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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

November 2025 Month-in-Review Newsletter



A Gold Coast Christmas in Chicago

Photo credit: Chris Cullen

“From Impossible to Inevitable”

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

And it's working. We catalyze change.

Preservation Chicago is the catalyst behind Chicago's unprecedented surge in high-profile, transformational efforts to recognize, protect, and transform long-neglected historic assets into dynamic neighborhood anchors.
The stabilization and revitalization of historic community assets is a proven powerful economic engine to anchor reinvestment and catalyze healthy, sustainable, equitable communities through job creation, heritage tourism, and community wealth building.

Additionally, by uplifting culturally significant historic places, the successes and sacrifices of past generations can inspire a more just and equitable future.

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

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GREATNONPROFITS TOP-RATED NONPROFIT

CRAIN'S GUIDE TO STRATEGIC GIVING

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Growing the community of supporters will help us generate an even bigger impact on Chicago moving forward. Sharing your voice is a great way to support the effort.

Please help us raise the visibility for our work by sharing a review. Content will be visible to potential donors and volunteers. It's fast and easy…and we really appreciate it!





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Chicago 7 2025 Nominations

OPEN CALL for Nominations for Preservation Chicago's 2026 Chicago 7 Most Endangered List



The Avalon Regal Theater, 1927, John Eberson, 1641 East 79th Street. Photo Credit: Eric Allix Rogers

2026 Chicago 7 Nomination

Open Call for nominations for Preservation Chicago's 2026 Chicago 7 Most Endangered List.

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

We need your help to identify neglected or threatened buildings for consideration for Preservation Chicago's 2026 Chicago 7 Most Endangered List.

To be eligible it must be:

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

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

Since 2003, the Chicago 7 Most Endangered has sounded the alarm on imminently threatened historic buildings and community assets in Chicago to mobilize the stakeholder support necessary to save them from demolition. "Once a Chicago 7, always a Chicago 7," until its saved or lost.

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

Advocacy

1. WIN: Auditorium Theater Begins Main Auditorium Restoration Campaign



The Auditorium Theatre, 1889, Dankmar Adler and Louis Sullivan, 50 East Ida B. Wells Drive, Chicago. A Designated Chicago Landmark since 1976. Photo credit: The Auditorium Theatre



Restoration Strategy Meeting in October 2025, the Auditorium Theatre, 1889, Dankmar Adler and Louis Sullivan, 50 East Ida B. Wells Drive, Chicago. A Designated Chicago Landmark since 1976. Photo credit: Ward Miller / Preservation Chicago



Restoration Strategy Meeting in October 2025, the Auditorium Theatre, 1889, Dankmar Adler and Louis Sullivan, 50 East Ida B. Wells Drive, Chicago. A Designated Chicago Landmark since 1976. Photo credit: Ward Miller / Preservation Chicago



Restoration at The Auditorium Photo credit: Ward Miller / Preservation Chicago

"The skylight and atrium at Chicago's historic Auditorium Theatre will undergo a significant restoration project that aims to return key design elements to how architects Louis Sullivan and Dankmar Adler intended.

"Leaders at the 135-year-old landmark theater located at 50 E. Ida B. Wells say they plan to update the building's iconic 108-panel stained-glass skylight and the surrounding atrium, located directly above the main balcony.

"'We know we've got our work cut out for us,' said architect Matt McNicholas, who is also an Auditorium board member. 'We're very excited about the way this is going to shock people, because it hasn't been seen in anyone's lifetime.'

"The restoration, intended to wrap by fall 2027, will total nearly $3 million and be funded by donations from local organizations and a prestigious $625,000 federal grant from the National Park Service, known as the Saving America's Treasures grant.

"The renovation project will allow for sunlight to shine through the stained-glass panels for the first time in the building's history, according to McNicholas.

"The panels, designed by stained glass artists George Healy and Louis Millet in 1889, were crafted from jewels and feature organic shapes inspired by nature, intertwined with elaborate knot patterns. They became popular thanks to Sullivan's signature neo-Celtic style that defined much of the Chicago architecture of that era.

"Healy and Millet's panels were so impressive the pair exhibited them at the Paris World's Fair of 1889 to showcase Chicago's architectural innovation, and their work forever changed how the rest of the world sees stained glass.

"According to McNicholas, crews will also work to restore the signature Celtic stenciling found on the atrium's walls, designed by Sullivan. His stencils decorate the walls and floors of the entire building, but for decades, eight layers of paint have covered the ones hidden along the atrium walls. Those originals likely have not been seen since the 1920s, McNicholas said. (Colón, Chicago Sun-Times, 11/10/25)

Read the full story at Chicago Sun-Times

Auditorium Theatre to restore original Sullivan and Adler elements, including stained glass atrium; The renovation to the iconic skylight and atrium is expected to be completed by fall 2027. The theater will remain open throughout the project for shows and events, Ambar Colón, Chicago Sun-Times, 11/10/25

Auditorium Theatre receives $625k grant for restoration, Steven Dahlman, Loop North News, 12/8/25

Restoration at Chicago's Auditorium Theatre uncovers treasure trove of historical items, Noel Brennan, CBS Chicago, 8/6/25

Support The Auditorium Restoration & Preservation Efforts

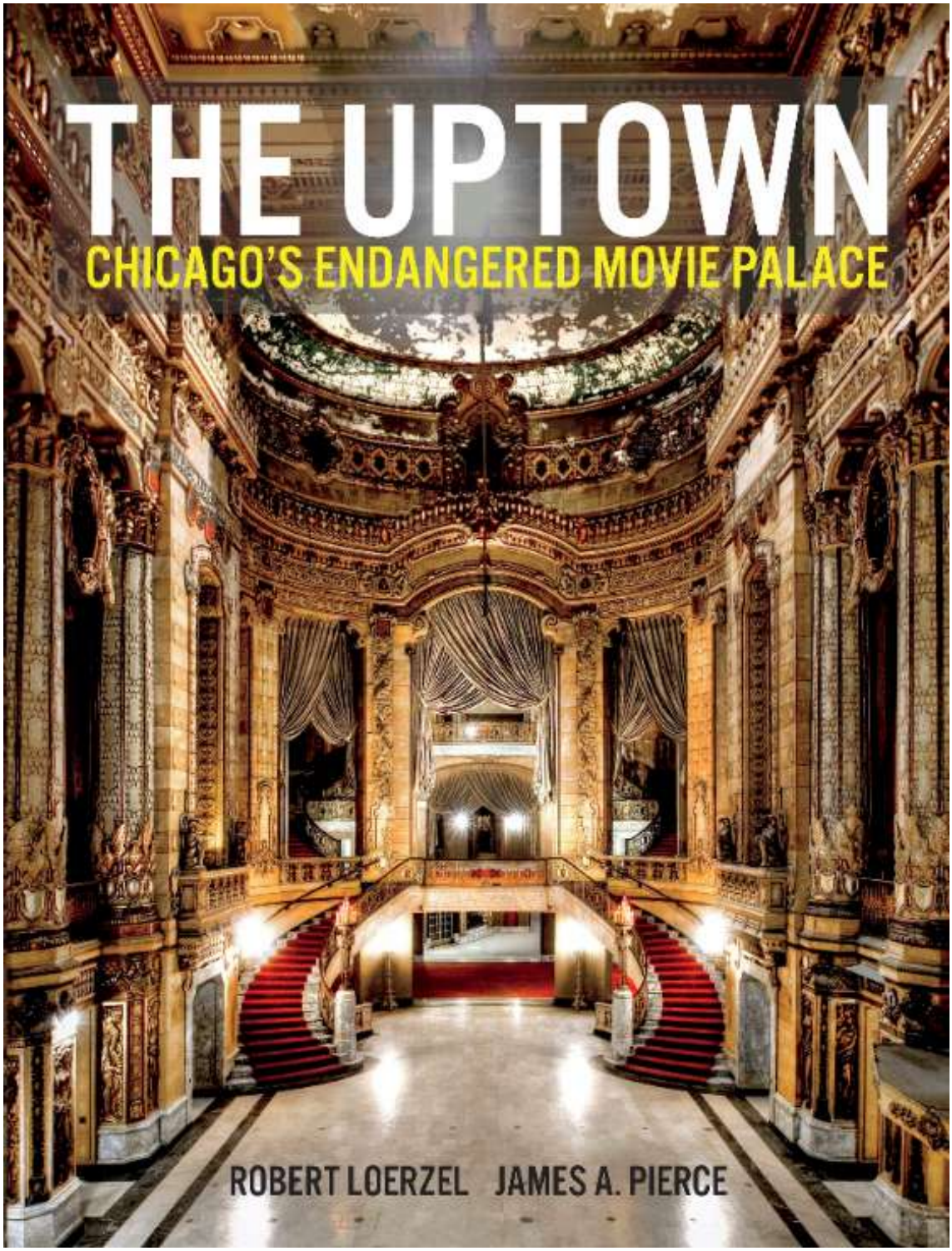
2. WIN: As Uptown Theatre marks 100 Years, its ties with Chicago’s LGBTQ+ community resurface



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



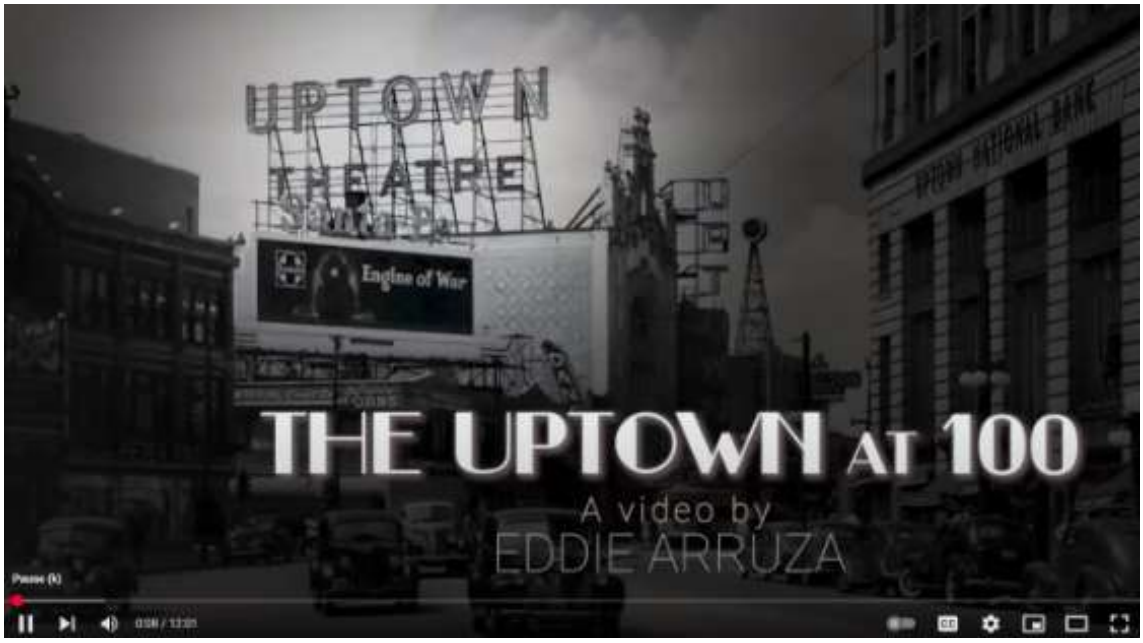
Uptown Theatre, 1924, Rapp & Rapp, 4816 North Broadway, People line up to see the Uptown Theatre during opening week in August 1925, Photo Credit: Chicago Tribune Historic Photo



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



Commitment Ceremony of Brad Suster at the Uptown Theatre in 1999. Photo credit: Brad Suster



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

"A significant local landmark, the Uptown Theatre is a familiar sight to anyone who has wandered the lively intersection of Broadway and Lawrence Avenue. While the faded posters of silent films decorating its exterior hint at a magnificent past, the glories of its history would probably surprise even the most imaginative mind.

"To celebrate the 100th anniversary of the former movie and concert emporium's opening, co-authors and local history enthusiasts Robert Loerzel and James A. Pierce wrote *The Uptown: Chicago's Endangered Movie Palace*, published this past August by CityFiles Press. The book highlights the institution's glamorous velvet strewn past, highlighted by an amazing array of photographs, while also chronicling the unfortunate circumstances that led to its current shuttered state.

"On the eve of a multitude of celebratory events for the book's publication, Pierce gave Windy City Times an overview of the things he finds most fascinating about the theatre. He is joined throughout by Brad Suster, the current president of Preservation Chicago, who married his husband in the iconic space in 1999.

"Windy City Times: When did your interest with the Uptown Theatre first start?

"James A. Pierce: I moved to 915 W. Carmen Ave. in March of 1995. I counted pennies early one morning to buy breakfast and walked a circuitous, southwesterly path through the neighborhood out to Broadway to see where that might be possible. I ended up at the Uptown Snack Shop at Broadway and Leland. After eating…I walked back outside and saw the big red and white marquee to the north. … As I got closer to it, I could see it was obviously distressed. There were so many posters and handbills on the board-up job covering the lobby doors and box office that it looked like Hollywood set designers had made a vacant theatre.

"From that moment on, I had the same adventure of discovery that most have—passing by on the "L" and figuring out that the monumental terra cotta facade isn't where the theatre is. That's just the first of three lobbies. The theatre (or auditorium) is under the giant rooftop behind it, with its massive walls and stage house.

"Brad Suster: I walked in the Uptown for the first time in January of 1992 when I saw people going into the usually boarded up space on a dreary, grey, and snowy day on my drive into the city of Chicago from Evanston–where I was living at the time. Sneaking through the interior ticket area I opened the door to the grand lobby and was shocked to discover they were in the midst of filming Home Alone 2: Lost in New York.

"WCT: James, what was the impetus for the book and how long did the process, as a whole, take?
"JP: This is the book I thought would be on the shelf when I first became interested. What was available at that time was a booklet or magazine from Theatre Historical Society of America, which was reprinted from their quarterly publication in 1977. One of my mentors made me join THSA and buy the booklet before he would invest time in talking with me about the Uptown. I surmise he didn't want to waste time on anyone who wasn't willing to do that! And it was a great primer. I had been talking about "writing a book" for more than 20 years. … This is volume number one, and the book that the building needs now. It asks: Can we spark a movement to save the Uptown?

"WCT: Can you describe more of that first encounter with the Uptown, Brad?

"BS: The huge ornate lobby was decorated as the interior of a giant toy store and not only was it filled with so much historic detail but also so much action with kids running around and so much color with all sorts of packages and displays. To this day it was the probably the most incredible visual experience in my life–truly like the iconic scene in The Wizard of Oz where the screen went from black and white to dazzling technicolor. I would never forget this. So, when I needed to find a place to hold our commitment ceremony, it was the only place that I was hoping to use.

"WCT: Brad, how did you manage to arrange for your commitment ceremony in the space? It must have taken some doing as it was basically closed for operation.

"BS: With my contacts in the Preservation community, I was able to secure the space for our ceremony almost 7 years later on October 2, 1999. With the help of my extended family and many Uptown volunteers we were able to get the space cleaned and safely electrified over a three-month time period. Guests were able to access all the historic spaces, and we had over 200 guests celebrate with us. Until this day anyone who attended our ceremony says it was the most magical wedding space they have ever attended. I couldn't agree more

"WCT: Do you think the theater will ever truly reopen—and if so, what programs would you like to

3. THREATENED: Over Community Objections, Plan Commission Approves DePaul Plan to Demolish Historic Buildings for Practice Gym (Chicago 7 2024)



Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Freestanding townhouses, 2314 and 2316 N. Sheffield, John Morrell and others, 1890-1893. Photo Credit: Serhii Chrucky / Esto



Sheffield-Belden Group, northwest corner of Sheffield and Belden Avenues. Freestanding townhouses, 2314 and 2316 N. Sheffield, John Morrell and others, 1890-1893. Photo Credit: Serhii Chrucky / Esto



Rendering of DePaul University's practice facility for its men's and women's basketball programs.Image credit: Chicago Plan Commission

"The Chicago Plan Commission approved a proposal Thursday by DePaul University to build a $42 million basketball practice facility in the heart of its Lincoln Park campus, a controversial plan that will require demolishing a row of century-old residential buildings.

"The four-story facility will be on the northwest corner of Sheffield Avenue and Belden Avenue, and provide two basketball courts, one apiece for the men's and women's teams. The upper floor courts will feature floor-to-ceiling glass, while training and team meeting rooms, sports medicine facilities and locker rooms for other student athletes will occupy the lower floors.

"The university plans to demolish five DePaul-owned buildings, which are a mix of student housing and administrative offices, including several three-story walk-up townhouses. The plan still needs an approval from City Council.

"The project won the support of Ald. Timmy Knudsen, 43rd, but many community members and historic preservationists say they would prefer DePaul use a Fullerton Avenue parking lot it owns one block north for a new basketball facility.

"'We surveyed the neighborhood during the planning process, and once people learned of the options DePaul had, it didn't make sense to them why DePaul would tear down these gorgeous homes,' said Brian Comer, president of the Sheffield Neighborhood Association, who challenged Knudsen for his Council seat in 2023, losing in a 52-48 vote. 'We want the university to expand and be successful, we just disagree with how they're going about it.'

"Historic preservationists agreed DePaul University needs to grow, but said Lincoln Park has already lost too much of its history.

"'We get it, it's just that there are available sites that are ready and do not require the demolition of the neighborhood's historic fabric,' said Ward Miller, executive director of Preservation Chicago. 'What makes the DePaul campus special is how well it's integrated into the community.'

"Rich Wiltse, vice president for facility operations, said the school considered several sites, but the Belden Avenue location was the best fit. It's in the university's dead center, an appropriate spot for a student-only building. The Fullerton Avenue lot is on the campus' northern edge, so it makes more sense to use it for a more community-focused, marquee attraction, perhaps a hotel or convention center with first-floor retail.

"The university did agree to support any city effort to landmark several historic buildings on campus, including Cortelyou Commons, a reception hall built in 1929 at 2324 N. Fremont St., and Peter V. Byrne Hall at 2219 N. Kenmore Ave. Cuvalo said the city could start that process early next year.

"The project was first introduced in spring 2022, and many neighbors balked at the plan. The development would mean the demolition of 'four historic three-flat buildings along Sheffield Avenue,' according to a letter by the Sheffield Neighborhood Association. The group submitted its letter to the city Tuesday to oppose the project. The buildings are in the Sheffield National Historic District.

"'It is a continuation of the deterioration of the historic street wall that has stood since the 1890s,' the letter said. 'DePaul University is one of, if not Sheffield Neighborhood Association's, closest friends and community partners. Yet, we always must speak truth to friends and the majority of the community is against the location of their proposed project.'

"Preservation Chicago is also opposed to the practice facility. The buildings, at the northwest corner of Sheffield and Belden avenues, were part of the organization's 2024 'Chicago 7' list of endangered buildings. (Miller, Chicago Sun-Times, 11/20/25)

Preservation Chicago very much supports and understands the need for DePaul University to expand its programs and footprint on an as-needed basis. If such a facility is desired, there are many alternative options for expansion. Preservation Chicago believes this athletic center should be relocated to the nearby, underdeveloped surface parking lot a block away at Sheffield and Fullerton. This would be an ideal site for the proposed athletic building as it would not harm the architectural fabric of the community and would sit much closer to the CTA Red Line station for ease of access to games by students and visitors. Likewise, an expansion of the university's facilities could also be accomplished by adding additional floors on top of the two existing athletic center buildings located across the street from the proposed site, possibly even extending over the adjacent parking garage structure.

4. WIN: After Sale to Developer, Palmer Mansion Will Be Restored After Decades of Vacancy (Chicago 7 2019)



Justice D. Harry Hammer Mansion/Lutrelle 'Lu' & Jorja Palmer Mansion, 3654-3656 S. Dr. Martin Luther King Jr. Drive, Chicago, Chicago 7 Most Endangered 2019. Photo Credit: LoopNet



Justice D. Harry Hammer Mansion/Lutrelle 'Lu' & Jorja Palmer Mansion, 3654-3656 S. Dr. Martin Luther King Jr. Drive, Chicago, Chicago 7 Most Endangered 2019. Photo Credit: LoopNet

"A substantial King Drive mansion whose lender took it back after a museum plan failed has sold again quickly, to a real estate investor who plans an extensive restoration and return to residential use.

"Andy Schcolnik, the head of Ansco Construction, told Crain's he paid $540,000 yesterday for the majestic, long-vacant mansion that IFF, a community development-focused lender, put up for sale in October. In 2021, IFF had lent the Obsidian Collection $1 million to purchase the mansion and at least $250,000 more, according to the Cook County Clerk.

"The return to residential use is coming after the mansion has sat empty for about 20 years, since sometime after its sale in 2004 by Jorja Palmer, widow of and longtime partner in Black activism with Lu Palmer. The Palmers had lived in the mansion since about 1976.

"The mansion's 5,800-square-foot coach house will be rehabbed first, into three units that he will sell either individually or all together as a three-flat, Schcolnik said. Next will be a full gut rehab of the mansion, a 9,200-square-foot Queen Anne built in 1885. The rehab architect is Robert Friedman, based in Skokie. Schcolnik said he'd like to see the rehabbed mansion go as a single-family home, but will divide it into condos if the market dictates that.

"Either way, 'it will probably be a money-loser for me,' Schcolnik said, just as he expects his restoration of a derelict unit in a Frank Lloyd Wright building on Walnut Street in East Garfield Park to be. 'But I want to have fun and do some good with them if I can.'

"Last year, Schcolnik bought the severely run-down unit in Wright's 1905 Waller Apartments for an amount that is not disclosed in public records. He told Crain's the rehab will be complete within the next few months.

The rehabs of the two decrepit historic buildings are 'something I can do now,' he said. The Palmer mansion, at 3654 S. King Drive, has little historical detail inside that can be saved, Schcolnik said, but in the process of hauling out latter-day materials, 'we'll see what we find.' He hopes to either restore or re-create the mansion's staircase and atrium, but said it's already clear no original wood flooring will be salvageable.

"'We're going to get (the interior) as close to looking original as we can,' he said, and clean up the ornate stone exterior, which is all intact. An upstairs ballroom, long ago divided into several small rooms, may come back in the rehab, Schcolnik said.

"Now, after about two decades of disuse, the property is in the hands of a rescuer." (Rodkin, Crain's Chicago Business, 11/26/25)

Preservation Chicago is disappointed that The Obsidian Collection won't be able to move forward with the adaptive reuse the Palmer Mansion for a nonprofit digital archive for photographs, video and documents to focus on making Black history more available and accessible. We strongly supported Angela Ford with her incredibly exciting plan. Sadly, four years of exasperating delays and obstructions made the project unfeasible.

Preservation Chicago had been concerned about the deteriorating condition of the Justice D. Harry Hammer Mansion/Lutrelle 'Lu' & Jorja Palmer Mansion for years. To help raise awareness and to pressure stakeholders, it became a Chicago 7 Most Endangered in 2019. We have played an active role working with community organizations, local leaders, and decision-makers to help bring about a preservation-sensitive outcome for this building. We've continue to advocate to find a new buyer for this important building and towards an eventual restoration and Chicago Landmark Designation.

We are thrilled that Andy Schcolnik has purchased the Palmer Mansion and is moving steadily towards stabilization and restoration, and hopefully a Chicago Landmark Designation. Andy has saved many endangered historic buildings and we are confident that the Palmer Mansion is in good hands and this will result in a good outcome.

Read the full story at Crain's Chicago Business

Vacant Bronzeville mansion once planned as a Black history museum gets a rescuer, Dennis Rodkin, Crain's Chicago Business, 11/26/25

Lu Palmer's Bronzeville Mansion For Sale, But Obsidian Collection Founder Still Planning Black History Archive; The building on King Drive was back on the market last week, but Obsidian Collection founder Angie Ford is still vowing to bring a digital archive and co-working space to the

5. THREATENED: Unrealistic Price Due To Frank Lloyd Wright Connection Prevents Rescue Buyers From Purchasing Walser Houser in Foreclosure Auction



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

"A foreclosure sale that might have handed a run-down Frank Lloyd Wright house to a savior today instead handed it to the lender, meaning the house will likely continue its years-long decline for at least a while longer.

"The Florida-based mortgage holder on the J.J. Walser house on Central Avenue in Austin made the only bid in the auction, at $240,000, which was considerably more than either of two possible rescuers was prepared to offer. Without bids from those two — an Austin community revitalization group and an apartment-portfolio owner who is rehabbing two other endangered properties in the city — the lender received title to the property.

"The lender, PHH Mortgage based in Palm Beach, has made no public statements about the property or plans to rehab it, and Crain's could not reach any officials of the firm. Without one of the aspiring rescuers, Austin Coming Together or Andy Schcolnik's Ansco Construction, becoming the new owner, prospects for a rehab of the 122-year-old Wright home do not appear imminent.

"'The building is crying out for someone to come in and restore it and occupy it,' said Barbara Gordon, executive director of the Frank Lloyd Wright Building Conservancy. 'Now the long saga (of the house) continues into another Chicago winter without someone living there and investing in it, and we all know what the freeze-thaw cycle in Chicago does to buildings.'

"Darnell Shields, executive director of Austin Coming Together, said the result of the auction means until PHH Mortgage 'puts forth a solution, the property continues to be in danger, continues to be at risk and continues to be a detriment to the community.'

"Shields attended today's auction planning to bid on the Walser House, which his group envisions becoming an anchor for Central Avenue revitalization and a companion piece to the recently completed $40.8 million revitalization of a closed Chicago Public Schools building across the street into the Aspire Center, now home to workforce training and other programs.

"PHH Mortgage's $240,000 'was way too high for us,' Shields said. "The building is only appraised at $65,000.' He declined to say what he had planned to bid, but said he expected a full rehab to cost at least $2 million, for which fundraising would have begun if Austin Coming Together was top bidder in the auction.

"Schcolnik, too, said the lender's figure was too high. That was evidenced, he said, by the fact that 'there were two serious bidders in the room who didn't move after you put that number out there.' Like Shields, Schcolnik declined to say what he had come in planning to bid.

"'It's a pity,' Schcolnik said, 'that they weren't interested in working with the parties that wanted to take care of' the Walser house. Shields said he plans to approach PHH Mortgage with an offer. Schcolnik, who just last week bought a rundown Bronzeville mansion with a plan to bring it back to life after it sat vacant for two decades, declined to say whether he plans to approach the lender.

"'They must believe they have something of great value, a Frank Lloyd Wright house,' Schcolnik said, adding that 'nobody is going to pay" a market price when the house is in unlivable condition." (Rodkin, Crain's Chicago Business, 12/1/25)

Preservation Chicago has leading the effort at building court and has attended every hearing in person to advocate on behalf of this very important house by a very important architect in very distressed condition. Due to holes in the roof and broken windows, water has been able to penetrate into the home. Vandalism and vagrancy also remain an ongoing problem and threat.

During this vulnerable stage, we check on the house often and have frequency requested that the judge order the property manager to replace dislodged tarps and to secure damaged board-ups. During the most recent court hearing, we requested an accelerated timeframe for the stabilization work and another court hearing to ensure compliance.

We are disappointed by the lender's decision to try to maximize profits when time is of the essence to transfer the Walser House into the hands of a local developer with the means and motivation to quickly stabilize and restore this home.

The current intense phase is the culmination of many years of monitoring the deteriorating condition of this important house and advocating for its stabilization and restoration. Our extensive experience working in neighborhoods of disinvestment has proven to be a very important component in working through many challenges. Hard work remains ahead, but we remain cautiously optimistic by the progress that is being made.

6. WIN: After Decades of Neglect, New Chicago Park District Leadership Prioritizes Restoration of the Burnham Designed Pavilion in Jackson Park (Chicago 7 2017, 2018, 2019, 2020 & 2021)



Daniel Burnham Designed Pavilion in Jackson Park on Marquette Drive in 2014. Photo Credit: Eric Allix Rogers



Daniel Burnham Designed Pavilion in Jackson Park on Marquette Drive suffering from deferred maintenance in 2019. Photo Credit: Eric Allix Rogers



Daniel Burnham Designed Pavilion in Jackson Park on Marquette Drive suffering from deferred maintenance in 2019. Photo Credit: Eric Allix Rogers



Daniel Burnham Designed Pavilion in Jackson Park on Marquette Drive in extreme state of neglect after roof collapse in 2021. Photo Credit: Eric Allix Rogers



Daniel Burnham Designed Pavilion in Jackson Park on Marquette Drive in extreme state of neglect after roof collapse in 2021. Photo Credit: Eric Allix Rogers

"A deteriorating century-old comfort station in Jackson Park will undergo a multimillion-dollar restoration as early as next spring, the Chicago Park District announced Monday at a Jackson Park Advisory Council meeting.

"Heather Gleason, planning and development director for the Park District, told the council at the Jackson Park Fieldhouse, 6401 S. Stony Island Ave., that the Burnham Building off Marquette Drive has secured federal funding through a U.S. Department of Housing and Urban Development grant. The project is awaiting final environmental clearance before construction can begin.

"'We definitely care about it,' Gleason said of the building, which has fallen into considerable disrepair while the Park District sought funding over the past few years. 'We are fully intending to put it back the way it was.'

"Designed by the famed architectural firm D.H. Burnham & Co. and completed in 1912, the Burnham Building originally had a Spanish-tile roof and a 'center-open loggia' that 'allowed beautifully framed views of Lake Michigan.' Neglected over time, the roof caved in and some of the loggia's columns collapsed.

"Gleason said the project will restore the building to its original design, which was discovered through historical research, and include complete bathroom renovations and edge protection along Marquette Drive, where cars have previously crashed into the structure.

Preservation Chicago has long been concerned about the deteriorating condition of the Daniel Burnham designed pavilion in Jackson Park. We first drew attention to its extremely neglected condition in 2017 when it was a Chicago 7 Most Endangered. We continued to advocate for its restoration and stabilization every since. Every year that has passed, the condition has future deteriorated.

We are cautiously optimistic that the new leadership at the Chicago Park District has prioritized the restoration of this long-neglected important public park pavilion designed by one of Chicago's greatest architects.

Read the full story at Hyde Park Herald

Jackson Park's historic Burnham Building to undergo multimillion-dollar restoration; Max Blaisdell, Hyde Park Herald, 11/10/25

Jackson Park's Burnham Building To Be Restored With Help From $500,000 Federal Grant; The dilapidated 113-year-old building, designed by famed architect Daniel Burnham's firm, will be restored as a public restroom. The project will take about a year to complete, Maxwell Evans, Block Club Chicago, 11/17/25

Chicago Park District Centennial Plan Input Form

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

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

7. WIN: Preliminary Landmark Designation of 30 N. LaSalle Street Building Heightens Awareness of Chicago Stock Exchange Building History, Trading Room, and Entry Arch, and Continues Loop Revitalization



30 N. LaSalle St., Thomas Stanley, 1975. Photo credit: Robert Gigliotti / CoStar



Chicago Stock Exchange Building, 1894, Adler and Sullivan, 30 N. LaSalle Street. Demolished in 1972. Photo credit: Cervin Robinson, Historic American Buildings Survey, c.1963. Library of Congress Prints and Photographs Division, HABS ILL,16-CHIG,36--1



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



Chicago Stock Exchange Building, 1894, Adler and Sullivan, 30 N. LaSalle Street. Demolished in 1972. Photo credit: Asao Doi, Richard Nickel Archive, Ryerson and Burnham Art and Architecture Archive, 201006_110613-005, from Nickel and Siskind, "The Complete Architecture of Adler & Sullivan," #179, p. 402; J. Plank, "Aaron Siskind and Louis Sullivan. . .," #110 , p.241

"A 43-story office tower in Chicago's Loop business district has been granted preliminary landmark status, an important step toward funding a conversion of much of the property into 349 apartments — while touching off a debate about the city's preservation process and the merits of the building that replaced a Louis Sullivan-designed gem in the 1970s.

"The Commission on Chicago Landmarks is providing preliminary city landmark status for the tower at 30 N. LaSalle St. in the heart of the financial district. The decision is a key step toward making the property eligible for about $47 million in tax reductions as part of Cook County's Class L tax program that aims to help preserve historic properties.

"The Chicago debate spotlights a broader issue of historic preservation as mid-20th century structures throughout the country age and face similar decisions about their future.

"The tax breaks over 12 years, coupled with $57 million in tax-increment financing dollars already in hand, would help Chicago-based developer Golub & Co. and Houston-based lender Corebridge Financial fund a planned conversion of low-rise floors into apartments and major upgrades to office floors.

"That property is part of a broader, city-backed initiative to transform older, out-of-demand office space for apartments. Public dollars are available for projects in which at least 30% of the newly created units will have below-market, affordable rents.

"'Golub & Co. Managing Principal Lee Golub described the demolition and especially Nickel's death as 'tragic,' but he said the redevelopment is now important in reviving the city's core.

"'We want to bring the property back to life, and the Class L status with help with the rebirth of the office space,' Golub told CoStar News. (Ori, CoStar News, 12/8/25)

"When architect Louis Sullivan's famed Chicago Stock Exchange Building was wrecked in 1972 to make room for a 44-story office tower, it caused an outrage that made national headlines and birthed the city's modern preservation movement.

"The Landmarks report also details the tower's fraught history and even uses it to help make the case for designating the building. Landmarks division architectural historian Matt Crawford said the site has a "difficult history" but added "the landmarks commission hasn't really shied away from those stories."

"Built in 1894, the Chicago Stock Exchange Building, with its undulating bay windows, magnificently arched ornamental entrance and a cornice as crisp and prominent as a hat brim, was among Louis Sullivan and partner Dankmar Adler's finest work. Its double-height trading room was a treasure of details, including wall stenciling, stained glass and guided column capitals.

"But by the 1960s, the building — like many other Downtown architectural treasures from the late 19th century, such as Adler and Sullivan's Garrick Theater, 64 W. Randolph St. — had fallen into disrepair and was slated for the wrecking ball. The demolitions were backed by then-Mayor Richard J. Daley, who was building a new Downtown of gleaming skyscrapers and public plazas.

"For preservationists, the Chicago Stock Exchange Building was a line in the sand. They picketed, protested and lobbied to save the structure. For a while, it worked. Daley held up demolition and ordered a study that would determine if it was financially feasible to save the building. The study's findings: No.

"While the Chicago Stock Exchange Building was being demolished, photographer and preservationist Richard Nickel and his comrades, including Vinci, spent months salvaging ornaments, including the trading room floor, from the doomed building. Nickel was killed in 1972 when a portion of the building collapsed on him during demolition.

"The trading floor was rebuilt inside the Art Institute of Chicago, while the historic arch sits outside of the museum at Monroe Street and Columbus Drive.

"And irony doubles down: The current 30 N. LaSalle stands to benefit from landmark protections and ordinances that were strengthened as a result of the Chicago Stock Exchange Building's demolition." (Bey, Chicago Sun-Times, 11/28/25)

(Excerpts below from Ward Miller's testimony at the Commission on Chicago Landmarks hearing on December 5, 2025)

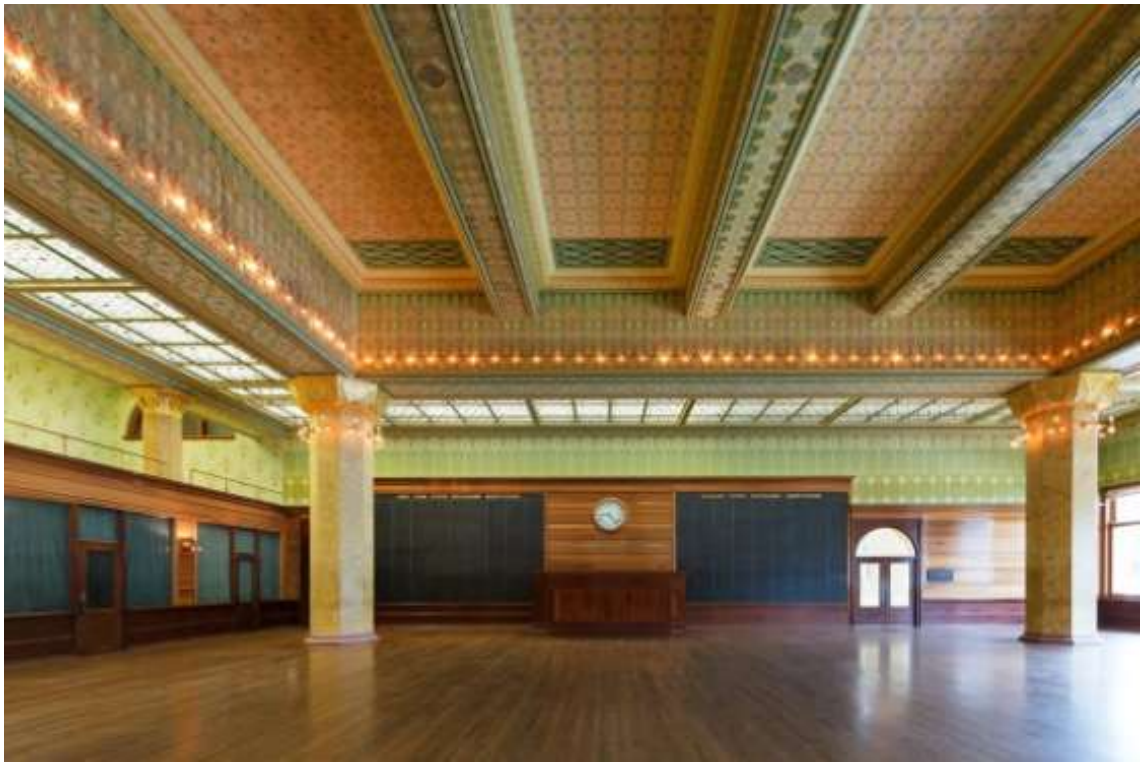
8. Opinion: Do We Dare Squander Chicago's Architectural Heritage Again? 30 North LaSalle and the Chicago Stock Exchange Building



Nickel and friends marched several times in front of the Garrick, prompting Mayor Daley to call a meeting to discuss the fate of the building. Photo credit: Richard Nickel Archive / Ryerson and Burnham Archives



Chicago Stock Exchange Building Arch. Photo credit: Carol M. Highsmith, c.2017. Carol M. Highsmith Archive. Library of Congress Prints and Photographs Division, LC-DIG-highsm-62983



Chicago Stock Exchange Trading Room Reconstruction, Chicago Stock Exchange Trading Room as reconstructed at the Art Institute of Chicago in 1976-1977 by architect John Vinci. Chicago Stock Exchange Building, 1894, Adler and Sullivan, 30 N. LaSalle Street. Demolished in 1972. Photo credit: Bill ZBbaren



Chicago Stock Exchange Trading Room Reconstruction, Chicago Stock Exchange Trading Room as reconstructed at the Art Institute of Chicago in 1976-1977 by architect John Vinci. Chicago Stock Exchange Building, 1894, Adler and Sullivan, 30 N. LaSalle Street. Demolished in 1972. Photo credit: Bill ZBbaren

"On Dec. 4, the Commission on Chicago Landmarks voted to consider 30 North LaSalle St. — an unassuming International-style office tower designed by Dallas architect Thomas E. Stanley and completed in 1975 — for landmark status as well as Class L property tax incentives for its renovation.

"It is an important conversation, but also an ironic one.

"That building stands on the former site of one of Chicago's most significant architectural masterpieces: the 1894 Chicago Stock Exchange Building designed by Dankmar Adler and Louis Sullivan. Despite fierce public opposition, that internationally revered structure was razed in 1972.

"The iconic entrance arch, part of the cornice and interior trading floor survive, salvaged and revered as surviving artifacts of a masterwork. This is entirely due to the personal investment of some intrepid architects and interested citizens.

"Chicago Architecture Center board member and photographer Richard Nickel lost his life in the process of documenting and saving the building remnants. Dedicated young architect John Vinci assembled a small team of like-minded individuals to salvage the historic trading room floor with funding from the Art Institute of Chicago, where it was reassembled and is on display today.

"This moment demands more than a routine landmarks hearing. It requires an honest reckoning with the shortcomings of our existing preservation laws and a commitment to fixing them.

"What's absent from the proposal before the Commission is any recognition of the surviving pieces of the original Stock Exchange Building.

"If 30 North LaSalle is to be landmarked, then surely the architectural artifacts that once occupied that site deserve a clear and durable designation as historically significant. If they cannot remain where they are, they should be recognized in a multiple resource designation that is non-site-specific — much like the Heald Square Monument — while retaining full protection.

"Chicago's preservation movement was born from losses exactly like this. The demolition of the Stock Exchange Building happened during a period of notable public protest and activism; architects and citizens organized, interest groups formed and City government was rightly pressed to protect our world-renowned architectural heritage. CAC traces its own roots to this surge of public engagement, led as we were by a faction of outspoken architects and related professionals and their successful efforts to save the Henry Hobson Richardson-designed Glessner House in 1966 and push for the establishment of the Chicago Commission of Landmarks in 1968.

"As CAC approaches its 60th anniversary next year, we find ourselves returning to that foundational energy. The question before us is the same one our progenitors confronted: How do we prevent the destruction of the places that tell Chicago's story?

"The Stock Exchange Building was demolished because nascent preservation protections at the time were unsolidified. Today, similar vulnerabilities remain.

"Along LaSalle Street, where office vacancy rates threaten the corridor's vitality, we should be assessing buildings with sober judgment — preserving what deserves protection and repurposing the rest, making incentives available for all building reuse.

"If the Commission is to proceed with landmarking 30 North LaSalle, then let us also honor the architectural treasure that preceded it. Let us refine our laws so that future decisions are clear, consistent and rooted in the public good.

"It was only a few decades ago when Chicagoans stepped forward to safeguard an invaluable facet of our city's cultural identity and, in so doing, showed our nation what enlightened preservation could achieve. Now is a perfect time to think through logical preservation and incentive reforms that build on our forebears' legacy." (Eleanor Gorski is CEO of the Chicago Architecture Center.)

Read the full Op-Ed at Crain's Chicago Business

Opinion: Do we dare squander Chicago's architectural heritage again? Eleanor Gorski Op-Ed, Crain's Chicago Business, 12/5/25

9. WIN: Rapid Response Effort Following the School of the Art Institute of Chicago Sells Off Roger Brown Collection and Studio Results in Roger Brown House Receiving Preliminary Landmark Recommendation



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



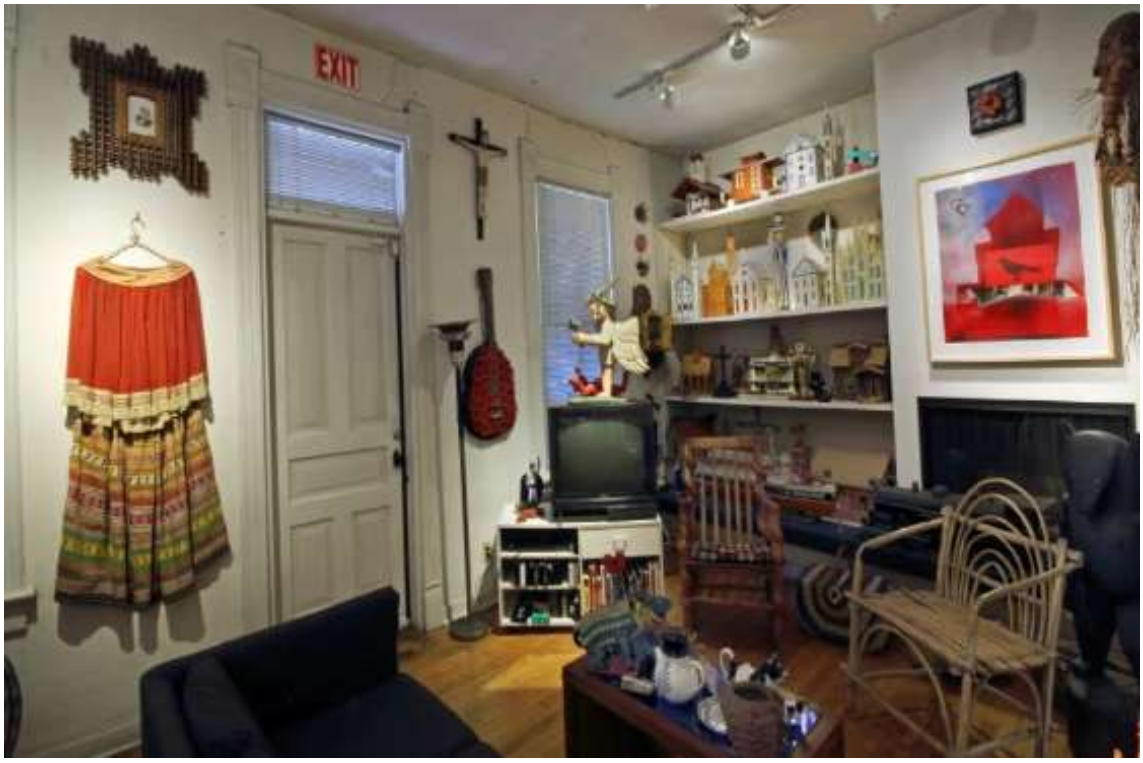
Roger Brown Study Collection After Sale of Over 2,000 Artworks by Chicago Imagists in 2025, 1926 North Halsted Street. Photo credit: Redfin



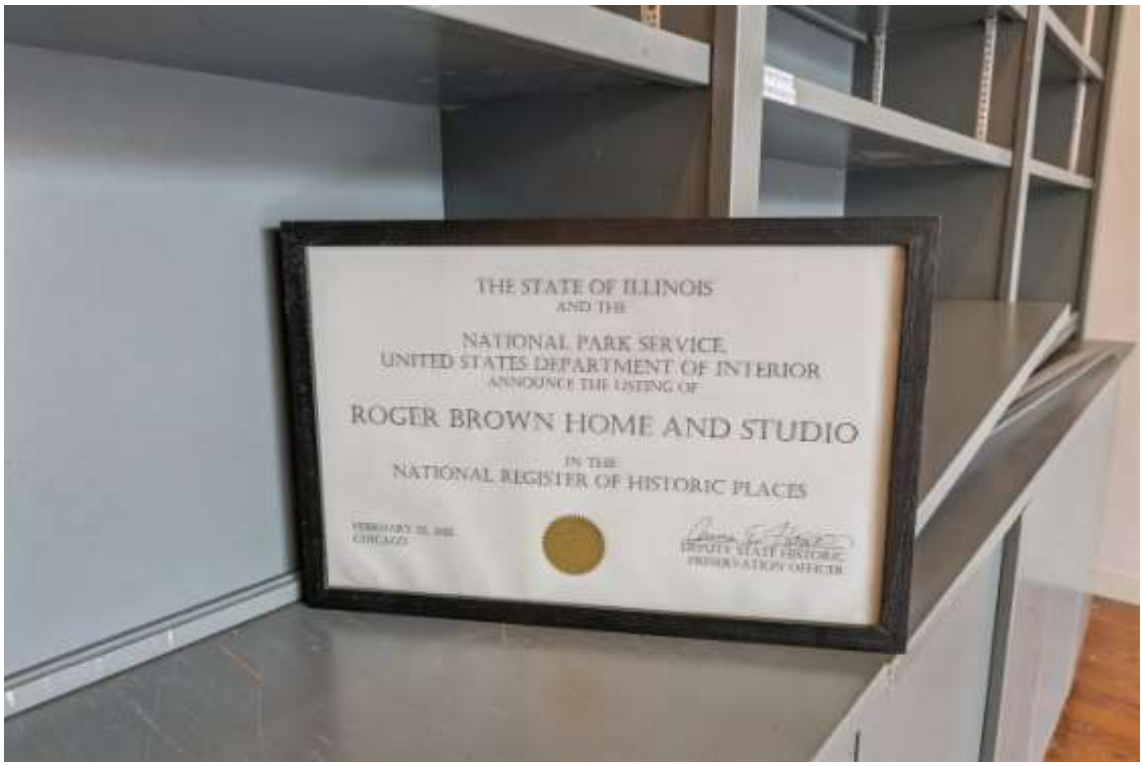
Roger Brown Study Collection Before Sale of Over 2,000 Artworks by Chicago Imagists in 2025, 1926 North Halsted Street. Photo credit: School of the Art Institute



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



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



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

"Artist Roger Brown's former home and studio has cleared its first major hurdle toward becoming a Chicago landmark, months after preservationists warned the 19th Century building could be vulnerable to demolition after being put up for sale.

"The Commission on Chicago Landmarks' Program Committee voted unanimously this month to recommend landmark status for the property at 1926 N. Halsted St. The full landmarks commission will next consider the recommendation, followed by a vote from the Chicago City Council.

"The three-story building, where Brown lived and worked from 1974 until shortly before his death, became the focus of a preservation push this fall after the School of the Art Institute of Chicago listed it for sale. The building is currently under contract.

"After the building was listed, preservation groups quickly urged the city to intervene, arguing that the house played an essential role in Brown's career and in Chicago's Imagist movement. "Susannah Ribstein, an SAIC historic preservation alum, helped author an open letter calling on the school to safeguard the property. The letter received nearly 600 signatures before it was submitted to the landmarks committee.

"In nearly 400 responses submitted to organizers, alumni and former students described the Halsted Street home as 'one of the most magical places in Chicago,' a 'living archive," and a space that 'completely changed the trajectory' of their artistic lives.

"Brown was a leading figure in the imagist movement, a group of figurative artists in Chicago whose work gained popularity in the mid-1960s. He used the Halsted Street building as a combined home, studio and display space. SAIC operated it as the Roger Brown Study Collection for more than two decades after Brown donated the property to the school in 1996." (Filbin, Block Club Chicago, 11/26/25)
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Read the full story at Block Club Chicago

Artist Roger Brown's Lincoln Park Home And Studio Moves Closer To Landmark Status; Preservationists say the 19th-century Halsted Street building, once home to the famed imagist painter, deserves protection as the sale of the property continues, Patrick Filbin, Block Club Chicago, 11/26/25

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

Roger Brown Home and Studio secures preliminary landmark; The 1888 home and studio building stands at 1926 N. Halsted, Lukas Kugler, Urbanize Chicago, 11/24/25

'Incredibly important' Imagist Roger Brown gave his collection to Chicago. How'd it end up in Wisconsin? As a new exhibition opens in Sheboygan, Wisconsin, some in the art world ponder whether the School of the Art Institute let slip a key piece of the city's cultural history, Kyle MacMillan, WBEZ Chicago, 10/16/25

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

Can Preservationists Save Artist Roger Brown's Former Lincoln Park Home From Demolition? The famed artist's Halsted Street residence and studio is under contract. Advocates want the city to landmark it before its history is lost, Patrick Filbin, Block Club Chicago, 9/23/25

Open Letter to Preserve, Don't Demolish, The Roger Brown Home and Studio

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

10. WIN: Long-Vacant Former Wayman Church Adaptively Reused for Seven on Elm Residential Condos



After adaptive reuse to condos, Former Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 501 W. Elm Street, Photo Credit: RedFin



After adaptive reuse to condos, Former Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 501 W. Elm Street, Photo Credit: RedFin



After adaptive reuse to condos, Former Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 501 W. Elm Street, Photo Credit: RedFin



After adaptive reuse to condos, Former Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 501 W. Elm Street, Photo Credit: RedFin



After adaptive reuse to condos, Former Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 501 W. Elm Street, Photo Credit: RedFin



After adaptive reuse to condos, Former Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 1889, 501 W. Elm Street, Photo Credit: RedFin

"Seven on Elm Residences. We are thrilled to introduce a rare opportunity to own a piece of Chicago history: seven luxury residences within a stunning church conversion in the Historic Old Town neighborhood. This project masterfully blends timeless architectural character with modern sophistication, offering truly one-of-a-kind homes designed for elevated urban living.

"This spacious 3-bedroom residence features an open-concept floor plan, soaring ceilings (10-12ft) and 4 full, spa-inspired bathrooms. The chef-inspired kitchen is equipped with Thermador appliances, quartz countertops, an expansive waterfall island, and custom finishes selected by Studio41.

"These homes are crafted with the highest-quality construction and mechanical standards, including closed-cell foam insulation, double-pane windows, and hardwood floors throughout; private outdoor spaces. Duplex-down homes also offer the added comfort of heated lower-level floors. Each unit comes with 1 car garage space. All residences are set just steps from Chicago's best dining, boutique shopping, lakefront parks, beaches, and vibrant cultural attractions." (501 W Elm St Listing)

“Not all former churches that sell for residential use get demolished. Work got underway in recent months on converting the historic Wayman AME Church at Elm Street and Cleveland Avenue, which long served residents of the Chicago Housing Authority development Cabrini-Green, into apartments.

“Once likely to be demolished and later proving difficult to get sold, the four-story red brick structure that opened in 1889 as the First Swedish Baptist Church and later became Wayman African Methodist Episcopal sold in 2023,

“Ed Janusz, one of three partners in Cabrini LLC, the development entity that bought the old church, said its interior will become seven condos, each a two-story unit.

“The church does not have official landmark status that would have prohibited demolition, but it’s an informal landmark given its long tenure in a changing neighborhood. Jansuz said, 'The brick walls, the arched windows make it a nice project. It’s heavy-duty walls, five bricks thick, not like new churches.' (Rodkin, Crain’s Chicago Business, 5/7/25)

Preservation Chicago has long advocated for the protection, preservation and adaptive reuse of the Wayman African Methodist Episcopal Church/First Swedish Baptist Church. We are thrilled that this historic church building is finally safe after being converted to a residential use.

We applaud the significant investment in the historic church building and encourage the owner to pursue a formal Chicago Landmark Designation. The former church building is an good example of the Romanesque Church construction in Chicago.

The historic buildings from the Cabrini-Green Neighborhood have almost all been demolished, so this is one of the last standing survivors we're thrilled that it has been saved.

Despite some deferred maintenance, prior to the development project, the building was in surprisingly good and stable condition. Following this comprehensive adaptive reuse, it is in excellent condition.

Read the full story at Crain’s Chicago Business and Home.com

Former Wayman African Methodist Episcopal Church/ First Swedish Baptist Church, 501 W. Elm St Listing, Homes.com

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

With Residential Conversion Pending, Wayman AME Church Is Undergoing Partial Demolition, Daniel Schell, Chicago YIMBY, 12/25/24

Historic church that served Cabrini-Green for sale again: The listing for the Wayman Church parcel says the ‘highest and best use is to replace it with a more modern residential development,’ Dennis Rodkin, Crain’s Chicago Business, 10/8/21

11. WIN: McCormick Mansion Will Be Transformed Into ‘The Hand & The Eye’ Magic Venue



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



Preconstruction photo of the grand staircase at magic venue, The Hand & The Eye, at McCormick Mansion / Kungsholm Puppet Opera and Restaurant / Lawry's at 100 E. Ontario St. Rending credit: Ward Miller / Preservation Chicago



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



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



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

"Developers of a planned upscale magic venue along Chicago's Magnificent Mile are providing the first look behind the curtain of a lush, $50 million transformation of the former McCormick Mansion.

"The Hand & The Eye's creator and the project's designer, the Rockwell Group, have unveiled renderings of the five-level venue at 100 E. Ontario St., saying the space will include a mix of elements such as layered materials, ornated furniture, gilded lighting and 1800s artwork and artifacts gathered from collectors around the world.

"Original lamps on the historic façade will be restored as part of the project, according to a statement from Rockwell Group and the project's backer, Chicago entrepreneur Glen Tullman.

"The $50 million project is a big bet on a high-end version of hands-on, immersive experiences that have gained popularity within retail real estate corridors in recent years.

"New York-based Rockwell Group is led by Chicago native David Rockwell, who is known for designs of restaurants, Broadway shows and other spaces.

"'It is a once in a lifetime honor to design a building that celebrates Chicago's contribution to the history of magic and the legacy of the McCormick Mansion,' Rockwell said in the statement. 'In keeping with The Hand & The Eye's mission, we are designing a wonder- and discovery-filled collection of very special spaces where every detail matters, creating an unforgettable experience.'

"The Hand & The Eye, which bills itself as the world's largest magic venue, is set to open in the spring.

"'From the moment you arrive, the design transports you into a world of elegance, illusion, and unexpected wonder,' Tullman said in the statement. 'No two visits will ever be the same for anyone.'

"The mansion was occupied for more than four decades by Lawry's The Prime Rib until the restaurant closed in 2020.

"Immersive performance spaces will include ornate features as a tribute to the puppet theater in the mansion in the 1930s, the statement said.

"There also will be a members' dining room with a custom mural, reflective ceiling and grand piano, a vault-themed room on the lower level, and a rooftop lounge." (Ori, CoStar News, 10/16/25)

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

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

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

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

Read the full story at CoStar and Chicago Tribune

Presto! Planned $50 million magic venue in Chicago pulls back curtain on lush design; The Hand & The Eye along the Magnificent Mile is designed by the Rockwell Group, Ryan Ori, CoStar News, 10/16/25

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

12. WIN: Erie Street Row at 161 E. Erie Street Becomes Designated Chicago Landmark



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Commission on Chicago Landmarks



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Photo credit: Commission on Chicago Landmarks



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Photo credit: Commission on Chicago Landmarks



The Erie Street Row around 1915 showing the row in its original form of five row houses, the westernmost in the foreground were demolished in 1960. The original stone stairways from the sidewalk to the raised entrances were reconfigured in the 1920s. Source: Chicago History Museum.

The Erie Street Row at 161 E. Erie Street around 1915 showing the row in its original form of five row houses, the westernmost in the foreground were demolished in 1960. The original stone stairways from the sidewalk to the raised entrances was reconfigures in the 1929s. Photo credit: Chicago History Museum



Erie Street Row, 161 E. Erie Street, c. 1877. Photo credit: Photo credit: Commission on Chicago Landmarks

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

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

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

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

"The Joliet limestone façade is intact and appears to be in good condition after nearly 150 Chicago winters. Two keystones have been replaced, and the stone has been painted, but the overall Italianate design intent is clearly expressed. The building's pressed metal cornice has areas of corrosion but is remarkably intact. Most of the original wood sash windows remain, though these exhibit deterioration typical for their age.

"Exterior alterations were made to the building in 1920 when it converted from residential to commercial functions. The three, elevated separate entrances to the individual rowhouses were consolidated into a single entrance at grade. The elevated stairways were removed, and the entrance door openings were converted into windows. Two steel-frame window bays were added at this time as storefront window displays for retail tenants at the raised basement level. These alterations have achieved significance as they reflect the building's transition to new uses for creative businesses in the 20th century. (Kugler, Urbanize Chicago, 11/9/25)

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

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

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

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

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

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

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

Erie Street Row named Chicago landmark, The three rowhouses at 161 E. Erie were originally built in 1877, Lukas Kugler, Urbanize Chicago, 11/9/25

Final landmark recommendation approved for Erie Street Row, The three rowhouses at 161 E. Erie were originally built in 1877, Lukas Kugler, Urbanize Chicago, 6/12/25



13. WIN: After Final Landmark Designation, Construction Begins on William Le Baron Jenney's Designed Central YMCA Association Building at 19 S. LaSalle



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: Chicago DPD



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Rendering Credit: Hartshore Plunkard Architects



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: LoopNet



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: LoopNet



19 South LaSalle Street / Central YMCA Association Building, 1893, William LeBaron Jenney / Jenney & Mundie, 19 S. LaSalle Street. Photo Credit: LoopNet

"An interior demolition permit for the office to residential conversion of 19 S. LaSalle has been issued as the building simultaneously proceeds through the landmark process with a final landmark recommendation secured from the Commission on Chicago Landmarks. Originally built in 1893 as the Central YMCA Headquarters, local developer Envoi Partners acquired the building in October 2024 and will convert the building into apartments and retail.

"For the landmark designation, the Commission identified the building as meeting Criterion 1 for heritage as the Central YMCA Headquarters reflects the YMCA's growing presence and popularity in Chicago in the late 19th and early 20th centuries. The Central YMCA Headquarters is a rare example of a YMCA facility that housed association programming within a high-rise commercial office building.

"Also meeting Criterion 4 for exemplary architecture, the Central YMCA Headquarters is an early example of a fireproof, steel-frame skyscraper in Chicago, and combines the exuberant historicism of late-19th century architecture with the growing influence of the Chicago School, which emphasized expression of structure and restrained ornamentation.

"The west tower of the building, both in its original form with Romanesque 'campanile' and as redesigned in the Classical Revival style in 1913, presented a traditional face to LaSalle Street, while the stripped-down south elevation reflected Jenney's functional design philosophy.

"The building also meets Criterion 5 for its association with an important architect. The 1893 Central YMCA Headquarters was designed by Chicago architectural firm Jenney & Mundie, with the 1913 addition designed by their successor firm Jenney, Mundie & Jensen. Founded by William Le Baron Jenney (1832-1907) and William Bryce Mundie (1864-1939), Jenney & Mundie designed some of Chicago's best-known early skyscrapers including the Manhattan Building (1891), Second Leiter Building (1891), Ludington Building (1892), and New York Life Insurance Building (1894), all extant and designated Chicago Landmarks.

"Together with the New York Life Building at 37-43 S. LaSalle, the Central YMCA Headquarters represents the only remaining extant examples of the work of William Le Baron Jenney in the Loop. Widely recognized as the 'father of the skyscraper,' senior partner William Le Baron Jenney developed the concept of skeleton-frame construction whereby the weight of a building rests on an internal framework of iron or steel rather than its exterior walls. This technological advance revolutionized building construction throughout the world.

"The Central YMCA Headquarters also meets the separate integrity criteria as it retains good integrity with its overall historic massing; stone, terra-cotta, and glazed brick exterior; and fenestration pattern. Though its ground level storefronts have been changed and its cornice has been removed, most of the changes to the building's exterior appearance over its nearly 130-year life were made by the YMCA and express the association's changing needs during the eight decades it occupied the building." (Kugler, Urbanize Chicago, 11/11/25)

Preservation Chicago is very supportive of the adaptive reuse of 19 South LaSalle Street. This is a very important early skyscraper designed by William LeBaron Jenney, the father of the modern skyscraper.

Having three William LeBaron Jenney designed skyscrapers in a row makes this stretch of LaSalle Street extraordinarily significant in the world of architecture. This building is highly significant and deserving of a Chicago Landmark Designation to recognize, protect and support the building.

We've strongly encouraged the developer and other decision makers to pursue a Chicago Landmark Designation. We've testified in support of Chicago Landmark Designation and will continue to advocate for the building through the process.

Read the full story at Urbanize Chicago

Office-to-residential conversion advances for 19 S. LaSalle; A landmark designation for the building is also underway, Lukas Kugler, Urbanize Chicago, 11/11/25

Investor plans LaSalle Street office-to-apartment conversion, eyes distressed Loop offices, Danny Ecker, Crain's Chicago Business, 10/3/24

Foreclosure suit hits LaSalle Street landlord; The 129-year-old building at 19 S. LaSalle St. could be a candidate for conversion to a residential or other use as the city tries to bring more foot traffic to the heart of the Loop; Danny Ecker, Crain's Chicago Business, 11/2/22

14. WIN: Adaptive Reuse of Field Building at 135 S. LaSalle Street Approved By City Council



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. 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. Photo credit: Chicago DPD

"The Chicago City Council has approved $98 million in TIF funding for the residential conversion of The Field Building at 135 S. LaSalle. Originally proposed by Riverside Investment and Development and AmTrustRE, local developer DL3 Realty has been added to the development team. .

"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, 8/31/25)

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

City Council approves $98 million in TIF for 135 S. LaSalle; The adaptive reuse plans calls for 386 apartments and retail, Lukas Kugler, 10/31/25

Chicago City Council Approves $241.5M Office-to-Residential Adaptive Reuse Project at Field Building, Hayden Spiess, RE Business Online, 10/31/25

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

LaSalle Street Reinvention Gains Steam As Field Building Heads For Conversion, Ryan Wangman, Bisnow, 10/19/25

Historic Loop office tower developers win $98M subsidy for resi conversion; Riverside, AmTrust and DL3's $241M overhaul of the Field Building is the largest LaSalle Street redevelopment to date, The Real Deal, 10/21/25

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



15. WIN: TIF Restoration Funding Approved for Bankers Building / Clark Adams Building at 105 W. Adams Street





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



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



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

"The Chicago City Council has approved $67.5 million in TIF funding for the redevelopment of the Bankers Building at 105 W. Adams while also approving the building's designation as a Chicago landmark. 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.

"Planned by Primera Group Inc, the project will adaptively reuse the building, converting the existing vacant office space on floors 11-40 into 400 new residential units.

"The project will feature 28,888 square feet of commercial space located on the ground and second floor. This commercial space will include neighborhood amenities such as a grocer, restaurant, and complementary uses.

"The existing Club Quarters Hotel that includes 429 hotel keys located on floors three through ten will remain.

"Designed by Pappageorge Haymes, the renovation will include the restoration of the facade which varies in condition from good to poor. Masonry repairs and brick cleaning will be performed. The project will renovate the existing building lobby into the future residential lobby.

"Expected to cost $183.5 million, project funding will include $15.3 million in equity, $76.9 million in debt, $67.5 million in TIF, and $23.8 million in historic tax credits.

"The project's landmark designation has also been approved by the City Council, officially designating the building as a Chicago landmark and protecting the building from demolition or significant alteration that would go against its historic character." (Kugler, Urbanize Chicago, 12/4/25)

"Attorney Liz Butler, who represents the Primera-Calabria venture, encouraged the landmark designation today and told members of the commission that the designation 'advances the landmark ordinance's broader purposes of preserving the character and vitality of the central area, promoting economic development through rehabilitation and conserving and strengthening the city's property tax base.'

"Originally dubbed the Bankers Building and known today as the Clark Adams Building, the tower at 105 W. Adams was completed in 1927 and designed by the sons of famed architect Daniel Burnham. Members of the Commission on Chicago Landmarks today agreed the property met three of seven potential criteria to be designated a city landmark, including having a prominent architect, an important style of architecture and its value as a representation of Chicago's heritage." (Ecker, Crain's Chicago Business, 10/9/25)

Preservation Chicago supports this adaptive reuse project. We've testified multiple times in support of Chicago Landmark Designation.

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

City Council approves $67.5 million in TIF for 105 W. Adams; The Bankers Building has also been designated a Chicago landmark, Lukas Kugler, Urbanize Chicago, 12/4/25

The Loop's Bankers Building Is Now A Chicago Landmark; Part of the building is slated to be converted into 400 apartment units, Melody Mercado, Block Club Chicago, 11/18/25

Loop tower wins landmark panel OK as legal challenges loom, Danny Ecker, Crain's Chicago Business, 10/9/25

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

16. THREATENED: Art Deco Nike Store at 669 N. Michigan Threatened By New Construction



The old Blackstone Shop / Saks Fifth Avenue Store / Niketown, Philip Maher, 663 N. Michigan Avenue (9-stories), 669 N. Michigan Avenue, (5-stories), and 675 N. Michigan Avenue (3-stories). Photo credit: McCaffery



Proposed New Construction Tower at 669 N. Michigan Ave. Sendering Credit: SCB

"A national residential developer has proposed constructing a 668-foot, mixed-use tower on Chicago's Magnificent Mile. AMLI Residential envisions a 56-story building with 498 units replacing the property best known as the home of Nike Chicago, the brand's flagship store at 669 N. Michigan Ave., according to a Friday newsletter from Ald. Brendan Reilly, 42nd.

"AMLI still needs to win approvals from city planners, City Council and Streeterville residents before it can break ground. It would be the first new skyscraper built in years on the Magnificent Mile, and could provide a much-needed shot in the arm for the well-known shopping district, which has suffered from a high retail vacancy rate.

"It could also help transform the Magnificent Mile into more of a residential neighborhood, boosting foot traffic and increasing the demand for retail. Other planned residential developments include 500 N. Michigan Ave., a 58-year-old office tower that developer Commonwealth Development Partners will early next year begin gutting and rebuilding into more than 300 new apartments.

"A London-based investor bought the existing property, including Nike's five-story outlet, for $295 million in 2015. It's not certain whether Nike will stay and anchor the two-level, 27,000-square-foot retail space proposed by AMLI for 669 N. Michigan Ave., or move elsewhere.

"Many Streeterville residents support the idea of building a residential skyscraper on the Magnificent Mile, but still have concerns about possible traffic congestion, said Deborah Gershbein, president of Streeterville Organization of Active Residents.

"We like to see positive things happening on Michigan Avenue and in the neighborhood," Gershbein said. "We just want to make sure people can get through the neighborhood." (Rogal, Chicago Tribune, 9/23/25)

Preservation Chicago encourages the developer to incorporate the historic Art Deco Indiana Limestone facades into a new development to preserve them, to maintain the human scale, and streetwall of historic Michigan Avenue. This style of Art Deco Building once defined the character of Michigan Avenue, but these buildings have been disappearing over the past 50 years.

Developer proposes 56-story residential tower for the Magnificent Mile, Brian J. Rogal, Chicago Tribune, 9/23/25

56-story mixed-use tower proposed at 669 N. Michigan; The 668-foot-tall tower would have 498 units, retail, and parking, Lukas Kugler, Urbanize Chicago, 9/30/25

17. WIN: After Years of Vacancy, Receivership, and Building Court Hearings, Portage Theater Purchased by Experienced Chicago Theater Operator (Chicago 7 2012)



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



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

"After sitting vacant for seven years, Six Corner's Portage Theater has a new owner with big plans. Chris Bauman, founder of the Avondale Music Hall and partial owner of the Patio Theater, said his purchase of the Portage Theater, 4050 N. Milwaukee Ave., was finalized Thursday.

"Bauman's company, Zenith Music Group, bought the theater from its former owner for $25,000. Bauman said he will also address the more than $500,000 of back taxes owed on the property. "Bauman, who organized events at the Portage Theater from 2014 to 2018, said his goal is to transform the theater into 'the community center that it was built to be.'

"Bauman wants the theater to offer something for everyone: concerts, film screenings, dance performances, indoor markets and even high school plays. However, because of Bauman's experience with the Patio Theater and Avondale Music Hall, he knows bringing the 105-year-old theater back to life will be a heavy lift.

"'I'm feeling so excited,' he said. 'Having built [and revitalized] different venues in the past, I know what kind of undertaking is ahead. I know what it's going to take to get Portage Theater to be alive and vibrant again, and I think it's going to be a difficult, daunting task, but I know it's possible. And I'm just excited to take it on.'

"Bauman has been in contact with the city's attorneys and hopes the city's lawsuit against the theater for those violations will be dropped by mid-November, when the next hearing is expected to take place, he said.

"Bauman plans on establishing the Portage Theater Foundation, a nonprofit that would involve neighborhood groups. Through the foundation, local organizations would be able to host events at the theater and would play a role in maintaining it, Bauman said.

"Bauman also wants to host community meetings to hear what neighbors want to see at the theater, and he plans on applying for historic preservation grants to help fund the restoration.

"'There's so much great legacy in these rooms, and they've all be facing extinction for a long time,' Bauman said. 'I've seen so many of these venues either fall apart or be bulldozed or become Walgreens, and that really just destroys the character of our city.'

"Bauman envisions the Portage Theater being "an economic driver" for the neighborhood.

"'It's not too late for [the theater]. It hasn't fallen apart,' Bauman said. 'It's the perfect time to revitalize it and bring it back to life.'" (DeVore and Yassine, Block Club Chicago, 10/24/25)

"The Portage Theater is a city landmark, and a representative of Preservation Chicago attended the court hearing." (Nadig, Nadig Newspapers, 9/11/25)

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

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

Read the full story at Block Club Chicago and Nadig Newspapers

Historic Portage Theater Has A New Owner Who Plans To Revive It As A Community Space; Chris Bauman, founder of the Avondale Music Hall and partial owner of the Patio Theater, bought the theater and wants to create a "community center" that hosts concerts, film screenings, indoor markets, performances and more, Molly DeVore and Leen Yassine, Block Club Chicago, 10/24/25

Former Patio Theater operator has contract to buy Portage Theater, which has $503,000 in owed taxes, Brian Nadig, Nadig Newspapers, 9/11/25

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

$503,000 owed in property taxes for Portage Theater; owner not at building court hearing, Brian

18. POTENTIAL WIN: City Seeks Federal Section 108 Loan For Congress Theater Restoration to Begin



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



Congress Theater, 1926, Fridstein & Co., 2117-2139 N. Milwaukee Ave. Designated a Chicago Landmark on July 10, 2002. Rendering credit: Woodhouse Tinucci Architects



Congress Theater lobby, 1926, Fridstein & Co., 2117-2139 N. Milwaukee Ave. Designated a Chicago Landmark on July 10, 2002. Rendering credit: Woodhouse Tinucci Architects



Congress Theater historic photo montage, 1926, Fridstein & Co., 2117-2139 N. Milwaukee Ave. Designated a Chicago Landmark on July 10, 2002. Credit: Woodhouse Tinucci Architects

"For the third time, city officials hope more funding will jump-start a long-planned overhaul of the Congress Theater.

"The highly anticipated revival of the theater, a project that has experienced a series of funding delays that have prevented it from breaking ground, could finally come to fruition if a federal loan is granted to the development team through the city's Department of Planning and Development. That is, once the federal government reopens.

"The Department of Planning and Development is seeking a $25.25 million loan from the federal Department of Housing and Urban Development. The Section 108 Loan would be issued through the city, with all costs and fees associated with the loan paid by the developer over a 20-year period, said Jeffrey Cohen, a deputy commissioner with the planning department.

"The loan could be the last piece for the project to get off the ground, La Spata said. The loan will "revitalize arguably the most important and potentially catalytic property in all of the 1st Ward."

"When La Spata was a young community organizer in Logan Square 20 years ago, he worked with Congress Theater owner Baum Revision, using the same development loan tool, to redevelop the old Frederick Cooper Lamp Co. building at 2545 W. Diversey Ave. The Baum team bought it for $7.5 million and turned it into the Green Exchange. [Ward Miller and Preservation Chicago also actively supported the Green Exchange project.]

"'It is amazing what faith and the paths of life are that I have the privilege to be working with the same team with the same development tool,' the alderman said at the hearing.

"The city's planning department has been a supporter of the Congress project since 2022, and officials have said it will reawaken a blighted neighborhood corner, increase business opportunity along Milwaukee Avenue and bring affordable apartments to the area.

"The city has provided subsidies for the Congress Theater project twice, most recently granting Baum Revision $250,000 more in tax-increment financing, or TIF funds, in December. The project is now slated to receive a total $27.25 million in city funds.

"The project also received a tax break, which applies for designated landmarks that will lower the taxes by $6.2 million over 12 years, provided all the eligible work for the incentive is completed, department officials said.

"The project team, which began gathering community input and agency approval in 2021, has been delayed several time because of funding. Officials with Baum Revision had anticipated to break ground in March, but higher building costs and more funding requirements have yet again delayed the overhaul.

"Because of the setbacks and delays, the massive project is now expected to cost upwards of $88 million. The overhaul is being financed through a mix of city funding, loans and historic tax credits, city officials have said.

"Baum Revision's ambitious plans call for reviving the 3,500-seat venue as well as the surrounding shops and apartments. The project will bring a total of 13,000 square feet of retail and office space to a languishing stretch of Milwaukee Avenue. The commercial space will be on the building's Rockwell Street side.

"Built in 1926 by Fridstein & Co., the Congress is one of the last remaining theaters associated with famous "moving picture theater" operators Lubliner & Trinz. Years later, it was refashioned into a music venue.

"The venue fell into disrepair under embattled former owner Eddie Carranza and was shut down by the city in 2013 for code and safety violations after Carranza defaulted on $4 million in loans. It's been vacant since, deteriorating over time. (Parrella-Aureli, Block Club Chicago, 10/31/25) Preservation Chicago is hopeful that the Congress Theater renovation project will finally be moving forward after years of delays and false start. We have constantly advocated on behalf of this long neglected Chicago Landmark building and most recently testified in support of the Class L Tax Incentives.

The Congress Theater was designated a Chicago Landmark in 2002 in large part due to the strong advocacy and dedication of Preservation Chicago and Logan Square Preservation. It was added to the National Register of Historic Places in 2017.

19. WIN: New Owner Plans to Reopening the 400 Theaters in Rogers Park



Regent Theater / Village North/ New 400 Theaters, 1913, 6746 N. Sheridan Road. Photo credit: The New 400 Theaters

"The New 400 Theaters, once the city's oldest continuously running movie house, is reopening after being obtained by the operator of several historical movie theaters.

"The closed movie theater at 6746 N. Sheridan Road is being leased to Jordan Stancil, the operator of movie houses in Michigan, Stancil confirmed to Block Club. Stancil will rebrand the movie house as The 400 Theater and restore operations at the Rogers Park institution, which closed two years ago, he said.

"The New 400 closed in 2023, ending a 111-year-run that made it the oldest movie theater in the city and one of its last independent cinemas. Its owner, who also owns the retail strip the theater occupies, said at the time he would look to find a new operator for the theater, but the space has sat dormant since its closure.

"Stancil said he plans to bring in new projection technology to the theater and offer a diverse range of programming, including new releases, independent and foreign cinema as well as community events.

"'What I really care about a lot is the movie theater experience for the people watching the movie,' he said. 'There shouldn't be any compromise for your movie going experience when you go to The 400 Theater.'

"Stancil operates three movie theaters in Michigan, including the Rialto Theater in Grayling, Michigan, which his family has owned since 1915, he said.

"'Everybody wants to have their theater reopened," Stancil said. 'I grew up in a place where we took it very seriously.'

"Built in 1912, the ornate building operated a theater and movie house for 111 years, showcasing everything from vaudeville to first-runs of the latest releases.

"In March 2023, the Loyola Phoenix student newspaper broke the news the theater was likely to close. Fans flocked to the theater in an effort to keep the lights on. The Silent Film Society of Chicago hosted screenings of silent horror films and donated the majority of ticket proceeds to the 400 to try to keep it going, but it wasn't enough.

"'Everyone is excited to honor The 400 Theater's unique place in the Rogers Park community," said Stancil. "Independent theaters enrich local culture by offering spaces for shared experiences, and I look forward to partnering with the community to make The 400 a cultural anchor once again." (Savedra, Block Club Chicago, 12/1/25)

Read the full story at Block Club Chicago

Rogers Park's New 400 Theaters Is Reopening As New Operator Revives 113-Year-Old Movie House; The operator of three historical movie theaters in Michigan has leased the shuttered Rogers Park theater, which was the city's oldest continually running movie theater when it closed in 2023, Madison Savedra, Block Club Chicago, 12/1/25

20. LOSS: Royal George Theatre Demolished for New Construction Residential Building



Royal George Theatre, 1633 and 1649 North Halsted Street. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY



Royal George Theatre, built 1984, 1649 North Halsted Street. Demolished November 2025. Photo credit: LoopNet



Royal George Theatre, 1633 North Halsted Street. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY

"A pair of buildings once home to the Royal George Theatre on North Halsted Street in Lincoln Park are now being demolished for redevelopment. Demolition permits for 1633 and 1649 North Halsted Street were issued October 31, and now that process is underway. The property contained the two-story theatre building, a parking structure, a restaurant space, and a four-story office/ commercial building.

"Developer Draper & Kramer is preparing to build a nine-story, 131-unit apartment building on the site, a project approved by the Chicago Plan Commission back in August 2023. The first floor will include 34 parking spaces and about 4,500 square feet of retail/restaurant space, plus storage for 131 bicycles. SGW Architecture & Design created the plans.

"A single-story portion of the buildings nestled between the two main structures, and once the home of Balena Italian restaurant, was removed first, with a sidewalk canopy then erected in front of the vacancy. From the alley, demo work can be seen via blue sky visible through the top floor of the four-story 1633 North Halsted. While often lumped in with 1649, which was completed specifically for the theatre in 1984, this appears to be a much older building, possibly a century-plus, though an exact completion date has proven difficult to establish. (Schell, Chicago YIMBY, 12/4/25)

"The Royal George Theatre, long one of the most important venues in the city for commercial theater entertainment, appears unlikely to reopen. With four theaters, a 452-seat mainstage and a prime Lincoln Park location on a storied thoroughfare directly across from the Steppenwolf Theatre, the Royal George long has been central to the Chicago theater scene.

"A fixture on the Chicago live entertainment scene since its construction in 1984, the Royal George theater complex has been a go-to venue for independent commercial producers seeking sit-down engagements. There are four theaters therein, along with restaurant space once occupied by Petros Dianna's, and, later, Boka Restaurant Group and B. Hospitality Co.'s Balena. That space has been empty since a 2017 fire caused extensive damage to the restaurant.

"Notable productions over the years include the first national tour of 'Angels in America,' several runs of 'Forbidden Broadway,' 'Killer Joe,' 'Love, Janis,' 'Forever Tango,' 'A Steady Rain,' 'Art,' 'Hats,' 'Love Letters' and a six-year engagement of 'Forever Plaid.' The popular pianist Hershey Felder produced several shows in the space and the theater housed the world premiere of the show that became 'Smokey Joe's Cafe.' (Jones, Chicago Tribune, 3/18/21)

Read the full story at Chicago YIMBY and Chicago Tribune

Demolition Has Begun On Royal George Theatre Buildings, Schell, Chicago YIMBY, 12/4/25

Royal George Theatre shows are told to leave and the theater is likely to close, Chris Jones, Chicago Tribune, 3/18/21

Royal George Theatre Demolition Permits Set The Stage For Redevelopment In Lincoln Park, Daniel Schell, Chicago YIMBY, 11/2/25

21. THREATENED: Fisk Power Station Threatened With Demolition (Chicago 7 2019)



Fisk Power Station, 1903, Shepley, Rutan and Coolidge, 1111 W. Cermak Road with additions by others. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky / Esto



Fisk Power Station, 1903, Shepley, Rutan and Coolidge, 1111 W. Cermak Road with additions by others. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky / Esto



Fisk Power Station, 1903, Shepley, Rutan and Coolidge, 1111 W. Cermak Road with additions by others. A 2023 Chicago 7 Most Endangered. Photo credit: Serhii Chrucky / Esto



Tate Gallery of Modern Art / former Bankside Power Station, 1947-1962, Sir Giles Gilbert Scott. Reopened as Tate Modern in 2000. Photo credit: Eric Allix Rogers



Tate Gallery of Modern Art / former Bankside Power Station, 1947-1962, Sir Giles Gilbert Scott. Reopened as Tate Modern in 2000. Photo credit: Eric Allix Rogers

"Ald. Byron Sigcho-Lopez says he'll attempt to block a demolition permit for a former coal plant in Pilsen until more details are released about potential environmental impact and the building owner reveals the long-term plan for the site.

"NRG Energy has asked the city for permission to destroy 13 structures around the idled Fisk coal-fired power plant which provided electricity for more than a century until it closed in 2012.

"Sigcho-Lopez (25th) said Monday that he wants NRG to tell the community what it plans to do with the plant, which is located at 1111 W. Cermak Road along the South Branch of the Chicago River. The main building, the largest structure, is not part of the recently announced demolition plan.

"'Before they even start, we're asking to hold the permits immediately so we know what are their plans?' Sigcho-Lopez said in an interview. 'We want to halt all permits until we have a detailed and serious conversation.'

"Community members want detailed reports about what toxic metals or chemicals may be released into the air once a demolition begins. They also want a detailed dust-control plan before the work is approved. Soil should be tested for harmful materials ahead of any city approvals, they say.

"'We do not want any of the permits to be approved without these demands' being met, said Rose Gomez, a community activist with Pilsen Environmental Rights and Reform Organization. Gomez said community residents also want a nonpolluting entity to eventually replace the coal plant on the river. (Chase, Chicago Sun-Times, 10/13/25)

"The Pilsen Environmental Rights and Reform Organization (PERRO) is calling on the city to halt the planned demolition of the Fisk Generating Station until it releases a comprehensive plan that includes testing for and remediation of toxic chemicals.

"In September, the City of Chicago issued a demolition notice for the defunct power plant at 1111 W. Cermak. PERRO and 25th Ward alder Byron Sigcho-Lopez have repeatedly called on the city's buildings and public health departments—most recently on Friday outside the Chicago Department of Public Health—to pause the demolition until officials are sure it will not blanket the surrounding community in dangerous contaminants." (Mulcahy, Chicago Reader, 11/26/25)

"Located on the South Branch of the Chicago River, the enormous Fisk Power Station dates from 1903. Designed by architects Shepley, Rutan and Coolidge, it achieved the previously impossible task of employing technology to create the world's largest coal-fired electrical generators, based around the steam engine turbine. These systems redeveloped and refined the mammoth production of electricity for a rapidly growing city at a magnitude never before seen. Fisk became the model that was copied and replicated around the world.

"Decommissioned in 2012, the Fisk Power Station stands as an important reminder of Chicago's industrial heritage and is an important architectural asset that should be preserved and reused. A repurposed and re-envisioned Fisk Power Station could resemble the Tate Modern— a shuttered London power plant completely re-envisioned as a world-class art museum which has become one of the United Kingdom's largest tourist attractions. Fisk would become a huge asset as a cultural and community center to Pilsen, Chinatown, Near-Southwest side and Central Area residents. "With the recent tragic demolitions of Crawford Power Station and State Line Power Station, Fisk remains the last large-scale survivor of Chicago's power generation history reflecting the growth of the city into an industrial powerhouse.

"Additionally, the historic buildings only cover a small portion of the approximately 50-acre riverfront site, which would allow ample area for green space and new community-oriented development. It is currently owned by the same real estate development company responsible for the demolition of Crawford Station." (Preservation Chicago 2023 Chicago 7 Most Endangered)

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

Alderperson threatens to block Pilsen coal plant teardown; Ald. Sigcho-Lopez says he wants to know the long-term plan for the idled plant on the river. Community members are concerned about harmful dust, Brett Chase, Chicago Sun-Times, 10/13/25

Tenants of building raided by feds unionizing; Plus: Layoffs at SAIC's Video Data Bank, community members fight demolition of a southwest-side power plant, and more, Dave Byrnes, Kerry Cardoza and Shawn Mulcahy, Chicago Reader, 11/26/25

22. WIN: Chicago Developer Buys Landmarked Leiter II Building / Former Robert Morris University Building at Auction



Leiter II Building, 1891, William Le Baron Jenney, 401 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



Leiter II Building, 1891, William Le Baron Jenney, 401 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace



Leiter II Building, 1891, William Le Baron Jenney, 401 S. State St. Designated a Chicago Landmark on January 14, 1997. Photo credit: RImarketplace

"A west suburban investor behind a $184 million plan to turn a historic Loop office tower into apartments has lined up another downtown revival project on State Street.

"A venture led by Bloomingdale-based businessman Marc Calabria paid $4.2 million earlier this month for the vacant, 480,000-square-foot office building at 401 S. State St., according to Illinois property records. The landmark, which stretches along a full block of State Street between Van Buren Street and Ida B. Wells Drive, was sold by a lender that foreclosed on the building more than two years ago.

"401 S. State was last sold in 2016 for $68.1 million, when it was fully leased to Robert Morris University. The previous owner financed that purchase with a $47.8 million mortgage. But the school was acquired by Roosevelt University, then vacated the building and stopped paying rent with more than four years left on its lease.

"Now Calabria, who owns Bloomingdale-based IMC Accounting & Tax, has picked it up at a price well below the $9.2 million at which the property was appraised in May 2024, according to Bloomberg data on the previous loan. Brokers from Cushman & Wakefield led an online auction for the property in August.

"Calabria is already involved with one ambitious office conversion downtown at 105 W. Adams St., where he and a local developer are proposing to transform the majority of a 41-story building into 400 apartments with the help of $68 million in tax-increment financing money. The project is part of the city's LaSalle Street Reimagined program offering city subsidies for such redevelopments to help bring more regular foot traffic to the Loop.

"The State Street building, meanwhile, was highlighted in a 2023 Urban Land Institute study commissioned by the city for recommendations on ways to revitalize the corridor following the pandemic. The study pointed to rampant vacancy on the southern portion of State Street in the Loop and suggested public investments should create a "civic and educational district" serving students that populate the area from DePaul University, Roosevelt University and other nearby institutions.

"The William Le Baron Jenney-designed building used to be a flagship Sears department store and was designated a national historic landmark in 1976. The building officially became a Chicago landmark in 1997." (Ecker, Crain's Chicago Business, 10/31/25)

"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 Crain's Chicago Business

West suburban investor buys distressed State Street landmark, Danny Ecker, Crain's Chicago Business, 10/31/25

This historic office building in Chicago sold for just over $4 million. Is a residential conversion up

23. SUN-TIMES COLUMN: Is it the end for a modernist Streeterville building with Victorian roots? 67 E. Oak St.



67 E. Oak St. Photo credit: LoopNet

"A slender Streeterville low-rise has been a rooming house, an artist's studio and the Chicago headquarters of a presidential candidate, before a late 1960s renovation turned it into a glassy boutique-and-art-gallery building. But that could all come to an end Thursday for the property at 67 E. Oak St.

"That's when the Chicago Plan Commission votes on a proposal by a limited liability company, called 67 E. Oak Street Partners, to wreck the five-story building and replace it with a 34-foot-tall, two-story, glass-fronted retail structure.

"The almost certain loss of 67 E. Oak St. isn't a full-scale preservation emergency. But its likely demise is still worth noting as the architectural face of Oak Street continues to grow more polished, profitable and upscale — and maybe just a bit characterless — with each passing year.
"Besides, the building's history and that glassy 'Hollywood Squares'-like facade shouldn't be sent to that Great Brick Pile in the Sky without something being said about it first.

"The history of 67 E. Oak St. was a stone-cold mystery to me.

"I'd assumed it was a midcentury building based on that great facade. So did Yuke Li, the new research manager of the group Preservation Chicago, until she tracked down the rest of the building's tale.

"'Because it looks very modern from the exterior, and it's on Oak Street with a lot of other luxury brands together, I thought it was built, like, very recently,' Li said.

"She found out it was originally a four-story Victorian era Richardson Romanesque-styled residence with first-floor retail space.

"It later became a rooming house. The legendary Arthur Rubloff — he redeveloped North Michigan Avenue and nicknamed it 'the Magnificent Mile' — switched the building to commercial use by 1949.

"But Oak Street hadn't yet gone posh, and for years, the building held a variety of uses. In 1953, tenants included Hobby Breeders, which sold parakeets, lovebirds, cockatiels, canaries and pet supplies.

"The noted Chicago surrealist artist Julia Thecla either lived or worked there in the 1960s, Li found. Thecla was booted from the spot when the modernist renovation plans were drafted.

"Presidential candidate Hubert H. Humphrey's Chicago campaign headquarters leased space in the building in 1968. The vice president and Democratic Party nominee lost to Republican Richard Nixon in November of that year.

"A $500,000 renovation of 67 E. Oak St. began in December 1968, giving the building its current look and creating air-conditioned gallery and shop spaces. Stores such as Gold Coast Travel, Ladies Fashion Exchange, That Paper Place, the Free Galleries, Distelheim Galleries and Robert Paul Gallery then moved in, Li found.

"And for those of us of a certain vintage (I turn 60 this month), it's yet another piece gone of the old Oak Street — where you were once able to take in the latest blockbuster at the sleek Esquire Theater, at 58 E. Oak St., or pick up a big ole Pioneer stereo receiver from MusiCraft a few doors down." (Bey, Chicago Sun-Times, 10/15/25)

Read the full column at Chicago Sun-Times

Is it the end for a modernist Streeterville building with Victorian roots? The Chicago Plan Commission will vote on a proposal that calls for wrecking the five-story building and replacing it with a 34-foot-tall, two-story, glass-fronted retail structure, Lee Bey, Chicago Sun-Times, 10/15/25

24. WIN: Sears Sunken Garden Receives $1M Driehaus Foundation Restoration Grant



Sears Sunken Garden, built 1907, 3330 W. Arthington St. Photo credit: Patty Wetli / WTTW News



Renderings of renovations to the Sears Sunken Garden in North Lawndale at 3330 W. Arthington St. Rendering credit: Terra Engineering LTD

"It’s been 50 years since Sears traded in its sprawling headquarters campus on Chicago’s West Side for a tower in the Loop. But the faded retail giant’s legacy still looms large in North Lawndale, where the community that Sears built has, bit by bit, reclaimed remnants of its industrial past and turned the story of abandonment into an opportunity for reinvention.

"Sears’ one-time catalog printing building — a block-long brick behemoth — has been converted into housing. The power plant that kept the campus humming is now a high school. And the 'original Sears Tower,' a 14-story office building, has been transformed into a hub for nonprofits and rechristened Nichols Tower.

"Next up on the restoration agenda: the historic Sears Sunken Garden.

"The green space dates back to 1907 and sits opposite the Sears Administration Building on West Arthington Street. It was conceived of as a place where workers employed on the 40-acre campus could take a break and enjoy some fresh air, surrounded by lush landscaping, fountains, a reflecting pool and a picturesque pergola. All without ever leaving the company’s grounds.

"'Julius Rosenwald, who was the president of Sears, really had a forward way of thinking about what his employees needed and how to keep them happy and healthy,' said Caroline O’Boyle, Illinois state director of the Trust for Public Land, which is serving as a community liaison for the garden’s revitalization.

"'Almost 20 years ago, I took my wedding photos here, and it was vibrant and beautiful,' said Reshorna Fitzpatrick, executive pastor of historical Stone Temple Baptist Church and a board member of Friends of Sears Sunken Garden. 'As a kid, I lived in this community and this was a place to come to just enjoy beauty.'

"But gradually the garden fell into disrepair and today the 1.7-acre jewel is need of some TLC. For the past several years, a coalition of community members and landscape and architecture experts has been marshaling the resources needed to breathe new life into the garden.

"Thanks to a $1 million grant from the Driehaus Foundation, funding for Phase One is secure and will pay for refurbishment of the garden’s neoclassical pergola. Work is likely to begin by the end of the year and should be wrapped up by Memorial Day 2026.

"The concrete columns will be repaired, the oak beams will be replaced, and new lighting — technically a return to the original lighting scheme — will set off the enhancements.

"Fitzpatrick said the hope is that visible progress on the pergola will build fundraising momentum for Phase Two, which is essentially “everything else”: a water feature, ADA accessible paths, underground stormwater retention, all of the landscaping and an endowment to maintain the plants.

"'Old buildings, old spaces have been parts of the communities for generations, and they mean a lot to people, they mean a lot to the neighbors, even when they don’t mean a lot to Chicago at large,' she said. 'To find that revival of connectedness is really great.' (Wetli, WTTW Chicago, 10/22/25)

Read the full story at WTTW Chicago

Restoration of Historic Sears Sunken Garden Underway in North Lawndale, With a Design From Lurie Garden Mastermind, Patty Wetli, WTTW Chicago, 10/22/25

Restoring Chicago's Historic Sears Sunken Garden, Fox32 Chicago, 10/21/25

North Lawndale’s Sears Sunken Garden Breaks Ground On $5 Million Overhaul; The first phase of the historic landmark’s renovation will restore the pergola and is expected to be completed this spring, Michael Liptrot, Block Club Chicago, 10/17/25

Ask Geoffrey: The Sears Sunken Garden, Quinn Myers, Masha Dolgoff, WTYTW Chicago, 2/4/21

25. WIN: South Side Community Art Center (SSCAC) Receives $2M Restoration Grant from the Driehaus Foundation



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



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

"The South Side Community Art Center — a Bronzeville landmark that has been an artistic home for generations of Black creatives such as Margaret Burroughs, Gordon Parks and Kerry James Marshall — received a $2 million grant to help restore its historic building and construct a major addition.

"The 9,700-square-foot addition will double the size of the center, located in a stately but aged 1892 brick-and-limestone former residence at 3831 S. Michigan Ave. Elevators, new gallery space, archive rooms, artist studios, meeting spaces, collection storage and a rooftop deck will be included in the addition.

"The award from Chicago's Driehaus Foundation goes toward the project's $15 million project budget. Brinkman-Hill said some work, including the installation of underground geothermal systems that will heat and cool the buildings' interior, is already underway.

"The building opened in 1940 through funding from the federal Works Progress Administration, and it was formally dedicated the next year by first lady Eleanor Roosevelt. It's the nation's oldest Black American art center.

"The construction project includes restoring and rehabilitating the interior and exterior of the building, a city landmark also listed on the National Register of Historic Places.

"And the center's remarkable wood-paneled modernist first-floor gallery, designed by Hin Bredendieck and Nathan Lerner of the New Bauhaus — a design school that moved to the Illinois Institute of Technology after being run out of Germany by the Nazis — will be restored and improved, the project's architect, Ann Lui, a partner with Chicago architects Future Firm, said.

"The center's addition will wrap around the rear of the historic building, creating a new single-story entrance and courtyard on the north side of the center, and an exit and green space on its south edge.

"The Driehaus Foundation also hopes that its support will serve to leverage support from other foundations and individuals,' said Anita Alexander, senior program officer for the foundation's Built Environment Portfolio. 'The building is just the beginning. SSCAC needs critical operating and reserve funds, which are often overlooked by supporters but are essential to long-term sustainability.'" (Bey, Chicago Sun-Times, 11/17/25)

Read the full story at Chicago Sun-Times

Bronzeville's historic arts center's glow-up boosted by new $2 million grant; The Driehaus Foundation gift goes toward restoring and doubling the size of the nation's oldest Black American art center, Lee Bey, Chicago Sun-Times, 11/17/25

26. WIN: Pullman's Hotel Florence Will Be Restored and Reopened as Hotel



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



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



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

"On Nov. 1, 1881, the Hotel Florence opened in Pullman, at the time a railcar manufacturer's company town south of the city of Chicago. A substantial Queen Anne-style composition of roof peaks, chimneys and arch-topped windows fronted by a broad front porch, the Hotel Florence served as a showpiece between George Pullman's factory north of 111th Street and the rows of homes he built for his employees.

"Architect Solon S. Beman designed the Hotel Florence — 16 miles south of Downtown Chicago — with 50 guest rooms, a private suite for owner George Pullman's use, separate parlors for men and women and a bar. The bar was off-limits to employees living in the 531 homes and the only venue in the privately owned town where visitors could purchase alcohol.

"Railcars filled with prominent men would come down from the city for parties in the hotel. Once a year, a bicycle club would hold a race from Jackson Boulevard and Michigan Avenue in Downtown Chicago to the Hotel Florence, often dragging their bikes through mud on miles of unpaved road.

"The Hotel Florence was a hub of hospitality, but it has been closed — except for occasional tours — since the beginning of the 21st century. Efforts to revitalize it stretch back 50 years.

"This month, a few days shy of the hotel's 144th birthday, Gov. JB Pritzker announced a plan to restore and reopen the red brick colossus. The $89 million project, which will also include a live music venue in a portion of the old Pullman factory across the street, was awarded to a team led by real estate firm Celadon and architecture firm Farr Associates.

"'This is going to be a significant, high-level restoration,' Scott Henry told WBEZ's In the Loop. Some of those buildings were essentially shells, long empty and left to decay, but the Hotel Florence 'has so much of its historical fabric still there.'

"Celadon plans to have all financing lined up by early 2026, start construction soon after and, in early 2027, reopen the building as a hotel, restaurant and bar, with a latter-day annex on the east side turned into affordable workforce housing.

"Mike Shymanski, who has lived in Pullman since 1967, may have been the most relieved of anyone to hear about the definite steps forward for the hotel because he has been part of the effort to put the building right for 50 years. In September 1975, Shymanski told the Chicago Tribune the Hotel Florence is the 'most critically important building' in Pullman.

"At the time, Shymanski was president of the historic Pullman Foundation, which had just bought the hotel for $165,000 — $993,000 in today's dollars — for a building the Tribune described as 'crumbling' and "dingy." The sitting room in George Pullman's old suite, the Tribune reported, was 'a mess of flaking plaster, old mattresses and accumulated debris.'

"Shymanski's group was way ahead of its time. In the mid-1970s, decline and disinvestment proliferated on the Far South Side (Pullman was annexed by the city in 1899). Just 15 years earlier, in 1960, the chamber of commerce in Roseland had proposed knocking down the entire Pullman district to make way for industrial development. Across the street from the Hotel Florence, the vast Pullman factory had been closed for two decades, and nobody was yet talking about turning the place into a national monument. That wouldn't happen until 2015, with the status elevated to national historical park in 2022." (Rodkin and Simons, WBEZ Chicago, 12/2/25)

Read or listen to the full story at WBEZ Chicago

What's That Building? Hotel Florence, After decades of proposals floating around to get the Pullman structure back on its feet, Gov. JB Pritzker has announced a plan to restore and reopen the red brick colossus, Dennis Rodkin and Sasha-Ann Simons, WBEZ Chicago, 12/2/25

Celadon wins $85M bid to restore Pullman's historic Hotel Florence; Scott Henry's firm wins state contest to revive South Side property, with a plan that will also bring performance venue next door, The Real Deal, 12/2/25

Details Revealed For Potential Hotel Florence Redevelopment In Pullman, Ian Achong, Chicago YIMBY, 11/24/25

27. WIN: 616 W. Arlington Will Be Converted Into Apartments



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



Chicago Getaway Hostel, 616 W. Arlington Pl. Photo credit: Chicago Getaway Hostel



Chicago Getaway Hostel, 616 W. Arlington Pl. Photo credit: Chicago Getaway Hostel



Chicago Getaway Hostel, 616 W. Arlington Pl. Photo credit: Chicago Getaway Hostel

"An interior demolition permit has been issued for the adaptive reuse residential project at 616 W. Arlington. Planned by Validus Capital, the project site is located midblock between N. Orchard St and N. Geneva Terr. The existing building that will be converted has up until just recently been operated as The Getaway Hostel.

"Designed by New York-based Lopergolo + Bartling Architects, the adaptive reuse will convert the hostel into 36 permanent apartments. According to the architect, the renovation will preserve the Georgian Revival-style details of the building that contribute to the historic fabric of the neighborhood. The rear courtyard and parking will be retained as part of the project.

"Permits for both the interior demolition and interior reconstruction have been filed and are undergoing the review process. A timeline for construction has not been announced. (Kugler, Urbanize Chicago, 9/24/25)

Residential housing options are important for Chicago's vibrancy, but we do also need affordable tourist accommodations like hostels. Chicago Getaway Hostel at 616 W. Arlington Place provided a hip, Lincoln Park experience for tourists. We hope they will find another location in Chicago for their hostel use.

Read the full story at Urbanize Chicago

Interior demo permit issued for hostel to residential conversion at 616 W. Arlington; The existing Getaway Hostel will be converted into 36 apartments, Lukas Kugler, Urbanize Chicago, 11/15/25

Hostel to residential conversion in the works at 616 W. Arlington; The existing Getaway Hostel will be converted into 36 apartments, Lukas Kugler, Urbanize Chicago, 9/24/25

28. WIN: Ave Maria Church at 6336 S. Kilbourn Ave in West Lawn Will Be Saved By New Nonprofit Owner



Ave Maria Chapel Entrance in West Lawn at 6336 S. Kilbourn Ave. Photo Credit: Anthony Vazquez/Sun-Times

"On Kilbourn Avenue, just south of 63rd Street and a block over from the grocer Save A Lot — not too far from Taqueria El Pastor — sits a small architectural wonder relatively few Chicagoans have seen.

"Ave Maria Chapel, 6336 S. Kilbourn Ave., is a brick building designed by and built for Lithuanians, who settled on the Southwest Side following World War II, fleeing Soviet occupation of their homeland.

"'The main spiritual goal [in building the chapel] was to maintain their national identity in this polyglot country,' Vicki Matranga, curator at the Balzekas Museum Of Lithuanian Culture in West Lawn, said.

"As of late, however, there's been fear this unique building and its former monastery might be lost. "The Marian Fathers, the Catholic order that owns the buildings and the headquarters of Draugas — the world's only daily Lithuanian-language newspaper published outside Lithuania — put the entire campus up for sale last summer.

"The buildings, which come with park-like green space, is the kind of package developers tend to like. The chapel closed in July, but the newspaper office remains open.

"There could be some hope on the horizon. The Brother David Darst Center, a nonprofit educating young people on social justice issues, said last week it has a countersigned offer letter with the Marian Brothers to buy the chapel and monastery. Donovan said the purchase would preserve the monastery and chapel.

"Behind Ave Maria's arched entry sits a small nave that is somehow classical yet modern, filled with mosaics, ornate stained glass, mosaics windows and enough color, details and natural light to seemingly keep the eye occupied for an eternity.

"'This is a unique little jewel box," Chicago art historian and stained glass expert Rolf Achilles said of the chapel. "It's very small. It's 30 by 40 feet or so, and it's not your typical church interior. [It's] absolutely unique. There's nothing like it in Chicago.' (Bey, Chicago Sun-Times, 11/20/25)

Read the full story at Chicago Sun-Times

Endangered Southwest Side chapel designed by Lithuanian refugees could be headed toward salvation; "There's nothing like it in Chicago," historian Rolf Achilles said, Lee Bey, Chicago Sun-Times, 11/20/25

29. PARTIAL WIN: Former Precious Blood Church and School at 2401 W. Congress to Be Adaptively Reused for Residential, But Adjacent Rectory Will Be Demolished



Precious Blood Church and School, 2401 W. Congress Parkway. Photo credit: Google Maps



Precious Blood Church and School, 2401 W. Congress Parkway. Photo credit: Google Maps



Precious Blood Church Rectory Building, 2411 W. Congress Parkway. Photo credit: Google Maps

"A zoning application has been filed for a proposed residential development at 2401 W. Congress. Planned by 4Corners LLC, the project site is located at the southwest corner of the intersection of W. Congress Pkwy and S. Western Ave. The four-story building that will be adaptively reused is a former church and school combination building for the Catholic Bishop of Chicago.

"Designed by Kennedy Mann, the residential conversion would add 52 residential units, 24 bike parking spaces, and zero car parking space with no commercial space component.

"The building's ground floor will retain the main entries at the north end of the building and have 10 apartments in addition to a fitness room, bike parking, and mechanical spaces. The second floor will have a large lobby and lounge space at the top of the stairs with 12 more apartments.

"The third and fourth floors will each have 15 more apartments. In total, the 52 residential units will be made up of 34 studios and 18 one-beds. All of the units will be built within the original shell of the building with no additions, cutouts, or added balconies." (Kugler, Urbanize Chicago, 10/31/25)

Preservation Chicago is pleased that the Precious Blood Church and School at 2401 W. Congress Parkway will be adaptively reused for residential However, it is unfortunate that the highly-ornamented adjacent Mediterranean-style Precious Blood rectory building at 2411 W. Congress Parkway couldn't be incorporated and saved into the new development.

Read the full story at Urbanize Chicago

Residential development proposed at 2401 W. Congress; The four-story building will be converted into 52 apartments, Lukas Kugler, Urbanize Chicago, 10/31/25

Residential Conversion Proposed For 2401 West Congress Parkway In Tri-Taylor, Ian Achong, Chicago YIMBY, 11/2/25

30. WIN: Construction Begins for Hudson Motor Car Company Building Adaptive Reuse as Hotel



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



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



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

"An interior renovation permit has been issued for the adaptive reuse of the existing structure at 2222 S. Michigan. Developed by Hudson Michigan Avenue Owner LLC, the proposal looks to adaptively reuse the existing historic three-story building that stands as part of the historic Motor Row District. Located just south of E. Cermak Rd, the building spans all the way from S. Michigan Ave to S. Wabash Ave.

"At the beginning of 2023, City Council approved a development plan for the project that included 18 hotel keys and 38 co-living units managed by Common Living, a restaurant operated by Stephen Gillanders, an event space, a basement speakeasy, and rooftop entertainment space. The new scheme will convert the building into 154 hotel rooms and a restaurant/event space.

"With FitzGerald in charge of the design, the existing structure would be preserved and restored, with a one-story addition added onto the top of the building.

"The project received provisional approval for $10 million in TIF funding in 2023. That financing has been approved and will still be provided for the revised development." (Kugler, Urbanize Chicago, 9/23/25)

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

Read the full story at Urbanize Chicago

Renovation permit issued for development at 2222 S. Michigan; The project will adaptively reuse the building into a 154-key hotel, Lukas Kugler, Urbanize Chicago, 11/22/25

Interior demo permit issued for development at 2222 S. Michigan; The project will adaptively reuse the building into a 154-key hotel, Lukas Kugler, Urbanize Chicago, 9/23/25

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

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

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

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

Motor Row Historic District, Chicago – Architecture & Cityscape Blog

31. 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 Chicago City Council 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, 10/13/25)

"Carnival Grocery is a Lincoln Park classic. The traditional corner store sells meats, produce, bakery items and wine to thousands of Lincoln Park residents the old fashioned way – within walking distance of their homes.

"Established in the 1930s at half its current size, Carnival was purchased by George and Cynthia Costas in the 1950s and sold to its current owner, Arthur Paris, in 2000.

"The Costas family expanded the store, and after George passed in the early 1990s, his three children ran the business for about 10 years. George's wife, Cynthia Costas, was a teacher at Lincoln Park High School, making the entire family heavily invested in the neighborhood.

"At the age of 24, Arthur Paris purchased John's Finer Foods in Old Town in 1996. Four years later, he purchased Carnival from the Costas family. After selling John's, in 2011, he renovated the store, opening up the floor plan, installing all new refrigeration and moving the meat department to the front. His investment paid off in 18 months as his customers approved of the upgrades.

"Though Paris has received several generous offers to purchase his building in the past several years, he has declined, stating that he is dedicated to the grocery business, and could not easily recreate the charming setting and welcoming atmosphere at Carnival that has proven so successful among his clientele." (Carnival Grocery Featured Business, Mid-North Association)

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 and Mid-North Association

City Council approves development at 458 W. Dickens; Two floors of residential units will be added on top of the grocery store, Lukas Kugler, Urbanize Chicago, 10/23/25

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

32. WIN: First Church of Deliverance Receives $500,000 Restoration Grant



First Church of Deliverance, 4315 S. Wabash Avenue, Walter T. Bailey, 1939. Photo Credit: Eric Allix Rogers

"The historic Chicago landmark First Church of Deliverance was awarded a $500,000 grant by the National Trust for Historic Preservation, the organization announced Tuesday.

"The grant builds on the Bronzeville church's $150,000 grant, which was awarded by the National Trust in July.

"The latest funding for the landmark at 4315 S. Wabash Ave. — one of the city's few examples of streamline Art Moderne architecture — was part of the National Trust's annual National Fund for Sacred Places program. The program provided $8.73 million in financial assistance to 30 historic and architecturally significant faith communities nationwide, including the First Church of Deliverance.

"The grant will be used to restore the church's stained glass windows and iconic twin towers, First Church of Deliverance Project Coordinator Marcella Thomas said.

"The church was built in 1939 and designed by Walter T. Bailey, the first licensed Black architect in Illinois. With the help of structural engineer Charles Sumner Duke, Bailey converted a one-story hat factory into the two-story church.

"Now, with the help of grants, it's set to undergo a second phase of restoration.

"Phase one began with a $228,000 grant in 2019 from the Chicago Department of Planning and Development's Adopt-a-Landmark fund. This included restoring the church's facade and oak front doors.

"Phase two will include the restoration of the stained glass windows and towers, as well as assessing work that needs to be done for the church's campus." (Rush, Chicago Sun-Times, 10/22/25)

Designed by Walter T. Bailey in 1939, Illinois' first licensed African-American architect, First Church of Deliverance was designated a Chicago Landmark in 1994 making it eligible for Adopt-a-Landmark funds. The 2019 renovation restored the building's terra cotta façade, doors, and the interior murals painted by Chicago-based artist Fred Jones.

The First Church of Deliverance played a significant role in the history of gospel music. Since the 1940s, its gospel music broadcasts established it as an important national center for the growth and innovation of this musical genre. Over the years, gospel and jazz music legends including Louis Armstrong, Dinah Washington and Sallie Martin performed at the church for its nationally syndicated Gospel radio program

Chicago is experiencing an extraordinary construction boom with record-breaking levels of new construction and investment. Preservation Chicago applauds the City of Chicago and its efforts to divert a portion of the massive capital investments in downtown super tall projects to Chicago Landmarks in the neighborhoods through the Adopt-a-Landmark Fund.

This a powerful, successful, and effective tool to help all of Chicago to move forward together and to provide much-needed renovation funds to important Chicago Landmarks located in the neighborhoods and underserved communities. The hope is that these funds will continue to flow into the neighborhoods to help restore Chicago Landmarks suffering from years of deferred maintenance. Preservation Chicago encourages owners of Chicago Landmark buildings to nominate their landmarks to this Adopt-a-Landmark program.

Read the full story at Chicago Sun-Times

First Church of Deliverance plans restoration with $500,000 grant; The historic Bronzeville church received a matching grant from the National Trust for Historic Preservation, Mariah Rush, Chicago Sun-Times, 10/22/25

Grant boosts preservation efforts of landmark First Church of Deliverance; The $150,000 grant will help the 86-year-old Bronzeville church — a popular spot on architecture tours — develop its first comprehensive preservation plan, Lee Bey, Chicago Sun-Times, 7/25/25

The Bold Architecture of Chicago's Black Churches, Daniel Hautzinger, WTTW Chicago, 11/19/20

33. WIN: Former Danish Baptist Church / Congregation Tzemach Tzedek / Mt. Gilead Bible Church Will Be Adaptively Reused as Residential Apartments



Former Danish Baptist Church / Cong. Tzemach Tzedek / Mt. Gilead Bible Church, 1892, 1459 N. Talman Avenue. Image credit: Postcard Past / Present Photo

"The Chicago City Council has approved a rezoning for a residential development at 1459 N. Talman. Planned by Mo2 Properties, the vacant church sits at the corner of N. Talman Ave and W. Le Moyne St.

"Designed by SPACE Architects + Planners, the conversion of the church will add eight residential units within the existing shell of the building that stands 46 feet tall. At the back of the site, four parking spaces will be added along the alley with eight bike parking spaces.

"On the ground floor, the building will be split up into four one-bed apartments with three of them having private patios. A residential entry will be located along the north side of the building fronting W. Le Moyne St. On the second floor, there will be four more units that duplex up into a mezzanine level. The four units will be two-bedroom layouts with three of them having private terraces. (Kugler, Urbanize Chicago, 11/23/25)

"A tiny denomination in their home country, it was a real surprise that there were once enough Danish Baptists in Chicago to build this brick church in Humboldt Park in 1892. Today, the building is a physical testament to Humboldt Park's three waves of demographic change, with each incoming group taking over the building and adapting it to their own religious needs. And now, maybe, a fourth—the building sold in May 2025, and the developer hopes to convert it into a nine-unit apartment building.

"While there weren't many Danish Baptists in Denmark, they thrived in the Midwest–in Chicago, they even started their own seminary in Morgan Park. The first Danish Baptists in Chicago organized in 1864 in present-day West Loop, and for the next few decades—punctuated by a handful of unions, closures, and new organizations—they followed Chicago's Scandinavian population northwest to Humboldt Park. Humboldt Park was predominantly Danish and Norwegian when, under Rev. Carl Jensen, the First Danish Baptist Church of Chicago was constructed here in 1892. A handsome, sturdy brick church, architecturally it doesn't look particularly Danish. As the Scandinavian community continued to migrate northwest, in 1918 the congregation sold this building, constructing a new church in Hermosa at Belden & Kildare.

"Jewish immigrants from Eastern Europe moved into Humboldt Park as the Scandinavians moved out. An orthodox congregation, Tzemach Tzedek, took over this building and it joined the many synagogues scattered across the neighborhood—their name is still etched in Hebrew above the entryway. A Hasidic shul, Rabbi Abraham Perlstein led the congregation for 40 years until his death in 1961. The neighborhood's Jewish community began to move north towards West Rogers Park and the suburbs, and Congregation Tzemach Tzedek sold the building in 1966.

"Puerto Ricans made up the next wave of Humboldt Park migration, displaced from "La Clark" in Lincoln Park by urban renewal (Carl Sandburg Village) and Puerto Rico by, well, colonialist renewal (Operation Bootstrap). That discrimination and marginalization obviously extended to media representations as well.

"For the last few decades it housed the Mt. Gilead Bible Church, led by Rev. Johnnie Wright until 2006, then Rev. Tommy Jackson until 2023. The small congregation dispersed after Jackson passed away that year, and the church closed for good in 2024. (Postcard Past / Present Photo)

Read the full story at Urbanize Chicago and Postcard Past / Present Photo

City Council approves residential development at 1459 N. Talman; The vacant church will be converted into eight apartments, Lukas Kugler, Urbanize Chicago, 11/23/25

Danish Baptist Church / Cong. Tzemach Tzedek / Mt. Gilead Bible Church, Chicago, Postcard Past / Present Photo

34. LOSS: Trinity Evangelical Lutheran Church from 1896 Demolished For New Single Family Homes



Trinity Evangelical Lutheran Church, 1896, 1701 North Richmond, Photo credit: Daniel Schell / Chicago YIMBY



Trinity Evangelical Lutheran Church, 1896, 1701 North Richmond, Photo credit: Daniel Schell / Chicago YIMBY



Trinity Evangelical Lutheran Church, 1896, 1701 North Richmond, Photo credit: Daniel Schell / Chicago YIMBY



Trinity Evangelical Lutheran Church, 1896, 1701 North Richmond, Photo credit: Daniel Schell / Chicago YIMBY



Trinity Evangelical Lutheran Church, 1896, 1701 North Richmond, Photo credit: Daniel Schell / Chicago YIMBY

"Another Northwest Side church is being demolished and will be replaced by single-family homes, much to the disappointment of local preservationists.

"Demolition began last month on the Evangelical Lutheran Christus Kirche at 2028-2033 N. Richmond St., built in the 1890s, and its adjoining school building at 2018 N. Richmond St.

"Designed by Flizikowski & Kaiser for a German congregation in 1896, the church is the third building on the site; the second one burned down, according to local historians and preservationists.

"A time capsule box with a newspaper dated 1896 has been saved, as have some original stained glass window decorations and the large bell inside the church tower, said Schneider and other volunteers with Logan Square Preservation working been working with developers to preserve parts of the church's history.

"Logan Square Preservation plans to re-home the bell, set to come down this week, at another church in the area, though the effort will require a $25,000 fundraiser, Schneider said.

"The German Lutheran congregation occupied the church until around 1980, Schneider said. During the 1880s and 1890s, development on the North and Northwest Sides brought German and Norwegian immigrants to the neighborhood, with many of those remnants visible through local architecture."

"By razing the Logan Square church, V&M Development is bucking a trend among developers to restore churches and convert them into apartments, condos or single-family homes, a move that surprised Ald. Daniel La Spata (1st).

"The developer does not need aldermanic approval to tear down the church and build anew, as it is within the area's zoning to build by right, the alderman said. La Spata said he met with the development team to share options for an adaptive reuse project and was willing to work with them to not demolish the properties, but they were only interested in building single-family homes, he said.

"'What is happening with church on Richmond is the exception, not the rule,' La Spata said. 'The move by and large has been to find adaptive reuses … it was surprising to me developers didn't want to go in that direction.'

"The story is nearly identical to another church at 3518 W. Cortland St., also previously owned by New Life, that was razed in 2020 and now has three single-family homes in its place.

"La Spata said he has not yet considered floating an ordinance that would protect churches from demolition because more research on succession planning needs to be done. The church demolition, however, is a reminder that elected officials, community groups and church leaders need to better work together, he said.

"'We need to do a little more research for incentives to promote adaptive reuse,' La Spata said. 'That's what folks want to do with these projects; nearly 10 out of 10 developers want to maximize the property use." (Parrella-Aureli, Block Club Chicago, 12/3/25)

"In the Logan Square neighborhood, two demolition permits were issued on October 28 to raze the closed church at 2028 North Richmond Street and its adjoining school building at 2018 North Richmond.

"The school building still carries the markings of the Salem Christian School, an entity of New Life Community Church, who is named in the permits as the owners of both structures.

"The church's most recent use was by IFGF Chicago, which recently relocated to the Trinity Evangelical Lutheran Church at 1701 North Richmond in Humboldt Park.

"Permits have now been secured for all four single-family residences to be built on the site of the vacant church and school on North Richmond Street in Logan Square. Both of those structures are now being demolished ahead of the lot's redevelopment.

"2903 West McLean Avenue arrived first, on November 13. The following week, 2909 West McLean received its new-build permission on the 19th, with 2905 and 2907 coming one day later. The permits are all identical, calling for two stories plus a basement and detached two-car garages.

35. LOSS: Ravenswood Presbyterian Church Demolished For New Single Family Homes



Ravenswood Presbyterian Church, 1914, Pond & Pond, 4300 N. Hermitage Avenue, Ravenswood. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY



Ravenswood Presbyterian Church, 1914, Pond & Pond, 4300 N. Hermitage Avenue, Ravenswood. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY

"The pending doom of demolition fencing surrounds the Ravenswood Presbyterian Church at 4300 North Hermitage Avenue in the Ravenswood neighborhood. Sources confirm that a developer plans to tear down the 110-year-old church and replace it with a half-dozen or so single-family homes.

"The two-bedroom caretaker house on the alley will also be demolished. The church has a cornerstone etched with 1914 as its building date, while the consensus of online resources says it was completed in 1915. The cornerstone also cites the church's 1949 rebuilding. The congregation left the building and moved to Mayfair in fall 2024, according to Block Club.

"The church was designed by the Chicago architectural firm Pond & Pond. The stone-faced building was extensively remodeled in 1949 by architect Benjamin Franklin Olson, who replaced the earlier parish house and modernized the sanctuary.

"Pond & Pond, founded by Michigan brothers Irving and Allen Pond, are perhaps best known in Chicago for the Jane Addams Residents' Dining Hall on South Halsted Street. Irving Pond was a founding member and the first president of the Cliff Dwellers Club, which was open to the public again during Open House Chicago this year." (Schell, Chicago YIMBY, 10/23/25)

Read the full story at Chicago YIMBY

With Two Permits Issued, The Erasure Of The Ravenswood Presbyterian Church Is Underway, Daniel Schell, Chicago YIMBY, 12/10/25

Demolition Imminent For Former Ravenswood Presbyterian Church, Daniel Schell, Chicago YIMBY, 10/23/25

Ravenswood Presbyterian Church Property For Sale As Parish Plans Move To Mayfair, The property is listed for $4.75 million. With membership dwindling and most congregants living farther west, church leaders said the move makes sense, Alex V. Hernandez, Block Club Chicago, 10/4/24

36. 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:

- Paradise Temple / Shomre Hadas, 11434 S. Forest, 1927, Harry L. Morse
- 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.

37. CHICAGO LEGACY BUSINESS: Gale Street Inn to Reopen With New Owner



Gale Street Inn, 4914 N. Milwaukee Avenue, A Chicago Legacy Business established in 1963. Photo credit: Gale Street Inn

"A local guy is reopening the Gale Street Inn – Chicago, 4914 N. Milwaukee Ave., a local landmark that closed last June.

"Paulo Villabona's family bought a home in Jefferson Park in 2019, fixed it up and now live just a few blocks from the restaurant, which opened in 1963.

"'We fell in love really quickly with the area, and we saw several avenues to grow our roots here,' said Villabona, who took ownership of the restaurant on Nov. 1.

"Former owner George Karzas said that he is grateful that a local resident is carrying on the Gale Street Inn tradition — and adding some of his own touches.

"'At the end of the day, this place actually belongs to the neighborhood," said Karzas, who listed the difficulty in hiring staff as one of his reasons for closing the restaurant. 'It's right that it's a guy who lives in the community.'

"There were several interested buyers, so what sealed the deal? There's a story behind that — a story that Karzas fell in love with.

"Villabona said that he and Hilary got married a couple years ago in a private ceremony and now wanted to have a family gathering in celebration of it. Plans had been in place for a party to be held under a large tent in a forest preserve but the weather forecast was looking ugly.

"'All week they were saying severe thunderstorms … 97 degrees,' said Villabona, who called George and the family event was moved to the Gale Street Inn. Taco trucks helped provide the food.

"Villabona, who likes to sing blues and jazz, was performing during the party while holding his two-year-old daughter. And for Karzas, that was all he needed to see, as Villabona he said looked comfortable inside the restaurant and was ready to take over the reins.

"The Gale Street is tentatively scheduled to reopen in early December, with some private events before that. And a good number of the Gale Street staff will be returning. 'There'll be a lot of familiar faces.'"

Read the full story at Nadig Newspapers

Next chapter of Gale Street Inn awaits, as new owner takes over reins of Jefferson Park landmark, Brian Nadig, Nadig Newspapers, 11/4/25

Gale Street Inn opening Dec. 4, Brian Nadig, Nadig Newspapers, 11/24/25

Gale Street Inn Being Revived By New Owners After Abrupt Closure — And The Ribs Will Be Back; A Jefferson Park resident is taking over the 62-year-old restaurant. He plans on reopening next month, Molly DeVore, Block Club Chicago, 11/4/25

Gale Street Inn, a Jefferson Park institution, closes for good without any advance word to customers; "I'm tired, it's hard," owner George Karzas said after suddenly shutting down the Northwest Side restaurant that's been around since 1963. He said staffing was a big factor, Bob Chiarito, Chicago Sun-Times, 6/19/25

Gale Street Inn restaurant in Chicago's Jefferson Park reopens Thursday, new owner says, Adam Harrington, Jeramie Bizzle, Vince Floress, CBS Chicago, 12/3/25



38. CHICAGO LEGACY BUSINESS: Owner of famed Gene & Georgetti fears she's being pushed out at Midway Airport to make way for slots



Gene & Georgetti, 500 N Franklin St, A Chicago Legacy Business founded in 1941. Photo credit: Gene & Georgetti



Gene & Georgetti, 500 N Franklin St, A Chicago Legacy Business founded in 1941. Photo credit: Gene & Georgetti



A young Michelle Durpetti with her grandfather Gene Michelotti, co-founder of Gene & Georgetti restaurant in downtown Chicago. Gene & Georgetti, 500 N Franklin St, A Chicago Legacy Business founded in 1941. Photo credit: Gene & Georgetti

"The owner of an iconic Chicago steakhouse with a location at Midway Airport has been told her airport licensing agreement is being abruptly terminated, a move she believes was done to make way for slot machines at Midway.

"Michelle Durpetti's grandfather, Gene Michelotti, founded Gene & Georgetti Restaurant at 500 N. Franklin in 1941 with his partner, Alfredo Federighi, who was nicknamed Georgetti after a famous Italian cyclist. The restaurant is a Chicago institution, one of the city's oldest steakhouses.

"Durpetti now owns and operates the family-owned business. The restaurant also has a partnership with SSP America, a partner in the consortium that serves as master concessionaire at Midway Airport, and the city of Chicago to lend it's name and brand to the 3,979-square-foot airport restaurant known as Gene's Bistro.

"In exchange for everything that the Gene & Georgetti brand is known for — from its recipes, menu, tradition and expertise to the look and feel of the Midway restaurant — Gene & Georgetti gets a percentage of gross monthly sales.

"On Tuesday, Durpetti was informed by SSP America, a partner in the consortium that serves as master concessionaire at Midway Airport, that Gene's Bistro would be 'closing in the coming months,' and that her 20-year brand license agreement for the eatery was being terminated with 15 years left on the pact. A clause in the agreement says it ends when the restaurant closes.

"The email gave no reason for the impending shutdown, but Durpetti said she 'personally has no doubt' that she's being pushed aside to make way for slot machines at Midway.

"'I understand that the city of Chicago has significant budget challenges right now. I'm not here to pass judgment on whether slots should or should not be allowed at the airport. But it certainly should not be at the [expense] of a Chicago-based, woman-owned and operated independent business,' Durpetti said. 'It feels a little [like] David and Goliath.'

"Gene & Georgetti has managed to survive the competitive restaurant scene in the city and has become a Chicago icon. But economic pressures posed by the pandemic, inflation, tariffs and immigration raids have made survival in a restaurant industry with historically thin profit margins more difficult.

"The closing of Gene's Bistro potentially would deal a crucial blow to Durpetti and the downtown Chicago restaurant that her grandfather opened 84 years ago.

"'We gave these people our brand equity to win this contract, and the city of Chicago had us represented at their airport. And now, they're just ripping it out from under us. That's frightening. It's frustrating. And it feels immensely disrespectful,' Durpetti said.

"'We are a resilient brand. We have made it this far. I would never put out into the universe that, 'Yes, this is something that closes us.' My job as the third-generation family member in charge of this brand is to do everything in my power to make sure that is not what happens. But it gets harder and harder every day. And this is something that has only added to that pressure.'" (Spielman, Chicago Sun-Times, 10/22/25)

Read the full story at Chicago Sun-Times

Owner of famed Gene & Georgetti fears she's being pushed out at Midway Airport to make way for slots; Michelle Durpetti, owner of downtown's Gene & Georgetti restaurant, said she got word that Gene's Bistro at Midway would be closing, thereby terminating her brand license agreement for the eatery. No reason was given, but Durpetti thinks the bistro site is where slot machines envisioned for the airport would go, Fran Spielman, Chicago Sun-Times, 10/22/25

Gene & Georgetti, 500 N Franklin St, A Chicago Legacy Business founded in 1941

39. CHICAGO LEGACY BUSINESS: Anichini Brothers: This 100-Year-Old Chicago Sausage Maker Helped Put Deep-Dish Pizza On The Map



Anichini Brothers, 545 N. Wells St., A Chicago Legacy Business founded in 1925. Photo Credit: Google Images



Anichini Brothers grocery store and butcher, 545 N. Wells St., pictured in 1953. Italian immigrant brothers Silvio, Dino and Mario Anichini started the family business in 1925. Credit: Anichini Brothers

"An important piece of Chicago food history sits at the heart of one of the city's trendiest neighborhoods, surrounded by modern condos, interior design boutiques and hip restaurants. Even if you've passed it numerous times, you may not know its history — though the well-worn 'Prime Meats' sign hanging from the three-story brick building on Wells Street offers a hint.

"Anichini Brothers, 545 N. Wells St., started 100 years ago as a small corner grocery and butcher shop and is the city's leading Italian sausage maker, supplying many of Chicago's well-known pizzerias.

"The family-owned and -run business is credited with creating a unique sausage for what has become a signature Chicago food: deep-dish pizza.

"Its story began in 1925, when brothers Silvio, Dino and Mario Anichini opened a grocery store on Illinois Street after emigrating from Lucca, Italy, five years earlier.

"They moved the store to the corner of Wells and Ohio streets, buying surrounding buildings in the process. In 1927, the newly opened Italian Village restaurant at 71 W. Monroe St. became one of Anichini's first wholesale customers.

"As Anichini Brothers established itself as the go-to meat and sausage purveyor for the city's Italian restaurants, a pivotal moment for the company came in 1943. That's when Silvio Anichini sat down with the owners of Pizzeria Uno, Ike Sewell and Ric Riccardo, who were looking for a unique pork sausage for their new type of pizza, called deep-dish.

"The patty-like sausage Anichini developed turned out to be a perfect fit for what Sewell and Riccardo wanted.

"As deep-dish took off, so did the demand for Anichini's sausages — ranging from Italian rope sausage with fennel to garlicky Italian pizza sausage by the bulk — with other pizzerias — including Lou Malnati's, Giordano's, Nancy's and Pizzeria Due — becoming customers.

"'We became part of Chicago with that,' said Salvator 'Mimo' Gaddini, the company's production manager. "That gourmet sausage created our two taglines: 'Home of the Sausage That Made Chicago Pizza Famous' and 'The Secret Behind Chicago's Legendary Pizza.'" (Shames, Block Club Chicago, 12/8/25)

Read the full story at Block Club Chicago

This 100-Year-Old Chicago Sausage Maker Helped Put Deep-Dish Pizza On The Map; Brothers Silvio, Dino and Mario Anichini opened Anichini Brothers as a corner store in River North. Their big break came in 1943, when they developed the sausage patty for Pizzeria Uno's new deep-dish pizza. Lisa Shames, Block Club Chicago, 12/8/25

Anichini Brothers, 545 N. Wells St., A Chicago Legacy Business founded in 1925.

40. CHICAGO LEGACY BUSINESS: Diner Grill, A Chicago Legacy Business Since 1937



Diner Grill, 1635 W. Irving Park Road. A Chicago Legacy Business founded in 1937. Photo credit: Google Maps



Diner Grill, 1635 W. Irving Park Road. A Chicago Legacy Business founded in 1937. Photo credit: Diner Grill

"It’s 2 a.m. on a Tuesday: A thin film of dust covers the power switch on the neon 'Open' sign hanging in the window of Chicago’s oldest 24-hour diner. Outside, cars race past on Irving Park Road as they have for the 88 years of the diner’s existence.

"All 12 seats in the tiny restaurant are empty, but cook Martino Miranda, wiping down the counter, says he’s ready for anything.

"Diner Grill, 1635 W. Irving Park Road, stands in contrast to the trendy and newer restaurants on Southport Avenue to the east and in the Lincoln Square neighborhood to the north. It opened in 1937 in two streetcars combined.

"On Christmas Eve 2016, a grease fire badly damaged the diner, forcing it to close down for 18 months while it was rebuilt. A few years later, COVID-19 lockdowns devastated the restaurant industry. Diner Grill closed again, this time for three months.

"Amid the growth of food delivery apps and the slow recovery of the restaurant industry, Diner Grill has weathered the changes with resilience, a bastion for the hungry and the drunk, the blue- and white-collar workers, the families and the loners, its iconic white and black neon sign blazing night and day." (Nelson, Block Club Chicago, 10/31/25)

Read the full story at Block Club Chicago

Inside Diner Grill, The Tiny Eatery That’s Kept Stragglers Fed For 88 Years; The 12-seat restaurant — a favorite of late-night diners and off-shift workers — has held strong in North Center as the city’s oldest 24-hour diner. We spent 24 hours with the people keeping it afloat, Will Nelson, Block Club Chicago, 10/31/25

Diner Grill, 1635 W. Irving Park Road. A Chicago Legacy Business founded in 1937

41. BUYER WANTED: 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

"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

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)



3522 W. Jackson Blvd.. Demolished 2025. Photo credit: Google Maps

Address: 3522 W. Jackson Blvd., Garfield Park

#101075857
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 3-story masonry building
Status: **Released 12/09/2025** [Per an Administrative Order issued by the Department of Buildings to address dangerous and hazardous conditions.]



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: **Released 10/06/2025**



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: **Released 09/16/2025**



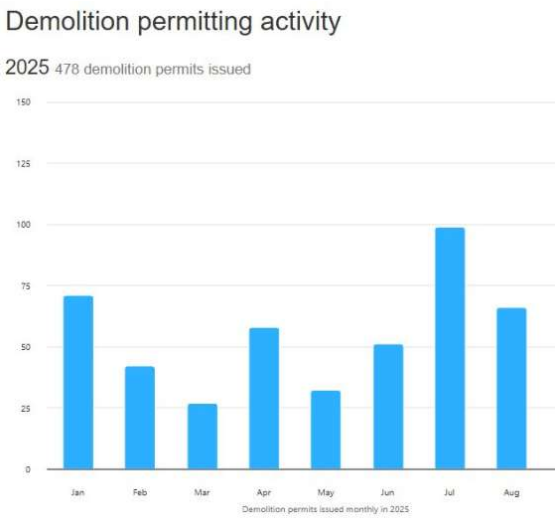
950 W. Willow Street, Lincoln Park. Photo credit: Google maps

Address: 950 W. Willow Street, Lincoln Park
#101067339 & #101075980
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: Luka Decic
Permit Description: Wreck and removal of a 3-story masonry multi-family residential building.
Status: **Released 10/31/2025** [Application for this address previously released 07/08/2025]

LOSS: Spotlight on Demolition November 2025

- Royal George Theatre, 1649 N. Halsted Street, Lincoln Park
- Trinity Evangelical Lutheran Church, 2028 N. Richmond Street, Humboldt Park
- Ravenswood Presbyterian Church, 4300 N. Hermitage Avenue, Ravenswood
- 2219 N. Fremont Street, Lincoln Park
- 4913 N. Damen Avenue, Ravenswood
- 1120 W. Chestnut Street, Noble Square
- 3220 W. Ogden Avenue, North Lawndale
- 4327 N. Bell Avenue, North Center
- 254 N. California Avenue, East Garfield Park
- 955 N. Long Avenue, Austin
- 4132 N. Claremont Avenue, North Center

“It’s an old, common cry in a city where demolition and development are often spoken in the same breath, and where trying to save historic homes from the wrecking ball can feel as futile as trying to stop the snow. My Twitter feed teems with beautiful houses doomed to vanish in the time it takes to say ‘bulldozed.’ Bungalows, two-flats, three-flats, greystones, workers’ cottages. The photos, posted by people who lament the death of Chicago’s tangible past, flit through my social media feed like a parade of the condemned en route to the guillotine,” mused Mary Schmich in her Chicago Tribune column on July 12, 2018. "Awful! Sad! No More! Stop demolishing Chicago's beautiful old homes"



"Spotlight on Demolition" is sponsored by Chicago Cityscape

See all 41 demolitions during November 2025 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



Royal George Theatre, 1633 and 1649 North Halsted Street. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY

Demolition Has Begun On Royal George Theatre Buildings, Schell, Chicago YIMBY, 12/4/25

Royal George Theatre shows are told to leave and the theater is likely to close, Chris Jones, Chicago Tribune, 3/18/21



Salem Christian School / Trinity Evangelical Lutheran Church, 1896, Humboldt Park. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY

Another Church Demolition Permitted, This Time In Logan Square, For SFR Redevelopment, Daniel Schell, Chicago YIMBY, 11/5/25



Ravenswood Presbyterian Church, 4300 N. Hermitage Avenue, Ravenswood. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY

With Two Permits Issued, The Erasure Of The Ravenswood Presbyterian Church Is Underway, Daniel Schell, Chicago YIMBY, 12/10/25

Demolition Imminent For Former Ravenswood Presbyterian Church, Daniel Schell, Chicago YIMBY, 10/23/25



2219 N. Fremont Street, Lincoln Park. Demolished November 2025. Photo credit: Redfin

Photo tour of 2219 N Fremont St



2219 N. Fremont Street Garden, Lincoln Park. Demolished November 2025. Photo credit: Redfin

Photo tour of 2219 N Fremont St



4913 N. Damen Avenue, Ravenswood. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY

Foundations Underway For Multi-Unit Replacement Of 4913 North Damen In Ravenswood, Daniel Schell, Chicago YIMBY, 12/15/25



1120 W. Chestnut St., Noble Square. Demolished November 2025. Photo credit: Google Maps



3220 W. Ogden Avenue, North Lawndale. Demolished November 2025. Photo credit: Google Maps



4327 N. Bell Avenue, North Center. Demolished November 2025.. Photo credit: Google Maps



254 N. California Avenue, East Garfield Park. Demolished November 2025. Photo credit: Google Maps



955 N. Long Avenue, Austin. Demolished November 2025. Photo credit: Google Maps



4132 N. Claremont Avenue, North Center. Demolished November 2025. Photo credit: Google Maps

Preservation in the News

Gertrude Lempp Kerbis Memorial Monument Design Competition Call For Entries



Gertrude Lempp Kerbis Memorial Monument Design Competition. Image credit: Chris Deford / Gertrude Lempp Kerbis Memorial Website

b"Gertrude Lempp Kerbis Monument Memorial: a design competition based on the site of the Gertrude Lempp Kerbis plot in Graceland Cemetery.

"Competition Objective: What would you propose if you had the commission to design the Gertrude Lempp Kerbis cremation grave marker at Graceland Cemetery?

"We are looking for ideas/concepts/drawings/plans that reflect the achievements, essence and legacy of Gertrude Lempp Kerbis and pays tribute to kerbis as an architect, engineer, developer, feminist, Chicagoan, teacher, woman, gadfly, trailblazer, philanthropist and mother.

"The juried competition seeks to collect both buildable & conceptual entries, from professionals and non-professionals, honoring the life & legacy of Gertrude Lempp Kerbis, Chicago's 1st lady of modernism. An awards ceremony is planned in June 2026.

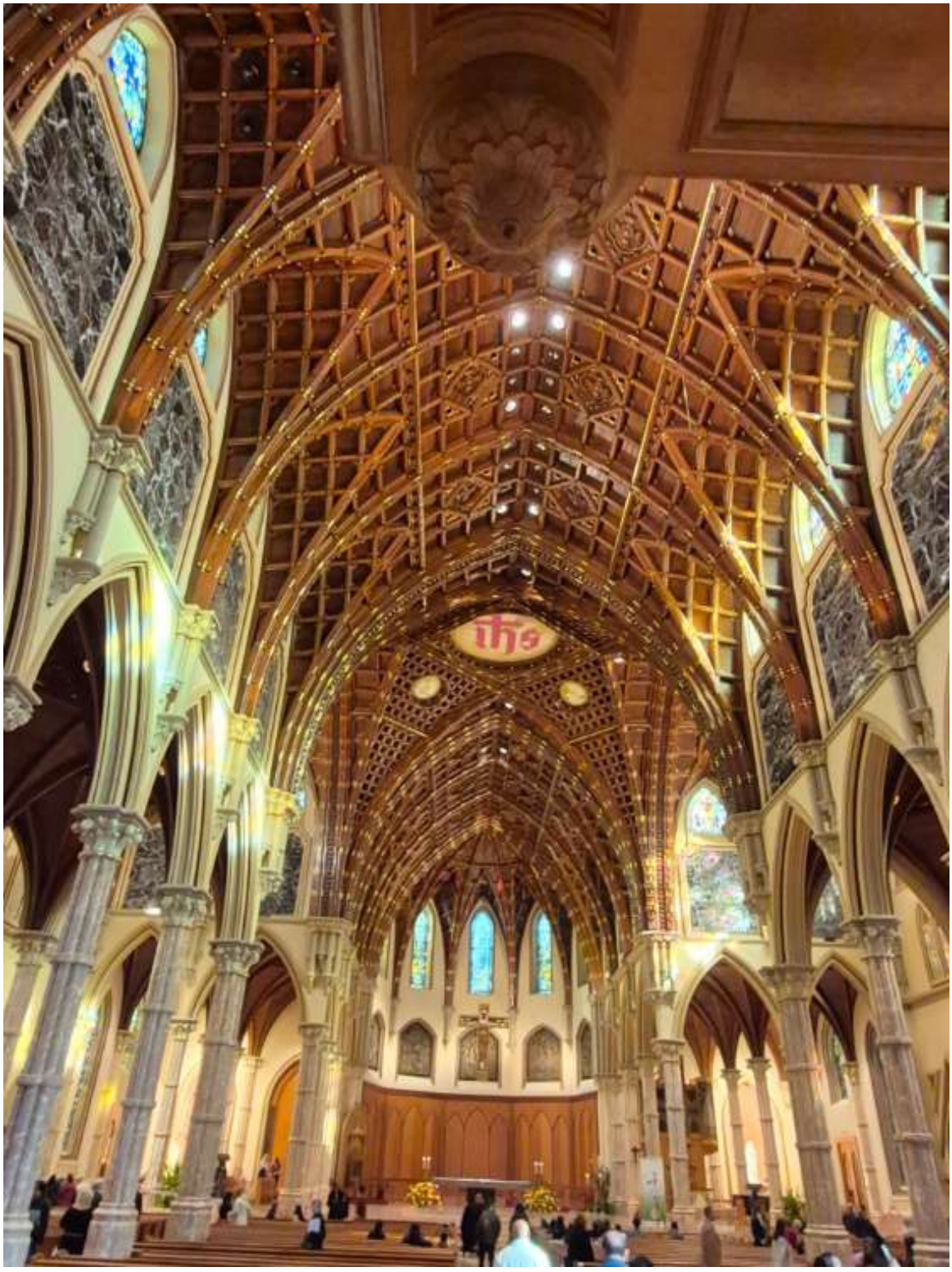
"We encourage applicants to tour Graceland Cemetery and visit points of interest for inspiration, including the graves of William Le Baron Jenney, John W. Root, Louis Sullivan, Howard Van Doren Shaw, Daniel Burnham, Mies van der Rohe, Richard Nickel, Laszlo Moholy-Nagy, Walter and Dawn Clark-Netsch, Stanley Tigerman, Fazler Kahn, Bruce Graham, Bruce Goff and Marion Mahony-Griffin, the only renowned female architect buried at Graceland to date.

Prize money will be awarded 1st place ($2,500), 2nd place ($1,000), and honorable mentions ($500) in multiple categories including, professionals, non-professionals, per Graceland guidelines, and visionary designs. Please review the website for details.

Schedule:
Intent to Submit Phase: November 18, 2025 to February 13, 2026
Submissions Phase: February 16 - March 23, 2026

Learn more at Gertrude Lempp Kerbis Memorial Website

Chicago Tribune: Holy Name Cathedral Celebrates its 150th Anniversary on November 23, 2025



Holy Name Cathedral, 1874, Patrick Keely, Henry Schlacks, Joseph J. McCarthy and Charles Murphy, 735 N. State Street. Photo credit: Ward Miller / Preservation Chicago



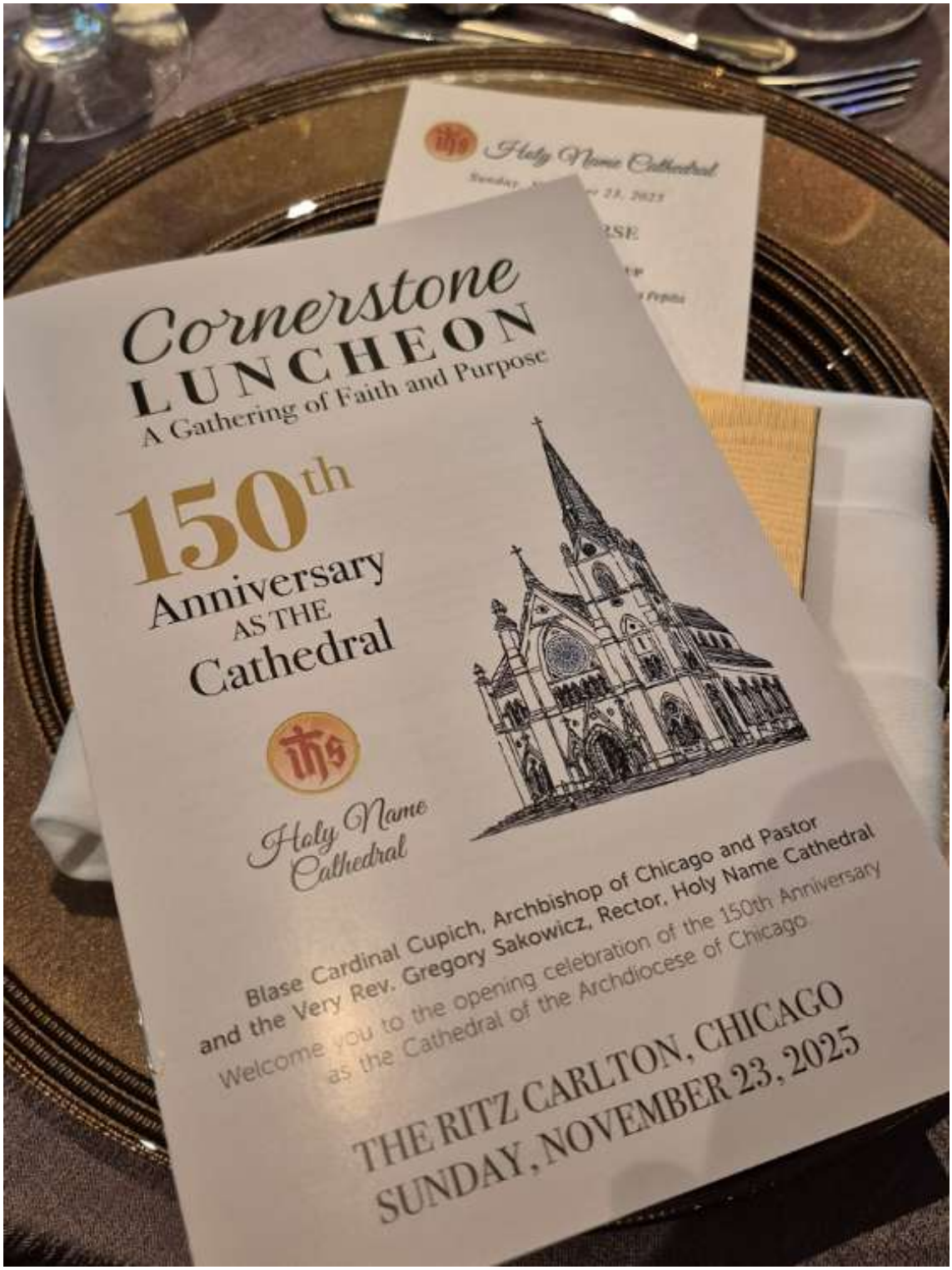
Holy Name Cathedral, 1874, Patrick Keely, Henry Schlacks, Joseph J. McCarthy and Charles Murphy, 735 N. State Street. Photo credit: Ward Miller / Preservation Chicago



Holy Name Cathedral, 1874, Patrick Keely, Henry Schlacks, Joseph J. McCarthy and Charles Murphy, 735 N. State Street. Photo credit: Ward Miller / Preservation Chicago



Ward Miller and Cathleen Chevigny-Miller at the Ritz-Carlton Hotel Cornerstone Luncheon on Sunday, November 23, 2025 celebrating the 175th anniversary of the parish and the 150th anniversary of the Holy Name Cathedral Building. Large format photograph of Holy Name Cathedral donated by Ward Miller to Holy Name Cathedral in 2010. The historic photograph c.1920 shows the church interior prior to the 1968 remodeling. The original photograph was donated to the Art Institute with and another large format print was donated to St. Ignatius College Prep by Ward Miller in honor of his grandparents. Ward Miller and his grandparents attended Easter Sunday services at Holy Name Cathedral in 1968, just prior to the extensive remodeling. Holy Name Cathedral, 1874, Patrick Keely, Henry Schlacks, Joseph J. McCarthy and Charles Murphy, 735 N. State Street. Photo credit: Ward Miller / Preservation Chicago



Cornerstone Luncheon Brochure at the Ritz-Carlton Hotel on Sunday, November 23, 2025 celebrating the 175th anniversary of the parish and the 150th anniversary of the Holy Name Cathedral Building. Holy Name Cathedral, 1874, Patrick Keely, Henry Schlacks, Joseph J. McCarthy and Charles Murphy, 735 N. State Street. Photo credit: Ward Miller / Preservation Chicago

"Holy Name Cathedral at 735 N. State St. celebrates its 150th anniversary this month. The Gothic-style sanctuary is the central place of worship in the Roman Catholic Archdiocese of Chicago. The limestone building is actually the second to carry this name. The first was consumed by the Great Chicago Fire of 1871.

"Change is a constant inside the long-standing structure. Renovations have been frequent throughout its history. Yet, worshippers continue to visit Holy Name because of its steadfastness. It's where Catholic Chicagoans go to celebrate marriages, mourn their dead and pray during national and worldly strife. And peace is found inside not just by the religious.

"'For residents of the Near North Side, whether high-living yuppies or poor and homeless, its massive bronze doors represent a gateway into a space of transcendent calm,' former Tribune architecture critic Blair Kamin wrote in 2009.

"Here's a look back at some of the significant events that have defined the cathedral and its congregation.

"In 1875, the Cathedral of the Holy Name, at the corner of Superior and State streets, was dedicated with Bishop Thomas Foley presiding. The $200,000 building (more than $6 million in today's dollars) was designed by Patrick Keely of Brooklyn.

"The massive cross-shaped cathedral extended 216 feet long, had seating for 2,300 people and could accommodate up to 4,000, the Tribune reported, making it the largest of its kind in Chicago at the time. A spire rose 210 feet into the air. Worshippers were welcomed into the edifice by brightly colored windows and a lavish marble interior and altar.

In early 1967, Cardinal John Cody unveiled a $250 million, 10-year plan called 'Project: Renewal' that included a massive renovation of Holy Name Cathedral. In addition to installing new heating and air conditioning systems, weakened wooden beams would be replaced with steel ones to firm up the building's infrastructure. In response to Second Vatican Council updates, the altar's placement was also adjusted so clergy would face the congregation while celebrating Mass.

"In 2009, fire erupted in the building's attic just three months after Holy Name reopened after a previous restoration. The church became the third significant one within the city to catch fire during renovations, which caused preservationists to plead for stronger guidelines. A resplendent cathedral reopened for Mass in August 2009." (Rumore and Mather, Chicago Tribune, 11/13/25)

Read the full story at Chicago Tribune

Vintage Chicago Tribune: Holy Name Cathedral's 150th anniversary, Kori Rumore and Marianne Mather, Chicago Tribune, 11/13/25

Holy Name Cathedral celebrates 150 years, Adam Harrington and Desiree Evans, CBS News Chicago, 11/23/25

Chicago Tribune: Developers are Transforming Former Churches into Unique Housing: St. Boniface Church (Chicago 7 2003 and 2009)



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



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

"If a Chicagoan ever considered living in a church, it might evoke images of bell towers, or living in a cathedral like Quasimodo did in 'The Hunchback of Notre Dame.' But an increasingly popular concept that turns cathedrals into residences is much more modern than anything you'd encounter in 15th century Paris.

"One such example is the recent conversion by Chicago developer ZSD of St. Boniface Catholic Church, a circa 1900s structure, into housing for the West Town neighborhood. In a three-phase redevelopment, completed in June, the developer built out a total of 42 units at St. Boniface, with eight qualifying as affordable housing.

"And as many religious institutions face declining attendance — which makes maintaining properties unsustainable — converting the historical buildings into housing has become an attractive option.

"Churches offer a uniqueness 'that comes out of transforming something that was never meant for someone to live in,' said Jay Keller, a principal architect with SPACE Architects + Planners who worked on the St. Boniface development. 'People want to live there because you can't find that in a brand new structure.'

"Keller's firm has been involved in several church-to-residence conversions, including Everman Lofts in Wicker Park, The Synagogue in Uptown and Talman Lofts in Logan Square.

"St. Boniface resident Gary Weber wanted that story when he bought a penthouse unit that includes two towers, a large rose window and 38-foot ceilings. 'I was attracted to the architecture and the possibility of a fun, funky space,' Weber said.

"The number of Chicago-area churches converted to residences is difficult to quantify, said Ward Miller, executive director of Preservation Chicago, as developers continue to transform cathedrals, temples and other religious buildings.

"With more than 30 church properties listed for sale by the Archdiocese of Chicago alone, more conversions to housing are likely.

"'Chicago's an older city,' Keller said. A lot of these churches, they're built into the community fabric. These churches were built into the neighborhoods."

"Some buildings, such as schools, are easier to repurpose than others, Miller said, because rooms are large enough and the cost of conversion is lower.

"Landmark status impacts what can happen to church structures. The status helps protect historic buildings from demolition or significant alterations to the historic nature of the structure.

"A 1987 Chicago ordinance requires the consent of the owner before a religious property can be designated a landmark. Because of this ordinance, Miller said, Chicago has lost the ability to preserve the historic architecture of churches that don't want landmark designation.

"'Adaptive reuse creates opportunity,' said Robertson, who remains optimistic about the possibility for church conversions to include more affordable housing and hopes that adaptive reuse will 'become a much bigger component of the affordable (housing) decisions made by the city.' (Bateman, Chicago Tribune, 11/2/25)

Decades years after St. Boniface Church held its last mass, and after 16 long years of relentless preservation advocacy, and a last minute sale before demolition; Preservation Chicago is thrilled that the St. Boniface adaptive reuse finally proceeded thanks to developer ZSD, Michael Skoulsky of Stas Development and Space Architects + Planners.

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

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

HERITAGE TOURISM: Chicago Voted Best Big City in the U.S. 9th Year in a Row!



Chicago voted Best Big City in the U.S. for 2025 an astounding ninth year in a row. Image credit: Choose Chicago

"#1 Chicago - It's no wonder Chicago tops this list yet again. A world-class destination known for its impressive architecture, first-rate museums, brilliant chefs, and massive brewing scene, it'll take several repeat visits to get through your list of must-dos. Most people start downtown—from the Magnificent Mile to the ritzy Gold Coast to funky Old Town—but there are 77 neighborhoods to explore, where you'll find cutting-edge restaurants, chilled-out corner bars, and, no matter where you go, some of the most pleasant people you'll find anywhere." (Condé Nast Traveler, 10/7/25)

"Choose Chicago is thrilled to announce that Chicago has once again earned the title of Best Big City in the U.S. for an astonishing ninth consecutive year.

"This remarkable achievement reaffirms the enduring appeal of Chicago – the city that's Never Done and Never Outdone.

"The prestigious award is voted on each year by discerning Condé Nast Traveler readers during the Readers' Choice Awards, the industry's longest-running and most trusted awards program.

"This year, over 757,000 travelers from around the world cast their votes and crowned Chicago the nation's Best Big City. Voters were asked about their previous experiences in Chicago, including their ratings of the city's culture, attractions, hospitality, and more.

"Now more than ever, this award is a true testament to all the Chicagoans in our neighborhoods, small businesses, sports, and cultural communities who make this city one of the greatest destinations to live, work, meet, and visit.

"Discover what makes Chicago the Best Big City in the U.S. year after year, and start planning your next visit. And join us in sharing everything that makes Chicago great with our All for the Love of Chicago campaign.

"Chicago is one of the nation's most vibrant and diverse cities, with residents and communities reflecting culture from every corner of the globe. Visitors can travel the world through our tapestry of international neighborhoods, from our historic Chinatown community to the 'Mexico of the Midwest' in Little Village.

"One of the best ways to experience Chicago's international roots is through our award-winning culinary scene — visit unique spots like a viral Filipino bakery, a Michelin-starred taco omakase, and a family-owned carnitas shop. Or dive into art, history, and more at one of our many cultural heritage museums."

Read the full story at Condé Nast Traveler and Choose Chicago

Readers' Choice Awards; The Best Cities in the United States: 2025 Readers' Choice Awards; This year our readers advocated for newcomers to the top American cities, leaving no corner of the US unexplored, CNT Editors, Condé Nast Traveler, 10/7/25

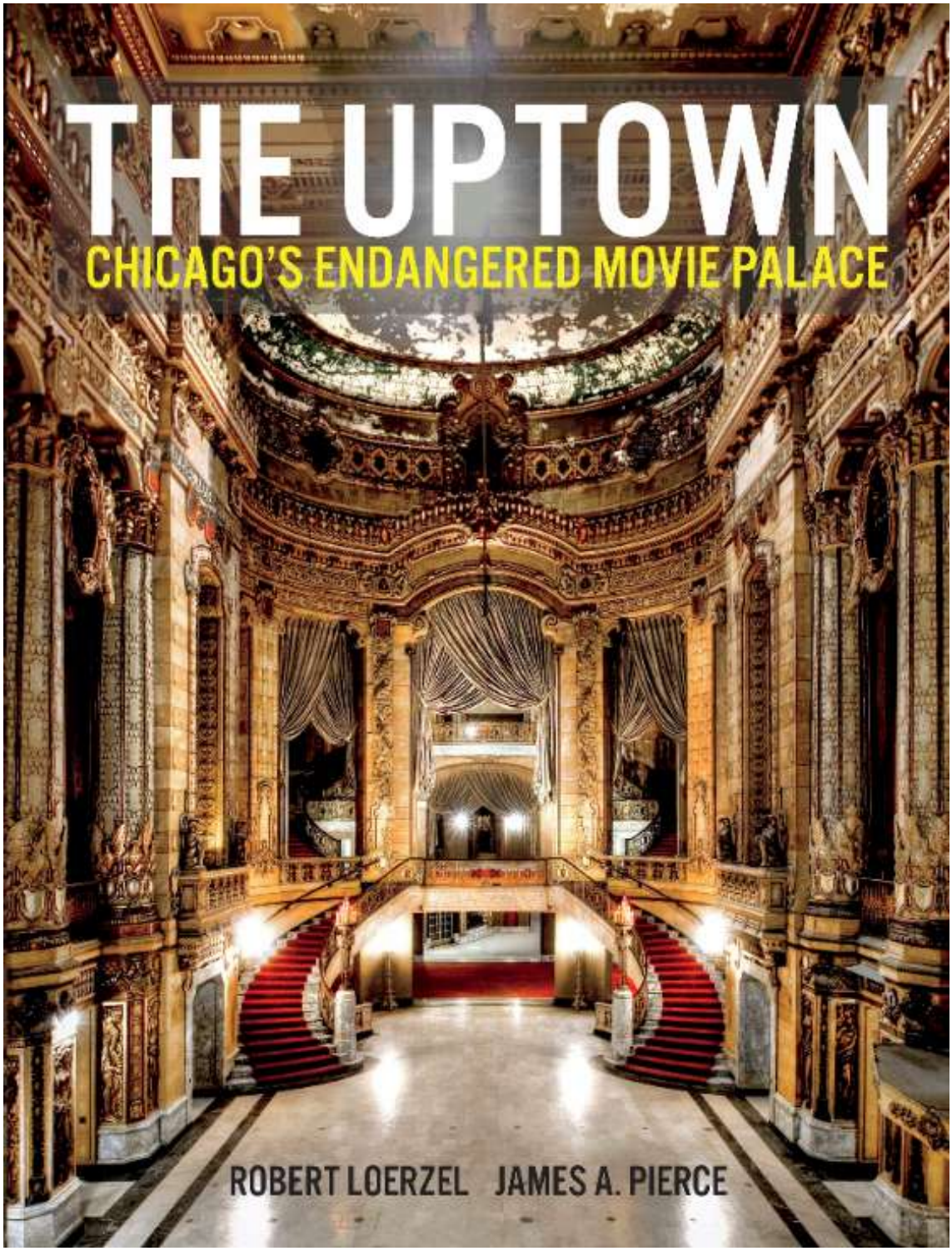
Chicago voted Best Big City in the U.S. for an astounding ninth year in a row, Choose Chicago, 10/7/25

Chicago named best big city in US for 9th straight year: survey, Will Hager, FOX 32 Chicago, 10/7/25

Books & Films

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."

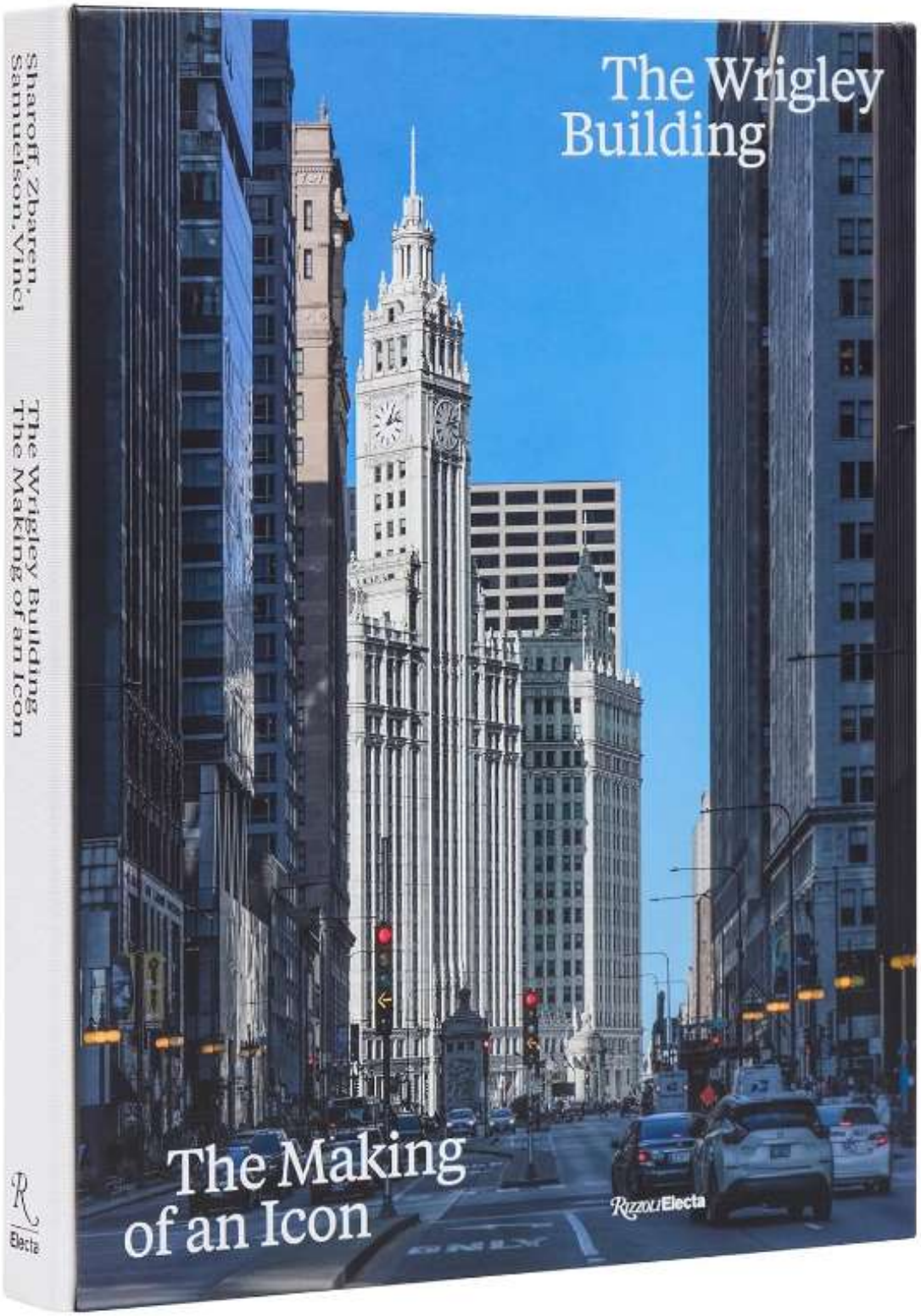
The Uptown: Chicago's Endangered Movie Palace
By Robert Loerzel and James A. Pierce
Hardcover: 168 pages; 157 gsm paper + flood varnish over 4-color images

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.

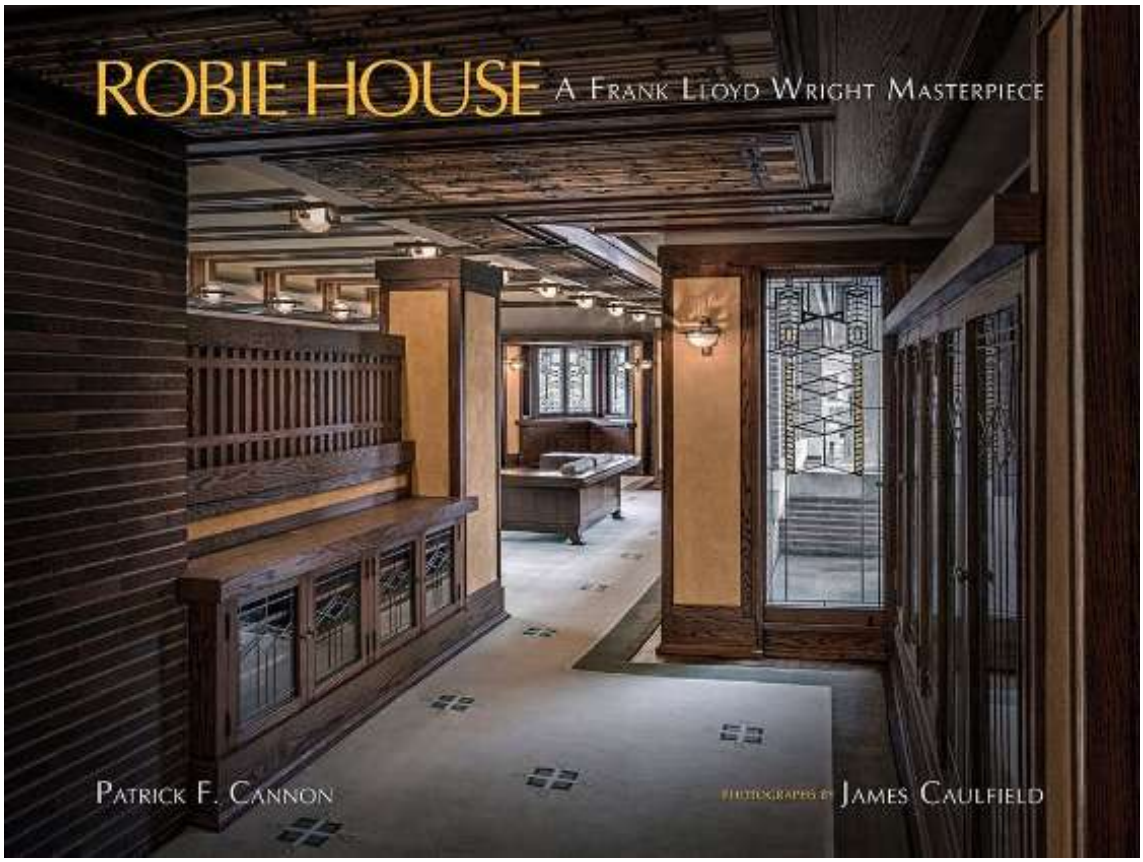
"The Wrigley represents the high-water mark of Beaux Arts Classicism in the city, a gleaming white palazzo at the head of Chicago's grandest boulevard, Michigan Avenue. With lavish terra-cotta ornamentation, it was Chicago's tallest building when it opened in 1921. The book focuses on the intertwined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

Robie House: A Frank Lloyd Wright Masterpiece by Patrick F. Cannon with Photography by James Caulfield



Robie House: A Frank Lloyd Wright Masterpiece, by Patrick F. Cannon with Photography by James Caulfield. Image credit: University of Minnesota Press.

"A lavishly illustrated guide to one of Frank Lloyd Wright's most important residential buildings

"Completed in 1910, Robie House was one of Frank Lloyd Wright's masterpieces, emblematic of his Prairie style. Through years of turbulence in ownership and narrowly avoided demolition, changes were made to the building to suit its various occupants. Previous books about the iconic structure include images that reflect these adaptations, but now, with the publication of Robie House, readers can finally experience Wright's original vision following the meticulous eleven-year restoration by the Frank Lloyd Wright Trust.

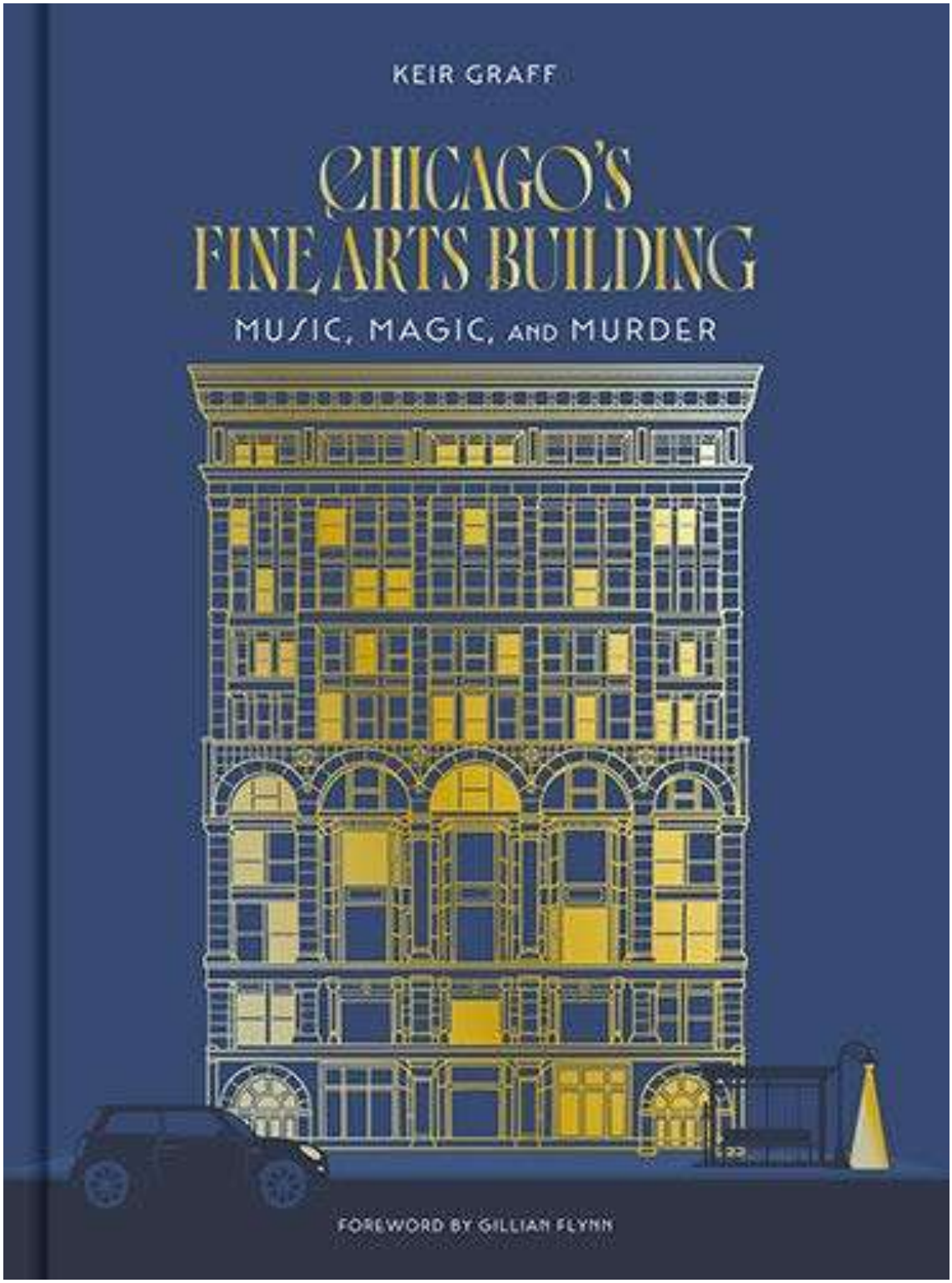
"Patrick F. Cannon provides invaluable historical context for the UNESCO World Heritage Site and its groundbreaking design, and all new photography by James Caulfield illuminates the breathtaking open plan that fully confirms this building as one of the landmarks of world architecture."

"Patrick F. Cannon and James Caulfield have collaborated on nine books on Chicago architects and architecture, four of which were Independent Publisher Book Awards Gold Medal winners, including Louis Sullivan: An American Architect, also distributed by the University of Minnesota Press."

Robie House: A Frank Lloyd Wright Masterpiece, by Patrick F. Cannon with Photography by James Caulfield



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.

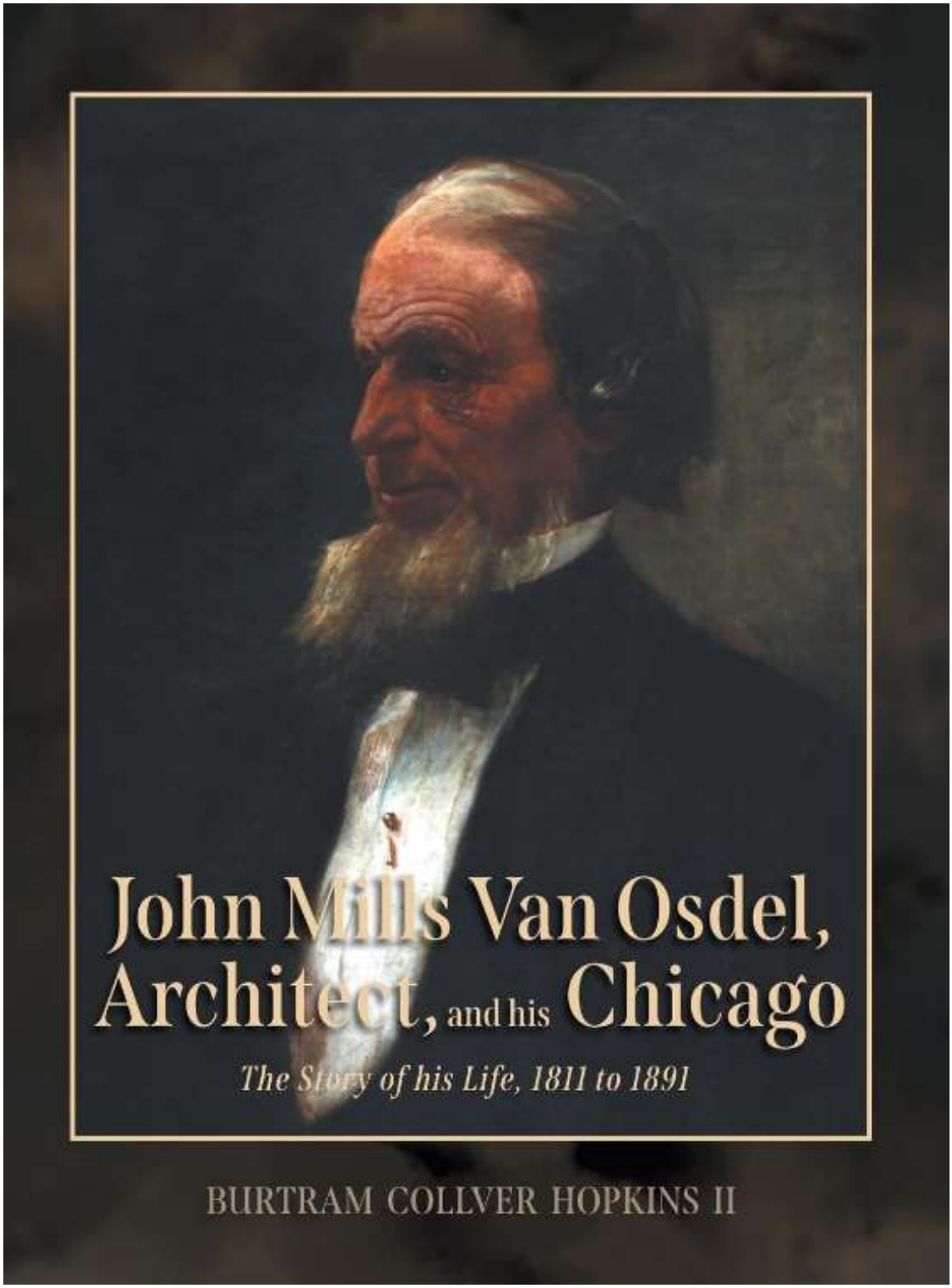
"In Chicago's Fine Arts Building, celebrated writer and Fine Arts Building tenant Keir Graff takes readers behind the scenes of this cultural hub. Initially conceived as a space for artists' studios, a home for the city's working artists, the building was an immediate success, but the Great Depression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

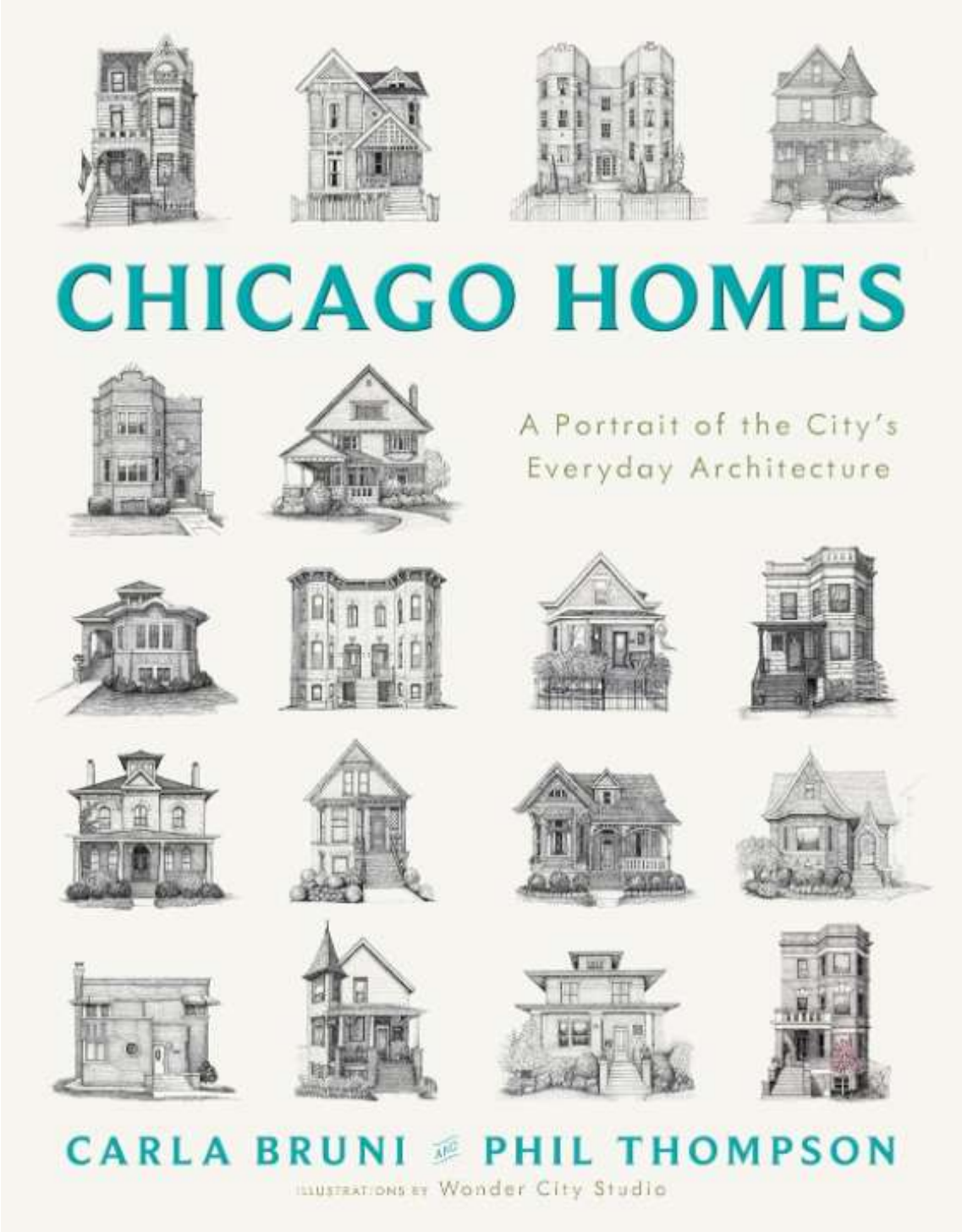
Church of the Holy Family gets big gift: Portrait of city's first architect, John Mills Van Osdel; Over a career that spanned 60 years, Van Osdel is credited with designing over 800 structures, including the interior of Church of the Holy Family, which survived the 1871 Great Chicago Fire, Janani Jana,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

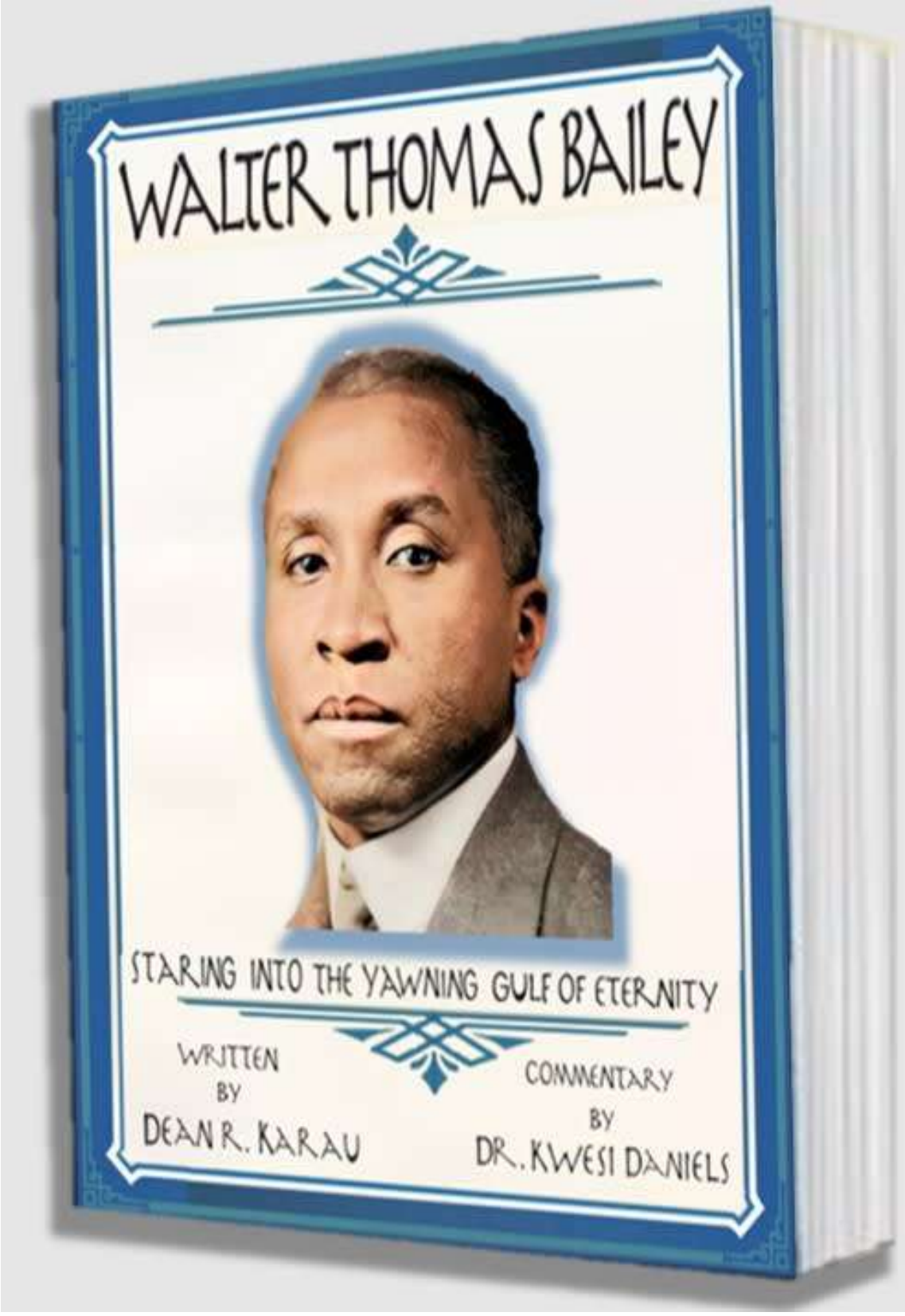
Chicago Homes: A Portrait of the City's Everyday Architecture
by Carla Bruni and Phil Thompson
Illustrations by Wonder City Studio
Published by Agate Publishing

New ‘Chicago Homes’ Book Details History Of Living In Chicago, From Bungalows To Greystones; Authors and researchers Carla Bruni and Phil Thompson left no greystone — or terracotta — unturned in their 352-page book detailing and illustrating Chicago homes in the order they cropped up throughout the city’s history, Mack Liederman,Block Club Chicago, Block Club Chicago, 10/27/25

Walter Thomas Bailey: Staring into the Yawning Gulf of Eternity

by Dean R. Karau

with Dr. Kwesi Daniels, Tuskegee University



Walter Thomas Bailey: Staring into the Yawning Gulf of Eternity, Dean R. Karau with commentary by Dr. Kwesi Daniels, Tuskegee University. Image credit: Dean R. Karau

"Walter T. Bailey was the first Black American to earn a B. S. degree in architecture from the University of Illinois (1904); the first Black American licensed to practice architecture in Illinois (1905); the first Black American to earn a master's degree in architecture from the University of Illinois (1910); and the first Black American licensed to practice architecture in Chicago (1924).

"Bailey was born in Kewanee, Illinois in 1881. After graduating from the University of Illinois, he taught at the Tuskegee Institute from 1905 to 1914 while designing buildings on- and off-campus, in-state and out-of-state. In 1914, Bailey moved his growing private practice to Memphis as the scope of his work and reputation expanded. Then in 1924, he took his thriving career to Chicago to supervise the construction of the world's then-largest, most expensive building ever built and designed by and for Black people. But the economic and social abyss of the 1930s forced Bailey to take on primarily smaller projects and renovations.

"After Bailey died in 1941, the importance of his role and influence in shaping Black communities were generally forgotten.

"This book is a deeper dive into the true scope of his work and the extent to which Bailey helped Black Americans build both communities and pride. It documents over 100 of his works and delves into important but previously unknown aspects of his life." (www.waltertbailey.com by Dean R. Karau)

"I opened your book Friday evening and was simply unable to put it down until I finished it just now. Your long labor of love has resulted in a magnificent accomplishment. . . . The graphics and photography are astounding, and I am feeling intellectually uplifted by the wealth of history I just learned about." —Melvin L. Mitchell, CEO of Bryant Mitchell, PLLC, Washing-ton, D.C.; Fellow in American Institute of Architects; past president of D.C. Board of Architecture

Walter Thomas Bailey: Staring into the Yawning Gulf of Eternity
by Dean R. Karau with commentary by Dr. Kwesi Daniels, Tuskegee University.

The Legacy of Julius Rosenwald a Film by Lincoln Presidential Foundation and Looking for Lincoln Nominated for a 2025 Mid-America Emmy Award



The Legacy of Julius Rosenwald, a Film by Lincoln Presidential Foundation and Looking for Lincoln. Image credit: The Legacy of Julius Rosenwald

"The film, “The Legacy of Julius Rosenwald” has been nominated for a 2025 Mid-America Emmy award!

"The film, highlighting the life and works of Julius Rosenwald was directed by Storyteller Studios with the Lincoln Presidential Foundation and Looking for Lincoln as producing partners. This project was made possible in part by a grant from the National Park Foundation.

"Rosenwald was an American business executive and philanthropist who lived his early life in the same neighborhood as the Abraham Lincoln home in Springfield, Illinois. He was the long-time president and an owner of Sears, Roebuck and Company, and established ‘The Rosenwald Fund’ to promote education.

"The fund’s Rural School Building Program was one of its largest initiatives, and was responsible for the construction of more than 5,000 schools in the South for African-American children. These life-changing institutions became informally known as 'Rosenwald Schools.' (Lincoln Presidential Foundation)

"The Legacy of Julius Rosenwald", a film by Lincoln Presidential Foundation and Looking for Lincoln with generous support from a National Park Foundation Storytelling Grant. (16:29)

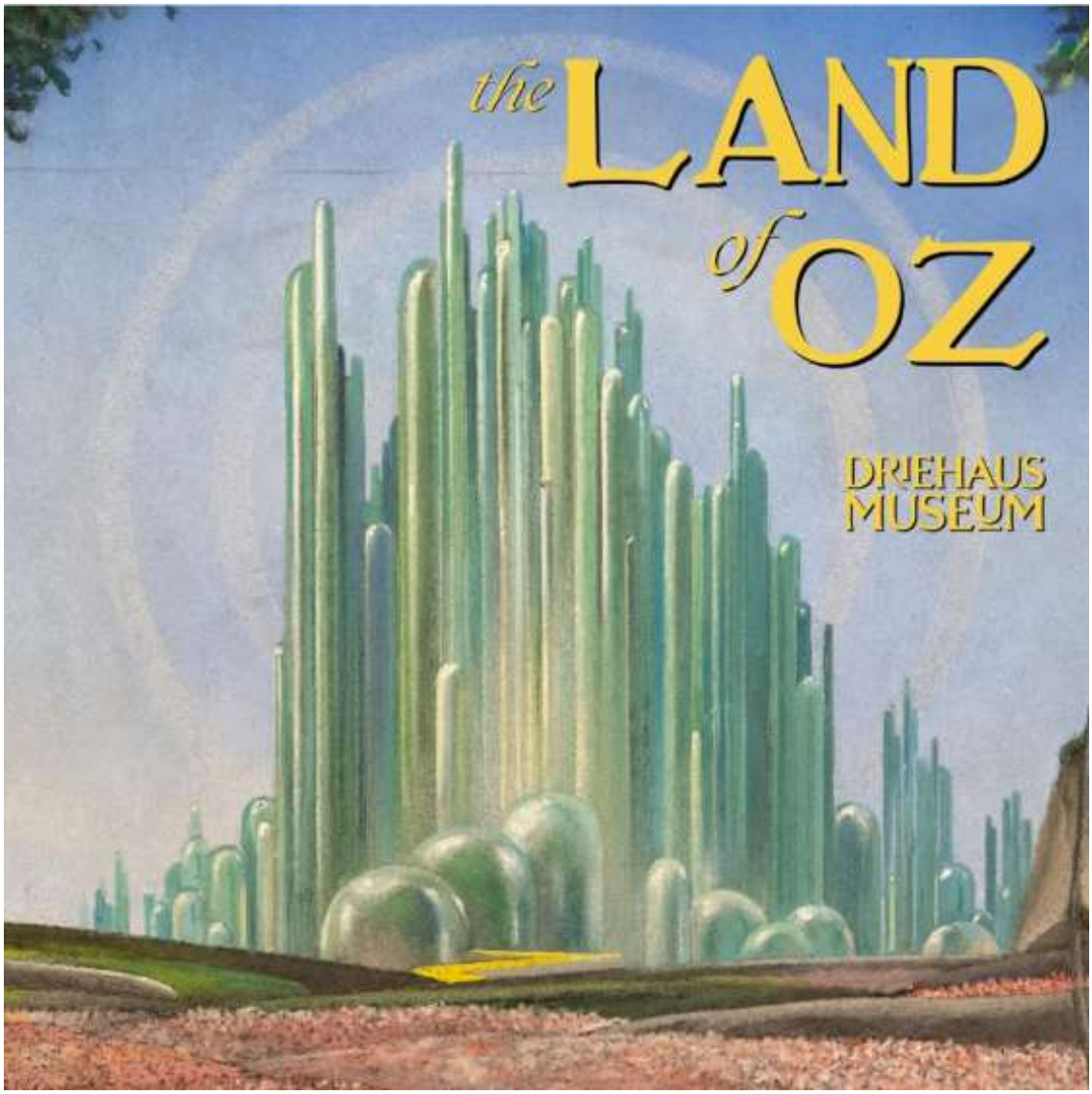
The most famous Jewish philanthropist you may have never heard of and the campaign to amplify his legacy with a national park; Julius Rosenwald was a revolutionary philanthropist, yet his name is not well known, in part because his foundation shut down soon after his death, Rachel Kohn, JewishInsider,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

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

Rosenwald, A film by Aviva Kempner

Preservation Events & Happenings

Driehaus Museum presents
"The Land of Oz: Beyond the Page"
November 13, 2025 to March 15, 2026



"The Land of Oz: Beyond the Page" presented by Driehaus Museum. November 13, 2025-March 15, 2026
Image Credit: MGM, The Emerald City, 1939, pastel on board, The Richard H. Driehaus Collection.

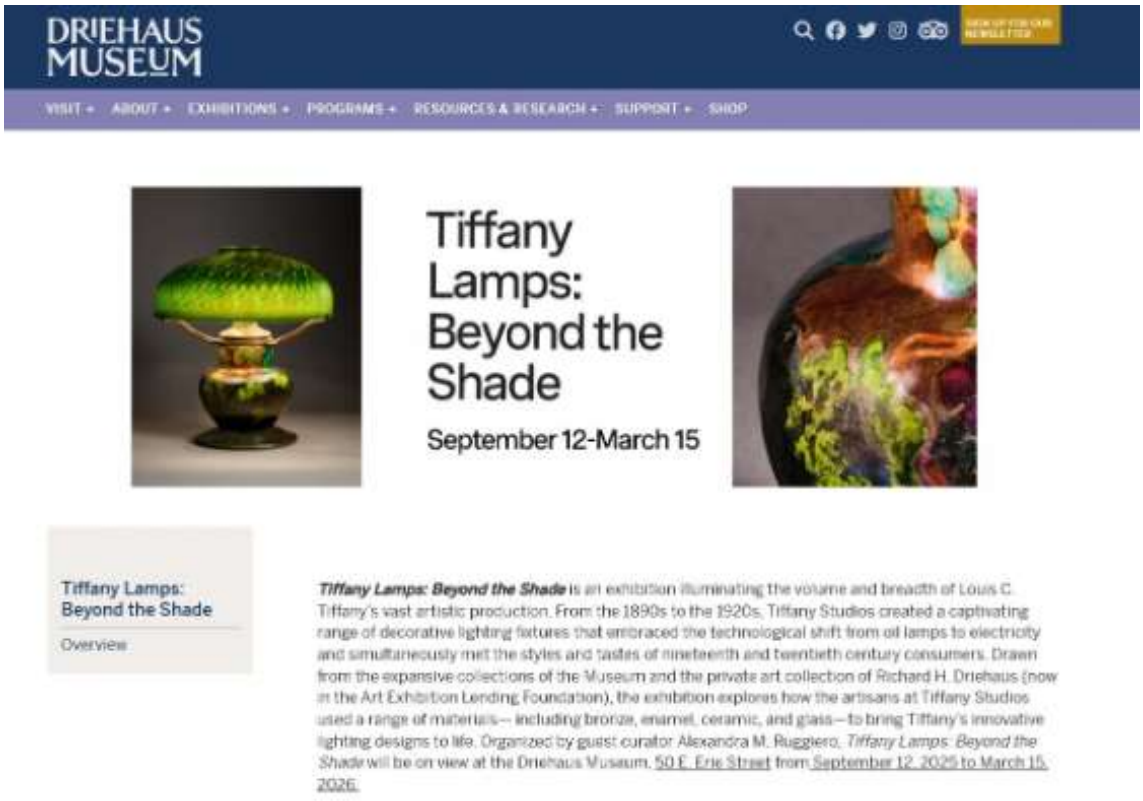
The Land of Oz: Beyond the Page
November 13, 2025 to March 15, 2026
Presented by Driehaus Museum

"The Land of Oz: Beyond the Page explores the imaginative artistry required to turn the classic children's story into a beloved movie. Divided into three sections—Writing, Costume, and Production Design—the installation reveals how the designers brought L. Frank Baum's world to life.

"Highlights include a replica of Dorothy's Ruby Red slippers, an early draft of the script, a prototype of the iconic Flying Monkey costume, a character costume from Emerald City, and a replica of the Cowardly Lion's Badge of Courage. Visitors will also see a production memo about Dorothy's look and a rare painting of the Emerald City. Families, film lovers, and design enthusiasts alike will find something to spark their imaginations." (Driehaus Museum)

Learn more at Driehaus Museum

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)

Learn more at Driehaus Museum

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)



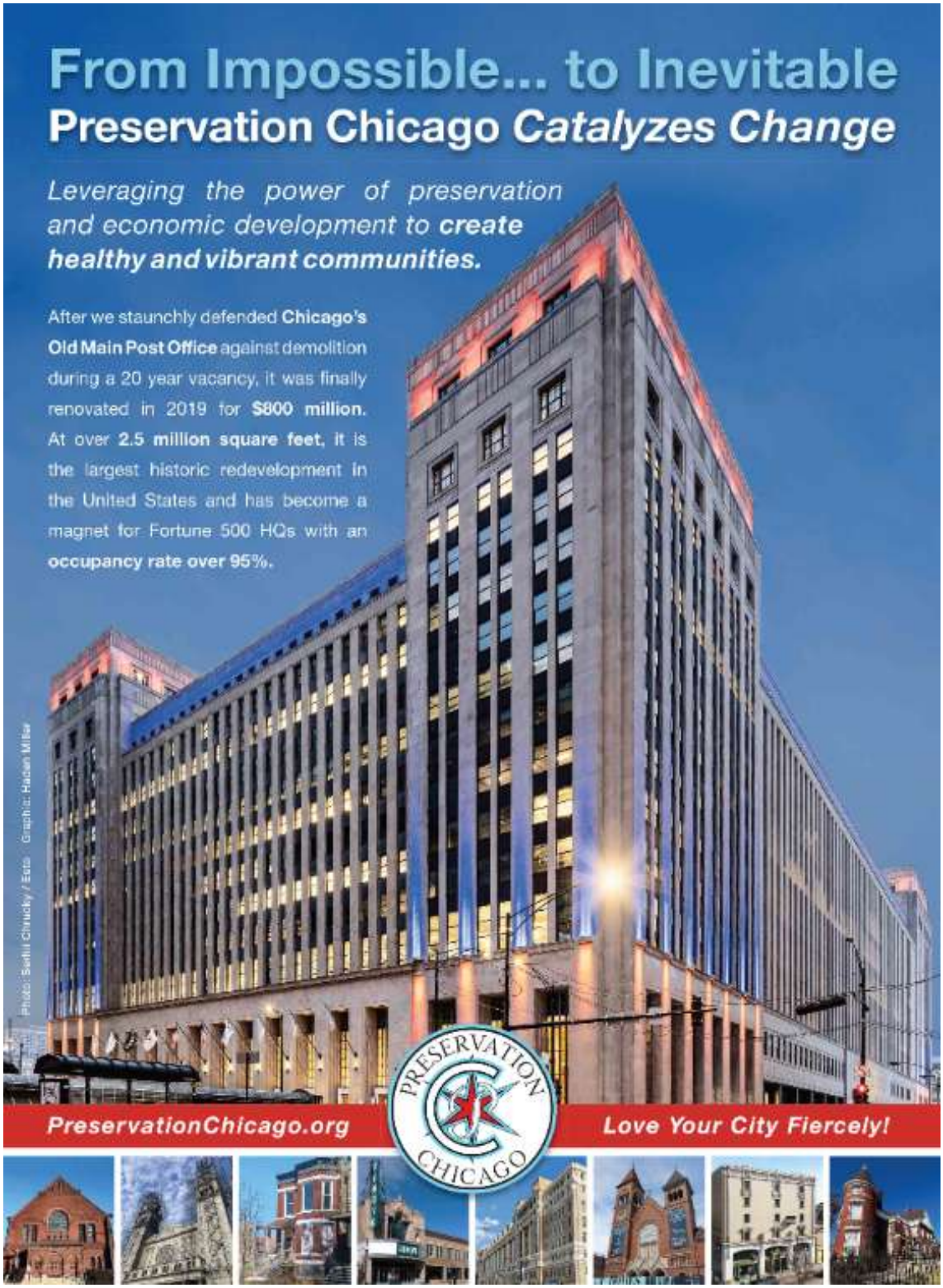
WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered FULL Presentation (69:16). Presented live to a hybrid audience, both live in-person at the Chicago Architecture Center simultaneously to virtual audience of approximately 300 people on March 4, 2025. Image credit: Preservation Chicago

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

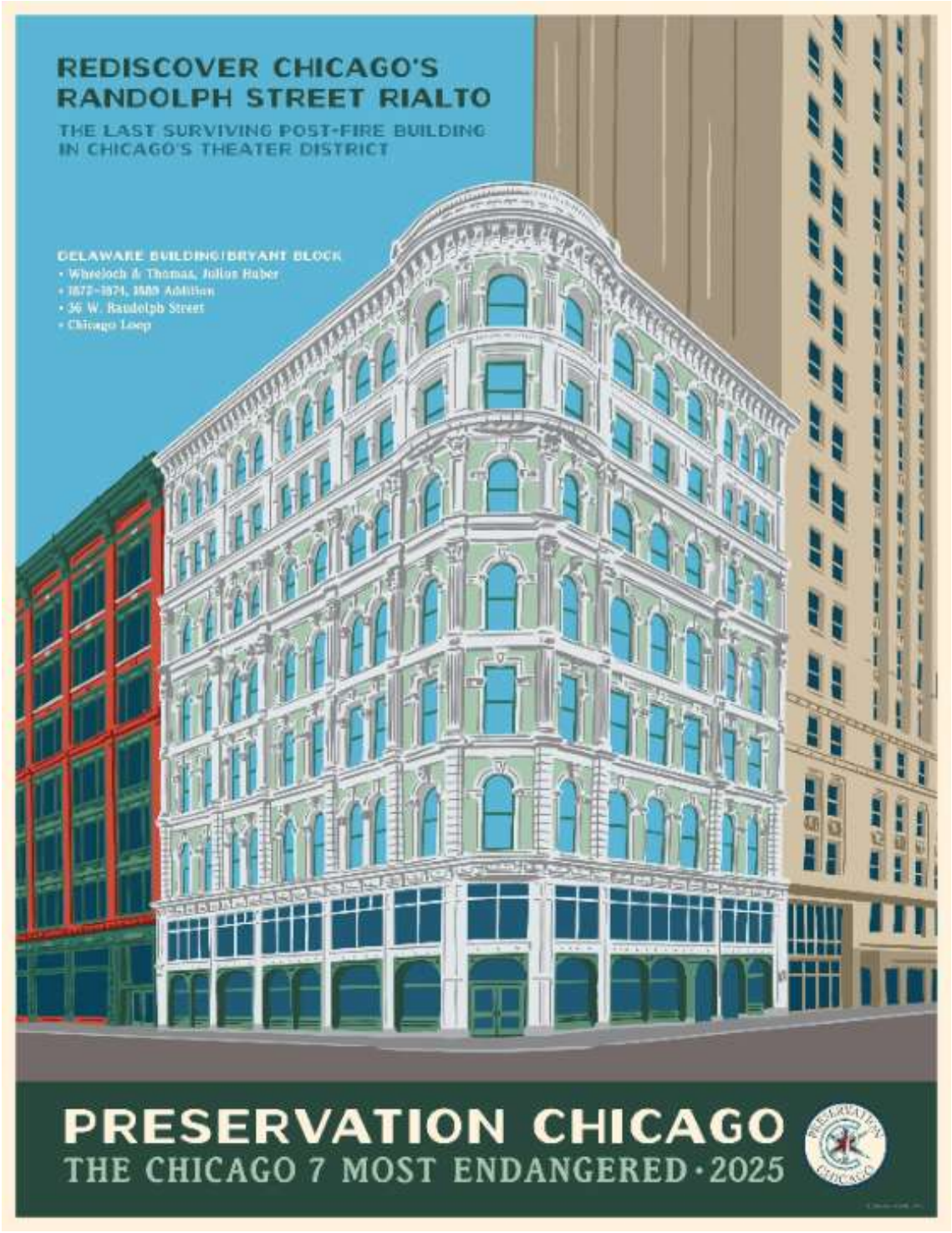
Learn more at Preservation Chicago's Content Studio at Crain's Chicago Business Giving Guide 2024



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

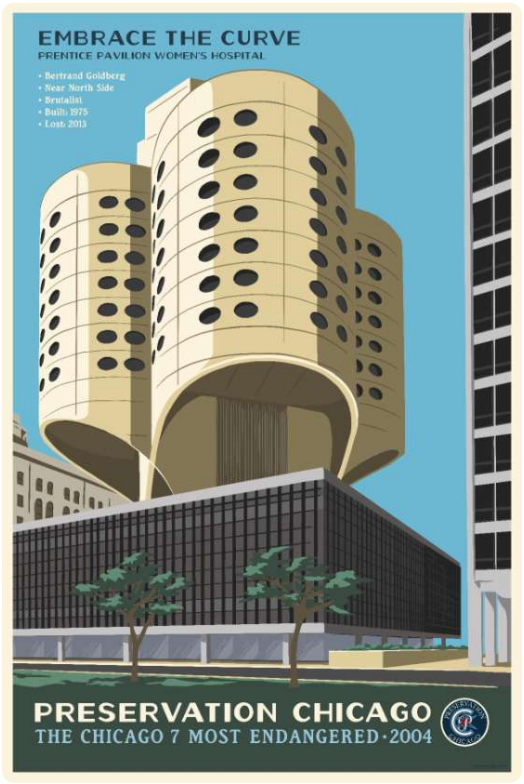


The Delaware Building

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.