip the Pittsfield Building of its value? A jury could decide, Rachel Herzog, Crain's Chicago Business, 1/27/25

Is the Pittsfield Building cursed? There's no reason the historic Loop landmark couldn't be another LondonHouse or Chicago Athletic Association hotel—well, except for a long string of bad breaks that now includes allegations that its Chinese-Canadian majority owner is guilty of running a financial scam, Alby Gallun, Crain's Chicago Business, 8/3/2018

Michigan investor takes over Pittsfield Building stake, but court battle drags on, Alby Gallun, Crain's Chicago Business, 5/15/23

Morgan Reed gets day in court over Pittsfield Building rezone; Miami-based developer claims city violated Constitution's 5th Amendment in zoning out hotel uses, The Real Deal Staff, 1/28/25

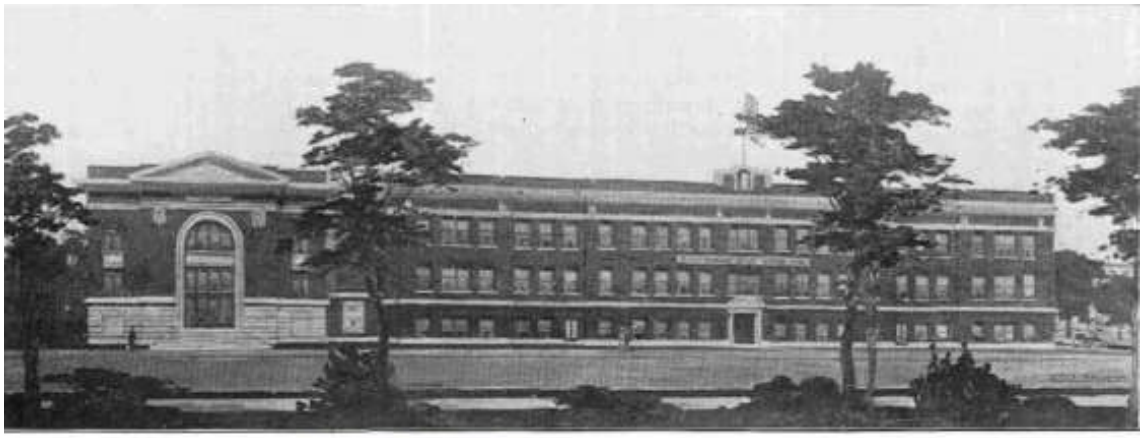
After years of neglect, a downtown landmark goes up for sale; A new owner of the Pittsfield Building could pull the 38-story tower out of its funk, ending a dysfunctional drama that included an international financial scandal and a bitter court battle, Alby Gallun, Crain's Chicago Business, 6/15/22

The long-stalled redo of this troubled Loop tower reaches a turning point. Trying to predict the future of the Pittsfield and another prominent property owned by the same investor—the huge Motorola campus in Harvard—has been next to impossible. But that could be about to change, Alby Gallun, Crain's Chicago Business, 5/21/21

18. WIN: Former Wicker Park Jewish Orphan Home at 1239 N. Wood Street Adaptive Reuse Moving Forward



Proposed Adaptive Reuse of Former Marks Nathan Jewish Orphan Home at 1239 N. Wood St. in Wicker Park. Rendering credit: Laszlo Simovic Architects



Marks Nathan Jewish Orphan Home. Historic photo: Jewish Genealogical Society of Illinois

"The long-delayed redevelopment of an early-1900s orphanage building that later was a cornerstone of Wicker Park's renewal by artists will get underway soon, now that recent owners who tried to make it a giant single-family home have sold it.

"The new owner, a legal entity associated with Chicago Pro Builders, plans 26 housing units in the 22,000-square-foot building and an addition on the northeast corner of the site in the L shape the building forms.

"The long-delayed redevelopment of an early-1900s orphanage building that later was a cornerstone of Wicker Park's renewal by artists will get underway soon, now that recent owners who tried to make it a giant single-family home have sold it.

"Michael Mertz and McKenzie Maher sold the former Marks Nathan Orphanage and 1239 N. Wood Street Gallery for $4.85 million on Feb. 20. That's about 57% of the $8.45 million they were asking when they put the structure, with their renovations unfinished, on the market in June 2021.

"Years later, Mertz declined to tell Crain's how much they spent on the planned conversion to one large house with two small ground-level rentals, but at the price he was asking, more than $6 million, 'I'm certainly not going to make any money selling. It's an enormous loss, probably my worst investment.'

"The stately brick and limestone building opened in 1906 as the Marks Nathan Jewish Orphan Home, housing mostly refugee children. After the orphanage moved to another building in Douglas Park, the Wood Street building housed Polish American veterans for half a century.

"In 1987, as Wicker Park was just starting to be made over by artists, Mary O'Shaughnessy bought the structure and turned it into housing and exhibition space for artists.

"O'Shaughnessy sold the building 27 years later to Mertz and Maher. The ground-level residential units they created were occupied, but it appears the building's upper two floors and fourth-floor addition have not been occupied since the 2014 sale." (Rodkin, Crain's Chicago Business, 2/21/25)

Read the full story at Crain's Chicago Business

Former Wicker Park orphanage, art gallery sold for redevelopment as 26 homes, Dennis Rodkin, Crain's Chicago Business, 2/21/25

Plan to Turn Ex-Orphanage into Single-Family Home with Roof Garden OKd, Alisa Hauser, DNAInfo, 3/5/2015

Marks Nathan Jewish Orphan Home, In operation 1906-1948, Jewish Genealogical Society of Illinois

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

19. 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

Developer looks to resell historic Catholic school building in Bronzeville slated for demolition, Dennis Rodkin, Crain’s Chicago Business, 1/3/25

Historic Bronzeville school back on market after demolition outcry; Developer Eagle OZ had plans to replace the former Holy Angels Catholic School with a 48-unit apartment building, TRD Staff, The Real Deal, 1/6/25

ZBA approves variations for 545 E. Oakwood, The residential development would have 48 apartments, Lukas Kugler, Urbanize Chicago, 4/10/24

20. 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

21. WIN: 3036 N. Lincoln Loft Building Will Be Converted to Residential



3036 N. Lincoln Avenue. Photo credit: LoopNet

"A renovation permit has been issued for a residential conversion at 3036 N. Lincoln. Planned by Envoi Partners, the existing building is situated along N. Lincoln Ave between W. Wellington Ave and W. Barry Ave.

"Designed by Hirsch MPG, the project will renovate the upper three floors of the existing four-story building with 16 new apartments. The ground floor will feature approximately 2,400 square feet of retail space with the residential entry also located on N. Lincoln Ave." (Kugler, Urbanize Chicago, 2/9/25)

Read the full story at Urbanize Chicago

Renovation permit issued for residential conversion at 3036 N. Lincoln; The mixed-use building will get 16 apartments on the upper floors, Lukas Kugler, Urbanize Chicago, 2/9/25

22. WIN: Dinkel's Lofts at 3327 N. Lincoln Will Save Historic Facades 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

"Dinkel's Bakery may no longer be churning out its famous paczki ahead of Fat Tuesday, but longtime fans can take comfort knowing a piece of the beloved institution will live on.

"The Dinkel's Bakery sign and building will be preserved as part of an updated proposal for a six-story, residential and retail development at 3327 N. Lincoln Ave.

"The project, designed by Jonathan Splitt Architects and led by developer PCR Group Chicago, will maintain the bakery's facade and neon sign, as well as the adjacent three-story brick building to the south.

"Previous plans called for demolishing that building, but the redesign will now set parts of the new structure farther back from the sidewalk.

"Dinkel's, known for its baked goods like strudels, stollens and its famous sweet rolls, closed in 2022 after 100 years in business. Founded by Joseph Dinkel in 1922, the bakery grew into a Lakeview institution that served generations of customers.

"Four generations of the Dinkel family operated the famous bakery since it opened under Joseph and Antonie Dinkel.

"Joseph and Antonie Dinkel bought the old Hopfner's Bakery, which later reopened after the Great Depression, and turned it into Dinkel's. They moved storefronts in 1926, landing at its current building where Dutch Boy Paints started.

"The bakery became a mainstay in Chicago, with lines extending out the door on weekends and during foodie holidays such as Fat Tuesday.

"Dinkel's was also a longtime member of the Bakers Dozen, a secret society of leaders from the oldest family-owned bakeries in and around Chicago.

"The new development will include 42 residential units, ranging from studios to three-bedroom units, in addition to a rooftop deck and a second-floor fitness center."

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 Block Club Chicago

Dinkel's Bakery Sign, Building Will Be Saved As Part Of Development Proposal; The development will include 42 residential units, ranging from studios to three-bedroom units, as well as a rooftop deck and a second-floor fitness center, Patrick Filbin, Block Club Chicago, 2/27/25

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

23. 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 principles brought art and architecture together through modern designs that radically departed from traditional styles. While the original Bauhaus school closed due to the rise of Nazism in Germany, the New Bauhaus school opened in Chicago in 1937 under the leadership of Laszlo Maholy-Nagy.

"The building's entry foyer and first-floor gallery were transformed using Bauhaus design principles of simplicity and functionality. The rooms included wide, vertical wood planks that ran continuously around the walls, even covering doors and some window openings with hinged panels that could be opened or closed. When closed, each room reflected an uninterrupted visual appearance.

"Once the center was officially dedicated on May 7, 1941, leaders began a full schedule of activities to accomplish its goals, including employment for African Americans, engaging young

24. LOSS: Happy Wash Terra Cotta Building Demolished for New Construction



Happy Wash Building, 1359 W. Wilson Ave. Photo credit: Daniel Schell / Chicago YIMBY



Happy Wash Building, 1359 W. Wilson Ave. Photo credit: Daniel Schell / Chicago YIMBY



Happy Wash Building, 1359 W. Wilson Ave. Photo credit: Daniel Schell / Chicago YIMBY

"A demolition permit has been issued for a single-story commercial building at 1367 West Wilson Avenue in Uptown. Demo fencing was delivered to the site after the Happy Wash Laundromat closed, and sat in a stack until it was set up to close off the parking lot along Dover Street. It now appears a new residential development for the site is soon to get started.

"The permit was issued on February 27, naming B & K Concrete 1 as the demo contractor, at an estimated fee of $48,500. The building contained four commercial spaces, including the laundromat at the corner of Wilson and Dover. The last remaining business in the building, The Mukase Restaurant, closed in November and moved to a new location in the new-construction building at 4501 North Sheridan Road.

"Renderings of the upcoming project show no signs of reusing any of the terra cotta façade from the current building." (Schell, Chicago YIMBY, 3/2/25)

Preservation Chicago and community preservation partners strongly opposed the demolition of the ornate terra cotta building at 1359 W. Wilson Ave. In return for the zoning approval, the developer should have been required to retain and incorporate the historic one-story terra cotta façade into the new construction.

Read the full story at Chicago YIMBY

Laundromat Demo Permit Will Wash Site Clean For 28 Units In Uptown, Daniel Schell, Chicago YIMBY, 3/2/25

5-Story Apartment Building Coming To Wilson Avenue In Uptown After Developers' Third Try Gets Approved; The development will bring 28 apartments and 25 parking spaces to the site of the Happy Wash retail building, Joe Ward, Block Club Chicago, 4/26/23



25. 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

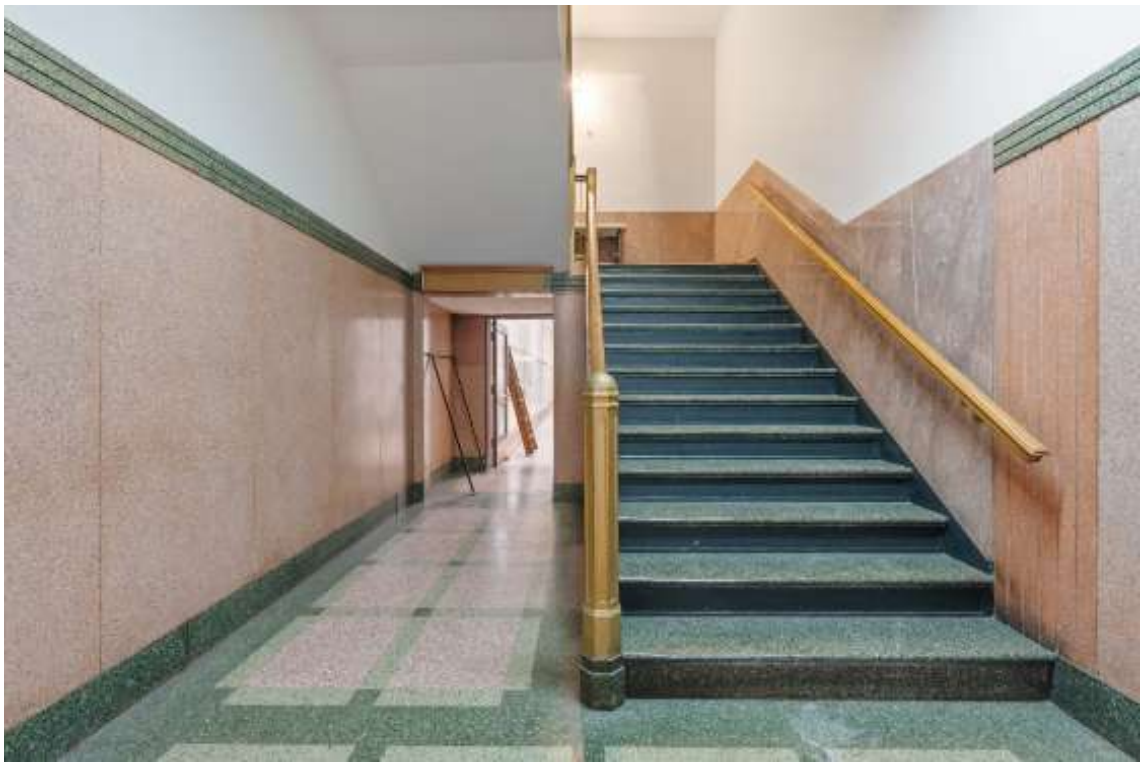
26. BUYER WANTED: Chicago Federation of Musicians at 175 W. Washington Street Listed for Sale



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)

27. 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

28. 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

29. BUYER WANTED: Art Moderne Condo at 77 E. Division Street in Chicago



77 E. Division Street #3, Chicago, IL. Photo credit: Redfin

"The first time an Art Deco design garnered significant attention was in 1922 when the Chicago Tribune held a worldwide competition for its new headquarters on Chicago's Michigan Avenue. The first prize for the new Tribune Tower was awarded to a Gothic Revival design; however, architect Eliel Saarinen's second prize quickly became the latest architectural trend as Art Deco dominated the 1920s and beyond, with Art Moderne gaining prevalence from 1930 through the 1940s. The latter style emphasized simple geometric massing and stripped-down, austere forms. Cut short by World War II, houses in this specific style are difficult to find; although we are fortunate that the Chicago area has numerous examples from single-family residences to multi-unit buildings.

"Less than a block from Lake Shore Drive In Chicago's Gold Coast stands a striking condo building that blends International Style and Art Moderne with its corner windows, glass blocks, and streamlined stucco facade. Thanks to architectural historian Max Chavez for providing the history of the building's remodeling: In 1938, it was announced that Harry A. White and his wife, both attorneys, would alter the early 20th-century structure (no architect was specified) into what was the new modern style of that time period. This three-bedroom, three-bathroom duplex penthouse offers an open, light-filled interior, an updated kitchen, a spacious rooftop deck, and reasonable HOA fees for the area at $562."

Read the full story at Chicago Magazine

Five Art Moderne Homes for Sale; This post-Art Deco style emphasizes simple geometric massing and stripped-down, austere forms, Rachel Freundt, Chicago Magazine, 3/3/25

77 E Division Street #3, Chicago, IL Listing

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)



6553 N. Oliphant Avenue, Edison Park. Photo credit: Google maps

Address: 6553 N. Oliphant Avenue, Edison Park

#101065005
Date Received: 02/05/2025
Ward: 41st Ward Ald. Anthony Napolitano
Applicant: MK Construction & Builders, Inc. C/O Marcin Kawa
Owner: MK Construction & Builders, Inc. C/O Marcin Kawa
Permit Description: Wreck and removal of a two-story frame residential building.
Status: Under Review



Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Cristen Brown

Address: 4500 S. Michigan Avenue, Bronzeville

#101063337
Date Received: 01/07/2025
Ward: 43rd Ward Ald. Pat Dowell
Applicant: James Kirk Irwin
Owner: JTM & Associates, LLC C/O Tracy Hughes, Manager
Permit Description: Removal and replacement of the fire-damaged roof framing, masonry work, window replacement, and other alterations
Status: Under Review



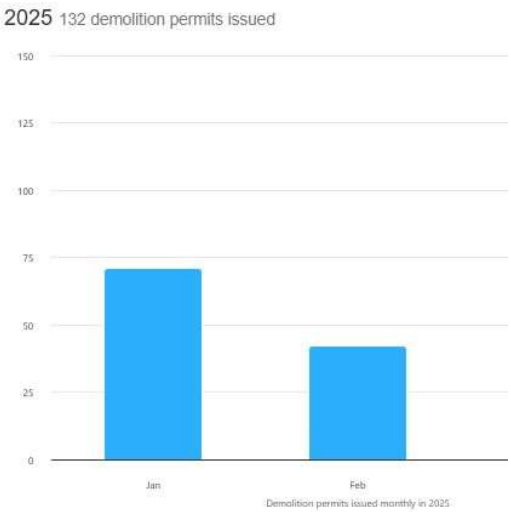
1920 N. Sedgwick St., Old Town. Photo credit: Redfin

Address: 1920 N. Sedgwick St., Old Town
#101063139
Date Received: 12/10/2024
Ward: 43rd Ward Ald. 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 February 2025

- Happy Wash, 1367 W. Wilson Avenue, Uptown
- Torco Building, 3631 N. Sheffield Avenue, Wrigleyville
- 908 W. Fullerton Avenue, Lincoln Park
- 5157 S. Damen Avenue, Back of the Yards
- 1063 W. Taylor Street, Little Italy
- 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

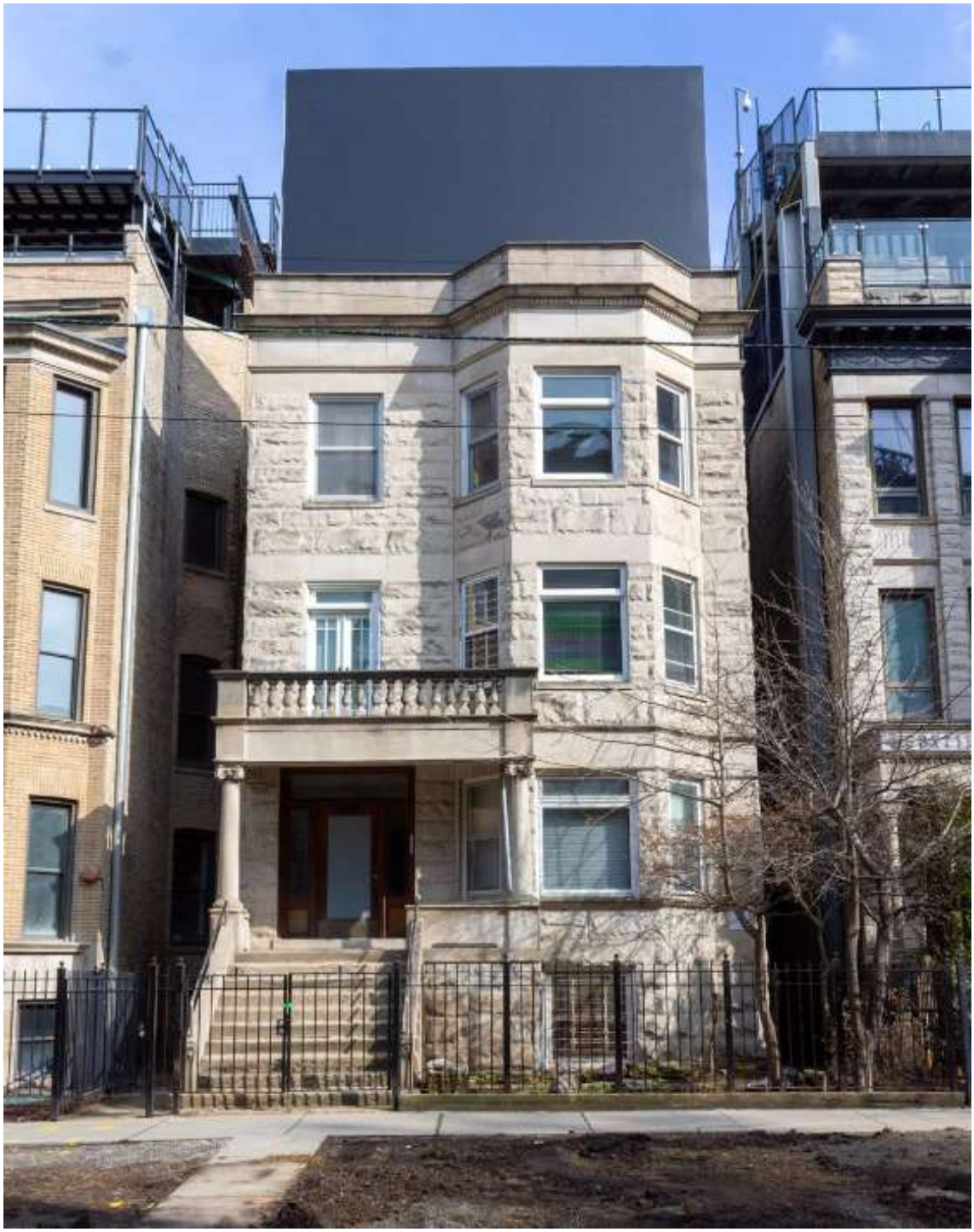
See all 42 demolitions during February 2025 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



Happy Wash Building, 1359 W. Wilson Avenue, Uptown. Demolished March 2025. Photo credit: Daniel Schell / Chicago YIMBY

Laundromat Demo Permit Will Wash Site Clean For 28 Units In Uptown, Daniel Schell, Chicago YIMBY, 3/2/25



Torco Building at 3631 Sheffield Avenue, Wrigleyville. Demolished February 2025. Photo by Daniel Schell / Chicago YIMBY

First Demolition Permit Issued For Three Sheffield Avenue Buildings Next To Wrigley Field, Daniel Schell, Chicago YIMBY, 2/27/25



908 W. Fullerton Avenue, Lincoln Park, Demolished February 2025. Photo credit: Redfin



5157 S. Damen Avenue, Back of the Yards. Demolished February 2025. Photo credit: Google Maps



1063 W. Taylor Street, Little Italy. Demolished February 2025. Photo credit: Google Maps

Demolition Permitted Of 1880s Multi-Unit Building In Little Italy, Daniel Schell, Chicago YIMBY, 2/24/25

Demolition Has Begun At 1063 West Taylor Street In Little Italy, Daniel Schell, Chicago YIMBY, 2/27/25



3711 N. Oakley Avenue, North Center. Demolished February 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

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.

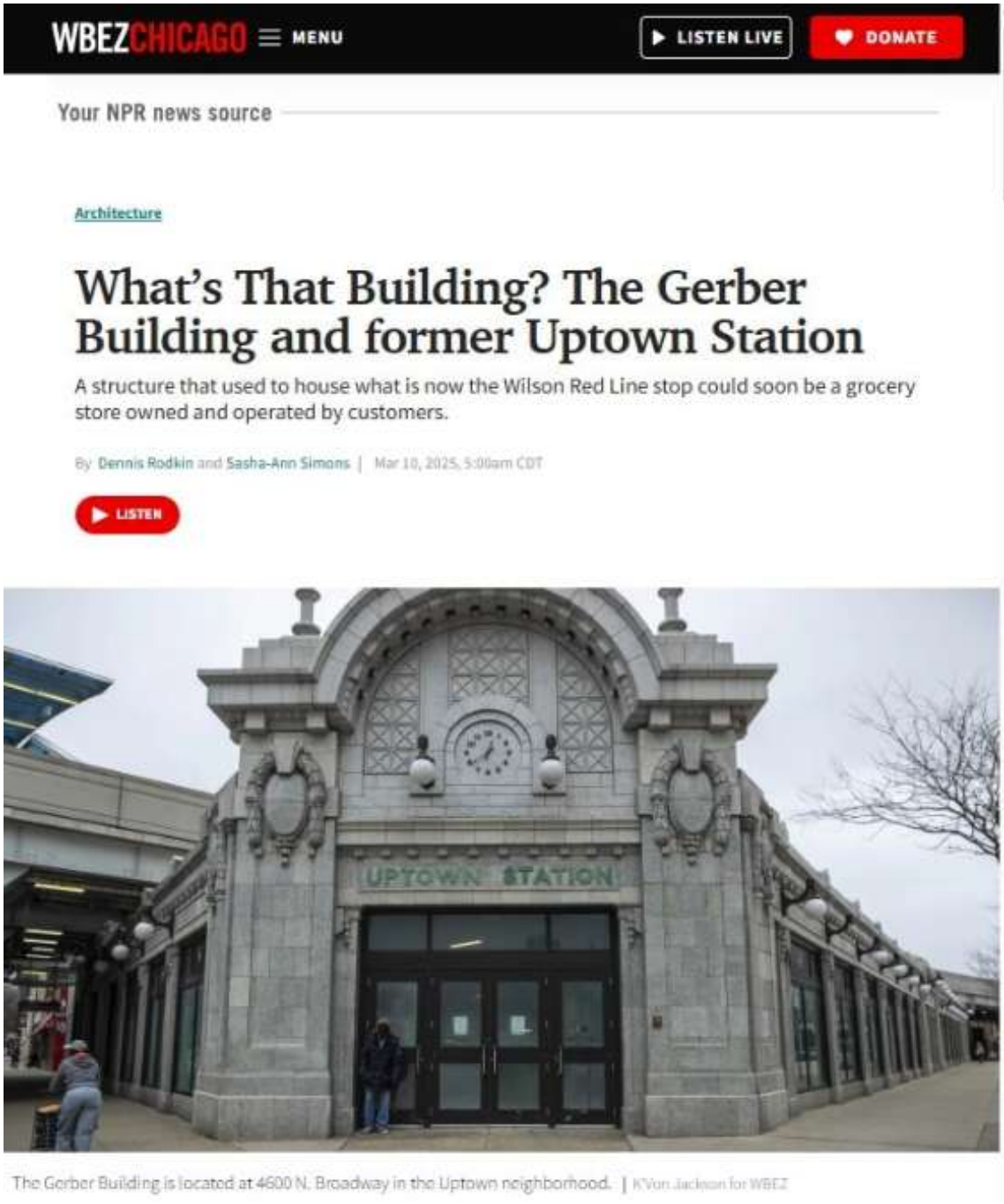
"The grand old palace's 100th birthday arrives this August. There's only one celebration that really matters: construction crews starting to bring one of Chicago's most glorious buildings back to life with an economic roadmap that will benefit the neighborhood and ensure its viability and survival. As eyes increasingly look west for fun and leisure, the Uptown must not be forgotten." (Chicago Tribune Editorial Board, 1/27/25)

Read the full editorial at the Chicago Tribune

Editorial: West Loop entertainment district should not come at the cost of historic venues such as Chicago's Uptown Theatre, Chicago Tribune Editorial Board, 1/27/25

The Uptown Theatre, a Palace of Dreams, Robert Loerzel, www.robertloerzel.com, 6/19/24

WBEZ Chicago: What's That Building? The Gerber Building and former Uptown Station



The Gerber Building is located at 4600 N. Broadway in the Uptown neighborhood. Image credit: K'Von Jackson / WBEZ

"The stately Beaux-Arts looks of the Uptown Station can't help but grab your eye at Wilson Avenue and Broadway in the Uptown neighborhood. The structure's doorway is flanked by medallions draped with floral garlands, a clock and lanterns set into the arched top.

"Uptown Station is a stunning relic of the 1920s, when getting around the city and suburbs by train was the norm and the neighborhood was a stylish place to be.

"But the building didn't look this good for its entire 102-year history. In fact, that arched top, the pediment, is a late 2010s recreation. There was an arch like this on the station when it opened in 1923, but it was chopped off in the 1950s.

"The structure has been through a lot, including standing mostly vacant since its restoration was completed in February 2018. Part of the $203 million redesign and rebuild of the Red Line's Wilson Station entailed shifting the tracks a short distance west. The main entrance to the Red Line now sits on the other side of Wilson Avenue.

"In May 2018, CTA officials signed a lease with the Chicago Market, a grocery cooperative that at the time said it would take about 18 months to build out the space — meaning it would open sometime in 2020.

"Now, in 2025, Grant Kessler, the board's president, told WBEZ's Reset the establishment is 'working hard to be open by the end of the year.'

"In 2022, the Chicago City Council approved granting $5.8 million in TIF funds for the project, and Kessler said there are loans and investments from the co-op's members, in amounts he wouldn't specify.

"Inside, while most of the space will be new store fixtures and finishes, there's one great relic of the old station preserved: the wide, red terrazzo staircase that once led passengers up to the trains. Flanked by high pillars with more floral garlands like the ones on the exterior, the stairs lead to nowhere now. Their top was chopped off when the tracks they led to were moved, but the lower portion remains as a reminder of what used to be. Kessler said the stairs will be cushioned and used as seating, either for groups such as school kids coming to hear farmers talk about their work, or for individuals eating food they've picked up in the store.

"Saving this old station was appropriate, not only because it's a nicely detailed piece of the neighborhood, but because it embodies a surprising amount of history.

"There's been a rail station here since 1900, originally serving the Northwestern Elevated Railroad. Three came before this one. Both the second station, built in 1907, and this present one, the fourth, built in 1923, were by Arthur Uranus Gerber.

"Bringing Gerber's Uptown Station back to life is a fitting tribute to a man who designed so many in his day. The structure is officially known as the Gerber Building, even though 'Uptown Station' is emblazoned on that corner entrance in big green letters." (Rodkin and Simons, WBEZ Chicago, 3/10/25

Read and hear the full story at WBEZ Chicago

What's That Building? The Gerber Building and former Uptown Station, A structure that used to house what is now the Wilson Red Line stop could soon be a grocery store owned and operated by customers, Dennis Rodkin and Sasha-Ann Simons, WBEZ Chicago, 3/10/25

Historic Retail Corridors: “Damen, Armitage and Southport are thriving, with low vacancy rates and a vibrant mix of tenants”



Collection of historic 1880s and 1890s mixed-use buildings with at Sheffield & Armitage which are thriving, with low vacancy rates and a vibrant mix of tenants. Photo credit: Eric Allix Rogers

"After a decade of vacancy ups and downs — including a pandemic that changed how people shop — Chicago's neighborhood retail corridors are hitting their stride.

"A new analysis from Stone Real Estate found that the shopping strips on Damen, Armitage and Southport avenues are thriving, with low vacancy rates and a vibrant mix of tenants. Those three areas, considered Chicago's primary boutique retail corridors, are often go-to spots for brands looking to set up shop in the city. Their fates could influence Chicago's ability to attract retailers.

"Southport maintained its 0% vacancy rate between Addison and Roscoe streets between 2023 and 2024, according to the report. On Armitage between Sheffield Avenue and Halsted Street, the vacancy rate dropped to 4.3% from 6.4%. And on Damen, the vacancy rate between Willow Street and North Avenue plummeted to 12.9% from 23.9%.

"A healthy retail corridor has the right mix of shops, restaurants and coffee spots to keep customers engaged throughout the day. The goal? Make shoppers linger.

"The three streets that Stone analyzed appear to have found the right mix of tenants to achieve that objective, Winter said. They're also located in neighborhoods that have seen household incomes rise over the past decade or so. Their proximity to public transit opens them up to shoppers from elsewhere in the city, too." (Marotti, Crain's Chicago Business, 3/11/25)

Preservation Chicago is the catalyst behind Chicago's unprecedented surge in high-profile, transformational efforts to recognize, protect, and revitalize long-neglected historic assets into dynamic neighborhood anchors.

The stabilization and reactivation of historic community assets is a proven and powerful 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.

Preservation Chicago is a highly effective nonprofit that leverages the power of historic preservation to create healthy, vibrant, diverse and sustainable communities.

Read the full story at Crain's Chicago Business

Chicago's boutique retail corridors are thriving. Here's why, Ally Marotti, Crain's Chicago Business, 3/11/25

Chicago Tribune: Chicago famed as skyscraper's birthplace. But respect also is due the humble bungalow.



Bungalow Belt in Chatham. Photo credit: Eric Allix Rogers

"Chicago is rightly celebrated as the skyscraper's birthplace. But another architectural achievement wasn't recognized, even locally, until recently.

"The humble bungalow made it possible for Chicagoans to realize the American Dream of home ownership. In the first part of the 20th century, between 80,000 and 100,000 bungalows were built in Cook County. The majority went up between the end of World War I and the beginning of the Great Depression, making many about 100 years old. Many were home to first-generation immigrants. They formed an arc around the city's center known as the Bungalow Belt.

"It 'stretches all around the city, from South Shore to Marquette Park, out west to Austin to the Northwest Side and West Rogers Park,' Dominic Pacyga, a Columbia College urbanologist, told the Tribune in 2000.

"Buying a Chicago bungalow meant a family was moving into the middle class and putting down roots. More recently, first-time purchases are dubbed 'starter homes.' Occupants anticipate moving to larger homes as children are born.

"In its golden age, the bungalow provided space for a growing family. For renters, buying a bungalow would instead build equity, the Arthur T. McIntosh company promised in a Jan. 20, 1925 Tribune advertisement.

"'We will build this house, with roofs, fireplace, electric fixtures, Heatrola Furnace, all rooms decorated, cement block foundation, on terms of $500 cash and $40 per month,' the ad promised.

"Its description as a 1½ story structure might have mystified out-of-towners. But Chicagoans knew a bungalow had an attic and a basement where bedrooms or additional living spaces could be added.

"'Chicago's lots ranged from 25 feet to 35 feet wide. Architects had to parsimoniously dole out space inside or alongside a bungalow. That dictated a floor plan without the hallways that usually join rooms. Instead, only a doorway separated the living room from a bedroom, and joined other rooms back-to-back, a design called 'railroading' because it resembled an engine pulling passenger cars.

"'In 2000, Chicago belatedly recognized the bungalow as the skyscraper's equal in historic importance. The city's Bungalow Initiative provided protection for its aging stock of 1 ½ story homes. Someone who wanted to rehab or buy one could get financial assistance. In announcing the program, Mayor Richard M. Daley gave it his personal endorsement.

"'And for those of us who were raised in them,' Daley said, 'bungalows will always occupy a place in our hearts.'" (Grossman, Chicago Tribune, 3/4/5)

Read the full story at Chicago Tribune

Chicago famed as skyscraper's birthplace. But respect also is due the humble bungalow, Ron Grossman, Chicago Tribune, 3/4/5

Chicago Bungalow Association

NEWCITY: Second Wind: Reimagining Downtown Chicago’s Shopping Streets



The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo Credit: Todd Hieggelke / NewCity

"Downtown Chicago’s two most iconic shopping streets are flagging, struggling to reinvent themselves in the wake of the pandemic and the rise of ecommerce. While Team Culture envisions downtown as a vast Cultural Stadium, State Street and Michigan Avenue merit special attention: They are the central corridors of the city, places from which the street life of downtown emanates, and where both lifelong Chicagoans and “experiential collectors” determine the vitality of the city.

"There’s talk of street-level updates, like Gensler’s Michigan Avenue proposal or the Elevate State initiative, but beyond more sidewalk cafés, better walkability and new places to linger, the spaces that line these streets need to be reimagined.

"Much like Lou Raizin searched the world for ideas for the Cultural Stadium, Chicago can look to other cities for inspiration: the covered passages of Paris lined with shops that evoke the city’s past, the IKEA stores in downtown San Francisco or Toronto. The 'shopping as experience' exemplified in areas like Tokyo’s Shibuya District. (Death of retail? The Tower Records logo hangs atop its eight-story store over the district’s Miyashita Park.) In London and Paris, the historic department stores are treated like immutable facts of the city’s life—no one in London is wondering when Harrods might shutter its doors.

"The city’s got to realize everything it’s got, and begin to use it.

"Six ideas for State Street" (Hieggelke, NewCity, 2/12/25)

Read the full story at NewCity

Second Wind: Reimagining Downtown Chicago’s Shopping Streets, Todd Hieggelke, NewCity, 2/12/25

CBS: A woman in Chicago's West Loop has launched a mission to preserve the history of her neighborhood



Woman takes on mission to ensure historic buildings are honored in Chicago's West Loop chicago. Photo credit: CBS Chicago

"A woman in Chicago's West Loop has launched a mission to preserve the history of her neighborhood.

"Connie Fairbanks noticed that buildings that earned historic designations often have not gotten the visibility they deserve.

"CBS News Chicago joined Fairbanks on Thursday as a plaque was put up honoring the history of the Schoenbrun & Co. warehouse building at 850 W. Adams St. The building now houses loft condos, but at one time, it was part of a bygone industrial operation.

"'This building was part of the Garment District,' Fairbanks said of the Schoenbrun building. 'There were suits made here. There were housedresses.' Fairbanks convinced the condo building to install the plaque.

"'We need the story told all over the West Loop,' she said.

"The Schoenbrun building is not an official Chicago landmark, nor is it on the National Register of Historic Places. But with the plaque, it now has something that some historic buildings do not.

"There are 19 buildings in the West Loop that do, in fact, have historical designations, but most lack a plaque. Fairbanks took note of the missing plaques as she wrote her book, "Chicago's West Loop: Then and Now."

"The City of Chicago pays for and installs Chicago landmark plaques. As for the timing, the city said it depends on the property owner's approval and agreement on the text and location of the plaque.

"The National Register of Historic Places does not use plaques, and leaves it all up to the property owner.

"'Some of the buildings were awarded these designations more than 40 years ago,' said Fairbanks.

"Fairbanks is on a mission — working with local aldermen and the chamber of commerce in the West Loop to make historic plaques a property. She wants to help brick-and-mortar tell meaningful stories, and Ald. Bill Conway (34th) is on board.

"'These plaques are a great way to share stories and connect our past with our future, and I look forward to working more with Connie on this initiative to showcase the West Loop's unique history,' Conway said in a statement." (Brennan, CBS Chicago, 3/6/25)

Read the full story at CBS Chicago

"Woman takes on mission to ensure historic buildings are honored in Chicago's West Loop chicago, Noel Brennan, CBS Chicago, 3/6/25

Preservation Events & Happenings

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

Griffin Museum of Science and Industry presents “Steelmakers" Opening March 6, 2025



Steel Beams from Chicago’s Home Insurance Building (1885-1931), the world's first skyscraper. Photo credit: Griffin Museum of Science and Industry

"A new exhibit on the history and future of steel, shaped by locals who worked in steel mills and have preserved that history for decades, is now open at the Griffin Museum of Science and Industry.

"'Steelmakers,' an exhibit exploring the science behind steel and the experiences of those who made and continue to make it, opened Thursday at the museum, 5700 S. DuSable Lake Shore Drive in Hyde Park. The museum will host the exhibit for three years, head curator Voula Saridakis said.

"The exhibit's debut is 'very significant' for the 'many people who have been preserving, archiving and doing the work of tracking the history' of steel in the Calumet region, David Vance said. Vance is a retired steelworker who for years has helped lead the charge for a steel-focused exhibit at the museum.

"The local chapter of the Steelworkers Organization of Active Retirees, or SOAR, the Calumet Heritage Partnership and the Southeast Chicago Historical Society partnered with the museum to create the exhibit. It was funded by a grant from the Gaylord and Dorothy Donnelley Foundation.

"'Steelmakers' is open during regular museum hours, 9:30 a.m.-4 p.m. daily.

"With stories and artifacts across three centuries, 'Steelmakers' is an entry point into the expansive history of steel in the Calumet region, said Emiliano Aguilar, a political and labor historian and professor at the University of Notre Dame.

"It's also timely, as steelworkers who experienced the industry's heyday are still around to tell their stories and inform projects like this exhibit, Aguilar said.

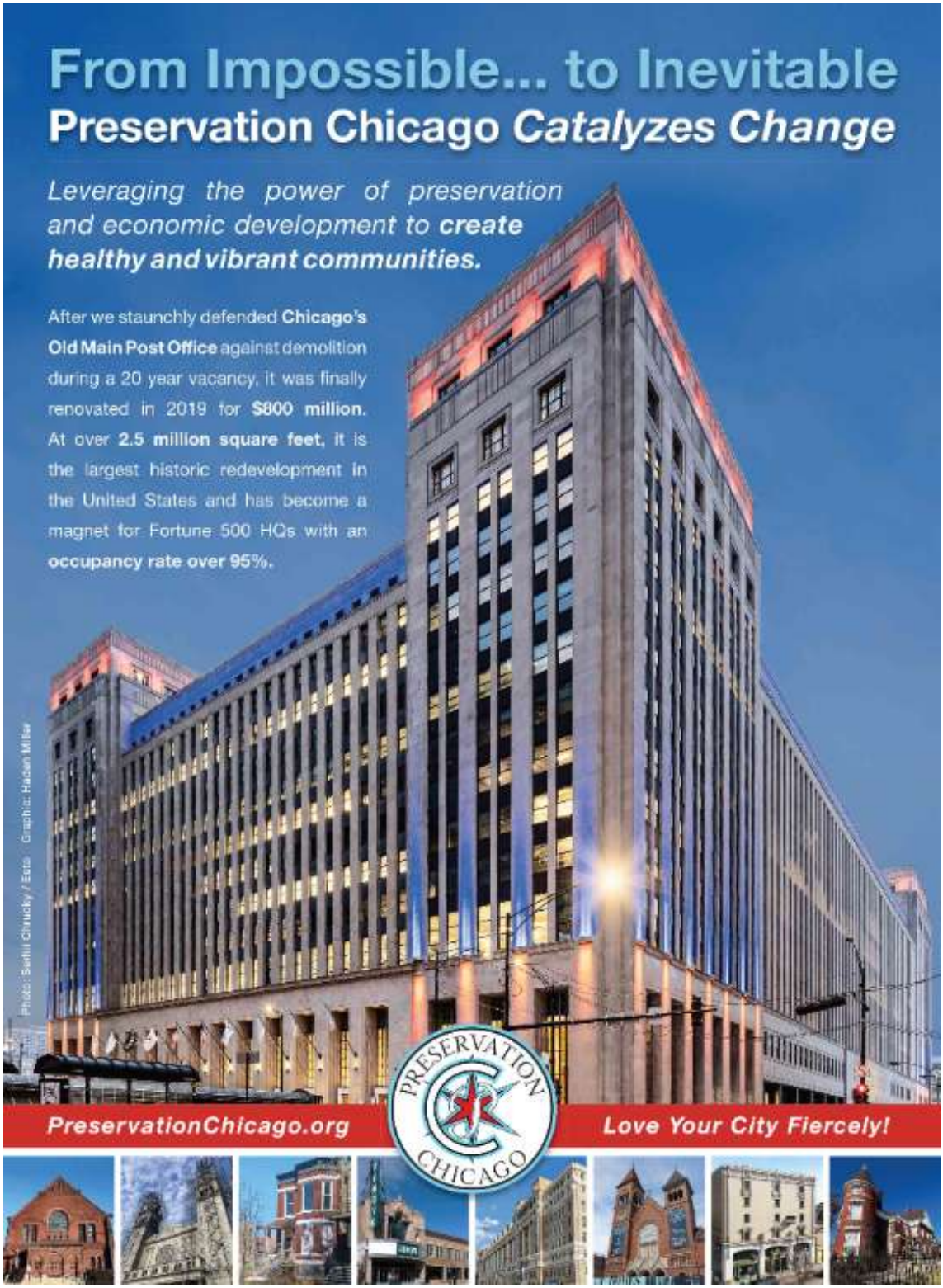
"'It's important to preserve and invite folks to share these stories now,' Aguilar said. 'People like David [Vance] or Bea Lumpkin … offer such eternal lessons about the struggles of the workplace, the struggles of unionization, the struggles of dignity behind work." (Evans, Block Club Chicago, 3/7/2025)

Read the full story at Block Club Chicago

"'Steelmakers' Exhibit At MSI Tackles The Struggles And Victories Of A Historic Chicago Industry; The three-year exhibit is centered on the humanity behind the steel industry, sharing stories known to Southeast Siders and Calumet Region residents with a wider audience of tourists and science buffs, supporters said, Maxwell Evans, Block Club Chicago, 3/7/2025

Steelmakers Exhibit at Griffin MSI Celebrates the Material and Workers that Built Chicago, Griffin Museum of Science and Industry

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.

2023 Metrics:

- 603 news stories about historic buildings we advocated for
- 273 of these stories included quotes or direct mentions
- 14,283 signatures received by our Warehouse petition
- 23,918 signatures received by our Century & Consumers petition
- 90 testimonies at Commission on Chicago Landmarks hearings
- 16 newly Designated Chicago Landmarks

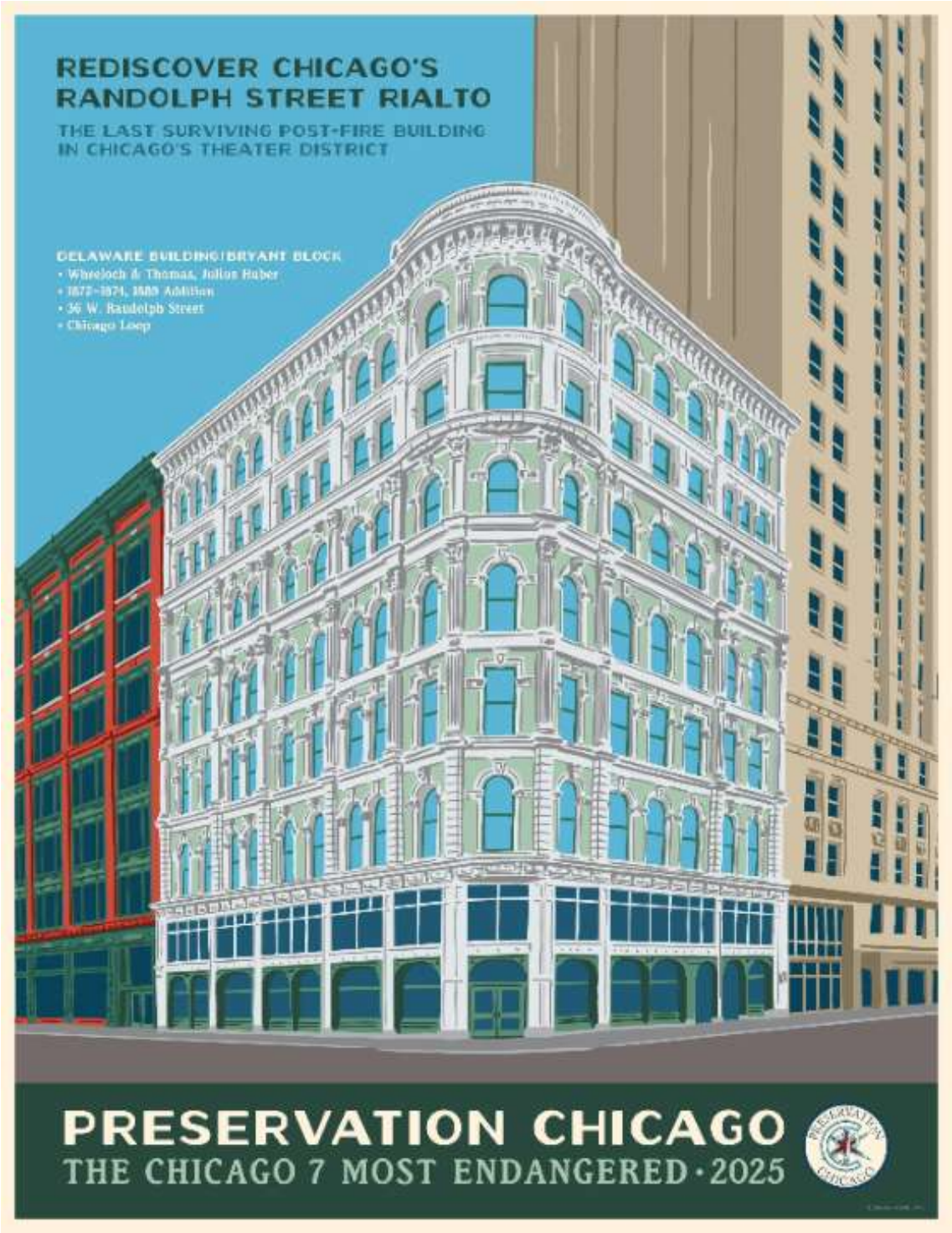
Learn more at Preservation Chicago's Content Studio at Crain's Chicago Business Giving Guide 2024



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

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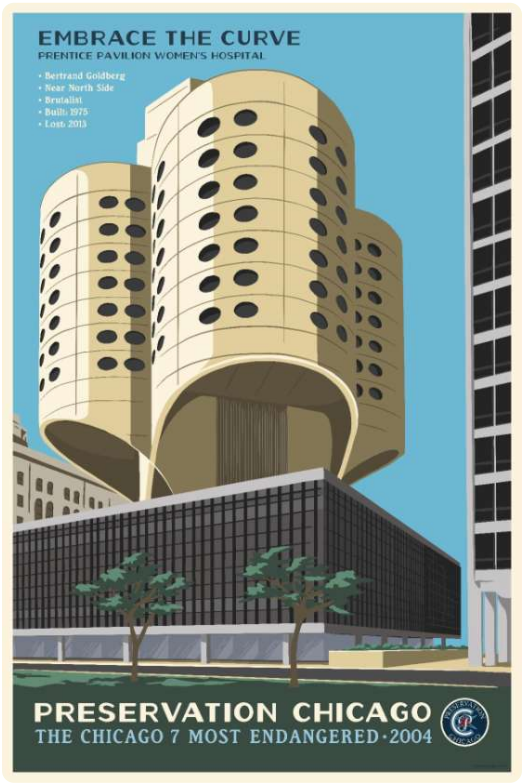


The Delaware Building

1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph. Image credit: Preservation Chicago

The Delaware Building, a Preservation Chicago 2025 Chicago 7 Most Endangered Poster. Rediscover Chicago's Randolph Street: The Last Surviving Post-Fire Building in Chicago's Theater District. Available in a variety of sizes including 8x10, 16x20, and 24x36.

Posters, mugs and notecards are available at Preservation Chicago's webstore.



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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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THANK YOU from your friends at Preservation Chicago

Donate Today

Preservation Chicago leverages the power of Chicago's historic built environment to create, nurture and enhance healthy, vibrant, diverse and sustainable communities.

Preservation Chicago protects and revitalizes Chicago's irreplaceable architecture, neighborhoods and urban green spaces. We influence stakeholders toward creative reuse and preservation through advocacy, outreach, education, and partnership.
Thank you from your friends at Preservation Chicago for your support of the mission of Preservation Chicago and our tireless advocacy.

Your financial support allows Preservation Chicago to advocate every day to protect historic buildings throughout Chicago. For a small nonprofit, every dollar counts. Preservation Chicago is a 501(c)(3) non-profit so your donation is tax-deductible as permitted by law.

Donating is fast, easy and directly helps the efforts to protect Chicago's historic legacy.

For larger donations, please contact Ward Miller regarding the Preservation Circle details and a schedule of events at wmiller@preservationchicago.org or 312-443-1000.