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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

August 2025 Month-in-Review Newsletter

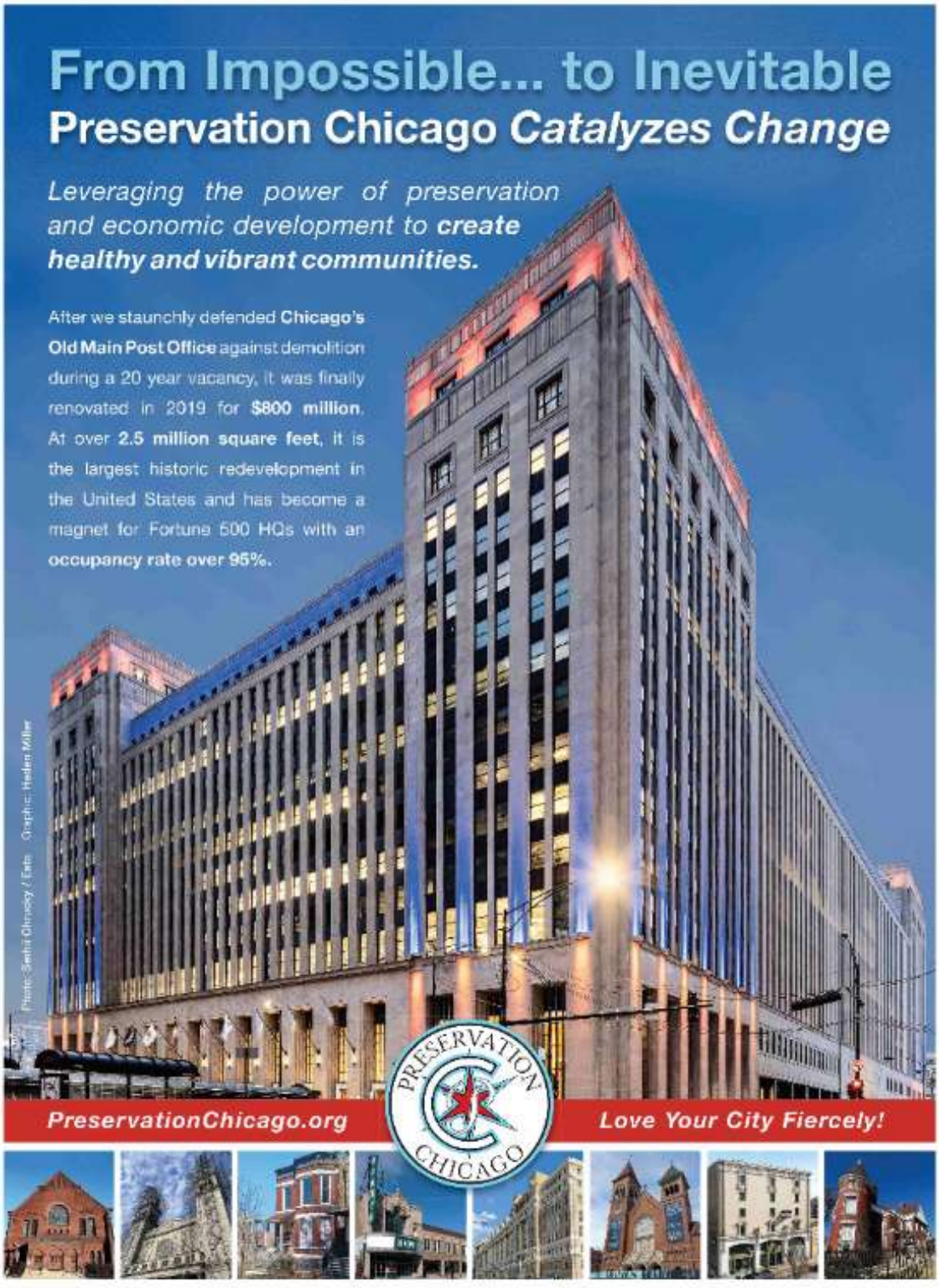


A Stroll Down Armitage Avenue in Chicago

Photo credit: Chris Cullen

Preservation Chicago

From Impossible to Inevitable



From Impossible to Inevitable, Preservation Chicago Catalyzes Change

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

Preservation Chicago leverages the power of historic preservation to create healthy, vibrant, diverse, and sustainable communities.

And it's working. We catalyze change.

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

The stabilization and revitalization of historic community assets is a proven powerful economic engine to anchor reinvestment and catalyze healthy, sustainable, equitable communities through job creation, heritage tourism, and community wealth building. Additionally, by uplifting culturally significant historic places, the successes and sacrifices of past generations can inspire a more just and equitable future.

Our innovative "Leveraged Impact" model of Amplification, Protection, and Investment creates the necessary pre-conditions to enable transformational change. By mobilizing widespread goodwill through extensive media coverage, and deploying robust Chicago Landmark protections against demolition, we create the stability necessary to secure significant public and private philanthropic funding.



Support a Nonprofit that Delivers

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

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

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- BOOK: THE UPTOWN: Chicago's Endangered Movie Palace
- BOOK: The Wrigley Building: The Making of an Icon
- BOOK: Chicago’s Fine Arts Building: Music, Magic, and Murder
- BOOK: John Mills Van Osdel, Architect, and his Chicago
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Preservation Chicago and Goodman Theater present Chicago Legacy Business Panel Discussion Saturday, September 27



Preservation Chicago and Goodman Theater present Chicago Legacy Business Ice Cream Social and Legacy Business Panel Discussion, Saturday, September 27. Image credit: Goodman Theater

Preservation Chicago and Goodman Theater present Chicago Legacy Business Ice Cream Social and Legacy Business Panel Discussion
Saturday, September 27
6pm
Goodman's Alice Center, 170 N Dearborn St.

Join Manny’s Deli, Old Fashioned Donuts, and Clark-Devon Hardware and hear stories from some our cities’ most precious, authentic and beloved businesses, while enjoying the iconic flavors of Rainbow Cone and Old-Fashioned Donuts.

After the discussion, stay for the play Ashland Avenue staring Chicago’s Francis Guinan (The Cherry Orchard) and Emmy Award-nominee Jenna Fischer (The Office). A new play asks what happens when we step outside of our parents’ footsteps to follow our heart.

Link for more information and to purchase tickets.

Advocacy

1. WIN: On 100-Year Anniversary, Uptown Theatre Book Helps Generate Momentum for Uptown Theatre Restoration



Uptown Theatre, 1924, Rapp & Rapp, 4816 North Broadway. Photo Credit: Eric Allix Rogers



Uptown Theatre, 1924, Rapp & Rapp, 4816 North Broadway, People line up to see the Uptown Theatre during opening week in August 1925, Photo Credit: Chicago Tribune Historic Photo

SHOWCASE

THE UPTOWN AT 100

Storied North Side theater, shuttered since 1981, hits milestone amid serious questions about its future

BY MARK GUARINO
For SUN-TIMES

Ever since he moved to Uptown in 2008, Chicago writer Robert Loerzel was drawn to one geographical point: the corner of Lawrence Avenue and Broadway. One hundred years ago, the intersection was ground zero for entertainment in Chicago: jazz at the Green Mill, dance bands at the Aragon Ballroom, vaudeville performers at the Riviera Theatre and Hollywood movies at the Uptown Theatre.

"If I could take a trip and spend a night on the corner in 1925, that would be pretty fun," he said.

His new book, "The Uptown: Chicago's Underground Movie Palace" (Chicago Press), is the closest available thing to a time machine. Available Aug. 18, the day the Uptown opened its doors to the public in 1925, the book features photographs — both archival, dating back to its earlier days, and those shot over recent years — that reveal the building's grandeur.

The images also tell the improbability of the theater's survival. Designed as a temple to silent films, the 46,000-square-foot palace was built for maximum audiences. Next to a wide orchestra pit, the theater featured seating for more than 4,000 people who could exit onto Lawrence Avenue or Magnolia Street while another 4,000 people could stream in after lolling in the splendorous lobby.

Walking to enter the theater from the lobby was part of the experience. There, audiences could look up and blink in the light of three giant chandeliers, alongside decorative elements such as colored glass windows, murals, jeweled ornaments from France and Italy, French clocks, spices and minarets. Air conditioning — a key feature at a time when such a luxury wasn't available in apartments or houses — made the Uptown a glamorous escape for ordinary Chicagoans.

The Uptown has been shuttered since 1981, but Loerzel toured the theater three times over the course of working on the book. He said what most impressed him was its colossal scale. "The ceiling is so high; you have columns that go up and up and up," he said. "Just how elaborately designed it was made it an incredible work of architecture."



The Uptown Theatre has been shuttered since 1981. Its first six days of programming in 1925 included movies, an orchestra performance of a Tchaikovsky work, a live performance of a play, a live opera, a demonstration of its Wurlitzer organ and newsreels. [illegible]

Anticipation for the theater was so high in opening month, three-quarters of a million people attended its first six days of programming — which, besides movies, included an orchestra performance of a Tchaikovsky work, a live performance of a play, a live opera, a demonstration of its Wurlitzer organ, and newsreels.

But timing worked against the Uptown. Two years later, the blockbuster hit "The Jazz Singer" became the first "talkie," which ushered recorded sound into the movies and, as a result, ushered out the need for live musicians. The Uptown adjusted, but two years after that, the stock market crash of 1929 announced the Great Depression. Like COVID-19 of the current era, movie palaces struggled, and nationwide, half of them shuttered by 1932. "They stopped building palaces. It no longer makes economic sense," Loerzel said. And like online streaming today, theater owners had to contend with an emerging technology that was further enveloping people to stay home: radio.

Yet as Loerzel and James Pierce, who wrote the foreword, demonstrate, the Uptown managed to persevere. Theater owners Balaban & Katz tried stunts — "an automobile parade with girls" was one — and lowered ticket prices. They introduced Christmas shows and, for the first time, concession stands, to bring back audiences and make up for lost revenue. By late 1930, there were signs of an upswing: Hollywood was in a golden era, and the theater was hosting splashy live entertainment fare, from Ella Fitzgerald to Duke Ellington and his orchestra to comedian Henny Youngman.

The Uptown's future, however, was growing dim. Blight hit the neighborhood, the result of a turmoil-driven economy and slumlords who took over multiunit buildings that previously had been rented to white Southerners who had moved to Chicago

The Uptown Theatre turns 100 with a new book and serious questions about its future; Chicago's favorite relic is hosting a group photo on Saturday, and a new book about its grandiose past and uncertain future comes out this week, Mark Guarino, Chicago Sun-Times, 8/15/25. Image credit: Chicago Sun-Times

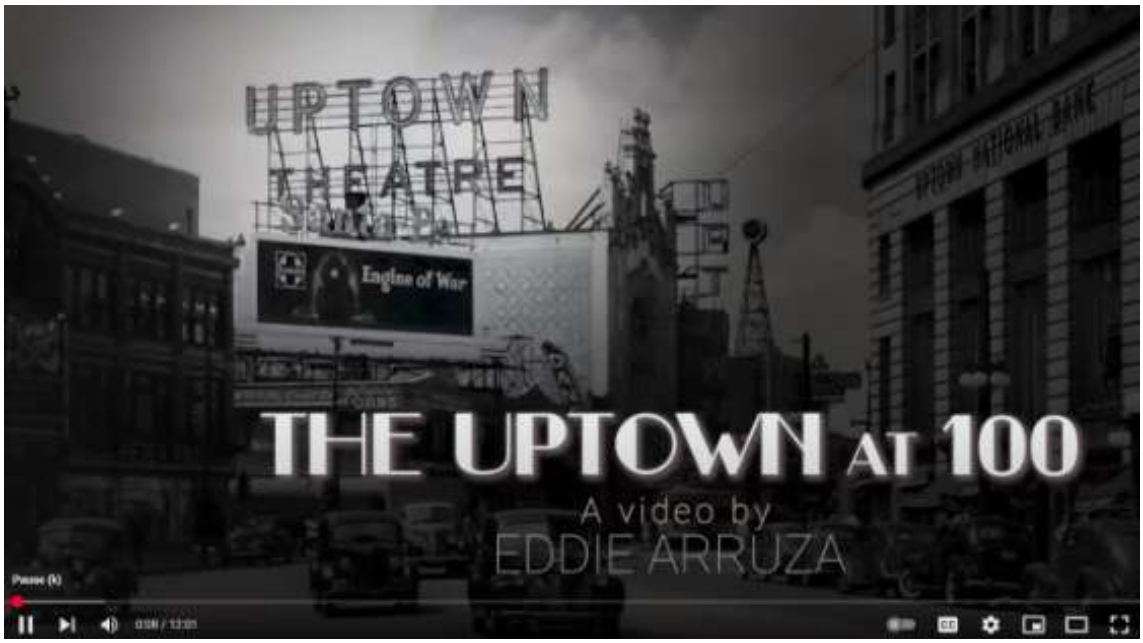


Inside the Uptown Theatre in 2015.

Todd Rundgren performs at the Uptown Theatre in 1976.

Hall and Oates at the Uptown Theatre in 1976.

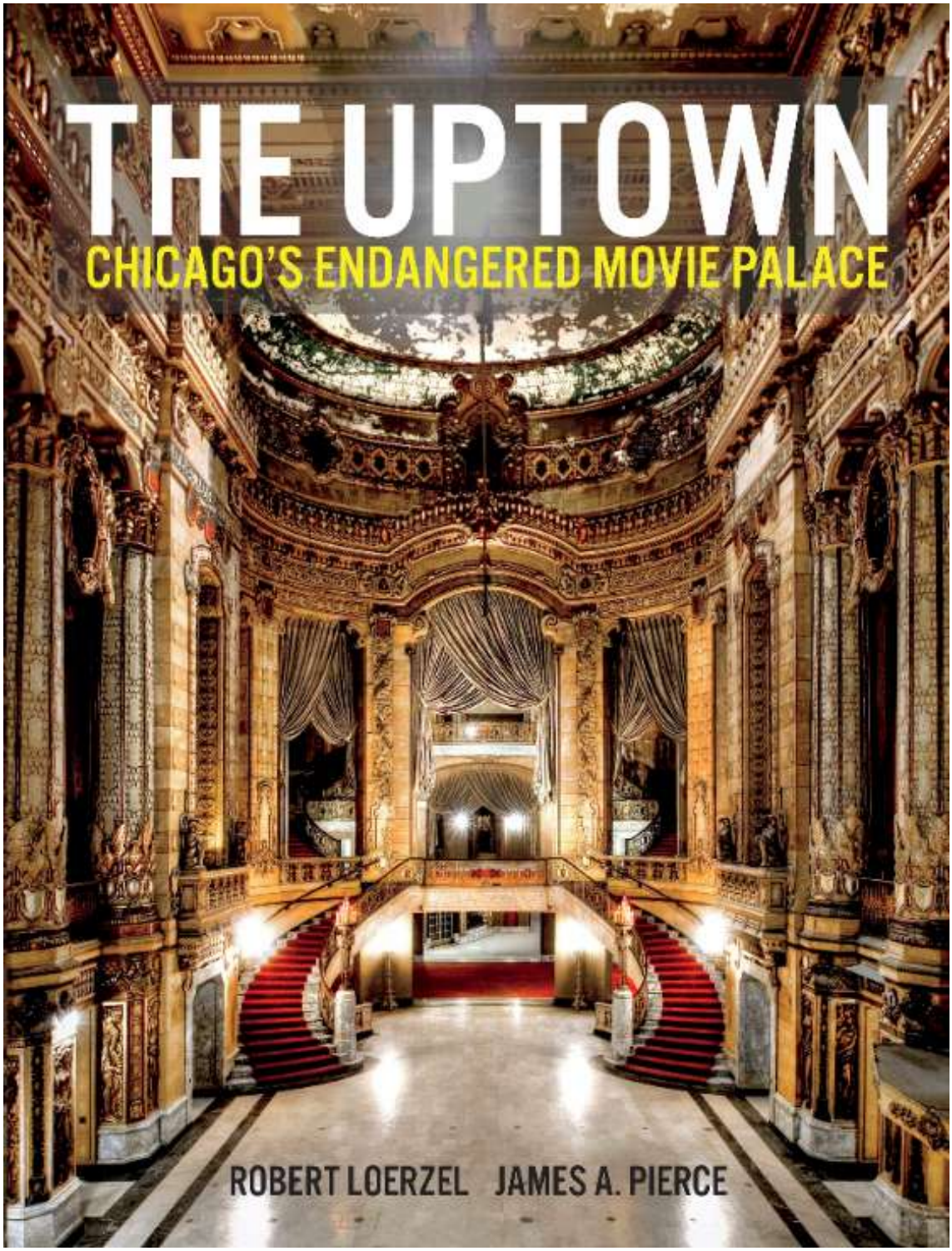
The Uptown Theatre turns 100 with a new book and serious questions about its future; Chicago's favorite relic is hosting a group photo on Saturday, and a new book about its grandiose past and uncertain future comes out this week, Mark Guarino, Chicago Sun-Times, 8/15/25. Image credit: Chicago Sun-Times



Chicago's Uptown Theater at 100, a video by Eddie Arruza (12:01)



Our Chicago: The future of the Uptown Theatre Interview with Robert Loerzel and Ward Miller, ABC 7 News Chicago, Kay Cesinger, 8/24/25. Image credit: ABC 7 News Chicago



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

"Ever since he moved to Uptown in 2006, Chicago writer Robert Loerzel was drawn to one geographical point: the corner of Lawrence Avenue and Broadway.

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"'The ceiling is so high; you have columns that go up and up and up,' he said. 'Just how elaborately designed it was made it an incredible work of architecture.'" (Guarino, Chicago Sun-Times, 8/15/25)

Preservation Chicago has long advocated for the restoration of the Uptown Theatre. The Uptown is an extraordinary Chicago asset that would be a powerful economic driver in Uptown. We strongly supported the effort to restore the Uptown in 2018 under Rahm Emanuel's administration when the cost was estimated at $75M. Today in 2025, the cost is estimated at $190M. The longer we wait, the more expensive the restoration becomes and opportunities for economic vibrancy, supporting local businesses, and local employment are missed. Fortunately, the Uptown Theatre is a Designated Chicago Landmark and is being actively maintained, so demolition is not a top concern. However, vacant buildings without active uses is not sustainable long-term. We urge all decision-makers to harness the earmark the neccesary to restore the Uptown Theatre

Read the full story at Chicago Sun-Times

The Uptown Theatre turns 100 with a new book and serious questions about its future; Chicago's favorite relic is hosting a group photo on Saturday, and a new book about its grandiose past and uncertain future comes out this week, Mark Guarino, Chicago Sun-Times, 8/15/25

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

Column: Will there be more birthdays for the Uptown Theatre? A new book looks at its history, Rick Kogan, Chicago Tribune, 9/10/25

WATCH: Our Chicago: The future of the Uptown Theatre, ABC 7 News Chicago, Tanja Babich interviews Loerzel and Preservation Chicago's Ward Miller, 8/24/25

2. LOSS: Damen Silos Demolished Despite Strong Support for Public Park and Permanent Festival Grounds Reuse Alternative Plan



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Chicago Tribune

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Permit issued to raze Damen Silos

Former grain storage units in McKinley Park will come down despite neighbors' efforts toward deal

By Lily Carey
Chicago Tribune

The Chicago Department of Buildings issued a permit Thursday for the demolition of the iconic Damen Silos, a relic of the Lower West Side's once-prominent grain processing industry. A demolition date is expected to be announced next week.

Neighbors of the site launched a last-ditch effort to preserve the silos and asked the new owner, MAT Limited Partnership, to consider revamping the former silos as a public festival space. However, negotiations fell through. The demolition process will last approximately six months and MAT is contracting with Hemenway Wrecking Co.

The Damen Silos, at 2900 S. Damen Ave., were once used as grain storage facilities. Since ceasing operations in 1977, the silos have sat vacant for nearly 50 years. They're located in the McKinley Park neighborhood on the Lower West Side, an area designated by the city as an "environmental justice neighborhood" that has been overburdened by pollution.

In late 2022, the state sold the Damen Silos for $6.5 million to the highest bidder, MAT Limited Partnership, a group of South Side companies run by business owner Michael Yadin Jr. The company has not released plans for what they'll be using the site for after its demolition.

But neighbors have raised concerns about whether the company will handle demolition in a safe and environmentally conscious way. The company also operates MAT Asphalt, a controversial hot asphalt mixing plant located about a mile south of the silos at 2033 W. Pershing Road. The state didn't hold any public meetings before issuing a construction permit for the plant in 2018.

"Literally, by the time we found

Turn to Silos, Page 2

Permit issued to raze Damen Silos, Chicago Tribune front page, 7/5/25. Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Image credit: Chicago Tribune



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Photo credit: Google Earth



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Demolished July, 2025. Photo credit: Daniel Schell, Chicago YIMBY



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Demolished July, 2025. Photo credit: Daniel Schell, Chicago YIMBY



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Ave. A 2023 Chicago 7 Most Endangered. Demolished July, 2025. Photo credit: Daniel Schell, Chicago YIMBY

"The demolition of the Damen Silos is underway and moving quickly. Just five days in, the smaller buildings surrounding the massive structures near South Damen Avenue along the Chicago Sanitary and Ship Canal are already torn down and destruction of the silos has begun, according to city officials and owner Michael Tadin Jr. The biggest portion of the demo project includes two sets of 80-foot concrete silos and a tower that's about 110 feet tall. The demolition will take months.

"Tadin, who acquired the more than 20 acres of land that include the silos in 2022, has not announced what he plans to do with the site. Gov. JB Pritzker's administration sold the property to Tadin for $6.5 million.

"McKinley Park Development Council circulated a petition in recent weeks to make the Damen Silos a public park and festival grounds. More than 1,000 people signed the petition, according to Kate Eakin, the group's managing director.

"The group Preservation Chicago also advocated for turning the land into park space and a concert area. Blue Star Properties, which redeveloped the former Morton Salt warehouse on North Elston Avenue and created the Salt Shed concert venue, was among the bidders in 2022. Blue Star was the lowest bidder, however, offering about $3 million less than Tadin." (Chase, Chicago Sun-Times, 7/18/25)

"Community leaders want to save the historic Damen Silos from demolition — and possibly turn the Southwest Side site into public festival grounds similar to the popular Salt Shed.

"The Damen Silos, 2900 S. Damen Ave., have been abandoned since 1977 but have remained standing and have become something of a local landmark after being featured in 2014's 'Transformers: Age of Extinction.' The large grain elevators have been a destination for urban explorers in the city for years.

"But with the site's new owner moving forward with plans to demolish the silos, neighbors and preservationists are mounting a last-ditch effort to save the structures and turn them into a public amenity of sorts.

"A consortium that includes Preservation Chicago and McKinley Park Development Council outlined details of the redevelopment plan, akin to what's been done at other former industrial complexes in Seattle, Buffalo and even Buenos Aires in Argentina, they said. The plan proposes that a land trust buy the site and a developer operate it.

"The McKinley Park Development Council kickstarted a petition for the festival grounds proposal that has over 670 signees, Eakin said.

"Since late 2022, advocates have been contending with looming demolition plans after MAT Limited, a local company that opened a controversial asphalt plant in McKinley Park in 2018, bought the land for $6.5 million from the state and applied for five permits to demolish the buildings, including one with the U.S. Army Corps of Engineers

"Thanks to the demolition threat, the site was featured on 2023's seven most endangered buildings in Chicago list. Turning it into festival grounds with public green space would be transformational for the industrial area around the silos, said Preservation Chicago Executive Director Ward Miller.

"'This would be a festival ground and also a park space, a green space along the Chicago River,' he said.

"Ald. Byron Sigcho-Lopez (25th) slammed the state's decision to sell the silos to MAT and said his criticism of the handling of the site led the silos to be removed from his ward in 2023 ward redistricting.

"'These [demolition] plans are because of [the State's] failure,' Sigcho-Lopez said in an interview Thursday. 'He sold the land off to a private entity, and now we're seeing what we've seen for a long time in these communities, which is a lack of care. When I got [redistricted], multiple people came to me and told me that it was because of my protesting of the state's decision on this site.'

"Sigcho-Lopez said pressuring the city into acquiring the land through eminent domain would be the most viable option in saving the silos from imminent demolition.

"The silos now fall into Ald. Julia Ramirez's 12th Ward, and she has also been in steadfast opposition to demolition proposals since assuming office in 2023, she said Thursday." (Thrush, Block Club Chicago, 6/27/25)

3. WIN: Original Portrait of Chicago's First Architect, John Mills Van Osdel Donated to Church of the Holy Family



A portrait of architect John Mills Van Osdel was donated Thursday by Burtram Hopkins, his great-great-grand-nephew, at the Church of the Holy Family, 1080 W. Roosevelt Road. Phot credit: Janani Jana / Chicago Sun-Times



Church of the Holy Family honors John Mills Van Osdel, Chicago's first architect
Ramona Meadors, ABC Chicago 7 News, 8/2/25. Image credit: ABC Chicago 7 News



WGN interview regarding Church of the Holy Family to host event honoring architect John Mills Van Osdel, Gabriel Castillo, WGN News, 7/26/25. Image credit: WGN News Chicago

"Unveiled amid towering Victorian Gothic walls and stained-glass biblical figures at a Near West Side church, was an oil portrait of the late architect who designed them — John Mills Van Osdel.

"On Thursday morning, the portrait was donated at the Church of the Holy Family by Van Osdel's great-great-grand-nephew, Burtram Collver Hopkins II. The church, which was designed in the late 1850s, will share the portrait with St. Ignatius College Prep, neighbors with the church at 1080 W. Roosevelt Road. The painting will hang in a newly built gallery connecting the two buildings.

"During his 60-year career, Van Osdel designed more than 800 churches, seminaries, synagogues, apartments, hotels, schools, theaters, fraternal buildings, courthouses, banks, prisons, warehouses, factories, offices and residential structures in the Chicago area and throughout the Midwest and Arkansas, according church and school officials.

"Hopkins, a retired architect himself, said he knew about Van Osdel, but got really interested in him 25 years ago. The portrait also is the cover of Hopkins' new book, 'John Mills Van Osdel, Architect, and his Chicago.'

"He was the first architect in Chicago, [he] opened his office in 1844, and his namesake nephew joined him after the Civil War and continued the practice even after Van Osdel's death ... very prolific, [he] designed over probably 800 buildings during his lifetime," Hopkins said.

"Ward Miller, executive director of Preservation Chicago, said Van Osdel buildings are important because they are from a different era.

"His buildings are so early and different than what Chicago is really known for on the world stage,' said Miller, who added that Chicago today is recognized for its Chicago School, Prairie Architecture and modernist international style, popularized by Ludwig Mies van der Rohe and modern skyscrapers." (Jana, Chicago Sun-Times, 7/31/25)

"Holy Family is the second oldest church in the city (after Old Saint Patrick's) and serves Saint Ignatius College Prep and the local community.

"In the 1980s, the church once described as "a European cathedral on the Illinois prairie" fell into disrepair. Demolition was considered, but the community rallied. Millions of dollars fueled more than two decades of restoration that brought it back to its 19th century splendor.

"Ward Miller was part of the team that helped restore Holy Family Church.

"'We're looking at a building that's 160-plus years old,' Miller told WTTW News. 'It was in the crosshairs for potential demolition and facing an uncertain future. I was involved in the restoration effort with John Vinci and Vinci Hamp Architects and served as a project manager. It took more than 25 years, start to finish.'

"A fourth generation Chicagoan, Miller is now executive director of Preservation Chicago.

"'When I was a kid, I remember this building being closed for so long,' Miller said. 'It's wonderful to be part of the story to bring it back. It was once said to be the largest Catholic congregation in America.'"(Vitali, WTTW Chicago, 8/6/25)

Read the full story at Chicago Sun-Times and WTTW Chicago

Church of the Holy Family gets big gift: Portrait of city's first architect, John Mills Van Osdel; Over a career that spanned 60 years, Van Osdel is credited with designing over 800 structures, including the interior of Church of the Holy Family, which survived the 1871 Great Chicago Fire, Janani Jana, Chicago Sun-Times, 7/31/25

In a Historic Chicago Church, the Story of the City's First Architect Lives On Through His Family, Marc Vitali, WTTW Chicago, 8/6/25

Church of the Holy Family honors John Mills Van Osdel, Chicago's first architect
Ramona Meadors, ABC Chicago 7 News, 8/2/25

WGN interview regarding Church of the Holy Family to host event honoring architect John Mills Van Osdel, Gabriel Castillo, WGN News, 7/26/25

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



4. WIN: After Extensive Restoration, Iconic Spirit of Progress Statue Reinstalled to Former Montgomery Ward & Company Administration Building



Diana / Spirit of Progress statue has been beautifully restored and was returned to her place of honor as a beacon of the Chicago skyline on top of the former Montgomery Wards Administration Building on Saturday, September 6th, 2025. Diana was built in 1929 and stands 22.5 feet tall. Photo credit: Michael Goldwater



Diana / Spirit of Progress statue has been beautifully restored and was returned to her place of honor as a beacon of the Chicago skyline on top of the former Montgomery Wards Administration Building on Saturday, September 6th, 2025. Diana was built in 1929 and stands 22.5 feet tall. Photo credit: Ward Miller / Preservation Chicago



Diana / Spirit of Progress statue has been beautifully restored and was returned to her place of honor as a beacon of the Chicago skyline on top of the former Montgomery Wards Administration Building on Saturday, September 6th, 2025. Diana was built in 1929 and stands 22.5 feet tall. Diana and Michael Goldwater .
Photo credit: Michael Goldwater



Diana / Spirit of Progress statue has been beautifully restored and was returned to her place of honor as a beacon of the Chicago skyline on top of the former Montgomery Wards Administration Building on Saturday, September 6th, 2025. Diana was built in 1929 and stands 22.5 feet tall. With Michael Goldwater, President of the One River Place Condominium Association, Andrzej Dajnowski of the Conservation of Sculpture and Objects Studio, and Ward Miller of Preservation Chicago. Photo credit: Ward Miller / Preservation Chicago

"The iconic Spirit of Progress statue, beacon of what is now One River Place Condominium Association in River North, has been returned to her perch on the Chicago skyline after an extensive repair and restoration.

"The Board and Homeowners of One River Place Condominium Association (formerly the Montgomery Ward & Company Administration building) located at 758 N. Larrabee Street are pleased to announce the successful reinstallation of the iconic statue crowning our building: Diana, The Spirit of Progress.

"Over the last 9 months the statue has undergone an extensive inspection, cleaning, and restoration and has now reassumed her place of honor as a beacon of the Chicago skyline. Final masonry work on the pedestal and refinishing will occur to give Diana a bright brass finish, and additional lighting will be installed to highlight this beacon of the skyline. This work and scaffolding removal are expected to occur before year-end 2025.

"The Statue, the Spirit of Progress (also referred to as Diana or the Goddess of the Hunt) was installed in its present location on the former Montgomery Ward Administration Building by Montgomery Ward & Company in 1929, and is an updated version of the bronze statue that topped the former Montgomery Ward office at 2 N. Michigan Avenue (titled 'Progress Lighting the Way for Commerce'). That statue was atop the 2 N. Michigan building until 1947 and itself was created and patterned after the statue on top of the Agriculture Building at the 1893 World's Columbian Exposition in Chicago.

"The Spirit of Progress is a female figure poised on her left foot, holding a torch high in her right hand and a caduceus, an ancient Greek symbol of commerce, in the other, while she leans forward into the wind in a motion of forward progress. 'Spirit of Progress' depicting the Roman goddess Diana was inspired by the work of the noted artist Augustus Saint-Gaudens (1848-1907), and his 'Diana' sculpture atop the Agriculture Building at the Columbian Exposition of 1893.

"The Montgomery Ward Administration Building was constructed in 1927-1928, and the statue was added in 1929. Building was converted to condominiums in 2003, and is currently known as One River Place Condominium Association" (Michael Goldwater, President, One River Place Condominium Association)

For more information:

Wikipedia article about the Montgomery Ward complex
Chicagology article -good overview and with detailed story
Smithsonian Art Catalog article
National Register of Historic Places registration
River North Residents Association article about removal

5. WIN: Adaptive Reuse of Field Building at 135 S. LaSalle Street Receives Class L Approval



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



The Field Building / LaSalle National Bank Building, 1934, Graham, Anderson, Probst & White, 135 South LaSalle Street. Rendering credit: Solomon Cordwell Buenz



The Field Building / LaSalle National Bank Building, 1934, Graham, Anderson, Probst & White, 135 South LaSalle Street. Rendering credit: Solomon Cordwell Buenz



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



The Field Building / LaSalle National Bank Building, 1934, Graham, Anderson, Probst & White, 135 South LaSalle Street. Rendering credit: Solomon Cordwell Buenz



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

"The Commission on Chicago Landmarks has approved a Class L tax incentive for the redevelopment plan of The Field Building at 135 S. LaSalle. Planned by Riverside Investment and Development, AmTrustRE, and DL3 Realty, the historic building stands on the north side of W. Adams St. between S. Clark St and S. LaSalle St.

"135 S. LaSalle, known as the Field building, is a 44-story Art-Deco style building that was designed by Graham, Anderson, Probst, and White and was completed in 1934 and designated as a Chicago Landmark in 1994. The 1.35 million square foot building has large floor plates and has over 1.125 million square feet of vacancy (83%) mostly due to Bank of America's headquarters relocating to 110 N. Wacker.

"Designed by Solomon Cordwell Buenz, the adaptive reuse will convert 624,000 square feet of space in the building into 386 residential units and 92,000 square feet of commercial space.

"To accommodate the residential portion of the project, two residential entrances will be added on S. LaSalle St and S. Clark St and elevator lobbies will be separated from the main public arcade on the interior with glass partitions to separate residents from office users and the public.

"With a total project budget of $241.5 million, the Class L tax incentive would represent a $4.4 million tax abatement over the 12 years that the tax incentive is active. With approval from the Commission on Chicago Landmarks approved, the proposed tax incentive will now need final approval from the City Council. Construction is expected to begin in Spring 2026 with an 18-month construction timeline that would indicate a Fall 2027 opening. (Kugler, Urbanize Chicago, 8/20/25)

Preservation Chicago strongly support this preservation-sensitive adaptive reuse of the Designated Chicago Landmark Field Building at 135 S. LaSalle. We have been in communication with the development team and have testified in support at many public hearings.

Read the full story at Urbanize Chicago

Landmarks approves Class L for adaptive reuse redevelopment of 135 S. LaSalle; The residential conversion plan calls for 386 apartments and retail, Lukas Kugler, Urbanize Chicago, 8/20/25

City commission approves $98 million in TIF funds for massive LaSalle Street renovation; Brian Rogal, Chicago Tribune, 11/12/24

CDC approves $98 million in TIF for 135 S. LaSalle; The revised conversion plans calls for 386 apartments, Lukas Kugler, Urbanize Chicago, 11/13/24

Massive LaSalle Street redevelopment set for $98 million TIF subsidy, Danny Ecker, Crain's Chicago Business, 11/7/24

City panel OKs $98 million LaSalle Street TIF subsidy, Danny Ecker, Crain's Chicago Business, 11/13/24

City Council places $160 million bet on revitalizing LaSalle Street; Council members made a forward-thinking move by approving bonds to create apartments in four LaSalle Street; corridor buildings. We urge the council to move forward on a plan to bring back coach houses and other accessory dwelling units, Chicago Sun-Times Editorial Board, 6/15/24



6. WIN: $500k Adopt-a-Landmark Funds Awarded for Pioneer Arcade Affordable Housing Adaptive Reuse Plan (Chicago 7 2015)



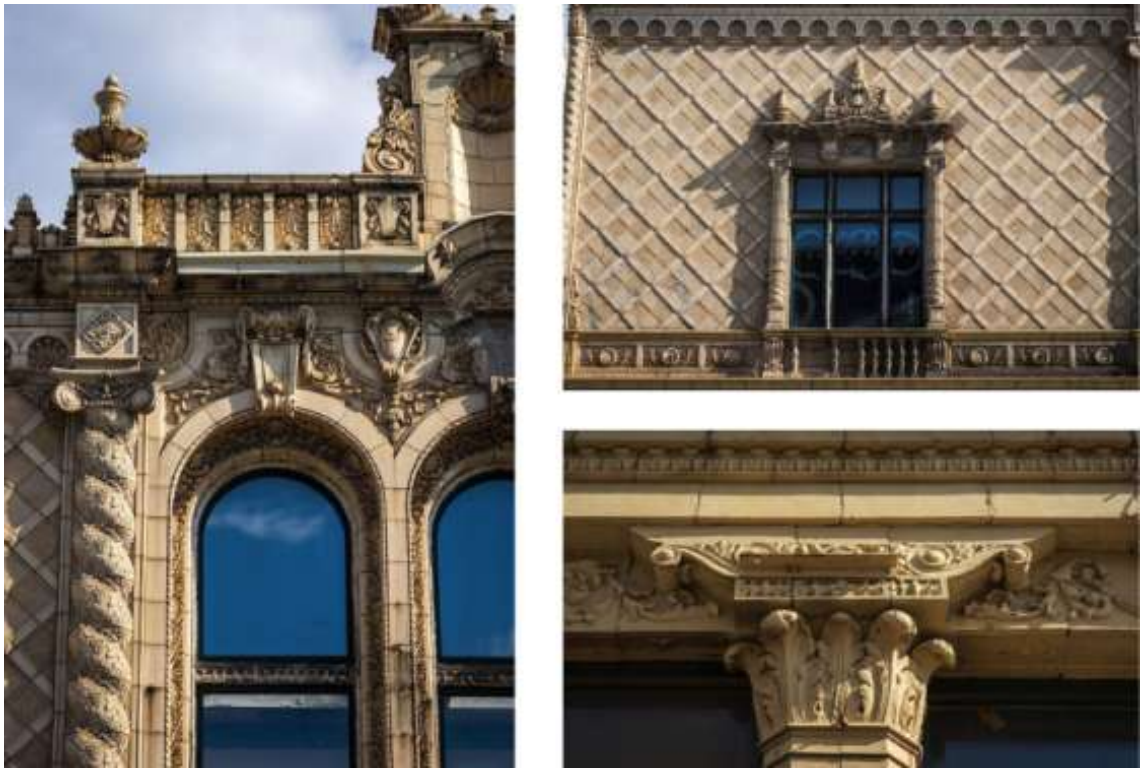
Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



Pioneer Arcade Adaptive Reuse Plan, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Rendering Credit: UrbanWorks



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks

"The Commission on Chicago Landmarks has approved a $500,000 Adopt-A-Landmark grant for an affordable senior housing development at 1539 N. Pulaski. Planned by the Hispanic Housing Development Corporation, the project will adaptively reuse the former Pioneer Arcade building and build on the adjacent vacant lot to its south." (Kugler, Urbanize Chicago, 8/18/25)

"Humboldt Park's landmarked Pioneer Arcade building — once a bowling alley and billiards spot in the 1920s — is closer to becoming a 61-unit-affordable senior housing property.

"The Community Development Commission green-lit the last piece of funding for the project last week, approving $13.2 million in tax increment financing. And if the City Council approves the redevelopment, owner Hispanic Housing Development Corp. said construction will start by Nov. 15, 2025. The developer expects to be voted on a council vote in October.

"The century-old building, at 1539 N. Pulaski Road, is among the list of anticipated redevelopment projects in Humboldt Park, including the revival of the old Pioneer Trust & Savings Bank nearby and a Teacher's village residential project at the now closed Von Humboldt Elementary School in 2026, according to the Ald. Jessie Fuentes (26th).

"'This is not only an opportunity to preserve a historic landmark, it's an opportunity to house families in a community that otherwise may not be able to afford to live here,' Fuentes said.

"The project has been a long-time coming for Hispanic Housing Development Corp. president and CEO Tony Hernandez, who said the project aims to prevent the displacement of long-term residents and allow them to age in place.

"'By preserving this sort of architecturally significant facade, we're preserving some of the history of the immigrant culture of Humboldt Park in the city of Chicago,' Hernandez said.

"The ivory-colored terra-cotta facade was designed by Danish-born Chicago architect Jens J. Jensen for Greek entrepreneurs who wanted the building to be an elaborate entertainment and social center in Humboldt Park.

"Commercial recreation centers like the Pioneer Arcade are reminiscent of the early 20th century, when bowling and billiards moved out of saloons during the Prohibition to family-friendly venues. The building received its landmark status in January 2023, after over a decade of sitting vacant.

"According to the developer, the new project will demolish two-thirds of the existing two-story building, with the exception of a portion of its ground floor lobby and the second floor assembly space, both of which will be integrated into the new six-story building." (Jana, Chicago Sun-Times, 7/14/25)

Bravo to Paul Roldan, president and CEO of the Hispanic Housing Development Corp., for embracing the historic building and incorporating it into his larger new construction affordable housing development. We applaud the Chicago Department of Planning and Development for supporting the Chicago Landmark designation. And we applaud the City of Chicago for allocating TIF funds to support the adaptive reuse of the important building.

We're thrilled that the restoration and adaptive reuse of the Pioneer Arcade is finally moving forward. We've been in communication with stakeholders for over 10 years during an extended period of vacancy. The Pioneer Arcade was a Chicago 7 Most Endangered in 2015, and we made many efforts over the years to advocate for the protection and restoration of the building.

A significant positive milestone was on December 8, 2022 when the Pioneer Arcade received Final Chicago Landmark Designation approval. This protection was long-overdue and ensured that its beautiful ornate facade would be a celebrated component of the new construction and adaptive reuse project.

Read the full story at the Chicago Sun-Times and Urbanize Chicago

Humboldt Park's historic Pioneer Arcade closer to being redeveloped into affordable senior housing; The remodel of the Spanish Baroque Revival-style building into a 61-unit affordable housing complex secured its final funding piece — $13.2 million in tax increment financing, Janani Jana, Chicago Sun-Times, 7/14/25

Landmarks Commission approves Adopt-A-Landmark grant for development at 1539 N. Pulaski; The project will convert the Pioneer Arcade into senior apartments with an addition, Lukas Kugler, Urbanize Chicago, 8/18/25



7. THREATENED: Lawsuit Delays Preliminary Landmark Designation 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

"A lender is poised to seize the Club Quarters hotel in the Loop, completing a foreclosure process that could have implications for a big office-to-apartment conversion project in the same building.

"An attorney for CWCapital Asset Management yesterday submitted a credit bid of $30 million in a Cook County sheriff's sale for the 429-room inn at 111 W. Adams St. The Washington, D.C.-based special servicer represents bondholders in a nearly $274 million loan backed by the property and three other Club Quarters hotels in other markets, and filed a foreclosure lawsuit last year against their owner, a venture of New York-based private-equity giant Blackstone Group.

"Pending court approval, the bid will allow CWCapital to take title to the Chicago hotel, which occupies floors three through 10 in the vintage 41-story Clark Adams Building.

"It's one of many distressed commercial properties infecting downtown in the wake of the COVID-19 pandemic, which has had a lasting impact on local hotel demand and hammered property values in the heart of the city. But the pending foreclosure also comes at a precarious time for the office floors above the hotel, which are slated to be turned into 400 apartments through a city subsidy program meant to help revitalize Chicago's urban core.

"A $184 million proposal from Chicago-based developer Primera Group would transform the majority of the building into residences with the help of $68 million in tax-increment financing money from Chicago taxpayers. It's one of several TIF subsidies totaling $317 million that would convert vacant Loop office space into more than 1,800 apartments under a 2022 program launched by former Mayor Lori Lightfoot.

"The proposal won the approval of a city TIF panel earlier this year and still needs the sign-off of the full City Council. But it also needs the hotel's owner to bless a change to the planned development ordinance governing the entire property, which is where pending foreclosure comes into play.

"There's also a chance, however, that Primera Group could sidestep the Club Quarters ownership under a city ordinance passed just last month. The measure allows certain large-scale buildings downtown that are designated as landmarks and split among multiple owners to get an alderman-supported zoning change for one without the consent of the others. That would help clear a path for the city-subsidized 105 W. Adams project, provided it is deemed a Chicago landmark.

"Primera Group, which bought the building for $11 million last year in partnership with Bloomingdale investor Marc Calabria, still needs the Commission on Chicago Landmarks to approve that landmark status. The tower was completed in 1927 and designed by the sons of famed architect Daniel Burnham" (Ecker, Crain's Chicago Business, 8/20/25)"The Commission on Chicago Landmarks has approved a preliminary landmark recommendation for the Bankers Building at 105 W. Adams. Located at the southwest corner of S. Clark St and W. Adams St, the building is a 476-foot-tall commercial office building located in the heart of the Loop’s financial district and was designed by the Burnham Brothers, Inc. (Ecker, Crain's Chicago Business, 8/20/25)

We're concerned about this issue and will work hard to advance the landmarking and redevelopment of this important building. 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 Crain's Chicago Business

Lender seizing distressed hotel in Loop tower set for conversion, Danny Ecker, Crain's Chicago Business, 8/20/25

Loop office-to-residential conversion faces fresh challenge, Danny Ecker, Crain's Chicago Business, 9/16/25

Preliminary landmark approved for Bankers Building at 105 W. Adams; Floors 11-40 of the building will be converted into 400 apartments, Lukas Kugler, Urbanize Chicago, 7/8/25

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

8. WIN: Original Providence Baptist Church, 515 N. Pine, Receives Preliminary Chicago Landmark Recommendation



Original Providence Baptist Church, 515 N. Pine Ave., received a preliminary recommendation from the Landmarks Commission today. Built in 1902 with a 1928 addition, the Gothic Revival building in Austin has been home to Chicago's third-oldest Black church congregation since 1972. Tweet credit: Chicago DPD

12. WIN: Triple-Pane Glass Will Enhance Thompson Center / Google HQ's Thermal Efficiency (Chicago 7 2016, 2018, 2019 & 2020)



The new glass exterior of Chicago's James R. Thompson Center is emerging in Chicago's Loop business district. James R. Thompson Center during renovation in August 2025, built 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Robert Gigliotti / CoStar



The future Google HQ, at the corner of Randolph and Clark Streets in The Loop. Photo credit: Daniel Schell / Chicago YIMBY



Save the James R. Thompson Center Rally held June 23, 2021. James R. Thompson Center, 1985, Helmut Jahn, 100 W. Randolph Street. Photo Credit: Matthew Kaplan

"The transformation of the Thompson Center into the new Google HQ in The Loop continues, as the new glass skin continues to wrap around the building's skeleton. As is well known by now, the Prime Group is renovating the former state office building, with a deal in place to sell it to Google upon completion. Google plans to move employees in next year.

"We last checked in on the installation in March when a permit was issued to renovate the CTA station that connects to the building, and glass had just gotten started at that point. Now, nearly six months later, the west and north façades are mostly completed, there's a giant swath of new windows on the front of the building facing Randolph and Clark Streets, and progress is underway to enclose the first floor." (Schell, Chicago YIMBY, 9/10/25)

"Google glass has come to the corner of Randolph and Clark streets. But not the wearable tech spectacles the company introduced about 15 years ago.

"Panes of glass — huge ones — are being installed at the soon-to-be Google headquarters, replacing exterior fenestration that was installed on the building during its previous life as the James R. Thompson Center.

"'We're installing the curtain wall with high-performance, triple-pane glass sourced from Minnesota that will reduce glare and solar heat gain to enhance the building's insulation and thermal efficiency,' Google spokesperson Ryan Lamont said.

"'The building is certainly undergoing a revisioning,' Ward Miller, executive director of Preservation Chicago, said. 'We continue to be grateful for the commitment to the building by Google and the development team.'

"Lamont said glass on the sloped facades will have frits — a kind of pattern that is fashioned into the windows — that will help prevent flying birds from hitting the building.

I'm glad to see the once-doomed building find a new and productive life and championed for its reuse when it was threatened with demolition a decade ago.

"The new version feels sleek and corporate. But it certainly beats seeing the building wrecked.

"'The renovations are progressing as planned,' Lamont said. 'And we continue to work closely with the development team to thoughtfully modernize the interiors of the Thompson Center while respecting its architectural integrity.' (Bey, Chicago Sun-Times, 8/22/25)

"While it remains to be seen exactly how many people Google will employ in the 1.2 million-square-foot building or how much the project might improve the prospects for office leasing, residential conversions and property values in the area, real estate professionals agree the project is winning when it comes to attracting stares and starting conversations.

"'It's driving the narrative in the central Loop,' said Matt Garrison, CEO of Chicago developer R2, a firm not involved in the project. 'The Thompson Center is making its way into every offering memorandum and every lease pitch.'

"Google's reputation as a forward-thinking real estate owner and tenant has altered the way the Thompson Center is perceived, after years facing the prospect of being demolished.

"'It adds an instant dose of credibility,' said longtime Chicago office leasing broker Michael Lirtzman of Colliers. 'The perception is, if it's good enough for Google, it should be good enough for other people.

"City backers hope that a wave of new residents and thousands of Google workers arriving in the Loop in the next couple of years could boost office demand and bring in new restaurants and retail and neighborhood amenities such as grocery stores, returning some pre-pandemic vibrancy.

"'The fact that Google has all the data in the world and this is what they chose to do is a pretty good endorsement,' R2's Garrison said of the Thompson Center project. 'They tend to kind of create markets where they go, and there's already a precedent in Chicago.' (Ori
CoStar News, 7/16/25)

The Thompson Center was a Preservation Chicago 7 Most Endangered in 2016, 2018, 2019 and 2020. The preservation advocacy effort was long and challenging, but ultimately proved to be highly worthwhile. The building is being fully comprehensively modernized and will become a home to Google.

9. WIN: Adaptive Reuse of Werner Brothers Storage Building Moving Forward (Chicago 7 2023)



Werner Brothers Storage Warehouse, 1921, George S. Kingsley, 7613 N. Paulina Street. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky / Esto



Werner Brothers Storage Warehouse, 1921, George S. Kingsley, 7613 N. Paulina Street. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky / Esto

"An affordable housing project in Rogers Park that's been years in the making is moving forward after securing essential state tax credits. The development team behind The Werner at Howard & Paulina was awarded more than $1.6 million in low-income housing tax credits in June, a key piece of financing for the $56 million project.

"The project will redevelop the Werner Brothers Storage Building at 7613 N. Paulina St. The 1920s building, designed by George S. Kingsley, has an intricate terra cotta design and was on Preservation Chicago's list of the city's most endangered buildings in 2023.

"Housing For All and Visionary Ventures NFP are leading the project alongside JTE Real Estate. This was the development team's second time applying for the funds, according to Crystal Rollins, director of business development and marketing strategy at JTE Real Estate. The award was essential for moving the project forward.

"'We've been working on this project for several years,' Rollins said. 'That really did hinge on receiving the tax credit awards.'

"Their plans for the Werner include demolishing the one-story building next to the Werner Brothers structure to make way for an eight-story residential building. Rollins said the one-story property has largely been vacant.

"The development team is hopeful the retail space will help reinvigorate the corridor, which is off the Red Line's Howard station.

"'It is utilizing an area of the city that has been underutilized for several years," she said. 'I think it's really going to change the feel of the corridor. It's within a block of one of the busiest L stations in the city.' (Miller, Chicago Sun-Times, 7/28/25)

Preservation Chicago applauds developer Shelly Tucciarelli of Housing For All for reconsidering the adaptive reuse of the Werner Brothers Storage Building. Additionally, we applaud 49th Ward Ald. Maria Hadden and community members who strongly advocated for a preservation sensitive alternative for this development.

Planned adaptive reuse of ornate 1921 Werner Bros building into residential is a beautiful blend of affordable housing and historic preservation. Preservation Chicago strongly supports this effort.

Affordability and preservation are strongly symbiotic and mutually beneficial. We consider Werner Brothers Storage Building to be an ideal candidate for affordable housing adaptive reuse. Historic preservation is highly compatible with affordable housing and we strongly encouraged the reuse and incorporation of this beautiful historic structure, particularly its terra cotta cladding, into the new construction.

Preservation Chicago believes that affordable housing and transit-oriented development are necessary components of healthy communities. Through collaboration between the local community, developers, and preservationists, we are confident that both goals of providing affordable housing and retaining historic architecture can be met, resulting in an even more successful and dynamic project and more vibrant communities.

Read the full story at Chicago Sun-Times

Revamp of Werner Brothers building in Rogers Park to start next year; The 1920s building will be redeveloped into affordable housing. It was on Preservation Chicago's list of the city's most endangered buildings in 2023, Abby Miller, Chicago Sun-Times, 7/28/25

Howard Street Affordable Housing Project Reduces Units, Adds Height In Revised Plans; The plans originally called for more than 100 affordable apartments on the corner lot at Howard and Paulina streets, Madison Savedra, Block Club Chicago, 10/24/24

Workforce housing at 7603 N. Paulina misses out on funding; The developers will be reapplying and reorganizing the project phasing, Lukas Kugler, Urbanize Chicago, 9/29/23

Howard Street Affordable Housing Development Switches Up Plans After Missing Out On Tax Credits; The project would bring over 100 affordable apartments to the corner of Howard and Paulina streets, across from the Howard Red Line station, Joe Ward, Block Club Chicago, 10/10/23

10. POTENTIAL WIN: Landmarked Leiter II Building / Former Robert Morris University Building Sold at Auction



Leiter II Building, 1891, William Le Baron Jenney, 403 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



Leiter II Building, 1891, William Le Baron Jenney, 403 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



Leiter II Building, 1891, William Le Baron Jenney, 403 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



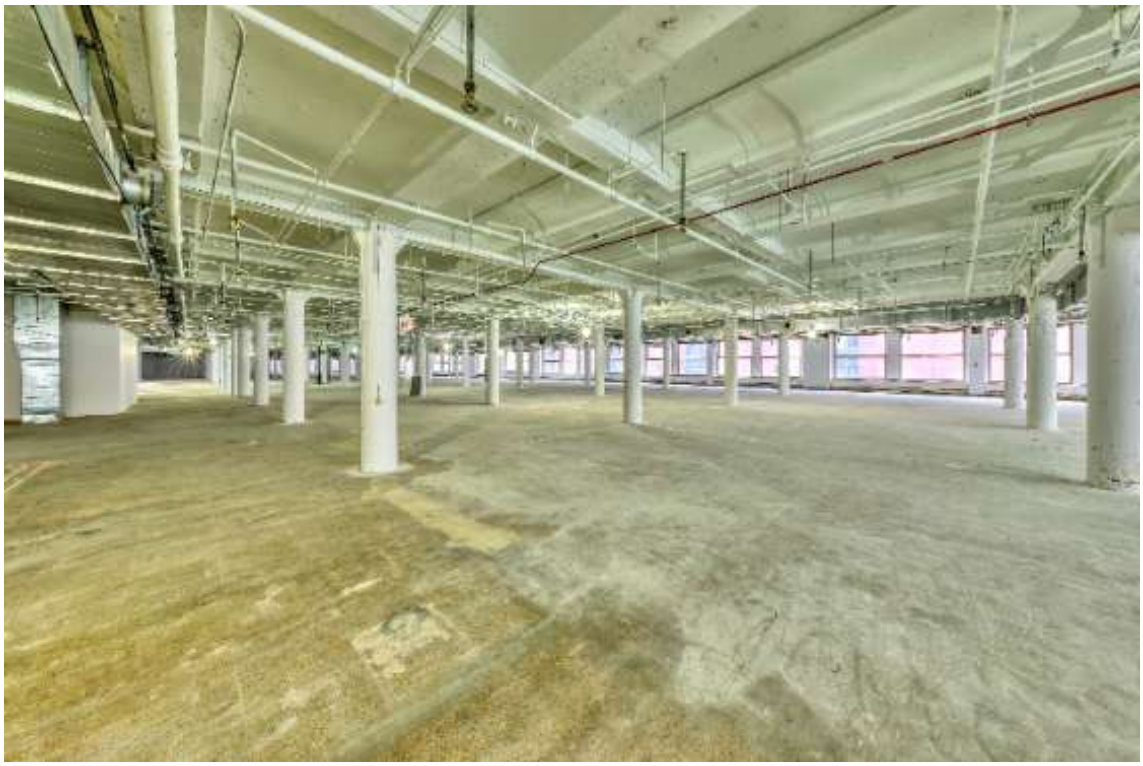
Leiter II Building, 1891, William Le Baron Jenney, 403 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



Interior views of first floor lobby, including the historic grand stairway with its highly ornamented railings. Leiter II Building, 1891, William Le Baron Jenney, 403 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



Interior view of first floor. Leiter II Building, 1891, William Le Baron Jenney, 403 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



Interior view of upper floor. Leiter II Building, 1891, William Le Baron Jenney, 403 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace

"The former Robert Morris University building on State Street — right across from the Harold Washington Library — is one of the nation's most architecturally important structures, though you might not be able to tell by looking at it.

"Built in 1891 and designed by famed skyscraper architect William Le Baron Jenney, the vacant commercial building at 401 S. State St. is a city landmark that is also listed on the National Register of Historic Places.

"The historic structure sits empty and lifeless at the otherwise busy corner of State Street and Ida B. Wells Drive. It was scheduled to be sold at auction like some common warehouse this week, the tail end of a saga that began five years ago when Robert Morris University moved out and merged with Roosevelt University.

"A nearly 500,000-square-foot historic and architecturally important property situated at a Downtown gateway deserves a better fate.

"'Every good city has some great buildings that are worth fighting for; I think this one is no exception,' Justin Wortmann, architect and senior associate at Perkins & Will, said. 'Chicago has a long history of showing the world what's possible.'

"Built for businessman Levi Leiter, the eight-story commercial building is a skyscraper. You just have to turn your head sideways to really see it. Instead of going vertical, Jenney — a pioneer in steel frame construction techniques that made tall buildings possible — went horizontal. The result was a building that unfurled down a full block of State Street, with deep, less-obstructed floor plates that were perfect for retail showrooms.

"No wonder its original client, department store Siegel, Cooper & Co., took up shop there, followed by the former retail powerhouse Sears, who made the building its Chicago flagship store from 1931 to 1986.

"'This building saw two world wars, the Great Depression, the Civil Rights Movement and the advent and creation of modern technology,' Wortmann said.

"'It's seen more than any of us can claim that we have seen. So if we are intent on preserving what makes Chicago Chicago, we have to save these buildings,' he said. (Bey, Chicago Sun-Times, 8/15/25)

"Renowned as one of the nation's most important early examples of skeletal-frame commercial architecture, this building is discussed in every major history of American architecture. A National Historic Landmark, it was designed by William Le Baron Jenney, the so-called 'father of the skyscraper.' This building was erected by Levi Leiter; later, it was leased by Sears, Roebuck & Co. for its flagship department store. It is the city's oldest surviving department store, a type of building that contributed to State Street's development as a retailing thoroughfare. The so-called 'first Leiter' building, built in 1879 at Wells and Monroe, was demolished in 1972. (Landmarks Division, City of Chicago)

Preservation Chicago is optimistic that Leiter II will be restored and reactivated after a long vacancy and auction. The Second Leiter/Leiter II Building is a very important building and has been widely published in numerous books around the world, and the oldest of the buildings of the Chicago School of Architecture on State Street. It's also the oldest remaining former department store building on State Street. Also, Levi Leiter was a business partner with Marshall Field and even Potter Palmer of the Palmer House Hotel fame, as well as the Marshall Field department store, in those early days of Chicago. Much of Chicago's retail and architectural history is tied to this seminal building.

The Second Leiter/Leiter II Building is an exceptional Chicago Landmark, designed by the "Father of the Skyscraper," William Le Baron Jenney, and one of our 11 candidates for a UNESCO World Heritage Sites, as part of the "Early Chicago Skyscrapers." The road to being a UNESCO site is long and can take more than a decade, but just wanted to share that despite being submitted in 2017, by many of us, including Preservation Chicago and the City of Chicago, one day this will be part of this legendary group of structures

Read the full story at the Chicago Sun-Times

Old Robert Morris University building pitched as housing, student athletics center; An architecture firm and an engineering company created the proposals on their own, not for a prospective client. Their work represents the type of thinking needed to generate some excitement around the vacant

11. THREATENED: After Contents Sold, the Roger Brown House Listed for Sale as Renovation or Demolition



Roger Brown Study Collection After Sale of Over 2,000 Artworks by Chicago Imagists in 2025, 1926 North Halsted Street. Photo credit: Redfin



Roger Brown Study Collection After Sale of Over 2,000 Artworks by Chicago Imagists in 2025, 1926 North Halsted Street. Photo credit: Redfin



Roger Brown Study Collection After Sale of Over 2,000 Artworks by Chicago Imagists in 2025, 1926 North Halsted Street. Photo credit: Redfin



Roger Brown Study Collection Before Sale of Over 2,000 Artworks by Chicago Imagists in 2025, 1926 North Halsted Street. Photo credit: School of the Art Institute



Roger Brown Home and Studio National Register of Historic Places Certificate, 1926 North Halsted Street. Photo credit: Redfin

CONTINGENT

$1,175,000 Est. $7,459/mo **Get prequalified**

2 bd • 1.5 ba • 4,585 sq ft

1926 N Halsted St, Chicago, IL 60614



About this home

1926 N. HALSTED is a rare opportunity to completely renovate or to demolish the existing structure to make the land vacant and ready for development (zoned RT-4; total building sq footage is 4585 which includes the lower level; lot size is 24.11 x 125). This property was the home and studio of American artist and painter Roger Brown often associated with the Chicago Imagist groups. This home is registered in the National Registry of Historic Places. The first floor features two very large open spaces with soaring 11 to 12 foot ceiling heights, 2 storage rooms and a restroom. The second floor with 10-foot ceiling height comprises of a family room with fireplace, a living room/dining room combination, a kitchen, 2 bedrooms and one bathroom. A back deck can be accessed from the family room. A detached 2 car garage is accessed from the alley. This property is ideally situated in the heart of Lincoln Park, in the vibrant Armitage-Halsted District and surrounded by premier dining and boutique shopping. Convenient CTA access includes the Red and Brown Lines plus multiple bus routes. Property to be sold in AS-IS condition.

Roger Brown House, 1926 N. Halsted St, Chicago Listing. Image credit: RedFin

"The North Halsted Street building where noted 20th century artist Roger Brown lived and worked during the early 1970s into the 1990s is being sold by the School of the Art Institute, which operated it as a home-and-studio museum until late last year.

"Brown was a painter 'whose radiant, panoramic images were as passionately political as they were rigorously visual,' noted a 1997 obituary in the New York Times, and 'one of a number of artists whose interests and talents coalesced into one of the defining moments in postwar Chicago art,' the Imagist school. His paintings are familiar now for their cartoonishly bold lines and colors, often depicting urban buildings or cloudscapes.

"His works are in the Art Institute of Chicago, the Smithsonian Institution and other museums, and Loop denizens know his mural of Daedalus and Icarus soaring over the sidewalk at 120 N. LaSalle St.

"Potential buyers, Crossan said, 'may want to consider tearing it down' and building a replacement. The building is not a city landmark, which could otherwise prohibit demolition, and does not appear to be red- or orange-rated in the city's historic resources survey.

"Brown and his partner, architect George Veronda, bought the building in 1972 for a price that is hard to determine in public records. Veronda died in 1984, and in 1996 Brown donated the house and its contents, including art by him and others, to the Art Institute.

"On Halsted Street, the school operated the building as the Roger Brown Study Collection, where visitors could see where the artist worked on the ground floor, as well as his collections of other artists' work, antique toys and other objects. Visitors could even view the toothbrushes and shaving cream that were left behind at the time of the donation.

"In December, the School of the Art Institute announced it was selling the contents of the house to the Kohler Foundation, which would house it in the Art Preserve of the John Michael Kohler Arts Center in Sheboygan, Wisc., 143 miles north.

"In a press release issued at the time, Martin Berger, school provost and senior vice president of academic affairs, said that after 30 years as 'proud steward' of the collection of more than 2,000 items, the school felt 'moving the collection to the Art Preserve allows the works to be conserved for future generations, as well as studied and experienced by more people, deepening the world's understanding of the creative approach of Brown and his contemporaries.'"(Rodkin, Crain's Chicago Business, 9/12/25)

"1926 N. HALSTED is a rare opportunity to completely renovate or to demolish the existing structure to make the land vacant and ready for development (zoned RT-4; total building sq footage is 4585 which includes the lower level; lot size is 24.11 x 125). This property was the home and studio of American artist and painter Roger Brown often associated with the Chicago Imagist groups. This home is registered in the National Registry of Historic Places." (Redfin Listing)

Read the full story at Crain's Chicago Business

Artist Roger Brown's longtime home and studio for sale by School of the Art Institute, Dennis Rodkin, Crain's Chicago Business, 9/12/25

Landmark the Roger Brown Home and Studio — or lose it forever, Elizabeth Blasius and Susannah Ribstein Op-Ed, Chicago Tribune, 9/19/25

The Future of Roger Brown's Home & Studio, Rachel Freundt, Architecture and History of Chicagoland, 9/22/25

Preservationists rush to head off potential demolition of Roger Brown home, Dennis Rodkin, Crain's Chicago Business, 9/19/25

Roger Brown Study Collection, Time Tells, Vince Michael Blog

School of the Art Institute of Chicago to Sell its Roger Brown Study Collection to Kohler Foundation, School of the Art Institute

Roger Brown House, 1926 N Halsted St, Chicago Listing

12. WIN: Zoning Approved for Residential Conversion of Telephone Square Building at 309 W. Washington



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



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



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



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

"The Zoning Board of Appeals has approved a set of variations for a proposed residential conversion of the 1920s office building at 309 W. Washington. Planned by Creative Designs Chicago, the 1920s 13-story office building is located at the southwest corner of W. Washington St and N. Franklin St and is orange-rated.

"With Axios Architects & Consultants listed as the architect for the project, the project will redevelop the second through thirteenth floors of the building into 84 residential units. With seven units per floor, the building will have 12 studios, 36 one-beds, and 36 two-beds.

"The Zoning Board of Appeals has approved a variation to reduce the number of required off street parking spaces for a transit served location from forty-two to zero, a variation to reduce the required 10' x 25' loading berth to zero, and a variation to reduce the on-site open space from the required 3,024 square feet to zero." (Kugler, Urbanize Chicago, 8/20/25)

Read the full story at Urbanize Chicago

ZBA approves variations for residential conversion at 309 W. Washington; The 13-story office building would become home to 84 apartments, Lukas Kugler, Urbanize Chicago, 8/20/25

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

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

309 West Washington Listing LoopNet

13. WIN: Vintage Brick-and-Timber Office Loft at 303 W. Erie Purchased by Chicago Developer



303 W. Erie Street, Built 1939. Photo credit: LoopNet



303 W. Erie Street, Built 1939. Photo credit: LoopNet



303 W. Erie Street, Built 1939. Photo credit: LoopNet

"Loft office buildings were teeming with demand and growing in value before the COVID-19 pandemic upended demand for workspace. Chicago developer R2 is betting they will again.

"The firm earlier this week acquired the vintage brick-and-timber office property at 303 W. Erie St., R2 CEO Matt Garrison confirmed. The sale has yet to appear in Cook County online property records, but a source familiar with the deal said R2 paid $7.5 million for the six-story, 70,000-square-foot building at the southwest corner of Erie and Franklin streets. That purchase price was 50% below the $15 million price that the seller, a venture of New York-based Alvarez & Marsal Property Investments, paid for the building in 2017.

"Yet the price at more than $100 per square foot is also higher than what many larger downtown office buildings have traded for over the past couple of years, demonstrating R2's confidence that loft office buildings have a bright future as demand stabilizes for workspace in the Loop and its environs.

"Some buildings of that ilk are being targeted by developers as candidates to be turned into residential buildings, given weak office fundamentals and strong demand for rental units downtown.

"But R2 sees a future for boutique offices. The developer cut its teeth in the Chicago office market on owning creative office buildings coming out of the Great Recession, taking advantage of a boom in demand from tech companies for older buildings updated with modern office amenities. Now it is starting to wager on them again, this time taking advantage of depressed office property values.

"Garrison sees 303 W. Erie and vintage buildings like it as desirable office environments that can be profitable for landlords that retain tenants.

"R2 has been an active player in the Chicago office scene over the past few years despite the broader malaise of the sector. Among other projects, the developer early last year bought the 41-story office building at 150 N. Michigan Ave., which it recently rebranded as the Diamond, and is overseeing a renovation of the Chicago Board of Trade Building in the Loop." (Ecker, Crain's Chicago Business, 8/15/25)

Read the full story at Crain's Chicago Business

Chicago developer buys River North loft office building, Danny Ecker, Crain's Chicago Business, 8/15/25

303 W. Erie Street Listing LoopNet

14. WIN: Chicago Developers Purchase Vintage Brick-and-Timber Office Loft at 225 W. Ohio Street



225 W. Ohio Street, Built 1900. Photo credit: CoStar



225 W. Ohio Street, Built 1900. Photo credit: CoStar

"Two local real estate firms have teamed up to buy a River North loft office building from the lender that seized it last year, part of a growing number of bets on a post-pandemic comeback for boutique office properties.

"A joint venture of Chicago-based Cubed Real Estate and developer R2 paid just under $5 million last week for the six-story office building at 225 W. Ohio St., according to Illinois property records. The duo bought the 52,500-square-foot building at the southeast corner of Franklin and Ohio streets from an affiliate of Green Bay, Wis.-based lender Associated Bank, which took control of the property last year to resolve an outstanding loan.

"The sale price is well below the $13.3 million that the property traded for in 2015, public records show, one of many transactions highlighting the decimation of office building values amid elevated interest rates and remote work's assault on demand for workspace.

"At a time when many institutional investors are shunning office purchases — particularly in Chicago — Cubed and R2 are wagering that smaller, well-located office buildings with owners willing to reinvest in them can generate operating profits and eventually see their value restored as the broader office market stabilizes.

"'You're diminishing this type of supply,' Weber said. The Ohio Street property is already a gorgeous building at a great address. And we have the capital to get behind it as opposed to distressed office buildings where investors aren't putting money into it.' (Ecker, Crain's Chicago Business, 8/25/25)

Read the full story at Crain's Chicago Business

Local investors buy distressed River North office building, Danny Ecker, Crain's Chicago Business, 8/25/25

225 W. Ohio Street Listing LoopNet

15. WIN: Plans Announced for Adaptive Reuse of Chicago Landmark Immaculata High School and New Construction Residential Tower



Immaculata Living / Immaculata High School / American Islamic College, 1922; Barry F. Byrne, 640 W. Irving Park Rd. and 4030 N. Marine Dr. Date Designated a Chicago Landmark: July 27, 1983. Rendering credit: Perkins Eastman/Level Architecture



Immaculata Living / Immaculata High School / American Islamic College, 1922; Barry F. Byrne, 640 W. Irving Park Rd. and 4030 N. Marine Dr. Date Designated a Chicago Landmark: July 27, 1983. Rendering credit: Perkins Eastman/Level Architecture



Immaculata Living / Immaculata High School / American Islamic College, 1922; Barry F. Byrne, 640 W. Irving Park Rd. and 4030 N. Marine Dr. Date Designated a Chicago Landmark: July 27, 1983. Rendering credit: Perkins Eastman/Level Architecture

"A mixed-use development dubbed Immaculata Living at 640 W. Irving Park is seeking investors to buy stakes in the development, and they can use cryptocurrency. Planned by KGiles LLC, the development was approved by City Council back in October 2022, but the historic Immaculata School building has been used as a temporary migrant shelter for over two years.

"Designed by Level Architecture, the first phase of the project would convert the three attached buildings of the Immaculata School into 245 apartments, made up of studios, one-beds, and two-bed units.

"Common amenities will include the conversion of the existing 5,000 square foot gymnasium into a modern exercise facility which will include the retention of one of the existing basketball courts.

"The dramatic 1,000-seat auditorium will be partially retained, serving the tenants and the neighborhood on a limited basis, with most of the space retrofitted as a multi-purpose amenity space. The auditorium balcony will also be transformed with tiered workstations and a business center. Additional amenities include a 4th floor lounge and two fully programmed roof decks.

"The second phase of the project, designed by Perkins Eastman, will introduce a new 22-story senior living tower, located on the parking lot behind the school. The building will contain 108 independent living units, 60 assisted living units, and 32 memory care units, tailored for aging in place with supportive amenities.

"The first phase renovation is expected to take 18 months to complete while the phase 2 senior living tower is expected to take 24 months to build. With both phases running concurrently, the full development will be built out over a 36-month period with completion targeted for 2028." (Kugler, Urbanize Chicago, 9/2/25)

"Barry Byrne began his architectural career with Frank Lloyd Wright. Using Wright's teachings as the basis for developing a personal style, Byrne established new precedents for modern ecclesiastical architecture, creating original expressions in a genre usually associated with historic forms and long-established traditions. The later building, designed by Byrne, is a model of a compatible, yet distinctive addition to a historic structure." (Chicago Landmark Commission DPD)

Read the full story at Urbanize Chicago

Immaculata Living seeks crowdfunded investment; The project at 640 W. Irving Park could open in 2028 with crypto-back investors, Lukas Kugler, Urbanize Chicago, 9/2/25

Funding And Timeline Revealed For Immaculata Redevelopment In Uptown, Ian Achong, Chicago YIMBY, 9/8/25

City Council approves 640 W. Irving Park; The development will convert a school into apartments and build a new senior living tower, Lukas Kugler, Urbanize Chicago, 10/4/22

Immaculata High School, a Designated Chicago Landmark, City of Chicago Website

16. WIN: Alfred Caldwell Lily Pool Reopens After Extensive Renovation



Alfred Caldwell Lily Pool, 1938, Alfred Caldwell, north end of Lincoln Park Zoo at Fullerton Parkway, Designated a Chicago Landmark on November 6, 2002. Photo credit: Eric Alli Roger

"The Alfred Caldwell Lily Pool, one of the city's most treasured and celebrated architectural achievements, is open again after years of renovation.

"Tucked between the rush of cars on Lake Shore Drive and the steady hum of Clark Street, the Alfred Caldwell Lily Pool is a hidden oasis in the heart of the city.

"Through the garden's Prairie-style gate, the noise of the North Side thins from a hum to a hush, like a radio dial turned to low, making sonic space for birds and the sound of water lapping over Niagara limestone.

"A winding path circles the lily pool, past native wildflowers with oaks, hackberries and hawthorns hanging shade over the green space.

"Designed by Alfred Caldwell, the famed architect behind Promontory Point and Riis Park, the Lily Pool was part of a Victorian garden built in 1889 that was home to tropical lilies and other aquatic plants.

"When that garden fell into disrepair, Caldwell, who was appointed as the Park District's principal designer in the 1930s, designed what was formerly known as the Lincoln Park Rookery.

"In the 1950s, under Marlin Perkins, Lincoln Park Zoo director, the Lily Pool was converted into a water exhibit for exotic birds and waterfowl. Over time, the birds overgrazed the area while invasive species and 'weed' trees choked out Caldwell's native plantings. Heavy foot traffic and patchwork repairs sped up the erosion, and by the mid-century mark the Park District closed the site to the public.

"For decades, the Lily Pool sat neglected, its stonework broken, its pond filled with silt and debris. Trees grew unchecked, blocking sunlight and suffocating the wildflowers.

"When Caldwell visited the site in the early '90s, the Tribune reported that he described what had become of his creation as a 'dead world.'

"The garden closed in fall 2023 so crews could begin a major renovation of its historic wooden pavilions, which had weathered two decades of Chicago winters and thousands of visitors since the Lily Pool's last full restoration in the early 2000s.

"The Alfred Caldwell Lily Pool is open dawn to dusk daily at 125 W. Fullerton Parkway, just steps from the zoo and conservatory. After years of waiting, Chicagoans once again have a quiet corner of prairie-inspired beauty to escape to in the middle of the city." (Filbin, Block Club Chicago, 9/10/25)

"Considered one of the most important historic landscapes in Chicago, this 'hidden garden' in Lincoln Park was designed by noted landscape architect Alfred Caldwell in the Prairie School style inspired by Jens Jensen and Frank Lloyd Wright. Like its architectural counterpart, the intent of the Prairie School tradition of landscape architecture was to help build an appreciation for the beauty of the natural landscape. Caldwell's design draws from an extensive plant palette native to the Midwest landscape and uses stone outcroppings, a pavilion, waterfall and other features arranged around a lily pool to create a 'prairie stream,' a body of water meant to replicate a creek running through a Midwestern prairie. (Chicago DPD)

Read the full story at Block Club Chicago

Lincoln Park's Alfred Caldwell Lily Pool Reopens After Years Of Renovation; Designed by the famed architect behind Promontory Point, the pool is one of the city's most treasured and celebrated architectural achievements, Patrick Filbin, Block Club Chicago, 9/10/25

Recollections of a visit to Lincoln Park's Lily Pool with its architect, Alfred Caldwell, Ron Grossman, Chicago Tribune, 8/4/25

After a two-year closure, Chicagoans can visit this beloved landmark again; Designed by the renowned architect behind Promontory Point, Lincoln Park's Alfred Caldwell Lily Pool is a triumph of both design and nature, Shannon Shreibak, TimeOut Chicago, 9/17/25

This Hidden Lily Pad Pool in Chicago Just Reopened After a Years-Long Closure; The Alfred Caldwell Lily Pool in Lincoln Park is once again open to the public after closing for restorations in late 2023, Elena Smentkowski, Secret Chicago, 9/10/25

17. WIN: After 45 Year Closure, 59th Street Metra Station Rehabilitation Approved



A rendering of the proposed 59th/60th Street Metra station redesign. Rendering credit: Chicago Department of Planning and Development



A rendering of the proposed 59th/60th Street Metra station redesign. Rendering credit: Legat Architects

"The Chicago Plan Commission last week approved plans to rehabilitate and modernize the 59th Street Metra station, setting a summer 2026 construction start date for the long-stalled project.

"The $78 million overhaul will replace the existing headhouses, build new warming houses, reconstruct the ground-level depots and add elevators, according to city plans. It will also reopen the 60th Street station entrance, which has been closed for more than 45 years. The completed station is expected to open in early 2030.

"Located at the east end of the Midway Plaisance, the station is near the University of Chicago's campus, the Griffin Museum of Science and Industry and across the street from the Obama Presidential Center site in Jackson Park.

"The Obama Presidential Center is expected to draw some 750,000 visitors annually. Asked about future service needs, Metra spokesperson Michael Gillis said the agency may add more trains to meet demand. He also noted that the agency has not yet determined if the station will close during construction.

"The project includes a full rebuild of the station's depots and entrances, with a focus on accessibility. For the first time, both the 59th and 60th Street stations will be ADA-compliant, with elevators and redesigned street-level entrances.

"'The street-level station that's located below the bridge is primarily glass for light, transparency and security, as well as a way to highlight the existing bridge structure,' Savery said. He added that although the project isn't subject to the city's Sustainable Development Policy, the rehabilitation will have green features, including track-level stormwater management and glazing that reduces heating and lighting loads.

Because the station falls within federally protected districts, the project required review under the National Historic Preservation Act. Metra and the Federal Transit Authority conducted a Section 106 consultation process with the Illinois State Historic Preservation Office, holding multiple community meetings to assess the impact on historic properties. The review found "adverse effects" on three properties and the Metra Electric District.

In response, a Memorandum of Agreement (MOA) was finalized earlier this year outlining mitigation measures. These include an interpretive display under the viaduct showcasing commuter rail history, a landscape restoration plan for the Midway Plaisance between 59th and 60th streets, and transparent facades at new entrances. (Pharo, Hyde Park Herald, 8/29/25)

Read the full story at Hyde Park Herald

59th Street Metra station rehabilitation to finish in 2030, Zoe Pharo, Hyde Park Herald, 8/29/25

Plans Approved For Rebuilt 59th Street Metra Station In Hyde Park, Ian Achong, Chicago YIMBY, 9/1/25

18. WIN: Landmarked Cortland Street Bridge Restoration Begins



Cortland Street Drawbridge, 1902, John Ernst Ericson, 1440 W. Cortland Street. Designated a Chicago Landmark: July 24, 1991. Photo credit: 1902 Annual Report of the Department of Public Works to the City Council of the City of Chicago



Cortland Street Drawbridge, 1902, John Ernst Ericson, 1440 W. Cortland Street. Designated a Chicago Landmark: July 24, 1991. Photo credit: Quinn Myers / Block Club Chicago

"A bridge connecting Lincoln Park and Bucktown over the Chicago River will close this month until 2027 for an extensive restoration project.

"The Cortland Street bridge will close to car traffic Sept. 22 as construction gets underway. The bridge will be closed for 18-24 months, officials said.

"Work on the bridge will include new concrete-filled grating, timber sidewalks, railing, lighting and paint as well as structural work, according to information shared in Ald. Scott Waguespack's (32nd) weekly newsletter. The bridge house will also be rehabilitated.

"Located in an area known for its industrial uses, the more-than-century-old bridge holds a significant role in Chicago bridge history, and it is a designated city landmark.

"'Although the Cortland Street Bridge no longer functions as a movable bridge, it was the first Chicago Style Fixed Trunnion Bascule Bridge when it was originally built in 1902,' according to a city press release from 2015. 'The design was developed by City of Chicago engineers in the late 1890s. This model has been copied worldwide since.' (Myers, Block Club Chicago, 9/5/25)

Read the full story at Block Club Chicago

Cortland Street Bridge Closing This Month Until 2027 For Restoration; The bridge closes to car traffic Sept. 22. Its sidewalk will remain open for a few additional months before also closing during the project, Quinn Myers, Block Club Chicago, 9/5/25

Cortland Street Drawbridge Chicago Landmark Designation Report

19. LOSS: Block of Vintage Greystones Interrupted by Demolition of 1300 W. Newport Avenue



1300 West Newport Avenue, 1910, has a date with the wrecking ball. Photo credit: Daniel Schell, Chicago YIMBY



1300 West Newport Avenue, 1910, has a date with the wrecking ball. Photo credit: Daniel Schell, Chicago YIMBY



Despite the last-minute efforts of neighbors, 1300 West Newport Avenue is being demolished. Photo credit: Daniel Schell, Chicago YIMBY



Despite the last-minute efforts of neighbors, 1300 West Newport Avenue is being demolished. Photo credit: Daniel Schell, Chicago YIMBY

"Neighbors on a rare stretch of historical greystones in Lakeview are scrambling to stop a full demolition they say could permanently alter the character of their block.

"Residents of the 1300 block of West Newport Avenue recently learned a developer plans to tear down a century-old greystone at 1300 W. Newport Ave. and replace it with a modern two-flat.

"The demolition permit was granted this month to PLD Homes following a private sale of the greystone. Now, the community is working to halt the demolition — or, at the very least, convince the developer to preserve the building's iconic facade, which neighbors say helps define one of the last intact greystone blocks in the city.

"'The north side of the block has been completely untouched by modern development,' said neighbor Bret Rietow. 'We're trying to reach out and actually rescue the home, either by buying it ourselves or putting a hold on the demolition, but the developer doesn't care. They're going to knock it down.'

"'Most of our houses, if not all, have been gut rehabbed, but they've maintained the original facade,' Rietow said.

"Ward Miller, executive director of Preservation Chicago, said the situation on Newport Avenue is emblematic of a broader preservation crisis facing many of Chicago's neighborhoods.

"'"We don't have a lot of tools in our city to protect the historic built environment, which is really tragic for America's city of architecture,' Miller said. 'The idea of these neighborhood buildings being under threat is something that's really ramped up in the last 25 years.'

"Miller pointed to a nearby stretch on Newport Avenue — between Halsted and Clark streets — that was landmarked in 2005 after facing a similar demolition threat.

"Built between 1891 and 1928, the block features a highly intact collection of brick- and stone-fronted three-flats that 'exemplify the high-quality, working-class residential architecture that once defined much of Chicago's neighborhoods,' according to the city's landmarks website.

"The landmark designation protects the facades and rooflines of the homes, preserving the street's historical character and visual continuity. A landmark district does not stop owners from remodeling their homes.

"'People fear landmarking more than they should, but it's a proven planning tool that stabilizes neighborhoods,' Miller said.

"While the city is in clear need of more housing — especially affordable housing — neighbors on Newport said they aren't opposed to adding new homes to their block or anywhere else in Chicago.

"Preservationists like Miller argue that there are better ways to meet that demand without sacrificing historical buildings that define neighborhood character.

"'If affordable housing is really a goal, then the most affordable home is the one that already exists,' Miller said. 'Demolishing a beautiful, well-crafted building and replacing it with something new — whether larger or not — almost always drives up property values and taxes. That disrupts the block and the community.'

"Although it might be too late for the greystone at 1300 W. Newport — with a demolition permit already issued and the house being fenced off and wrecking ball ready — redevelopments like this usually spur action, Miller said.

"'Oftentimes it takes a threat like this to motivate neighbors,' Miller said. 'We as a city need to figure out how to protect these blocks and these neighborhoods. We need aldermanic support, support from the fifth floor at City Hall, and we need owners who want to keep the look, feel and spirit of the neighborhoods they live in.'" (Filbin, Block Club Chicago, 7/31/25)

Read the full story at Block Club Chicago

Century-Old Greystone In Lakeview To Be Demolished, But Neighbors Are Fighting To Save It; Neighbors hope to convince the developer to save the building's facade and preserve the architectural unity of one of the last intact blocks of its kind. "Something significant in Chicago's history is being lost," one neighbor said, Patrick Filbin, Block Club Chicago, 7/31/25

21. WIN: Chicago Landmark King-Nash House at 3234 W. Washington Blvd. Will Be Lovingly Restored After Sale



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin



Patrick J. King/Patrick A. Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Designated a Chicago Landmark in 1988. Photo credit: Redfin

"Just ahead of turning 125 years old, a rundown mansion in East Garfield Park with a distinguished architectural provenance has changed hands, and the new owner's ambitious restoration plan entails not only living in it but making it a community asset.

"'I want this house to shine a light on the West Side,' said Marseil 'Action' Jackson, the entrepreneur and radio host who, with his wife, Valencia Jackson, in July bought the Washington Boulevard landmark known as the King-Nash House. Built in 1901, the limestone mansion was the work of Prairie School architect George W. Maher and retains many of its original artistic details in carved stone and wood and mosaic tile.

"'I hope we inspire West Siders to come home to the West Side,' said Marseil Jackson, who's the CEO of The Dream Center, a co-working and business incubation space in Austin, and one of the hosts of The Brunch Bunch, a business talk show with a religious infusion on the gospel radio station WGRB 1390 AM.

"'We've got to reinvigorate the whole West Side,' he said, 'bring light into this community, show people you don't have to leave the community to shop, to eat, to own a house.'

"Owning this particular house is an element of that effort. It's a surviving relic of a time when the streets leading west from downtown to Garfield Park were dotted with stately mansions. One other remnant of that time was a mansion a block away that was built for the meatpacker who financed the early Schwinn bicycle company. The home had been declining since the 1990s and was demolished by order of the city last month.

"The Jacksons paid $415,000 for the King-Nash house, buying it from the family of an attorney who had owned it since sometime in the 1980s and died in 2023. Marseil Jackson said they estimate the work to "bring this home back to life" will cost about another $500,000. The work includes replacing the roof as well as mechanical and utility systems, updating a decades-old kitchen and making the decrepit coach house habitable.

The work that will be more fun, he said, is "taking care of the historic look inside." That may entail recreating mosaic fireplace mantels that were long ago removed and now are in the collections of the Art Institute of Chicago and the Los Angeles County Museum of Art. They were the work of Louis J. Millet, who frequently did decorative finishes for Maher and Louis Sullivan.

"'This is a historical masterpiece,' he said. 'I don't want to take anything out that we don't have to.'

"'I bought this house for my family,' Marseil Jackson said, 'but I also bought it for the community here on the West Side and the community of architecture (buffs).'

"'I didn't want somebody to come in here and just tear this thing apart," Marseil Jackson said, 'make it a multiunit building or a commercial space. That would lose its essential character.'" (Rodkin, Crain's Chicago Business, 9/2/25)

Read the full story at Crain's Chicago Business

Rehab of East Garfield Park mansion aims to 'shine a light' on city's West Side, Dennis Rodkin, Crain's Chicago Business, 9/2/25

BUYER WANTED: Landmark King-Nash Home by George Maher at 3234 W. Washington Blvd. Listed For Sale

King – Nash House, 1901, George W. Maher, 3234 W. Washington Blvd. Listing

George W. Maher Society Website

King-Nash House City of Chicago Landmark Designation

22. LOSS: Eamus Catuli Building at 3633 N. Sheffield Avenue Across From Wrigley Field Demolished



Eamus Catuli Building at 3633 Sheffield Avenue, Torco Building at 3631 Sheffield Avenue (vacant lot), and 3627 Sheffield Avenue. Demolished July 2025. Photo by Daniel Schell



Eamus Catuli Building at 3633 Sheffield Avenue. Demolished July 2025. Photo by Daniel Schell



Eamus Catuli Building at 3633 Sheffield Avenue. Demolished July 2025. Photo by Trent Weyermuller



Eamus Catuli Building at 3633 Sheffield Avenue. Demolished July 2025. Photo by Trent Weyermuller



Eamus Catuli Building at 3633 Sheffield Avenue. Demolished July 2025. Photo by Trent Weyermuller



Wrigley Field Rooftops including the Torco Building at 3631 Sheffield Avenue beyond the Wrigley Field Bleachers on July 22, 2007. Photo credit: Mark Susina on Flickr Mark2400



Wrigley Field Rooftops including the Torco Building at 3631 Sheffield Avenue Beyond the Wrigley Field Bleachers in 1987. Photo credit: Mark Susina on Flickr Mark2400

"The tiered seating has been torn from the rooftop at 3633 North Sheffield Avenue in Wrigleyville, as demolition gets underway for the second of three buildings just beyond Wrigley Field's right field bleachers. 3631 North Sheffield, famous for the TORCO sign that adorned its rooftop, has already been torn down. To its south, 3627 North Sheffield will meet the same fate, though its demolition permit has not yet been issued. 3633 met its fate after a demo permit was issued April 23rd.

"The three buildings are being removed and redeveloped for Chicago's most infamous rooftop pickleball court, with a five-story, 29-unit residential building below. The project was approved by City Council in August 2024, and the first permit to begin demolitions was issued in February of this year. Precision Excavation razed the building in March, with cleanup work carrying over into spring." (Schell, Chicago YIMBY, 7/11/25)

"Longtime Chicago Cubs fans will recognize the trio of properties at 3627, 3631 and 3633 N. Sheffield Ave. as having housed the famous Torco billboard on its roof and as well as the property that became famous for its 'Eamus Catuli' sign — loosely translated from Latin as "Let's go Cubs."

"That sign hung for years atop 3633 N. Sheffield Ave., but has since moved next door. The 'Eamus Catluli' sign was joined for years by another sign that tracked the sad reminder of the Cubs' futility.

"In July, City Council approved the rezoning needed for the project, despite pushback from some neighbors concerned about preserving the century-old buildings and the impact on the neighborhood's character." (Filbin, Block Club Chicago, 3/20/25)

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

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

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

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

"It's disappointing that the alderman is pushing his and the developer's agenda without taking into account community feedback," Sorenseon said Wednesday. "The neighborhood is not anti-development, but to destroy these three iconic buildings is unacceptable." (Filbin, Block Club Chicago, 7/19/24)

Read the full story at Chicago YIMBY

Third demo permit issued for development at 3627 N. Sheffield; A new five-story building will rise behind Wrigley Field, 8/7/25

Top of the Second Underway At Sheffield Avenue Demolition Trio Next To Wrigley Field, Daniel Schell, Chicago YIMBY, 7/11/25

Demolition Begins At Century-Old Wrigleyville Rooftop Apartments; The first of three historical Sheffield Avenue buildings is being torn down ahead of the Cubs' home opener to make way for an apartment complex, Patrick Filbin, Block Club Chicago, 3/20/25

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

23. COLUMN: Architect Dwight Perkins' Buildings Teach Valuable Lessons on School Design, More Than a Century Later



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

"The city is filled with well-designed building types: banks, houses, churches — skyscrapers, of course. But how often are public schools considered?

"Chicago's schools, particularly those designed between the late 1800s and early 1900s, are among the city's most architecturally distinctive buildings.

"They're temples to the ideals of a free public education — something to consider as the new school year gets underway.

"And the 40 schools designed by Dwight Perkins during his five-year term as the system's chief architect are among the best of the best. I was reminded of this earlier this month when the Chicago History Museum sent out a back-to-school announcement heralding Perkins's work.

"The sprawling, Prairie School-designed Carl Schurz High School, at 3601 N. Milwaukee Ave., is the best-known of Perkins' work for the school system. It's a city landmark that is also listed on the National Register of Historic Places.

"But there is also Harper High School, at 6520 S. Wood St.; the former Trumbull Elementary, at 5200 N. Ashland Ave.; Schurz's unsung, but not landmarked, twin, Bowen High School, at 2710 E. 89th St., and 40 other predominantly Prairie School-styled school buildings Perkins designed between 1905 and 1910.

"'In terms of open space, the Progressive Movement, the Prairie School, he was chief architect for the public schools at a time when all of these movements were coming together," Chicago Architecture Center President and CEO Eleanor Gorski said. "He was able to wrap all of these [movements] together in a dramatic, beautiful architectural package."

"His schools were often lively and colorful, brick and terra-cotta buildings — almost Mayan and Egyptian in detail and form in the case of Harper High and George W. Tilton Elementary, at 221 N. Keebler Ave.

"Other schools, such as Schurz and Bowen, are strongly Prairie School, with exposed brick piers, broad overhanging roofs and horizontal ranks of windows.

"Creating open space around the schools was another hallmark of his work, particularly in the case of Schurz, where he sites the building on a triangular 8-acre site.

"'You go in any neighborhood where his school buildings are, they stand out — in a city with tons of famous architects,' Gorski said.

Here's a partial list of the 40 schools designed by Dwight Perkins, during his five-year tenure as chief architect for the Chicago Public Schools. (Bey, Chicago Sun-Times, 9/5/25)

North Side

- Carl Schurz High School, 3601 N. Milwaukee Ave.
- Alfred Nobel Elementary, 1330 N. Karlov Ave.
- (Former) Lyman Trumbull Elementary, 5200 N. Ashland Ave.
- Bernhard Moos Elementary, 1711 N. California Ave.
- Budlong Elementary, 2701 N. Foster Ave.
- Friedrich Ludwig John Elementary, 3133 N. Wolcott Ave.
- Grover Cleveland Elementary, 3832 N. Albany Ave.
- Graeme Stewart Elementary, 4517 N. Kenmore Ave.
- Henry Demarest Lloyd Elementary, 2103 N. Lamon Ave.
- Stephen K. Hayt Elementary, 1518 W. Granville Ave.

West Side

- William Penn Elementary, 1600 S. Avers Ave.
- Daniel J. Corkery Elementary, 2501 S. Kolin Ave.
- Gary Elementary, 3018 S. Ridgeway Ave.
- George Tilton Elementary, 221 N. Keeler Ave.
- Alfred Nobel Elementary, 4127 W. Hirsch St.
- The Field School, 517 N. Parkside Ave.

24. WIN: Closed in 2013, Emmet Elementary Transformed into Aspire Center for Workforce Innovation After Adaptive Reuse (Chicago 7 2014)



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



The Aspire Center for Workforce Innovation/ former Emmet Elementary School, 5500 W. Madison Ave. Rendering credit: Lamar Johnson Collaborative

"Veteran Chicago Public Schools (CPS) teacher Barbara Johnson was teaching at Oscar DePriest Elementary School in 2013 when nearby Robert Emmet Elementary School was closed, one of four schools shuttered in the Austin neighborhood of Chicago, part of the largest mass closure of schools due to declining enrollment and poor academic performance—50 in all—in American history. Her school absorbed students from Emmet and much of the trauma from this loss. The building sat empty for years, but she never forgot about it.

"Every time she walked by, she would think, 'If I ever got into some money, I would want to transform it into a homeless shelter,' she told AN. 'But I didn't have the resources.' However, the will, vision, and money were there to bring Emmet back, as her neighbors banded together to transform it into a workforce development and community services hub led by neighborhood-based nonprofits, Austin Coming Together and Westside Health Authority, with roots in the area. 'Together they were able to do it,' said Johnson, who recently retired from teaching.

"Darnell Shields, the executive director of Austin Coming Together, hands the credit back to the community itself: 'I feel like the community reclaimed it,' he said.

"Schools closed in 2013 have been converted into luxury housing, private schools, senior housing, and a union hall, but the $47 million Aspire Center for Workforce Innovation, designed by Lamar Johnson Collaborative (LJC), is the first comprehensive, community-led adaptive reuse of an affected CPS school. This effort is embodied in the Aspire Center's dramatic 50-foot, triple-height atrium lobby and the glass curtain wall that erupts out of the legacy redbrick facade with the confidence and refinement of a cultural institution. It's a signpost for the West Side of Chicago that there's a future for self-determination and rebuilding after public sector abandonment.

"The atrium curtain wall is structurally isolated from the legacy brick, connected via a caulk joint and rainscreen panel system. Westside Health Authority purchased the school in 2018 for $75,000. The school was built with two wings, the latter of which was designed by longtime Chicago Board of Education architect John Christensen and built in 1935. Its stolid massing, graceful proportions, and understated formal decoration make it a fine example of progressive early-20th-century Chicago school architecture." (Mortice, The Architect's Newspaper, 8/4/25)

Read the full story at The Architect's Newspaper

Lamar Johnson Collaborative transforms a long-shuttered Chicago school into the Aspire Center for Workforce Innovation, centered around a new crystalline triangle atrium, Zach Mortice, The Architect's Newspaper, 8/4/25

Aspire Center for Workforce Innovation celebrates grand opening; The project has repurposed a closed CPS school building, Lukas Kugler, Urbanize Chicago, 6/26/25

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

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

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

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

25. THREATENED: Former St. Mark's Campus in Humboldt Park For Sale



Former St. Mark's parish property, on Campbell Street between Thomas and Cortez includes a greystone rectory built before 1900, a three-story red brick school built in 1906 and a low-slung modernist church built in 1963. Photo credit: VHT Studios



Former St. Mark's parish property, on Campbell Street between Thomas and Cortez includes a greystone rectory built before 1900, a three-story red brick school built in 1906 and a low-slung modernist church built in 1963. Photo credit: VHT Studios



Former St. Mark's parish property, on Campbell Street between Thomas and Cortez includes a greystone rectory built before 1900, a three-story red brick school built in 1906 and a low-slung modernist church built in 1963. Photo credit: VHT Studios



Former St. Mark's parish property, on Campbell Street between Thomas and Cortez includes a greystone rectory built before 1900, a three-story red brick school built in 1906 and a low-slung modernist church built in 1963. Photo credit: VHT Studios



Former St. Mark's parish property, on Campbell Street between Thomas and Cortez includes a greystone rectory built before 1900, a three-story red brick school built in 1906 and a low-slung modernist church built in 1963. Photo credit: VHT Studios

"The Archdiocese of Chicago has put up for sale a Humboldt Park property it has owned since the 1890s, and a strong housing market in the neighborhood suggests it could become a sizable new residential development site.

"The former St. Mark's parish property, on Campbell Street between Thomas and Cortez streets, went up for sale July 29 with an asking price of $6.75 million. On the site now are a greystone built before 1900 and used as the rectory, or priest's housing, a three-story red brick school built in 1906 and a low-slung modernist church built in 1963.

"Rich Anselmo and Pasquale Recchia, agents at @properties Christie's International Real Estate, are representing the property but deferred to the archdiocese for comment.

"Eric Wollan, the chief capital assets officer for the archdiocese, said the church 'would be open to vetting offers for any uses' of the buildings as it does with all the former parish buildings it sells. He added it's likely that 'in this location there would be a higher than normal possibility that it would be redeveloped into residential.'

"That was the case with the former Santa Maria Addolorata Church, about 2 miles away on North Ada Street in Noble Square. Put up for sale at $3 million in March, the property attracted multiple bids, all of them proposing to build new single-family homes, Anselmo told Crain's in April. The sale has not closed yet, as it's under review by archdiocese officials.

"In recent years, several other former church properties, both Catholic and from other denominations, have gone residential as declining attendance at religious services makes repurposing them under another faith less likely.

"While no offers for St. Mark's have been announced yet, the hot market for housing in Humboldt Park makes the site, about 1.1 acres or the equivalent of 15 standard city lots, seem like a viable candidate for new homes.

"Wollan said the archdiocese stipulates that a church building must continue to be used as sacred space or some similar use. That means if the site is sold to a residential developer, the church building would be headed toward demolition. The former St. Mark's church building occupies much of the site's north half, which would all be opened up for construction if it's demolished.

"St. Mark's parish was founded in 1894, and the oldest building on the property, a greystone on Campbell, was built in the first few years, according to Wollan's records. The archdiocese closed St Mark's in 2022. A charter school, Esmeralda Santiago, is one of the schools that the Acero network planned to shut down this year but got a reprieve from the Board of Education for the 2025-26 school year." (Rodkin, Crain's Chicago Business, 8/1/25)

Read the full story at Crain's Chicago Business

Three-building Humboldt Park church site a likely candidate for residential use, Dennis Rodkin, Crain's Chicago Business, 8/1/25

Archdiocese Lists Humboldt Park's St. Mark Parish For Sale For $6.7 Million; The parish, which was closed in 2022 and served Latinos and Puerto Ricans in the area, was founded in 1894. Its oldest building is a greystone on Campbell, Ariel Parrella-Aureli, Block Club Chicago, 8/19/25

St. Mark's Campus, 2510 W. Cortez Avenue Listing

26. WIN: Former St. Barnabas Episcopal Church Will Become Community Center



MAAFA Center for Arts and Activism / formerly St. Barnabas Episcopal Church, 4241 W. Washington Blvd.

"A center for arts and activism is coming to a closed Garfield Park church, which will also become the headquarters for a program that helps young men vulnerable to violence and poverty.

"Officials broke ground Sunday on the MAAFA Center for Arts and Activism, 4241 W. Washington Blvd., formerly St. Barnabas Episcopal Church. The center will be the home base for the MAAFA Redemption Project, a social justice ministry of New Mount Pilgrim Missionary Baptist Church, 4301 W. Washington Blvd., which bought the St. Barnabas building in 2014.

"The $8 million center will also house MAAFA's outreach services for young women and the Sanfoka School for the Arts, which will offer dance, musical theatre, visual arts and digital arts programs.

"Renovations to the church building will include masonry upgrades, new flooring, a new podcast studio, workout studio, lounge areas and arts educations classrooms, leaders said. Garden spaces will be added outside the building.

"The $8 million project is supported by $2.3 million in grants from the city, $3.8 million in state grants, $800,000 from the Driehaus Foundation and $450,000 from the Pritzker Traubert Foundation. It's part of the Sankofa Wellness Village, a revitalization effort in Garfield Park that won the $10 million Chicago Prize in 2023. (Liptrot, Block Club Chicago, 9/10/25)

Read the full story at Block Club Chicago

MAAFA Redemption Project Breaks Ground On $8 Million Community Center For West Siders; The former St. Barnabas Episcopal Church will become the headquarters for the social justice program and house an arts center as part of the Sankofa Wellness Village, Michael Liptrot, Block Club Chicago, 9/10/25

Sankofa School for the Arts @ The MAAFA Center for Arts & Activism Video

27. WIN: After Long Delay, Construction Begins on Jefferson Park Firehouse Second Floor Residential Adaptive Reuse



Jefferson Park Fire Station, built 1906, 4835 N. Lipps Ave. Historic Photo Credit: Northwest Chicago Historical Society



Jefferson Park Firehouse, built 1906, 4837 N. Lipps Ave, CoStar

"Construction recently began on the conversion of the second-floor of the former firehouse in Jefferson Park to four apartments.

"The 119-year-old structure at 4837 N. Lipps Ave., located less then a block south of the Jefferson Park CTA Terminal, has been vacant for years, and at one time plans called for the addition of a third and possibly a fourth floor to the two-story building, but structural issues eventually ruled that out.

"The redevelopment plan also had called for a brewery on the 4,000-square-foot ground floor, but those plans never materialized, and the first floor is for lease, for either one or two commercial tenants. The commercial space also comes with access to a basement.

"Several years ago the city sold the building to developer Tim Pomaville in exchange for putting $200,000 in escrow to cover the estimated cost of environmental remediation for the site.

"Each of the planned apartments would measure about 900 square feet and include two bedrooms and two bathrooms, with a balcony. The balconies on the front units would be hidden behind the firehouse facade so that they are not seen from the street, helping to maintain the building's historic nature, Pomaville said.

The ceiling height of the apartments will range from about 10 to 13 feet. On-site parking also will be available for tenants.

Until around 2010 the firehouse building was used for several decades by the city Bureau of Streets and Sanitation. (Nadig, Nadig Newspapers, 8/20/25)

Preservation Chicago applauds Tim Pomaville and Ambrosia Homes for his dedication and commitment to this adaptive reuse over the past 6 or more years. He genuinely partnered with the community, listened to and integrated the comments, and changed the trajectory of his development accordingly. A special thanks to the dedicated and outstanding advocacy of the Northwest Chicago Historical Society, Susanna Ernst, Frank Suerth, Dan Pogorzelski, and Jacob Kaplan.

The Northwest Chicago Historical Society and Preservation Chicago encourage Ambrosia Homes to seek a Chicago Landmark Designation for the building. This could be considered as an individual landmark or as an extension of the thematic Chicago Fire House Landmark District.

Read the full story at Nadig Newspapers

Converting 2nd floor of former Jefferson Park firehouse into apartments starts, Brian Nadig, Nadig Newspapers, 8/20/25

Tenants sought for two historic buildings in Jefferson Park on Chicago's NW Side, Brian Nadig, Nadig Newspapers, 1/24/24

After Lake Effect Brewery Calls Off Jefferson Park Plans, Neighbors Ask: What Will It Take To Keep Promising Businesses? The developer is committed to bringing another brewery, restaurant or bar to the historic firehouse and has been showing the space this week, Ariel Parrella-Aureli, Block Club Chicago, 7/14/22

Lake Effect Brewing Won't Open Taproom In Jeff Park Firehouse After Years Of Delays, Heading To Avondale Instead; After six years of planning, Lake Effect Brewing's owner said he couldn't wait any longer for construction to start on the historical firehouse. The taproom is slated to open in Avondale early next year, Ariel Parrella-Aureli, Block Club Chicago, 7/11/22

Lake Effect Brewing and nine apartments coming to former Jefferson Park firehouse after legal battle ends, Sarah Freishtat, Chicago Tribune, 4/7/21

28. WIN: Historic Façade From Two-Story Building Reconstructed Into New Five-Story Residential Building at 3160 N. Broadway



3160 North Broadway incorporates much of the historic facade into new construction. Photo credit: Ian Achong / Chicago YIMBY



3160 North Broadway before construction. Photo credit: Google Maps



3160 North Broadway incorporates much of the historic facade into new construction. Photo credit: Ian Achong / Chicago YIMBY



3160 North Broadway incorporates much of the historic facade into new construction. Photo credit: Ian Achong / Chicago YIMBY



3160 North Broadway incorporates much of the historic facade into new construction. Photo credit: Ian Achong / Chicago YIMBY

"Construction is quickly wrapping up on the mixed-use development at 3160 North Broadway in Lakeview East. Located just south of the intersection with West Belmont Avenue, the project has been in the works for nearly five years. The project is being led by Seminary Properties and Management.

"The original plans called for the preservation of the façade of the two-story building it would be replacing. However, as work progresses, we now see that the original façade has been fully salvaged and reconstructed at the top of the building, with all of the windows along the street front utilizing a similar design language as the original design.

"Designed by Sullivan Goulette Wilson Architects, the five-story building brings much-needed density to the popular retail corridor. Its ground floor will hold 1,619 square feet of retail space, split into two units. The floors above will hold 21 residential units, of which four will be considered affordable.

"The building is fully clad in a mix of light and dark red brick, accented by white glazed brick along with terracotta details." (Achong, Chicago YIMBY, 8/30/25)

"In order to preserve the historic elements of the existing building, the existing terra cotta accents, sill courses, cornice and coping pieces will be reused in the façade of the proposed building. The remainder of the building will be masonry." (Ald. Bennett Lawson website)

Preservation Chicago applauds the developer Seminary Properties and Management and Sullivan Goulette Wilson Architects for reusing much of the original historic facade including terra cotta accents, sill courses, cornice and coping pieces into the top portions of the new building. This maintains the look and feel of the historic material's high-quality craftsmanship, while investing in a new, higher density residential building. This is a best practice for increasing density while reusing historic facade elements.

Read the full story at Chicago YIMBY

Construction Wrapping Up On 3160 North Broadway In Lakeview East, Ian Achong, Chicago YIMBY, 8/30/25

City Council Approves Mixed-Use Development at 3160 N Broadway in Lakeview East, Lukas Kugler, Chicago YIMBY, 8/7/21

3160 N. Broadway, Ald. Bennett Lawson website

29. WIN: Landmarked Carnival Foods Corner Building to be Incorporated Into New Residential Construction at 458 W. Dickens



458 W. Dickens. Photo credit: Google Maps



Proposed Residential Addition at 458 W. Dickens. Rendering credit: Red Architects

"The Permit Review Committee has approved a proposed addition to the existing building at 458 W. Dickens. Planned by Carnival Grocery owner Arthur Paris, the existing building stands at the northeast corner of W. Dickens Ave and N. Cleveland Ave and is located within the Mid-North Historical District.

"Designed by Red Architects, the redevelopment will add two stories on top of the existing one-story section of the building that stands on the center and east portions of the site. At some point in time, multiple one-story buildings were connected to the front building to create the full grocery store footprint.

"On the W. Dickens Ave elevation, two former storefront sections have been infilled with plaster cladding and painted over with murals. The redevelopment continues those bays down the rest of the facade, creating new plater-clad panels with new murals planned. Existing and new metal posts separate the bays of plaster and will be extended up the facade with brick piers on the upper floors dividing up the new brick facade.

"The building currently has residential units in the existing three-story portion and will add new residential units in the two-story addition. While the official unit count was not presented, floor plans show the building will have a total of approximately 10 units including the existing apartments.

"The main residential entry will be through the existing access on N. Cleveland Ave and a secondary access point will be added on the east side via the alley. To replicate typical residential entrances in the historic district, a false entrance has been added on the W. Dickens Ave elevation. A real entrance there is not possible due to support spaces that serve the grocery store." (Kugler, Urbanize Chicago, 8/13/25)

Preservation Chicago applauds the owner, Arthur Paris and Red Architects for an outstanding, preservation-sensitive development project. Their design embraces the historic building's beautiful design and high-quality craftsmanship, while creating a visually complementary new, higher density mixed-use building.

Preservation Chicago testified in support of this project before the Permit Review Committee of the Commission on Chicago Landmarks.

Read the full story at Urbanize Chicago

PRC approves proposed residential addition at 458 W. Dickens, Two floors of residential units will be added on top of the grocery store, Lukas Kugler, Urbanize Chicago, 8/13/25

Carnival Grocery Featured Business, Mid-North Association

30. WIN: Historic Façade Incorporated Into New Residential Construction at 3731 N. Sheffield Avenue



3731 N. Sheffield Avenue incorporates historic facade into new construction. Photo credit: Daniel Schell / Chicago YIMBY



3731 N. Sheffield Avenue incorporates historic facade into new construction. Rendering credit: Jonathan Splitt Architects



3731 North Sheffield in July 2024, before work on the addition began. Photo credit: Daniel Schell / Chicago YIMBY

"A modern addition to a vintage Chicago greystone at 3731 North Sheffield Avenue is rounding into form in the Wrigleyville neighborhood. The new four-story portion, permitted in August of last year at a reported cost of $2.5 million, has completed exterior masonry work and installed its windows. Work remains to be done to terraces on all four levels.

"As for the original building, a single-level addition atop the third floor is ongoing, while bay windows facing west onto Sheffield Avenue have been removed to create outdoor space for all three levels.

"City Council approved the project in spring 2023. A permit was then issued in October 2023 to begin selective demolition of the interior and the enclosed rear stairway.

"Designed by Jonathan Splitt Architects, the expansion converts the original six-unit residence into a combined eight dwelling units.

"Real estate records show 3731 North Sheffield was built in the late 1890s." (Schell, Chicago YIMBY, 8/26/25)

Preservation Chicago applauds the developer Mangan Builders and Jonathan Splitt Architects for incorporating the historic facade into the new construction. This maintains the historic material, scale, and streetscape, while investing in a new, higher density residential building.

Read the full story at Chicago YIMBY

Vintage Sheffield Avenue Greystone Shows Off Brick-Clad Addition In Wrigleyville, Daniel Schell, Chicago YIMBY, 8/26/25

Permit issued for residential development at 3731 N. Sheffield; The project will add a four-story addition onto an existing building, Lukas Kugler, Urbanize Chicago, 8/30/24

City Council Approves Residential Development In Wrigleyville, Ian Achong, Chicago YIMBY, 5/1/23

31. WIN: Historic Greystone Building Incorporated Into Higher Density New Construction at 1539 N. Wells Street



1539 North Wells Street, built 1896. Photo credit: Daniel Schell / Chicago YIMBY



1539 North Wells Street, built 1896, with rear addition. Rendering credit: 2rz Architecture

"A permit issued by the City of Chicago will allow an addition to be built at the rear of a vintage greystone rental building at 1539 North Wells Street in Old Town. An application was filed for the project on April 1 of this year, with permission granted on July 18 that included a reported construction cost of an even $1 million. The developer is named as 1539 N Wells LLC.

"A listing of the property with Essex Realty Group indicates the existing four-story building, built in 1896 per real estate records, contains four occupied apartments, and the new permit allows four more units to be added in a five-story addition. Designs for the new building were created by 2rz Architecture. Product Construction Corp of Barrington is listed as the general contractor.

"All four of the new units will be four-bedroom rental apartments, with renderings showing each featuring a private balcony facing the alley. There will be four parking spaces, two of which will be covered, and storage for three bicycles. The parking spaces will be accessed from the dead-end alley egressed from LaSalle Street." (Schell, Chicago YIMBY, 7/25/25)

Preservation Chicago applauds the developer for incorporating the historic building into the new construction. This maintains the historic material, scale, and streetscape, while investing in a new, higher density residential building.

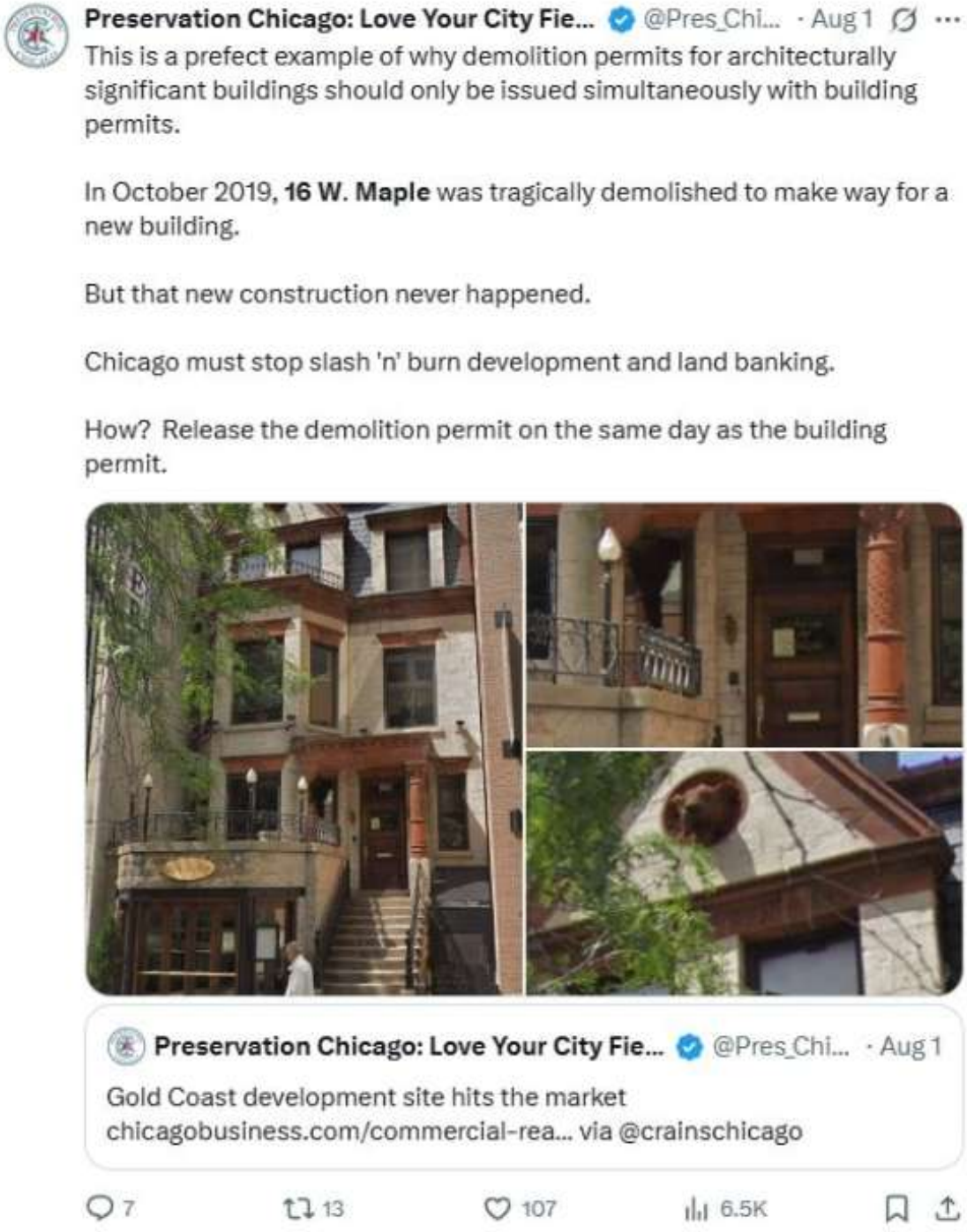
Read the full story at Chicago YIMBY

Renovation Permit Issued For Additional Dwelling Units For 1896-Built Old Town Building, Daniel Schell, Chicago YIMBY, 7/25/25

32. LOSS: Six Years After Rushed Demolition, 16 W. Maple Remains Vacant Site



16 W. Maple Street, Built circa 1886. Demolished October 2019. Photo Credit: Why is Demolition Always the Answer? Architecture and History of Chicagoland, Rachel Freundt, 4.10.24



Case Study to release demolition permits on the same day as construction permits. 16 W. Maple Street, Built circa 1886. Demolished October 2019. Still vacant in 2025. Photo Credit: Ward Miller / Preservation Chicago Twitter

"A development site in a busy pocket of the Gold Coast where plans for a residential high-rise fizzled out is on the market.

"Calmwater Capital has hired Greenstone Partners to sell the 7,912-square-foot site at 12-16 W. Maple St., according to the Chicago-based brokerage firm. The offering comes almost five years after the California-based lender seized the property through a deed in lieu of foreclosure.

"The site, next to Gold Coast mainstay Maple & Ash steakhouse, has been the subject of multiple development proposals over the last several years. Developers and Maple & Ash co-owners David Pisor and Jim Lasky bought the site, which holds a four-story retail building, for $13.1 million in 2017. They pitched an ultra-luxe 22-story condo development on the site that would total just 12 units. That project never came to fruition; neither did another developer's 2022 proposal for a 34-story condo tower on the site. (Herzog, Crain's Chicago Business, 7/31/25)

"After standing for more than 130 years along Maple Street, a four-story greystone in Chicago's Gold Coast neighborhood is officially no more. Crews demolished the historic structure for an upcoming 22-story development, approved by the Chicago Plan Commission in September, 2019.

"The old stone building at 16 W. Maple was built in the 1880s as a single-family residence, according to Preservation Chicago. It featured burnt red terracotta ornamentation, including a pair of detailed exterior columns and a decorative lion's head medallion embedded in the pediment. The structure most recently housed the Merlo on Maple restaurant.

"The old building held an orange designation in the Chicago Historic Resources Survey, which required it to serve a 90-day demolition hold after its owners applied for permits to tear the property down. The city-mandated delay expired in August, and the demolition permit was granted in late September, according to Chicago Cityscape.

"Preservationists have long advocated for protecting downtown Chicago's rapidly dwindling supply of historic (albeit non-landmarked) 19th-century buildings. In March, the Chicago Commission on Landmarks started the process of approving a new historic district that would protect 16 post-fire mansions and row homes on the city's Near North Side. The Queen Anne greystone at 16 W. Maple, however, was not among those properties." (Koziarz, Curbed Chicago, 10/29/19)

The pointless demolition of 16 W. Maple Street is a case study supporting the concept of only releasing demolition permits on the same day as construction permits. If this best practice was implemented in Chicago, 16 W. Maple would likely still be standing today. This beautiful building from 1886 had been used by small businesses with residences above for 130 years before being demolished in 2019.

Six years later, the site remains vacant as the developers lost the site to foreclosure and new construction never happened. We acknowledge that development is inherently risky. Therefore orange-rated and historic buildings should only be demolished after the new construction is confirmed to be moving forward. Coupling the timing of demolition permits and construction permits would have a negligible impact on most new development projects and prevent the unnecessary loss of significant buildings due to unintentional failed development efforts and intentional land-banking.

Preservation Chicago had worked with urgency to save this building from demolition. We had been in regular contact with 2nd Ward Alderman Brian Hopkins, the Alderman's office, and the developer David Pisor. After the demolition delay expired and the demolition permit issued, our last hope was the retention of the 3-story facade which could be incorporated into the base of the new construction tower. It could have served as a highly beautiful entrance and maintain a pedestrian-oriented scale at street-level.

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

Gold Coast development site hits the market, Rachel Herzog, Crain's Chicago Business, 7/31/25

Historic Queen Anne greystone bites the dust for new 22-story Gold Coast tower; Built as a single-family residence, the old structure recently housed a restaurant, Jay Koziarz, Curbed Chicago, 10/29/19

Why is Demolition Always the Answer? Architecture and History of Chicagoland, Rachel Freundt, 4/10/24

33. THREATENED: Ford City Mall Threatened With Demolition



Ford City Mall, 7601 S. Cicero Ave. Photo credit: CoStar



The Dodge Chicago Plant office building, 7401 South Cicero Avenue, Chicago, Illinois, in 1942. Photo credit: Digital Research Library of Illinois History Journal

"As a proposed plan to transform Ford City Mall into an industrial campus awaits zoning approval, Ald. Derrick Curtis (18th) warned neighbors that if developers decide not to pursue the project, the community could be in 'big trouble.'

"Dozens of neighbors crowded into Daley College Wednesday to discuss the fate of the struggling Southwest Side shopping mall in a three-hour community meeting.

"Bridge Industrial, a Chicago-based real estate company that redevelops environmentally impacted and underutilized buildings in urban areas, presented its plans at the meeting to buy the mall, demolish the site and build a multi-building industrial campus at 7400-7600 S. Kostner Ave. and 7601 S. Cicero Ave.

"The buildings are 'built to be flexible" and "service the needs of wide groups of tenants for a long time," said Curt Pascoe, Bridge Industrial's vice president of development. Businesses that have set up shop in other warehouses developed by Bridge Industrial manufacture food, assemble electronics and machinery or host large refrigeration systems for pharmaceuticals.

"Despite its years-long decline, Curtis hasn't contacted any other companies to repurpose Ford City Mall because it's such a large development, he said. Bridge Industrial is the only company that has approached him to purchase and redevelop it, Curtis said.

"If the community doesn't support Bridge Industrial's proposed development, 'I don't know the next time someone will want to come in and invest anything near $200 million on this project,' Curtis said.

"During World War II, the site was a factory for Boeing airplane engines, Pascoe said. After the war ended, it was an automobile factory. Ford City Mall opened on the property in 1965.

"Ward Miller, executive director at Preservation Chicago, recommended that developers repurpose the building rather than demolish it because of its storied history in the community, drawing a round of applause from neighbors at the meeting.

"'The greenest buildings are the ones we have,' Miller said. 'We have the opportunity to unpeel all the remodelings that went on in this complex over time and really create something special, where people would be attracted.

"'I think there could be a lot of businesses, a lot of creative aspects to it. The harder the problem, the better the solution.' (Reed, Block Club Chicago, 9/11/25)

Read the full story at Block Club Chicago

SW Side In 'Trouble' If Warehouse Park Doesn't Replace Ford City Mall, Ald. Says As Some Neighbors Oppose Plan; Bridge Industrial is the only company that has approached Ald. Derrick Curtis with plans to redevelop the mall, he said: "I don't know the next time someone will want to … invest anything near $200 million on this project.", Atavia Reed, Block Club Chicago, 9/11/25

Ford City Mall, losing its hold on shoppers, could see an industrial evolution; A $150 million proposal from Chicago-based Bridge Industrial calls for switching the site to warehouses or light manufacturing, a throwback to its earlier incarnation, David Roeder, Chicago Sun-Times, 7/16/25

Ford City Center, Chicago, Illinois, Digital Research Library of Illinois History Journal

Industrial developer looks to buy, demolish major mall on Chicago's Southwest Side; Bridge Industrial proposes replacing Ford City Mall with four warehouses, Ryan Ori, CoStar, 7/14/25

34. POTENTIAL WIN: Preservation Chicago Formally Suggests Four Significant Historic Places for Chicago Landmark Designation



The Amanda Apartments, 1898-1900, Robert Skilleter Smith, 56-60 E. Chicago Avenue. Photo credit: Redfin



South Park Terrace Apartments, 1905, Harry Hale Waterman, 6116-34 S Dr. Martin Luther King Jr. Drive. Harry Hale Waterman is also the architect of the Eugene S. Pike House / Watchman's House, 1894, Harry Hale Waterman, 1826 W. 91st Street in Beverly. Photo credit: Debbie Mercer



St. Mark's Roman Catholic Church Complex, 1048 N. Campbell. Photo credit: @properties



Western Boulevard Industrial Buildings, 4200-4500 S. Western Boulevard, c.1910-1920. Photo credit: Serhii Chrucky

Preservation Chicago submitted formal suggestions for Chicago Landmark Designation for four significant historic places at the Program Committee of the Commission on Chicago Landmarks meeting on September 18, 2025. The suggestions included research and public testimony. Our suggestions included:

1. The Amanda Apartments, 56-60 E. Chicago Avenue, 1898-1900, Robert Skilleter Smith
2. South Park Terrace Apartments, 6116-6134 S. Martin Luther King Jr. Drive, 1905, Harry Waterman
3. St. Mark's Roman Catholic Church Complex, 1048 N. Campbell, including rectory, church and school
4. Western Boulevard Industrial Buildings, 4200-4500 S. Western Boulevard, c.1910-1920

Other suggestions for Chicago Landmark Designation that Preservation Chicago support and which were presented by preservation partners includes:

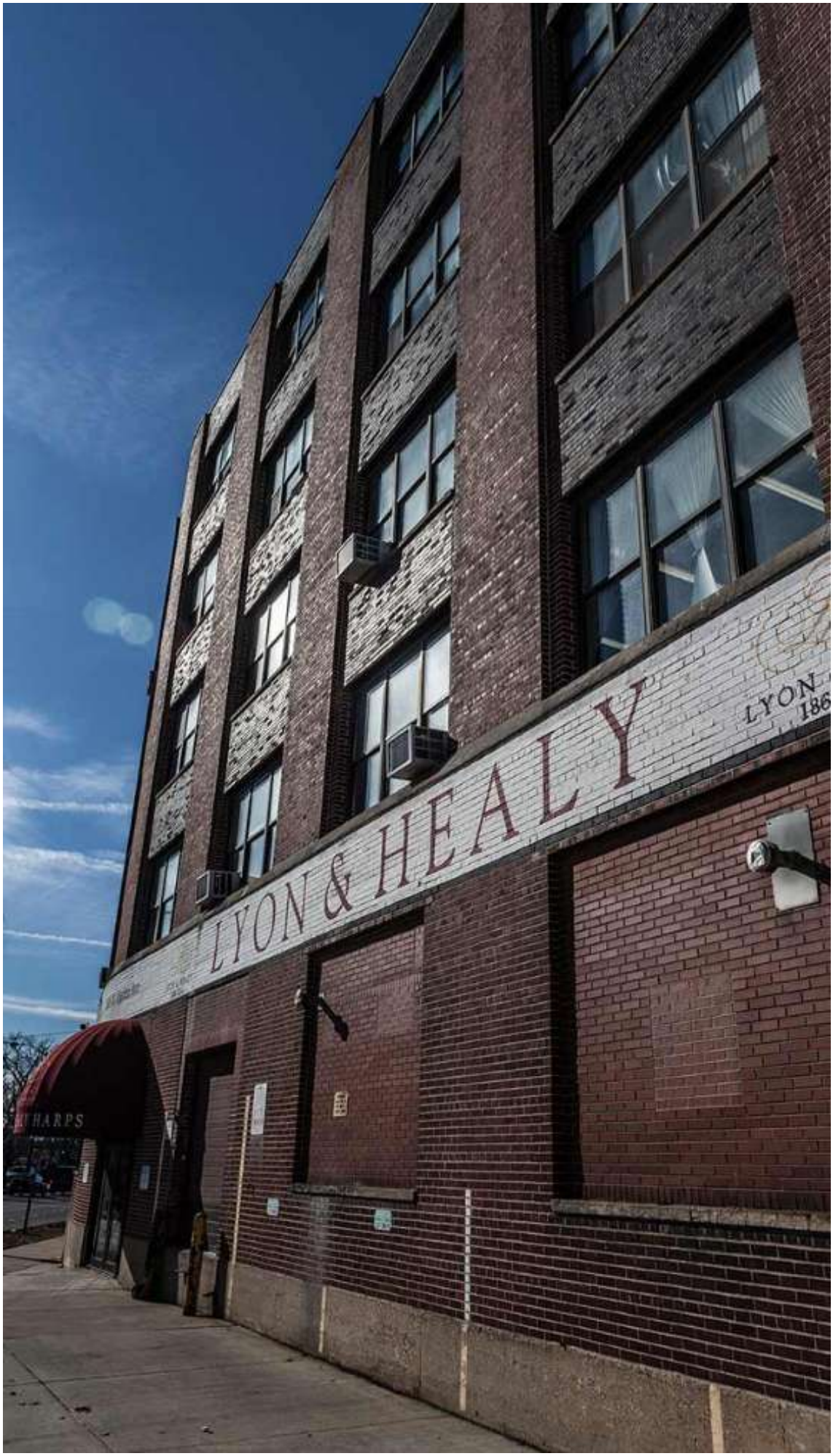
1. Paradise Temple / Shomre Hadas, 11434 S. Forest, 1927, Harry L. Morse
2. Roger Brown Study Collection, 1926 North Halsted Street

Additionally, Preservation Chicago testified in support of the nomination to the National Register of Historic Places or the J.P. Smith Shoe Company Factory at 223 E. Erie Street.

35. CHICAGO LEGACY BUSINESS: Founded in 1864 in Chicago, Lyon & Healy Harps Chooses to Stay in Current 168 N. Ogden Location on Near West Side



Founded in 1864 in Chicago, Lyon & Healy Harps built its first pedal harp in 1889 and has become recognized around the world for its craftsmanship. Located at 168 N. Ogden Avenue on Chicago's Near West Side. Photo credit: Lyon & Healy Harps



Founded in 1864 in Chicago, Lyon & Healy Harps built its first pedal harp in 1889 and has become



Founded in 1864 in Chicago, Lyon & Healy Harps built its first pedal harp in 1889 and has become recognized around the world for its craftsmanship. Located at 168 N. Ogden Avenue on Chicago's Near West Side. Photo credit: Lyon & Healy Harps

"Harp manufacturer Lyon & Healy is changing its tune about relocating within Chicago.

"The company, which dates from a sheet music shop that opened Downtown in 1864, is remaining in its longtime home at 168 N. Ogden Ave. — at least for now. It has dropped plans to move its harp production to a warehouse in Austin, which it acquired in 2021.

"He said 'the harp world is growing' and Lyon & Healy is 'bursting at the seams' on Ogden. Lyon & Healy and its corporate affiliate, Italy-based Salvi Harps, account for 90% of the market for the instrument, he said.

"Gomez said the company employs more than 100 people, many with advanced skills that have made its harps coveted by musicians worldwide.

"'We still make harps like we did 100 years ago,' with intricate carving and gilding and meticulous sourcing of wood, he said.

"Many workers prefer to stay on the Near West Side, Gomez said. But with five floors, the property can pose challenges for harp assembly." (Roeder, Chicago Sun-Times, 8/25/25)

Founded in 1864, Lyon & Healy also used to operate an immense department store of music within the 10-story Lyon & Healy Building in the heart of the Loop. Located at 243 S. Wabash Avenue, on what was then considered "Music Row," extending from Adams Street to Congress Parkway/Ida B. Wells Drive, they carried a full selection of musical instruments, records and sheet music. The Lyon & Healy store was one of the nation’s most prominent music emporiums, recognized often by their motto: “EVERYTHING KNOWN IN MUSIC” (also still visible as a ghost sign on the upper north wall of the historic structure). The building located at the northeast corner of Wabash and Jackson Boulevard, is now home to DePaul University’s College of Computing and Digital Media (CDM).

Read the full story at the Chicago Sun-Times

After passing up a tax break, harp maker Lyon & Healy sticks with Near West Side home; The company considered a move to an Austin warehouse but now has put that building on the market, David Roeder, Chicago Sun-Times, 8/25/25

Lyon & Healy Harps, a Chicago Legacy Business since 1864

36. CHICAGO LEGACY BUSINESS: Opened in 1965, Beloved Hidden Cove Karaoke Bar Closing



Someone entering The Hidden Cove on Sept. 10, 2025. The Hidden Cove Lounge, 5336 N. Lincoln Avenue. A Chicago Legacy Business since 1965. Photo credit: Alex V. Hernandez / Block Club Chicago

"A Lincoln Square karaoke bar will allow fans to belt out their favorite songs one last time this weekend before the business bids farewell to its home of 60 years.

"The Hidden Cove's last day of service is Sunday. Flavius Ardelean acquired the property housing the Hidden Cove in 2023 and plans to redevelop the site into a mixed-use building, he previously told Block Club.

"Since the closure was announced, patrons have flocked to the watering hole to join the chorus of songbirds bidding farewell.

"'I can't sing, but I will. I'm terrible at it. But when I get to The Cove, I feel like a rock star,' customer Kristen Peon said Wednesday night.

"Peon had her 21st birthday at the bar in the early aughts and — like many patrons who spoke to a Block Club reporter — she loves the welcoming feeling she gets at the Cove while singing her heart out.

"'That's the sense of community that I've always gotten at The Cove — that I'm a rock star and can sing my rock star dreams. And that the crowd is drunk enough to love me, Peon said.

"'I found my family at this bar,' said bartender Michele Irizarry. 'Everybody in this bar looks out for each other in a way that I've never experienced at other bars I've worked at.'

"'One of the defining characteristics of this bar is that if you walk in here, you'll make friends if you're not an asshole. Even if you are an asshole, you'll make friends,' Honeycutt said. 'You can't sit at that bar and be strangers; it's almost impossible. And there's so few places that are like that, right?'

"The Hidden Cove's history dates back to 1965, according to state records and co-owner Phil Trocchio. It was initially a popular bar to play darts, with about 12 dart boards on the walls, said Trocchio.

"The bar became known for late-night singing starting in the '90s thanks to advances in AV technology that allowed for the owners to host karaoke every night they were open.

"Trocchio is hopeful he can find a new location nearby to continue The Hidden Cove's story. He has been meeting with local stakeholders and elected officials to find a spot, he said." (Hernandez, Block Club Chicago, 9/12/25)

Read the full story at Block Club Chicago

Hidden Cove Patrons Sing Farewell To Beloved Lincoln Square Karaoke Bar;
The 60-year-old watering hole's last day is Sunday. The owners hope to reopen the bar elsewhere in the neighborhood, Alex V. Hernandez, Block Club Chicago, 9/12/25

Hidden Cove, Iconic Karaoke Bar, Closing This Month; The late-night karaoke hot spot in Lincoln Square will close Sept. 15, with its longtime building set to be redeveloped, Alex V. Hernandez, Block Club Chicago, 9/2/25

Chicago's iconic karaoke bar Hidden Cove to shutter this month, after three decades of lively, late-night singing; It might be time to stop believin', Mark Peikert, TimeOut Chicago, 9/4/25

Classic Lincoln Square karaoke bar closing for good, Alonzo Small, WGN Chicago 9, 9/11/25

37. CHICAGO LEGACY BUSINESS: Opened in 1978, Les Nomades Will Likely Close After Sale of Building



Les Nomades, 222 E. Ontario St. A Chicago Legacy Business founded in 1978. Photo credit: LoopNet

"The nearly five-decade home of Les Nomades in Chicago is for sale in a deal expected to end a nearly half-century run of the acclaimed French restaurant.

"Newmark brokers are listing the three-story building that houses the restaurant at 222 E. Ontario St. for sale, with the space listed as available for the buyer's use. The asking price is $3.4 million, according to one of the Newmark brokers, James Schutter.

"The marketing efforts signal that the restaurant, which Chicago restaurateur Jovan Trboyevic initially opened as a private club in 1978, is nearing the end of nearly five decades in business in Streeterville.

"Newmark is marketing the property as a rare opportunity to own a historic, single-tenant building in the area. The building, completed in 1881, is between Magnificent Mile shopping and the Ohio Street Beach.

"'It was a beautiful mansion that was converted to a restaurant, so I could see someone converting it back to a residence,' Schutter said. 'Or it would have to be a high-end restaurant like a Charlie Trotter's, where someone falls in love with what they could do with such a unique space.'

"If Les Nomades does make way for a new concept, it will mark the end of a luxury dining experience from another era.

"'There's nothing this restaurant does that isn't stylish,' Chicago Tribune critic Phil Vettel wrote in a four-star review in 2019. 'I'd phone this restaurant just to listen to the hold music (which is classical and beautiful because of course it is).'

"Les Nomades chef Roland Liccioni last year was recognized for his career accomplishments by the Chicago-based Jean Blanchet Awards for Culinary Excellence not long after he announced his retirement.

"Mary Beth Liccioni said she continues to run the restaurant while preparing for the likelihood of closing. Roland Liccioni continues to help in the kitchen, she said, but efforts to hire a long-term new chef have been put on hold.

"'I don't think we'll be in the picture after the building sells,' she said."

222 E. Ontario Street is one of the 15 buildings that comprise The Near North Multiple Property Chicago Landmark District. The City of Chicago Commission on Chicago Landmarks, Preservation Chicago, and neighborhood preservation partners organizations worked together to support the preservation advocacy effort that resulted in the creation of this Chicago Landmark District.

Read the full story at CoStar News

French restaurant's half-century run nears end as Chicago building goes on the market; Longtime home to Les Nomades lists as potential residential conversion, Ryan Ori, CoStar News, 8/4/25

38. CHICAGO LEGACY BUSINESS: Hanig's Footwear Closing Mag Mile Store After 50 Years



Peter Hanig and his son Daniel Hanig in front of their Hanig's Footwear location at 660 N. Michigan Ave. Opening in 1975 and closed in 2025. A Chicago Legacy Business founded in 1944. Photo credit: Hanig's Footwear

"On a typical day, each shoe rack in the stock room of Hanig's Footwear would have roughly 120 shoe boxes. But now the racks are empty ahead of the Magnificent Mile store's closing, salesperson Mike Chavez said.

"'After a while, it's not a job,' Chavez, 71, said. 'You just come to hang out here with your family.'

"Located in the former Hancock Center building at 875 N. Michigan Ave., Hanig's Footwear has operated along the retail-lined street for 50 years.

"The store is set to close either at the end of September, or early October, owner Peter Hanig said. Its Wilmette location, 1181 Wilmette Ave., will remain open.

"Hanig, 77, said that, while his son, Daniel, runs the business, he is still involved and had a wonderful time on the Mag Mile.

"'Small businesses are no longer viable on Michigan Avenue,' said Hanig, who brought the Cows on Parade public art exhibition to Chicago in 1999 after being inspired by a similar display in Zurich, Switzerland.

"'I'm sad about it,' he said of closing the store. 'This has been a major part of my life for a long time. We had an incredible time. We met so many people over the years as a result of it, and we were very lucky to be there.'

"Hanig's opened its first Mag Mile location in 1975 as a 'four-seat men's shoe department' at 730 N. Michigan Ave. Three years later, it moved to its own space at 660 N. Michigan Ave. In 2007, the store relocated to its current 2,200-square-foot shop.

"'I thought it was phenomenal what that did for the city,' Hanig said of the wildly popular public art display that saw artists decorate cow sculptures that could be found in numerous locations. 'It brought people in from the outlying areas of the city who had never been downtown. People told me that they hadn't even been downtown in 20 years, and that was the reason they came downtown.'

"Chavez, who lives in West Elsdon, has worked for Hanig's for 34 years. After the store closes, he's unsure if he'll be able to make the trek from his home to the Wilmette location.

"He said there's a strong rapport between the sales associates and their customers.

"'A lot of our customers, we don't look at them as customers,' Chavez said. 'We look at them as friends because they've been with us for so long.' (Kuznikov, Chicago Sun-Times, 7/31/25)

"The commitment to offering outstanding customer service and wonderful shoes began in 1944 with Irv and "Billie" Hanig. Driven to offer the finest assortment of footwear in Chicago, the couple opened their first store on the north side of Chicago just three blocks from the family's home on Pine Grove Avenue. Over the next 19 years, Irv opened additional stores in Chicago and New York, including the country's first Johnston and Murphy store in Chicago's famed Palmer House Hotel.

"Irv's son, Peter, joined the business in 1971 to help open their LaSalle Street store. In 1978 he then opened the company's flagship store on Michigan Avenue. Over the past four decades, Peter has solidified the Hanig name as a trademark of customer service and satisfaction, traveling to Europe each year to find the latest in unique fashion trends combined with comfort.

"In 2006 Peter's son Daniel joined the company in order to create their website, Hanigs.com. Daniel's responsibilities now include buying and marketing, along with design.

"While there is plenty to see inside any of the Hanigs stores, Peter and his son Daniel are dedicated to the city beyond their company walls. At Hanig's Footwear, a commitment to bettering Chicago has always been a top priority. Peter spearheaded "Cows on Parade" in Chicago in 1999, a public art exhibit that placed 330 life-sized cow sculptures throughout the city. His desire to showcase these innovative pieces of artwork to members of the community was a great success; "Cows on Parade" brought in over 250 million tourist dollars to the city, and the event's auction raised over 3.5 million dollars for charity organizations.

"'We have an investment in the community that national chains don't have,' Peter says. 'We live here and our customers are our neighbors. Relationships are the strength of any business, and we have a close relationship with the city of Chicago.' (Hanig's Footwear Website)

39. CHICAGO LEGACY BUSINESS: Torstenson Glass Leaving Chicago, Established 1889



Torstenson Glass at 3233-47 N. Sheffield Ave in Lake View. A Chicago Legacy Business founded in 1889. Photo credit: LoopNet

"Developers are proposing a five-story apartment complex that would bring 92 apartments to the former Torstenson Glass site in Lakeview, a property that housed the family-run glass business for more than a century.

"The plan, called Sheffield Apartments, would redevelop 3233-47 N. Sheffield Ave., just steps from the Belmont Red, Brown and Purple Line station. The project is being led by Northpark Ventures and SNS Realty Group, which want to replace three low-rise masonry buildings — including the long-running glass warehouse — with a modern, transit-oriented residential development.

"Torstenson Glass relocated to Morton Grove in late 2024, vacating the property it had occupied since 1910. With that move, one of the neighborhood's oldest industrial holdouts made way for potential redevelopment in a high-demand area near the CTA.

The development would mean the loss of the Torstenson Glass building at 3233 N. Sheffield Ave. that housed the company for more than a century.

"Founded in 1889 by Elmer Torstenson, the business moved to Sheffield Avenue in 1910 and stayed for 114 years, becoming a fixture in Lakeview. For four generations, the Studt family ran the company and helped establish its reputation as one of the city's most dependable suppliers, according to the company's website.

"In December 2024, the company announced it would move to an upgraded facility in Morton Grove to improve operations and expand its capabilities." (Filbin, Block Club Chicago, 8/7/25)

Read the full story at Block Club Chicago

92 Apartments Proposed For Lakeview's Former Torstenson Glass Site; The glass company moved to the suburbs last year, and a development team wants to replace its former warehouse with a five-story apartment building near the Belmont station, Patrick Filbin, Block Club Chicago, 8/7/25

40. WIN: The Richard H. Driehaus Foundation Selects Lynn Osmond to Lead Foundation



The Richard H. Driehaus Foundation today announced Lynn Osmond as its next president and executive director. Photo credit: Todd Winters

"The Richard H. Driehaus Foundation today announced Lynn Osmond as its next president and executive director, effective Sep. 29.

"She will replace Anne Lazar, who has led the foundation since 2019 and will serve as co-president through December to assist with the leadership transition.

"Osmond, a former Chicago Architecture Center president and CEO, stepped down as head of Choose Chicago, the city's tourism arm, in 2024 after two years at the helm to 'focus her time and energies on a family health matter.' During her tenure, she oversaw the city's tourism industry as it recovered from the pandemic and secured a handful of key wins on the convention and meeting front.

"As head of the CAC, a position she held for 25 years, Osmond created Open House Chicago, the citywide architectural festival, in 2011 and led the building and opening of the new Chicago Architecture Center.

"She is familiar to many in the city's nonprofit and philanthropic circles, having served on boards and commissions such as the Magnificent Mile Association, Chicago Institute of Classical Architecture and the Chicago Landmarks Commission, among others.

"'As a Foundation Board member since 2022, Lynn has worked with Anne Lazar and the Foundation staff to direct the Foundation's growth, including overseeing the tripling of annual grants,' Cynthia Van Osdol, president and CEO of Driehaus Trust Company, said in a statement. 'As a seasoned and well-respected Chicago executive, she brings strong organizational and transformative instincts, an innovative spirit, strong leadership, and a steadfast commitment to service excellence. Above all, she is deeply committed to delivering value for stakeholders, whether they are grantee partners, employees or the broader civic community.'" (Dupré, Crain's Chicago Business, 9/10/25)

Preservation Chicago warmly welcomes Lynn Osmond as president and executive director of the Richard H. Driehaus Foundation. She has lead many important Chicago institutions and has been a steadfast supporter of the vibrancy of Chicago and for Chicago's built environment. We have strong confidence that the Richard H. Driehaus Foundation will be in good hands.

We also wish to celebrate Anne Lazar for her outstanding leadership of the Richard H. Driehaus Foundation since 2019. She has expertly steered the Foundation through the tragic passing of Richard H. Driehaus on March 9, 2021, through the Covid-19 crisis, the purchase, restoration, and Chicago Landmark Designation of the John B. Murphy Memorial at 50 E. Erie Street, and so much more. The Richard H. Driehaus Foundation is stronger today because of her dynamic leadership.

Read the full story at Crain's Chicago Business

Driehaus Foundation taps former Choose Chicago CEO as next president, Brandon Dupré, Crain's Chicago Business, 9/10/25

41. 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

42. 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

43. 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)



Arnold-Crowe House, 3329 W. Washington Blvd, Built 1904. Demolished 2025. Photo credit: Debbie Mercer

Address: Arnold-Crowe House, 3329 W. Washington Blvd., Garfield Park
#101070637
Date Received: 08/11/2025
Ward: 28th Ward Ald. Jason Ervin
Applicant: City of Chicago Department of Buildings
Owner: City of Chicago Department of Buildings
Permit Description: Emergency wreck and remove a 2-story masonry building (former church).
Status: **Released August 12, 2025** [Per an Administrative Order issued by the Department of Buildings to address dangerous and hazardous conditions].

Uncertain Future for a Vacant Gothic Mansion Built for Co-founder of Schwinn Bicycle Company, John Morris, Chicago Patterns, 11/18/15

Investor plans new life for East Garfield Park mansion, Dennis Rodkin, Crain's Chicago Business, 3/10/2015



2018 N. Seminary Avenue, built 1923. Lincoln Park. Photo credit: Google Maps

Address: 2018 N. Seminary Avenue, Lincoln Park
#101071444
Date Received: 07/07/2025
Ward: 43rd Ward Timmy Knudsen
Applicant: Brophy Excavation, LLC C/O Anne Quinn
Owner: Brian Doherty
Permit Description: Wreck and remove a 2-story masonry multi-unit residence.
Status: Under Review



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



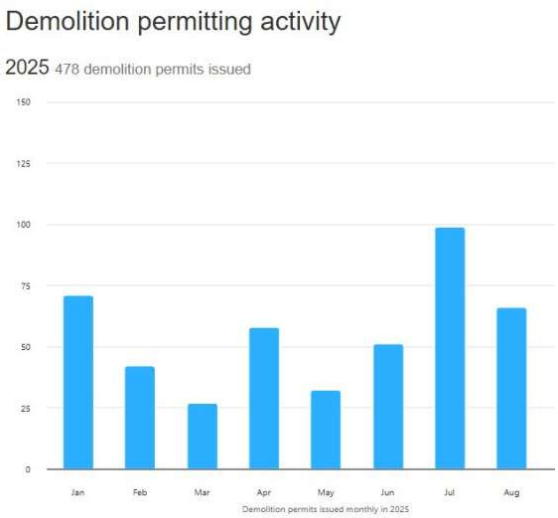
950 W. Willow Street, Lincoln Park. Photo credit: Google maps

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

LOSS: Spotlight on Demolition August 2025

- Damen Silos, 2900 S. Damen Avenue, McKinley Park
- Eamus Catuli Building, 3633 N. Sheffield Ave, Wrigleyville
- 3627 N. Sheffield Avenue, Wrigleyville
- Arnold-Crowe House, 3329 W. Washington Boulevard, Garfield Park
- 1925 W. School Street, Roscoe Village
- 1923 N. Cleveland Avenue, Old Town
- 5045 W. Lake Street, South Austin
- 812 E. 41st Street, Oakland
- 941 N. Winchester Avenue, East Village
- 1823 N. Paulina Street, Bucktown
- 1722 N. Wood Street, Wicker Park

“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 66 demolitions during August 2025 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



Damen Silos, 1906, John Metcalf (civil engineer), 2860 S. Damen Avenue, McKinley Park. A 2023 Chicago 7 Most Endangered. Demolished August, 2025. Photo credit: Serhii Chrucky / Esto



Eamus Catuli Building, 3633 Sheffield Avenue, Wrigleyville. Demolished August 2025. Photo credit: Daniel Schell / Chicago YIMBY



3627 Sheffield Avenue, Wrigleyville. Demolished August 2025. Photo credit: LoopNet



Arnold-Crowe House, 3329 W. Washington Boulevard, Garfield Park. Demolished July 2025. Photo Credit: Google Maps

Uncertain Future for a Vacant Gothic Mansion Built for Co-founder of Schwinn Bicycle Company, John Morris, Chicago Patterns, 11/18/15

Investor plans new life for East Garfield Park mansion, Dennis Rodkin, Crain's Chicago Business, 3/10/2015



1925 W. School Street, Roscoe Village. Demolished August 2025. Photo Credit: Google Maps



1923 N. Cleveland Avenue, Old Town. Demolished August 2025. Photo Credit: Marion Restoration



5045 W. Lake Street, South Austin. Demolished August 2025. Photo Credit: LoopNet



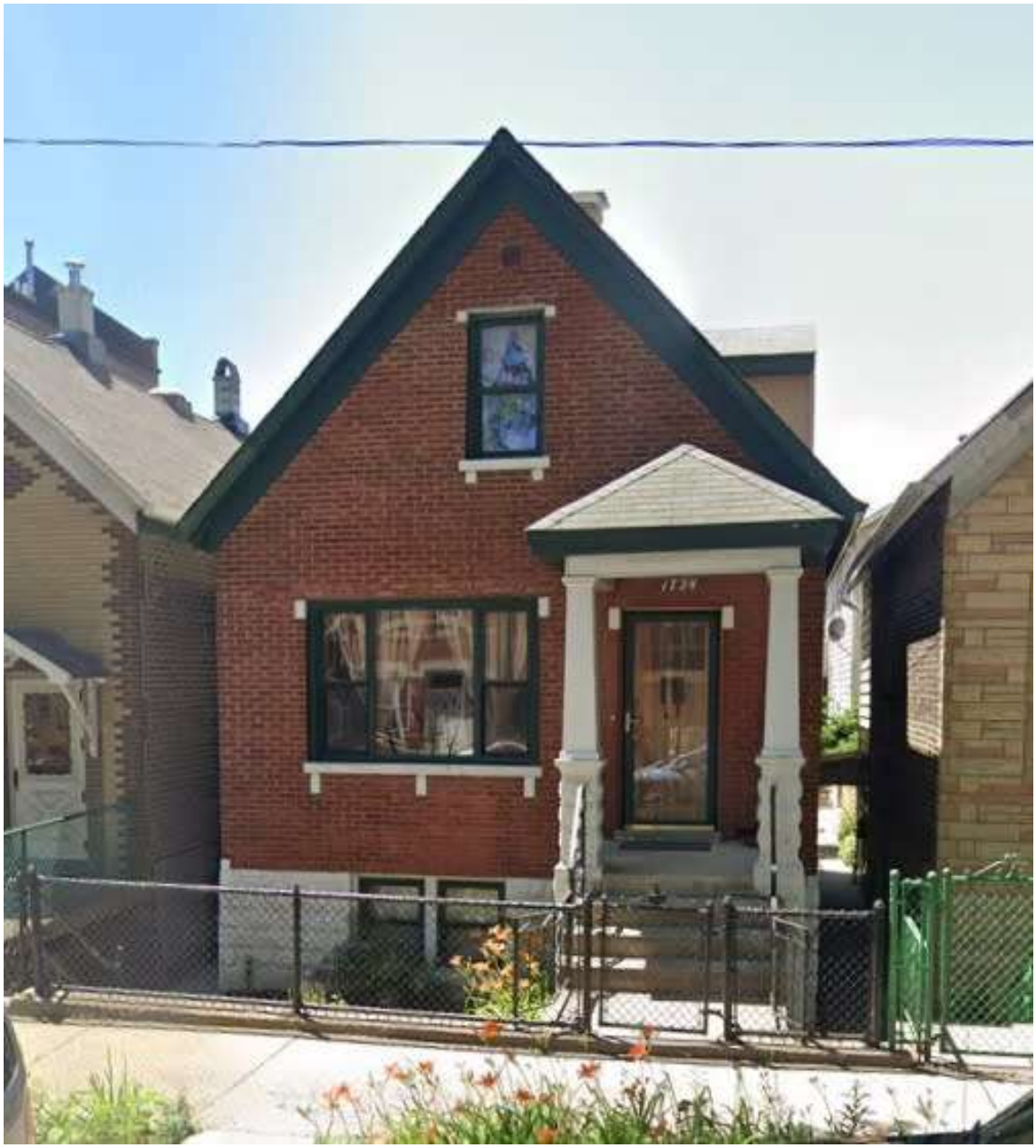
812 E. 41st Street, Oakland. Demolished August 2025. Photo Credit: Google Maps



941 N. Winchester Avenue, East Village. Demolished August 2025. Photo Credit: RedFin



1823 N. Paulina Street, Bucktown. Demolished August 2025. Photo Credit: Google Maps



1722 N. Wood Street, Wicker Park. Demolished August 2025. Photo Credit: Google Maps

Preservation in the News

Chicago Tribune: Uptown Theatre: 100 years of glory and decay



Uptown Theatre, 1924, Rapp & Rapp, 4816 North Broadway, People line up to see the Uptown Theatre during opening week in August 1925, Photo Credit: Chicago Tribune Historic Photo



Uptown Theatre Interior, 1924, Rapp & Rapp, 4816 North Broadway, Photo Credit: Chicago Tribune Historic Photo

"Before the Uptown Theatre opened its doors to the public on Aug. 18, 1925, advertisements in the Chicago Daily Tribune overflowed with hype for the city's newest and biggest movie palace.

"'It will hush and thrill you,' one ad promised. 'It throbs with beauty.'

"It is one of the great art buildings of the world,' the Uptown's owners, Balaban & Katz, asserted in another ad. 'You have never seen such dignified luxury, such exquisite elegance as lives in its towering pillars, its mountainous ceilings, glowing colors, stately promenades, lounges, cosmetic rooms and smoking rooms.' The grand opening was touted as 'an event you will remember all your life.'

"It wasn't mere hyperbole. This was one of the largest and most elaborately decorated movie theaters ever constructed.

"The morning after the Uptown opened at 4816 N. Broadway, a Tribune movie critic reported that the 4,320-seat Uptown was even grander than downtown's 3,861-seat Chicago Theatre, which Balaban & Katz had opened four years earlier.

"'It's a splendiferous palace of a place — the Chicago's dressy sister,' wrote Mae Tinée (a jokey pseudonym used at the time by Tribune critics). 'Don't ask me about the architecture because I don't know anything about architecture. But I do know that Sister Uptown … is lavish of space, decoration and comfort, is sumptuously furnished and is beautifully and softly lighted inside.'

"The North Side's Uptown neighborhood held a festival to celebrate. Bands played on street corners, trapeze artists twirled overhead, and a daredevil set himself on fire before diving into a pool of water. Over six days, more than 500,000 people flocked to the streets around Broadway and Lawrence Avenue, according to the Tribune. (Another publication pegged the attendance at 750,000.) Those crowds included an estimated 150,000 people who went inside the movie palace that week.

"Balaban & Katz, a chain owned by two families from Chicago's West Side, had been building bigger and bigger theaters as Americans spent an increasing amount of their leisure time at the movies. After constructing the Central Park Theatre on the West Side in 1917, B&K had opened the Riviera on the North Side, the Tivoli on the South Side and the Chicago Theatre in the Loop.

"Then the company spent $4 million (roughly $73 million in today's money) creating the mammoth Uptown right across the street from the Riviera — motivated, apparently, by the desire to open an even bigger theater.

"The Chicago architectural firm Rapp & Rapp designed all of the movie palaces for B&K. As architect George Leslie Rapp explained, the ornate buildings gave everyone a chance to experience what it was like to step inside a European castle."

"As the Uptown's 100th birthday approached, Mickelson said he's seeking the city's commitment to support renovations with tax increment financing or other funding and incentives.

"'The Uptown Theatre must be saved because it's one of the most extraordinary and historically significant movie palaces ever built — not just in Chicago, but anywhere in the United States,' Mickelson said in a July 31 email. 'Saving the Uptown is about more than saving bricks, plaster and history. It's about creating jobs and opportunities at the theatre for our youth. … It's about honoring Chicago's place as a birthplace of movie palaces. And it's about choosing hope over cynicism. Letting it rot would be easy. Bringing it back to life will be bold — and deeply worth it.'"(Loerzel, Chicago Tribune, 8/10/25)

Read the full story (with many historic photos) at Chicago Tribune

Uptown Theatre: 100 years of glory and decay; The shuttered Uptown Theatre, a 'splendiferous palace' of cinema and live entertainment, awaits its resurrection, Robert Loerzel, Chicago Tribune, 8/10/25

Chicago Tribune Op-ed: It's time to get the band back together for the Uptown Theatre, Andy Pierce, Chicago Tribune, 12/16/21

Chicago Sun-Times: What Long-Gone Chicago Landmark Would You Bring Back If You Could?



Magikist lips sign formerly located alongside the Kennedy Expressway at Montrose Avenue in Chicago. Magikist was founded in the 1940s by Wilbur "Bill" Gage, who changed the name of his Austin Rug Cleaners to Magikist, melding the words "magic" and "kissed." His wife at the time, Doris Greenwood, suggested the "sweetest name in rug cleaning" slogan and came up with the company logo, a pair of red lips. Gage operated Magikist in the Chicago area south of Howard Street and Lionel and Shirley Gelfand operated Magikist in the area north of Howard Street. In the Chicago area, the Magikist Lips along the Kennedy Expressway was a well-known landmarks and torn down in 2004. The signs were 75 feet wide and 40 feet high at the pucker. Travelers from the early 1960s through the late 1990s tended to use them as landmarks to figure out how much longer it would take to arrive at their destination. (Wikipedia:Magikist) Photo credit"; Chicago Sun-Times Archive



Chicago Stock Exchange Building, 1894, Adler and Sullivan, 30 N. LaSalle St. c.1920s. Demolished 1972. Photo credit: Ryerson and Burnham Art and Architecture Archive, Kaufmann & Fabry Co., Archival Image Collection, Architecture Photograph Collection, #77212



Chicago Stock Exchange Building, 1894, Adler and Sullivan, 30 N. LaSalle St. c.1971. Demolished 1972. Photo credit: Ryerson and Burnham Art and Architecture Archive, Richard Nickel, Richard Nickel Archive, #201006_191016-154

"We asked readers what long-gone Chicago landmark they'd bring back if they could. Here's what you said, lightly edited for clarity:

"'Louis Sullivan's Chicago Stock Exchange. Not only was it one of Sullivan's greatest buildings, but bringing it back would be a fitting tribute to photographer Richard Nickel, who lost his life documenting its demolition.'

"'I miss the Magikist signs. When we saw the one on the Kennedy, we always knew we were almost home.'

"'Would love for Funky Buddha Lounge to make a comeback on Grand.'

"'The Buffalo Ice Cream Parlor building (and the ice cream) that was at North Pulaski and West Irving Park roads. This was an iconic stomping ground for my family in the 1950s and '60s. ... It had gorgeous dark wooden booths and stained-glass windows — very old Chicago. I still long for the cherry ice cream sodas.'

"'The 'S' curve on Lake Shore Drive. The view looking south toward the Field Museum was breathtaking.'

"'The Irving, a stately courtyard building at State and Oak, built to house Newberry Library scholars.'

"'The waterfall and park at the old Olson Rug factory at Pulaski and Diversey.'

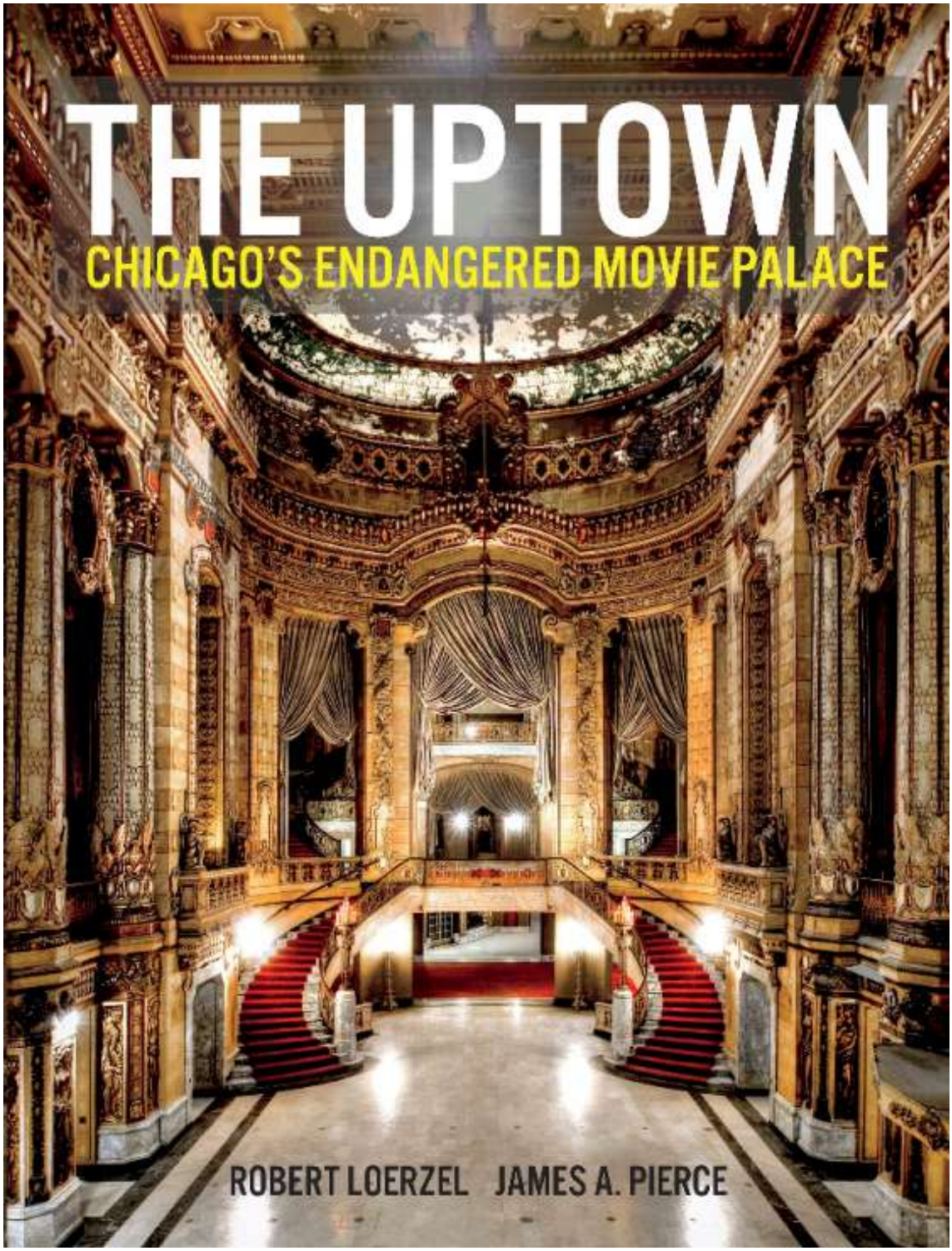
"'I'm torn between Comiskey Park, Chicago Stadium and the International Amphitheater." (Chicago Sun-Times staff, 8/29/25)

Read the full story at Chicago Sun-Times

What long-gone Chicago landmark would you bring back if you could? Here's what you told us; Readers miss buildings, roadside signs and the old "S" curve, Chicago Sun-Times staff, 8/29/25

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."

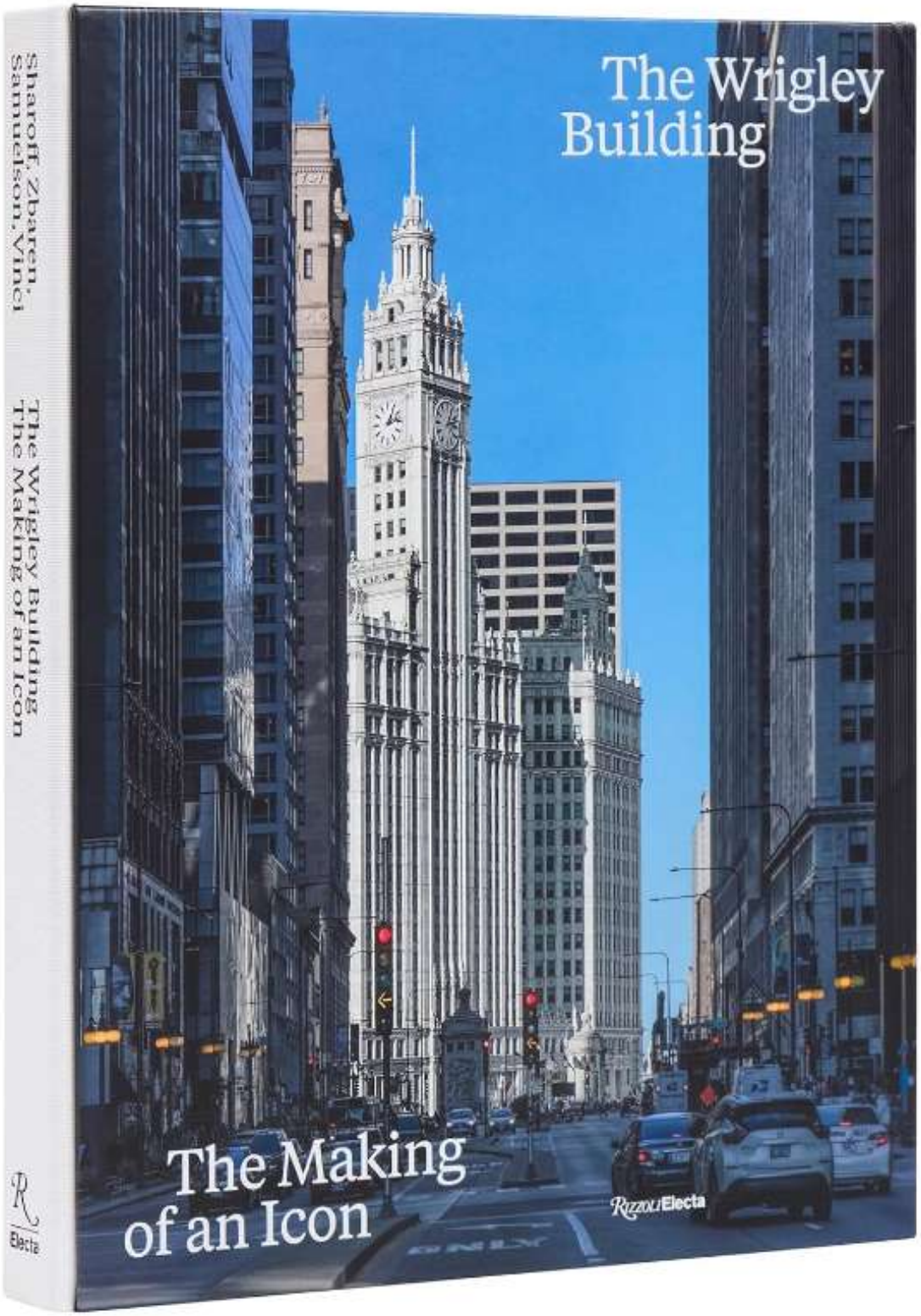
The Uptown: Chicago's Endangered Movie Palace
By Robert Loerzel and James A. Pierce
Hardcover: 168 pages; 157 gsm paper + flood varnish over 4-color images

Order books at www.CityFilesPress.com

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

Saving Chicago's historic Uptown Theatre Interview with Robert Loerzel, WGN News, 8/11/25

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.

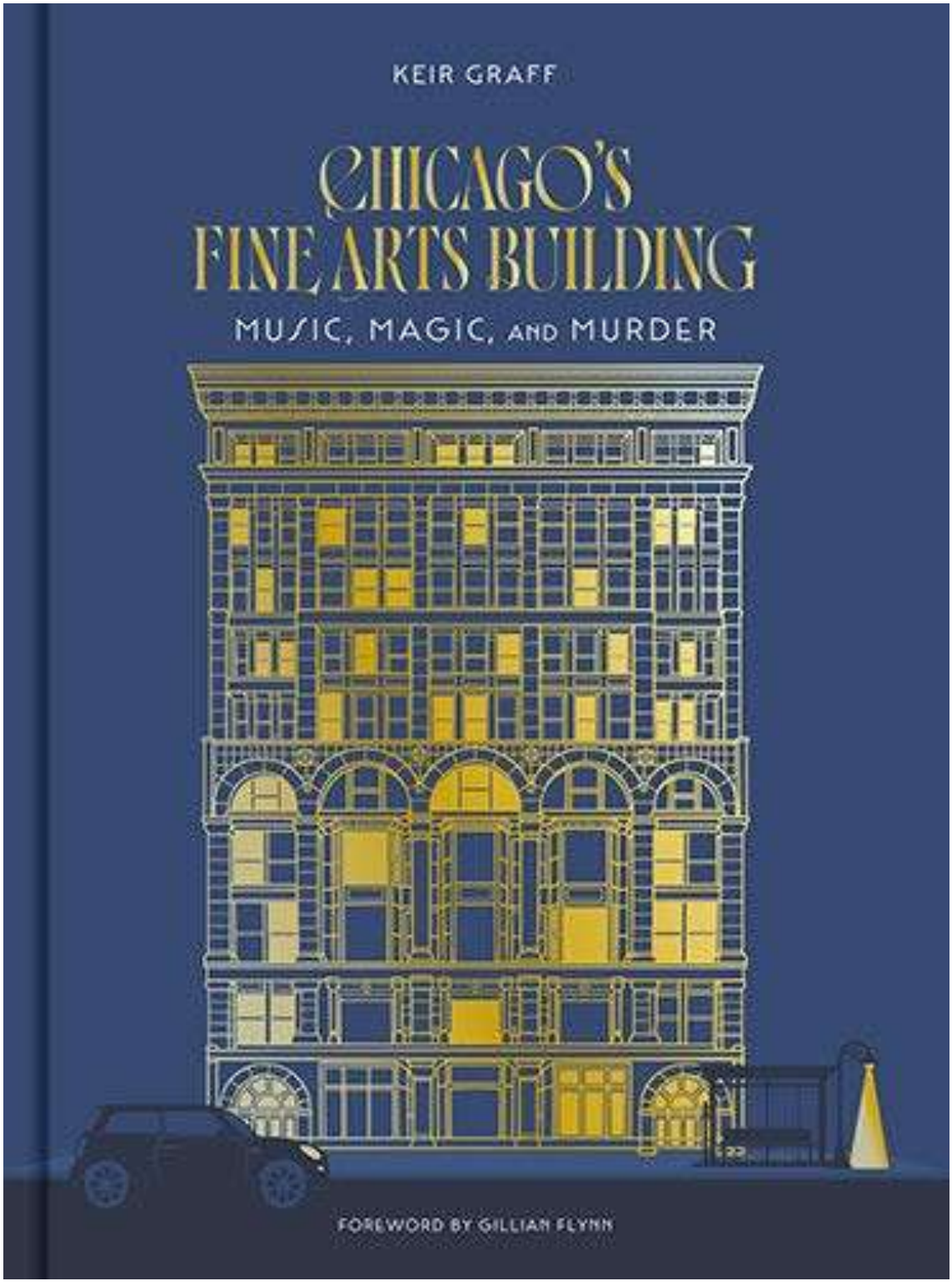
"The Wrigley represents the high-water mark of Beaux Arts Classicism in the city, a gleaming white palazzo at the head of Chicago's grandest boulevard, Michigan Avenue. With lavish terra-cotta ornamentation, it was Chicago's tallest building when it opened in 1921. The book focuses on the intertwined 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.

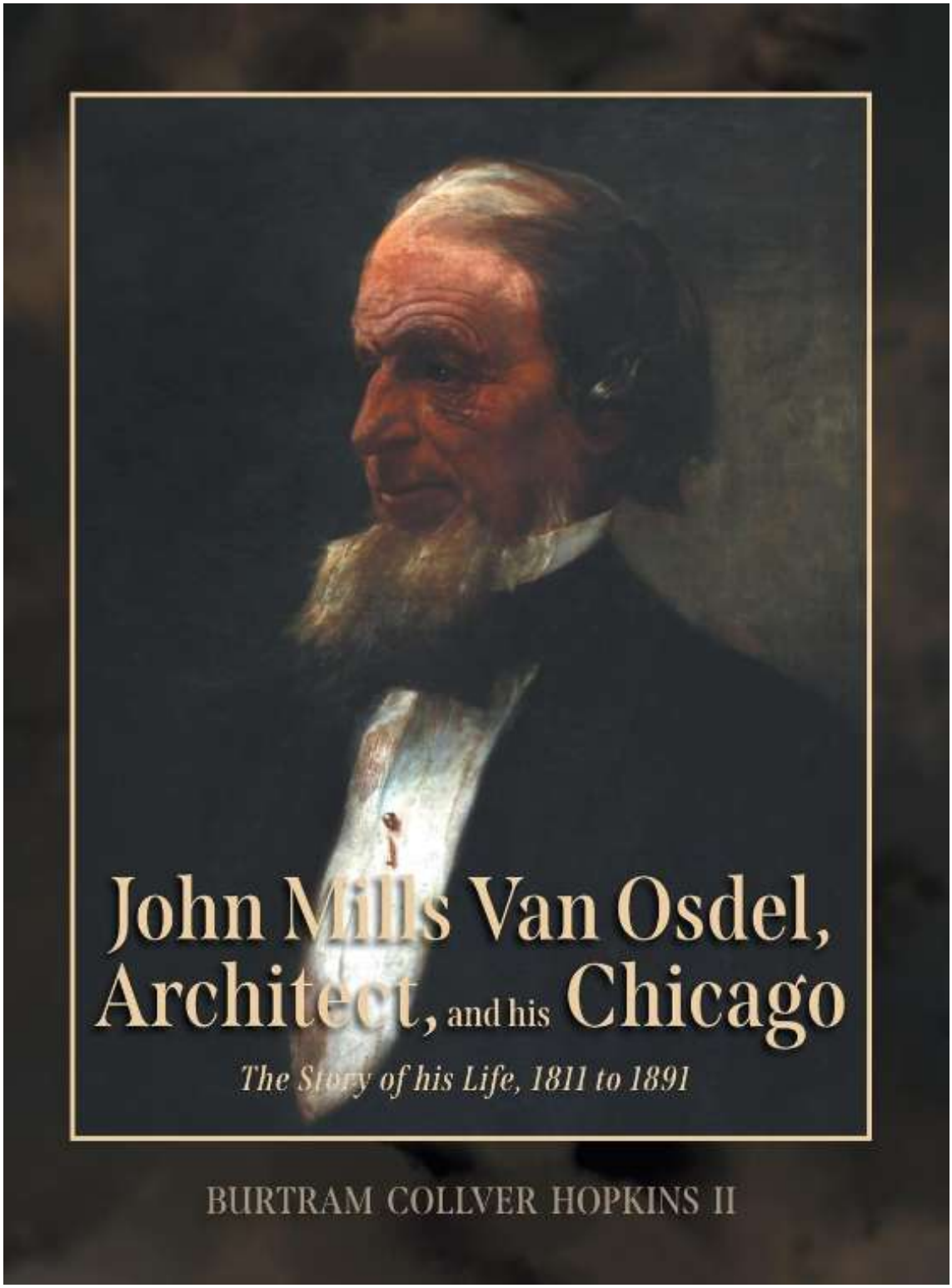
"In Chicago's Fine Arts Building, celebrated writer and Fine Arts Building tenant Keir Graff takes readers behind the scenes of this cultural hub. Initially conceived as a space for artists' studios, a home for the city's working artists, the building was an immediate success, but the Great Depression 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

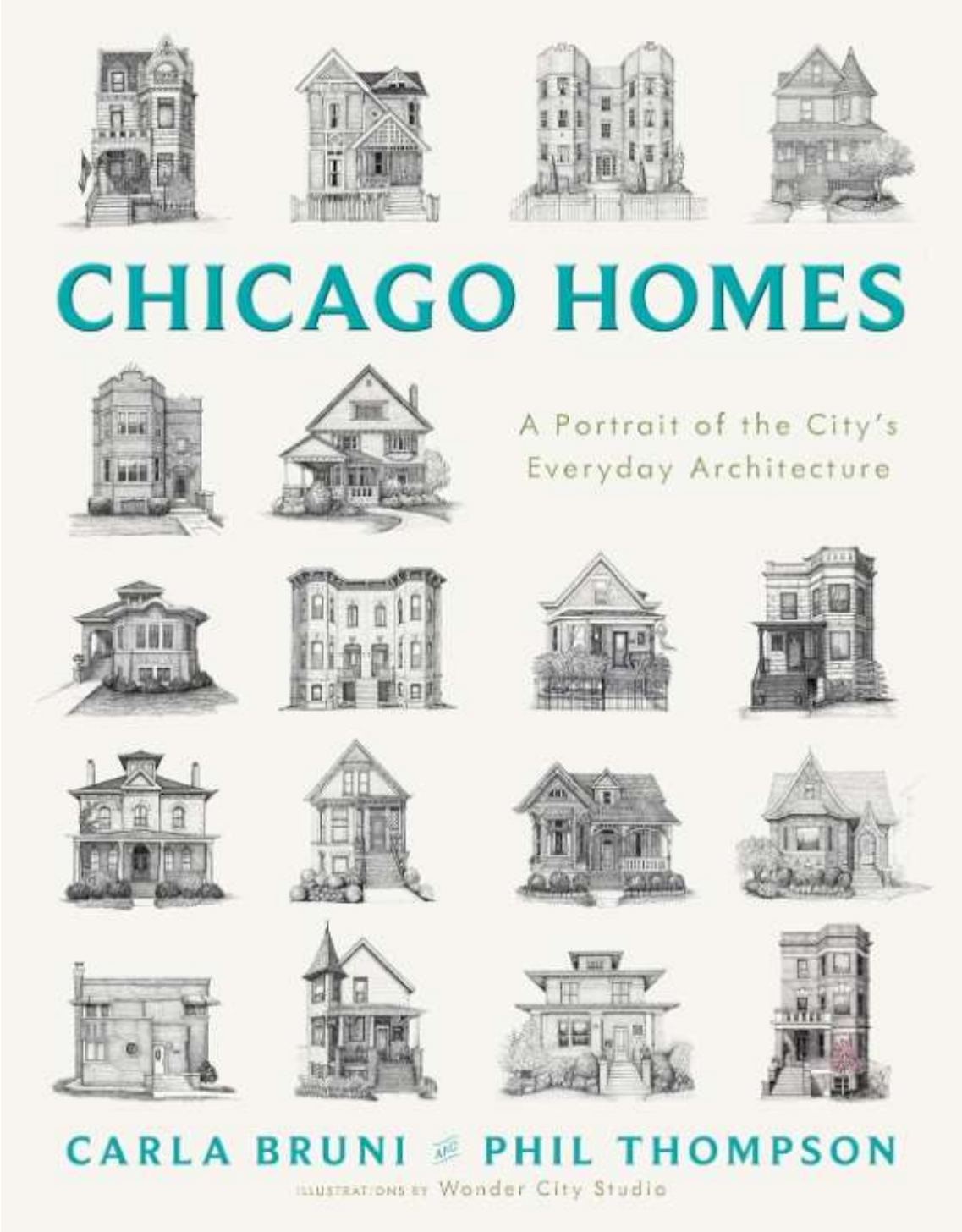
Church of the Holy Family gets big gift: Portrait of city's first architect, John Mills Van Osdel; Over a career that spanned 60 years, Van Osdel is credited with designing over 800 structures, including the interior of Church of the Holy Family, which survived the 1871 Great Chicago Fire, Janani Jana, Chicago Sun-Times, 7/31/25

In a Historic Chicago Church, the Story of the City’s First Architect Lives On Through His Family, Marc Vitali, WTTW Chicago, 8/6/25

Church of the Holy Family honors John Mills Van Osdel, Chicago's first architect
Ramona Meadors, ABC Chicago 7 News, 8/2/25

WGN interview regarding Church of the Holy Family to host event honoring architect John Mills Van Osdel, Gabriel Castillo, WGN News, 7/26/25

Chicago Homes: A Portrait of the City's Everyday Architecture
by Carla Bruni and Phil Thompson
Illustrations by Wonder City Studio



Chicago Homes: A Portrait of the City's Everyday Architecture, by Carla Bruni and Phil Thompson, Illustrations by Wonder City Studio. Image credit: Agate Publishing

"Chicago is famous for its architecture. People move here for it, form cults around particular styles, and fight with New Yorkers about who built it first and best. This forthcoming book, co-authored with Carla Bruni and filled with Phil Thompson's illustrations, takes Chicagoans through the rich variety of residential architecture that they walk past every day in their own neighborhoods. "This is the book for the curious Chicagoan or visitor to flip through and finally learn why that Foursquare or Italianate looks the way it does and why it always makes their pupils dilate. Why are our lots so narrow? How many kit homes were built? What kind of stone is “greystone”?

“This book is filled with stories, images, and a deep appreciation for those everyday buildings that stitch our lives together. Moving from Chicago’s earliest days to World War II show and tell the stories of more than forty percent of Chicago’s housing supply and addresses the homes most Chicagoans have lived in, and what is most recognizable as distinctly “Chicago” to visitors. Combining decades of experience in historic preservation and illustration, this is the evergreen book that every Chicagoans will turn to for well-researched, entertaining, and often surprising answers to their questions about what makes a home a Chicago home.”

“A remarkable and comprehensive exploration."
—ELEANOR ESSER GORSKI, CEO & President of the Chicago Architecture Center

“If you want to understand how this city became what it is...this book is essential. It reminds us that every home holds a story—and we owe it to ourselves, and to our city, to listen.”
—TONIKA JOHNSON, social justice artist and creator of the Folded Map Project

“A timeless reference that’s truly fun to read. Honestly, everyone who’s ever lived in a building in Chicago should own this book.”
—MARTHA BAYNE, editor of The Chicago Neighborhood Guidebook

“The book is beautifully illustrated and should be in every Chicago lover’s library.”
—DOMINIC A. PACYGA, author of Chicago: A Biography

“Say goodbye to stuffy history books, with its delightful sense of humor and delicious illustrations, Bruni and Thompson have produced the definitive history of Chicago homes.”
—MIKE JACKSON, FAIA, president, National Building Arts Center

Chicago Homes: A Portrait of the City's Everyday Architecture
by Carla Bruni and Phil Thompson
Illustrations by Wonder City Studio
Published by Agate Publishing

Preservation Events & Happenings

CHICAGO LEGACY BUSINESS: Preservation Chicago and Goodman Theater present "Chicago Legacy Business Panel Discussion " Saturday, September 27



Preservation Chicago and Goodman Theater present Chicago Legacy Business Ice Cream Social and Legacy Business Panel Discussion, Saturday, September 27 at 6:00 pm followed by the play at 7:30 pm. Image credit: Goodman Theater



Manny's Deli at 141 S. Jefferson Street in Chicago. Since 1942. Photo credit: Manny's Deli



Old Fashioned Donuts at 11248 S Michigan Avenue in Chicago. Since 1972. Photo credit: Ward Miller / Preservation Chicago

Preservation Chicago and Goodman Theater present
Chicago Legacy Business Ice Cream Social and Legacy Business Panel Discussion
Saturday, September 27 at 6:00pm followed by the play at 7:30pm
The Goodman's Alice Center, 170 N Dearborn St, Chicago, IL 60601

Join Manny's Deli, Old Fashioned Donuts, and Clark-Devon Hardware and hear stories from some our cities' most precious, authentic and beloved businesses, while enjoying the iconic flavors of Rainbow Cone and Old-Fashioned Donuts.

After the discussion, stay for the play *Ashland Avenue* staring Chicago's Francis Guinan (The Cherry Orchard) and Emmy Award-nominee Jenna Fischer (The Office). A new play asks what happens when we step outside of our parents' footsteps to follow our heart

$20 tickets to the Ice Cream Social only (no ticket to the Ashland Avenue performance included)

$80 all-inclusive combo ticket, enter the code "ICECREAM" in the Have a code? field prior to selecting tickets.

Link for more information and to purchase tickets.

Goodman Theatre to celebrate Chicago legacy businesses, inspired by play "Ashland Avenue", Adam Harrington, CBS News Chicago, 9/17/25

Preservation Chicago Hosts Successful Chicago 7 Most Endangered 2025 Coach Tour



Preservation Chicago presents Chicago 7 Most Endangered 2025 Coach Bus Tour, Saturday, September 6. Image credit: Preservation Chicago



Guests assembled at main entrance to the Williams Building prior to Preservation Chicago's 2025 Chicago 7 Most Endangered Coach Bus Tour, Saturday, September 6. Image credit: Preservation Chicago



Guests exploring Preservation Chicago's offices at the Williams Building prior to Preservation Chicago's 2025 Chicago 7 Most Endangered Coach Bus Tour, Saturday, September 6. Image credit: Preservation Chicago



Guests exploring the Mary Ellen DeMatteo Library at Preservation Chicago's offices at the Williams Building prior to Preservation Chicago's 2025 Chicago 7 Most Endangered Coach Bus Tour, Saturday, September 6. Image credit: Preservation Chicago

Preservation Chicago hosted the Chicago 7 Most Endangered 2025 Coach Bus Tour Saturday, September 6, 2025. The coach bus tour led by Ward Miller, Jacob Kaplan (Preservation Chicago and Forgotten Chicago) and Patrick Steffes (Docomomo and Forgotten Chicago)

We toured all Preservation Chicago 2025 Chicago 7 Most Endangered

1. The Delaware Building 1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph Street
2. Clarence Darrow Memorial Bridge/Columbia Bridge 1880, Burnham and Root, in Jackson Park at 1766 Columbia Drive)
3. Joseph Jacob (J.J.) Walser House 1903, Frank Lloyd Wright, 42 N. Central Avenue
4. Olivet Baptist Church 1876, Wilcox and Miller, 3101 S. King Drive
5. Central Manufacturing District Clock Tower 1917, Samuel Scott Joy, 2000 W. Pershing Road
6. Western Boulevard Industrial Buildings 4200 to 4500 S. Western Boulevard
    1. 4501 S. Western - O Cedar Corp
    2. 4435 S. Western - Wheatland Tube
    3. 4425 S. Western - Wheatland Tube / American Plumbing
    4. 4401 S. Western - Wheatland Tube / Cold Part
    5. 4335 S. Western - Kinsella Landscaping Building
    6. 4311 S. Western - Whitney Ford
    7. 4301 S. Western - Illinois Fibre Specialty C viii. 4235 S. Western - MK Cabinet Supply
7. St. Martin's Church 1895, Henry J. Schlacks, 5848 S. Princeton Avenue

Floating Museum presented "Mecca" Flats and Bronzeville Floating Monuments Exhibit at IIT Crown Hall on August 9, 2025



Guests standing near an entrance to the Floating Museum art collective's "for Mecca" at the north lawn of S.R. Crown Hall on the IIT campus, Aug. 8, 2025, in Chicago. Photo credit: John J. Kim / Chicago Tribune



Guests, including Ward Miller, standing near an entrance to the Floating Museum art collective's "for Mecca" at the north lawn of S.R. Crown Hall on the IIT campus, Aug. 8, 2025, in Chicago. Photo credit: John J. Kim / Chicago Tribune

"In 2019, the Floating Museum introduced the world to an inflatable monument named “Founders,” a sculpture that featured four visages — interpretations of Jean Baptiste Pointe DuSable; his wife, Potawatomi tribe member Kitihawa; Harold Washington; and the face of a young child.

"In 2022, the Floating Museum collaborated with Indian artist Kushala Vora to produce a second inflatable, entitled “The Garden.” Vora looked at colonial plant histories between India and the United States and the impact the plants have in their respective landscapes.

"On Aug. 9, the Floating Museum’s Floating Monuments series continues with a third inflatable — this one centers on architecture and the erasure of history. It’s “for Mecca,” a mashup structure that people can walk through. Artist and museum co-director Faheem Majeed calls it a mashup since notable original Bronzeville buildings are represented throughout — from the Regal Theater, to the Plantation Café nightclub, the Chicago Defender, Pilgrim Baptist Church and Mecca Flats, an apartment building central to Black Chicago. And just like “Founders,” a pattern will rest on the “Mecca” inflatable, one that makes the inflatable look like an apparition from a distance, but as you walk up, the pattern disintegrates. Museum co-director Andrew Schachman says it’s like holding sand in your hand.

“There’s a lot of little Easter eggs in there too,” he said. “It’s an amalgam of sites that were destroyed or repurposed, or whose use changed significantly. The interior of the ‘Mecca’ is the interior of this inflatable, even though it has a collage of different buildings that were demolished or changed use over time, but that site is on top of the ‘Mecca.’ We’re conjuring a ghost that’s beneath our feet at the August 9th event.”

The arts collective that explores relationships between art, community, architecture and public institutions researched Chicago’s history of urban renewal, which Schachman said destroyed and erased a lot of development in the past. Tearing down buildings with history “creates a kind of amnesia, so people forget all the contributions of people, because the scenography of those contributions disappears.” (Rockett, Chicago Tribune, 8/1/25)

Read the full story at Chicago Tribune

Floating Museum lets the public walk through history with latest inflatable, ‘for Mecca’, Darcel Rockett, Chicago Tribune, 8/1/25

A new exhibit revives Mecca Flats, one of Bronzeville's most intriguing places; Demolished in 1952, the u-shaped building was once the world’s largest apartment building and an incubator for influential Black artists during the early 20th century, Stefano Esposito, Chicago Sun-Times, 8/8/25

Floating Museum’s ‘For Mecca’ Honors Iconic Bronzeville Housing Complex; Mecca Flats, once home to Black luminaries like Muddy Waters and Katherine Dunham, is the subject of a traveling exhibit opening Friday at Illinois Tech’s Crown Hall, Jamie Nesbitt Golden, Block Club Chicago, 8/5/25

Chicago Architecture Center presents "Open House Chicago 2025" Oct 18-19, 2025



Frank Lloyd Wright Building Conservancy presents Preservation Talk: Walser House. Image credit: Frank Lloyd Wright Building Conservancy

Open House Chicago 2025
October 18-19, 2025
10:00 am to 5:00 pm

"The Chicago Architecture Center revealed this year's Open House Chicago sites on Wednesday, and it includes 30 new spots on a list of more than 200.

"Marking its 15th year in Chicago, the annual free event is intended to highlight the city's well-known architecture by showcasing culturally, historically and architecturally significant sites. Many of the places are rarely open to the public and range from museums to mansions and schools, the news release said.

"The event will take place Oct. 18-19, and it's expected to draw tens of thousands of visitors.

"Some of the new sites include Morning Star Baptist Church in Grand Boulevard, Chicago Magic Lounge in Andersonville and the Near West Side's Four Star Mushrooms, a company that grows gourmet mushrooms and aims to boost the development of sustainable food systems.

"'It's a natural fit for Chicago, the city of architecture,' Eleanor Gorski, CEO and president of the Chicago Architecture Center, said in a news release. 'Whether you're learning more about your own neighborhood or discovering a part of Chicago you've never visited before, Open House is the ultimate way to get to know Chicago.'

"This year includes approximately 210 locations spanning 25 Chicago neighborhoods." (Kane, Chicago Sun-Times, 9/17/25)

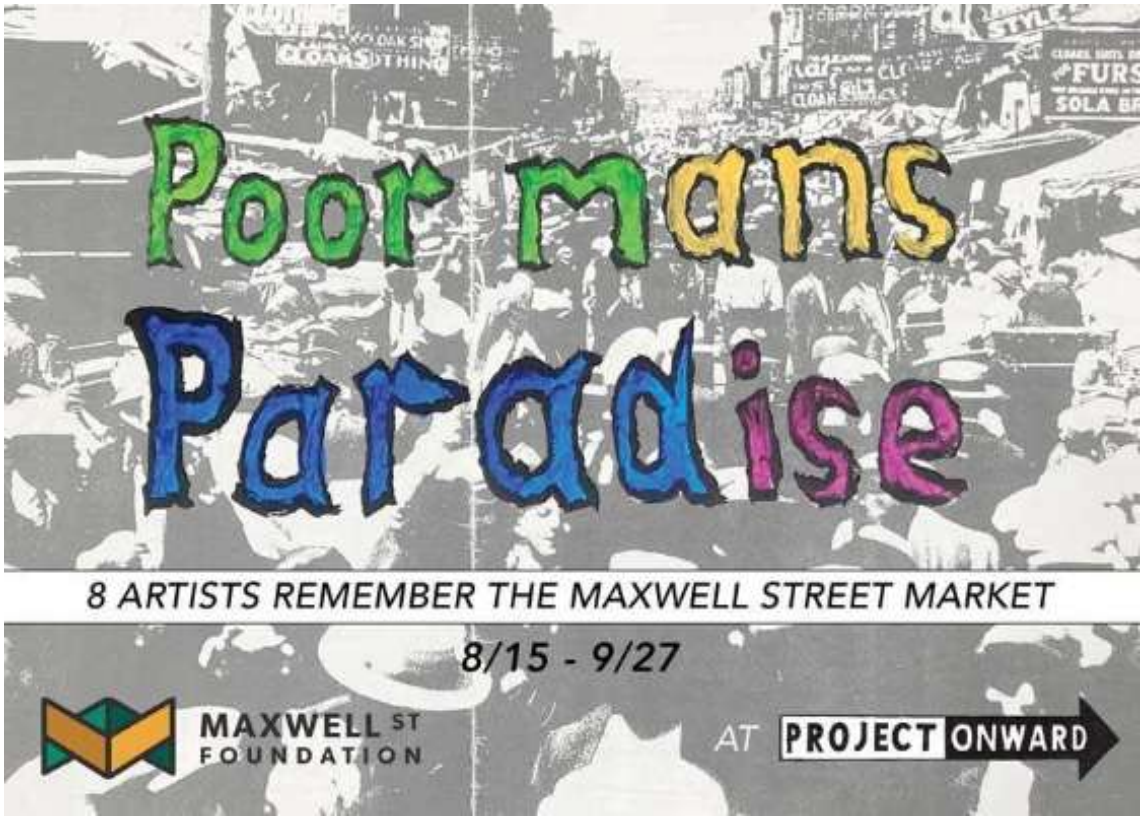
Read the full story at Chicago Sun-Times

Open House Chicago announces 2025 sites, with 30 new places to visit; The annual free event is intended to highlight the city's well-known architecture by showcasing culturally, historically and architecturally significant sites, Lizzie Kane, Chicago Sun-Times, 9/17/25

Open House Chicago Back Next Month With Over 200 Sites — Including 30 New Ones; The annual event organized by the Chicago Architecture Center returns Oct. 18-19 with access to architectural gems, local landmarks and beloved businesses, Leen Yassine, Block Club Chicago, 9/17/25

See the full list of sites at openhousechicago.org

Maxwell Street Foundation presents
"Poor Man's Paradise"
August 15, 2025 to September 27, 2025



"Poor Man's Paradise" presented by Maxwell Street Foundation, August 15, 2025 to September 27, 2025 at Project Onward. Image credit: Maxwell Street Foundation

"There will be an opening on Friday August 15, 2025 from 6:00 PM – 9:00 PM for the exhibition “Poor Man’s Paradise” at Project Onward (1200 W 35th St, 4th Floor).

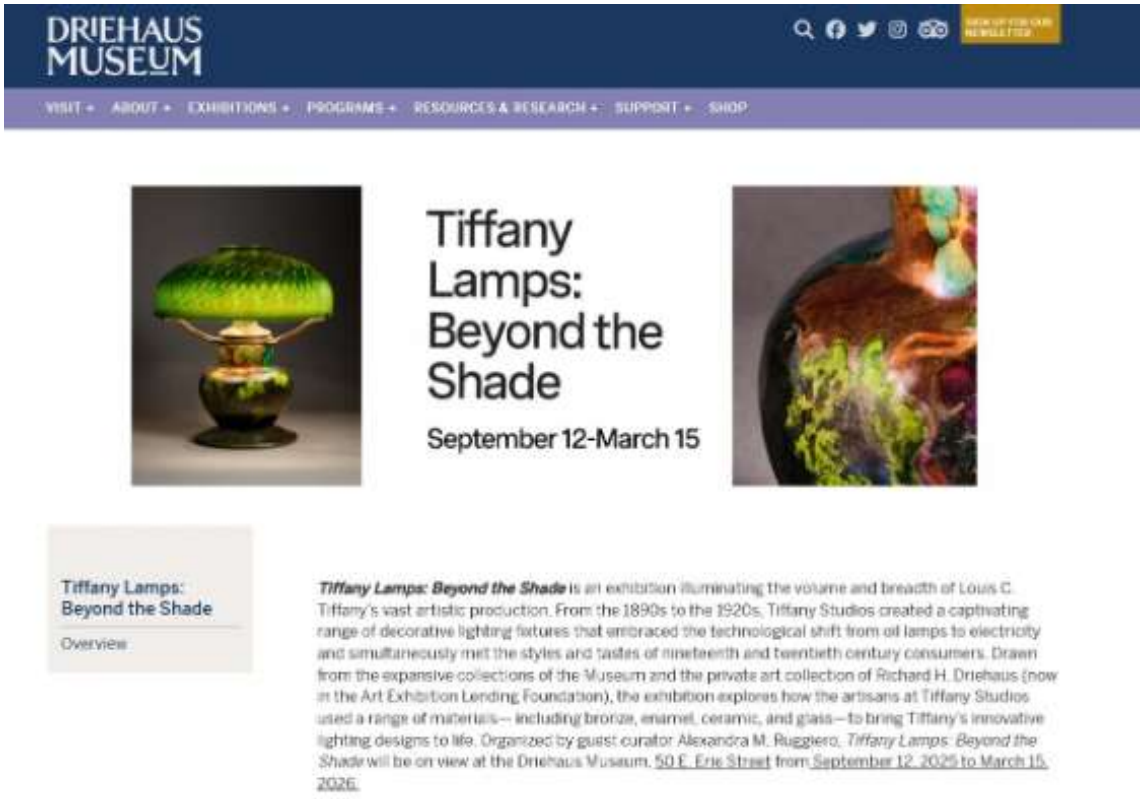
"The exhibit will run from August 15, 2025 to September 27, 2025. The show includes the work of eight artists (Michael Bryant, Bill Douglas, Andrew Hall, David Holt, R.J. Juguilon, Fernando Ramirez, Ricky Willis, and George Zuniga). They’ll present paintings, drawings, and sculptures that visualize their own Maxwell Street memories, as well as exploring the place’s cultural legacy. The artwork will be exhibited alongside original artifacts from the history of the Market, generously loaned by the Maxwell Street Foundation.

"In conjunction with the show, Project Onward will also be a vendor at the Maxwell Street Market on August 10, 2025 selling prints and artwork related to the history of the market, as well as other artwork from our studio. There will also be a guided visit of the exhibit at Project Onward on Saturday September 6, 2025, from 2:00 PM – 3:30 PM.

"Nick Jackson, a member of the Maxwell Street Foundations' Advisory Council and artist working at Project Onward, is curating a Maxwell Street-related exhibition this summer at the Maxwell Street Market and in Project Onward’s exhibition space. Project Onward is a a studio for artists with developmental disabilities and mental illnesses. Contact nick.jackson@projectonward.org for more information."

Learn more at Maxwell Street Foundation

Driehaus Museum presents "Tiffany Lamps: Beyond the Shade" September 12, 2025 to March 15, 2026



"Tiffany Lamps: Beyond the Shade" presented by Driehaus Museum. September 12, 2025 to March 15, 2026. Image credit: Driehaus Museum

Tiffany Lamps: Beyond the Shade
September 12, 2025 to March 15, 2026
Presented by Driehaus Museum

"Tiffany Lamps: Beyond the Shade is an exhibition illuminating the volume and breadth of Louis C. Tiffany's vast artistic production.

"From the 1890s to the 1920s, Tiffany Studios created a captivating range of decorative lighting fixtures that embraced the technological shift from oil lamps to electricity and simultaneously met the styles and tastes of nineteenth and twentieth century consumers.

"Drawn from the expansive collections of the Museum and the private art collection of Richard H. Driehaus (now in the Art Exhibition Lending Foundation), the exhibition explores how the artisans at Tiffany Studios used a range of materials— including bronze, enamel, ceramic, and glass—to bring Tiffany's innovative lighting designs to life.

"Organized by guest curator Alexandra M. Ruggiero, Tiffany Lamps: Beyond the Shade will be on view at the Driehaus Museum, 50 E. Erie Street from September 12, 2025 to March 15, 2026.

"Executive Director of the Driehaus Museum Lisa M. Key says, 'Many Chicagoans and tourists have seen Tiffany lamps in passing but have not had a chance to encounter them in depth or within a richly contextualized narrative. This is a chance to draw people back to the Driehaus Museum by inviting them to see familiar works in new ways. It is an opportunity for the Museum to highlight a core strength and position as a national leader in the complex storytelling of the Gilded Age and the interpretation of design and decorative arts from this time period. In this case, the exhibition will explore a broader context—from materials, to design considerations and the business of Tiffany Studios —to reframe the traditional narrative of Tiffany lamps.'" (Driehaus Museum)

https://driehausmuseum.org/exhibition/tiffany-lamps

Chicago Maritime Museum presents “Maritime Midwest Modern" Opened May 1, 2025



The Chicago Maritime Museum is excited to announce a collaboration with Josh Lipnik, the photographer behind Midwest Modern. Midwest Modern is a photography and research project documenting the architecture and built environment of the Midwest, with a focus on the legacy of Art Deco and Modernist design across the region. Image credit: Chicago Maritime Museum



Maritime Midwest Modern photos. Photo credit: Josh Lipnik



Maritime Midwest Modern photos. Photo credit: Josh Lipnik

Chicago Maritime Museum presents
“Maritime Midwest Modern"
Opened May 1, 2025

"On May 1, the Chicago Maritime Museum will open a new temporary exhibition, Maritime Midwest Modern, which will explore how the waterways of our region shaped architecture, and so our lives, in sometimes surprising ways..

"From the inland seas of the Great Lakes to the rivers that have connected communities for millennia, the Midwest is anything but landlocked. The lighthouses, public works projects, and waterfront homes featured in this exhibition often act as beautiful proof of that waterborne legacy.

"Josh Lipnik, the photographer and writer behind Midwest Modern, a wide survey of Midwestern art, architecture and design, is a natural fit to curate the exhibition and to photograph its subjects."

Learn more at Chicago Maritime Museum website

Chicago Maritime Museum
1200 W 35th Street
Chicago, IL 60609

Chicago Blues Museum presents “Unsung Austin-West Side Stories" Opened June 2025



Chicago Blues Museum officials celebrate the opening of its new exhibit at Austin Town Hall Park. Photo credit: Chicago Blues Museum

"Legendary musicians, long-lost night clubs and forgotten record labels — all from the West Side — are the focus of a permanent exhibit that opened last month at the Austin Town Hall Park and Cultural Center.

"'Unsung Austin-West Side Stories,' organized and presented by the Chicago Blues Museum, explores 70 years of musical history on the West Side through large reprints of archival photos, banners and posters along with extensive descriptions. The free exhibit is hosted in the lobby of the park's cultural center, 5610 W. Lake St.

"This is the first time the West Side is getting an exhibit that chronicles its unique history and contributions to music, said Gregg Parker, founder of the Chicago Blues Museum and curator of the exhibit.

"'Chicago is known all around the world for its blues and soul. But they just say 'Chicago,' so it made the West Side pretty much get overlooked,' Parker said.

"Spanning the 1920s to the 1990s, the exhibit honors West Side-born or based legends, from jazz musician Benny Goodman, blues guitarists Eddie Taylor and Otis Rush and groups like The Emotions and Earth, Wind & Fire to modern artists like rappers Twista and Da Brat.

"Legendary West Side nightclubs and lounges are featured in the photographs and posters, including Copa Cabana and The 1815 on Roosevelt Road and Silvio's on Lake Street, where early Chicago blues musicians would play before their music was taken to other parts of the city and the world.

"Placing the exhibit in a Chicago Park District field house was intentional, Parker said.

"Parker has worked with the Park District since the early '90s. That's when he started the Chicago Blues Museum, an expansive and still growing collection of images, photographs, films, recordings, memorabilia and artifacts. With the museum's co-founder and designer, Stefanie Mielke, they put the artifacts together into custom-made exhibits that travel to community-based settings around the city and beyond.

"The 'Unsung Austin' exhibit is a part of a larger effort to revitalize the Austin Town Hall building, a 1929 Georgian Revival-style Chicago landmark that went through a recent pool and basement restoration and auditorium renovation. (Marszałek, Block Club Chicago, 6/24/25)

"Unsung Austin-West Side Stories"
Presented by the Chicago Blues Museum
Austin Town Hall Park and Cultural Center, 5610 W. Lake St.
9 a.m.-7p.m. Monday-Friday and 9 a.m.-5 p.m. Saturday.
Free exhibit

Read the full story at Block Club Chicago

West Side's 'Unsung' Blues Legacy Gets Its Due In New Austin Exhibit; The Austin Town Hall Cultural Center is staging the permanent exhibit "Unsung Austin-West Side Stories," chronicling the contributions of West Side-born and based musicians over 70 years, Joanna Marszałek, Block Club Chicago, 6/24/25

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)



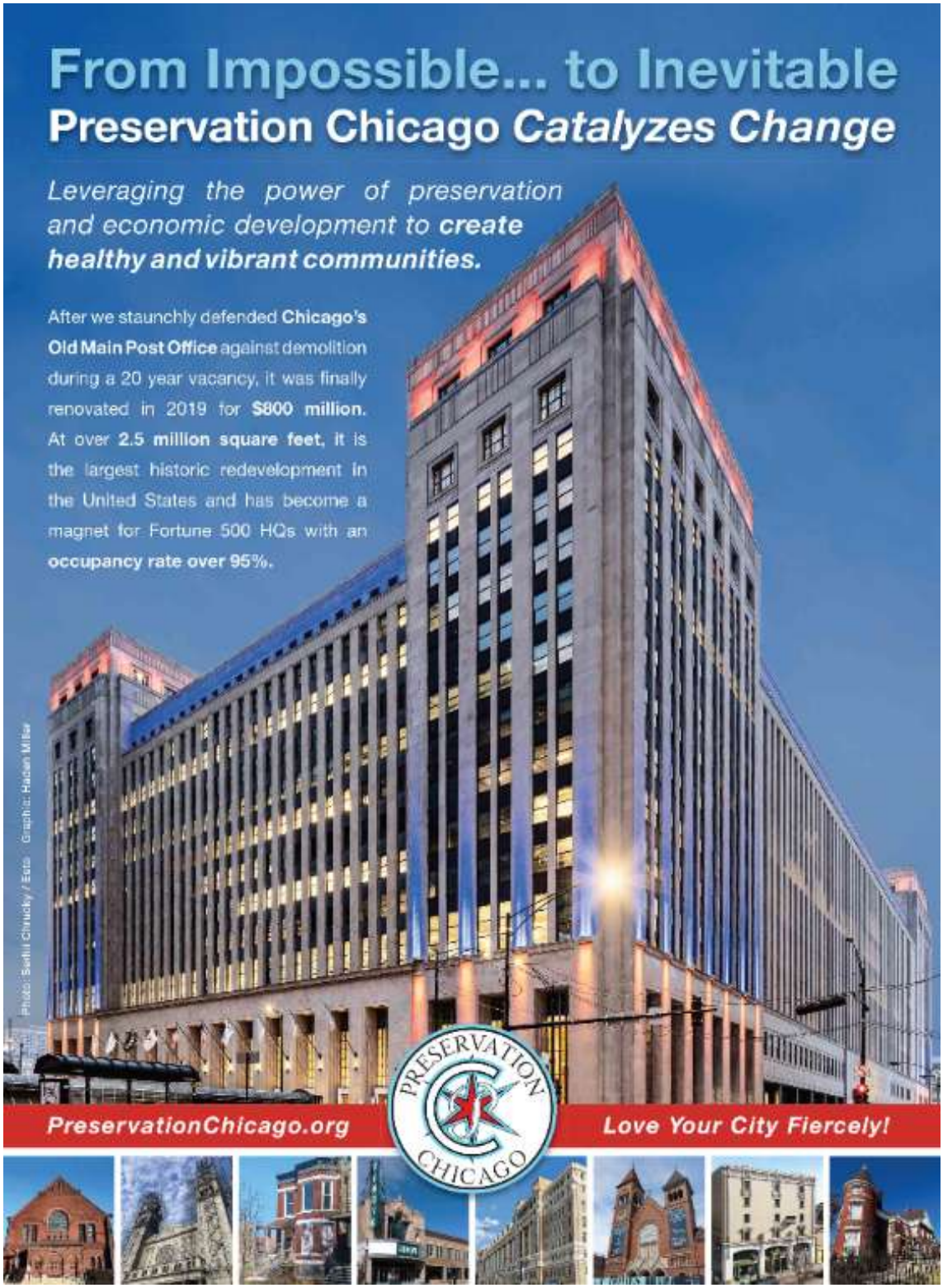
WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered FULL Presentation (69:16). Presented live to a hybrid audience, both live in-person at the Chicago Architecture Center simultaneously to virtual audience of approximately 300 people on March 4, 2025. Image credit: Preservation Chicago

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

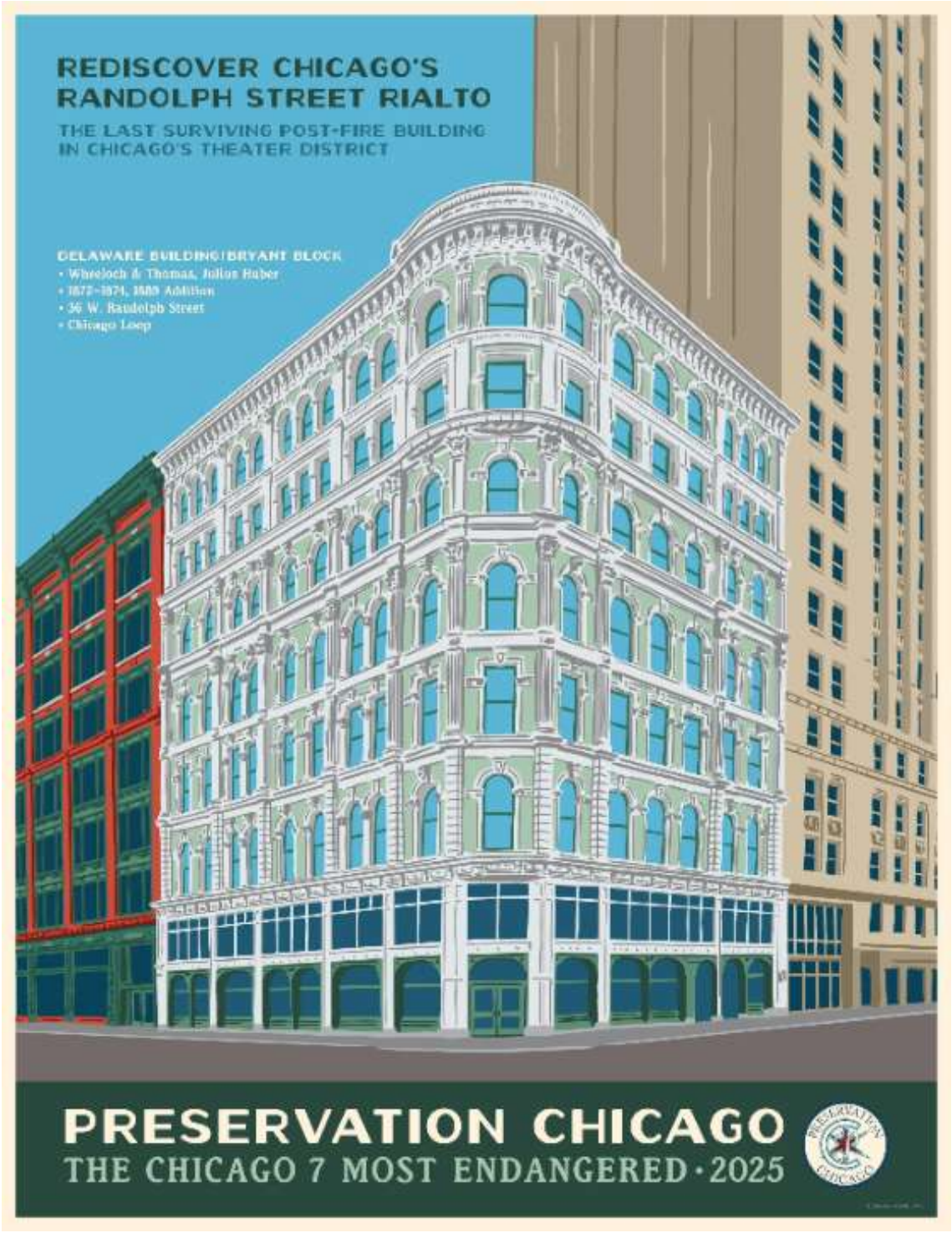
Learn more at Preservation Chicago's Content Studio at Crain's Chicago Business Giving Guide 2024



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

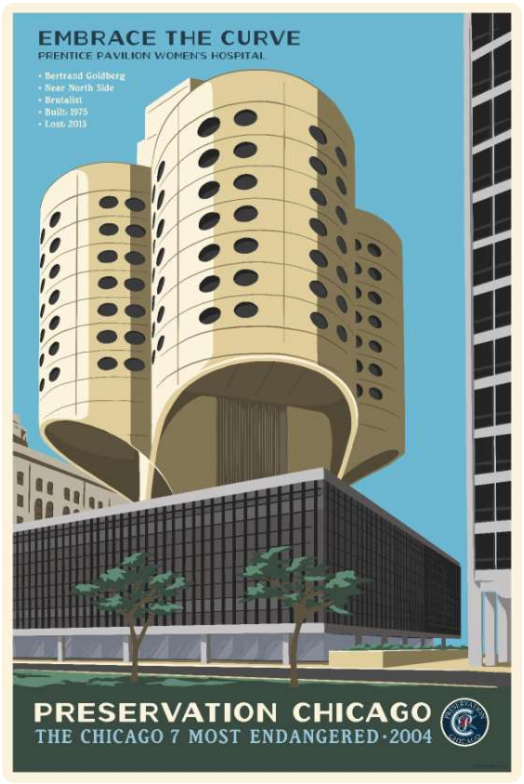


The Delaware Building

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.