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PRESERVATION CHICAGO

STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

2025 Year-in-Review Newsletter



Snow on the Residence of the Archbishop in Chicago

Designed by Alfred Pashley in 1880 at the direction of Most Rev. Patrick A. Feehan, the first Archbishop of Chicago.1555 N. State Pkwy., Chicago IL 60610

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.

Support a Nonprofit that Consistently Delivers Outstanding Results

Please Donate Today

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

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GREATNONPROFITS TOP-RATED NONPROFIT

CRAIN’S GUIDE TO STRATEGIC GIVING

benevity

Cause IQ

Share Your Take, Spread The Love

Love our work? Love this monthly newsletter? You're in good company with thousands of others who *Love Chicago Fiercely!*

Real voices from real people makes the difference. Your reviews and opinions are key for new people to discover Preservation Chicago, our mission, and our impact.

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!

GREAT NONPROFITS REVIEW

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We always welcome your reviews, comments, and suggestions. Please drop us an message at info@PreservationChicago.org

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The 2026 Chicago 7 Most Endangered

Mark your calendars for the Preservation Chicago 2025 Chicago 7 Most Endangered Announcement Wednesday, March 4, 2026 at High Noon



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

The Preservation Chicago 2026 Chicago 7 Most Endangered Announcement and Presentation

Wednesday, March 4, 2026
High Noon, 12:00 pm

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

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

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

Since 2003, the Chicago 7 Most Endangered has sounded the alarm on imminently threatened historic buildings and community assets in Chicago to mobilize the stakeholder support necessary to save them from demolition.

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

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

WINS: 2025

1. WIN: Century and Consumers Buildings Landmarked!
(Chicago 7 2011, 2013, 2022, 2023 & 2024)



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: Eric Allix Rogers



2. WIN: Thompson Center Transformation to Google Midwest Headquarters (Chicago 7 2016, 2018, 2019 & 2020)



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



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



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



4. WIN: After Being Stuck In Building Court for 10 Years, Delaware Building Receives Long Overdue Maintenance (Chicago 7 2025)



Scaffolding at the Delaware Building, a 2025 Chicago 7 Most Endangered. 1872-1874, Wheelock & Thomas, with 1889 addition by Julius Huber, 36 W. Randolph Street / 151-155 N. Dearborn Street. Photo Credit: Ward Miller / Preservation Chicago

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



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

6. 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

7. WIN: Closed Corpus Christi Catholic Church To Become Nonprofit Community Center (Chicago 7 2021)



Corpus Christi Church, 1915, Joseph W. McCarthy, 4900 S. Martin Luther King Drive. Photo Credit: Eric Allix Rogers

8. WIN: After a Year of Building Court Hearings, Elim/Reformation Lutheran Church to Onyx360 for Renovation and Adaptive Reuse for Community Health Center



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



Building court hearing attended by Preservation Chicago, preservation partners, and Onyx360 NFP leadership which plans to open a health and wellness center at the former church following necessary repairs. Elim/Reformation Lutheran Church ,1888, Solon S. Beman, 11310 S. Forest Avenue. Photo credit: Ward Miller / Preservation Chicago

9. 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

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



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

11. 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 suffering from deferred maintenance in 2019. Photo Credit: Eric Allix Rogers

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



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

13. WIN: After Decades of Neglect, CDOT Announces Plans to Restore Darrow Bridge by Burnham and Root (Chicago 7 2025)



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

14. WIN: After 10-Year Effort, Clarendon Park Community Center Ribbon-Cutting After Comprehensive Preservation-Oriented Renovation (Chicago 7 2015)



Clarendon Park Field House after renovation, 1916, C.W. Kallal, 4501 N Clarendon Avenue. Photo Credit: Chicago Park District

15. WIN: St. Laurence Church School Adaptively Reused as Land School Art Incubator (Chicago 7 2011)



St. Laurence Church School, Joseph Molitor, 1907, 1353 E. 72nd Street. Photo credit: Eric Allix Rogers

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



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

17. WIN: Francis Scott Key Elementary by Dwight Perkins Reopens as Field School After Comprehensive Renovation (Chicago 7 2015)



The Field School / Former Francis Scott Key Public School, 1907, Dwight Perkins, 517 N Parkside Ave.
Photo Credit: Debbie Mercer

18. WIN: TIF Approved for Pershing Road Central Manufacturing District Building Adaptive Reuse (Chicago 7 2014 & 2020)



Developer IBT Group LLC plans to redevelop a massive warehouse at 1717-1769 W. Pershing Road into apartments, a grocery store, office space and green space. Rendering credit: Epstein Global Architecture

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



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

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



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

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



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

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



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

23. WIN: Funding Approved for Second Phase of Lathrop Homes After Lengthy Delays (Chicago 7 2007, 2013, 2022)



Rendering of proposed renovation of Lathrop Homes. Rendering credit: Related Midwest

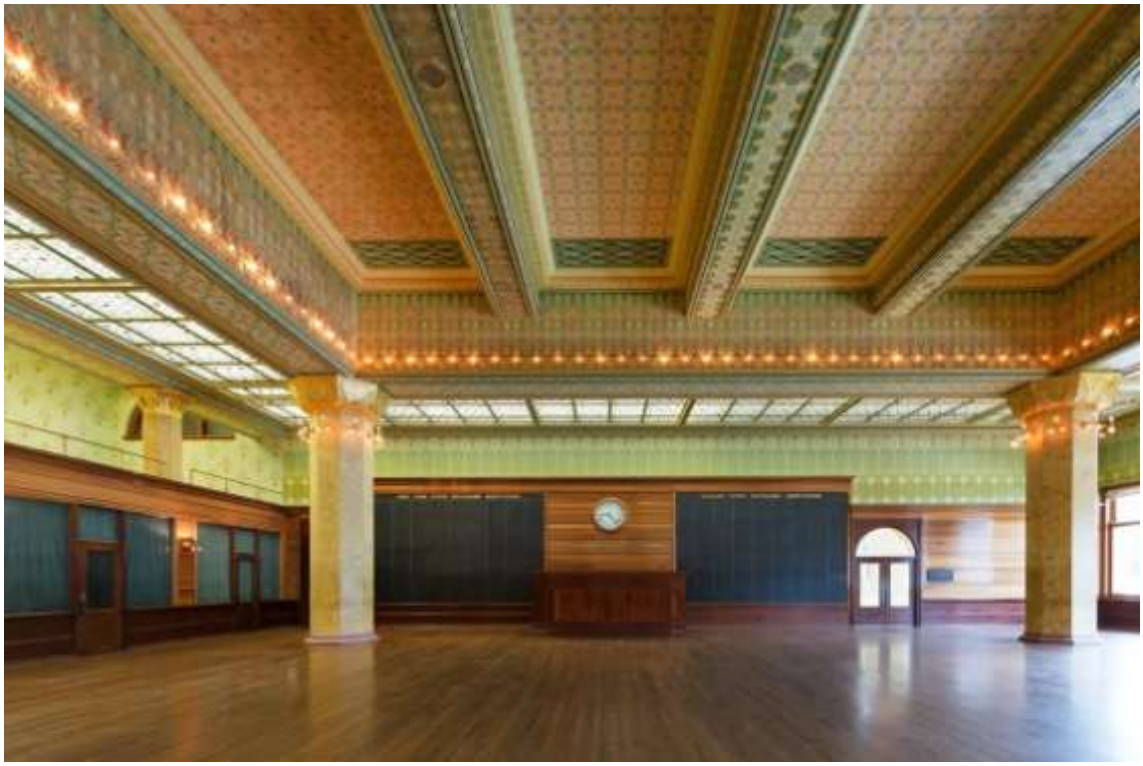
24. WIN: Landmark Designation of 30 N. LaSalle Street Building Heightens Awareness of Chicago Stock Exchange, Chicago Stock Exchange Trading Room, and Entry Arch, and Continues Loop Revitalization



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



Chicago Stock Exchange Building 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

25. 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 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

26. Successful Rapid Response Advocacy Effort Results in Chicago Landmark Designation for Erie Street Row at 161 E. Erie



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

27. WIN: Kingdom Baptist Church Becomes Designated Chicago Landmark



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

28. WIN: Original Providence Baptist Church, 515 N. Pine, Becomes Designated Chicago Landmark



Historic postcard. Original Providence Baptist Church / First Baptist Church of Austin, 1902 with 1928 additions Brown, Burton and Davis, and later additions by E. E. Roberts 515 N. Pine Ave. Photo credit: Chicago DPD

29. WIN: New Genesis Assembly of God Baptist Church / Trinity Evangelical Lutheran Church at 1400 N. Laramie Avenue in Austin Receives Final Landmark Recommendation



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

30. WIN: Morning Star Baptist Church of Chicago Becomes Designated Chicago Landmark



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

31. WIN: Beeson House by Federick Schock Becomes Designated Chicago Landmark



Fred C. Beeson House #4, 1920, Federick R. Schock, 5830 W. Midway Park. Photo credit: Debbie Mercer

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



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

33. WIN: Scoring Stage Adaptive Reuse Plan Proposed for Stock Yards National Bank After Lengthy Vacancy



The former Stock Yards National Bank at Exchange Avenue and Halsted Street in the Back of the Yards on April 12, 2021. Stock Yards National Bank, 1925, A. Epstein, 4150 S. Halsted St. Designated a Chicago Landmark on October 8, 2008. Photo credit: Colin Boyle / Block Club Chicago

34. WIN: Long-Vacant Former Wayman Church Adaptively Reused for 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

35. 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

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



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

37. 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

38. 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

39. WIN: Landmark Designation and Class L Approved for Harris Trust & Savings Bank Hotel



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

40. 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

41. WIN: Final Landmark Designation and TIF Funding Approved for Bankers Building / Clark Adams Building at 105 W. Adams St



42. WIN: Adaptive Reuse Begins for Rector Building / Bell Federal at 79 W. Monroe Street After Becoming a Designated Chicago Landmark



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

43. WIN: City Council Approves Pittsfield Building Renovation and Adaptive Reuse at 55 E. Washington



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

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



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

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



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

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



50 E. Superior Street. Photo credit: Google Maps

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



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

48. WIN: Class L Approved for Original Schwinn Bicycle Factory at 900 W. Lake Street



Lake Street Lofts / Former Schwinn Bicycle Factory, 900 W. Lake Street. Photo credit: Jonathan Fairfield / CoStar

49. WIN: Vintage Brick-and-Timber Office Loft at 223 W. Erie Street Will Be Converted to Residential



223 W. Erie Street, built 1899. Photo credit: LoopNet

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



303 W. Erie Street. Photo credit: LoopNet

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



225 W. Ohio Street. Photo credit: LoopNet

52. WIN: Upper Floors of 111 W. Illinois Street to be Converted to Residential Use



Salesforce Building, 2007, SCB, 111 W. Illinois St. Photo credit: CoStar

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



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

54. WIN: Zoning Approved for Residential Conversion of 444 N. Wabash



444 N. Wabash Avenue, Photo credit: LoopNet

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



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

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



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

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



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

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



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

59. WIN: Former Newman-Rudolph Lithographing Company Building / Hillshire Foods Building Will Become Medical School



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

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



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

CHICAGO SUN-TIMES

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

CHINATOWN'S 'CITY HALL' GETS PRESERVATION PUSH

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

LEE BEY, PAGE 6

The On Leong Merchants Association Building

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

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

COVERAGE, PAGES 8-12

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

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

61. 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

62. POTENTIAL WIN: After Sale, New Developer Will Complete Hollander Storage Building Adaptive Reuse



Hollander Storage Building, 1912, 2418 N. Milwaukee Avenue. Photo Credit: Google Maps

63. WIN: David Fireproof Storage Warehouse at 3240 W. Lawrence Will Be Adaptively Reused for Residential



David Fireproof Storage Warehouse, 1916, 3240 W Lawrence Ave. Photo credit: LoopNet

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



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

65. WIN: City Council Approves Adaptive Reuse and New Construction of Briar Street Theatre / Former Marshall Field & Co. Warehouse Into Retail and Residential



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

66. WIN: Auditorium Theater Begins Main Auditorium Restoration Campaign



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

67. WIN: City Approved Class L Status and 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

68. 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

69. 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

70. WIN: After 20 Year Vacancy, Chicago Neighborhood Initiatives to Restore Historic Pullman Home



This historic row house on the 105th block of South Corliss Avenue is one of the CHA's scattered-site properties that has been vacant for around two decades. Credit: Alex Wroblewski / Block Club Chicago

71. WIN: Improvements Moving Forward at Humboldt Park Receptory Building and Stable Building After Illegal Construction Was Stopped and Demolished



Humboldt Park Receptory Building and Stable, 1896, Frommann & Jebsen, 3015 W. Division Street. Photo credit: Eric Allix Rogers

72. 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

73. WIN: After Decades of Neglect, Garfield Park Bandstand Receiving Full Restoration



Garfield Park Bandstand, 1897, Joseph Lyman Silsbee, Garfield Park. Photo credit: Debbie Mercer

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



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

75. WIN: Riis Park Fieldhouse Reopens After Four Year Renovation



Riis Park Fieldhouse, 6100 W. Fullerton Avenue. Photo Credit: Google Maps

76. 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

77. WIN: First Phase of Roberts Temple Church Restoration Complete



Roberts Temple Church of God in Christ, Edward G. McClellan, 1922, 4021 S. State Street. Emmett Till's body was on display at Roberts Temple for four days leading up to his funeral in 1955. Over 50,000 thousands of people attended. Photo Credit: Chicago Sun-Times / Chicago Daily News collection / Chicago History Museum

78. 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

79. WIN: Plans Announced for Adaptive Reuse of Chicago Landmark Immaculata High School



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

80. WIN: "The Phantom Building of the Gold Coast" Will Be Occupied After 35-Year Vacancy



"The phantom building of the Gold Coast," 1447 N. Dearborn Street. Photo credit: Interra Realty

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



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

82. WIN: Humboldt Park United Methodist Church Adaptive Reused for Residential



Humboldt Park United Methodist Church, 1920s, Clarence W. Lampe, 2120 North Mozart Street. Photo Credit: Google Maps

83. 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

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



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

85. 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

86. WIN: City Council Approves Adaptive Reuse of 100 Year-Old Logan Square Church for 16 Residential Units



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

87. WIN: The Elijah Muhammad House Museum Nearing Restoration Completion and Opening



Elijah Muhammad House, 4847 S. Woodlawn Ave. Photo Credit: Marc Monaghan / Hyde Park Herald

88. WIN: After Demolition of Adjacent Building for New Construction, Adaptive Reuse of 1317 N. Ashland Proves Residential Reuse Viability of Historic Structures



Formerly John Paul II Catholic Center of Polish Culture, 1317 N. Ashland. Photo credit: Google Maps

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



St. Cornelius Church, 1965, Barry & Kay, 5430 W. Foster Ave. Photo credit: Debbie Mercer

90. WIN: Thillens Building To Be Adaptively Reused for Pickleball Courts



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

91. WIN: Surge Billiards Will Open in Ornate Former Grocery Store on Chicago Avenue



1734 W. Chicago Ave. Photo credit: Google Maps

92. 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 Rectory Building, 2411 W. Congress Parkway. Photo credit: Google Maps

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



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

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



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

95. WIN: City Council Approves Puerto Rican Arts Alliance Expansion Into Adjacent Buildings



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

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



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

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



458 W. Dickens. Photo credit: Google Maps

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



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

99. WIN: Historic Lake Street Bridge Begins Major Restoration Project



Lake Street Bridge, 1916, Engineer John Ernst, double-deck, double-leaf, fixed trunnion bascule bridge. Photo credit: Chicago DPD

100. WIN: Landmarked Cortland Street Bridge Restoration Begins



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

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



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

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



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

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



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

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



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

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



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

106. WIN: 688 N. Milwaukee Avenue to be Converted to Residential



688 N. Milwaukee Ave. Photo credit: LoopNet

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



3036 N. Lincoln Avenue. Photo credit: LoopNet

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



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

109. WIN: Historic Three-Flat at 3641 N. Wilton Will Be Renovated With Addition and ADU, Not Demolition



3641 North Wilton. Photo credit: Daniel Schell / Chicago YIMBY

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



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

111. WIN: Edgewater Glen National Register District Approved



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

112. 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

113. WIN: Newly Opened *Chicago Board of Trade Building Museum* Celebrates Chicago's Rich Trading History



Chicago Board of Trade Building, 1930, Holabird & Root, 141 W. Jackson. Designated a Chicago Landmark in May 1977. Photo credit: Ward Miller

114. WIN: Second Presbyterian Church Begins Restoration of Third Tiffany Window



Second Presbyterian Church, 1874, James Renwick, 1936 S. Michigan Ave. Sanctuary dates to 1901 after being rebuilt after a fire by architect Howard Van Doren Shaw with Frederic Clay Bartlett. Photo credit: Matthew Gilson / Preservation Magazine

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



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

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



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

117. WIN: Large Format Photograph c.1920 of Holy Name Cathedral Donated by Ward Miller Featured in 175th Anniversary Celebration of the Parish and the 150th Anniversary of the Holy Name Cathedral Building



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

CHICAGO LEGACY BUSINESSES: 2025

1. 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

2. 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

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



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

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



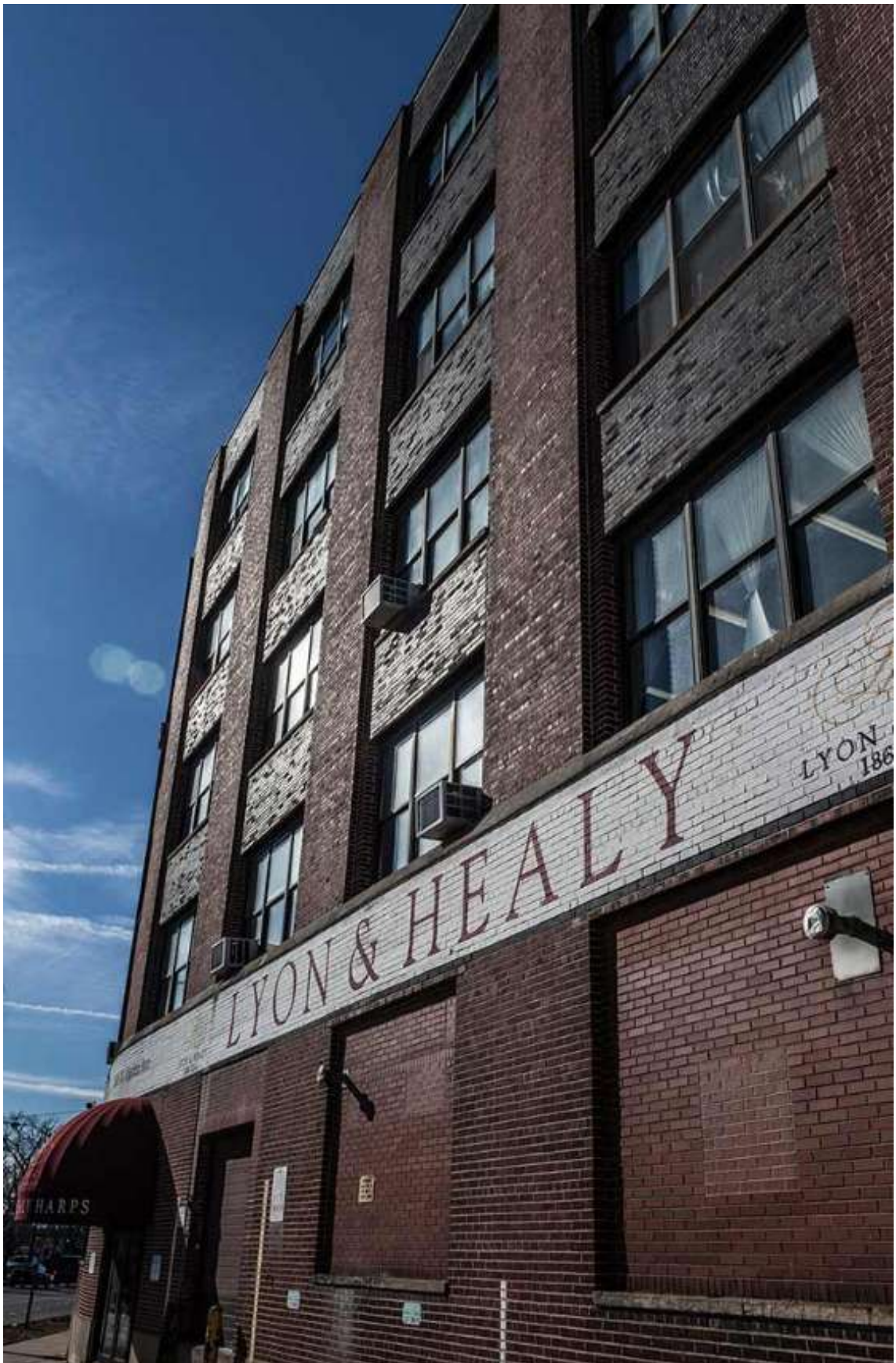
Someone entering The Hidden Cove on Sept. 10, 2025. The Hidden Cove Lounge, 5336 N. Lincoln Avenue. A Chicago Legacy Business since 1965. Photo credit: Alex V. Hernandez / Block Club Chicago

5. CHICAGO LEGACY BUSINESS: 80-Year-Old Timber Lanes Bowling Alley Will Remain Open With New Owners



Dave Samber, owner, sings gospel songs to customers during Gospel Brunch at The Polo Inn, 3322 S. Morgan St., established 1984, in Bridgeport on July 13, 2025. Credit: Colin Boyle / Block Club Chicago Gospel brunch is served 10 a.m.-2 p.m. Sundays in the restaurant and the banquet room, with music delivered on a Rodgers 360 theater organ in the banquet hall. The hall holds 100 people, and the restaurant seats 50. A Chicago Legacy Business founded in 1984. Photo credit: Colin Boyle / Block Club Chicago

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



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



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

8. CHICAGO LEGACY BUSINESSES: After 50 Years in Business, New Construction Is Forcing Belmont Army Vintage To Close



Belmont Army Vintage, 925 W Belmont Avenue. Since 1975. Photo credit: Google Maps

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



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

10. CHICAGO LEGACY BUSINESS: Tastee-Freeze Is Permanently Closed after 73 Years, But the Iconic Sign Will Remain



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

11. CHICAGO LEGACY BUSINESS: Italian Village celebrates 98 years with 'blast from the past' menu



Italian Village main dining room, a Chicago Legacy Business. Opened in 1927, 71 W. Monroe Street, Chicago. Photo credit: Mike Michalak

12. 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

13. CHICAGO LEGACY BUSINESS: Merz Apothecary Celebrates 150 Years In Business



Merz Apothecary, 4716 N. Lincoln Avenue, A Chicago Legacy Business founded in 1875

10. CHICAGO LEGACY BUSINESS: Polo Inn in Bridgeport Celebrates 40th Anniversary



Dave Samber, owner, sings gospel songs to customers during Gospel Brunch at The Polo Inn, 3322 S. Morgan St., established 1984, in Bridgeport on July 13, 2025. Credit: Colin Boyle / Block Club Chicago Gospel brunch is served 10 a.m.-2 p.m. Sundays in the restaurant and the banquet room, with music delivered on a Rodgers 360 theater organ in the banquet hall. The hall holds 100 people, and the restaurant seats 50. A Chicago Legacy Business founded in 1984. Photo credit: Colin Boyle / Block Club Chicago

14. 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

LOSSES: 2025

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



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

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



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

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



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

4. LOSS: Former Holy Angels School at 545 E. Oakwood in Bronzeville Demolished



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

5. 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

6. 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

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



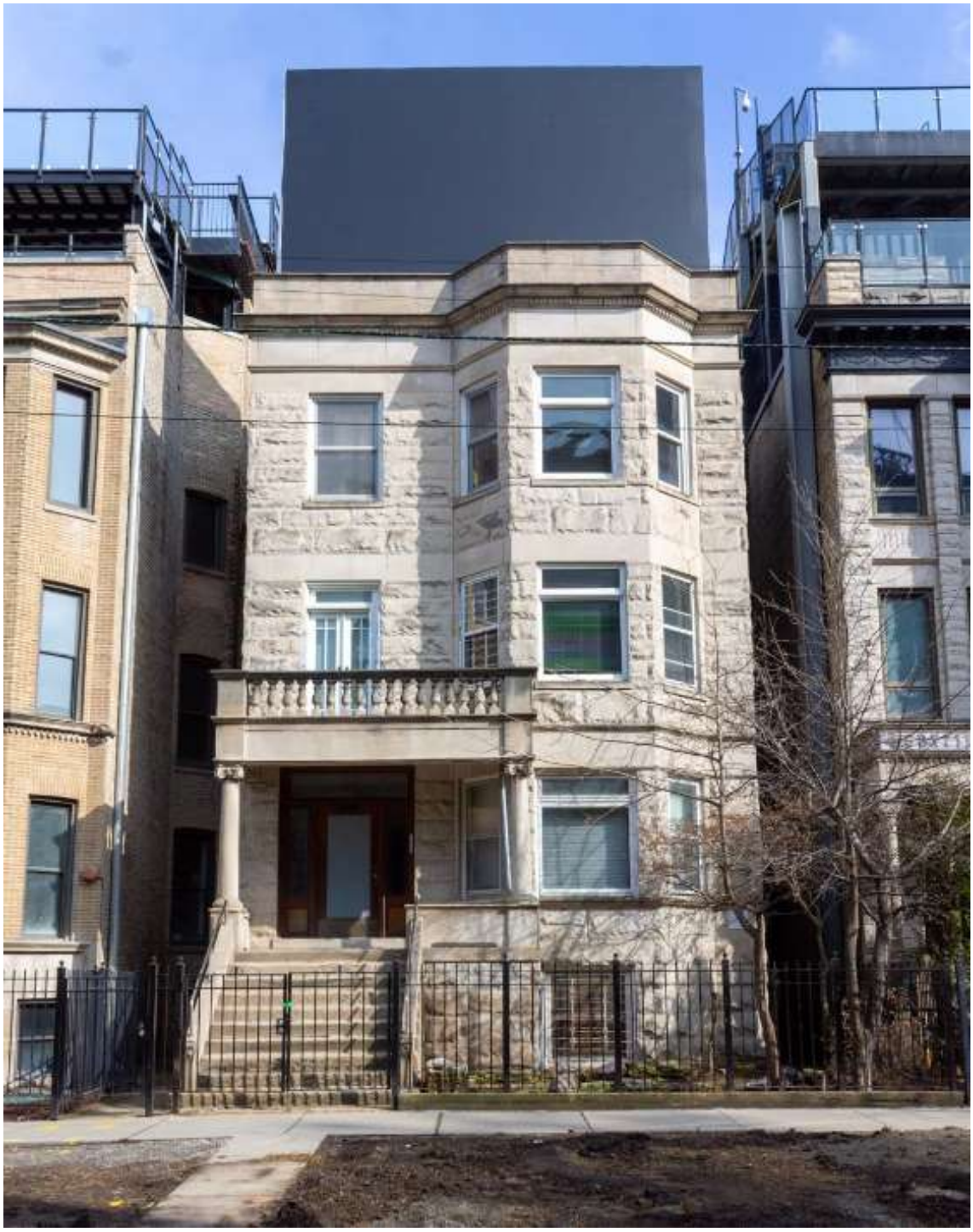
Royal George Theatre, 1633 and 1649 North Halsted Street. Demolished November 2025. Photo credit: Daniel Schell / Chicago YIMBY

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



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

9. LOSS: Iconic Torco Building on Sheffield Avenue Across From Wrigley Field Demolished



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

10. LOSS: After Long Advocacy Effort, Happy Wash Terra Cotta Building Demolished for New Construction



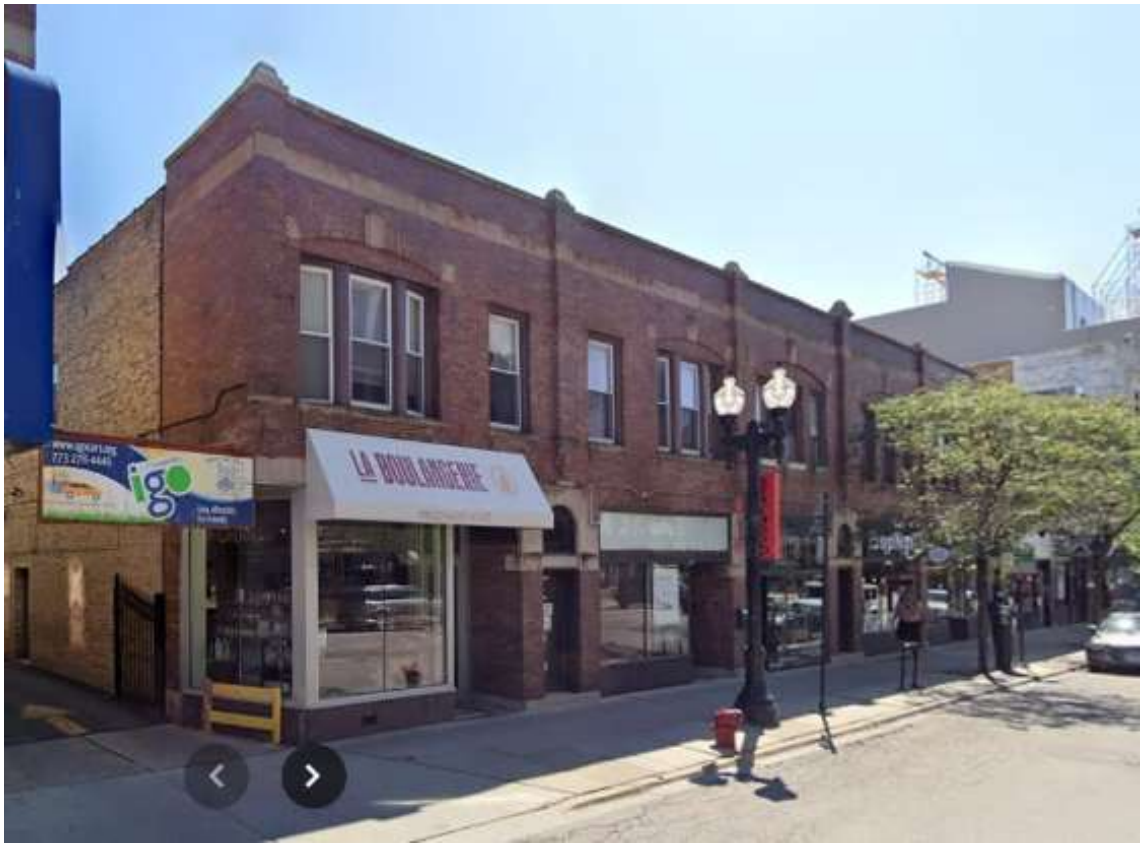
Happy Wash Building, 1359 W. Wilson Ave. Photo credit: Daniel Schell / Chicago YIMBY

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



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

12. LOSS: After 50 Years, New Construction Forces Belmont Army Vintage To Close



Belmont Army Navy Building, 915 W. Belmont Avenue, Lake View. Demolished July 2025. Photo Credit: Google Maps

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



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

14. LOSS: Vintage Building at 1237 North Ashland Demolished



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

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



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

16. LOSS: Spotlight on Demolition 2025



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

Photo tour of 2219 N Fremont St



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



1118 W. Fullerton Avenue, Lincoln Park. Demolished June 2025. Photo credit: Google Maps



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



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



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

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

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



1722 W. 56th Street, West Englewood. Demolished June 2025. Photo credit: Google Maps



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



4846 N. Hermitage Avenue, Ravenswood, Demolished March 2025. Photo credit: Google Maps



3925 N. Janssen Avenue, Lake View. Demolished April 2025. Photo Credit: Redfin



2724 N. Lehmann Court, Lincoln Park. Demolished October 2025. Photo credit: Google Maps



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



2025 W. Augusta Boulevard, Ukrainian Village. Demolished April 2025. Photo Credit: Google Maps



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



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



673 W. Wrightwood Avenue, Lincoln Park. Demolished July 2025. Photo Credit: Google Maps



3858 W. Fillmore Street, Homan Square. Demolished April 2025. Photo Credit: Google Maps



882 N. Paulina Street, East Village. Demolished June 2025. Photo credit: Google Maps



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



1065 W. Polk Street, Sheridan Park, Demolished March 2025. Photo credit: RedFin



1029 N. Winchester Avenue, Ukrainian Village. Demolished April 2025. Photo Credit: Apartments.com



3850 N. Hoyne Avenue, North Center. Demolished July 2025. Photo Credit: Google Maps



1736 N. Winchester Avenue, Wicker Park. Demolished July 2025. Photo Credit: Google Maps



1841 N. Albany Avenue, Logan Square. Demolished June 2025. Photo credit: Google Maps



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



4535 N. Francisco Avenue, Albany Park. Demolished October 2025. Photo credit: Redfin



3624 N. Leavitt Street, Roscoe Village. Demolished September 2025. Photo credit: Redfin



2143, 2145, 2149, and 2151 W. Bradley Place, Roscoe Village. Demolished September 2025. Photo credit: Google Maps



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

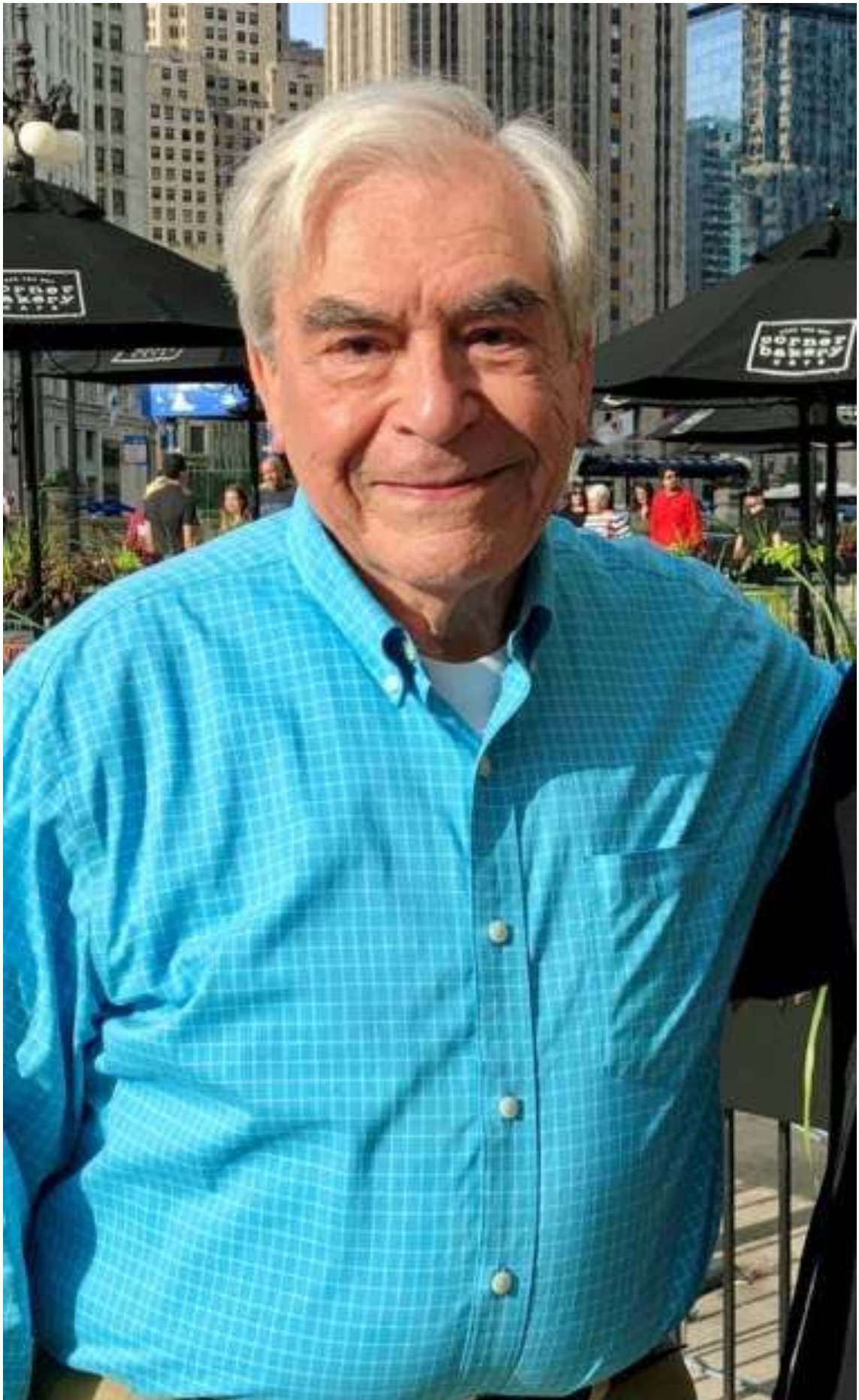
IN MEMORIAM: 2025

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



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

IN MEMORIAM: Herbert Caplan: Lawyer and Preservationist



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



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

IN MEMORIAM: Bob Irving: Preservationist



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

THREATENED: 2025

1. THREATENED: 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

2. 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

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

4. THREATENED: Unusual Split Ownership Complicates Stabilization and Restoration of the Central Manufacturing District Clock Tower (Chicago 7 2014, 2020 and 2025)



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

5. 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

6. THREATENED: Rapid Response Advocacy Campaign to Landmark Pope Leo's Childhood Church Gains Traction



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



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

7. THREATENED: Midcentury Santa Maria Addolorata Church with Extraordinary Stained Glass Walls Threatened with Demolition for Single Family Homes



Former Santa Maria Addolorata Church, 1960, Joseph Bagnuolo, 1315 W. Ohio Street. Photo credit: @properties Christie's International Real Estate



Former Santa Maria Addolorata Church, 1960, Joseph Bagnuolo, 1315 W. Ohio Street. Photo credit: @properties Christie's International Real Estate

8. THREATENED: Ford City Mall Threatened With Demolition



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

9. THREATENED: Yukon Building at 111 W Van Buren Street Listed For Sale (Chicago 7 2016)



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

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



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

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



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



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



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



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

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)



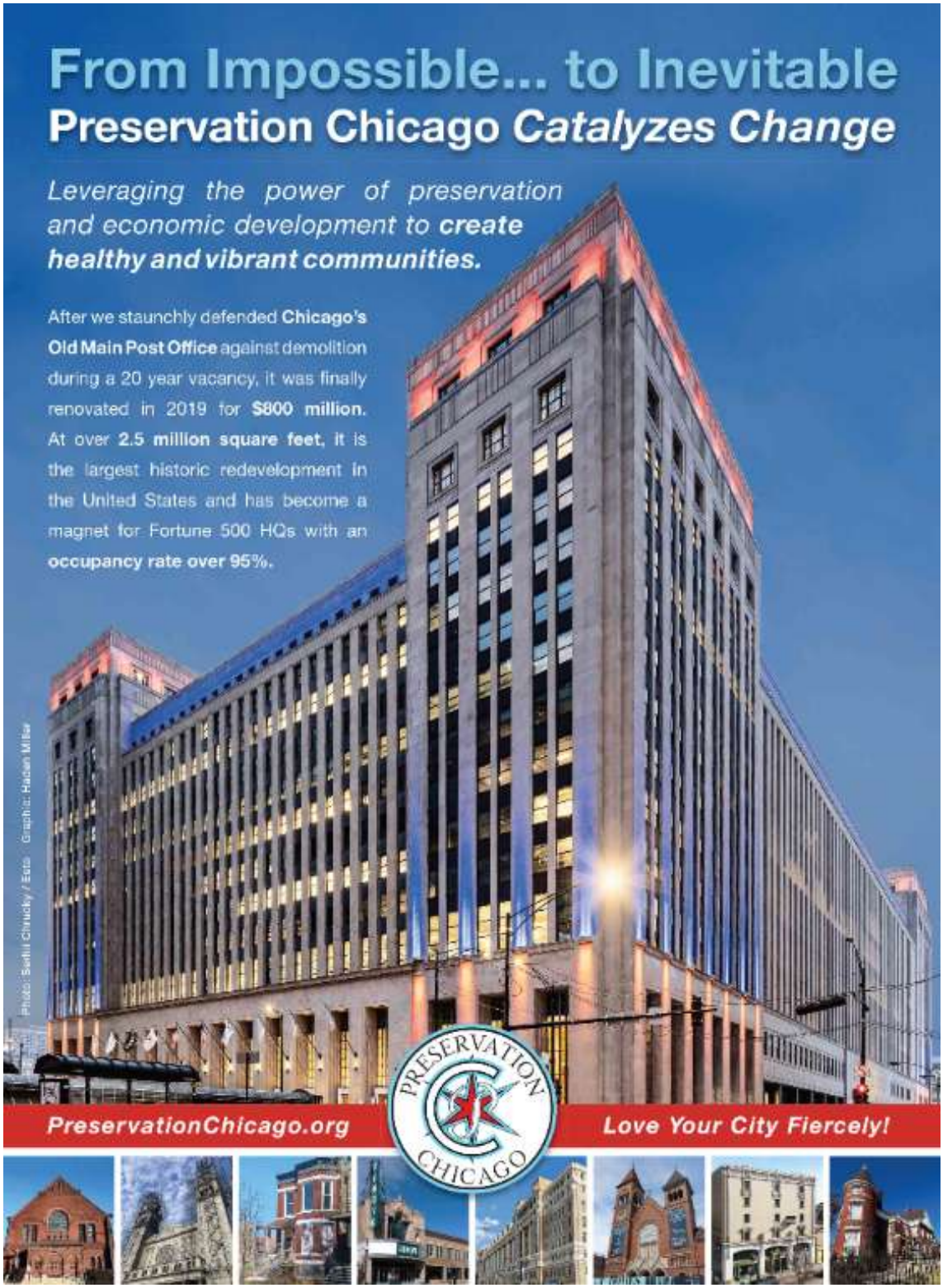
WATCH! The Preservation Chicago 2025 Chicago 7 Most Endangered Social Media Video (1:15)
Image credit: Preservation Chicago

WATCH: 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

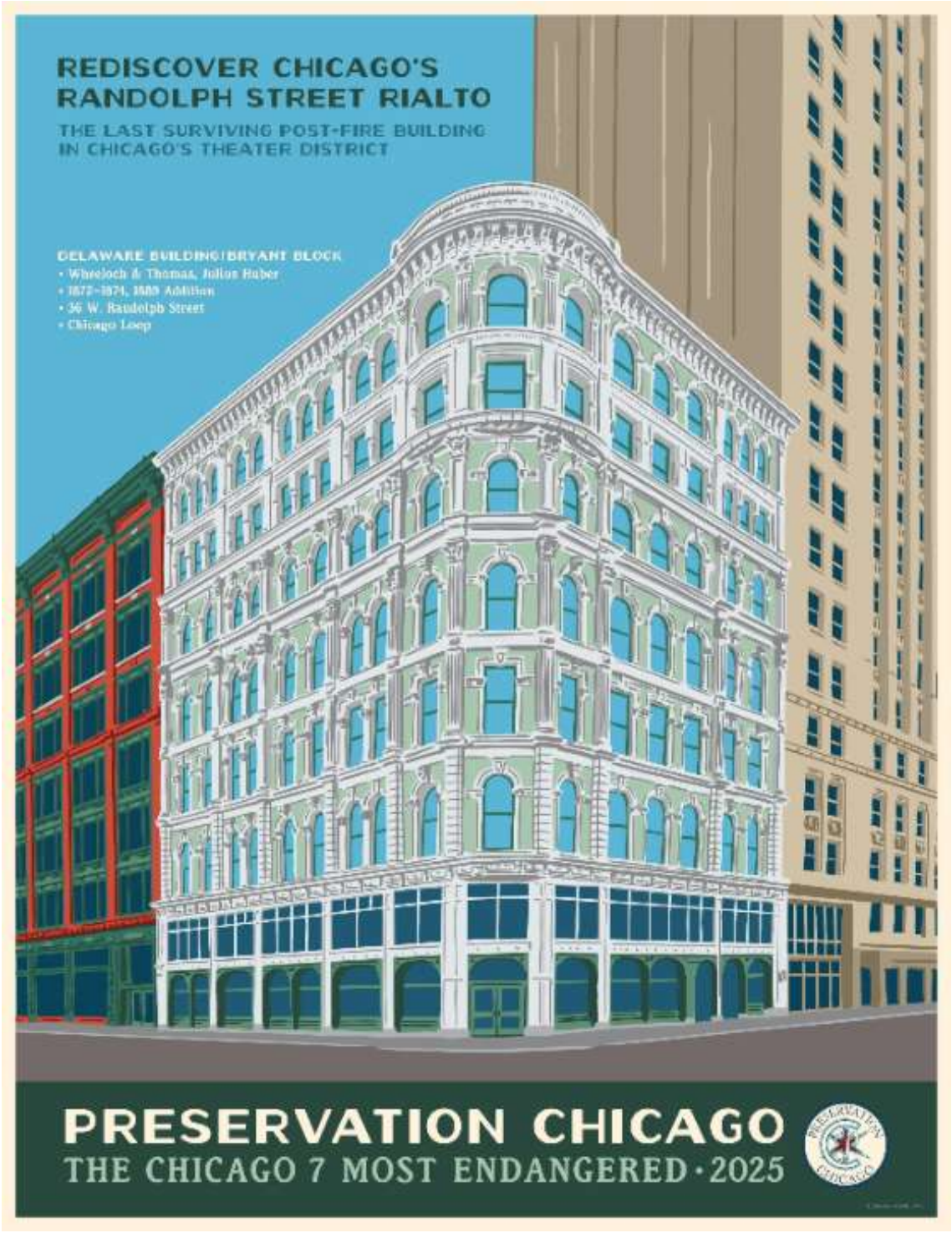
Learn more at Preservation Chicago's Content Studio at Crain's Chicago Business Giving Guide 2024



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

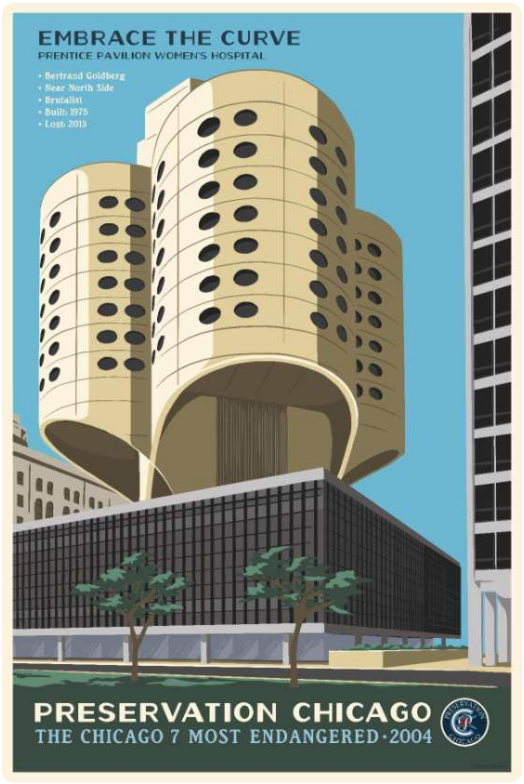


The Delaware Building

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.