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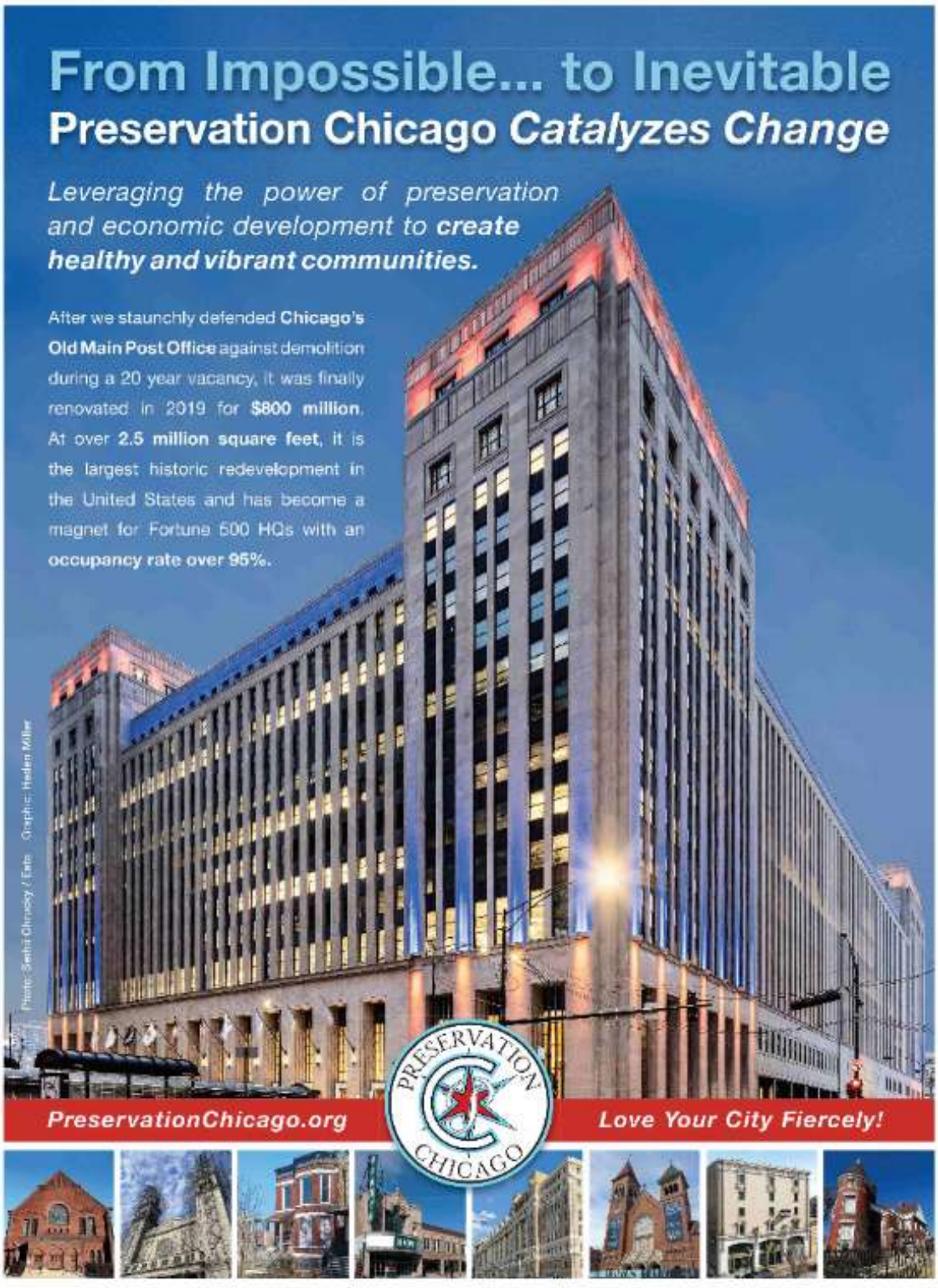
June 2025 Month-in-Review Newsletter



Historic photo of St. Adalbert Church at 1636 W. 17th Street

Photo credit: wpna.fm

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

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PRESERVATION IN THE NEWS

- Chicago Tribune: As State Street’s Closes for Repairs, an Appreciation of Our Bridges Over the Chicago River
- Jewish Insider: The most famous Jewish philanthropist you may have never

Advocacy

1. WIN: After 11 Year Effort and 11th Hour Negotiations, City Council Approves Final Landmark Designation for St. Adalbert's Church (Chicago 7 2014, 2016, 2019, 2021)



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



St. Adalbert Church, 1912, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Eric Allix Rogers



Supporters of landmarking the shuttered St. Adalbert's church during a special meeting of the Commission on Chicago Landmarks Aug. 7, 2023. St. Adalbert Church, Henry J. Schlacks, 1636 W. 17th Street. Photo Credit: Ward Miller / Preservation Chicago

"A late compromise helped landmark status for Pilsen's St. Adalbert Catholic Church finally move ahead Tuesday, a decisive step in a fierce preservation battle.

"The City Council's Zoning Committee unanimously approved a plan to give the shuttered church a landmark designation, teeing up a final vote Wednesday. But the Polish parishioners who long sought the preservation status left City Hall infuriated by what they described as a last-second "backroom deal" that sets up the sale of the Archdiocese of Chicago land to a nondenominational church.

"Previous landmarking proposals included each building on the 2-acre plot, highlighted by the Renaissance Revival church. On Tuesday, Ald. Byron Sigcho-Lopez, 25th, presented a substitute plan that only granted the church building the landmark status, but left out the former rectory, convent and school.

"That narrowed preservation plan came with the support of Preservation Chicago, a leading local preservation advocate. It also won approval from the archdiocese, which closed St. Adalbert's in 2019 and has since fought the landmarking push.

"Aldermen also had to deal with a deadline: If they did not vote on the Commission on Chicago Landmarks' preservation recommendation this month, the entire complex would have been automatically landmarked.

"The towering church building — currently covered in scaffolding the archdiocese says is needed to prevent ongoing decay — is the 'crown jewel' of the property, Preservation Chicago Executive Director Ward Miller said after the vote. The new status will preserve the exterior of the building, but allow for changes to be made for its new owners inside and on other parts of the property, he said.

"'We're very pleased that we came to a compromise here. The most important of the buildings has been landmarked,' Miller said.

"Sigcho-Lopez defended the more-tailored designation as a 'win for the community' that came after public meetings and open conversations. He previously pushed for the broader landmark designation last year, but lost when his Zoning Committee colleagues decided to delay consideration in a 10-to-4 September vote.

"'We did justice to what we heard from the community, a landmark designation that protects the use of the building,' Sigcho-Lopez said. 'That is a fair compromise.'

"The alderman acknowledged the frustration of the dogged former parishioners who want St. Adalbert's to reopen as a Catholic church. 'I don't have jurisdiction over that,' he said. (Sheridan, Chicago Tribune, 6/17/25)

"Step one, above all, is to get through the landmarks process," said Ward Miller, executive director of Preservation Chicago, urging parishioners to attend the next zoning and City Council meetings to call on the city to approve the landmark designation. (Garcia Hernandez; Block Club Chicago, 6/11/25)

Preservation Chicago has been advocating for Chicago Landmark Designation of the St. Adalbert Church in Pilsen for over a decade and is delighted by process. We have working closely with neighborhood partners and the alderman every step of the way to protect St. Adalbert Church. St. Adalbert Church was a Chicago 7 Most Endangered in 2014 and 2016. It was also included in the Chicago 7 Most Endangered Roman Catholic Church categories in 2019 and 2021.

Read the full story at Chicago Tribune

Landmarking advances for Pilsen's St. Adalbert Catholic Church, advocates left frustrated, Jake Sheridan, Chicago Tribune, 6/17/25

City Council committee approves landmark status for St. Adalbert's Church in Pilsen; The Archdiocese of Chicago has been trying to sell St. Adalbert's Church since closing it in 2019, John Garcia and Lissette Nuñez, ABC 7 News Chicago, 6/17/25

St. Adalbert's landmark status gets OK by Zoning Committee — with an unexpected change; The landmark would only apply to the church itself as a new buyer emerges for the historic Pilsen site, Abby Miller, Chicago Sun-Times, 6/17/25

2. POTENTIAL WIN: Rapid Response Advocacy Campaign to Landmark Pope Leo's Childhood Church Gains Traction



"Can Pope Leo XIV's boyhood church — St. Mary of the Assumption — be saved? The church's owner hopes the papal link can help efforts to save and reuse the parish buildings on the Far South Side." St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Image credit: Chicago Sun-Times



"Preservationists seek landmark designation for Pope Leo XIV's boyhood church on Far South Side" St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Image credit: ABC 7 Chicago



"Landmark Pope Leo XIV's Childhood Church and School!" Change.org petition. Image credit: Preservation Chicago



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Google Maps



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption Roman Catholic Church, 1957, George S. Smith, 310 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption School, 1917, Hermann Gaul, 305-313 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago



St. Mary's / St. Mary of the Assumption School, 1917, Hermann Gaul, 305-313 E. 137th Street. Photo credit: Ward Miller / Preservation Chicago

"Preservation Chicago is recommending that St. Mary of the Assumption, Pope Leo XIV's childhood church, receive landmark status on the heels of Leo's historic appointment as the first United States-born pope.

"The pope and his family worshipped and participated in services at St. Mary's for years. The seven-building campus at 310 E. 137th Street, on the border of Chicago and Dolton, Ill., is also where Pope Leo went to elementary school. Preservation Chicago, a local non-profit that advocates for the preservation of the city's historic buildings and neighborhoods, is pushing for the church to become a landmark.

"At a Friday meeting of the Commission on Chicago Landmarks, Preservation Chicago Executive Director Ward Miller said that the site, which was on no one's radar just over a week ago, now has the potential to become a place of pilgrimage for Catholics and others across the globe.

"According to Miller, the process to landmark the church will take at least a few months, if not a year. Friday's recommendation for landmark status marked the first formal step in the process. The Commission on Chicago Landmarks will next determine whether to move that suggestion forward.

"Landmark status will also require City Council approval. If the church is approved as a preliminary landmark, the building will be officially protected by the city from 'disfigurement' until the official process is complete, according to Miller.

"The church was built in 1957 (and designed by architect George S. Smith) and sold by the Archdiocese to its current owner, Joe Hall, in 2011 following dwindling membership.

"'[Joe Hall] was there this morning at city hall with us supporting our suggestion for landmark for this building complex, the church, the school,' Miller said.

"According to Miller, Hall had been planning a workforce development project for the Riverdale community on the site. And since Preservation Chicago is looking for landmark status to be applied to the outside of the building, the inside, which is vacant, could be used for such a project.

"Miller also suggested that the designation will increase tourism to the community, thus boosting its economy. 'It'll also help reinvigorate the Riverdale community of Chicago,' he said. 'It has just seen so much disinvestment over the last 50 years.'

"He also said that protecting the 'historic, built environment' will help the city as a whole, both economically and culturally.

"Miller also advocated for more buildings related to Pope Leo XIV to be designated as landmarks and said that St. Mary's was just the start of that process. The pope's childhood home, which is in the neighboring suburb of Dolton, was one structure he suggested. That designation would come from Dolton, not Chicago, but Miller said he is willing to help Dolton with the landmarking process.

"'I think it'd be really important because he is the first American Pope of all time,' Miller said. 'We should be looking at some sites in and around Chicago where he pastored or was part of a faculty, or he would … help to provide a service or a mass. I think we should be following this history and have some type of marker recognition.'

"Preservation Chicago has created a change.org petition for the landmarking of St. Mary of the Assumption church and school. The petition had attracted 493 signatures as of late Friday afternoon.

"St. Mary's was one of four buildings recommended to be considered for landmarks by Preservation Chicago Friday, Miller said. The others included Whitney Young Magnet High School, 211 S. Laflin St., McKinley Park's Central Manufacturing District and the Chicago Daily News newspaper building at 2 North Riverside Plaza." (Sheperd, Block Club Chicago, 5/19/25)

"'The owner of the former church, along with Preservation Chicago, are leading the effort to designate this building as an official landmark of the city of Chicago,' Metropolitan Water Reclamation District Commissioner Dan Pogorzelski.

"The Red Line Extension to Altgeld Gardens will likely be crucial to getting tourists as well as the faithful of the Roman Catholic Church who will want to pay homage to the new pontiff to the former church of Saint Mary of the Assumption.'" (Greenfield, Streetsblog Chicago, 6/9/25)

Ward Miller has been in direct communication with owner Joe Hall to encourage Chicago

3. POTENTIAL WIN: At 6th Building Court Hearing, Substantial Progress Towards Ownership Transfer of Elim/Reformation Lutheran Church to Onyx360 for Renovation and Adaptive Reuse



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



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

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 six 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

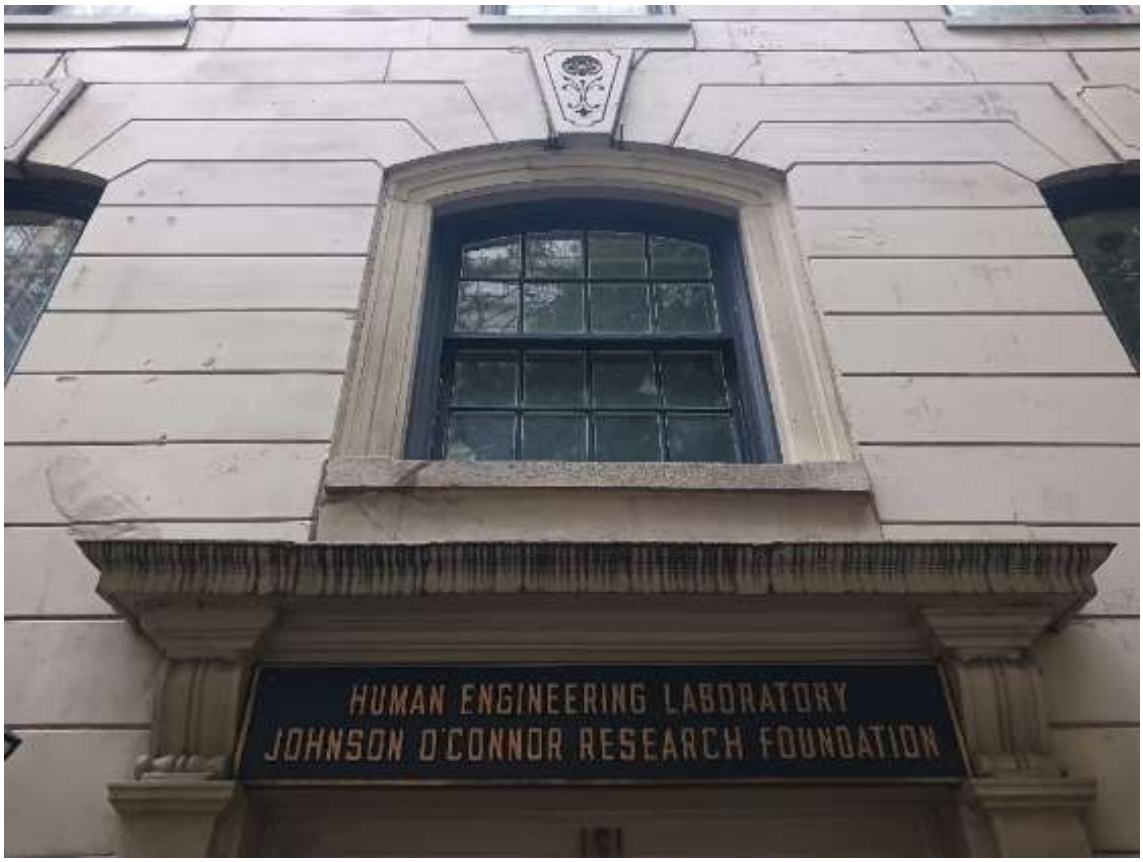
4. WIN: Successful Rapid Response Advocacy Effort Results in Final Landmark Recommendation for Erie Street Row at 161 E. Erie



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



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Ward Miller / Preservation Chicago



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Ward Miller / Preservation Chicago



Streeterville building constructed after Chicago fire should not be torn down: architecture critic, Lee Bey, ABC7 Chicago, 9/23/24

"The Commission on Chicago Landmarks has approved a final landmark recommendation for the Erie Street Row, a set of three rowhouses at 161 E. Erie Street. Built around 1877 as residences for Chicagoans who achieved success in professional and commercial endeavors, the buildings are faced with Joliet limestone, one of the earliest building stones used in Chicago after the Great Fire when fireproof construction was in need.

"Meeting Criterion 1 for their heritage, the Erie Street Row was built around 1877 when the Near North Side was being rebuilt as a desirable residential neighborhood after it was devastated by the Great Chicago Fire of 1871. From the 1870s to the 1910s, the families of successful merchants and professionals lived in the Erie Street Row, reflecting the social fabric of the Near North Side.

"The development of North Michigan Avenue as a commercial boulevard in the 1920s transformed the Near North Side from a residential to commercial district. During this time the Erie Street Row was converted to offices for small creative businesses like advertising, publishing, architecture and commercial and fine arts.

"The Erie Street Row also meets Criterion 4 for exemplary architecture, as it is a visually distinctive group of row houses, a building type of importance to Chicago architectural history. Built around 1877, this set of row houses is a particularly early, surviving group. The row is distinctive for its fine use of the Italianate architectural style, a style of importance to Chicago architecture in the 1850s through early 1880s.

"The Erie Street Row exhibits fine detailing and craftsmanship in Joliet limestone, a historically significant building material in the context of Chicago architecture and the most popular building stone used for Chicago buildings from the 1830s until the 1880s.

"The Erie Street Row is also found to meet the Integrity Criterion as it retains good integrity from both its original construction in 1877 and alterations in 1920 that have significance in their own right. Granted, two of the westernmost rowhouses in the group were demolished in 1960, the three that remain continue to convey the building's architectural and heritage values." (Kugler, Urbanize Chicago, 6/12/25)

"'It's a very historic building that adds a lot of character to the neighborhood," Deborah Gershbein, president of Streeterville Organization of Active Residents (SOAR), said of 161 E. Erie. 'We really don't want to have it torn down.'

"Located a block east of Michigan Avenue, 161 E. Erie is quite the charmer, with its light-colored stone face, intact cornice and pleasant horizontal ranks of windows. And the building is being used. Tenants include a hair salon, an art gallery, a yoga studio — and Johnson O'Connor, the organization that wants to wreck the building.

"Why would someone tear down such a little beauty? One possible clue is the building is surrounded by contemporary skyscrapers. The financial temptation to add one more tall, money-making building to the bunch might be too great.

"Preservation Chicago has been pushing since July 2024 to get landmark status for 161 E. Erie. Ward Miller, the organization's executive director, said the structure was originally a residential building composed of three townhouses before it was turned into commercial space.

"Which is a testament to the creative and adaptive reuse of such historic structures,' Miller said.

"Miller said 161 E. Erie and nearby surviving buildings of that vintage 'provide a glimpse into another era. The buildings exude a refined yet beautiful design, employing fine quality materials and craftsmanship.' (Bey, Chicago Sun-Times, 9/21/24)



5. WIN: Preliminary Landmark Designation Approved for Bankers Building / Clark Adams Building at 105 W. Adams Street





The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD



The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD



The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD



The Bankers Building / The Clark Adams Building, 1927, Burnham Brothers, 105 W. Adams Street / 210 S. Clark Street. Photo credit: Chicago DPD

"The Chicago Community Development Commission has initially approved TIF funding for the redevelopment of 105 W. Adams Street in The Loop. Located at the corner of South Clark Street and next to the Federal Center, the iconic structure has seen multiple redevelopment attempts over the past few years. Now, Chicago-based Primera Group is moving forward with its plans."

"Built in 1926, the 41-story, 476-foot-tall tower was originally designed by the Burnham Brothers in the Art Deco style. Since then, it has housed a number of tenants while slowly falling into disrepair, a condition visible in its heavily stained façade. However, the Club Quarters hotel continues to occupy floors three through ten."

"As part of the broader LaSalle Street Reimagined initiative, the team has brought on local design firm Pappageorge Haymes to oversee the conversion of the upper floors. These will be turned into 400 apartments."

"The project would also add 28,888 square feet of commercial space on the lower levels, which the city hopes will attract a grocery store. Additionally, there will be amenity space on the 24th floor and potential terraces on the building's setbacks. The development also includes a full restoration of the exterior façade, including new operable windows, and the removal of the rear fire escapes." (Achong, Chicago YIMBY, 5/15/25)

We're thrilled to see this important building landmarked and redevelopment project moving forward. Preservation Chicago has been working closely with owners to support this adaptive reuse project. We've testified multiple times in support of Chicago Landmark Designation, Class L and other development requirements.

Read the full story at Chicago YIMBY

Community Development Commission Approves Funding For 105 W Adams Street, Ian Achong, Chicago YIMBY, 5/15/25

CDC approves $67.5 million in TIF for 105 W. Adams, Floors 11-40 will be converted into 400 mixed-income apartments, Lukas Kugler, Urbanize Chicago, 5/15/25

City panel OKs subsidy for 400-unit office-to-apartment conversion, Danny Ecker, Crain's Chicago Business, 5/13/25

Bankers Building, 105 W. Adams St. Preliminary Landmark Designation Report, June 2025

6. WIN: Final Landmark Designation and CLass L Approved for Harris Trust & Savings Bank Hotel



Harris Trust & Savings Bank, 111 W. Monroe Street, 1911 Classical Revival building by Shepley, Rutan & Coolidge and 1960 Midcentury Modern tower designed by Walter Netsch of Skidmore, Owings & Merrill. Photo credit: Chicago DPD



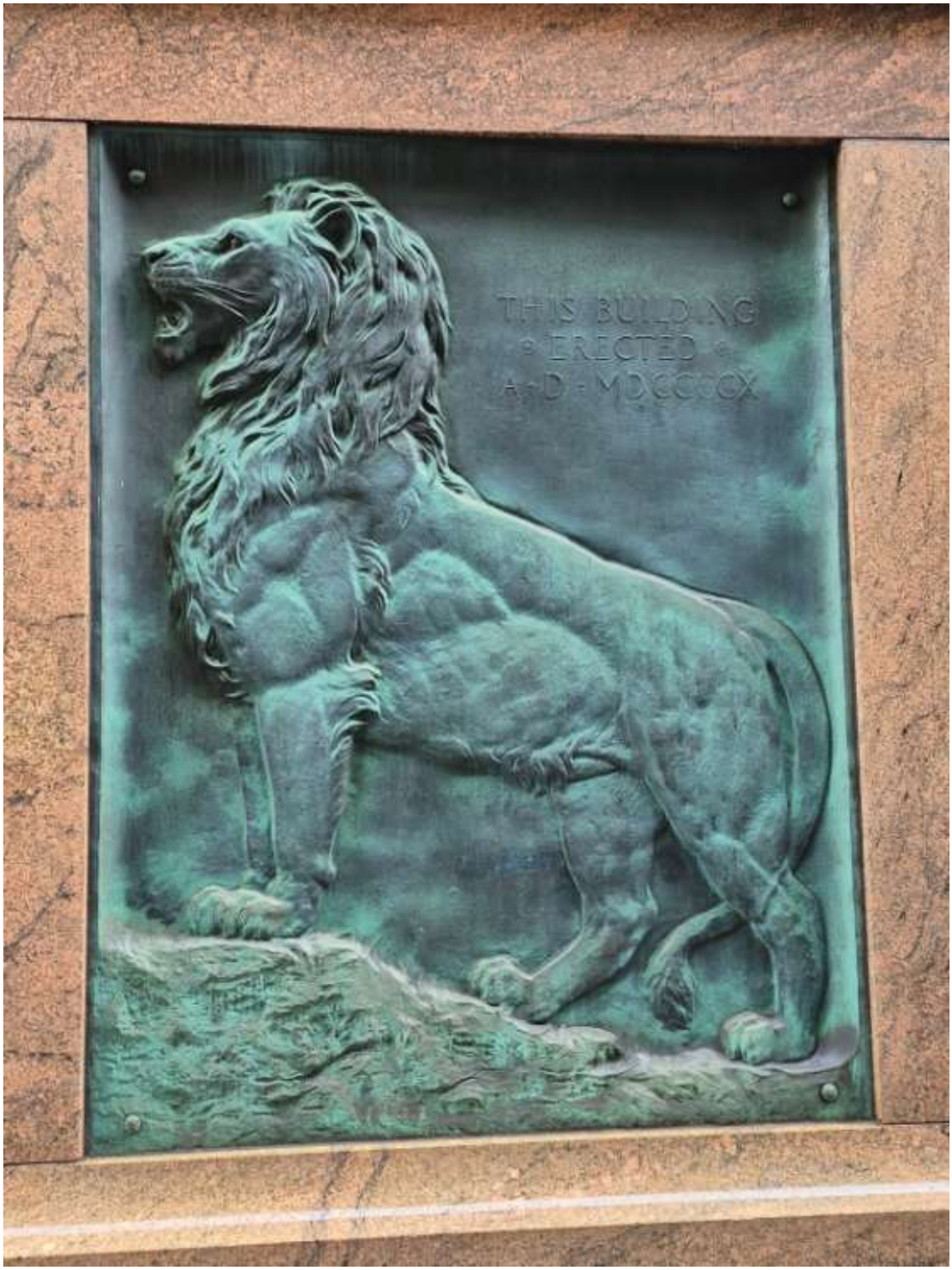
Restored rooftop club. Harris Trust & Savings Bank, 111 W. Monroe Street, 1911 Classical Revival building by Shepley, Rutan & Coolidge and 1960 Midcentury Modern tower designed by Walter Netsch of Skidmore, Owings & Merrill.. Rendering credit: Stantec



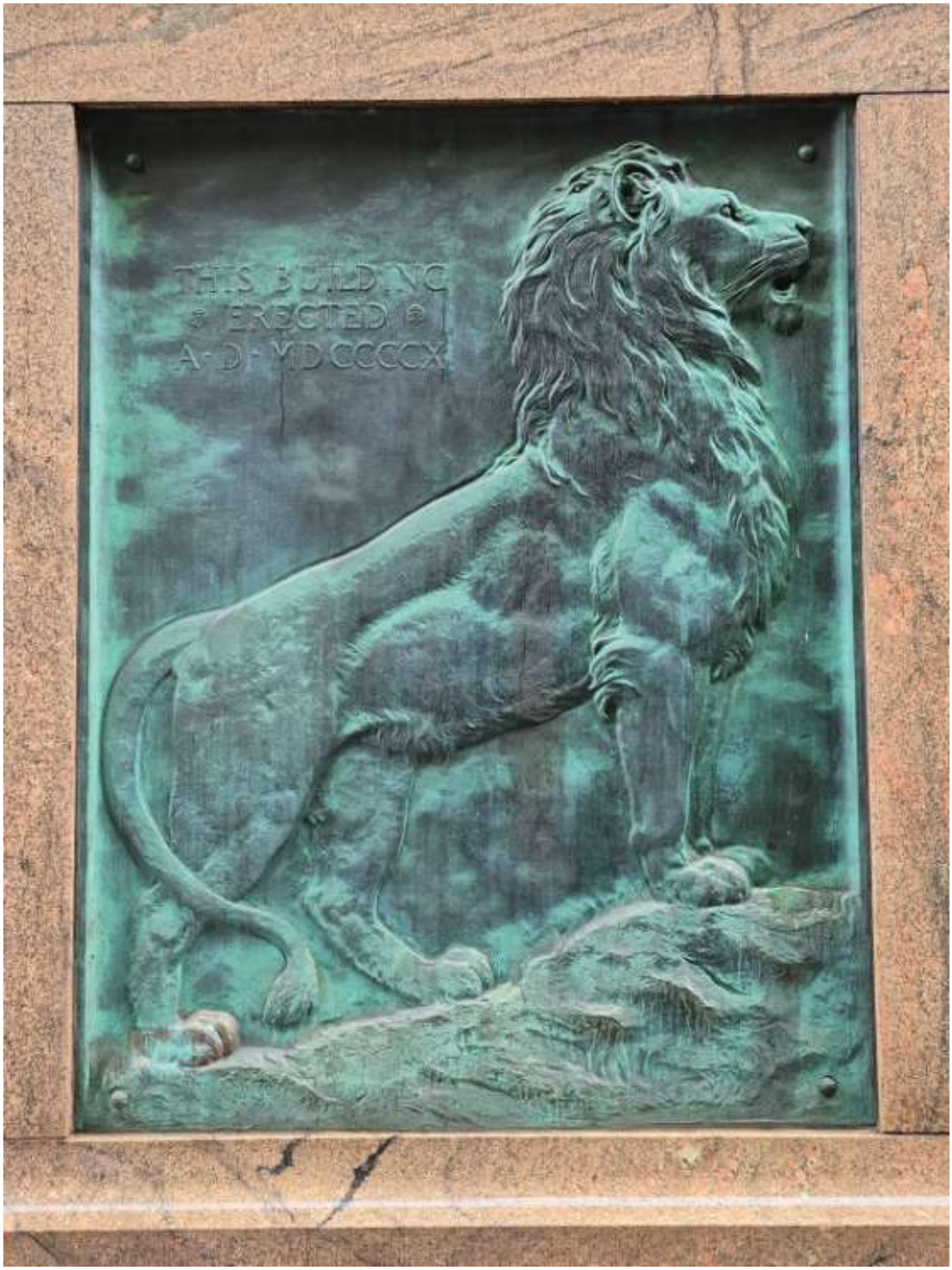
Renovated lobby. Harris Trust & Savings Bank, 111 W. Monroe Street, 1911, Classical Revival building by Shepley, Rutan & Coolidge. Rendering credit: Stantec



Harris Trust & Savings Bank, 111 W. Monroe Street, 1911, Classical Revival building by Shepley, Rutan & Coolidge. Photo credit: Chicago DPD



The bas-relief Harris Bank Lion Sculptures on the facade of 111 W. Monroe are now protected by Chicago Landmark Designation. Harris Trust & Savings Bank, 111 W. Monroe Street, 1911, Classical Revival building by Shepley, Rutan & Coolidge. Photo credit: Ward Miller / Preservation Chicago



The bas-relief Harris Bank Lion Sculptures on the facade of 111 W. Monroe are now protected by Chicago Landmark Designation. Harris Trust & Savings Bank, 111 W. Monroe Street, 1911, Classical Revival building by Shepley, Rutan & Coolidge. Photo credit: Ward Miller / Preservation Chicago

"The Chicago City Council has approved city funding including $40 million in TIF for the adaptive reuse and conversion of 111 W. Monroe. Planned by Prime/Capri Interest, LLC, made up of The Prime Group and Capri Investment Group, the developers acquired the building from BMO in the summer of 2022. Consisting of three adjoining structures, the proposal will rehab two of them, with the third structure which sits along S. LaSalle St set to hold the state workers moved from the Thompson Center, another development from The Prime Group.

"With Stantec on board for the design, the building will be converted into a mixed-use building, set to include 345 apartments, 226 hotel keys, and meeting/event space on the second floor. The roof level will be reactivated by reopening the original Monroe Club as an amenity for residents and hotel guests. The former mechanical penthouse will become a restaurant, with the outdoor deck including a pool.

"Twelve floors of the historic building will be converted from office space to 345 mixed-income residential units supported by this round of city funding.

“As part of the redevelopment, the building’s facade will be cleaned, repaired, and restored and a large light well will be carved into the back of the building to provide light and air down to interior facing spaces. ” (Kugler, Urbanize Chicago, 4/24/2025)

"The Class L tax incentive will focus on the hotel and retail portions of the project only, with hotel rooms on floors 3 through 10.

"With a $107.5 million development cost for this portion of the project, the Class L tax incentive will provide a tax abatement of $19.4 million over 12 years. With approval from the Commission on Chicago Landmarks secured, the Class L incentive will now require final approval from the City Council. The developers plan to start construction in early 2025 and wrap up work by January 2027." (Kugler, Urbanize Chicago, 3/26/2025)

We're thrilled to see this important building landmarked and redevelopment project moving forward. Preservation Chicago has been working closely with owners to support this adaptive reuse project. We've testified multiple times in support of Chicago Landmark Designation, Class L and other development requirements.

Read the full story at Urbanize Chicago

City Council approves city funding for 111 W. Monroe; $40 million in TIF will support the adaptive reuse of the historic building, Lukas Kugler, Urbanize Chicago, 4/24/2025

2 More LaSalle Street Buildings To Be Converted Into Apartments After City Council Approves Funding; The adaptive reuse projects are slated to receive $65 million in tax-increment financing and will bring 571 apartments to the financial corridor, Melody Mercado, Block Club Chicago, 4/16/25

Landmarks approves Class L for 111 W. Monroe; The tax incentive would help finance the adaptive reuse of the historic building, Lukas Kugler, Urbanize Chicago, 3/26/2025

7. WIN: Austin's New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church at 1400 N. Laramie Avenue Receives Preliminary Landmark Recommendation



New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church, 1924, Moritz F. Strauch, 1400 N. Laramie Avenue. Photo credit: Chicago DPD



New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church, 1924, Moritz F. Strauch, 1400 N. Laramie Avenue. Historic photo credit: The Archives of the Evangelical Lutheran Church in America

"The Commission on Chicago Landmarks has approved a preliminary landmark recommendation for the New Genesis Assembly of God Baptist Church. Located at 1400 N. Laramie, the New Genesis Assembly of God Baptist Church was originally constructed in 1924 as the home of the Trinity Evangelical Lutheran Church congregation. It was primarily built over the period from 1924 -1949

"Meeting Criterion 1 for heritage, the church was originally home to the Trinity Evangelical Lutheran Church, which was established in 1870. The building reflects the city's social history and specifically, its German American ethnic and immigrant history as well as German American residential migration throughout various Chicago neighborhoods over time.

"Meeting Criterion 4 for exemplary architecture, the building is an excellent example of early 20th century church architecture in an eclectic Neo-Gothic style that was built in multiple phases between 1924 and 1949, as the building's original congregation encountered delays in the building campaign due to the Great Depression and World II. The building is clad with Lannon Stone on its primary elevations along with various Gothic elements such as lancet windows and multiple crenellated parapets giving it a commanding appearance.

"The building's unique bell tower, which is four stories in height, includes the church's bells cast in 1898 and brought from the church's original location on Ada Street. It is topped by an unusual octagonal lantern framed by stepped gables at each of the tower's four sides. The overall design detailing and detailed interior oak framing displays the Viennese training of the building's architect, Moritz Strauch.

"The Commission has recommended that significant features to be protected are all exterior elevations, including rooflines, of the building. With the preliminary landmark recommendation approved, the Commission will need to approve a final landmark recommendation before sending the proposed designation to City Hall for final approvals from the Committee on Zoning and City Council." (Kugler, Urbanize Chicago, 5/16/25)

Preservation Chicago is in support of Chicago Landmark Designation for New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church.

Read the full story at Urbanize Chicago

Landmarks approves preliminary landmark for New Genesis Assembly of God Baptist Church; The Neo-Gothic church was originally built in 1924, Lukas Kugler, Urbanize Chicago, 5/16/25

New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church Preliminary Landmark Designation Report

8. WIN: Wax Trax! Building Becomes Designated Chicago Landmark After City Council Vote



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



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

"The former Wax Trax! Records building in Lincoln Park is now an official Chicago landmark after City Council approved the designation Wednesday.

"Located at 2449 N. Lincoln Ave., the two-story building housed Wax Trax! Records for more than two decades. The store and label played a key role in shaping Chicago's underground music scene and helped launch the careers of influential industrial and electronic acts like Ministry, Front 242, My Life With The Thrill Kill Kult and Coil.

"The landmark designation protects the building from demolition or major exterior alterations, preserving a site many consider vital to Chicago's cultural and music history.

"Wax Trax! was founded in Denver in 1974 before relocating to Chicago in 1978, where it became a haven for punks, outsiders and music lovers amid the Reagan-era cultural shift.

"Although the Wax Trax! team has pushed for landmark status, it no longer owns the building. The property was listed for sale in December for $1.4 million, according to property records. It was last sold in 2011 to Marvin Greene of suburban Lake Forest for more than $878,000. (Filbin, Block Club Chicago, 5/22/25)

"The Chicago City Council has approved the landmark designation for the former home of Wax Trax! records. Located at 2449 N. Lincoln, life and business partners Jim Nash and Dannie Flesher opened the WAX TRAX! records store in 1978. Their shared passion for music inspired the retail venture and their personal tastes, creative generosity, and willingness to take risks shaped the store into an international source of eclectic and ground-breaking music.

"Meeting Criterion 1 for its value as an example of city, state, or national heritage, WAX TRAX! invigorated Chicago's music scene. With bootlegs, imports, and hard-to-find records, cassettes, CDs, and videos, WAX TRAX! became an international retail destination. WAX TRAX! helped to shape the world's perceptions of Chicago music. As the home base of the WAX TRAX! record label, the store at 2449 North Lincoln helped to launch industrial-dance music, what became to be known as industrial music, in the United States.

"WAX TRAX! opened at a time when society's pendulum was swinging away from earlier decades' idealism and freedom-focused liberation toward the New Right and nostalgic conservatism of the Reagan years. The store provided a rare refuge to outsiders and outcasts as a mecca and a meeting place for those most comfortable outside the mainstream. The arrival of WAX TRAX! in Chicago was monumental in terms of shaping Chicago's music scene. WAX TRAX! was a favorite of director John Hughes in whose films music played a key role." (Kugler, Urbanize Chicago, 5/24/25)

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

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

Read the full story at Urbanize Chicago and Block Club Chicago

Former Wax Trax! Records Building Is Now A Chicago Landmark; The Lincoln Park building housed the record label and store that was a cultural hub for Chicago's punk and alternative music scenes in the '80s, Patrick Filbin, Block Club Chicago, 5/22/25

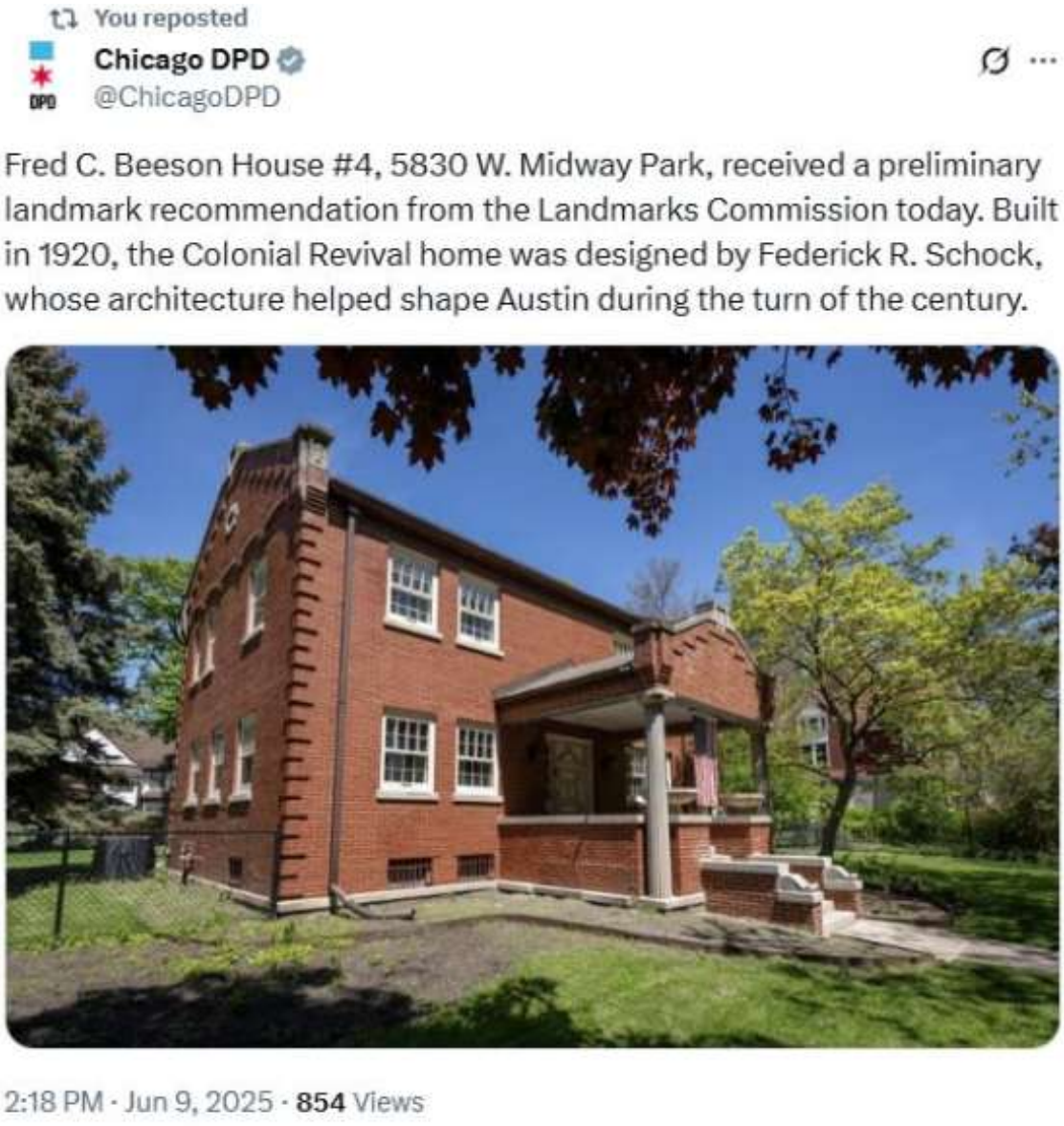
City Council approves landmark designation for Wax Trax; The former records store is located at 2449 N. Lincoln, Lukas Kugler, Urbanize Chicago, 5/24/25

Former Wax Trax! Records building granted landmark status in Chicago, Rachel Leone, Resident Advisor, 5/26/25

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

Chicago commission votes to make former Wax Trax! Records building a landmark, Noel Brennan and Adam Harrington, CBS Chicago, 2/6/25

9. WIN: Beeson House Receives Preliminary Chicago Landmark Recommendation



Fred C. Beeson House #4, 5830 W. Midway Park, received a preliminary landmark recommendation from the Landmarks Commission today. Built in 1920, the Colonial Revival home was designed by Federick R. Schock, whose architecture helped shape Austin during the turn of the century. Tweet credit: Chicago DPD

10. POTENTIAL WIN: Olivet Baptist Church Proposed as Centerpiece of Large Mixed-Use Development (Chicago 7 2025)



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



Proposed large mixed-use development called Trinity Square including Olivet Baptist Church. Rendering credit: Goode Van Slyke Architecture / Olivet Baptist Church



Proposed large mixed-use development called Trinity Square including Olivet Baptist Church. Rendering credit: Goode Van Slyke Architecture / Olivet Baptist Church

"During the 1860s, Olivet Baptist Church was an active stop on the Underground Railroad, helping escaped slaves with food and a warm place to stay.

"Olivet, the second-oldest Black church in Chicago, has stood at 3101 S. Martin Luther King Drive for a century and once housed thousands of members each Sunday. The congregation has shrunk to about 100 consistent members.

"Now, Pastor John L. Smith hopes to bring new life to Olivet with a $157 million development that would include 366 mostly low-income apartments, a day care center, a food pantry, a workforce development incubator and a health and wellness clinic, all on land adjacent to the church in the Bronzeville neighborhood.

"'Our goal is to show everyone that Olivet is still a very vibrant and alive community and that we have a vision for our community that will make it better,' Smith said. 'Our goal is to do what our ancestors did in the 20th century, but do it in a different way, in providing housing, in meeting the social and civic needs of the residents of Bronzeville.'

"Under the plans, no more than 20% of Trinity Square's apartments would be priced at market rate, which would make the project by far one of the largest affordable housing developments in Chicago in years.

"Founded in 1850, it is the second-oldest African American congregation in the city. Quinn Chapel African Methodist Episcopal Church, founded in 1844, is the oldest.

"'Olivet is one of the seminal churches that has been in Chicago pretty much since Black people have been in Chicago,' Smith said. 'When you look at Olivet's history, we have always been not only for spiritual progress, but also social progress for Black people.'

"Olivet reached 12,000 members in the 1930s and became a social hub for those migrating from the South. (Rush, Chicago Sun-Times, 4/29/25)

Olivet Baptist Church is a Preservation Chicago 2025 Chicago 7 Most Endangered. Due to a dwindling congregations, the large main church has not been actively used for an extensive period. 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. We support restoring and incorporating the historic church building into a new development that would bring housing, vibrancy and resources to the community.

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.

Read the full story at Chicago Sun-Times

From Underground Railroad to real estate developer: Olivet Baptist Church plans rebirth after 175 years, A 366-unit affordable apartment development called Trinity Square, estimated to cost $157 million, is planned next to the historic Bronzeville church, Mariah Rush, Chicago Sun-Times, 4/29/25

Historic Bronzeville church proposes big affordable housing development, Rachel Herzog, Crain's Chicago Business, 5/7/25

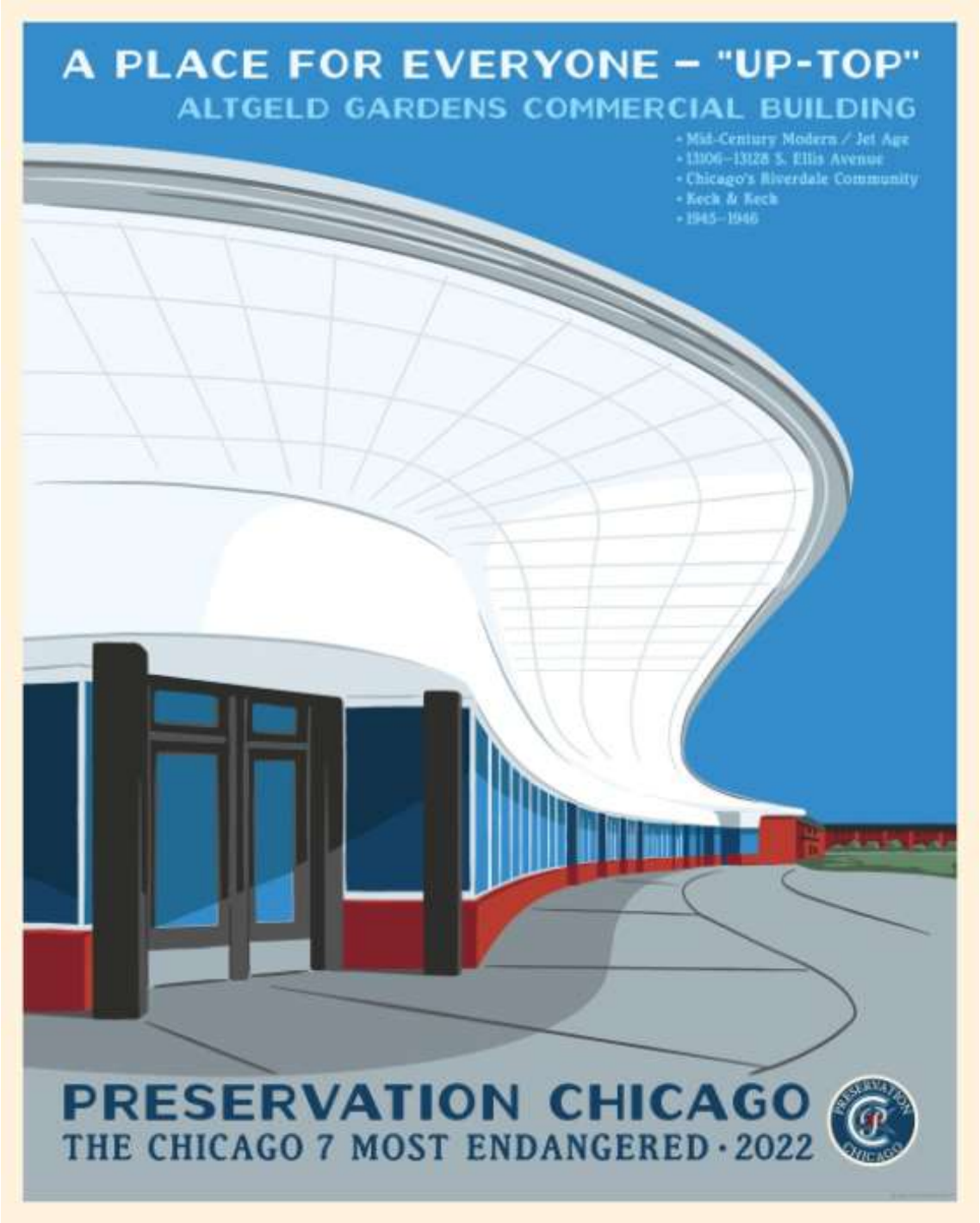
11. POTENTIAL WIN: Nonprofit Buyer Plans Renovation of Up Top Building at Altgeld Gardens (Chicago 7 2017 & 2022)



Altgeld Gardens, Commercial Buildings, “Up Top”, 1946, Keck & Keck, 13100 S. Ellis Avenue. Photo Credit Ward Miller / Preservation Chicago



Altgeld Gardens, Commercial Buildings, “Up Top”, 1946, Keck & Keck, 13100 S. Ellis Avenue. Altgeld Gardens Housing Center and Commercial Center, October 31, 1945, Keck & Keck, HB-08854-A Photo Credit: Chicago History Museum / Hedrich-Blessing



Altgeld Gardens 'Up-Top' Commercial Building, 1945-46, Keck & Keck, 13106-13128 S. Ellis Avenue. Image credit: Preservation Chicago. Altgeld Gardens 'Up-Top' Commercial Building Preservation Chicago 2022 Chicago 7 Most Endangered Poster. Posters available at Preservation Chicago's webstore.

"A 79-year-old Altgeld Gardens commercial building that has spent years in disrepair despite being designed by noted Chicago architects Keck & Keck could soon begin a new life housing after-school programs and social services.

"The nonprofit By the Hand Club for Kids has signed an agreement to buy the privately owned former Altgeld Gardens Commercial Center — residents call it the Up Top building — at 13100 S. Ellis Ave. for $450,000, according to Andraya Yousfi, the group's chief of partnerships and development.

"Helping make the acquisition easier: The Chicago Housing Authority on May 27 agreed to sell 1.24 acres of CHA land surrounding the building — mostly a parking lot that landlocks the structure — to the club for $27,600. By the Hand Club has been operating in an Altgeld Gardens church since 2005 and has served young people from kindergarten through high school in the Cabrini-Green area since 2001.

"Built in 1946, the single-story curvilinear brick structure, designed by George Keck and his brother William, was conceived as a mini shopping center for residents of the then-new and remotely located public housing development.

"At Altgeld Gardens, the Kecks designed a brick building that looked lighter than air, thanks to its gracefully curved profile, an abundance of glass shop windows and a stylish overhanging roof.

"The center originally had a grocery store, a doctor's office, beauty and barber shops, a laundry and a delicatessen. But shops and services left as the years passed, and its owners removed and sealed up most of the center's visually striking glass facade while letting the building empty out and rot.

"According to renderings from By the Hand Club, much of Keck & Keck's glass would return. A breezeway within the structure was turned into a memorial wall that Yousfi said will be preserved as part of the renovation.

"'Here's to hoping this amazing building can be restored and reused,' said Preservation Chicago Executive Director Ward Miller, whose organization placed the structure on its most endangered buildings list in 2011 and 2013.

"'Ideally, this building would even qualify for Chicago landmark designation, which would be marvelous and well deserved,' he said. (Bey, Chicago Sun-Times, 6/3/25)

Read the full story at Chicago Sun-Times

A neglected Altgeld Gardens building, designed by 1933 World's Fair architect, is slated for rebirth; Once renovated, the 79-year-old former Altgeld Gardens Commercial Center designed by noted architects Keck & Keck will house after-school programs and social services, Lee Bey, Chicago Sun-Times, 6/3/25

Altgeld Gardens Memorial Wall's place in Chicago history is clear, its future less so; "The wall is kind of like a historic monument for everybody who used to live or still lives in Altgeld Gardens," a former resident says. But it's in danger of being demolished, Linda Paul, WBEZ, 1/31/23

THREATENED: Public Housing Sites; Altgeld Gardens Commercial, Cabrini Rowhouses, Lathrop Homes South Campus A 2022 Chicago 7 Most Endangered

12. WIN: McCormick Mansion Will Be Transformed Into The Hand & The Eye, a $50M Magic Theater



Rendering of the proposed magic venue, The Hand & The Eye, at McCormick Mansion / Kungsholm Puppet Opera / Lawry's at 100 E. Ontario St. Rending credit: Rockwell Group

"With a $50 million investment in the struggling Magnificent Mile, the Chicago healthcare entrepreneur Glen Tullman is opening a massive new live entertainment venue in the historic McCormick Mansion (100 E. Ontario St.), most recently the home of Lawry's Prime Rib restaurant. Tullman said the new venture, called The Hand & The Eye, will employ some 200 people and offer seven different performance spaces, along with multiple bars and a dining experience, all devoted to the art of magic.

"'This is not some six-month pop-up thing. This is a once-in-a-generation project,' Tullman said during a tour of his venue under construction. Opening night is anticipated for March 2026.

"The closest comparable existing venue is probably the long-established Magic Castle in Los Angeles, first opened in 1963. Tullman said that Chicago's 36,000-square-foot The Hand & The Eye will be larger than that famous venue (by some 10,000 square feet) and will feature an interior design by David Rockwell, known for Broadway shows as much as his restaurant interiors. 'People come to Chicago from Iowa and Indiana and they want to be amazed,' Tullman said. 'This will amaze them.'

"Although there are multiple stages and performance nooks, the plan for The Hand & The Eye is to be open seven nights a week and offer a single inclusive ticket that will move audiences through numerous performances and a dinner, with patrons making timed reservations and then traversing all the rooms in a bespoke fashion. The price point has not yet been set, but it is not likely to be cheap. Tullman, 65, described his intent to offer an upscale, all-adult experience with a dress code. 'This will not be a jeans and sneakers kind of place,' he said.

"The seven theaters inside the mansion will range from about 25 to 100 seats, Kaylor said, offering conditions for different levels of magic from tight close-up through more medium-range illusions. In a nod to Chicago's long history of bartender magicians, bars will be set up as much for trickery as for cocktails. The operation will also feature live jazz and have a full-time music director and there will be a retail outlet for magic tricks that come with human instructions. Opening hours are projected to be from 5 p.m. until midnight. Tullman also said there would be an educational component, offering opportunities to young Chicago magicians from the city's neighborhoods, as well as some weekend brunches and daytime performances opened up to a family audience.

"A tour revealed a historic building being gutted virtually to the studs, albeit with the preservation of the original grand staircase, fireplace and a few other elements. The historic exterior of the building, which dates to 1899, won't be changed.

"L. Hamilton McCormick, the nephew of famed agriculturalist Cyrus McCormick, and his wife, Constance Plummer McCormick, commissioned a four-story Italian Renaissance home with bricks imported from Belgium (and wrapped in straw) on the corner of Ontario and Rush Street. At various points in its history, the house also housed a puppet theater and a members-only nightclub called the Continental Casino. A fourth-floor ballroom hosted as many as 400 guests including, on occasion, visiting royalty hosted by Mrs. McCormick. Rockwell's new design will include a roof garden as part of the venue." (Jones, Chicago Tribune, 5/16/25)

Preservation Chicago is thrilled with this plan. We have worked closely with the development team for over a year to optimize the historic building's elements to add authenticity to the immersive experience. The McCormick Mansion / Kungsholm Puppet Opera / Lawry's is an orange-rated building with a fascinating history. The Hand & The Eye is wonderfully creative and unique use to be located in a wonderful and unique building.

Read the full story at Chicago Tribune

The Hand & The Eye will be a new, $50 million magic theater off Magnificent Mile, The McCormick Mansion, once Lawry's Prime Rib, is to become an epic venue for dinner and magic, Chris Jones, Chicago Tribune, 5/16/25

A massive $50M magic mansion for adults is opening near the Magnificent Mile, Jack Grieve, Crain's Chicago Business, 5/15/25

Details Revealed For Magic-Based Experience On Michigan Avenue, Ian Achong, Chicago YIMBY, 5/19/25

$50 Million, Adults-Only Magic Theater Coming To Former Lawry's Prime Rib Downtown; The Hand & The Eye is slated for a spring 2026 opening. It will have 37 magic rooms, seven theaters, live jazz music and more, Melody Mercado, Block Club Chicago, 5/16/25

13. WIN: Former Hillshire Foods Building Will Become Medical School



The Chicago School's Illinois College of Osteopathic Medicine / Hillshire / Tyson Foods / Former Sara Lee Building, 1946, Alfred Alschuler, 400 S Jefferson Street. Photo credit: CoStar



Prior to the 2012 renovation which added windows to the Chicago School's Illinois College of Osteopathic Medicine / Hillshire / Tyson Foods / Former Sara Lee Building, 1946, Alfred Alschuler, 400 S Jefferson Street. Photo credit: Google Maps

"Construction has begun on the redevelopment of the former Tyson Foods building at 400 S Jefferson Street in West Loop Gate. Located at the corner of W. Van Buren Street and bounded by Interstate 290 to the south, the former industrial building was purchased by The Chicago School late last year to serve as its new consolidated campus.

"The Art Moderne-style, four-story structure was built in 1946 for a local lithographing company and designed by Alfred S. Alschuler, who is also known for designing the current London House building. It was eventually vacated and redeveloped by Sterling Bay in the 2010s for Hillshire Farms. Their work included adding rounded-corner windows, a roof deck, a lounge, and community rooms.

"The Chicago School, a nonprofit university that is part of a larger national network, is now working to convert the 247,000-square-foot building into its new campus. The space is larger than all three of its current locations across the Loop. It will also house the new College of Osteopathic Medicine, which has received preliminary accreditation." (Achong, Chicago YIMBY, 5/26/25)

This is a great adaptive reuse and another good example of the economic benefits of historic preservation. This important Art Moderne building by Alfred Alschuler would make an excellent Chicago Landmark as we encourage the Chicago School's Illinois College of Osteopathic Medicine to pursue designation.

Back in 2012, Preservation Chicago worked hard to ensure that the Hillshire Brands development team appreciated and respected Alfred Alschuler's 1946 Art Moderne design intent for the former Sara Lee Building. It was a highly successful effort and the original curved entry and historic windows were retained.

Rows of curved ribbon windows were added which reinforced the original design intent. The new windows were essential to allow new uses for the building which previously had been mostly solid masonry. It was a long and challenging effort, but it was well worth it as the outcome was and remains excellent.

The success of the 2012 redesign is confirmed by the decision of the Chicago School's Illinois College of Osteopathic Medicine. If the original nondescript office building recladding plan went ahead, it's unlikely that the medical school would have selected this building 13 years later.

Read the full story at Chicago YIMBY

Construction Begins On Redevelopment Of Former Tyson Foods Building In West Loop Gate, Ian Achong, Chicago YIMBY, 5/26/25

Chicago's first new medical school in 100 years taking shape in former Tyson building, Jon Asplund, Crain's Chicago Business, 5/28/25

First medical school to open in Chicago in nearly 100 years takes aim at physician shortage; The Chicago School is accepting applications for the Illinois College of Osteopathic Medicine, which is set to begin classes in fall 2026, Shannon Tyler, Chicago Sun-Times, 6/5/25

Vacant Former Tyson Foods Office in Chicago To Become Medical School; Community Solution Education System, Chicago School Pay $38.5 Million for Building at 400 S. Jefferson St, Ryan Ori, CoStar News, 3/28/24

14. WIN: Chicago Daily News Building Sold to Developer with Extensive Historic Preservation Experience (Chicago 7 2008)



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



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



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



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

"A Chicago real estate firm known for redeveloping historic properties plans to buy the historic former home of the Chicago Daily News from the estate of late billionaire Sam Zell, paving the way for the first change in ownership in half a century.

"Blue Star Properties has a contract to buy the 26-story office building at 2 N. Riverside Plaza along the Chicago River in the Loop business district, Blue Star President Craig Golden told CoStar News. He said the firm is still performing due diligence before closing on the purchase.

"The Art Deco building, whose namesake newspaper shut down in 1978, had been owned by Zell for about 50 years when the Chicago billionaire died in 2023. Zell had his office in the tower starting in 1982, leading several real estate investment trusts from his office in the building that extended to an outdoor terrace and garden that Zell had built overlooking the river.

"During his decades of ownership, Zell explored redevelopment scenarios for the property, including potentially tearing down the building or adding another tower on the property's large riverfront plaza.

"The riverside tower is known as the first in the city built over train tracks using air rights and the first office property built alongside a large plaza, leading to two common trends in the city. Construction was completed in 1929, just before the start of the Great Depression. (Ori, CoStar News, 4/21/25)

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

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

"But if demolition seems improbable, think again. Zell himself also wanted to replace the Daily News Building with a new tower back in 2000 until Mayor Richard M. Daley put the kibosh on the plan. Zell came back in 2008 with a bid to shoehorn a new skyscraper next to the historic building, obliterating that marvelous and historic plaza.

"The groups Preservation Chicago and Landmarks Illinois have pushed for landmark designation for the Daily News Building since 2008. (Bey, Chicago Sun-Times, 11/29/24)

"The piece in question is the monumental mural about the gathering, printing and delivery of the news that once adorned the vaulted ceiling of the concourse in the old Chicago Daily News Building at 400 W. Madison St. Its crisscrossing geometric forms perfectly captured the energy of Chicago's Front Page newspaper era in the Roaring '20s.

"For 64 years, following the completion of the Daily News Building in 1929, the 180-foot-long by 18-foot-wide canvas delighted discerning commuters who craned their necks to see it as they passed through the concourse on the way into and out of the Chicago & Northwestern railway station.

"Then, in the fall of 1993, after a panel of the mural had come loose because of a leaky roof, the entire canvas was stripped off the ceiling and taken to a Milwaukee-area company, Conrad Schmitt Studios Inc., that restores the interiors of historic buildings. Several art restorers and conservators objected, saying the Schmitt firm lacked experience in renovating historic murals and that the mural should have been kept in place because removal typically causes additional damage.

"But Sam Zell, who controls a partnership that owns the old Daily News Building (now known as Two North Riverside Plaza), defended the move. 'We hired [the Schmitt firm] to restore it, and we want them to put it back up into the building,' he told Tribune reporter William Mullen. 'We think it's a treasure and a very valuable part of the building.'

"Here's what happened (or, more accurately, what hasn't happened) since then: The Milwaukee-area firm never restored the mural, reportedly because Zell's firm considered its bid too high. The artwork sits in a Near Northwest Side art storage warehouse. It's been nearly 11 years since the mural was removed. [written in 2004]

"Obviously, the mural should go back where it was. But what kind of shape is it in? And how much would it cost to restore it?" (Kamin, Chicago Tribune, 8/15/04)

15. POTENTIAL WIN: Landmarked Superior Street Rowhouses Listed For Sale



42, 44 & 46 East Superior Street Rowhouses. Photo Credit: John R. Boehm / Crain's Chicago Business

"The lender that seized a River North development site after the years-long saga of a failed high-rise project there has listed the property for sale, potentially teeing it up for a new redevelopment plan.

"New York-based Madison Realty Capital has hired brokerage Jones Lang LaSalle to seek a buyer for the 12,428-square-foot site at 42-46 E. Superior St., according to marketing materials.

"The listing comes more than a year after Madison took control of the property in a foreclosure auction in January 2024. Plans from would-be developers Jeffrey Laytin and Jason Wei Ding for a 60-story hotel and condominium tower on the site, which they unveiled in 2017, never came to fruition.

"The project faced an uphill battle from the start. Downtown Ald. Brendan Reilly, 42nd, whose district included the site prior to the wards being redrawn, rejected the proposal, which also faced opposition from preservation advocates and business owners who are tenants in the historic buildings on the site.

"The buildings on the site, which date back to the 1870s and 1880s and were constructed shortly after the Great Chicago Fire, are part of a Chicago Landmark District, so their facades can't be demolished. That means any new development on the site would have to rise behind them or on the vacant lot at the corner of Avenue and Superior Street.

"I think the site is so tight that it really does lend itself to something very small-scale or to work with what's there, ideally," said Ward Miller, executive director of Preservation Chicago.

"An adjacent development site at 50 E. Superior St. that includes a vacant, seven-story office building also is up for sale." (Herzog, Crain's Chicago Business, 5/1/25)

Preservation Chicago strongly opposed the demolition of the three orange rated row-houses at 42, 44 and 46 E. Superior dating from the 1870's and 1880's. We supported the effort to delay demolition until a building permit was issued. We also supported the effort in 2020 to create the Near North Side Multiple Property District that protected 15 Near North Side residential buildings constructed shortly after the Great Chicago Fire including the Superior Street Rowhouses. We encourage the preservation of the adjacent seven-story Art Deco limestone building and the historic four-story red brick Giordano's building at 730 N. Rush Street.

We hope that Sunny Side Up Restaurant, a locally owned Chicago Legacy Business, and other small businesses located in the Superior Street Rowhouses will be able to remain after the sale of the buildings to new ownership.

Read the full story at Crain's Chicago Business

Site of doomed 60-story River North tower project goes up for sale, Rachel Herzog, Crain's Chicago Business, 5/1/25

16. WIN: Developer Plans Residential Adaptive Reuse for 7-Story Western Methodist Book Concern Building at 50 E. Superior Street



50 E. Superior Street. Photo credit: Google Maps



50 E. Superior Street. Photo credit: Google Maps



50 E. Superior Street. Photo credit: JLL

"Initial details have been revealed for the residential conversion of the former office building at 50 E Superior Street in River North. Located mid-block between N Rush Street and N Wabash Avenue, the existing structure—and the surrounding row homes—was previously set to be demolished to make way for a new skyscraper.

"While not much is known about the seven-story building, we do know it was originally used by the Western Methodist Book Concern as its Chicago warehouse and facility. Over the years, it changed hands until it was rezoned in 2017 for a much denser project: a 60-story residential skyscraper. However, after the local alderman rejected the proposal, the site remained in limbo.

"Now, after years of lawsuits, the building has been purchased for $5.7 million by local developers Honore Properties and Peerless Development. They plan to convert the structure into 90 residential units, most likely consisting of studios through two-bedroom layouts. These will take advantage of the large existing lightwell that cuts through the center of the structure. (Achong, Chicago YIMBY, 6/7/25)

"Honore founder Michael Shenouda said the building is ripe to be turned residential because of its neighborhood positioning and unique layout, with a lightwell, or a roofless, external space, in the middle.

"'50 E. Superior St. is one of the best locations in Chicago at the intersection of River North and Gold Coast. The unique inner courtyard allows the building to be a prime candidate for a residential conversion,' Shenouda said in an email.

"The project would be developed as of right, meaning it doesn't require zoning approval from the City Council.

"Shenouda is no stranger to residential conversions, with similar projects in the works at 118 S. Clinton St. in the West Loop and 811 W. Evergreen Ave. near the North Branch of the Chicago River.

"The Honore-Peerless venture paid $5.7 million for the 50 E. Superior St. property, records show. The seller was Chicago developer Golub & Co., which listed the site for sale in October several years after a deal to sell it to a New York developer unraveled. That would-be buyer, Symmetry Property Development, had proposed a 60-story condominium-hotel tower that would occupy the Golub-owned site as well as the one next to it at 42-46 E. Superior St." (Herzog, Crain's Chicago Business, 10/28/24)

Preservation Chicago applauds Honore Properties and Peerless Development for their residential reuse proposal. Preservation Chicago has long been concerned over the fate of the Western Methodist Book Concern building at 50 E. Superior Street. It was considered a new high-rise development site with the Superior Street Rowhouses at 42-46 E. Superior St. We have been in conversations with many stakeholders including owners, developers, alderman, and neighbors to advocate for a preservation-oriented outcome.

Read the full story at Chicago YIMBY and Crain's Chicago Business

Developer buys River North site for office-to-apartments conversion, Rachel Herzog, Crain's Chicago Business, 6/4/25

Residential Conversion Proposed For 50 E Superior Street In River North, Ian Achong, Chicago YIMBY, 6/7/25

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

17. PETITION: Make Damen Silos a Park and Festival Grounds!



Petition to Make Damen Silos a Park and Festival Grounds! Image credit: Google Earth

"Sign below to stand up for the Silos! Responses will be shared with public officials involved in this issue.

"Ever since the State of Illinois announced the sale of the Damen Silos in 2022, neighbors have wanted this space to become a park!

"While the owners, MAT Limited Partnership, now seek to demolish the iconic Damen Silos, others have considered how to return the Silos to public use as a public park and festival grounds.

"Furthermore, the city has recently moved to adopt plans for increased greenspace and other amenities on the South Branch of the Chicago River, and this would fit right in.

"A festival grounds centered around Damen Silos would:

- Preserve the historic Silos and make them a visual centerpiece of a new venue
- Provide a location to relocate festivals currently held in neighborhood parks, so neighborhood parks can be available to residents all summer
- Prevent disruptions to neighbors by holding events in a location accessible by public transit, but well separated from homes
- Add public greenspace to an area that lacks it
- Accelerate development of planned public amenities along the South Branch of the Chicago River
- Generate far more tax revenue than industrial activity or vacant land
- Give the Southwest Side a slice of tourist spending
- Create opportunities for new festivals
- Cement Chicago's commitment to clean up the South Branch and invest in the riverfront city wide

"How could it work:

- The Chicago Park District would hold public greenspace adjacent to the Silos, and the greenspace would be open to the public year round
- The public greenspace would be in addition to the mandatory public riverfront trail required of all new developments in the area
- A separate operator would operate a portion of the site as an event venue
- Blue Star Properties, who operate the Salt Shed, are interested in operating the Silos
- A land trust could purchase and hold the space until the Park District is ready to assume responsibility for it
- Preservation Chicago is very experienced with actions to save endangered buildings, and willing to orchestrate this deal

Sign the Petition to Make Damen Silos a Park and Festival Grounds!

Community meeting planned for Damen Silos demolition; A June 27 public meeting is set to discuss the demolition plans for the more than century-old grain silos on the city's Lower West Side, Brett Chase, Chicago Sun-Times, 6/17/25

18. THREATENED: 120-year-old Jackson Park Pavilion Sits as a Park District Ruin (Chicago 7 2017, 2018, 2019, 2020 & 2021)



Burnham Designed Pavilion in Jackson Park in 2020 in state of extreme neglect. Photo Credit: Eric Allix Rogers

"As warm weather eases its way into the city, the Burnham Building, a 120-year-old pavilion in Jackson Park, ought to be a perfect little spot to visit.

"Located on Marquette Drive just north of 67th Street, the one-story, open-air structure sits on a slight elevation, allowing the building's patrons to better catch Lake Michigan views and breezes. The view from the rear of the building is no slouch, either. It overlooks the Jackson Park Golf Course and the residential skyline of the South Shore neighborhood.

"But the building designed to resemble a Greek temple is instead a Chicago Park District ruin. It sits fenced off and rotting away in spite of its visible roadside location along Marquette Drive and its history: The 1912 pavilion was designed by Daniel Burnham's architecture firm, D.H. Burnham & Company.

"It's a situation that should have been remedied years ago.

"I think it's an eyesore in the community," said prominent South Shore resident Carol L. Adams. "And it's a sign of the neglect that often happens in Chicago around historical buildings. That place is historic, and it needs to be restored."

"Take a walk though the 551-acre Frederick Law Olmsted-designed Jackson Park, especially this time of the year, and its beauty is absolutely apparent. And so is the city's decades long neglect of this historic, nationally recognized park.

"The concrete stairway at the picturesque overlook and roundabout at 64th Street and Promontory Drive, just north of LaRabida Children's Hospital, is crumbling. The Clarence Darrow Bridge at the park's Columbia Basin — built for the 1893 World's Fair — is overgrown and so unsafe that it's been cut off from the public since 2013.

"When you think about the numbers of people who'll be coming to our community [to visit the Obama Center], if you think about the drive along South Shore Drive, you know that [the condition of Jackson Park] needs to be remedied," Adams said." (Bey, Chicago Sun-Times, 4/30/25)

Read the full story at Chicago Sun-Times

120-year-old Jackson Park pavilion sits as a park district ruin; The historic structure, designed by D.H. Burnham & Company, must be restored, Lee Bey, Chicago Sun-Times, 4/30/25

Decaying Jackson Park comfort station deserves better — as does the whole park; The open-air pavilion was a wreck long before a driver lost control of her Jeep last Monday and ran into it. The Chicago Park District has neglected the building for years, Chicago Sun-Times Editorial Board, 3/5/21

19. WIN: Chinatown's On Leong Merchants Association Building Proposed for National Register of Historic Places



Monday, May 12, 2025 | The Hardest-Working Paper in America | 75°/58° Forecast, Page 19

CHICAGO SUN-TIMES

$2 CITY/BURBS $3 ELSEWHERE | LATE SPORTS FINAL

CHINATOWN'S 'CITY HALL' GETS PRESERVATION PUSH

The On Leong Merchant Association Building, with its colorful history, could join National Register of Historic Places

LEE BEY, PAGE 6

The On Leong Merchants Association Building

POPE LEO XIV IN 1ST SUNDAY BLESSING URGES 'GENUINE, JUST AND LASTING PEACE' IN UKRAINE, CEASEFIRE IN GAZA

Plus: Chicagoans cheer 'hometown hero'; Peruvian Americans in Chicago celebrate Leo XIV as one of their own; Catholic Theological Union in Hyde Park expects surge of applicants

COVERAGE, PAGES 8-12

Johnson's bid to reshape Chicago Fire Department explains 4-year wait for contract

On Leong Merchants Association Building / Pui Tak Center, 1928, Christian S. Michaelsen and Sigurd A. Rognstad, 2216 S. Wentworth Ave. Image credit: Chicago Sun-Times

"The former On Leong Merchants Association Building has been a symbol of Chinatown for nearly a century, carrying with it a history as colorful as its architecture. And now the 97-year-old Chicago building's design and backstory might earn it a spot on the National Register of Historic Places.

"The program committee of the Commission on Chicago Landmarks is set to vote May 16 on whether to support a national register listing for the On Leong building, now called the Pui Tak Center. "A 'yes' vote could put the recommendation on a path to be approved by the National Park Service around Labor Day.

"The building would be Chinatown's first national register listing, though the On Leong was made a protected city of Chicago landmark in 1993. Pui Tak Center executive director David Wu said the Chinese Christian Union Church — which has owned the building at 2216 S. Wentworth Ave. since 1993 — applied for national register status.

"'It's part of preserving [the building] for the next hundred years,' Wu said.

"Built in 1928, the On Leong was one of the first buildings constructed in the then-new Chinatown. The On Leong merchants resettled in the area of 22nd Street and Wentworth Avenue after Chinese businesses were essentially gentrified out of the South Loop starting in the 1920s.

"And the building's terracotta detailing is, hands down, among the city's finest — and that's saying something in Chicago — featuring color, abstract shapes, even green-and-gold dragons.

"The building's architects, Christian S. Michaelsen and Sigurd A. Rognstad, weren't Chinese, had never stepped foot in China and had never previously designed a Chinese-inspired building.

"This is the kind of building that comes to us, and it's like: 'This should have been before us a long time ago,'" said Amy Hathaway, national register specialist with the Illinois State Historic Preservation Office.

"It's an amazing building, and its history, of course, with the Chinese community in Chicago is incredible. I can't think of another property in Illinois that would have a closer association with Chinese history and culture." (Bey, Chicago Sun-Times, 5/7/25)

Preservation Chicago testified in support of the nomination of the Pui Tak Center / On Leong Merchants Association Building to the National Register of Historic Places at the Program Committee of the Commission on Chicago Landmarks. We'd like to see more buildings in Chinatown and the gateway considered for Chicago Landmark Designation.

Read the full story at Chicago Sun-Times

Chinatown's 'City Hall,' seized by feds years ago, might make National Register of Historic Places; The former On Leong Merchants Association Building could be added to the prestigious list by the end of summer, Lee Bey, Chicago Sun-Times, 5/7/25

Nearly 100-year-old Chinatown building up for historic designation; The Pui Tak Center, formerly the On Leong Merchant Association Building, was built in 1928, Jenn Schanz, NBC 5 Chicago, 5/16/25

On Leong Merchants Association Building, 2216 S. Wentworth Avenue Chicago Landmark Report September 1988

20. LOSS: After Four-Year Advocacy Effort, Phyllis Wheatley Home at 5128 S. Michigan Avenue Lost Following Court Ordered Emergency Demolition (Chicago 7 2021)

Preservation Chicago: Love Your City Fi... @Pres_Chi... · May 28

DEMO WARNING!

Calling all Chicago photographers.

Phyllis **Wheatley** Home, a 2021 Preservation Chicago Most Endangered, at risk for emergency demolition

Phyllis **Wheatley** Home, 1896, Frederick B. Townsend, 5128 S. Michigan Avenue

📸: Serhii Chrucky / Etso

Show more



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Phyllis Wheatley Home, 5128 S. Michigan Avenue, by Frederick B. Townsend, built in 1896. Photo Credit: Serhii Chrucky

Preservation Chicago was successful at preventing the emergency demolition of the Phyllis Wheatley Home at 5128 S. Michigan Avenue in 2021. We created significant interest and awareness in the building's history as a 2021 Chicago 7 Most Endangered.

Over the past four years, we continued to advocate to save the Phyllis Wheatley Home from demolition. We worked closely with the owner to encourage her to take steps to stabilize the building. Given the large size of the building and the significant structural and roofing issues, we introduced her to multiple potential buyers who could have purchased and renovated the building. Unfortunately, the stabilization didn't happen and none of the purchase offers were accepted.

Read more of the backstory at the Chicago Sun-Times

Owner, supporters fight to save historic Phyllis Wheatley Club and Home from city demolition block; When Ariajo “Joanne” Tate and her husband bought their Bronzeville gray limestone in 1989, they had no idea it was the historic Phyllis Wheatley Club and Home, among the rare settlement houses established by Black women suffragettes in the early 1900s, to aid Black women and girls arriving in Chicago during the Great Migration, Maudlyne Ihejirika, Chicago Sun-Times, 2/23/21

Demolition Court Looms For Chicago’s Last Phyllis Wheatley Home, Which Sheltered Black Women During The Great Migration; Researchers and residents are calling for the preservation of “a tangible place that holds the heritage and spirit of Black women” as the building’s owner — and its longtime resident — seeks funding to restore her crumbling home, Maxwell Evans, Block Club Chicago, 1/29/21

Chicago’s last Phyllis Wheatley House in Washington Park in danger of demolition, Karen Jordan, ABC 7 Chicago, 2/3/21

Petition to Save Bronzeville’s Last Phillis Wheatley Home!

Phyllis Wheatley Club and Home, a Chicago 7 Most Endangered 2021

21. POTENTIAL WIN: Buyer Expresses Interest In Restoring and Reopening Portage Theater, If Back Taxes Are Addressed (Chicago 7 2012)



Portage Park Theater, 1920, Mark D. Kalischer and Henry L. Newhouse, 4050 N Milwaukee Ave. Photo Credit: Josh Lipnik



Portage Park Theater, 1920, Mark D. Kalischer and Henry L. Newhouse, 4050 N Milwaukee Ave. Photo Credit: Josh Lipnik

"The historic Portage Theater could get a new owner — if the property's hefty overdue tax bill can get sorted.

"The Portage Theater has been embroiled in a lawsuit involving building code violations for nearly 10 months. The theater's owner, Avra Properties, LLC, gave up the property last month because it lacked the funds to maintain it. Now, a potential buyer has surfaced.

"Yet before the sale can move forward, thousands of dollars in back taxes owed on the property must be redeemed.

"James Erwin, an attorney representing the potential buyer, said during a Thursday hearing that his client would like to see the property return to its roots as a movie theater.

"'The only reason it fell apart was there were no contingencies in place to get back our $85,000 if the deal didn't go through,' Erwin said during an April 3 hearing. 'My client is very interested in purchasing the property and preserving the theater.'

"During the Thursday hearing, Amie Zander, managing director of the Six Corners Association, said the building has sat vacant with no heat and no air conditioning for years and is deteriorating.

"The 105-year-old theater has had a series of owners since it closed as a cinema in 2001. It served as a venue for children's dance recitals, concerts, day camps and silent film screenings before closing for good in 2018.

"The city granted the theater landmark status in May 2013. In the Six Corners Economic Development Master Plan, published in August 2013, rehabilitating the theater was listed as a top priority. The theater was named one of the most endangered historic sites in the state in May.

"'We hope that it will be a positive for the community. It's a huge parcel in our downtown district, so we're really optimistic that something good will come of all of this,' Zander said. 'We're just really anxious to see something happen with this very large property.'" (DeVore, Block Club Chicago, 4/25/25)

Preservation Chicago has been advocating for the restoration and reactivation of the Portage Theater for many years. The Portage Theater was a Chicago 7 Most Endangered in 2012 and played an important leadership role in the Chicago Landmark Designation process in 2013.

At the most recent Building Court hearing, Ward Miller spoke in support of resolving the issues and moving forward with a restoration and reopening of the Portage Theater. We continue to work closely with neighborhood partners and have attended the recent Building Court hearings to advocate on behalf the historic landmark building.

Read the full story at Block Club Chicago

Prospective Portage Theater Owner Wants To Restore It As A Cinema, But Tax Issues Remain; An attorney for the potential buyer said his client wants to return the Portage Theater to its roots as a movie theater. But before the sale can go through, the theater's back taxes must be redeemed, Molly DeVore, Block Club Chicago, 4/25/25

$503,000 owed in property taxes for Portage Theater; owner not at building court hearing, Brian Nadig, Nadig Newspapers, 5/9/25

Historic Portage Theater Could Go Into Receivership As Owner Gives Up Property; Attorneys said Thursday the theater's owners filed a motion to withdraw from the property. Community leaders said they feel like plans to restore the theater are "back at square one." Molly DeVore, Block Club Chicago, 3/21/25

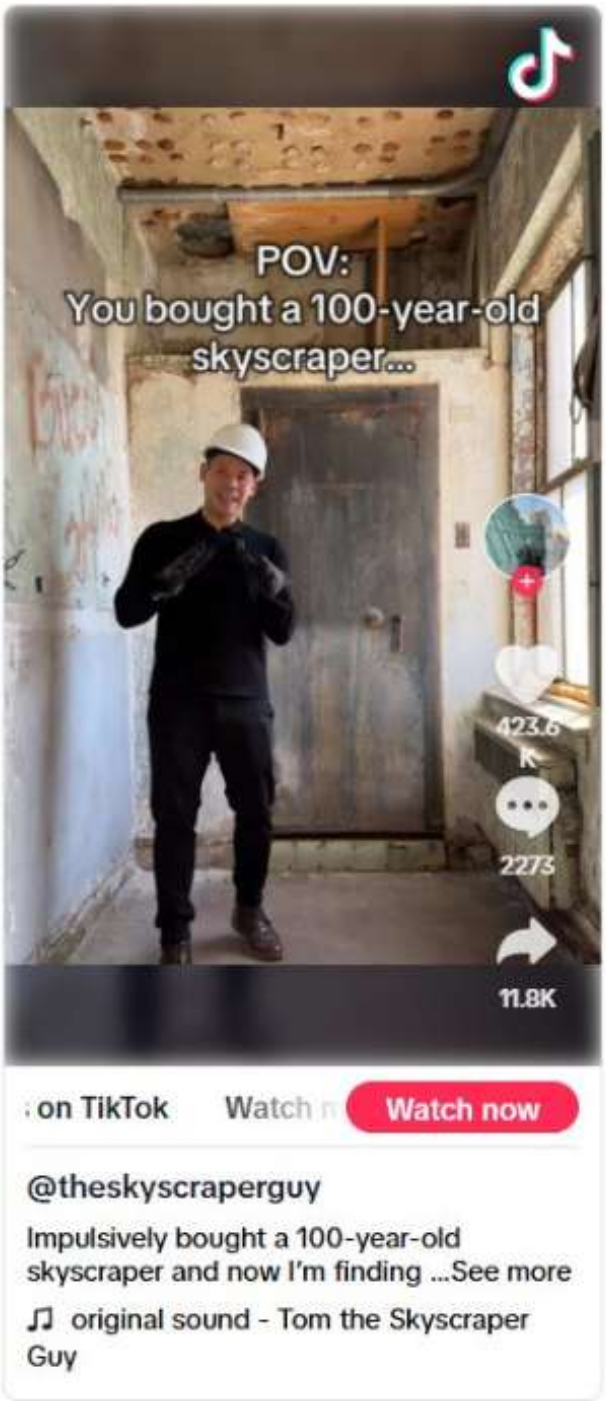
Historic Portage Theater Deteriorating As City Pushes Owner To Make Urgent Repairs: 'We're Sick Of This'; The city is suing the theater's owner for unauthorized work and code violations. Inspectors say the marquee could collapse if repairs aren't made as soon as possible, Molly DeVore, Block Club Chicago, 10/28/24

Portage Theater: Chicago Movie Theaters, a Preservation Chicago 2012 Chicago 7 Most Endangered

22. WIN: Pittsfield Building Renovation Gaining Traction Thanks to Developer's Viral TikTok Videos



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 Developer Tom Liravongsa's TikTok: "POV: You bought a 100-year-old skyscraper . . . " Image credit: Tom Liravongsa @theskyscraperguy



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

"Millions of people online have taken interest in the Pittsfield Building — a historic skyscraper in the Loop that's long been neglected, with a portion of the interior in disrepair. But the property is poised for a major renovation, and one developer hs taken to TikTok to document its transformation.

"Tom Liravongsa — or as social media knows him, Tom the Skyscraper Guy — is determined to turn the building's dilapidated floors into sleek apartments, while keeping its classic Gothic and art deco architecture intact.

"One video that netted 8 million views on TikTok showed Liravongsa, 42, using the building's old-school mail chute to explain why the 142-year-old invention was later banned. The answer? Fire safety.

"'Random things in my 100-year-old skyscraper that just make sense,' he said in the video, while carrying what looks like a large gold Gothic-style lamp. He then shows off features of the building like 'a hidden room that isn't on the original blueprints" and 'a speakeasy from Chicago prohibition days.'

"The Pittsfield Building was Chicago's tallest building when it was completed in 1927, according to a 2001 report recommending landmark designation by the Department of Planning and Development. It looked the part as a classic 1920s skyscraper with its 'luxurious building materials, finely detailed Art Deco and Gothic Revival ornamentation,' according to the report.

"Gray terra cotta, polished black granite and bronze detailing take center stage with the building's exterior. Inside is a five-story atrium with a giant chandelier, hand-carved copper ceilings with Spanish Gothic Revival-style detailing and brass-plated elevator doors.

"He expects to start construction in the next year, and is still seeking investors for the project that he said could reach 'into the hundreds of millions' because of the restoration work.

"He said the city has been helpful in expediting the process, especially to address the deteriorating terra cotta that has been crumbling for years. Scaffolding was installed in 2020 to protect pedestrians from falling debris.

"The city knows quite a bit about the building, and they know it's in disrepair. And we've been actively trying to get it fixed and go through [building code] violations. … They're being very helpful because they know that this building's been sitting here forever, and they need to do something,' he said.

"'What's really important is getting the building to a term that I learned recently — a living landmark. Oftentimes people think [it] is just a site you go [to] and nothing's happening, but ultimately, it should be something that is experienced and people are able to explore it and that makes it a living landmark,' he said. (Rush, Chicago Sun-Times, 5/30/25)

Read the full story at Chicago Sun-Times

Chicago landmark Pittsfield Building went viral on TikTok. Meet the guy who made it happen. Tom Liravongsa — or as social media knows him, Tom the Skyscraper Guy — has racked up millions of views on videos about the 38-story tower that he purchased in 2023, Mariah Rush, Chicago Sun-Times, 5/30/25

TikTok is obsessed with this investor who bought 30 floors of a Chicago skyscraper; Real estate investor Tom Liravongsa is documenting his ambitious renovation of a historic tower—floor by floor, Eve Upton-Clark, Fast Company, 4/18/25

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,

23. LEY BEY COLUMN: Sol LeWitt's Famed Loop Sculpture Goes Into Hiding



Lines in Four Directions Sculpture, Sol LeWitt, 1985, 10 W. Jackson Blvd. Photo credit: US General Services Administration

"A significant, large-scale work by the late artist Sol LeWitt vanished from the exterior of a federally owned downtown building — and the government agency in charge of the piece had refused to say why.

"Lines in Four Directions, a 90-foot-by-72-foot artwork, had been mounted on the west facade of 10 W. Jackson Blvd., an office building owned by the U.S. General Services Administration.

"A GSA spokesperson went silent Tuesday after promising since last week to find out what is happening with the work.

"But after an earlier version of this column posted Wednesday afternoon, the GSA miraculously found its voice and emailed the following statement: 'The artwork was temporarily removed in early March to accommodate planned work on the wall. GSA is working with the conservator on a plan for reinstallation.'

"Rhona Hoffman, owner of Rhona Hoffman Gallery, was a friend of LeWitt and among the sponsors instrumental in getting Lines in Four Directions installed in 1985.

"'Holy [cow],' Hoffman said, when I told her — before the GSA decided to talk — that the work had been removed. 'Oh my gosh, I don't want to lose that or lose sight of where it is ... wow.'

"LeWitt, who died in 2007 at age 78, was a celebrated artist whose works often explored abstract lines and forms. The Art Institute of Chicago has 80 of his pieces in its permanent collection.

"Lines in Four Directions is a rectangular work rendered in aluminum featuring a grid of four squares, each with painted aluminum strips that were oriented either vertically, horizontally and diagonally. The strips are set in relief, which gave the sculpture a 3D quality that changed moods with the movement of the sun.

"Daniel Schulman, former director for public art for the city's Department of Cultural Affairs and Special Events, said he was 'in a panic' when he saw the 10 W. Jackson Blvd. building's wall last week.

"Let's make it plain: What made the LeWitt's disappearance and the GSA's silence particularly distressing is that it occurs within the context of the Trump administration's desire to sell off government assets — almost fire sale-style — under the guise of federal cost-cutting." (Bey, Chicago Sun-Times, 5/14/25)

Chicago's 20th Century Public Sculptures was a Preservation Chicago 2017 Chicago 7 Most Endangered. Preservation Chicago believes that all of Chicago's 20th Century public sculptures should be protected and always on public display. Additionally, these works of art are contextual and were designed to be viewed in situ, so to the extent possible, should remain in their original environment. The loss of any of these art pieces is tragic, and we suggest that these public and private works of art, with public access, and on open plazas and semi-public spaces, be considered for thematic Chicago Landmark Designation along with their plazas and open spaces, to guarantee that they will always be here for the public good.

Read the full story at the Chicago Sun-Times

Sol LeWitt's famed Loop sculpture goes into hiding; It took days of inquiries from the Sun-Times — and the posting of an earlier version of this column — for the federal General Services Administration to reveal its location, Lee Bey, Chicago Sun-Times, 5/14/25

Chicago's 20th Century Public Sculptures, A 2017 Chicago 7 Most Endangered

24. THREATENED: Is Alexander Calder's Flamingo at Federal Center Endangered? (Chicago 7 2017)



Flamingo, the 53-foot-tall sculpture by Alexander Calder in 1974 located in Federal Plaza in front of the Kluczynski Federal Building, Photo credit: Eric Allix Rogers



Flamingo, the 53-foot-tall sculpture by Alexander Calder in 1974 located in Federal Plaza in front of the Kluczynski Federal Building, Photo credit: Eric Allix Rogers

"Over 1,400 pieces of public art in Illinois, 815 of which are in Chicago, are in limbo after the Department of Government Efficiency (DOGE) and the Trump administration downsized branches of the General Services Administration (GSA) responsible for preserving and maintaining a collection of over 26,000 government-owned artworks.

"A federal preservation employee (who asked to remain anonymous out of concern for their job) told the Reader that the department's roughly 30-person team, which handled federally owned artworks, has seen substantial cuts. The Great Lakes division has been reduced to a single arts preservation worker.

"'The new administration's [GSA] leadership already broached the idea of 'what if we just sell it all,'' our source said.

"Alexander Calder's Flamingo sculpture, which Chicagoans will know as the centerpiece of Federal Plaza in front of the Kluczynski Federal Building since 1974, has become the unofficial face of the public art crisis, referenced in dozens of articles covering the GSA cuts. But for Preservation Chicago executive director Ward Miller, Flamingo has been endangered since 2017.

"'We were seeing the disappearance of many downtown sculptures,' Miller said. 'We saw Universe removed from the [Willis Tower] lobby, also by Alexander Calder. He dedicated Universe and Flamingo the same day.'

"Universe seems to have sat in storage since 2017, a casualty of Sears's messy bankruptcy and loss of the Willis Tower. (Universe, a whimsical installation, was commissioned for the lobby of the Sears Tower.) Calder saw Flamingo and Universe as sister pieces, the beginning and end of a parade through the city, as Miller puts it. The two pieces were commissioned separately, however: Flamingo through GSA, and Universe privately through Sears Roebuck & Co. Federal pieces have protections that privately owned pieces, beloved as some are, simply don't.

"Miller has seen public art pieces dismantled and sold outright, but says the biggest danger to public art is death by neglect. All works require constant maintenance. If a federal property is sold, there are legal statutes to ensure the attached art is maintained and kept visible.

"The best protection for public art and historic buildings in Chicago is a landmark designation. '[Preservation Chicago] is suggesting that the Chicago Federal Center, one of Mies van der Rohe's largest commissions, if not the largest commission, be considered for a Chicago landmark designation,' Miller said.

"Buildings granted a landmark designation by the Chicago Landmarks Ordinance must have any alterations beyond general maintenance approved by the Commission on Chicago Landmarks.

"In 2024, GSA saved the Century and Consumers buildings at State and Quincy, built in 1915 and 1913, respectively, from demolition. Miller said the GSA facilitated around 20 public meetings before determining that the properties would be reused. The properties were awarded landmark status this past February.

"In 2012, the GSA oversaw an intensive $213,000 restoration and repainting of Flamingo. GSA art preservation workers and contractor McKay Lodge Conservation Laboratory, underwent an intensive research initiative to replicate the exact shade of Calder Red the artist had used for the piece.

"Public art won't impact people's retirement, it won't lower grocery prices. It can't give people free health care or clean the pollution from the atmosphere. But to preservation advocates like Miller, its quiet erasure, maliciously deliberate or just from bullish oversight, is a five-alarm bell.

"'It seems like it's breaking a public promise, that these great pieces of 20th-century art are being lost,' Miller said." (Nink, Chicago Reader, 4/30/25)

Chicago's 20th Century Public Sculptures was a Preservation Chicago 2017 Chicago 7 Most Endangered. Preservation Chicago believes that Chicago's 20th Century public sculptures, Alexander Calder's Flamingo, should be protected and always on public display. Additionally, these works of art are contextual and were designed to be viewed in situ, so to the extent possible, should remain in their original environment. The loss of any of these art pieces is tragic, and we suggest that these public and private works of art, with public access, and on open plazas and semi-public spaces, be considered for thematic Chicago Landmark Designation along with their plazas and open spaces, to guarantee that they will always be here for the public good.

25. WIN: Original Schwinn Bicycle Factory Receives Adaptive Reuse Renovation Permits



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

"A renovation permit has been issued for the redevelopment of 900 W. Lake into offices. Planned by Fulton Street Cos, the brick and timber structure built in the 1880s was home to the original Schwinn bicycle factory. The structure was converted into the Lake Street Lofts in 1999 but has now sat vacant since 2022.

"Designed by FitzGerald, the renovation will convert the six-story building into 14,000 square feet of ground-floor retail space with 92,000 square feet of office space on the upper floors. The basement will be converted into 75 parking spaces.

"As part of the renovation, the building's storefronts and entrances will be preserved and repaired as needed. Windows will be repaired and replaced where necessary. On the roof, the building's roofing will be replaced and parapets will be repaired. On the interior, a new stair and elevator core will be built into the north end of the building to serve the office floors.

"The $77.3 million development is seeking a Class L tax incentive that would result in a projected tax savings in the first 12 years of $9 million. The Commission on Chicago Landmarks has approved the application and they are awaiting final approval from the City Council. (Kugler, Urbanize Chicago, 6/16/25)

"'The building itself just captures the historic Chicago warehouse charm perfectly,' Bates said. 'It's the original Schwinn bicycle factory with exposed ceilings, great floor-to-ceiling height and wood pillars that are so charming. It just adds to the character of the building. You couldn't build it again with this kind of charm.'

"'We think Fulton Market stands out from the crowd when it comes to office rents, residential rents, retail rents, food and beverage,' Bates said. 'We love it. I think it's one of the best submarkets in the country. It's where our guests want to be. You can do anything you want to do in Chicago and then you're around the best dining experiences you can find in the city.' (Ori, CoStar News, 5/30/24)

Preservation Chicago advocated with urgency to ensure that the former Schwinn Bicycle Factory at 910 W. Lake Street was included in the Fulton-Randolph Market Chicago Landmark District in 2015 despite strong opposition. Fortunately, the building was included in the Landmark District which prevented its demolition and played an important factor in its important contribution to the dynamism of the Fulton Market District.

Read the full story at Urbanize Chicago

Renovation permit issued for office conversion at 900 W. Lake; The building once housed the original Schwinn Bicycle Factory, Lukas Kugler, Urbanize Chicago, 6/16/25

Landmarks approves Class L for office conversion at 900 W. Lake; The building once housed the original Schwinn Bicycle Factory, Lukas Kugler, Urbanize Chicago, 5/14/25

Original Schwinn Bicycle Factory To Become 140-Room Hotel in Chicago's Fulton Market; Developers Plan To Convert Building Into Drift-Branded Property With Rooftop Restaurant, Ryan Ori, CoStar News, 5/30/24

Fulton-Randolph Market District Chicago Landmark Designation Report 2015

26. WIN: Construction Started for Adaptive Reuse Otis Elevator Foundry Into Residential Pilsen Foundry Lofts



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



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



Interior work and partial demolition is in progress for the Pilsen Foundry Lofts adaptive reuse project. Pilsen Foundry Lofts / Otis Elevator Company Foundry, 1902, 1600 S. Laflin Street. Photo credit: Daniel Schell / Chicago YIMBY

"Efforts to reclaim the Otis Elevator foundry building at 16th and Laflin Streets in Pilsen and convert it to residences are underway. Construction crews have begun demolition work on the interior and west end of the 1902 structure. This major undertaking is led by developer R.P. Fox & Associates of Oak Park, who've brought on Mayer Jeffers Gillespie Architects to plan the overhaul.

"The ambitious reclamation project will create a four-story building with 84 dwelling units and 42 parking spaces. The renovation permit was issued by the city on December 10 of last year, with the permit showing a reported construction cost of an even $8 million.

"There has been significant demolition at the far west end of the structure, and there's a lot to do indoors to disassemble and remove the remnants of the building's industrial past. (Schell, Chicago YIMBY, 5/14/25)

Read the full story at Chicago YIMBY

Transformation Of The Otis Elevator Foundry Into The Pilsen Foundry Lofts Is Underway, Daniel Schell, Chicago YIMBY, 5/14/25

27. POTENTIAL WIN: Greater Englewood Chamber of Commerce Plans Community Center Adaptive Reuse of South Side Swedish Lodge at 6855 S. Emerald Avenue



South Side Swedish Lodge, 1926, 6855 S. Emerald Avenue. Photo credit: Realty of America, LLC

"Leaders at the Greater Englewood Chamber of Commerce are converting a dilapidated historical lodge into a 'reimagined' community hub.

"The organization is in the early stages of transforming the South Side Swedish Lodge, a nearly century-old building that once welcomed Swedish settlers to Chicago, into The Emerald, a $10 million community gathering space and clean energy training site.

"The Emerald will bring the vacant building at 6855 S. Emerald Ave. 'back to its former glory,' said Felicia Slaton-Young, executive director at the Englewood Chamber. Englewood's E.G. Woode is a co-developer of the project.

"The chamber's vision for the 52,000-square-foot building includes a grand ballroom with sparkling chandeliers and a stage that can host proms, conventions and staged plays saved for Broadway, Slaton-Young said.

"The first floor of the building could house a food hall, pop-up storefronts for aspiring entrepreneurs and a senior center. The third floor, complete with a small stage and kitchen, can become a teen center where local youth 'socialize safely,' Slaton-Young said.

"The lodge's 15,000-square-foot basement can become a job training site for neighbors interested in the clean energy sector and students at the nearby Englewood STEM High School to apply their classroom-learned skills in the real world.

"This is an opportunity to leave a legacy of taking an existing piece of real estate and having the community come along with us to reimagine it,' Slaton-Young said. 'We want to do that until we have grown a commercial corridor that positively reflects the desires of the community and the vision elected officials have for how they hope to bring income back into the community.'

"The chamber was searching for vacant land to build an innovation hub when a realtor suggested they view a lot on South Emerald Avenue, Slaton-Young said. The lot was nearly perfect in size, but the realtor informed Slaton-Young its purchase would come with a bonus: the former Swedish Lodge across the street. The lot and the building were a package deal.

"Constructed in 1926, the building had fallen in disrepair over the decades, but under the black mold-spotted ceilings, carpeted floors and rusted walls was "a very solid building with so much potential," Slaton-Young said.

"Englewood's South Side Swedish Lodge was once one of a few dozen lodges in the U.S. where members of the Independent Order of Vikings could find community after immigrating from Sweden and establishing roots.

"Total costs are estimated at $10 million to complete The Emerald, Slaton-Young said. The project has already been allocated about $3.4 million in state funding to begin work on the clean energy training space." (Reed, Block Club Chicago, 6/10/25)

Read the full story at Block Club Chicago

Englewood's Historical Swedish Lodge To Be Restored To 'Former Glory' As Community Hub; The $10 million project led by the Greater Englewood Chamber of Commerce will transform the century-old building, once home to Swedish settlers, into The Emerald, Atavia Reed, Block Club Chicago, 6/10/25

Plans Revealed For The Emerald In Englewood, Ian Achong, Chicago YIMBY, 6/26/25

28. WIN: Construction Progress for Adaptive Reuse Former Wayman Church to Residential



Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 509 W. Elm Street, Photo Credit: VHT Studio



Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 509 W. Elm Street, Photo Credit: VHT Studio

"Not all former churches that sell for residential use get demolished. A Christian Science church in Kenwood got new condos tucked inside its limestone walls.

"And work got underway in recent months on converting the historic Wayman AME Church at Elm Street and Cleveland Avenue, which long served residents of the Chicago Housing Authority development Cabrini-Green, into apartments.

"Once likely to be demolished and later proving difficult to get sold, the four-story red brick structure that opened in 1889 as the First Swedish Baptist Church and later became Wayman African Methodist Episcopal sold in 2023 for an amount that is not clear in public records.

"Ed Janusz, one of three partners in Cabrini LLC, the development entity that bought the old church, said its interior will become seven condos, each a two-story unit. The prices are not set yet, Janusz said, but the condos should be ready to put on the market in August. Wayman AME is in the image below.

"The church does not have official landmark status that would have prohibited demolition, but it's an informal landmark given its long tenure in a changing neighborhood. Jansuz said, "The brick walls, the arched windows make it a nice project. It's heavy-duty walls, five bricks thick, not like new churches."

"It's not clear from public records what Janusz's group paid for the church building. On empty land south of it, the developer of the Parkside of Old Town mixed-income redevelopment of Cabrini-Green sites is building its fourth and final phase, another step in reducing the desolation of the blocks surrounding Wayman where CHA demolished numerous buildings." (Rodkin, Crain's Chicago Business, 5/7/25)

Preservation Chicago has been advocating for the protection, preservation and adaptive reuse ff Wayman African Methodist Episcopal Church/First Swedish Baptist Church for many years. We are thrilled that this historic church building is being converted to a residential use.

The former church building is an excellent example of the Romanesque Church construction and despite some deferred maintenance is in surprisingly good and stable condition. The historic buildings from the Cabrini-Green Neighborhood have almost all been demolished, so this is one of the last standing survivors and should be protected.

Read the full story at Crain's Chicago Business

Old churches, new condos: Shrinking congregations fuel real estate shift, Dennis Rodkin, Crain's Chicago Business, 5/7/25

29. THREATENED: Greenstone Church Launches GoFundMe to Raise Funds to Restore Utilities



Pullman's Greenstone United Methodist Church, c. 1880, Solon S. Beman, 11211 S. St. Lawrence Ave. Photo credit: Eric Allix Rogers



Pullman's Greenstone United Methodist Church, c. 1880, Solon S. Beman, 11211 S. St. Lawrence Ave. Photo credit: Eric Allix Rogers

"Plans are in motion for a $1.2 million grant to support the restoration of the landmark Greenstone United Methodist Church's 92-foot bell tower.

"Following unanimous approval of the grant by the Commission on Chicago Landmarks on May 8, supporters of the Pullman church are now looking to City Council to approve funding they say is imperative to preserving the structure.

"Greenstone pastor Luther Mason is hopeful the city will greenlight the funds for the rebuild in June, but he's not ready to celebrate just yet. This will be the second time in five years the city has attempted to finance repairs for the 143-year-old church at 11211 S. St. Lawrence Ave.

"'It's critical; it's real critical,' Mason said. 'To get that money and to get this project started before cold weather, Lord willing, that means a lot. Because then we can go into the winter … knowing that, come spring, there will be a new facade on' the bell tower.

"In 2021, a similar grant under the city's Adopt-a-Landmark program that was tentatively earmarked for Greenstone's bell tower rehab went before City Council. But Pullman Ald. Anthony Beale (9th) and Ald. Ray Lopez (15th) used a parliamentary procedure to indefinitely table City Council approval of the funds, the Sun-Times reported in August. Since then, the money has sat untouched and the bell tower unrepaired.

"Beale said he will not stand in the way of funding when the grant comes up for aldermanic approval this time, WBEZ reported. 'It's a great day in the 9th Ward,' he told WBEZ after the landmark commission's decision. 'Now we can stabilize the building and hopefully turn the building around.'

"Beale was unavailable for comment for this story, his office said Friday. The City Council's next meeting is Wednesday.

"Built in 1882 by American industrialist George Pullman, Greenstone Church originated as an interdenominational place of worship for residents of Pullman, then a pioneering company town. In 1906, it was sold to the Methodist Church, which owns and operates it today, Mason said.

"The church, with its ornate windows and characteristic serpentine exterior, is a landmark of the Pullman National Historical Park. The elements have taken their toll over the years, Mason said.

The church only recently recovered after enduring two winters without heat to the building. After Greenstone struggled to keep up with its utility bills, the gas was shut off in fall 2023. In March, community members rallied and organized a GoFundMe to restore service and help repair the church's furnace, exceeding their $21,000 fundraising goal by $50. (Oberst, Block Club Chicago, 5/20/25)

Read the full story at Block Club Chicago

Pullman's Landmark Greenstone Church Awaits City Funding To Repair Bell Tower; The Commission on Chicago Landmarks approved a $1.2 million grant for restoration of the bell tower. The vast majority of the 143-year-old church needs repairs, church leaders said, Hunter Oberst, Block Club Chicago, 5/20/25

Pullman Neighbors Rally To Help Landmark Greenstone Church As Utility Bills Pile Up; The Historic Pullman Foundation has launched a GoFundMe to raise money to help the 143-year-old church pay its utility bills and make needed repairs, Hunter Oberst, Block Club Chicago, 3/25/25

Pullman community steps on the gas to reopen historic Greenstone Church, Janice Neumann, Daily Southtown, 4/14/25

St. Thomas More Catholic church closing on SW Side; money raised for Greenstone Church in Pullman, Sarah Schulte, ABC 7 Chicago, 4/18/25

Community effort to help historic Greenstone Church in Pullman, Michelle Gallardo, ABC7 Chicago, 4/13/25

Preserve Pullman's Legacy: Help Greenstone Church GoFundMe Campaign

Landmark Pullman church sits after $1 million city repair grant was sent to aldermanic purgatory; Ald. Anthony Beale and Ald. Ray Lopez tabled approval to fix Greenstone Church's aged bell tower. It's time to release the funds, Lee Bey, Chicago Sun-Times, 8/2/24

30. WIN: Former St. Cornelius Church To Be Adaptively Reused for Pickleball Courts



St. Cornelius Church, 1965, 5430 W. Foster Ave. Photo credit: Google Maps



St. Cornelius Church, 1965, 5430 W. Foster Ave. Image credit: CBS News Chicago

"The former St. Cornelius church in Jefferson Park will soon exchange pews for paddles as it is set to become an indoor pickleball facility and private club.

"The mid-century modern church building at 5430 W. Foster Ave. is nestled into an otherwise residential stretch of Foster Avenue just east of the Kennedy Expressway. The church has not been in use since at least 2021, after the Archdioceses of Chicago consolidated the parish with two nearby churches. But work is underway to convert it into a place for pickleball, with the city signing off on a building permit for the project last month.

"Chris Petrick, listed as the manager for Dink Enterprises, said he and a group of friends had been looking for a place to play pickleball and hang out in the city, exploring mainly warehouse properties to buy. But industrial spaces proved expensive and often needed substantial work, prompting him to look elsewhere, he said.

"'You need high ceilings, so I said, 'Let's look for movie theaters or old churches," Petrick said. 'And bingo, just like that, it popped up.'

"Records show the developers applied for a zoning change in April 2024, and a city building permit for the property was approved this May. The lead architect is Edward Torrez, principal for the Chicago-based firm Arda Design, which specializes in historical preservation.

"Torrez said the church building was left almost entirely intact, with preserved stained-glass windows, light fixtures and a sanctuary that is close to 40 feet high — ideal for prayer and pickleball. Contractors have already redone the roof and much of the masonry on the building, Torrez said.

"The exterior is going to look the same. The community was happy about that," Torrez said.

"Along with two full pickleball courts, the club will have billiards and dart rooms, workspaces and a commercial kitchen, developers said. The basement, which Torrez said has a large assembly hall and was most recently used to train drug-sniffing dogs, will be converted into lockers. Petrick said he intends to maintain the other half of the basement, which includes a stage, for public community use.

"Torrez said he was excited to work on the project and believes it is important for architects and developers to consider creative uses for old churches, particularly as more and more have closed in recent years.

"'I'm really happy that we get to do this,' Torrez said. 'Who would have thought of pickleball in a closed church?'" (Asimow, Block Club Chicago, 6/3/25)

Read the full story at Block Club Chicago

Closed Catholic Church To Become Indoor Pickleball Clubhouse; Along with two full pickleball courts, the Jefferson Park club will have billiards and dart rooms, workspaces and a commercial kitchen, developers said, Noah Asimow, Block Club Chicago, 6/3/25

Old church building on Chicago's Northwest Side to be transformed into pickleball club, Noel Brennan, CBS News Chicago, 6/3/25

Council okays pickleball club for former St. Cornelius Church, Dunkin' next to Trinity Lutheran, Brian Nadig, Nadig Newspapers, 5/31/25

Renovation Permit Issued To Transform Jefferson Park's St. Cornelius Church Into Pickleball Facility, Daniel Schell, Chicago YIMBY, 5/21/25

31. POTENTIAL WIN: Briar Street Theatre / Former Marshall Field & Co. Warehouse Could Be Incorporated Into Residential New Construction



Proposed Residential Adaptive Reuse of Briar Street Theatre / Former Marshall Field & Co. Stable, 1902, William Ernest Walker, 3133 N. Halsted Street. Orange-rated. Rendering credit: Moth Architects



Briar Street Theatre / Former Marshall Field & Co. Stable, 1902, William Ernest Walker, 3133 N. Halsted Street. Orange-rated. Photo credit: Google Maps

"The now-defunct longtime home of the Blue Man Group could be transformed into housing and retail, creating 66 residential units in a dense pocket of Lakeview.

"JAB Real Estate has proposed a mixed-use redevelopment of the Briar Street Theatre building at 749 W. Briar Place. The theater was home to the Blue Man Group for nearly 30 years before the show ended its run earlier this year.

"The proposal, designed by Moth Architects, would preserve the two-story theater building at the corner of Briar Place and Halsted Street and add a three-story addition above it. The adjacent parking lot would be replaced by a new five-story building.

"The redevelopment would give new life to the former theater building, which has stood for more than a century. Originally constructed as a stable for Marshall Field & Co., the building on Briar Place is listed as 'orange-rated' on the city's Historic Resources Survey, meaning it possesses potentially significant architectural or historical value. It was designed by architect William Ernest Walker, whose work includes the University Club, the Saddle and Cycle Club and the Casino Club.

"The building was turned into the Briar Street Theatre in 1985, according to the Tribune. For Chicagoans, the Briar Street Theatre was the home of the Blue Man Group — and many local artists and performers have donned the blue makeup or played accompaniment in its 30-year run.

"After Blue Man Group announced the end of its local run, cast and crew members, along with members of the Chicago arts community, staged a demonstration and threw a funeral in protest of the show's closing. (Filbin, Block Club Chicago, 5/21/25)

Read the full story at Block Club Chicago

Closed Briar Street Theatre Could Be Redeveloped Into 66 Apartments; The theater closed following the end of Blue Man Group's nearly 30-year Chicago run. Plans call for an addition and a five-story building on its parking lot, Patrick Filbin, Block Club Chicago, 5/21/25

Developer proposes residential redevelopment at Blue Man Group's longtime Lakeview home, Rachel Herzog, Crain's Chicago Business, 5/21/25

Mixed-use development proposed at 749 W. Briar; The former Briar Street Theater will be converted into retail and apartments, Lukas Kugler, Urbanize Chicago, 5/19/25

32. WIN: Rock Bottom Building to Become F1 Arcade



Rock Bottom, 1930, 1 W. Grand Ave. Photo credit: LoopNet



F1 Arcade Interior. Photo Credit: F1 Arcade

"Global motorsports giant Formula One plans to bring its race-simulator restaurant and arcade concept to Chicago, striking a deal to take over a historic, two-level building in River North that formerly was home to Rock Bottom Brewery.

"F1 Arcade has signed a lease to move into the property at Grand Avenue and State Street, according to people familiar with the situation. F1 Arcade was developed through licensing agreements with Formula One Group, which is owned by Liberty Media. It is a restaurant and bar featuring high-tech race simulators using full-motion technologies, providing players with a realistic-looking simulation of driving in an open-wheel auto race.

"F1 Arcade's pending arrival in Chicago comes more than two years after the former brewery building was put up for sale. It hit the market just after Rock Bottom's closure in January 2023 after more than two decades in business.

"The building at 1 W. Grand Ave. is now being redeveloped by Chicago-based McCaffery Interests, which took out a $15.8 million loan.

"When the building was put up for sale in early 2023, it was marketed as a potential high-rise residential or hotel site, although the nearly century-old building's "orange" status meant that, although it is not a Chicago landmark, a developer could face a lengthy and uncertain path toward knocking it down.

"F1 Arcade is part of a growing retail sector often referred to as "eatertainment," which combines food and cocktails with activities such as miniature golf, golf simulators, bowling, shuffleboard, pickleball and ping-pong. (Ori, CoStar, 5/20/25)

Read the full story at CoStar

Formula One-inspired restaurant with high-tech racing simulators to replace Chicago brewery
Lease for former Rock Bottom building is part of F1 Arcade's global expansion, Ryan Ori, CoStar, 5/20/25

Formula One racing arcade and restaurant coming to River North, Rachel Herzog, Crain's Chicago Business, 5/20/25

33. WIN: After Long Delay, Ornate Terra Cotta Facade at 3244 W. Bryn Mawr Will Be Incorporated Into New Construction



3244-3250 W. Bryn Mawr Avenue Facade. Photo credit: Ward Miller / Preservation Chicago



Elevations for 3244-3250 W. Bryn Mawr Avenue. Photo credit: Hanna Architects

"A renovation permit has been issued for a mixed-use development at 3244 W. Bryn Mawr. Planned by 3244-50 Bryn Mawr LLC, the project site is a midblock site between N. Jersey Ave and N. Spaulding Ave.

"The front facade from the existing one-story structure will be retained as part of the development.

"Designed by Hanna Architects, the four-story mixed-use development will have approximately 1,400 square feet of retail space, 30 apartments, and 27 parking spaces. The ground floor will front W. Bryn Mawr Ave with the retail space split by the residential entry at the middle of the building's street frontage.

"With the original front facade retained, the new four-story brick building will rise setback from the street. Inset balconies will be included on the front and rear elevations for select units in the building." (Kugler, Urbanize Chicago, 5/13/25)

Preservation Chicago advocated along with neighborhood preservation partners in 2022 to save the facade and incorporate it into the new construction. We're thrilled that this project is finally moving forward.

Read the full story at Urbanize Chicago

Renovation permit issued for development at 3244 W. Bryn Mawr, The existing building's front facade will be retained, Lukas Kugler, Urbanize Chicago, 5/13/25

Façade To Be Saved As Demolition Permit Is Issued For 3244 West Bryn Mawr Avenue In North Park, Daniel Schell, Chicago YIMBY, 4/5/25

34. THREATENED: CPS Seeks Buyers for 20 Closed Former Chicago School Buildings (Chicago 7 2014)



Chicago Public Schools is putting 20 properties up for sale once again. Many are schools closed in 2013. Pictured (clockwise from top left): playground at the old Goldblatt school, the old Wadsworth school, the parking lot at the old Henson school, the old Von Humboldt school, the partially-demolished Dett school, the marquee outside the old Goldblatt school. Photo credit: Becky Vevea / Chalkbeat, Photos by Becky Vevea, Mina Bloom / Block Club Chicago

"The buildings have sat empty for 12 years.

"Several are architecturally significant with striking details and character taking up multiple city blocks. But many are in rough shape, with copper stripped from the pipes, broken windows, and graffiti covering walls. One had to be torn down after an extra-alarm fire last year.

"Now, Chicago Public Schools aims to sell the former schools, putting 20 properties out to bid once again, with the hopes of seeing them repurposed and the possibility of bringing in around $8.2 million and avoiding spending more on future upkeep.

"'Our goal is not to sell them for the highest dollar amount, really. It's to find the most responsible, compatible use,' said Stephen Stults, director of real estate for CPS. 'What we get paid, of course, helps with our budget challenges. But they've been sitting there long enough, and we need to do everything we can to try to get them repurposed.'

"The solicitation for bids, which are due May 30, includes mostly school buildings closed in 2013. Each property includes a minimum bid and all properties have schools on them with the exception of one on the Near West Side.

"Even though many vacant schools are not in great condition, Stults said the 'bones of the buildings' are good. Demolition may be expensive, but so is rebuilding a core structure. After the deadline, he said the district will consider all bids and select the two 'highest and most responsible' to present to the school board, as required by state law. Stults anticipates bringing some building sales to the board before the end of the calendar year.

"CPS put 47 buildings up for sale and sold two dozen properties in subsequent years for a collective $38 million. Some have been redeveloped into luxury housing or private schools. One was torn down to make way for 30 new single-family homes and another was rehabbed into a union hall.

"More recently, the former Emmet Elementary in Austin opened as a gleaming workforce training facility after a more than $40 million renovation supported by city, state, and philanthropic money. The former Overton Elementary in Grand Boulevard on the south side slowly transformed into a community hub with weekend market events and a community garden." (Vevea, Chalkbeat Chicago, 5/12/25)

Read the full story at Chalkbeat Chicago

For sale: 20 old Chicago school properties, Becky Vevea, Chalkbeat Chicago, 5/12/25

After School Closings, a Renovation Challenge; Ten years ago, Chicago enacted the largest mass closure of schools in US history. Here's how architects gave some buildings a second life, Zach Mortice, Bloomberg CityLab, 10/9/23

Chicago School Closures: Ten Years Later, Elizabeth Blasius, MAS CONTEXT

Closed Chicago Public Schools, a Preservation Chicago 2014 Chicago 7 Most Endangered

35. WIN: Zoning Approved for Conversion of Former Inn at Lincoln Park Hotel at 601 W. Diversey Into Residential



Former Inn at Lincoln Park hotel, 1916, 601 W. Diversey. Photo credit: LoopNet

"Redevelopment plans have been approved for the former Inn at Lincoln Park, located at 601 W Diversey Parkway in Lincoln Park. Situated at the corner of Diversey Parkway and North Lehmann Court, the project will breathe new life into the aging structure, which has been the subject of various redevelopment proposals in recent years. This latest effort is being spearheaded by Validus Capital.

"Designed by SPACE Architects + Planners, the project will convert the historic building—originally constructed in 1916 as a hotel—into a residential development. The transformation will begin with enlarging the ground-floor street-facing windows and adding a new central entrance for a planned retail space. Behind this area, a small residential lobby will be created, accessible via the building's existing side entrance." (Achong, Chicago YIMBY, 5/12/25)

Preservation Chicago had been advocating for the preservation of 601 W. Diversey for over a decade through multiple proposals for demolition and replacement. We applaud the developer, Validus Capital, for adding 40 new residential units to Lincoln Park through the adaptive reuse of a historic building.

Preservation Chicago support the easing of zoning regulations to make the reuse of historic buildings easier and more attractive to developers. This redevelopment requires a zoning variation which required time, cost and risk. Developers often build to the existing zoning envelope and thresholds so that their developments are "as of right" and therefore not subject to zoning related complications.

Read the full story at Chicago YIMBY

Zoning Approved For Residential Conversion Of 601 W Diversey Parkway In Lincoln Park, Ian Achong, Chicago YIMBY, 5/12/25

ZBA approves variances for development at 601 W. Diversey; The building will be converted into 40 apartments, Lukas Kugler, Urbanize Chicago, 4/25/25

Residential conversion planned for former hotel at 601 W. Diversey; The building will be converted into 40 apartments, Lukas Kugler, Urbanize Chicago, 4/7/25

36. WIN: 1500 N. Halsted Will Be Converted to Residential



1500 N. Halsted, built 1909. Photo credit: Newcastle Investors

"A commercial building in Lincoln Park could soon be converted into apartments under a new redevelopment plan.

"Newcastle Investors is proposing a residential conversion of the upper floors of 1500 N. Halsted St., a 116-year-old, four-story building at the corner of Halsted and Blackhawk streets, according to a zoning application filed last week.

"The plan calls for transforming the building's former office space — most recently used by a co-working facility — into 31 apartments. The mix would include junior one-bedrooms, one-bedrooms and two-bedrooms. Six of the units would be designated as affordable housing.

"The redesign was led by Chicago-based SPACE Architects + Planners. Crain's first reported the news.

"To move forward, Newcastle is seeking to rezone the site from C3-5 to B3-5. The project would have to be approved by the city's zoning committee and the full City Council. (Filbin, Block Club Chicago, 4/23/25)

Read the full story at Block Club Chicago

116-Year-Old Lincoln Park Building Could Be Converted Into Apartments; Newcastle Investors wants to turn the upper floors of the Halsted Street building into 31 apartments and retain the ground-floor retail space, Patrick Filbin, Block Club Chicago, 4/23/25

Plans Revealed For Residential Conversion Of 1500 N Halsted Street, Ian Achong, Chicago YIMBY, 4/21/25

Residential conversion proposed at 1500 N. Halsted; The former office space would become 31 apartments, Urbanize Chicago, Lukas Kugler, 4/17/25

37. WIN: Englewood Food Hub Receives Grant to Restore Vintage Building at 1022 W. 63rd Street



Vintage building at 1022 W. 63rd St., where E.G. Woode to be renovated for E.G. Woode Food Hub. Photo credit: Google Maps

"Plans to build the E.G. Woode Food Hub, a dining development on 63rd Street, are moving ahead months after project leaders faced funding delays from city officials.

"Scaffolding surrounds the dilapidated building at 1022 W. 63rd St. as leaders at E.G. Woode — a collective of architects, designers and entrepreneurs — work to transform the century-old building into a culinary destination.

"The food hub will be home to Pass the Peas, a casual soul food joint, and Ellie's Urban Grill, a sports and entertainment eatery. An upstairs floor will be reserved for three offices and a pop-up kitchen for aspiring restaurateurs.

"The gut rehab of the 10,500-square-foot space began in March, said Deon Lucas, architect and leader at E.G. Woode. The project's general contractor, Francis Construction Group, partnered with a shoring company to secure the 'hazardous' building with interior and exterior scaffolding before beginning 'light demolition,' Lucas said.

"The restaurant hub will be the collective's second addition to the 63rd Street corridor. E.G. Woode celebrated the grand opening of a commercial space at 1122 W. 63rd St. in 2022. The 4,000-square-foot building houses a clothing store, coffee shop, barbershop and design firm led by entrepreneurs of color.

'Lucas announced his vision for the Englewood food hub in 2022. The project appeared before City Council in October 2023 when E.G. Woode asked alderpeople to approve up to $5 million in tax-increment financing to fund the dining space.

"'Seeing abandoned buildings makes people feel like no one cares about them or the area that they live in,' Gaskin said. 'People need to see something good happening in their neighborhood. You never know what it'll do for them.'" (Reed, Block Club Chicago, 5/21/25)

Read the full story at Block Club Chicago

$7.1 Million Englewood Food Hub To Bring Soul Food Diner, Sports Restaurant To Neighborhood
The E.G. Woode Food Hub plan is moving forward, and developers are eyeing a summer 2026 opening, Atavia Reed, Block Club Chicago, 5/21/25

38. POTENTIAL WIN: Puerto Rican Arts Alliance Proposes Expansion Into Adjacent Buildings



Puerto Rican Arts Alliance in former Chicago Firehouse and two adjacent buildings proposed for expansion, 3000, 3006 and 3010 N. Elbridge Avenue. Photo credit: Google Maps



Rendering of the Puerto Rican Arts Alliance's proposed expansion into adjacent two buildings at 3006 and 3010 N. Elbridge Avenue. Rendering credit: Puerto Rican Arts Alliance

"A longstanding arts group on the Northwest Side wants to expand its operations into two adjacent buildings on the same block to increase art opportunities for neighbors and curb ongoing gentrification.

"The Puerto Rican Arts Alliance, which has operated out of an old firehouse at 3000 N. Elbridge Ave. for 15 years after moving from Humboldt Park, could open a community center in the building next door if a zoning change is approved for the project.

"The arts alliance recently purchased the two buildings next to the firehouse with hopes of remodeling one building into a gallery space and community center and the other into artist residences and offices, the group's leaders said at a community zoning meeting hosted by Ald. Anthony Quezada (35th) at the alliance office last week.

"Puerto Rican Arts Alliance Founder Carlos Hernandez said the project would enhance the group's offerings in Avondale and be able to provide more educational programs for youth and artists.

"The $3 million proposal calls for a revamped courtyard and a remodel and expansion of the first building recently purchased, which is currently one empty apartment.

"The project includes an addition to the vacant building's backyard, an awning and retractable roof to the courtyard to connect both buildings and restoration of the brick facade in keeping with the character of the firehouse, according to renderings

"If the change gets City Council approval and the special-use permit is granted, Hernandez said he expects the project to take eight months to complete and open in late 2026.

"'We really hope that [the community] embraces this project as much as we have to be an anchor here in the Avondale community to keep promoting the Puerto Rican arts and culture and really the Latino culture as a whole, as we continue to elevate and support children and youth through the arts,' Lopez said." (Reed, Block Club Chicago, 6/10/25)

Read the full story at Block Club Chicago

Englewood's Historical Swedish Lodge To Be Restored To 'Former Glory' As Community Hub; The $10 million project led by the Greater Englewood Chamber of Commerce will transform the century-old building, once home to Swedish settlers, into The Emerald, Atavia Reed, Block Club Chicago, 6/10/25

39. WIN: United Electrical Workers Union Hall Adaptively Reused for Residential



West End Club / former United Electrical Workers Union Hall 37 S. Ashland Avenue. Rendering credit: Aleks Eva Photography

"The residential conversion of the former West End Woman's Club building at 37 South Ashland Avenue on the Near West Side is now complete. Known henceforth as the West End Club, it is open to residents, with the first move-ins taking place on the first of May.

"The original two-story building, constructed in 1904 and most recently the home of the United Electrical Workers union from 1948 through 2023, was converted to apartments by ZSD Corp. They received a permit from the City of Chicago on May 15 of last year to renovate the building into 22 dwelling units and to add an addition above the existing structure. (Schell, Chicago YIMBY, 5/22/25)

"Efforts to preserve a renowned mural on the Near West Side have received a financial boost. The Chicago Public Art Group has been awarded more than $450,000 from the Mellon Foundation to preserve the two-story 'Solidarity' mural in the former UE Hall, 37 S. Ashland Ave…

"The mural, painted in 1974, illustrates the history of the United Electrical, Radio and Machine Workers of America and the labor movement from the 1930s onward. It spans about 500 square feet.

"Most of the mural will be moved to the union's new home at 1901 W. Carroll Ave., also home to the Chicago Teachers Union, rather than be demolished. Small portions of the mural will also be sent to the offices of In These Times magazine at 2040 N. Milwaukee Ave. and the UE Local 506 hall in Erie, Pennsylvania. (Acharya, Block Club Chicago, 10/23/24)

"The sprawling mural, which is titled "Solidarity" and narrates the history of industrial unionism, spanned the two lobbies and central staircase of the union's meeting hall on South Ashland Avenue, which is being gutted and turned into apartments. A team of artists painted the vibrant work in the style of Diego Rivera between 1973 and 1974.

"The two-story brick building…was originally built for the West End Woman's Club in 1904. The western region of the United Electrical Workers union moved in 1948. The meeting hall was once essential to the union's operations." (Breen, Chicago Tribune, 10/30/24)

Read the full story at Chicago YIMBY

Residential Conversion Of The West End Woman's Club Is Complete, Open To Tenant, Daniel Schell, Chicago YIMBY, 5/22/25

Historic 'Solidarity' Mural In Former Union Hall Will Be Preserved Thanks To Arts Group Grant; The mural illustrates the history of the United Electrical, Radio and Machine Workers of America. The Chicago Public Art Group was awarded more than $450,000 from the Mellon Foundation to preserve it, Pavan Acharya, Block Club Chicago, 10/23/24

One of Chicago's oldest public art pieces is saved, thanks to arts grant, Peter Breen, Chicago Tribune, 10/30/24

40. WIN: 3741 W. Lawrence To Be Adaptively Reused as Performing Arts Center



The Workshop Arts Collaborative, 3741 W. Lawrence Avenue, 1921. Rendering credit: Future Firm



3741 W. Lawrence Avenue, 1921. Photo credit: Google Maps



3741 W. Lawrence Avenue, 1921. Photo credit: Google Maps

"A new performing arts and gathering space is a step closer to coming to Albany Park thanks to a $1.2 million grant from the city.

"Developer James Yelen wants to renovate the vacant single-story building at 3741-49 W. Lawrence Ave. into the Workshop Arts Collaborative. The development would have rehearsal and instruction studios, pop-up space for local vendors and a flexible event area open to community arts organizations, musicians and emerging young artists.

"Yelen's proposal would renovate the interior to feature 12-14 soundproof rehearsal spaces, a street-facing storefront with a dedicated pop-up space and a 2,200-square-foot event space with a flexible layout for performances, private gatherings, workshops and group lessons, according to the plans.

"The basic concept is you'd be able to walk in, pay an hourly rate and have access to a soundproof room that has drums and amplifiers and microphones. Essentially, just plug in and play," Yelen said. "That could appeal to younger people who don't have a space to play at home, a group of people coming together to play for the first time or a group preparing for a gig." (Hernandez, Block Club Chicago, 5/30/25)

"The Workshop has received a $1.2 million Community Development grant for the planned community-oriented performing arts and gathering space at 3741 W. Lawrence. Located midblock, the property is currently occupied by a 100+-year-old building that would be renovated into the home of this new local hub.

"The Workshop aspires to be a catalyst for economic development, revitalizing a quiet stretch of Lawrence Avenue.

"To allow for the scope of the project, the team is looking to rezone the property from B1-2 to C1-2.

"The $2.4 million project will be financed with the $1.2 million Community Development Grant in addition to the $400,000 in city grant funding from the Equitable Transit-Oriented Development Program and $100,000 from the Chicago Community Trust Predevelopment Program which have already been awarded to the project." (Kugler, Urbanize Chicago, 6/4/25)

Read the full story at Urbanize Chicago and Block Club Chicago

Albany Park's Workshop Arts Collaborative Gets $1.2 Million City Grant For Building Renovation; The development, which still needs a zoning change, would host live performances and have soundproof rehearsal studios and pop-up space for vendors, Alex V. Hernandez, Block Club Chicago, 5/30/25

The Workshop at 3741 W. Lawrence receives $1.2 million Community Development Grant; The project will reuse an existing building as a community-oriented performing arts center, Lukas Kugler, Urbanize Chicago, 6/4/25

City Awards $20 Million In Community Development Grants: What Did Your Neighborhood Get? Projects getting funding include the South Side Birth Center, Maplewood Brewing and the Music Box Theatre. The grants will help with buildouts, renovations and more, Melody Mercado, Block Club Chicago, 5/29/25

41. THREATENED: 6116-34 S. MLK Drive At Risk of Emergency Demolition



6116-34 S Dr. Martin Luther King Jr. Drive. Photo credit: Google Maps

"Dozens of tenants of an apartment building on Chicago's South Side have been given a two-day notice to vacate.

"That notice says it is from the city of Chicago, and that the building in the 6100-block of South King Drive is unsafe and dangerous. There are more than 70 units in the apartment building.

"Gene Bolden has lived in his apartment for the last seven years. Among the many maintenance issues, it has holes in the ceiling, plumbing leaks throughout and a shattered front window.

"Bolden's apartment is in bad shape, but he says he's mostly paid up on rent and he has nowhere to go.

"The residents say the former owners of the building never made repairs and ultimately went into bankruptcy.

"The Department of Buildings said in a statement: 'The safety of Chicago residents is DOB's top priority, and we will not allow negligent property owners to endanger lives. The property at 6116-34 S Dr. Martin Luther King Jr. Drive was first inspected in August 2023. In November 2024, due to ownership's failure to properly maintain and manage the property, the Department of Buildings issued a Commissioner Closure Order for the tier with the worst conditions located at 6124 South Dr. Martin Luther King Jr. Drive. Ownership completely abandoned the building, allowing the property to go into foreclosure, and conditions continued to deteriorate to the point of imminent danger to the community. Following a Commissioner Closure Order issued on June 8, 2025, DOB, in coordination with the court appointed Chancery Receiver, will vacate the entire building on June 11, 2025.' (Garcia, ABC News 7 Chicago, 6/10/25)

Read the full story at ABC News 7 Chicago

Several tenants in South Sid, e apartment building given 2-day notice to vacate: 'Shouldn't be legal', John Garcia, ABC News 7 Chicago, 6/10/25

42. WIN: Former Thillens Building Repurposed for Pickleball Courts



Former Thillens Building, 4242 N. Elston Ave. Photo credit: Google Maps

"On the 4200 block of North Elston Avenue, a Chicago institution has a new tenant.
"'Everybody knows Thillens,' Chris Sears said.

"Sears opened the Pickleball Clubhouse in February inside the 19,000-square-foot warehouse previously owned by the Thillens company, the ubiquitous armored car service provider.

"'One day, a couple years ago, I said to myself, someone needs to solve problem, why is there nowhere to play in city?' Sears said.

"Sears paved that way by purchasing the property from the Thillens family and repurposing it for pickleball.

"Part of the location's appeal for Sears was Thillens' ties to local sports, specifically Thillens Stadium which opened in 1938 at West Devon and North Kedzie Avenues.

"'It's an incredible story,' Sears said. '[The Thillens family] paid for it, they laid out their own money, purchased the land, constructed the field and operated it for free for the residents of the city.'

"The stadium sign, family pictures and other mementos from a bygone era were left for Sears to display at the Clubhouse, which he hopes fosters a similar culture of community, only now through pickleball." (Frydman, WGN 9 Chicago, 4/30/25)

Watch and read the full story at WGN 9 Chicago

Former Thillens warehouse repurposed for pickleball at new 'clubhouse', Josh Frydman, WGN 9 Chicago, 4/30/25

43. CHICAGO LEGACY BUSINESS: Old Fashioned Donuts, Since 1972



Old Fashioned Donuts, Since 1972, 11248 S. Michigan Avenue in Roseland. Photo Credit: Ward Miller



Old Fashioned Donuts, Since 1972, 11248 S. Michigan Avenue in Roseland. Photo Credit: Ward Miller



Owner Buritt Bulloch making donuts, Old Fashioned Donuts, Since 1972, 11248 S. Michigan Avenue in Roseland. Photo Credit: Ward Miller

"Walking into Old Fashioned Donuts, Leda Edwards knew exactly where she'd find her grandfather — making doughnuts.

"Since 1972, shop owner Burritt Bulloch, 86, has shown up nearly every day to make doughnuts, and he has not only become a fixture in his community, but an inspiration to his family.

"'My grandfather is the heart of the business, said Edwards, 23. He's said before, If I stop, then that's it for me. This is what keeps him going, and it warms my heart that he has this drive. He was just a young guy with a dream when he moved to Chicago and he's accomplished so much. I'm grateful for his legacy.'

"Burritt Bulloch moved from Mississippi to Chicago in 1963, when he was 23 years old. Shortly after moving to the city, he was hired at a bakery on the North Side — where he learned to make his first batch of doughnuts.

"In 1972, he decided to venture out and open his own shop at 11248 S. Michigan Ave in Roseland.

"His shop has gotten attention from people all around the Chicago area over the years. The shop, known for its hand-cut doughnuts, sells out almost every day, the owner said.

"'It wasn't until I got older, is when I realized my father had built something special,' said Dejuana 'Michele' Bulloch, the elder Bulloch's younger daughter. 'I'm just so proud of him. My father puts his heart into what he does. Others may use the same ingredients that he does, but if you don't love what you do, it'll never taste right.'

"Last summer, they were awarded a $50,000 grant through the national Backing Historic Small Restaurants program, which will allow for much-needed repairs. Renovations are set to begin in mid-June and the shop will remain closed anywhere from four to six months, Michele Bulloch said. (Hernandez, Chicago Sun-Times, 5/26/25)

Old Fashioned Donuts is a Chicago Legacy Business on South Michigan Avenue in Roseland, a 2020 Preservation Chicago 7 Most Endangered. Preservation Chicago is working closely with stakeholders to help recognize and embrace the historic facade of the vintage building.

Read the full story at Chicago Sun-Times

86-year-old owner of Old Fashioned Donuts goes viral thanks to granddaughter's TikTok
Nearly every day since 1972, Burritt Bulloch has shown up to make doughnuts at Old Fashioned Donuts in Roseland, and he's become not only a staple in his community — but an inspiration to his family, Cindy Hernandez, Chicago Sun-Times, 5/26/25

Old Fashioned Donuts, A South Side Institution, Gets $50,000 Grant For Long-Overdue Renovation; The family-owned Roseland shop, which opened in 1972, is the only Chicago recipient of this year's Backing Historic Small Restaurant grant program from the National Trust for Historic Preservation, Maia McDonald, Block Club Chicago, 8/12/24

Roseland Michigan Avenue Commercial District, a Preservation Chicago 2020 Most Endangered

44. IN MEMORIAM: Ray Capitanini: Family Owner of Italian Village and Preservationist



Ray Capitanini in the Italian Village wine cellar. Photo credit: Italian Village

"Raymond Joseph Capitanini passed away on April 10, 2025, at the age of 89. Born on July 28, 1935, in Chicago to Italian immigrant parents Alfredo and Ada Capitanini, Raymond was the third of their children and a proud son of the city he helped shape through his enduring commitment to hospitality, culture, and community.

"A graduate of Fenwick High School and the University of Notre Dame, Raymond carried with him a deep respect for tradition and education throughout his life. These values became the cornerstone of his remarkable journey—one grounded in family legacy and civic spirit. As a second-generation restaurateur, he embraced his heritage with unmatched passion. Working alongside his brother Frank and sister Ave, Raymond played a pivotal role in transforming the Italian Village restaurant into a nationally celebrated dining destination. Under his leadership, the restaurant became known not only for its exquisite cuisine but also for one of the most renowned wine cellars in the country—drawing seasoned connoisseurs and curious newcomers alike.

"Raymond's philosophy on service was both simple and profound: "Hot food, hot plate; cold food, cold plate." This guiding principle shaped every aspect of the Italian Village experience and remains central to its operations today. Through his vision and dedication, the restaurant welcomed countless luminaries over the years—including Luciano Pavarotti, Marcel Marceau, Barbra Streisand, and Frank Sinatra—not just for its culinary excellence but for the warmth that radiated from Raymond himself.

"Beyond his contributions to hospitality, Raymond was a passionate supporter of Chicago's vibrant cultural landscape. For over six decades, he held season tickets to both the symphony orchestra and opera house—his unwavering patronage helping sustain institutions that defined his beloved city. He also lent consistent support to local theaters and museums, reinforcing his lifelong commitment to enriching community life through art.

"A devoted fan of the Chicago Cubs, Raymond's love for his hometown team culminated in a cherished memory: attending the World Series games in 2016 with his brother Frank—a dream fulfilled after decades of loyal fandom.

"Raymond's appreciation for beauty extended into nature as well. His home garden was a perennial highlight on Lincoln Park's annual garden walk—a lush reflection of his refined aesthetic and love for outdoor elegance. Known affectionately as the "Mayor of Lincoln Park," he touched countless lives through quiet acts of generosity and steadfast support for neighborhood programs.

"Curiosity fueled much of Raymond's daily life. A voracious reader of newspapers and magazines across a wide range of topics, he often clipped articles or made photocopies to share with friends and neighbors—fostering thoughtful conversations wherever he went. At one point receiving 60 copies of the local Skyline newspaper weekly, he took it upon himself to distribute them throughout his community as part of an ongoing dialogue with those around him.

"Raymond also brought joy wherever he went—especially when music played. Always the life of any gathering, he delighted guests young and old with impromptu dancing that often ended with an unforgettable round of push-ups.

"Raymond Joseph Capitanini lived a life rich in flavor—both literally and figuratively—and leaves behind a legacy steeped in tradition, generosity, curiosity, and joy. His vibrant spirit lives on in every plate served with care, every note played in a concert hall he loved, every flower blooming in Lincoln Park gardens—and every smile sparked by a shared story or thoughtful gesture. May his memory bring comfort to all who knew him." (Ray Capitanini Obituary, 5/10/25)

Ray was a long-time friend of Ward Miller and supporter of Preservation Chicago. An avid reader of the newspapers, Ray would often clip and comment on the many articles regarding Preservation Chicago advocacy efforts. He will be missed.

Raymond Joseph Capitanini of Chicago Obituary, Peterson-Bassi Chapels Chicago, 5/10/25

Ray Capitanini, wine maestro of Italian Village in the Loop, has died at 89; The table-hopping maitre d' at Chicago's oldest Italian restaurant schmoozed with patrons including Frank Sinatra, Barbra Streisand and Luciano Pavarotti, Mitch Dudek, 4/18/25

History of the Italian Village, since 1927. A Chicago Legacy Business

45. IN MEMORIAM: Marilyn Hasbrouck: Co-Owner of the Prairie Avenue Bookshop



Marilyn Hasbrouck at the Prairie Avenue Bookshop. Photo credit: Hasbrouck family

"Throughout its 35-year existence, the Prairie Avenue Bookshop was much more than an architectural book retailer. It was a meeting ground for architects and design devotees, where buyers could find rare works or the latest ones — then kick back in furniture designed or inspired by the likes of Mies van der Rohe, or Charles Rennie Mackintosh.

"Guiding the bookstore's look and feel, and quietly presiding over it all was Marilyn Hasbrouck. Marilyn Hasbrouck died March 21, 2025. She was 91.

"Along with her gregarious and outspoken husband, the architect and preservationist Wilbert R. Hasbrouck, the couple turned what began as a book collection basement of their Palos Park home in the late 1960s, into what the Financial Times called 'the best architectural bookstore in the world.'

"To assemble the libraries, the Hasbroucks bought scores of books and magazines from the widows of architects — leaving the young family with piles of duplicate books and publications that they stored in their basement.

"The collection was used to open the Prairie Avenue Bookshop in 1974. The first location was at the Elbridge Keith House, an Italianate-styled home built in 1868 at 1900 S. Prairie Ave.

"The bookshop's reputation and impact grew after moving to its second location at 711 S. Dearborn St., in 1980. The store moved to its final location, 418 S. Wabash Ave., in 1995.

"At Mrs. Hasbrouck's hand, the Prairie Avenue Bookshop became globally known for its huge selection and also its backlist of vintage books that were still in publication. Noted for its three levels and 14,000 volumes, the Wabash Avenue store was also celebrated for its classy, welcoming decor.

"'Beyond the store, I think [it] was kind of a cultural center for architecture and for architects, and a meeting place,' Ralph Johnson said. "It was unmatched [and] more than a private bookstore. It was a cultural institution for Chicago.' (Bey, Chicago Sun-Times, 5/13/25)

Read the full obituary at Chicago Sun-Times

Marilyn Hasbrouck, co-owner of architecture-themed Prairie Avenue Bookshop, dies at 91; She created a bookstore that was a meeting ground for architects and design devotees, where buyers could find rare works or the latest ones — then kick back in furniture designed by the likes of Mies van der Rohe, or Charles Rennie Mackintosh, Lee Bey, Chicago Sun-Times, 5/13/25

Prairie Avenue Bookshop has the Answer for Architects, Chicago Tribune, 11/23/1995

46. IN MEMORIAM: Bob Irving: Preservationist



Bob Irving, at right, with CAF president Lynn Osmond, and fellow docents Dick and Judith Spurgin, 2016

"Bob Irving, an extraordinary docent who introduced Chicago's iconic architecture to thousands of people over the course of fifty years, passed away on Monday, April 7, 2025, at the age of 93. A native of New York City, Bob had called Chicago home since 1967, when he came to the city to teach at IIT. Within a few years, he was pursuing his passion for historic architecture, volunteering as a docent with the newly formed Chicago School of Architecture Foundation to lead tours of Glessner House and downtown. Over the years, he also gave of his time and talents with the Clarke House, the Charnley-Persky House, and with Friends of Historic Second Church.

"On behalf of his Chicago family – his chosen family – it is my privilege to share some stories of Bob's life, interspersed with his own witty commentary. He will be greatly missed, but all of those whose lives he touched are richer for the opportunity to have known him and to see Chicago through his eyes.

"Shortly after arriving at IIT, Bob met George Danforth, who had taken over as chair of the College of Architecture from Mies van der Rohe. Danforth was one of the nineteen individuals who signed a resolution creating the Chicago School of Architecture Foundation in April 1966, for the purpose of purchasing Glessner House. Learning of Bob's interest in old houses, Danforth suggested Bob visit the house, which was close to the campus.

"The class graduated on Saturday, June 12, 1971, with the ceremony taking place on the north steps of the Chicago Public Library (now the Cultural Center). That afternoon, Bob led his first official tour of downtown, impressing the participants with both his encyclopedic knowledge and his ability to weave the names and dates into an engaging story.

"He participated fully in the work of the Foundation, being appointed to the first Docent Council and serving as the council representative on the CSAF board, which soon elected him secretary. Bob was one of six individuals who created an exhibit at the Chicago Public Library entitled "The Glessner House Story, from Prairie Avenue Days to the Present" which was seen by thousands of people. When the Glessner descendants returned dozens of boxes of original books to the house, Bob set to work cataloging and shelving the treasured tomes back in their original location in the library. He helped set up a temporary kitchen in the former butler's pantry, assisted with the installation of another exhibition, this one focusing on the Arts & Crafts movement, and provided commentary for the early morning CBS program, 'It's Worth Knowing About Us.'

"Bob quickly became recognized as an authority on Chicago's architecture and participated in the unsuccessful fight to save Louis Sullivan's Stock Exchange building. The newly formed Landmarks Commission, which had designated Glessner House one of the first two landmarks in the city in October 1970 (along with Clarke House), called on Bob to recommend buildings for landmark designation, and to testify at the hearings. This was more than a decade before the Chicago Historic Resources Survey got underway to standardize the process for identifying buildings of architectural and historical merit.

"Bob was awarded Docent of the Year in 1984 and continued serving on the Board until 1985. But his most valuable contribution occurred just prior to that time. In the early 1980s, he developed a new walking tour called the "Riverwalk" that extended from Michigan Avenue west to the Sears Tower, crossing back and forth across the bridges over the Chicago River. In 1983, during NeoCon, the Foundation was approached by a furniture manufacturer to provide a tour guide for a cruise on a boat along the lake. They agreed but noted there was much to see along the river. Bob provided the tour, and the immensely popular river tour was born.

"Bob later recalled the logic in creating the tour. 'What could be nicer? You sit on your bottoms and the buildings go by! We have to do this!' In 2020, PBS host Geoffrey Baer confessed, 'I stole your river reversal punchline 'a taste of Chicago' years ago. It gets a big laugh every time. I learned from the best!'

"In 2016, he was honored with a Lifetime Achievement Award in recognition of his 45 years of service, during the Glessner House gala held at the Chicago Club. Pauline Saliga, executive director of the Society of Architectural Historians, and a Glessner House board member, presented Bob with his award.

"In 2021, Glessner House held a celebration to commemorate the 50th anniversary of the docent program. Bob was the last member of his class to still be giving tours at the house. Friends far and wide contributed to a fund to honor Bob for his 50 years of service and to commemorate his 90th birthday that same month. On June 12, 2021, the 50th anniversary of the first docent class graduation, docents gathered in the courtyard, many seeing each other for the first time since the start of the pandemic. During the program, Bob learned that the generosity of his friends had funded the recreation of the tall oak standing screen in the dining room with its embroidered Morris

47. BUYER WANTED: Green Mill and Green Mill Building For Sale



The Green Mill, 4800-4810 N. Broadway Street. Photo credit: LoopNet



The Green Mill, 4800-4810 N. Broadway Street. Photo credit: LoopNet

"The longtime owner of the Green Mill, a jazz club on Chicago's North Side known for booking famous musicians, Hollywood cameos and Prohibition-era ties to gangster Al Capone, is looking to sell the Uptown property that includes the historic club.

"It is billed as the chance to own a property with established tenants within Uptown's entertainment district, which includes several other historic theaters and music venues such as the Aragon Ballroom and the Riviera. The Green Mill property is adjacent to the long-shuttered Uptown Theatre.

"The listing for Green Mill Gardens, as the property is still sometimes called, also offers the chance to own a piece of Chicago entertainment history. Musicians who have performed at the Green Mill include Billie Holiday, Al Jolson, Eddie Cantor, Bix Beiderbecke, Benny Goodman, Branford Marsalis and Harry Connick Jr.

"Regular, long-ago guests at the Green Mill included Capone, Frank Sinatra and early film stars such as Charlie Chaplin. Capone, according to local lore, had a favorite booth close to a trap door leading to a series of tunnels beneath the club, allowing for quick escapes. The booth was preferred because it was said to have clear sightlines of the front and back entrances.

"But the layout of the bar differs today after being redesigned following an extensive fire in 1933, when Capone was in prison for tax evasion, according to Chicago writer Robert Loerzel.

"The Green Mill also has appeared in several movies, including "High Fidelity,' 'Prelude to a Kiss,' 'Thief,' 'Family Thing' and 'Ocean's Twelve.'

"The seller of the property is Dave Jemilo, who has owned the jazz venue since 1986. He bought the early-1900s building for $5 million in December 2021, according to Cook County property records and CoStar data.

"'It was dirty, filthy,' Jemilo told the Chicago Tribune in 2016. "'The bathrooms were just a mess. Everything was torn apart. So I come in here and I think: Holy crap, is this place beautiful!'" (Ori, CoStar News, 6/5/25)

Read the full story at CoStar

Bix, Billie, Benny and Branford all performed at this famed Chicago jazz club for sale; Green Mill is also known for movie cameos and Prohibition-era ties to gangster Al Capone, Ryan Ori, CoStar News, 6/5/25

The Green Mill Is For Sale — But Will Likely Remain Unchanged; The owner of the iconic, historic jazz club is selling the Uptown building it calls home, Madison Savedra, Block Club Chicago, 6/5/25

Green Mill building up for sale in Uptown, It's not clear yet what may happen to the iconic jazz club that was once Al Capone's Prohibition-era hangout, David Struett, Chicago Sun-Times, 6/5/25

Green Mill Gardens Building Looking for a New Owner, Uptown Update, 6/4/25

Wait, is the Green Mill jazz club being sold? Here's what's going on with the iconic venue; The historic Uptown building that houses the legendary club is on the market, Laura Ratliff, Time Out Chicago, 6/9/25

Piecing Together the Green Mill Puzzle, Robert Loerzel, 3/4/24

Green Mill, 4800-4810 N Broadway Street Listing, LoopNet

48. BUYER WANTED: After Receiving Approvals, Developer Seeks to Sell Mid-City Trust & Savings Bank Before Adaptive Reuse to Boutique Hotel



Former Mid-City Trust and Savings Bank, 1912, Horatio R. Wilson, 801 W. Madison St. Photo credit: The Neighborhood Hotel group



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



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

"Two and a half years after buying a landmark West Loop office building with a plan to convert it into a hotel, a local hospitality company is looking to either sell it to someone else as a ready-to-go redevelopment or land an investor to help bankroll the $38 million project.

"Experiential Capital Group has hired real estate services firm CBRE to market the six-story building at 801 W. Madison St., according to a brochure, framing it as an opportunity for a buyer to take the property off of ECG's hands or team up with it to turn the historic 82,360-square-foot property into a 76-room inn under the real estate firm's Neighborhood Hotel brand.

"An ECG venture paid $14 million in 2022 for the landmarked Mid-City Trust & Savings Bank building at the southwest corner of Madison and Halsted streets. Neighborhood Hotel CEO Jonathan Gordon laid out its vision at the time to secure a series of grants, tax credit equity, incentives and other financing pieces with the goal of opening the hotel in early 2025.

"The Chicago-based firm has made progress toward that goal, winning a Class L tax designation from Cook County to reduce its future property taxes and lining up more than $12 million in grants and historic tax credit sale proceeds, according to the CBRE flyer. Gordon said in a statement that ECG has also secured a construction permit and completed some interior demolition.

"The 801 W. Madison building became a Chicago landmark in 2012, adding it to a long list of former neighborhood bank buildings the city began designating as landmarks five years earlier. The West Loop building was originally built in 1911, but was remodeled in 1928 to add a new exterior and to remodel a grand banking hall on the first two floors." (Ecker, Crain's Chicago Business, 4/1/25)

The Former Mid-City National Bank Building was designed by architect, Horatio R. Wilson in 1911-1912, and later remodeled and expanded in 1928, by the architectural firm of Perkins, Fellows and Hamilton. The 1928 remodeling included a reconstructed first-and second-story façade, with a Classical revival-style arcade of large arched openings, clad in limestone. The revisioning and expansion of the building also included a much enlarged banking room on the first floor interior, which replaced a former theater, originally located directly behind the bank building.

The Mid-City National Bank was given a Chicago Landmark Designation in 2012. With this designation the Mid-City National Bank Building was the beneficiary of the expanded and revised Adopt-a-Landmarks program, though a grant offer by the City of Chicago. This resulted with funding for the recreation of the original cornice design which was restored after being lost for decades. The building's cornice was recreated with glass reinforced concrete-GRFC with this City grant and extends 133' along Halsted and 126' along Madison Street, giving the structure a highly finished appearance and restoring the 1928 design.

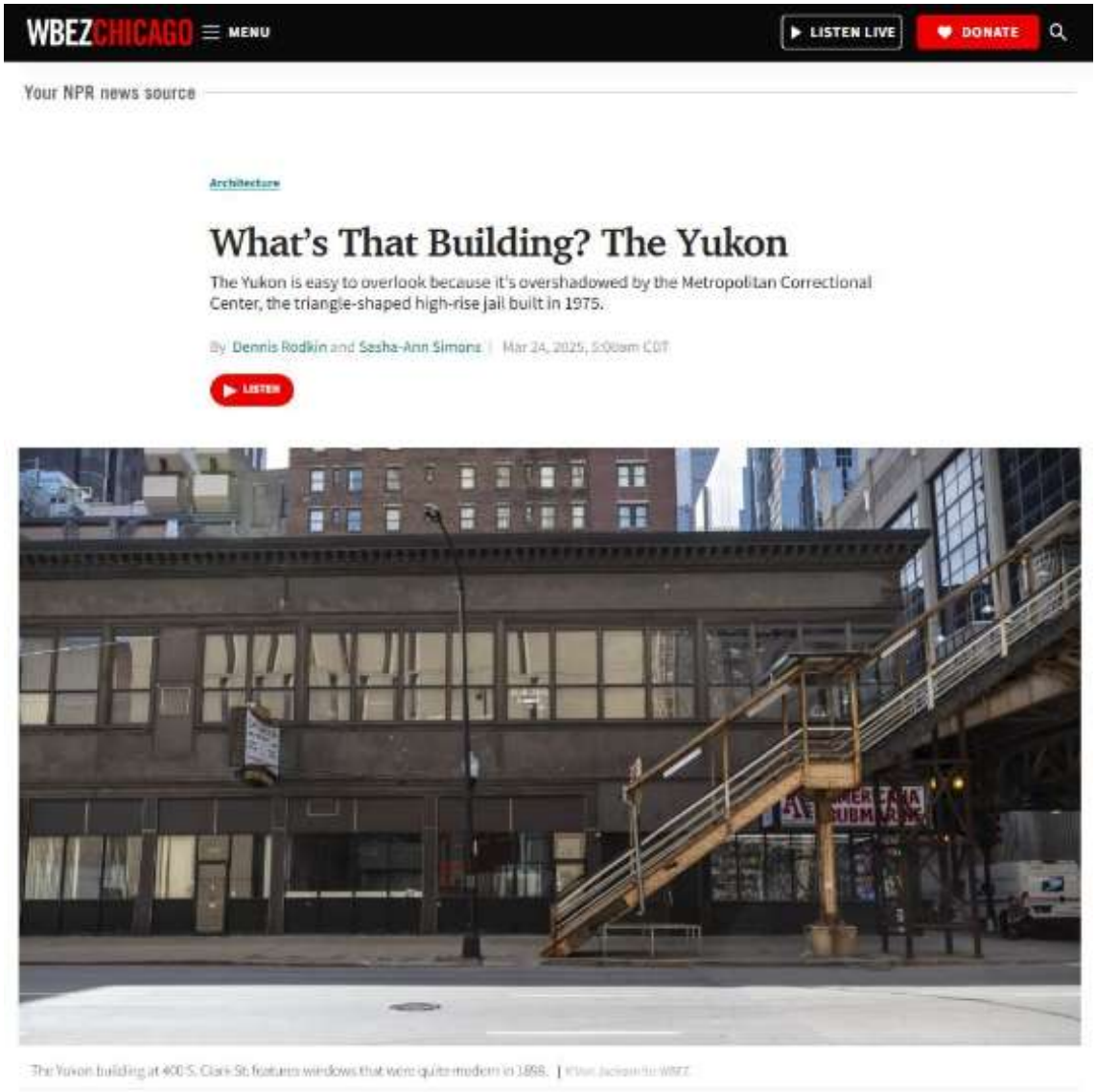
Preservation Chicago has been in communication with the developers, Experiential Capital Group, and fully support the adaptive reuse into a hospitality use. We testified in support of the Mid-City National Bank at multiple hearings. We have been a longtime advocate for many of the Chicago Landmark bank buildings. We applaud The Neighborhood Hotel group for their work to advance this project and hope that a new buyer advances this Mid-City Bank Building adaptive reuse project after so many years of vacancy.

Read the full story at Crain's Chicago Business

Hotel operator seeks backer or buyer for West Loop landmark project, Danny Ecker, Crain's Chicago Business, 4/1/25

The Neighborhood Hotel Fulton Market / Former Mid-City Trust and Savings Bank, 801 W, Madison Street LoopNet Listing

49. BUYER WANTED: Yukon Building at 111 W Van Buren Street Listed For Sale (Chicago 7 2016)



The Yukon building, 1898, Holabird & Roche, 400 S. Clark St. Image credit: WBEZ Chicago



The Yukon building, 1898, Holabird & Roche, 400 S. Clark St. Image credit: LoopNet



Sky Ride Tap, 105 W. Van Buren St.. Photo Credit: Ward Miller / Preservation Chicago



'Carl' Damianides, proud owner for over 50 years of the Sky Ride Tap at 105 W. Van Buren Street in 2022. Photo Credit: Ward Miller / Preservation Chicago

The Yukon building, 1898, Holabird & Roche, 400 S. Clark St. Image credit: WBEZ Chicago

"A downtown Chicago building — meant to be temporary when completed 127 years ago — remains standing, but recent indications suggest it might not stand much longer.

"The Yukon building is a two-story structure built in 1898 by the Boston-based real estate investor who also put up the Rookery, the Monadnock and the Marquette in Chicago. The family that's owned the Yukon for more than half a century put it up for sale. Now, the property taxes are delinquent and at least three tenants have vacated their spaces in recent months.

"John Bakovich said his family is trying to get the empty spaces rented so they can pay their tax bill. However, the primary goal 'is to sell it.'

"The low-rise building has no landmark status that would prevent demolition, and Bakovich said a new owner most likely 'is going to have to develop it,' meaning build something taller on the site.

"Bakovich said the primary tenant moved out overnight without notice sometime in the past several months. He said his family is trying to get new tenants for the Clark Street restaurant space once home to Cocina, a Mexican restaurant, and the Van Buren space of his family's former restaurant, Boni Vino, from 1967 to last year.

"But even if they get all the space rented again, Bakovich said, 'it's not enough to cover the taxes.' "According to the Cook County Treasurer, the property taxes on the building for 2023 (billed in 2024) were a smidge over $210,000. The 2024 taxes, billed this year, will be at least 8% more. The 2023 taxes haven't been paid, according to the treasurer, and neither were the 2022 taxes, which were sold in the county's delinquent tax sale. Under the delinquent tax sale system, the buyer of those taxes could, over the course of a few years, take ownership of the property — that is, if somebody doesn't buy the building outright first.

"There's a huge historical irony to the Yukon's current tax situation, since it was originally built as what was known as a 'taxpayer building.' Tim Samuelson, who retired as Chicago's cultural historian in 2020, said these were "built inexpensively to generate just enough income to cover real estate taxes and expenses, until the time when the real estate value of an area improved to merit its replacement with a permanent, substantial building.'

"In 1885, the Brooks brothers announced plans for a 12-story tower on the Clark and Van Buren site; it would have had a skylit atrium, like their Rookery, which they were building at the time. Thirteen years later, the brothers announced a shorter, six-story plan for Clark and Van Buren. A few months after that, they said they'd build just two stories. The site had become a 'taxpayer,' something to keep revenue coming while they waited to put a tall building there.

"At the Yukon, because they didn't need a bulky frame to support a tall building, Holabird & Roche 'reduced framing to a bare minimum, opening the entire building for maximum glass,' Samuelson said. 'It pushed their experiments in glass to the extreme, making it one of their most striking buildings on the path to glass-filled, structurally expressive modernism.'

"Preservation Chicago is going to introduce an effort to get the Yukon building's facade considered for landmark designation, according to Ward Miller, the group's executive director." (Rodkin, WBEZ Chicago, 3/24/25)

Read or listen to the full story at WBEZ Chicago

What's That Building? The Yukon; The Yukon is easy to overlook because it's overshadowed by the Metropolitan Correctional Center, the triangle-shaped high-rise jail built in 1975, Dennis Rodkin and Sasha-Ann Simons, WBEZ Chicago, 3/24/25

Yukon Building / Old Chinatown, a Preservation Chicago Most Endangered 2016

Yukon Building, 400 S. Clark / 111 W Van Buren Street Listing

50. BUYER WANTED: Six CMD Pershing Road Industrial Buildings Listed for Sale (Chicago 7 2014 and 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 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

51. BUYER WANTED: Landmarked Row House by John Wellborn Root at 1312 N. Astor Street Listed For Sale



Astor Street Row House, 1887, John Wellborn Root, 1312 N. Astor Street. Photo credit: Redfin



Astor Street Row House, 1887, John Wellborn Root, 1312 N. Astor Street. Photo credit: Redfin



Astor Street Row House, 1887, John Wellborn Root, 1312 N. Astor Street. Photo credit: Redfin

"At an 1880s Gold Coast row house, up for sale for the first time since the mid-1980s, the architectural significance is both about what's still there and what's not.

"The four-story Astor Street row house, built in 1887, was the longtime home of a Chicago attorney who died earlier this year. His heirs are asking a little under $1.9 million.

"The row house was designed by John Wellborn Root, one of Chicago's greatest 19th-century architects, and retains many of his selections, not only the stone exterior with a stack of metal-clad bays, but inside, where original fireplaces, wood paneling and staircases and other details have lasted nearly 14 decades.

"What's missing is its mirror image, what would have been the fourth in a row that is now only three. This row house is on the north end. The one on the south end was demolished in the early 1960s to make way for Astor Tower, a 25-story modernist tower by another great Chicago architect, Bertrand Goldberg.

"Root, a pioneer of skyscraper architecture whose best known works in Chicago are the Rookery and Reliance buildings, didn't only design the quartet of row houses. He lived in the one next door to Szwajkowski's listing before he died in 1891 at 41 years old.

"So did Root's wife, Dora, her sister Harriet Monroe, who founded the magazine Poetry in Chicago in 1912, and John Wellborn Root Jr., the architect of such Art Deco classics as the Palmolive Building, 333 N. Michigan and the former Daily News building on Canal Street.

"The elder Root designed the quartet for real estate developer James Houghteling, according to architecture writer Rachel Freundt.

"The original features 'are great to still have in there," Szwajkowski said, but the house 'is going to be a project for somebody.'" (Rodkin, Crain's Chicago Business, 6/9/25)

Read the full story at Crain's Chicago Business

Astor Street row house with 1880s details from architect John Wellborn Root for sale, Dennis Rodkin, Crain's Chicago Business, 6/9/25

Architect Homes: John Wellborn Root, Rachel Freundt, Architecture and History of Chicagoland, 6/25/21

1312 N. Astor Street Listing, Redfin

52. BUYER WANTED: Frank Lloyd Wright's Landmarked Roloson House Listed for Sale



Robert Roloson Row House, 1894, Frank Lloyd Wright, 3215 S. Calumet Avenue. Photo credit: Redfin



Robert Roloson Row House, 1894, Frank Lloyd Wright, 3215 S. Calumet Avenue. Photo credit: Redfin

"A row house in an early project designed by Frank Lloyd Wright and saved from ruin decades later is on the market in a historically significant section of Bronzeville known as the Gap.

"The four-bedroom, roughly 4,000-square-foot home is one of the four Roloson Houses. Built in 1894, they were declared city landmarks in 1979, as a rescue rehab was getting underway at the deteriorating set of tall-gabled row houses with a handsome band of decorative trim running across their fronts.

"Laura and John Bilson, who have owned the home on Calumet Avenue since 2016, are asking $799,900. The home came on the market June 2, listed with Vergis Eiland, an @properties Christie's International Real Estate agent. In the photo above, it's the second from left.

"'It's very wide open with so much light inside,' thanks to broad bands of windows across the front, a large skylight hanging above the center of the interior, and rear windows, Laura Bilson said. Wright designed the main floor with a series of enclosures, not four-walled rooms, which adds to the daylit feeling inside.

"The swirly ornamental band and other details on the exterior 'show the influence of Louis Sullivan,' John Bilson said. Wright worked for that pioneering architect before going out on his own and was known to call Sullivan 'Lieber Master,' or "beloved master,' in the ensuing years.

"The homes bear the name of Robert Roloson, a grain dealer who with his wife, Levanche, lived about a mile north on Prairie Avenue. A detailed history of the Roloson Houses says Roloson was the first client Wright signed when he went into practice on his own after being kicked out of Sullivan's architectural practice for freelancing.

Wright was 27 years old and in the second year of working on his own when he completed the Roloson project in 1894.

"The Gap is a sliver of Bronzeville — bounded by 31st and 35th streets, Martin Luther King Drive and State Street — so named because it lay between 'urban renewal' zones of the South Side, a gap of sorts where historical architecture wasn't torn down. Dozens of 19th-century houses and row houses line its blocks, particularly in the Calumet-Giles-Prairie landmark district.(Rodkin, Crain's Chicago Business, 6/5/25)

"Robert Roloson commissioned Wright to remodel a group of four preexisting row houses in 1894. Concerned with ventilation, Wright devised a plan that incorporated a succession of courts and wells in order to allow light and air into the buildings' interior rooms. A series of four high-pitched gables dominates the front facade of the row houses. Wright proposed eliminating these design elements, but the client rejected the idea. Their strict geometry is echoed in the rigid sequence of Sullivanesque spandrels and thickly mullioned windows below. The interiors of the houses, which were gutted after a fire and general deterioration in 1981, also featured Sullivanesque ornament, as did the bulbous balustrades that once encircled the terraces at the front of the houses. Similar balustrades remain intact at Wright's Nathan G. Moore residence in Oak Park." (Frank Lloyd Wright Trust website)

Read the full story at Crain's Chicago Business and the Frank Lloyd Wright Trust website

One of Frank Lloyd Wright's first solo projects now for sale in Bronzeville, Dennis Rodkin, Crain's Chicago Business, 4/11/25

Four Houses for Robert Roloson, Frank Lloyd Wright Trust

Roloson Houses, Frank Lloyd Wright Building Conservancy

Roloson Houses, 1894, Frank Lloyd Wright, 3213-19 S. Calumet Avenue Designated Chicago Landmark

3215 S. Calumet Avenue Listing, Redfin

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)



2628 S. Wabash Avenue, built 1923. Motor Row. Photo credit: Google Maps

Address: 2628 S. Wabash Avenue, Motor Row

#101070637
Date Received: 06/17/2025
Ward: 3rd Ward Ald. Pat Dowell
Applicant: Heneghan Wrecking & Excavating Co., Inc. C/O Amanda Hernandez
Owner: Auto Holdings of Chicago, LLC C/O Guy Grabiec
Permit Description: Wreck and removal of a two-story commercial building with a partial basement.
Status: Under Review



950 W. Willow Street, Lincoln Park. Photo credit: Google maps

Address: 950 W. Willow Street, Lincoln Park

#101067339
Date Received: 04/01/2025
Ward: 43rd Ward Ald. Timmy Knudsen
Applicant: Viewpoint Service, Inc. d/b/a Brophy Evacuation C/O Anne Quinn
Owner: Wreck and removal of a 3-story, masonry, multi-family residential building.
Permit Description: Wreck and removal of a two-story frame residential building.
Status: Under Review



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: **Released 05/05/2025**



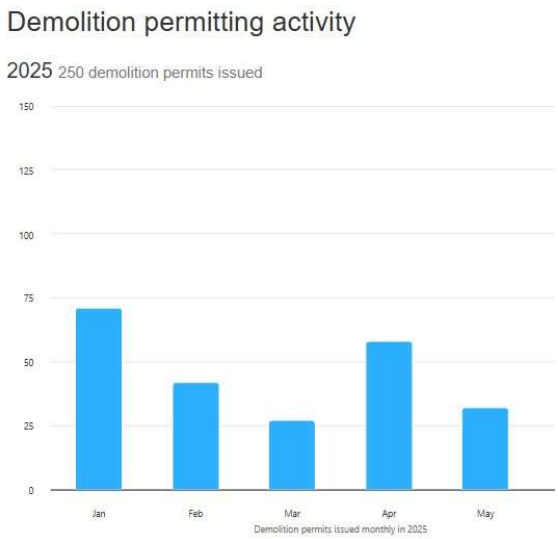
Swift-Morris Mansion, 1892, Willett & Pashley, 4500 S. Michigan Avenue, a 2024 Chicago 7 Most Endangered. Photo credit: Cristen Brown

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: **Application Voided**

LOSS: Spotlight on Demolition May 2025

- Phyllis Wheatley Home, 5128 S. Michigan Avenue, Bronzeville
- Torco Building, 3631 N. Sheffield Avenue, Wrigleyville
- 4142 N. Greenview Avenue, North Center
- 3714 N. Claremont Avenue. Roscoe Village

“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"



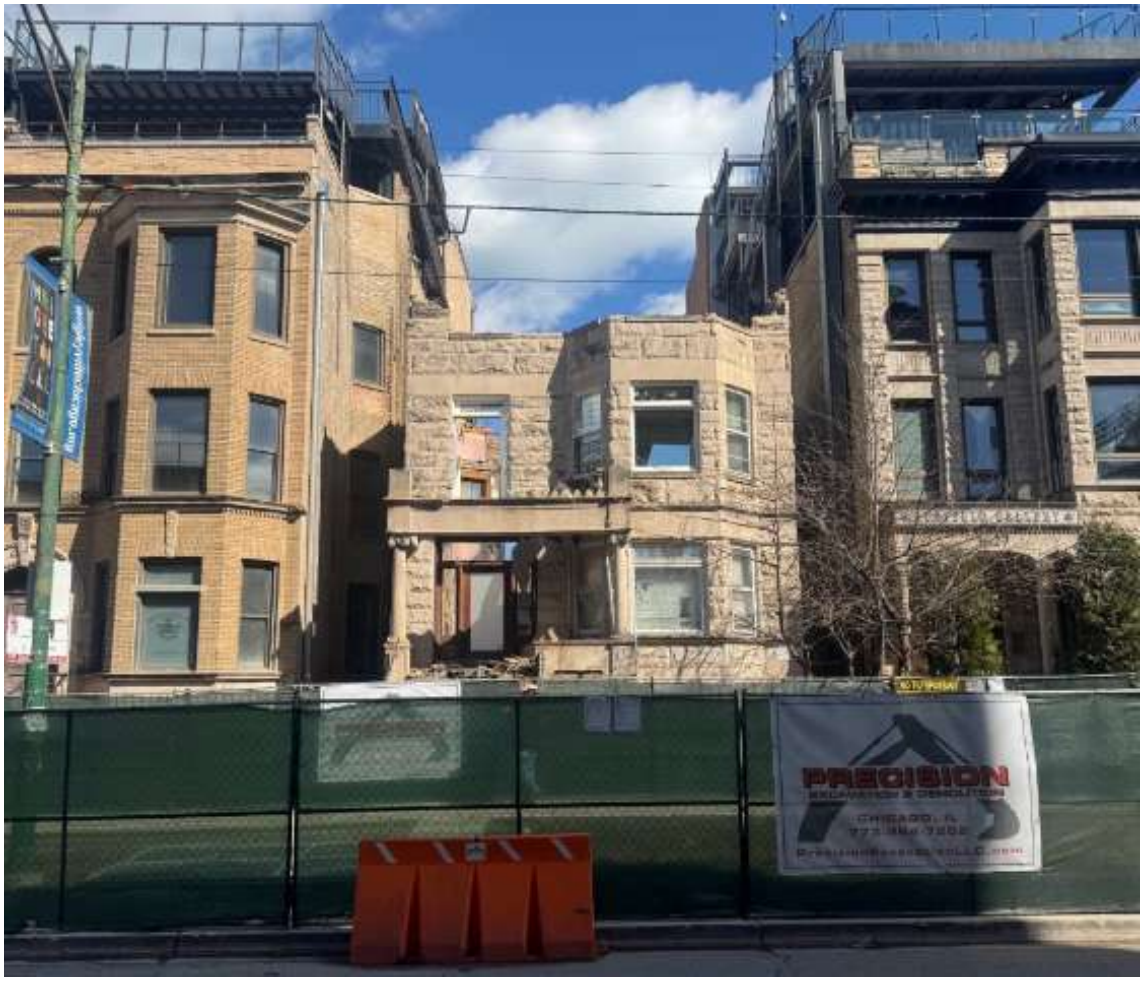
"Spotlight on Demolition" is sponsored by Chicago Cityscape

See all 32 demolitions during May 2025 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



Phyllis Wheatley Home, 1896, Frederick B. Townsend, 5128 S. Michigan Avenue, Bronzeville. Demolished May 2025. Photo Credit: Serhii Chrucky



*Torco Building at 3631 Sheffield Avenue. Demolished April 2025. Photo by Trent Weyermuller. Follow on Twitter: @CubsBallhawk_*



4142 N. Greenview Avenue, North Center. Demolished April 2025. Photo Credit: Google Maps



3714 N. Claremont Avenue. Roscoe Village. Demolished May 2025. Photo Credit: Google Maps

Preservation in the News

Chicago Tribune: As State Street's Bridge is Closed for Repairs, an Appreciation of Our Bridges Over the Chicago River



State Street Bridge. Photo credit: Google Maps

""The man with a briefcase was stunned for a moment. Getting out of a cab early Monday morning at State Street and Wacker Drive, he had obviously not heard the news. He stared for a while at the large declarative signs nearby, 'Bridge Out' and 'Sidewalk Closed.' Then he shrugged his shoulders and said, as he started walking east, 'OK, then. It's Wabash for me.'

"And it will be for a while. Those signs and some barricades signaled that the city's Department of Transportation had commenced what it deems emergency repair work on the State Street Bridge above and over the Chicago River. The bridge is closed to all vehicular and pedestrian traffic for the removal and replacement of floor beams, rehabilitation of multiple center lock components, and viaduct repairs north of the bridge. It is scheduled to be finished by mid-November, but you know how these things go.

"Tens of thousands of us cross our bridges every day without an ounce of notice or appreciation.

"Maybe this will help: There is not a city in the world — not Paris, not Venice — with more movable bridges than Chicago. There are 52 of them over the river.

"As an alternative to using canoes to get across, people built the first bridge in 1831 across the North Branch. It was meant to allow easy access to and less dangerous egress from a saloon. The bridge didn't last long, but in 1834 came the city's first movable bridge, a drawbridge at Dearborn Street which, legend has it, got stuck so often that it was chopped up to be used as firewood.

"Then in 1902, the Cortland Street Bridge became the first trunnion bascule bridge ever built. Essentially a drawbridge with two halves that moved, this design (bascule is French for 'seesaw') became known as a 'Chicago-style bridge' and was the dominant design for all bridges that followed.

"My favorite has long been the Michigan Avenue Bridge, built between 1917 and 1920, the work of architect Edward Bennett. Have a look, if you never have, at the relief sculptures that adorn the pylons that sit at each of the bridge's corners: 'The Pioneers,' with John Kinzie, one of the city's first settlers (northwest); 'The Discoverers,' marking the exploits of explorers Marquette and Joliet (northeast); 'Defense,' depicting the Battle of Fort Dearborn (southwest); and 'Regeneration,' honoring the city's rebuilding after the fire of 1871 (southeast).

"Sometimes I will walk down the stairs and cross the bridge on its lower level, where I am quickly hit with the cinematic memory of Eliot Ness (Kevin Costner) meeting cop Jim Malone (Sean Connery) in the 1987 film 'The Untouchables,' screenplay by Chicago's own David Mamet.

"From the bridge, you can hear the past whisper of the Native Americans who found skunk cabbage and wild onion on its banks and affixed to this site the Indian name for those earth products, Checagou, and of the engineering geniuses who reversed the river's flow in 1900 to keep the lake clean.

"Few people have appreciated the bridges more than writer Janice Rosenberg, who wrote of them in the 1991 magazine of the Chicago Historical Society (now the Chicago History Museum), saying, in part, 'Viewed from all directions, Chicago's bridges are works of art as well as wonders of modern engineering.' (Kogan, Chicago Tribune, 5/2/25)

Read the full story at Chicago Tribune

As State Street's closed for repairs, an appreciation of our bridges over the Chicago River, Column by Rick Kogan, Chicago Tribune, 5/2/25

Jewish Insider: The most famous Jewish philanthropist you may have never heard of and the campaign to amplify his legacy with a national park



Julius Rosenwald and Booker T. Washington whose partnership created 5,357 schools and related buildings over a 20-year period in mainly rural areas of 15 Southern states. These schools educated one-third of African-American children of the South in the years before the end of legal segregation and gave them a chance for a better life. Image credit: Rosenwald: Toward a More Perfect Union film

"Of the 423 park sites within the U.S. National Park System, which includes national parks, monuments, historical sites and other features, few are named after a Jewish person. But if Dorothy Canter of Bethesda, Md., has it her way, one will celebrate the legacy of Julius Rosenwald, the early 20th-century Jewish American philanthropist and president of Sears, Roebuck and Company, whose generosity and progressive vision influenced the Jewish and Black communities in the Chicago area and Black communities across the American South.

"As founder and president of the Julius Rosenwald & Rosenwald Schools National Historical Park Campaign, Canter leads a team advocating for the creation of a multi-site park: a visitor center in Chicago to focus on Rosenwald's overall legacy, and a number of restored schoolhouses in several states, remnants from among the over 5,000 'Rosenwald schools' founded in the Jim Crow era to improve educational opportunities for Black children. Prior to the 1954 U.S. Supreme Court ruling that said segregated public schools were unconstitutional, these Rosenwald schools comprised about one-third of all the elementary schools in the country accessible for African Americans.

"At a time when the Chicago Jewish community was split between established German-Jewish elites and Jewish immigrants from Russia and Poland, Rosenwald sought to overcome these divisions and pool communal resources, establishing what became the predecessor of Chicago's Jewish federation. His philanthropic efforts on behalf of Black Americans were his response to the parallel he observed between the suffering and persecution Jews and Blacks, from Eastern Europe to the Jim Crow South.

"'From Sears to Eternity: The Julius Rosenwald Story' also highlighted the ways Rosenwald was an innovator in how he supported causes. In 1910, for instance, he responded to a request to support a YMCA for Black people with the first-known challenge grant: he committed to giving $25,000 to any city that would raise $75,000 for the establishment of such a YMCA in their community. Over the years, 24 cities rose to the challenge, and YMCAs were established accordingly.

"When Rosenwald chose to celebrate his 50th birthday by donating a total of hundreds of thousands of dollars to various causes, he gave $25,000 to the Tuskegee Institute. It was the institute's founder, Booker T. Washington, who proposed that Rosenwald set aside a portion of that money to build schools; and when Washington died in 1915, before their project was complete, Rosenwald established the Rosenwald Fund to keep their work going.

"In 2001, the National Trust for Historic Preservation listed the schools among the most endangered historic sites, leading to new interest and efforts to restore and preserve them. Then in 2015, 'Rosenwald' — the movie that inspired Canter — highlighted Rosenwald's collaboration with Washington on the schools. In 2016, Canter marshalled supporters — including Robert Stanton, who served in the National Park Service for almost four decades and was the first Black person to be appointed NPS director — and began her campaign.

"Over 200 organizations — national parks and preservation organizations, educational groups and museums, historical societies, churches and synagogues, Black organizations and Jewish organizations — have submitted letters of support for the creation of the park. It's been almost 10 years since Canter started on this journey, but she remains committed. And in the meantime, the campaign is working to create an informal network of still-extant Rosenwald schools to focus on exhibitions and restoration as well as advocacy for the establishment of the national park." (Kohn, JewishInsider, 5/28/25)

Read the full story at JewishInsider

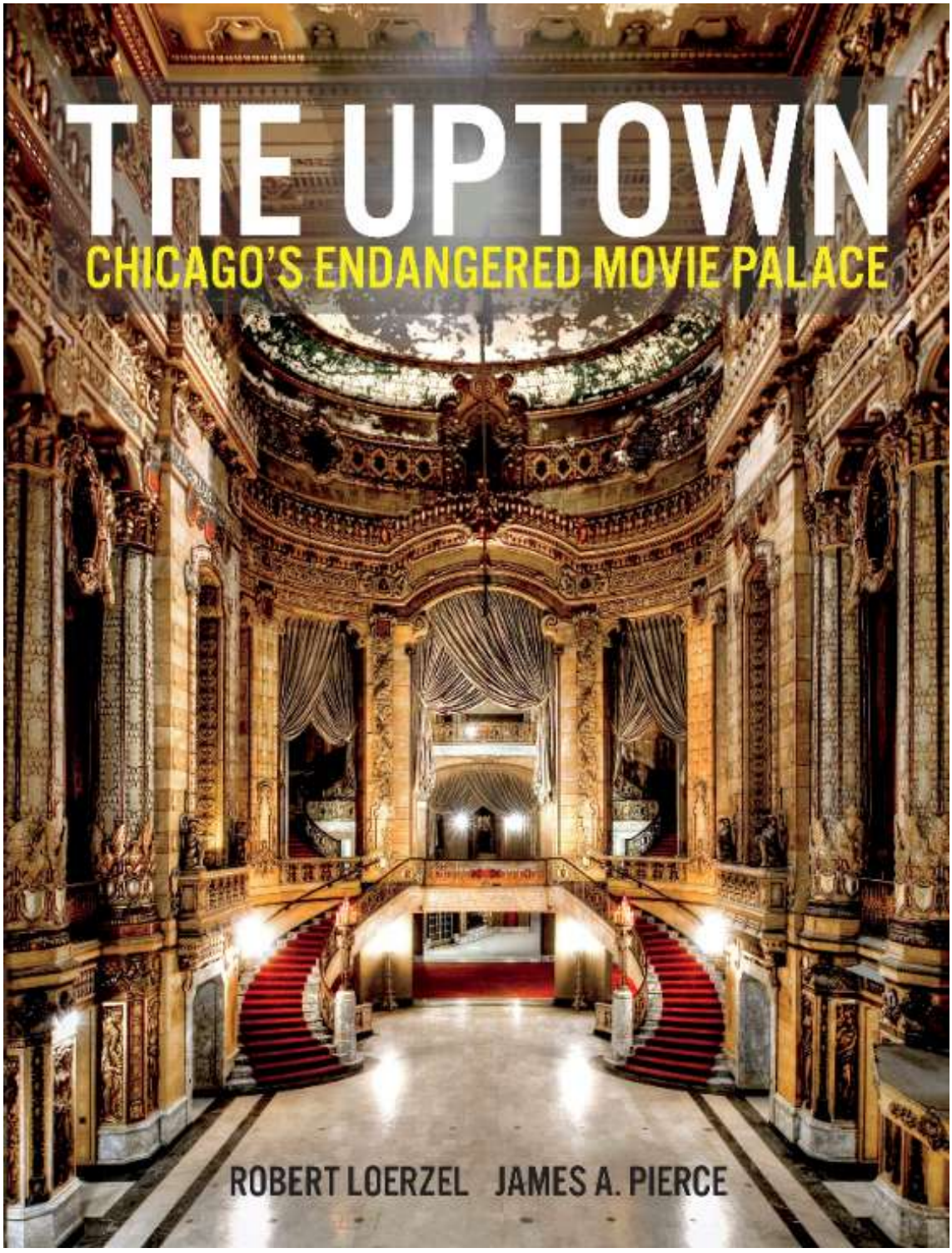
"The most famous Jewish philanthropist you may have never heard of and the campaign to amplify his legacy with a national park; Julius Rosenwald was a revolutionary philanthropist, yet his name is not well known, in part because his foundation shut down soon after his death, Rachel Kohn, JewishInsider, 5/28/25

Learn more at the Julius Rosenwald & Rosenwald Schools National Historical Park Campaign website

Rosenwald, A film by Aviva Kempner



BOOK PRE-ORDER:
THE UPTOWN: Chicago's Endangered Movie Palace
by Robert Loerzel and Andy Pierce



The Uptown: Chicago's Endangered Movie Palace, by Robert Loerzel and James A. Pierce. Image credit: CityFiles Press

Preservation Chicago is thrilled to support the new book, *The UPTOWN: Chicago's Endangered Movie Palace* by Robert Loerzel and Andy Pierce.

"This new book from CityFiles Press celebrates the 100th anniversary of the historic Uptown Theatre, a large, lavish movie palace, a National Register building, and a designated Chicago Landmark. Delivery is scheduled for August 2025, which is the 100th anniversary of the Uptown Theatre's grand opening.

"The UPTOWN takes readers back to the theater's ballyhooed opening in 1925. It was a magical place created by Chicago architects Rapp & Rapp for Balaban & Katz, one of the nation's leading theater chains of the time. The book follows the building through its five decades as a theater and its four decades of darkness. From its early days of silent movies, theatre organ, orchestras, and stage shows to the hazy memories of the hottest rock acts of the 1970s and '80s.

"With its selection of breathtaking photos, the book reveals the majesty of this architectural masterpiece, which has been closed since 1981. Efforts to restore and reopen the theater continue, and this book should help that cause.

"The authors of this deeply researched book are Robert Loerzel, an award-winning journalist who specializes in Chicago history (robertloerzel.com), and Andy Pierce, journalist, radio host, and longtime volunteer with Friends of the Uptown.

"The book is produced in collaboration with CityFiles Press editors Richard Cahan and Michael Williams, whose beautifully illustrated and designed books about Chicago and other topics have been called 'glorious' by the Chicago Tribune and 'extraordinary' by the Chicago Reader.

"For those with the ability to support the creation of this 170-page book, donations of $250 and above are welcome. See www.UptownTheatre.com for details. Donations to the 501(c)3 Landmark Uptown Theatre Corp. are tax-deductible."

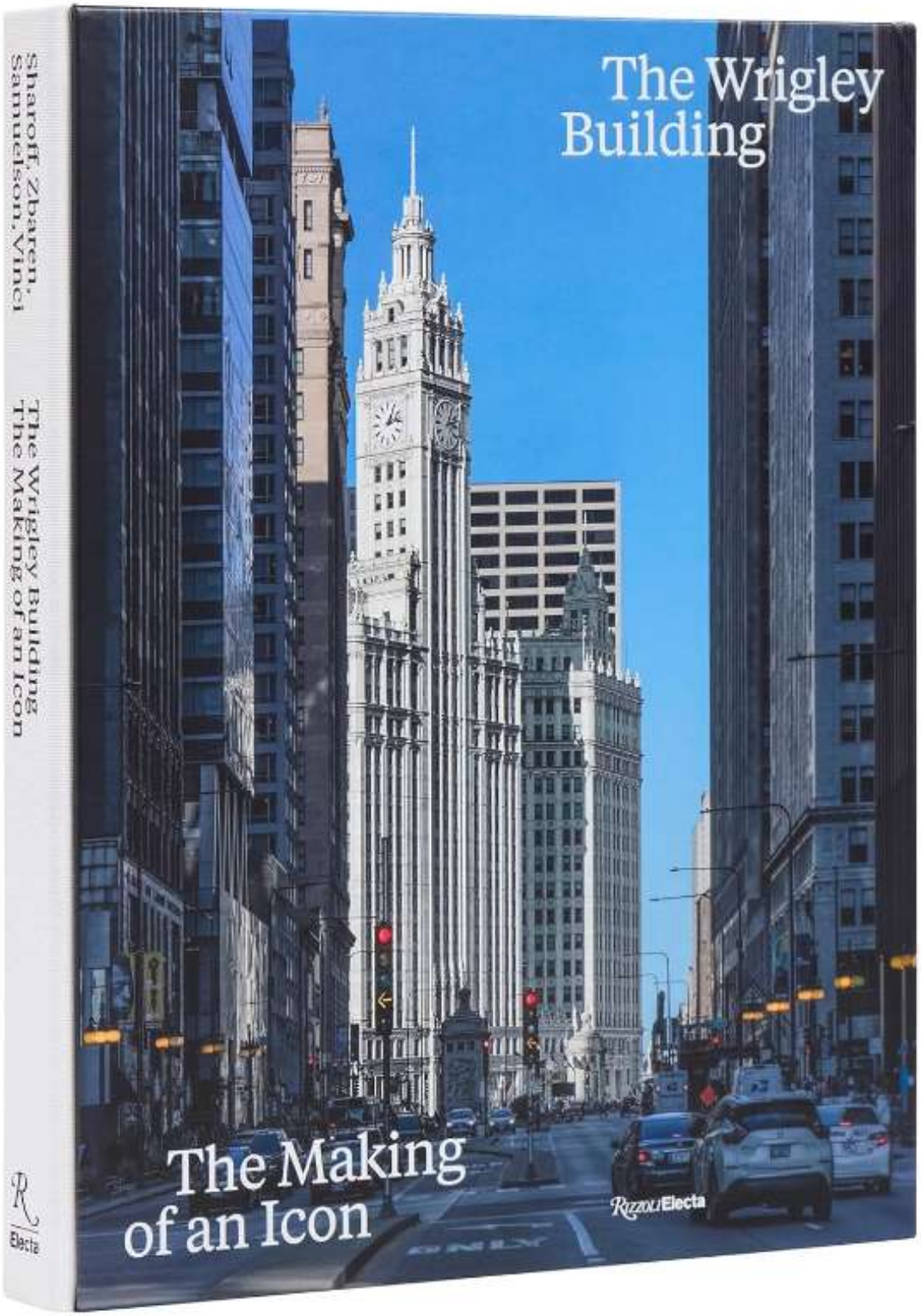
The Uptown: Chicago's Endangered Movie Palace
By Robert Loerzel and James A. Pierce
Hardcover: 168 pages; 157 gsm paper + flood varnish over 4-color images

$10 Discount for Pre-Orders: $40.00 (plus tax and shipping).
Books will ship August 1, 2025.

Pre-Order books at www.CityFilesPress.com

Donations at www.UptownTheatre.com to the Landmark Uptown Theatre Corp.

The Wrigley Building: The Making of an Icon
by Robert Sharoff and William Zbaren



The Wrigley Building: The Making of an Icon, by Robert Sharoff and William Zbaren. Image credit: Rizzoli Electa

"Resolved: the Wrigley Building is a beautiful, beloved jewel of Chicago, though not great architecture. Discuss.

"'Beautiful' is a value judgment, one I endorse fully. Glazed terra cotta in six shades of white, shifting toward creamy yellow as it nears the top. Festooned with dragons, griffins, cherubs, rams. That four-faced clock, 20 feet tall.

"'It was made to be liked,' said Robert Sharoff, whose new coffee table book, 'The Wrigley Building: The Making of an Icon,' (Rizzoli Electa) with photographs by William Zbaren and commentaries by Tim Samuelson, shines a spotlight on a structure that's been well-illuminated for over a century.

"'The more I shot it, the more joyous it became,' said Zbaren. 'It's so playful.'

"The Wrigley Building is just fun. Perched at the confluence of Michigan Avenue and the north bank of the Chicago River, the historic heart of Chicago — the outlines of Fort Dearborn are in brass across the street — the tower has always been a font of fascination, to me anyway,

"Starting with it being in reality two buildings, built at different times, with different addresses, 400 and 410 N. Michigan, connected at the 14th floor by that metal skybridge, a rococo detail that seems pulled from those dreamlike early 1900s fantasies of the urban future, with plump zeppelins and streamlined elevated trains and mustachioed gentlemen in bowler hats pedaling through the air on penny-farthing bicycles with wings.

"'The Wrigley Building' bristles with glorious facts that even I didn't know, starting with the clock initially being hand-wound by someone turning an enormous crank, winching up weights that once drove the mechanism.

"'The Wrigley Building: The Making of an Icon' deserves a place of pride on your coffee table, flaws and all. Zbaren's photos are gorgeous; Mansueto got his money's worth.

"Who reads coffee table books anyway? Honestly, the most significant and wonderful aspect of the Wrigley Building is eloquently laid out in the photo on page 177, reproduced above, and requiring little elaboration. They built the tallest building in Chicago, at the time, north of the Chicago River when all around was a smoky industrial nowhere of low factories and warehouses. The Wrigley Building is a bold expression of faith in the future of Chicago, a throw of the dice that paid off. That alone is reason to love it." (Steinberg, Chicago Sun-Times, 5/6/25)

"The Wrigley Building: The Making of an Icon
Author Robert Sharoff, Commentaries by Tim Samuelson, Introduction by John Vinci, Photographs by William Zbaren

"An in-depth look at America's historic skyscraper and Chicago's most iconic building.

"This is the captivating story of the spectacular architecture of the century-old Wrigley Building—its design, construction, and enduring significance as one of Chicago's most emblematic buildings. Through meticulous research and spectacular photography, the book unearths a century's worth of architectural, social, and business history, shedding light on many aspects of the Wrigley Building for the first time.

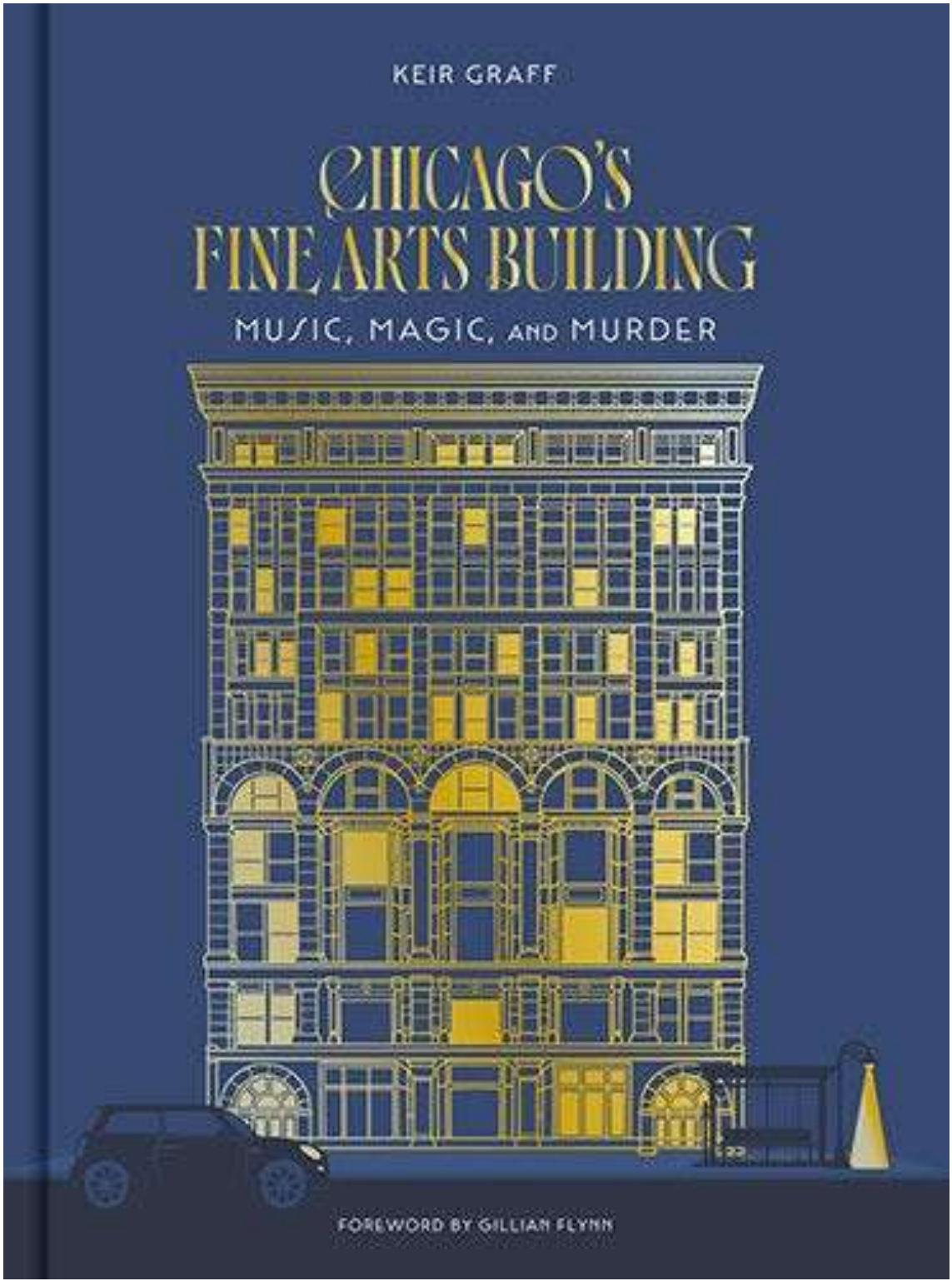
"The Wrigley represents the high-water mark of Beaux Arts Classicism in the city, a gleaming white palazzo at the head of Chicago's grandest boulevard, Michigan Avenue. With lavish terra-cotta ornamentation, it was Chicago's tallest building when it opened in 1921. The book focuses on the intertwined stories of William Wrigley Jr., the larger-than-life founder of the chewing gum empire, and Charles Gerhard Beersman, the relatively unknown architect who, mentored by architect Julia Morgan, brought the building to life.

"With stunning new photography alongside archival images, renderings, and original blueprints and drawings, this volume is a must-have for any architecture enthusiast. It unveils a fresh perspective on this architectural marvel as well as a wealth of fascinating social history illuminating the building's significance as more than just a structural landmark but as a nexus of Chicago's cultural, social, and business evolution. The book incorporates multiple paper stocks and two gatefolds. (Rizzoli Electra)

Read the full story at Chicago Sun-Times

New book illuminates Wrigley Building. Iconic structure? Yes. Superb? Not so much.; Chicago's ornate clock tower is beloved. But is it also great architecture? Neil Steinberg, Chicago Sun-Times,

Chicago's Fine Arts Building: Music, Magic, and Murder by Keir Graff



Chicago's Fine Arts Building: Music, Magic, and Murder by Keir Graff. Image credit: Trope Publishing

"Let Keir Graff take you inside Chicago's Fine Arts Building - a building that hides worlds behind its doors.

"Exploring the Fine Arts Building's warren of hallways is like stepping into a time machine. It's not a museum—it's a place of work. The walls reverberate with timeless music. Sopranos soar up to the high notes as violin bows draw tunes from strings. Someone plays a piano so busily they must have twelve fingers. Dancers' feet thud against wooden floors. A tuba burps out "Ride of the Valkyries" as the doors of the manually operated elevators provide percussive slams. And more quietly, behind closed doors, painters paint, writers write, and luthiers shave soft ribbons from billets of spruce.

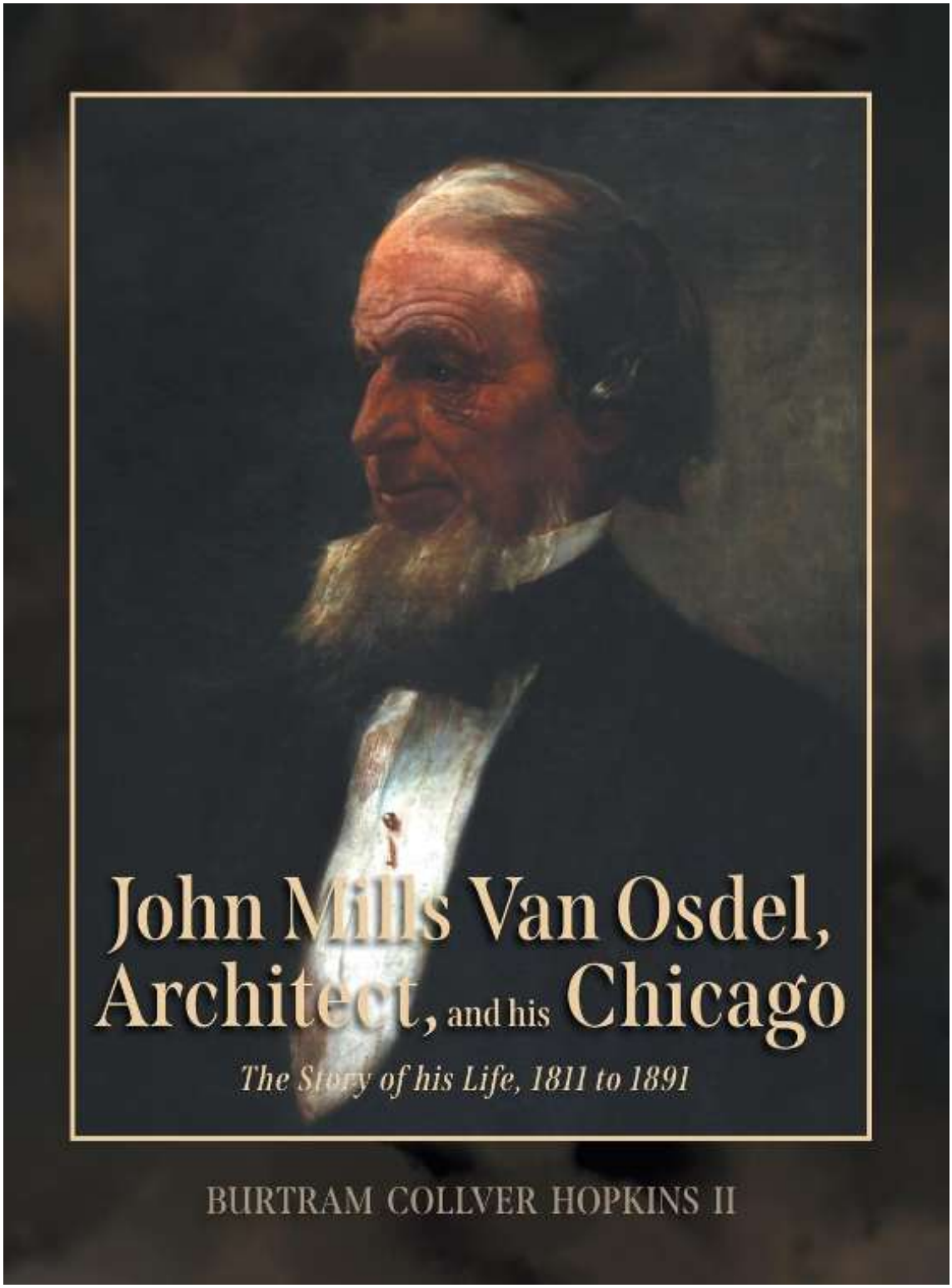
"In Chicago's Fine Arts Building, celebrated writer and Fine Arts Building tenant Keir Graff takes readers behind the scenes of this cultural hub. Initially conceived as a space for artists' studios, a home for the city's working artists, the building was an immediate success, but the Great Depression brought a long, slow decline to the building. Graff explores the building's history, its revitalization, and its cultural place in the city of Chicago. Featuring interviews with current tenants and access to the building's archives, including historical photos and artifacts, and a foreword by bestselling author Gillian Flynn, Chicago's Fine Arts Building sheds a new light on this storied building and its long history.

"Other Chicago landmarks have more stunning architecture or are more perfectly restored, but none of them has aged so well—because in the Fine Arts Building, it's the work that has been preserved. Two centuries have turned and its purpose remains the same: to provide artists and artisans space to pursue their callings, and community with other creatives, too, offering a living demonstration that something good happens when so many work so closely to each other. Which is not to say it's always been easy. Whatever comes easily in the arts?" (Trope Publishing)

Chicago's Fine Arts Building: Music, Magic, and Murder by Keir Graff, Trope Publishing Co.

Peering Inside Chicago's Original Art Colony; In Chicago's Fine Arts Building: Music, Magic, and Murder, author Keir Graff traces the many legacies of the city's vibrant culture hub, Web Behrens, Chicago Magazine, 6/12/25

John Mills Van Osdel, Architect, and his Chicago: The Story of His Life, 1811 to 1891
by Burtram Collver Hopkins



John Mills Van Osdel, Architect, and his Chicago: The Story of His Life, 1811 to 1891, Burtram Collver Hopkins. Photo credit: Friesen Press

"There is no question that Chicago is an architecturally significant city. But before Louis Henry Sullivan, John Wellborn Root, and Frank Lloyd Wright, before modernism, there lived a man whose designs built it from the ground up. Written by his descendant, retired architect Burtram C. Hopkins II, more than a century later, this book traces the incredible mark left on Chicago by architect John Mills Van Osdel-a mark tragically largely wiped out by the Great Fire of 1871. From the time he arrived in 1837 to his death in 1891, Van Osdel watched the city swell from a village of around a thousand people to a bustling metropolis of hundreds of thousands. Though his name is little known today, he played a crucial role in establishing architecture as a discipline in Chicago, drafting the Chicago Architect's Code (one of the first of its kind), laying the groundwork for the skyscrapers that would become the hallmark of the First Chicago School of Architecture, and contributing hundreds of architecturally significant structures to the growing urban landscape-as well as countless more (some still surviving) in other parts of Illinois, Iowa, Indiana, Michigan, and Arkansas.

“Van Osdel's impact would reverberate in large part through his family, many of whom themselves pursued architectural and artistic careers-including his nephew and business partner, John Mills Van Osdel II. This truly encyclopedic book traces this inheritance, with a section on Van Osdel II, doubling as both an architectural history and a work of family genealogy. Vast in scope and exhaustively detailed, it is sure to make an invaluable addition to the shelves of anyone interested in this powerhouse of American architecture and his influential family, who helped transform Chicago from a frontier town on Lake Michigan to the capital of industry it is today.”

John Mills Van Osdel, Architect, and his Chicago: The Story of His Life, 1811 to 1891, Burtram Collver Hopkins

Preservation Events & Happenings

Successful Preservation Chicago Booth at the “2025 Preservation Expo" Monday, May 19, 2025



2025 Preservation Expo — Monday, May 19 at the Chicago Cultural Center

"2025 Preservation Expo — Monday, May 19 at the Chicago Cultural Center

"Through this free event, attendees had the opportunity to connect with City staff, community and nonprofit organizations, professional service providers and trades experts at the forefront of historic preservation in Chicago.

“DPD presented the 25th edition of the Preservation Excellence Awards on behalf of the Commission on Chicago Landmarks from 6-7 p.m. in the Claudia Cassidy Theater at the Cultural Center. Selected by the commission’s Permit Review Committee, the awardees included a variety of individual landmarks and landmark district projects showcasing the best in preservation work across the city.”

The Association for Preservation Technology Int'l presents "A Learning & Networking Event for the Entire Chicago-Area Preservation Community" Thursday, July 24, 2025



Chicago Loop Synagogue, 1957, Loebl, Schlossman & Bennett, 16. S. Clark St. with stained glass by Abraham Rattner and "Hands of Peace" sculpture by Henri Azaz. Photo Credit: Eric Allix Rogers

A learning & networking event for the entire Chicago-area preservation community
Thursday, July 24, 2025
6:00 to 8:00 pm
Presented by The Association for Preservation Technology Int'l

"Come join APT at the Chicago Loop Synagogue for an evening of learning and connecting with fellow preservation practitioners!

"APT International (APT) invites you to an evening of networking with a private viewing and program on the inspiring Chicago Loop Synagogue (1958). Cultural anthropologist Alanna E. Cooper of Case Western University will share her research on the history of the Synagogue and its art glass in a talk, "A Historical Center for Religion and the Arts, and it Prospects for the Future."

"This modernist structure and its monumental stained-glass wall and “Hands of Peace” sculpture have been a popular past participant in “Open House Chicago” and is a feature of architectural tours.

"Following the program we will have ample time for networking, to meet APT leadership, and connect with peers. During this challenging time, we hope to provide a healthy sense of community for our field.

"In 1955, two decades after the congregation's founding, members of the Chicago Loop Synagogue enlisted architects Loebl, Schlossman and Bennett to design their new edifice on 18 South Clark Street. Still standing today, this compact jewel box structure, with its dazzling stained-glass facade, provides a spiritual experience combined with a mid-century modern aesthetic. Dedicated from its inception to the lively interchange between religion and arts, the congregation now stands at a crossroads, re-envisioning its own future along with that of its cherished building. Join cultural anthropologist Alanna E. Cooper for this lively discussion about the entangled relationship between architecture, community, religion and the arts.

"Don't miss this opportunity for a private viewing of this amazing space, to exchange ideas, and expand your network within the Chicago preservation community. Mark your calendars and get ready for an evening of inspiration and collaboration!"

Link for registration and more information
Beverages and appetizers will be served.

Glessner House presents
"Motor Row Walking Tour"
August 9 and September 13, 2025



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

"Motor Row Walking Tour"
August 9 and September 13, 2025
presents Glessner House

"This Glessner House walking tour down South Michigan Avenue explores what is considered the largest intact early “automobile row” in the U.S. At its peak in the early 20th century, more than 100 different makes of automobiles were being sold on Motor Row.

"Today, the revitalized stretch of street showcases more than sixty of the original showrooms in what is now considered the landmark Motor Row District, with stunning examples of elaborately molded terra cotta, ornate facades, and intricately scrolled ironwork designed by notable architects such as Holabird & Roche, Alfred Alschuler, Christian Eckstorm, Philip Maher, and Albert Kahn."

Saturday August 9 and Saturday September 13, 2025
10:00 to 11:30am.
$25 per person / $20 for members
Limited to fifteen participants.

Link Registration and for more information

Driehaus Museum presents "Rory McEwen: A New Perspective on Nature" May 16, 2025 to August 17, 2025



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

Rory McEwen: A New Perspective on Nature
May 16, 2025 to August 17, 2025
Presented by Driehaus Museum

"Rory McEwen: A New Perspective on Nature is an exhibition exploring the trailblazing career and legacy of Scottish artist Rory McEwen, whose work is considered one of the major turning points in the development of contemporary botanical art. Presenting over one hundred works, including sculpture and manuscripts, the exhibition reveals how McEwen forged his own personal interpretation of 20th century modernism, portraying flowers, leaves, and vegetables as individual subjects worthy of their own portraits.

"In tandem with the exhibition, the Driehaus Museum will partner with organizations across Chicagoland on public programs, classes, and exhibits, including Brushwood Center at Ryerson Woods, Chicago Botanic Garden, Chicago Scots, the Magnificent Mile Association, The Morton Arboretum, Old Town School of Folk Music, and The Peggy Notebaert Nature Museum. Rory McEwen: A New Perspective on Nature will be on view at the Driehaus Museum, 50 E. Erie Street from May 16 to August 17, 2025.

“Central to the strategic vision of the Driehaus Museum is building community through partnerships and I am proud of the strong city and suburb partnerships we have cultivated around Rory McEwen,” says Driehaus Museum Executive Director Lisa M. Key. “This includes events, classes, workshops, musical performances, and companion exhibitions at partner organizations that complement McEwen’s exquisite visual art with other compelling perspectives into nature and music. We are always looking at ways to broaden the visitor experience and our many partnerships are a great illustration of that work.”

Learn more at the Driehaus Museum website

Griffin Museum of Science and Industry presents “Steelmakers" Opened 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

2025 Chicago 7 Most Endangered Videos

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



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



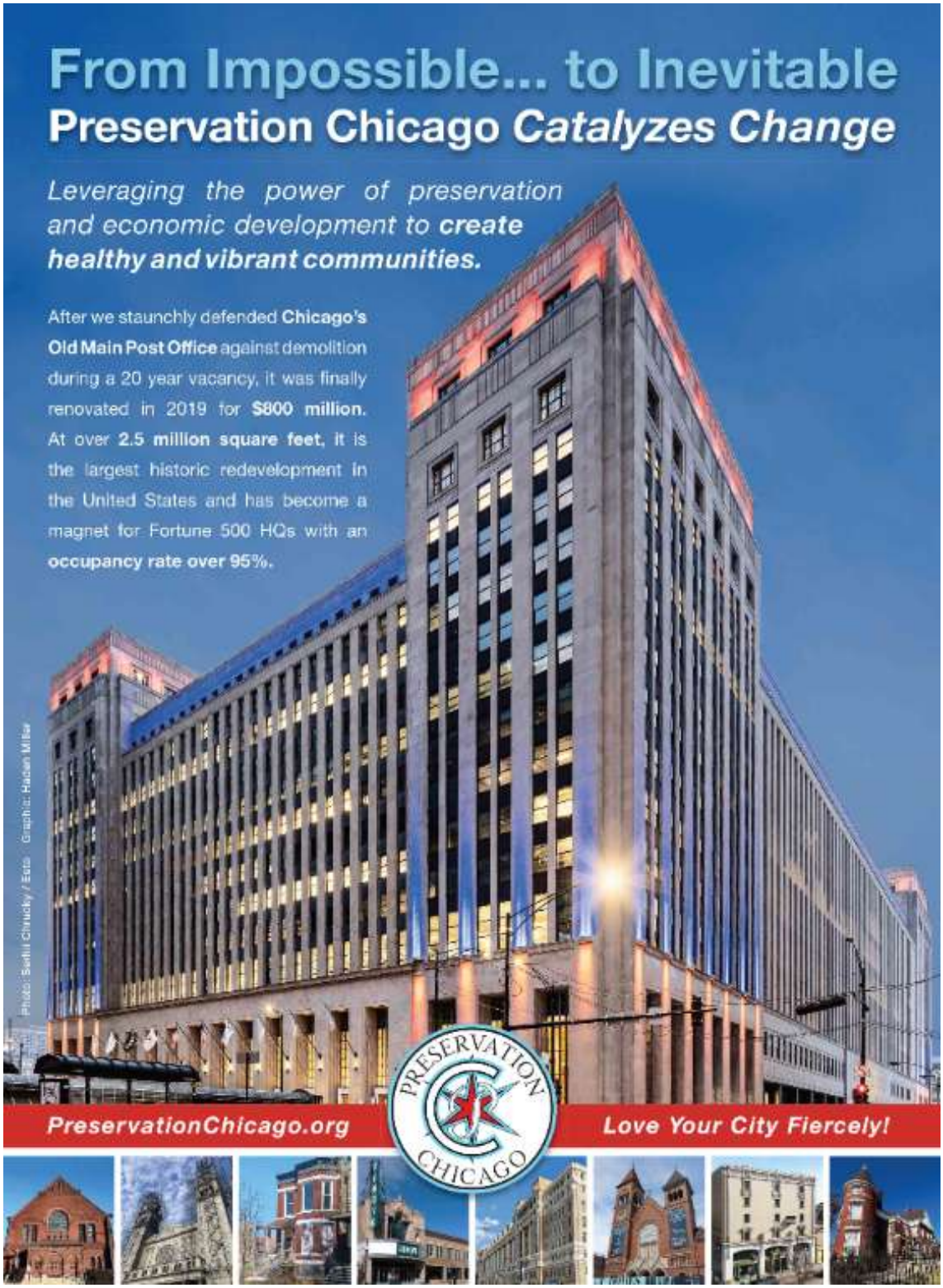
WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered FULL Presentation (69:16). Presented live to a hybrid audience, both live in-person at the Chicago Architecture Center simultaneously to virtual audience of approximately 300 people on March 4, 2025. Image credit: Preservation Chicago

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 Featured in Crain's Chicago Business Giving Guide "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

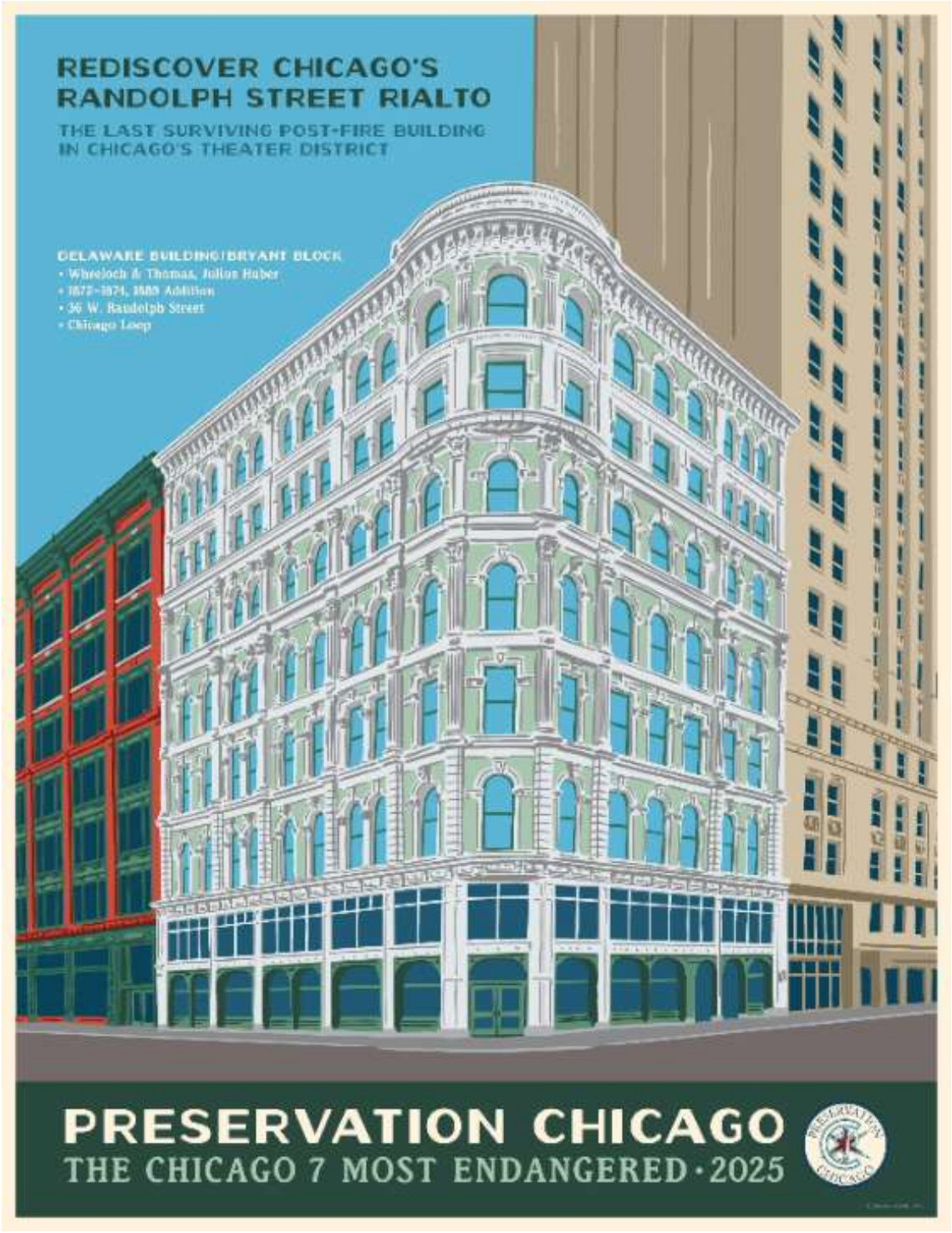
Learn more at Preservation Chicago's Content Studio at Crain's Chicago Business Giving Guide 2024



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

Support Preservation Chicago

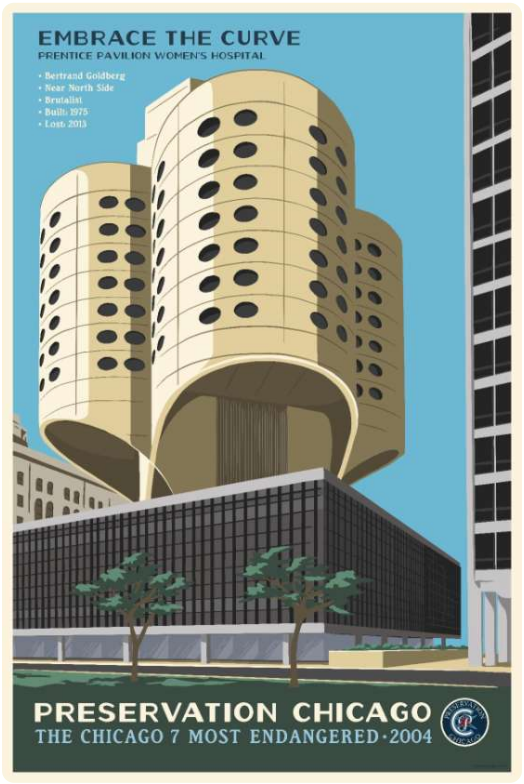


The Delaware Building

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.



Buy Chicago 7 Posters & Mugs





Donate to Preservation Chicago



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

- **Be Generous!** Donate to Preservation Chicago to support our tireless advocacy!
- **Spread the Word!** Read and share our Facebook , Twitter and Instagram posts!
- **Be Informed!** Sign up to receive the Month-in-Review eNewsletter!
- **Be Heard!** Attend community meetings and make your voice heard!
- **Be Counted!** Take a moment to sign our online petitions!

THANK YOU from your friends at Preservation Chicago

Donate Today

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

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

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

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

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