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STRENGTHENING CHICAGO BY PROTECTING HISTORIC ARCHITECTURE

March 2026 Month-in-Review Newsletter



Spring Magnolia Blossoms in Chicago. Photo credit: Chris Cullen

Spring Magnolia Blossoms in Chicago

By Chris Cullen

“From Impossible to Inevitable” Preservation Chicago Catalyzes Change

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

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The 2026 Chicago 7 Most Endangered

Strong Attendance for Preservation Chicago's 2026 Chicago 7 Most Endangered Announcement on Wednesday, March 4, 2026



Ward Miller presenting Preservation Chicago's 2026 Chicago 7 Most Endangered Announcement on Tuesday, March 4, 2026 to a full house. Photo Credit Yuke Li / Preservation Chicago



Ward Miller presenting Preservation Chicago's 2026 Chicago 7 Most Endangered Announcement on Tuesday, March 4, 2026 to a full house. Photo Credit Yuke Li / Preservation Chicago

The Preservation Chicago 2026 Chicago 7 Most Endangered announcement was presented to a hybrid audience, both live in-person audience and virtual audience, of approximately 650 people on March 4, 2026.

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

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

The Chicago 7 Most Endangered 2026 reporting has been robust, with over two dozen articles appearing in print, web, radio and television. This media coverage is important as it powerfully amplifies the message.

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

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

“Once a Chicago 7, always a Chicago 7” until it's saved or lost. Chicago 7 successes include Century and Consumers Buildings, Thompson Center, The Warehouse, St. Adalbert Church, Old Cook County Hospital, Ramova Theater, and Werner Brothers Storage. Link to all past Chicago 7s.

Founded in 2001, Preservation Chicago leverages the power of historic preservation to create, nurture, and protect healthy, vibrant, diverse, and sustainable communities.

“From Impossible to Inevitable,” Preservation Chicago has become a powerful agent of change and our impact continues to tangibly and significantly make Chicago a better city.

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The 2026 Chicago 7 Videos

WATCH: The Preservation Chicago 2026 "Chicago 7 Most Endangered" Video (Length 6:06)



WATCH: The Preservation Chicago 2026 "Chicago 7 Most Endangered" Video (Length 6:06) Image credit: Preservation Chicago

WATCH: The Preservation Chicago 2026 "Chicago 7 Most Endangered" Social Media Video (Length 1:33)



WATCH: The Preservation Chicago 2026 "Chicago 7 Most Endangered" Social Media Video (Length 1:33)
Image credit: Preservation Chicago

WATCH: The Preservation Chicago 2026 "Chicago 7 Most Endangered" Full Live Presentation (61 minutes)



WATCH: The Preservation Chicago 2026 Chicago 7 Most Endangered FULL Presentation (61:44). Presented live to a hybrid audience, both live in-person at the Chicago Architecture Center simultaneously to virtual audience of approximately 650 people on March 4, 2026. 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

The 2026 Chicago 7 Media Coverage

The Preservation Chicago 2026 Chicago 7 Most Endangered

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6. **South Park Terrace Apartments**
1905, Harry Hale Waterman, 6116-6134 South Dr. Martin Luther King Jr. Drive

7. **Yukon Building**
1898, Holabird & Roche, 400 S. Clark Street

8. **St. Mark Roman Catholic Church Campus**
1963, Barry and Kay, 2516 W Cortez Street

Most endangered Chicago buildings list includes Pope Leo's childhood church and Art Institute trading room, Robert Channick, Chicago Tribune, 3/4/26

Annual endangered buildings list released, every year, Preservation Chicago releases its annual most endangered buildings list, Anita Blanton, The Chicago Report, Fox 32 Chicago, 3/4/26

Will Art Institute expansion leave Louis Sullivan's Chicago Stock Exchange room in the cold? No decision has been made, but the museum says "the east side of the building — where the Trading Room is located — represents the area where gallery space could increase the most", Lee Bey, Chicago Sun-Times, 3/4/26

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Push underway to save Pope Leo's childhood church, school from demolition; The church and its campus are on the Preservation Chicago list of most endangered buildings, CBS News Chicago, 3/4/26

Owner of Pope Leo's childhood church, school, pushing to preserve buildings, Noel Brennan, CBS News Chicago Mar 10, 2026

Chicago landmarks including Pope's childhood church among 'most endangered'
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Endangered structures revealed in Preservation Chicago's annual list, Micah Materre, Alonzo Small, WGN 9 Chicago, 3/4/26

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These are Chicago's 7 Most Endangered Buildings in 2026; This list includes religious building, union halls, bridgehouses, and more, Lukas Kugler, Urbanize Chicago, 4/6/26

Preservation Chicago's Chicago 7 list includes 1894 Chicago Stock Exchange Trading Room; Peter von Buol, Inside Booster, 3/10/26

The Preservation Chicago 2026 "Chicago 7 Most Endangered" Cover Story, Suzanne Hanney, Streetwise Magazine, 3/16/26

What's That Building? Pope's childhood church named one of Chicago's most endangered



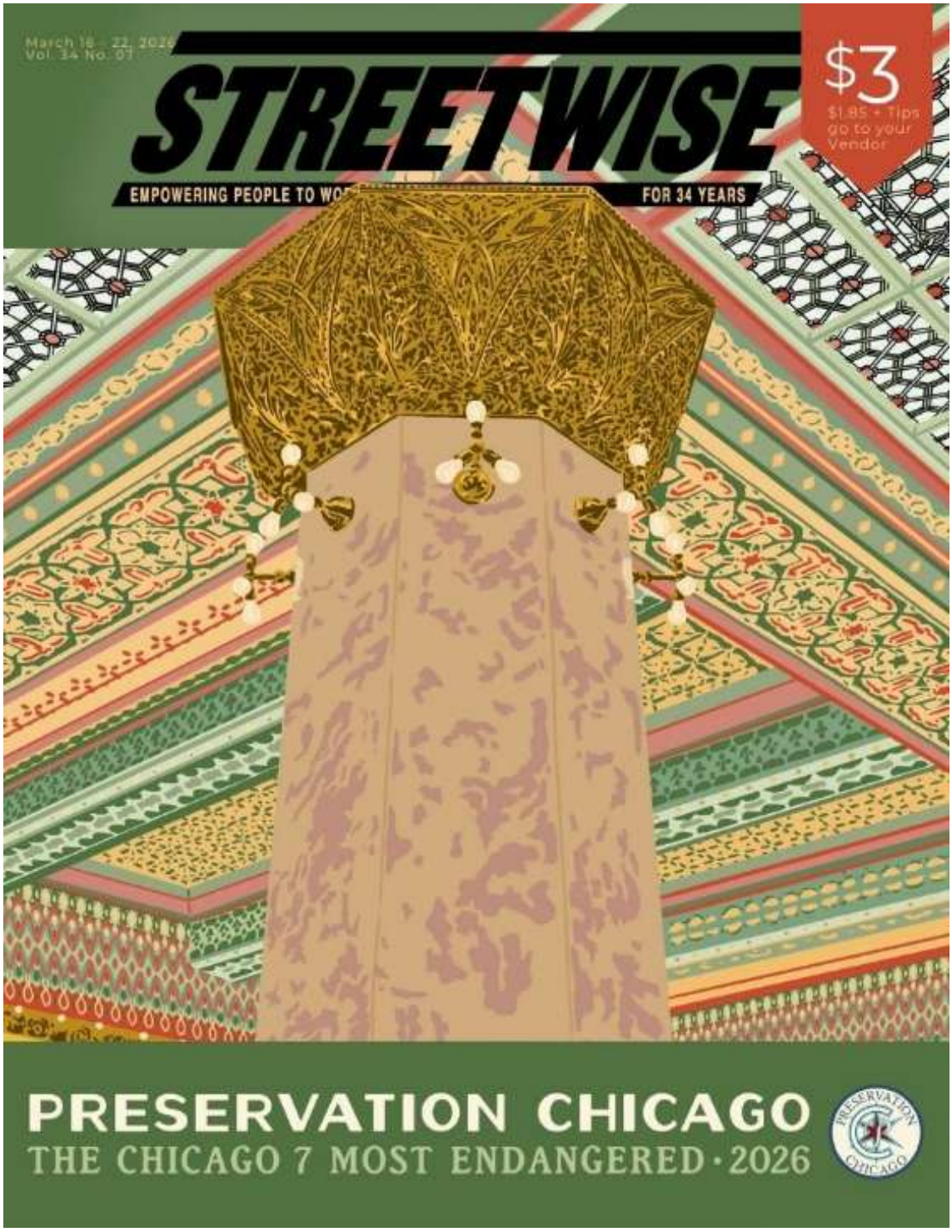
Ward Miller interviewed by NBC5 Chicago during the Preservation Chicago's 2026 Chicago 7 Most Endangered Announcement on Tuesday, March 4, 2026. Photo Credit Yuke Li / Preservation Chicago



Ward Miller interviewed by Anita Blanton on The Chicago Report on Fox 32 Chicago regarding 2026 Chicago 7 Most Endangered on March 4, 2026. Image credit: Fox 32 Chicago



Ward Miller interviewed by Brandis Friedman on Chicago Tonight on WTTW Chicago regarding 2026 Chicago 7 Most Endangered on March 11, 2026. Image credit: WTTW Chicago / PBS



The Preservation Chicago 2026 "Chicago 7 Most Endangered" Cover Story, Suzanne Hanney, Streetwise Magazine, 3/16/26 Image credit: Chicago Sun-Times

Preservation Chicago's Chicago 7 list includes 1894 Chicago Stock Exchange Trading Room

By PETER voN BuoL

Preservation Chicago on March 4 unveiled its 23rd annual Chicago 7 list of the city's most endangered buildings and this year's list ironically includes the reconstructed 1894 Chicago Stock Exchange Trading Room by architects Chicago Dankmar Adler and Louis Sullivan.

Today, many consider the needless destruction of the legendary Chicago Stock Exchange building in 1972 to be the beginning of historical preservation in C h icago.

In 1972, the building's ornate and elegant trading room was deconstructed, then in 1977 reconstructed at the Art Institute of Chicago [AIC], 111 S. Michigan Ave. by John vinci and Lawrence Kenny.

The room includes Sullivan's elaborate stenciled decorations, molded plaster capitals, and art glass and it has long been used as a special events venue.



The Chicago Stock Exchange Trading Room, a 2026 Chicago 7 Most Endangered. The Chicago Stock Exchange Trading Room, 1894 Dankmar Adler and Louis Sullivan, dismantled in 1972 and reconstructed 1977 Vinci-Kenney Architects, 111 S. Michigan Ave. ***Photo courtesy Eric Allix Rogers***

Speaking at the Chicago Architecture Center, 111 E. Wacker Dr., on March 4, executive director Ward Miller unveiled this year's Chicago 7 list and noted the irony of the Chicago Art Institute once threatening to replace not only the historic Chicago Stock Exchange trading room, but also the art museum's historic 1898 McKinlock Court

preservation see p. 4

Preservation Chicago's Chicago 7 list includes 1894 Chicago Stock Exchange Trading Room; Peter von Buol, Inside Booster, 3/10/26

2026 Chicago 7 Petitions

PETITION: STOP the Demolition of the Chicago Stock Exchange Trading Room!



PETITION to STOP the Demolition of the Chicago Stock Exchange Trading Room! Miraculously saved from the wrecking ball in 1972, shockingly it's once again threatened with demolition. Image credit: Preservation Chicago / Bill Zbaren

STOP the Demolition of the Chicago Stock Exchange Trading Room!

Miraculously saved from the wrecking ball in 1972, shockingly it's once again threatened with demolition.

Designed in 1893 by architects Louis Sullivan and Dankmar Adler, the Chicago Stock Exchange Building was celebrated as an architectural masterpiece.

And its crown jewel was the breathtaking Chicago Stock Exchange Trading Room.

Despite a passionate effort to save it, the Chicago Stock Exchange Building was demolished in 1972. It was an immense loss. But it catalyzed the historic preservation movement in Chicago and throughout the world.

The demolition claimed more than a revered building. Richard Nickel, the legendary architectural photographer, lost his life during the demolition while photographing and rescuing building fragments.

Richard Nickel has since become the martyred prophet of the historic preservation movement.

The precious architectural fragments he helped save from the Chicago Stock Exchange made their way into the collections of the world's leading museums - including MOMA, the Met, the Musee d'Orsay, the Victoria and Albert Museum - where the ornate staircase balustrades, ornamental terra cotta, decorative elevator grilles and polychrome stenciled panels are permanently displayed with reverence.

But none of the fragments compare with the Chicago Stock Exchange Trading Room – which incredibly was saved and rebuilt in its entirety at the Art Institute of Chicago.

Making this seemingly impossible project happen took the dedication of two passionate architects, five years, the unwavering support by the Art Institute and over one million philanthropic dollars. The resurrection of the Chicago Stock Exchange Trading Room in 1977 was celebrated around the world.

The ability to step into the Chicago Stock Exchange Trading Room today is a powerful experience. The two-story, 100-foot by 75-foot trading hall includes massive Sullivan ornamental columns, intricate stained-glass skylights and beautiful organic wall stenciling with 52 distinct hues in muted tones of gold, green and yellow in stylized patterns that reference the natural world.

But now, nearly 50 years later, the Art Institute of Chicago appears to no longer appreciate or value the precious legacy with which they have been entrusted.

Investigative reporting by the Chicago Tribune and Chicago Sun-Times have verified the rumors: there are closely guarded plans underway for a new wing that will be built on the site of the Chicago Stock Exchange Trading Room.

Demolition would be a terrible mistake.

The Art Institute of Chicago is an important cultural institution that Preservation Chicago has supported for decades, and we want to see it grow and thrive. After a year of unproductive private conversations to encourage them to change course, we had no choice but to bring this issue to the public's attention.

Fortunately, there is a win-win solution which allows the new wing can be built without destroying the Chicago Stock Exchange Trading Room.

The best location to build the new Art Institute wing is over the sunken railroad tracks which the museum wraps around. Filling in this gaping hole would improve museum circulation, hide the railroad tracks, and protect the Chicago Stock Exchange Trading Room and McKinlock Court from demolition.

This is a proven strategy for success. Directly across the street, Millennium Park was built over the same railroad tracks and has since become the most popular tourist destination in Chicago.

Please sign this petition to stop the demolition. Only a Chicago Landmark Designation will permanently protect the Chicago Stock Exchange Trading Room from demolition.

PETITION: Save the Pope's Church!



Petition to Save the Pope's Church!. Photo credit: Ward Miller / Preservation Chicago and Serhii Chrucky / Esto

Pope Leo XIV's Childhood Church and School, St. Mary of the Assumption church is now vacant and with a large hole in the roof.

Chicago Landmark Designation of St. Mary of the Assumption / St. Mary's Church and campus would protect the church from demolition and unlock funding options to restore these buildings that were so formative for Pope Leo XIV during his childhood.

In the 1960's, St. Mary's Church and School was at the center of a vibrant Catholic community in the Riverdale neighborhood on Chicago's South Side.
It was here that a young Robert Francis Prevost and future Pope was an active member of the parish where he attended mass and served as an altar boy.

This midcentury modern church was designed by George S. Smith and built in 1957 and the first mass was celebrated in the church on August 15, 1957. St. Mary's / St. Mary of the Assumption Roman Catholic Church at 310 E. 137th Street and campus is located at 138th and Leyden Avenue in Chicago.

Overview: St. Mary's Church, also known as St. Mary of the Assumption Church and School, was organized in 1886 to initially serve 30 German Catholic families. Located at 138th and Leyden Avenue, it's in the Riverdale community in the furthest southern part of Chicago. An early one-story combination of church and school building, constructed in 1918, was designed by Hermann Gaul, and the parish school building next to the church that followed in the 1920s. The mid-century church structure, designed in a simplified Renaissance style, was completed in 1957 by Chicago architect George S. Smith.

With the election of Pope Leo XIV (Robert Prevost) in 2025, the St. Mary's Church and School complex gained national and international historic significance as his childhood parish. Pope Leo lived in Dolton, a village adjacent to Riverdale and the southern border of Chicago. He grew up in the parish, where he served as an altar boy, sang in the choir and attended the parish elementary school. The church campus played a key role in the early life and formation of the first American-born pope.

Threat: Unfortunately, the parish has been out of operation since 2011 and merged with nearby parishes due to its declining membership. The vacant church and school buildings have experienced significant deterioration because of a damaged roof and windows. Efforts are being made to preserve the property. In May 2025, Preservation Chicago formally requested designation of the church as a Chicago Landmark to protect it from demolition and support its restoration.

Originally known simply as "St. Mary's," St. Mary of the Assumption Church and School suffered over time from consolidation of the church and parish and closure of the school and campus. The buildings stood vacant for over a decade and were finally sold. Unfortunately, extensive deterioration occurred and funds are needed today to restore the seven buildings on the campus. Capital improvements must be made to all of the structures, dating from 1917 to 1957. This is particularly important today given the significance of the site as the childhood church and school of the first American Pope in history.

For a half century, Chicago's Riverdale neighborhood has experienced disinvestment and demographic changes that left behind a community with fewer and fewer resources. At the far southern corner of Chicago near Dalton, Illinois, Pope Leo's childhood home is a place where many Chicagoans probably never visited before. It's far from downtown Chicago and the more dense and popular Lakefront communities, which have so many resources.

We believe there is a path toward renewal. However, funds must be secured in the immediate future or the buildings are at risk of further deterioration – and perhaps demolition in the future. We're encouraging all parties and stakeholders to work together, along with the City of Chicago and the State of Illinois, to help move preservation and restoration forward quickly.

Recommendations: St. Mary of the Assumption Church and School is a remarkable campus located in the Riverdale neighborhood of Chicago that has experienced a half-century of disinvestment. It requires partnerships to be formed and a large infusion of capital funds to stabilize and restore this campus of buildings that dates back to 1917.

All of this is possible. The fact that Pope Leo XIV, a respected world leader, head of state and first American-born Pope, spent his most formative years at this church and school can spur revisioning of the site. It could also provide opportunities to encourage reinvestment in this far south-side community overall.

Advocacy

1. THREATENED: Chicago Tribune: Most Endangered Chicago Buildings List Includes Pope Leo's Childhood Church and Art Institute Trading Room



Chicago Tribune

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ELECTION 2026
2ND CONGRESSIONAL DISTRICT

Crowded Dem field vies to fill Kelly's seat

Candidates agree on much, but diverge in style, resumes, tactics

By Jake Sheridan
CHICAGO TRIBUNE

Meta set to spend $750K backing Ill. candidates

Endangered history

Architectural preservation group's list of vulnerable Chicago buildings adds an 8th this year and includes Pope Leo's childhood church and Art Institute trading room

By Robert Channick
CHICAGO TRIBUNE

Above: Details are displayed inside the Chicago Stock Exchange Trading Room as it sits re-created on Wednesday at the Art Institute of Chicago. BRIAN CASSELLA/CHICAGO TRIBUNE

Top: Lucia Fitzgerald, left, and her sisters Isabel, center, and Violet walk through St. Mary of the Assumption Church in Chicago's Pilsen neighborhood Monday, May 5, 2025. EILEEN T. MESLAR/CHICAGO TRIBUNE

Front page of the Chicago Tribune. Most endangered Chicago buildings list includes Pope Leo's childhood church and Art Institute Trading Room, Robert Channick, Chicago Tribune, 3/4/26. Image credit: Chicago Tribune

"From Pope Leo XIV's childhood church to the reconstructed and relocated Chicago Stock Exchange Trading Room at the Art Institute, Preservation Chicago's annual ranking of the city's seven most endangered buildings is so full of local history it has eight entries.

"Like the guitar amplifier scene from the movie 'This Is Spinal Tap,' the city's architectural preservation watchdog offered up a simple explanation for having its top-seven list go to eight.

"'It's seven-plus-one," said Ward Miller, executive director of Preservation Chicago. 'Because we had an extra one.'

"There's a lot more than eight endangered structures if you count the iconic bridges and tender houses falling into disrepair along the Chicago River, which collectively form one item on the expanded list. And topping Preservation Chicago's 24th annual list are two historical features at the Art Institute, which may fall by the wayside under a plan to expand the sprawling campus along South Michigan Avenue.

"1. The Chicago Stock Exchange Trading Room and McKinlock Court at the Art Institute

"In 2019, the Art Institute of Chicago retained Barcelona architectural firm Barozzi Veiga to craft a master plan to expand the museum's 1 million square feet of space, transforming the campus by opening it up to Grant Park, the lake and even the train lines bisecting the 17-acre site.

"The plan began to take shape with the 2024 announcement of a $75 million gift to create a new building to house the museum's collection of late-19th century modern and contemporary art. While details have yet to emerge, Preservation Chicago fears it may spell the end for both the Chicago Stock Exchange Trading Room and the McKinlock Court Garden.

"Designed by architects Louis Sullivan and Dankmar Adler, the Chicago Stock Exchange Building was demolished in 1972. But a piece of its history was relocated and restored at the Art Institute, where the ornate two-story trading room reopened in 1977 as a reception hall at the east end of the museum.

"For nearly half a century, the trading room has hosted everything from weddings to corporate events, with visitors admiring its ornamented columns, stained-glass skylights and elaborate stenciled walls. Miller believes time may be running out on the room.
"'It's really a fabulous room that was used for events and receptions and art openings,' Miller said. 'It was something they were really proud of.'

"The adjacent McKinlock Court, a century-old outdoor garden with a replica of Carl Milles' Fountain of the Tritons that has long served as a unique events space and alfresco oasis for weary museum visitors, may also be vulnerable to redevelopment, Miller said.

"Preservation Chicago would like both the trading room and outdoor garden declared Chicago landmarks and is encouraging the Art Institute to locate its new building over the property's railroad trench instead of demolishing those structures.

"It is also launching a Change.org petition to save both features at the Art Institute, Miller said.

"In a statement Wednesday, the Art Institute acknowledged that the current trading room may be displaced by expansion plans, but pledged to seek a new home for it if that happens.

"'As we have assessed which part of our campus has the most potential for expansion, the east side of the building — where the Trading Room is located — represents the area where gallery space could increase the most," an Art Institute spokesperson said. "If our campus evolution did impact the Trading Room, our first priority would be to work with partners to find a new location for the space. No decisions have been made at this time.' (Channick, Chicago Tribune, 3/4/26)

Read the full story at Chicago Tribune

Most endangered Chicago buildings list includes Pope Leo's childhood church and Art Institute trading room, Robert Channick, Chicago Tribune, 3/4/26

2. THREATENED: Chicago Sun-Times: Will Art Institute Expansion Leave Louis Sullivan's Chicago Stock Exchange Room in the Cold?



Will Art Institute expansion leave Louis Sullivan's Chicago Stock Exchange room in the cold? No decision has been made, but the museum says "the east side of the building — where the Trading Room is located — represents the area where gallery space could increase the most", Lee Bey, Chicago Sun-Times, 3/4/26. Image credit: Chicago Sun-Times

"The old Chicago Stock Exchange Building trading room — Adler & Sullivan's gilded age space rescued from demolition 54 years ago — could be uprooted from its longtime Art Institute of Chicago home under preliminary expansion plans being considered by the museum.

"'As we have assessed which part of our campus has the most potential for expansion, the east side of the building — where the Trading Room is located — represents the area where gallery space could increase the most,' the Art Institute said Tuesday in a statement to the Chicago Sun-Times.

"The statement marks the first time the Art Institute has publicly announced the possibility that the historic room could be affected by its expansion plans.

"The trading floor is listed on Preservation Chicago's 2026 list of the city's seven most endangered places, announced Wednesday.

"Located near the Columbus Drive entrance, the ornate two-level 5,700-square-foot trading room was the centerpiece of the Dankmar Adler and Louis Sullivan-designed Chicago Stock Exchange at 30 N. LaSalle St., a wondrously beautiful building that was wrecked in 1972 and replaced by a run-of-the-mill skyscraper.

"But before the building was demolished, a team lead by architect John Vinci deconstructed the trading room piece-by-piece, then oversaw its reinstallation at the Art Institute.

"The reconstructed space has been on exhibit — and an event venue for rent — since 1977. "The Stock Exchange Building's entry arch was also moved to the museum and sits outside at Columbus Drive and Monroe Street.

"In 2024, the museum received a $75 million donation from art collectors Aaron Fleischman, an Art Institute trustee, and Lin Lougheed to help fund campus expansion plans, including additional exhibition halls.

"But Preservation Chicago Executive Director Ward Miller said the new spaces shouldn't come at the expense of the trading room.

"'We understand the need for these institutions to grow and for their collections to be exhibited,' he said. 'But we're of the opinion that these things can occur without damaging some of the really sacred and much-beloved spaces at the Art Institute of Chicago.'

"Miller said the museum could instead build on the air rights above the sunken Metra tracks and busway that partly separate the Michigan Avenue side of the Art Institute from the Co

"Preservation Chicago's 'Chicago 7' list, and a bonus building, also includes the Art Institute's McKinlock Court.

"Miller said the group fears McKinlock could be lost or altered under the museum's expansion.

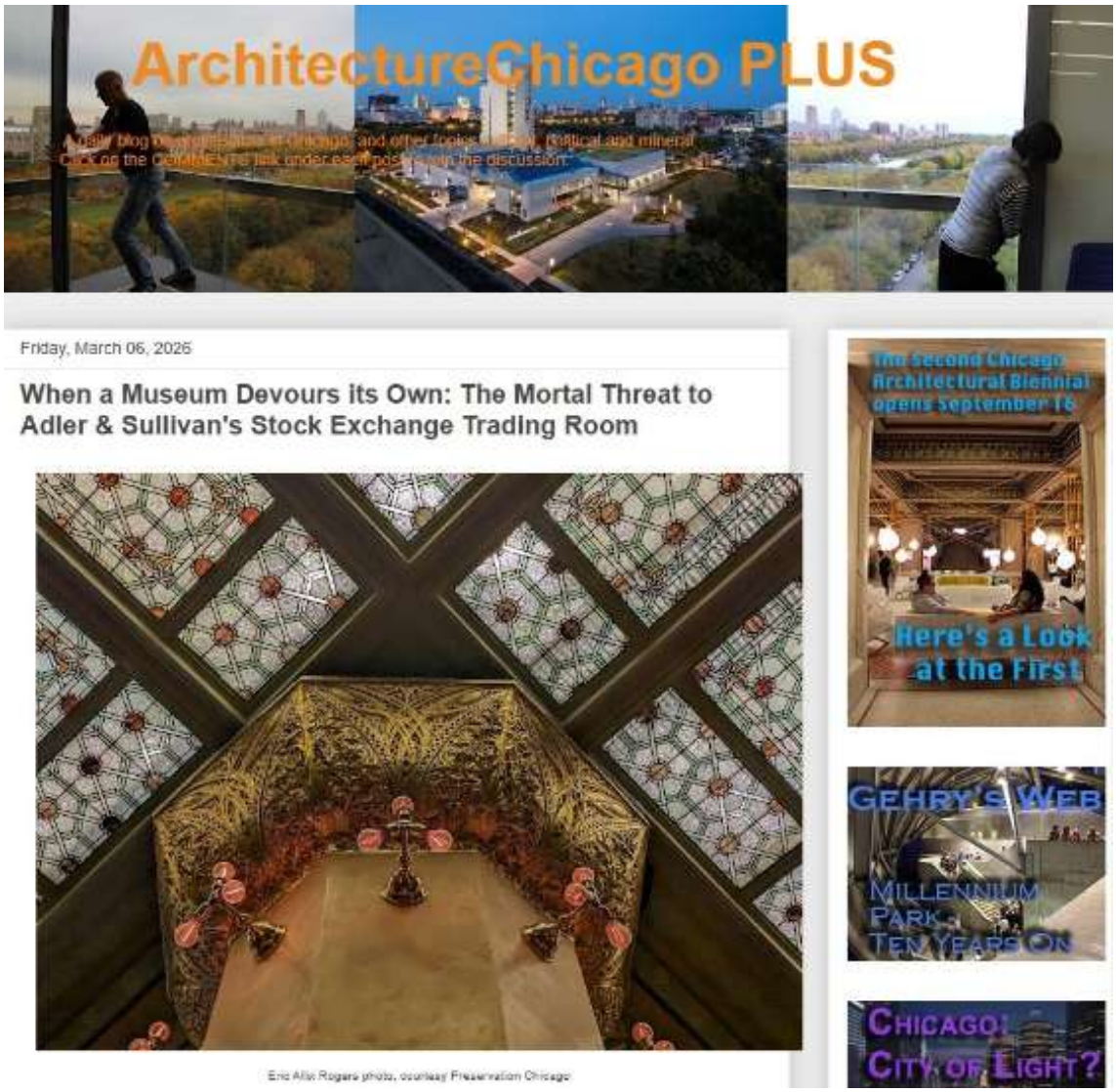
"Art Institute officials said there are no plans to remove the classical, open air courtyard.

"Another endangered site is Pope Leo XIV's boyhood church, the now-deteriorating and vacant St. Mary of the Assumption at 138th Street and Leyden Avenue." (Bey, Chicago Sun-Times, 3/4/26)

Read the full story at Chicago Sun-Times

Will Art Institute expansion leave Louis Sullivan's Chicago Stock Exchange room in the cold? No decision has been made, but the museum says "the east side of the building — where the Trading Room is located — represents the area where gallery space could increase the most.", Lee Bey, Chicago Sun-Times, 3/4/26

3. THREATENED: ArchitectureChicago PLUS: When a Museum Devours its Own: The Mortal Threat to Adler & Sullivan's Stock Exchange Trading Room



When a Museum Devours its Own: The Mortal Threat to Adler & Sullivan's Stock Exchange Trading Room; Lynn Becker, ArchitectureChicago PLUS, 3/6/26. Image credit: ArchitectureChicago PLUS

"Here's the thing. Great art museums are both amazing treasures and amoral empires. Just ask countries like Benin, or Jewish families whose ancestor's art was looted by the Nazis.

"To paraphrase George Carlin, erecting massive calling-card buildings lets museums find more space to display their ever-expanding stash of stuff. Perhaps more importantly, they're a great way to rope in mega-donors, who gain far more lasting notoriety from having their names on a new wing than they ever could from even the most grandiloquent mausoleum.

"Sometimes, however, unchecked ambition can tempt these esthetic empires into releasing their inner Mr. Hyde. This week, Preservation Chicago announced Adler & Sullivan's Stock Exchange Trading Room as one of their Seven Most Endangered places for 2026. Only hours later, The Art Institute of Chicago confirmed to Chicago Sun-Times architecture critic Lee Bey that they were, indeed, contemplating ridding itself of the Trading Room to make way for their wet dream of another mega-wing.

"Turns out Preservation Chicago learned of this possibility a year ago, and decided not to go public with the news on the chance the museum might, by way of extended contemplation, come to its senses and let a putrid idea die a natural death. Instead, spurred by a $75 million gift last year to jump-start a new building program, it's apparently blossomed into an *idée fixe*.

"Put simply, this is nuts. Suicidally, reputation-killing nuts.

"First, some background: Adler & Sullivan's 1894 Stock Exchange was one of the greatest structures of the First Chicago School. Despite that, despite being fully rented, and being the subject of an intense preservation battle, it was cleared for demolition, destroyed in 1972, and replaced by 30 N. LaSalle, a glass tower whose only distinction was that, after opening, some of its windows started popping out and crashing to the ground. Most recently, it was used to grow vegetables.

"As the bulldozers begin to circle, renowned Chicago photographer and preservationist Richard Nickel became obsessed with the keeping the memory of the building's beauty alive by salvaging as much of its striking ornament as possible. The Trading Room was a particular revelation.

"'I think it is sort of like a holy room,' Nickel is quoted as saving in Richard Cahan's moving biography, *They All Fall Down*. 'The more you are in here the more you are in awe of it.'

"As recounted by Cahan, when the Trading Room's drop ceiling was removed, the original design was revealed for the first time since a Depression-era modernization ... with the gold-leafed column capitals, leaded art glass, and carbon filiament lamps showing, the room looked like it had when it was first built.

"'Why do we just save the pieces? Why don't we save the whole room?' Nickel asked.

"His young co-worker - and, on this project, his boss - John Vinci thought the idea was insane, but soon came around. 'I was sick and tired of saving bits and pieces.'

"The task was Herculean. A double-height room, 100 by 75 feet, richly ornamented. Intricate, beautiful wall stenciling. Gold-leaf capitals. Hundreds of art glass skylights. The often damaged originals were carefully removed; the entire room meticulously notated.

"For Richard Nickel, the Stock Exchange building brought him to the point of despair and exhaustion. Then it killed him. Early in 1972, a portion of the Trading Room collapsed and crushed him, ending his life even as it secured his legend.

"The restoration and reinstallation at the Art Institute was an equally rigorous task. As team leader John Vinci told Betty J. Blum for an oral history …'we had to recreate everything below the drop ceiling including the baseboard and wainscot.

"Recreating the stencils was especially arduous, '52 distinct hues in muted tones of gold, green and yellow.'

"In another oral history with Blum, architect Walter Netsch, who designed the building that would house the Trading Room, recalled thinking, 'Wouldn't it make a great trustees' room ... I received a very recriminatory comment from Mary Block saying, 'Walter do you realize there are so many colors in that room, what can I choose to wear?'

"Eventually, said Netsch, 'the Art Institute was happy because they have this money-making spot to

4. THREATENED: The Masterpiece by Frank Lloyd Wright's Mentor Could Disappear for Good (Chicago Stock Exchange Trading Room, Chicago 7 2026)



domus

Il capolavoro del maestro di Frank Lloyd Wright potrebbe sparire per sempre

Salvata dalla demolizione nel 1972 e ricostruita all'Art Institute of Chicago, la trading room del Chicago Stock Exchange di Louis Sullivan, uno degli interni più celebri della storia americana, è di nuovo a rischio.

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

"Non è la prima volta che questa stanza sopravvive alla sua stessa scomparsa. E forse non sarà l'ultima. La trading room del Chicago Stock Exchange, uno degli interni più celebri progettati da Louis Sullivan, potrebbe presto essere smontata, o peggio, dispersa, per fare spazio all'espansione dell'Art Institute of Chicago.

"Nel 1894, a Chicago, viene completato il Chicago Stock Exchange, uno degli edifici più rappresentativi del lavoro di Louis Sullivan (1856–1924), il "padre dei grattacieli" e maestro di Frank Lloyd Wright nei suoi anni giovanili. L'edificio nasce in una città che aveva già scritto la storia dell'architettura pochi anni prima con l'Home Insurance Building di William Le Baron Jenney, considerato il primo grattacielo della storia. Il Chicago Stock Exchange, progettato insieme a Dankmar Adler, fu innovativo per la sua struttura in acciaio e per la presenza di ascensori (elemento ancora relativamente nuovo per edifici di questa scala) ma era soprattutto la sua facciata a renderlo inconfondibile, riccamente decorata con elementi in terracotta."

"This is not the first time this room has survived its own disappearance. And it may not be the last. The trading room of the Chicago Stock Exchange, one of the most celebrated interiors designed by Louis Sullivan, could soon be dismantled — or worse, dispersed — to make way for the expansion of the Art Institute of Chicago.

"In 1894, in Chicago, the Chicago Stock Exchange was completed, one of the most representative buildings of Louis Sullivan's work (1856–1924), the "father of skyscrapers" and mentor to Frank Lloyd Wright in his early years. The building emerged in a city that had already made architectural history a few years earlier with William Le Baron Jenney's Home Insurance Building, considered the first skyscraper in the world. Designed together with Dankmar Adler, the Chicago Stock Exchange was innovative for its steel structure and for the presence of elevators — still a relatively new feature for buildings of this scale — but it was above all its façade that made it unmistakable, richly decorated with terracotta elements.

"A demolition that never ended: The story of the building, however, was not a straightforward one. By the 1970s, it had fallen into disrepair, and the owners complained about unsustainable maintenance costs. The decision was made to demolish it and replace it with a new skyscraper. Architects, scholars, and enthusiasts mobilized to preserve this important trace of Sullivan's work, but they were unable to prevent its demolition in 1972. They did, however, manage to symbolically preserve the entrance arch and the building's most emblematic space: the trading room.

"This double-height interior was the beating heart of the city's stock exchange activities. Its proportions were monumental, its decoration extraordinary: capitals, stenciled walls in fifty-two shades of gold, green, and yellow, and stained-glass windows filtering light through stylized vegetal patterns. (Aprile, Domus, 3/26/2026)

Read the full story at Domus

Il capolavoro del maestro di Frank Lloyd Wright potrebbe sparire per sempre; Salvata dalla demolizione nel 1972 e ricostruita all'Art Institute of Chicago, la trading room del Chicago Stock Exchange di Louis Sullivan, uno degli interni più celebri della storia americana, è di nuovo a rischio, Nicola Aprile, Domus, 3/26/2026

The masterpiece by Frank Lloyd Wright's mentor could disappear for good; Saved from demolition in 1972 and reconstructed at the Art Institute of Chicago, the trading room of Louis Sullivan's Chicago Stock Exchange is once again at risk, Nicola Aprile, Domus, 3/26/2026

5. WIN: Preliminary Landmark Status Approved for Chicago Daily News Building (Chicago 7 2008)



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



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



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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. WIN: Rapid Response Effort Results in Roger Brown House Receiving Final 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

"Artist Roger Brown's former home and studio has cleared another key hurdle toward landmark status, months after preservationists warned the 19th-century building could be torn down.

"The Commission on Chicago Landmarks' Program Committee voted unanimously Thursday to recommend the designation for the property at 1926 N. Halsted St.

"The commission cited the building's value as a critical part of Chicago's cultural heritage and its identification with Brown, a leading figure in the city's Imagist art movement.

"Brown, who lived and worked in the three-story Halsted Street home from 1974 until shortly before his death, used the building as a combined residence, studio and display space.

"After he donated the property to the School of the Art Institute of Chicago in 1996, the school ran it as the Roger Brown Study Collection for more than two decades, offering students a rare opportunity to study the life and work of one of Chicago's most influential artists.

"His paintings are held in major museums, including the Art Institute of Chicago, the Museum of Contemporary Art, the Whitney Museum of American Art and the Metropolitan Museum of Art.

"The property became a focus of preservation efforts last year after SAIC listed it for sale. Alumni, former students and preservation groups quickly mobilized, submitting letters and nearly 600 signatures calling for protection of the home.

"Susannah Ribstein, a historic preservation alum of SAIC who helped organize the open letter, said the support reflected the building's unique role in Chicago's artistic community." (Filbin, Block Club Chicago, 4/3/26)

"'The façade won't change,' said Jeremy Fisher, whose rehab partner Ben Yeshurun bought the property, a classic 19th century Chicago commercial building with a storefront at sidewalk level and living space above. Inside, Fisher said, "it will be fun and contemporary, and we'll try to have some of (Brown's) influence and overall aesthetic.'

"'We're very excited about being able to buy a piece of Chicago history and bring it back to its glory,' said Fisher, who will oversee design of the rehab. He said the asking price for the finished product is not yet certain, as there's a lot of rehab ahead.' (Rodkin, Crain's Chicago Business, 4/8/26)

Preservation Chicago has been working closely with Preservation Partners to mount a Rapid Response advocacy campaign to landmark the Roger Brown Home and Studio. We're thrilled that the building will be protected, but we are highly disappointed by the decision of the School of the Art Institute to sell off all the contents of the collection. Liquidation was not the intent when the School of the Art Institute was entrusted with this important collection.

Read the full story at Block Club Chicago and Crain's Chicago Business

Art Institute sells former home of artist Roger Brown to rehabbers, Dennis Rodkin, Crain's Chicago Business, 4/8/26

Artist Roger Brown's Lincoln Park Home Nears Landmark Status; The 19th-century Halsted Street building was the Imagist painter's residence and studio. It now awaits approval by the city's zoning committee and the full City Council., deserves protection as the sale of the property continues, Patrick Filbin, Block Club Chicago, 4/3/26

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

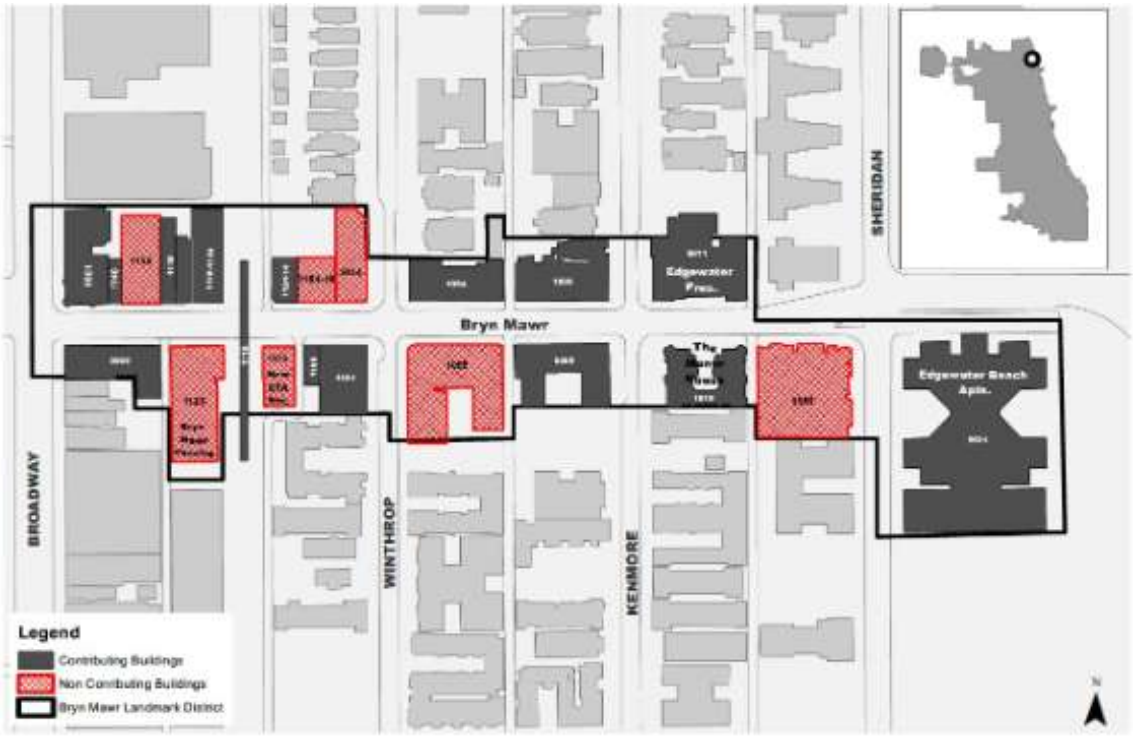
Roger Brown Home and Studio secures preliminary landmark; The 1888 home and studio building stands at 1926 N. Halsted, Lukas Kugler, Urbanize Chicago, 11/24/25

'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

7. WIN: Bryn Mawr Historic District Granted Preliminary Landmark Designation



Bryn Mawr Historic Landmark District. Photo credit: Chicago DPD



Bryn Mawr Historic Landmark District Map. Photo credit: Chicago DPD

"An Edgewater historic district is one step closer to becoming a Chicago landmark. The city's Commission on Chicago Landmarks granted a preliminary landmark recommendation for the Bryn Mawr Historic District during a Thursday hearing.

"The proposed landmark district includes Bryn Mawr Avenue from Broadway to Sheridan Road, a commercial stretch that suffered greatly during the pandemic but has since seen a big rebound.

"The district includes notable buildings like the Edgewater Beach Apartments, 5555 N. Sheridan Road, which is already listed on the National Register of Historic Places. The Belle Shore Apartment Hotel, 5550 N. Kenmore Ave., and the Manor House are also part of the district.

"Ald. Leni Manaa-Hoppenworth (48th), whose ward includes the historic district, thanked the commission and the community support that made this preliminary landmarking possible.

“We want to stabilize this area, and giving Bryn Mawr a landmark designation will help that and help preserve what we have,” Manaa-Hoppenworth said. The alderwoman's office is located on this stretch of Bryn Mawr Avenue.

"The district has some of the oldest structures in Edgewater, including some dating back to the 1890s, when the first business district in the neighborhood was getting started, Edgewater Historical Society President John Holden previously told Block Club.

"The Bryn Mawr Historic District is already on the National Register of Historic Places, but becoming a Chicago landmark opens it up to additional financial incentives and opportunities, like the Adopt A Landmark program, which makes grants available for restoration projects. (Savedra,Block Club Chicago, 4/3/2026)

We're thrilled that the Bryn Mawr Historic District is moving forward. Preservation Chicago worked closely for years with the Edgewater Historical Society, Ald. Manaa-Hoppenworth, and other stakeholders to make this Chicago Landmark District a reality. Special thanks to John Holdan, LeRoy Blommaert, Thom Greene and Kathy Gemperly of the Edgewater Historical Society. We testified in support of the Bryn Mawr Historic District at the Commission on Chicago Landmarks hearing and will continue to advocate for the district until Final Landmark Designation is approved by Chicago City Council

Read the full story at Block Club Chicago

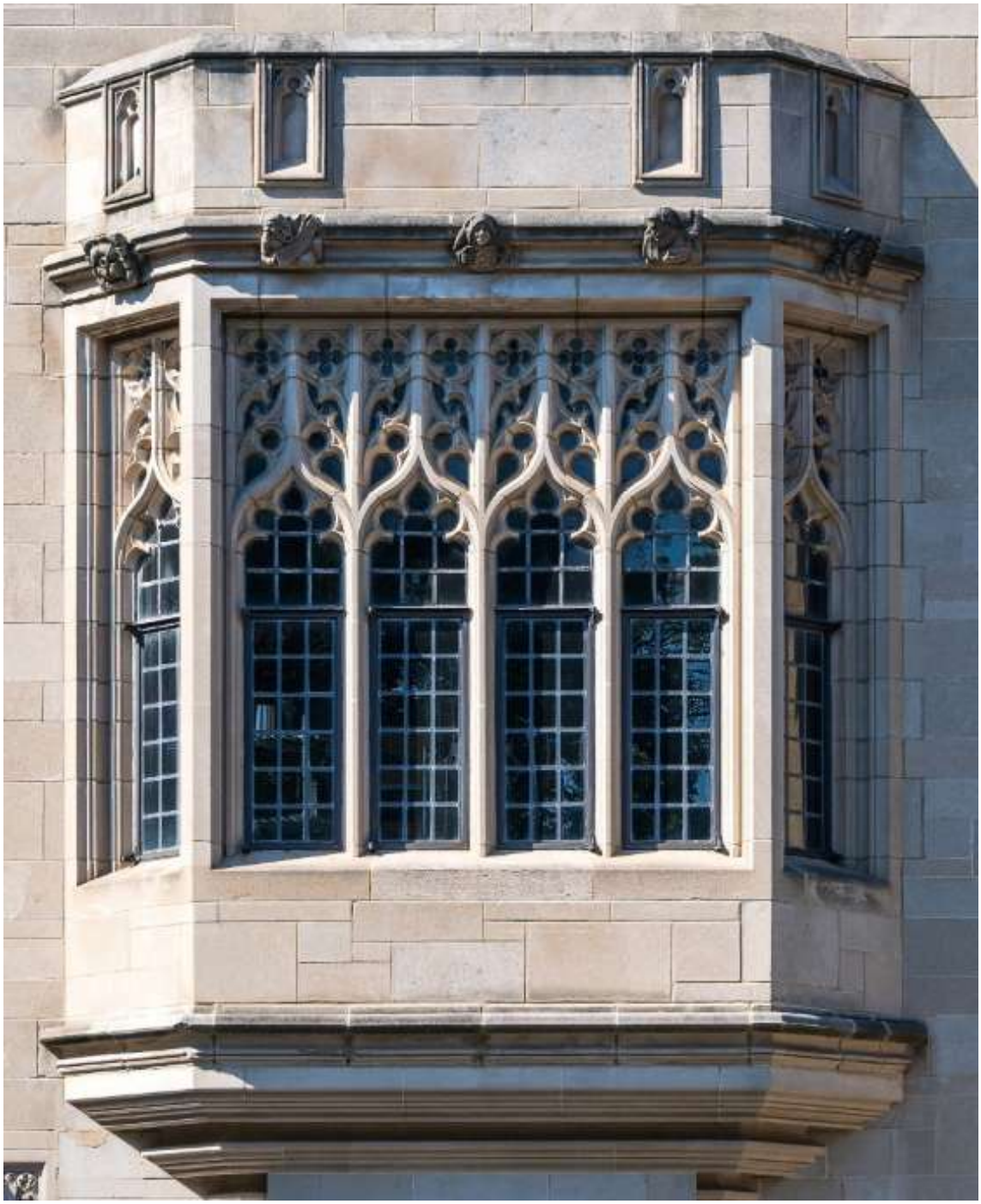
Bryn Mawr Historic District Gets Preliminary Landmark Designation; The district includes Bryn Mawr Avenue from Broadway to Sheridan Road and famed residences like the Edgewater Beach Apartments, Madison Savedra, Block Club Chicago, 4/3/2026

City Moves To Landmark Edgewater's Bryn Mawr Historic District; The district includes Bryn Mawr Avenue from Broadway to Sheridan Road and famed residences like the Edgewater Beach Apartments. An initial hearing is April 2 with the city's landmarks commission, Madison Savedra, Block Club Chicago, 3/25/26

8. WIN: DePaul Agrees to Landmark Cortelyou Commons After Community Opposes Plans to Demolish Historic Sheffield Buildings (Chicago 7 2024)



Cortelyou Commons, 1930, Dwight G. Wallace, 2324 N. Fremont St. Photo credit: Chicago DPD



Cortelyou Commons, 1930, Dwight G. Wallace, 2324 N. Fremont St. Photo credit: Chicago DPD



Cortelyou Commons, 1930, Dwight G. Wallace, 2324 N. Fremont St. Photo credit: Chicago DPD



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

“The Commission on Chicago Landmarks has approved a preliminary landmark recommendation for Byrne Hall. Located at 2219 N. Kenmore, Byrne Hall is situated at the northeast corner of W. Webster Ave and N. Kenmore Ave. Built in 1907, the structure was DePaul University’s first building.” (Kugler, Urbanize Chicago, 3/12/26)

"The city seeks landmark status for the building two months after the aldermen gave DePaul permission raze to four 1890s rowhouses and a 1925 apartment house to build a $60 million basketball and athletics center on the 2300 block of North Sheffield Avenue. A beautiful quintet if there ever was one, the buildings are listed as contributing structures to the Sheffield Avenue National Register Historic District.

"Cortelyou Commons, located about three blocks east of the Sheffield Avenue site, is not under threat of demolition. But DePaul area residents and preservationists who were concerned about the loss of the buildings pushed to get the commons landmarked.

"Preservation Chicago Executive Director Ward Miller said landmark designation for Cortelyou Commons would be 'wonderful,' but he added 'the loss of the five historic structures will further diminish the character of Sheffield Avenue.'

"Designed by Dwight G. Wallace and built as a dining hall for its original owner, McCormick Theological Seminary, Cortelyou Commons resembles a slice of Oxford — or the University of Chicago — transplanted to Lincoln Park.

"The two-and-a-half story limestone building is a robust-looking structure complete with buttresses, detailed oriel windows and abundant stone tracery. Collegiate Gothic was a popular architectural style for colleges and universities worldwide from the late 1800s to almost 1940. A revivalist offshoot of Gothic architecture, the designs could convey substance and tradition. The commons’ cornerstone was lain in 1929.

"The commons is the only surviving building from a 1920s master plan created when the McCormick seminary campus was DePaul’s eastern neighbor. The aim was to create 'a unified and dignified campus,' the report said.

"But the plan went bust and only the commons and the Hayes-Healy Athletics Center, 940 W. Belden Ave., were built. The athletics center was demolished in 2005 for the CTA’s Fullerton Station expansion.

"And the Department of Planning said the city plans to seek preliminary landmark status this year for an additional DePaul building, Peter Byrne Hall, 2219 N. Kenmore Ave., built in 1907." (Bey, Chicago Sun-Times, 2/5/26)

"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 fully supports the Chicago Landmark Designation of Cortelyou Commons and gave public testimony at the Commission on Chicago Landmarks hearing.

Preservation Chicago understands the need for DePaul University to expand its programs and footprint on an as-needed basis. Preservation Chicago believes this athletic center should be relocated to the nearby, underdeveloped surface parking lot a block away at Sheffield and

9. WIN: After 14 Months of Building Court Hearings, Onyx360 Finally Takes Ownership of Elim/Reformation Lutheran Church for Renovation and Adaptive Reuse as Health Center



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



Sixth 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

"In late 2024, Roseland's historical Reformation Lutheran Church faced demolition. Dilapidated after years of being vacant, the church was embroiled in a lengthy legal battle to determine its ownership and future.

"More than a year later, the late 19th-century church — designed by famed Pullman architect Solon S. Beman — is on the verge of a new life thanks to a Black-women-led health collective that plans to make it their home for health services in the Far South Side neighborhood. Dr. Maya Green and pharmacists Tonya Payton-Campbell and Ramona Burress lead the Onyx Health Collective, which includes Onyx Medical Wellness and Onyx360 nonprofit.

"In November, they assumed ownership of Reformation Lutheran Church, 11310 S. Forest Ave., following multiple court hearings over the past year with concerned neighbors and Metropolitan Chicago Synod, the Chicago arm of the national Lutheran Church, about the future of the property. The church campus has been vacant since 2018, when a water boiler failure flooded the church's basement.

"Now, the trio are gearing up for a massive project to restore Reformation Lutheran to its former glory and retrofit it to serve as a medical clinic and community center in the neighborhood where Green and Burress grew up.

"'It's phenomenal,' said Arlene Echols, a Pullman resident who regularly attended hearings regarding Reformation Lutheran Church and advocated for more than a year for the church to be saved from demolition.

"Burress, also a board chair for the Onyx360 nonprofit, said the organization and collective are committed to stabilizing and restoring Reformation Lutheran and the adjoining two-story school building, reactivating them as a hub for community health, wellness and education for Roseland and surrounding neighborhoods.

"'We see this project as more than a real estate transaction,' Burress said. 'It is a long-term community investment and a response to the very concerns raised by neighbors, historians and preservation advocates. Our goal is to ensure the building's history is not lost while giving it a sustainable future rooted in service, care and community ownership."

"In addition to restoring the church and school building to provide health services, Onyx will work to establish landmark status for the property, where the Rev. Martin Luther King Jr. and former President Barack Obama are said to have done organizing work.

"The church, which has at times been known as Elim Lutheran Church and Swedish Lutheran Church, was once a Swedish American congregation at 113th Street and Calumet Avenue, where Palmer Park now stands." (McDonald, Block Club Chicago, 2/5/26)

Preservation Chicago mounted a Rapid Response advocacy effort to save Elim/Reformation Lutheran Church from demolition together with community and preservation partners. We have appeared in building court over a dozen times to advocate for a transfer of ownership and to prevent an emergency demolition order.

We have finally achieved our goal of facilitating the transfer of ownership to a preservation-oriented, community medical nonprofit organization Onyx360 NFP which has the capacity to stabilize, restore and reactivate this important neighborhood asset. Onyx360 NFP is a Roseland based nonprofit committed to uplifting Black communities by providing educational resources and support centered on holistic health and wellness by improving life quality, fostering resilience, and laying the groundwork for enduring positive transformation within the community.

We have requested a Chicago Landmark Designation of the building and have asked the Commission on Chicago Landmarks to consider during a future Commission on Chicago Landmarks meeting. We have formally suggested Elim/Reformation Church to become a Designated Chicago Landmark.

Preservation Chicago researched and wrote a "Preliminary Landmark Recommendation" report for the building in our effort to advance a Preliminary Designation for this important building. The building was overlooked by the Chicago Historic Resources Survey-CHRS, so is not subject to the 90 Day Demolition Delay Hold. Time is of the essence.

We are relieved that the frequent Building Court appearances delayed any potential emergency demolition order until the process was able to play out. Vacant for a number of years and suffering from deferred maintenance, Elim/Reformation Lutheran Church was at risk of demolition to avoid

10. WIN: Final Landmark Recommendation Approved for St. Paul Christian Methodist Episcopal Church



St. Paul Christian Methodist Episcopal Church, 1917 and 1925, Ecklund, Fugard & Knapp, 4644 S. Dearborn St. Photo credit: Chicago DPD



St. Paul Christian Methodist Episcopal Church, 1917 and 1925, Ecklund, Fugard & Knapp, 4644 S. Dearborn St. Photo credit: Chicago DPD



St. Paul Christian Methodist Episcopal Church, 1917 and 1925, Ecklund, Fugard & Knapp, 4644 S. Dearborn St. Photo credit: Chicago DPD



St. Paul Christian Methodist Episcopal Church, 1917 and 1925, Ecklund, Fugard & Knapp, 4644 S. Dearborn St. Photo credit: Chicago DPD

"The Commission on Chicago Landmarks has approved the final landmark recommendation for St. Paul Christian Methodist Episcopal (C.M.E) Church at 4644 S. Dearborn. Established in 1907, St. Paul Christian Methodist Episcopal (C.M.E.) Church is the oldest C.M.E. congregation in the city of Chicago. The church is the congregation's first and only dedicated house of worship. It was constructed in two phases, in 1917 and 1925, in the Tudor Revival style.

"Meeting Criterion 1 for its heritage, the St. Paul Christian Methodist Episcopal (C.M.E.) Church is significant as the first and oldest congregation of the C.M.E. denomination in the City of Chicago. The denomination was founded by people recently freed from slavery in the southern states, including Bishop Isaac Lane, who co-established the St. Paul congregation in 1907.

"The building was constructed in 1917 to host the 1918 General Conference of the C.M.E. Church, which was the first in the history of the C.M.E. denomination to be held north of the Mason-Dixon Line. At the conference, the construction of St. Paul C.M.E. Church represented the spread of the church northward following Reconstruction in the south and the fledging movement of the Great Migration.

"The St. Paul C.M.E. Church has served as a stable and enduring presence in the Grand Boulevard Community Area and Bronzeville neighborhood for over a century. The congregation has served as an anchor, as the community experienced shifts in demographics, socioeconomics, and the built environment. Through its mission work, the church has extended beyond its boundaries of religious affiliation to become a devoted pillar to the broader community.

"Also meeting Criterion 5 as the work of a significant architect, the St Paul C.M.E. Church was designed by Ecklund, Fugard & Knapp, an architectural firm that only practiced for three years. In that short time, they designed many notable buildings in the city, including multiple Methodist churches and the development of many apartment buildings in the Streeterville neighborhood.

"The building represents the early work of prolific Chicago architect John Reed Fugard, Sr. Over a six-decade career, Fugard worked on some of the city's most recognizable buildings, including the Moody Memorial Church, Trustees System Service Building, and the Jeweler's Building.

"With the final landmark recommendation approved, the proposed designation will head to City Hall to get final approvals from the Committee on Zoning and City Council. If approved, the landmark designation will protect all exterior elevations, including rooflines, of the building. The education wing will be specifically excluded from the designation." (Kugler, Urbanize Chicago, 3/8/26)

Read the full story at Urbanize Chicago

Final landmark recommendation approved for St. Paul CME Church; The proposed designation now needs City Council approval, Lukas Kugler, Urbanize Chicago, 3/8/26

11. WIN: Landmarked Metropolitan Missionary Baptist Church Receives $500k Grant



Metropolitan Missionary Baptist Church / former Third Church of Christ, Scientist, 1901, Hugh Garden, 2151 W. Washington Blvd. Photo credit: Google Maps

"A West Side Baptist church — once documented by photographer Gordon Parks and listed on the National Register of Historic Places — has received a $500,000 grant to help fix up the 125-year-old building.

"The National Trust for Historic Preservation's African American Cultural Heritage Action Fund announced Tuesday that it had awarded the funds to the architecturally significant Metropolitan Missionary Baptist Church, 2151 W. Washington Blvd.

"The funds will help the congregation repair aged terra cotta pieces and glazed brick on the building's south facade. Other repairs include removing and rebuilding portions of the structure's exterior masonry and stopping water from leaking into the edifice, according to the grant.

"Though a national effort, the African American Cultural Heritage Action Fund has contributed funds to help a number of historic Chicago sites, including the Muddy Waters MOJO Museum, 4339 S. Lake Park Ave., and First Church of Deliverance, 4315 S. Wabash Ave.

"'We're thrilled to support so many important projects in Chicago,' Brent Leggs, executive director of the African American Cultural Heritage Action Fund, said. 'We believe deeply that to understand a national story, we [must] uplift the cultural assets across the Chicago landscape, including the historically Black churches.'

"Metropolitan received one of 33 grants — totaling $8.5 million — made to historic Black churches across the country under the African American Cultural Heritage Action Fund.

"Designed by architect Hugh M.G. Garden and built in 1901 as the Third Church of Christ, Scientist, Metropolitan is as beautiful as it is unusual. The building is clad in light blue glazed brick — a rare color choice for a house of worship.

"And with its classical proportions, but modern, almost proto-Art Deco detailing, the church somehow managed to be classic and contemporary for its time.

"The Metropolitan Missionary Baptist congregation bought the building in 1947. And in 1953, the church caught the attention of Life magazine and its famed photographer Gordon Parks." (Bey, Chicago Sun-Times, 2/24/26)

Read the full story at Chicago Sun-Times

An architecturally important West Side church gets blessed by the National Trust; A $500,000 grant will help Landmarked Metropolitan Missionary Baptist Church Receives $500k Grant, Lee Bey, Chicago Sun-Times, 2/24/26

12. WIN: Hyde Park Union Church Receives $163K Adopt-a-Landmark Roof Repair Grant



Hyde Park Union Church, 1906, James Gamble Rogers, 5600 S. Woodlawn Avenue. Photo credit: Eric Allix Rogers



Hyde Park Union Church, 1906, James Gamble Rogers, 5600 S. Woodlawn Avenue. Photo credit: Eric Allix Rogers

"Hyde Park Union Church has been awarded a $163,838 city grant to repair its 100-year-old roof, part of the latest round of Adopt-A-Landmark funding announced in January.

"Awarded by the Department of Development, the grant will cover most of a $175,000 project to repair and update the low-slope roof over the church's education wing, 5600 S. Woodlawn Ave., which was added on in 1926. Church leaders say the work is a big step in a broader effort to preserve the landmarked building and expand its role as a hub for food access and community services.

"'The building was built for a different congregation during a different time,' said Edward Cook, the church's board chair. 'But what does this space look like moving forward?'

"The church, a Richardsonian Romanesque building designed by architect James Gamble Rogers and completed in 1906, was designated a Chicago landmark in 2024. Church leaders said then they sought the designation in part to help it secure preservation-focused funding for needed repairs.

"Hyde Park Union Church launched a capital campaign in 2024 after securing landmark status, aiming to raise at least $500,000 for long-deferred building improvements. It has so far raised at least $428,000, and much of that fundraising has already supported preliminary repairs and assessments.

"Church leaders told the Herald that building sustainability is a primary focus for the grant funds and that they are considering using the money to install solar panels on the roof, which will require city approval.

"'We're exploring how to make our building more energy efficient, because those expenses are high and could be put toward better use,' said India Daniels, treasurer of the church's finance committee."

Read the full story at Hyde Park Herald

Hyde Park Union Church gets $163K Adopt-A-Landmark grant, Angel Idowu, Hyde Park Herald, 3/3/26

City panel recommends landmark status for century-old Hyde Park church; A landmark designation for the Hyde Park Union Church, designed by architect James Gamble Rogers, would protect exterior and interior elements from future demolition, Abby Miller, Chicago Sun-Times, 4/4/24

Hyde Park Union Church Receives Preliminary Landmark Designation, Hannah Faris, Hyde Park Herald, 2/26/24



13. WIN: After Extensive Delays, Greenstone Church's $1.2 million Adopt-a-Landmark Bell Tower Restoration Begins



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

"The city-funded $1.2 million restoration of the crumbling bell tower of Pullman's historic 144-year-old Greenstone United Methodist Church is set to begin after a five-year delay.

"A team from Berglund Construction began surrounding the landmark church's 92-foot tower with scaffolding and swing stages this month. The equipment will allow workers to get close enough to document, remove and restore the building's distinctive, but weathered, green serpentine stone cladding. The project is the first substantial exterior repair the building has seen since its 1882 construction.

"I'm just so thrilled to have it kicking off," said Greenstone's pastor, the Rev. Luther Mason. "It's been a long time."

"Oddly enough, the bell tower doesn't actually have a bell. 'We think there was one in there at one time,' Mason said. 'I was told a long time ago that there was somebody who supposedly had the original bell or had a bell that they were willing to donate. But it would be lovely to get a bell in there.'

"The church, at 11211 S. St. Lawrence Ave., in Pullman National Historical Park, was awarded a $1 million grant to restore the tower in 2021, through the Chicago Department of Planning and Development's Adopt-a-Landmark program.

"Pullman Ald. Anthony Beale (9th) and Ald. Ray Lopez (15th) tabled the City Council's approval of the funds over Beale's concerns about the congregation's financial viability. The cash was finally released last year — with a $200,000 bump-up.

"The work will involve the painstaking removal of all of the tower's weathered stone, down to the structure's brick substrate, said architect Nicole Declet, senior associate at the engineering firm Wiss Janney Elstner.

"Under an agreement with the city, 25% of the original serpentine will be returned to the tower. The rest will be replaced with cast stone that will be designed to resemble the original cladding, Declet said. The brick substrate beneath the stone will also be repaired.

"Greenstone is the work of Solon Beman, the architect railroad car manufacturer George Pullman hired to design the entirety of what was then a factory town outside Chicago's southern border on the west banks of Lake Calumet.

"'I think this will be a good sign for the community,' said Ed Torrez, president of Arda, a restoration architecture firm that is working with Greenstone. 'Pullman's just had so much going on — of positive progress, with the [creation of the] national park and the state is going to be doing the hotel. And now we have this.' (Bey, Chicago Sun-Times, 3/26/26)

Read the full story at Chicago Sun-Times

Work starts on the $1.2 million restoration of landmark Pullman church's troubled but iconic bell tower; The project is the first substantial exterior repair the Greenstone United Methodist Church has seen since its 1882 construction, Lee Bey, Chicago Sun-Times, 3/26/26

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

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

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

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

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

Landmark Pullman church sits after $1 million city repair grant was sent to aldermanic purgatory;

14. WIN: Thompson Center Will Keep Its Name After Renovation (Chicago 7 2016, 2018, 2019 & 2020)



Rendering of Proposed James R. Thompson Center Google Adaptive Reuse in 2024. Built 1985, Helmut Jahn, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



Rendering of Proposed James R. Thompson Center Google Adaptive Reuse in 2024. Built 1985, Helmut Jahn, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



Rendering of Proposed James R. Thompson Center Google Adaptive Reuse in 2024. Built 1985, Helmut Jahn, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



Rendering of Proposed James R. Thompson Center Google Adaptive Reuse in 2024. Built 1985, Helmut Jahn, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



Rendering of Proposed James R. Thompson Center Google Adaptive Reuse in 2024. Built 1985, Helmut Jahn, 100 W. Randolph Street. Rendering Credit: Prime/Capri Interests / JAHN Architects



Inside Google's $280 Million Plan to Save a Chicago Landmark (12:48). MegaBuilds Video, Image Credit: MegaBuilds

"The Thompson Center is keeping its name, with Google set to move into the historic and newly renovated Loop office building next year, according to the tech company.

"Google announced in July 2022 it would take over the Thompson Center, saying it would buy the building for $105 million after it is renovated by The Prime Group and Capri Investment Group. Demolition of the building's exterior began in 2024.

"The building will keep its name, Thompson Center — shortened from its official name, the James R. Thompson Center — in honor of its legacy, Google spokesperson Ryan Lamont confirmed in an email Tuesday.

"This week, Google also launched a website for the project, advertising leasing space and sharing several new renderings.

"Previous renderings show plans for a multi-terrace atrium with greenery as well as a multitude of seating along what is planned to be retail and restaurant space. The atrium will remain publicly accessible.

"Another rendering showed what the renovated building is slated to look like from the corner of Randolph and Clark streets. It features a second-floor outdoor space and updated landscaping.

"Designed by famed postmodern architect Helmut Jahn, the Thompson Center opened in 1985 as the State of Illinois Center. It was renamed in honor of former Gov. James R. Thompson in 1993.

"Google said in an email that it expects interior construction to continue through 2027, with hopes to move in later that year. The tech giant is slated to bring about 2,000 employees to its new Chicago headquarters. (Mercado, Block Club Chicago, 3/17/26)

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

Governor Thompson wanted the State of Illinois Building (later renamed the Thompson Center) to stimulate the Central Loop in the early 1980's. Thanks to a long and successful preservation campaign, and visionary developers and decision makers, 40 years later, the Thompson Center as Google HQ will again have a huge beneficial impact on the Central Loop.

From 'Impossible to Inevitable,' the Thompson Center reuse is a perfect example of the incredible power of preservation to generate economic development.

Read the full story at Block Club Chicago

Thompson Center Will Keep Its Name, With Google Planning A 2027 Move-In
Leasing is now open for retail and office space in the iconic Loop building, which will serve as the tech giant's new Chicago headquarters for 2,000 workers, Melody Mercado, Block Club Chicago, 3/17/26

Thompson Center website

Inside Google's $280 Million Plan to Save a Chicago Landmark (12:48), MegaBuilds, 2/27/26

Google makes progress on Chicago headquarters with windows update; The new exterior glass is expected to help keep the building cooler in the summer and warmer in the winter. But it certainly changes the structure's look and feel, Lee Bey, Chicago Sun-Times, 8/22/25

Google's high-profile renovation of iconic Chicago building gives new look to heart of city; Tech giant's Thompson Center project drives conversations about downtown, Ryan Ori CoStar News, 7/16/25

Redeveloped Thompson Center will offer public gathering spaces, new renderings released by Google show, Brian Rogal, Chicago Tribune, 11/1/24

New Google rendering gives an early glimpse of former Thompson Center atrium's future; The rendering obtained by the Sun-Times is the first look Google has provided of its vision for the remade interior of the Helmut Jahn-designed icon, Lee Bey, Chicago Sun Times, 10/31/24

15. WIN: The Hand & The Eye's Remarkable and Extraordinary Reuse of the McCormick Mansion



The Hand & The Eye, former McCormick Mansion, Kungsholm Puppet Opera and Restaurant, and Lawry's, 100 E. Ontario Street. Photo credit: Matthew Reeves / The Hand & The Eye



With the historic grand staircase restored. The Hand & The Eye, former McCormick Mansion, Kungsholm Puppet Opera and Restaurant, and Lawry's, 100 E. Ontario Street. Photo credit: Matthew Reeves / The Hand & The Eye



Historic grand staircase prior to restoration in December 2023. The Hand & The Eye, former McCormick Mansion, Kungsholm Puppet Opera and Restaurant, and Lawry's, 100 E. Ontario Street. Photo credit: Ward Miller / Preservation Chicago



The Hand & The Eye, former McCormick Mansion, Kungsholm Puppet Opera and Restaurant, and Lawry's, 100 E. Ontario Street. Photo credit: Matthew Reeves / The Hand & The Eye



The Hand & The Eye, former McCormick Mansion, Kungsholm Puppet Opera and Restaurant, and Lawry's, 100 E. Ontario Street. Rendering credit: Rockwell Group / The Hand & The Eye



The Hand & The Eye, former McCormick Mansion, Kungsholm Puppet Opera and Restaurant, and Lawry's, 100 E. Ontario Street. Rendering credit: Rockwell Group / The Hand & The Eye

""Glen Tullman made his fortune in the health care industry, especially from business ventures in the world of electronic prescriptions.

"'Maybe you'll just talk to the piano,' he says with a wink, like a child with a fabulous new toy, 'and it will play any song you ever imagined.'

"There are a lot of maybes involved in The Hand & The Eye, the 36,000-square-foot magic-themed entertainment and dining complex set to open this month inside the distinctively eccentric McCormick Mansion on the corner of Ontario and Rush streets alongside the struggling Magnificent Mile. The castle-like mansion is best remembered as the throwback home of Lawry's the Prime Rib, which closed in 2020 after a 46-year run, but further back in the 20th century, it was also the home of The Kungsholm, a renowned Scandinavian smorgasbord with its own improbable puppet opera theater.

"Tullman, a magic geek since he was a boy, has just dropped some $50 million on a very upscale venture in this very mansion that, if it succeeds, will be the most substantial visitor-friendly addition to the Magnificent Mile area since before COVID, creating at least 200 new Chicago jobs and potentially lifting the midsection of Michigan Avenue out of its current economic malaise. It will be a far cry from escape rooms or tacky museums, will attract national media attention and could become one of the city's signature attractions for the upscale visitor.

"There are no other investors in The Hand & The Eye. This is Tullman's money, Tullman's vision and thus Tullman's risk.

"All are the design work of David Rockwell, arguably America's leading theatrical and restaurant architect and designer.

"Nonetheless, 'this was a once-in-a-lifetime opportunity,' Rockwell says from New York, 'in that it tied together my two main interests in how people come together, which is performance and dining. It also came with a fascinating unicorn of a building with a monolithic facade that is both elegant and mysterious and entirely differentiated from every other building nearby. And as I think of all the things I have ever designed, this one has the largest amount of detail per square foot.'

"Rockwell says his designs for The Hand & The Eye were inspired in part by the artist Joseph Cornell's famous boxes, cabinets of curiosities that functioned as intimate dioramas and theaters.

"The Hand & The Eye clearly is a passion project, the creation of a man who has made something of a fortune and now wants to spend a hefty portion of it on something he loves for a city he loves. (Rockwell has Chicago roots, too.) He emphasizes words like authenticity, connection, uniqueness. He sees his creation, clearly, in terms of his legacy and the reputation of the venue, within the famously close-knit and famously competitive world of magic, is of importance to him.

"'Our aim,' he says, 'is not just to make this the best place to see magic in the world but the best place to perform it.' With that in mind, there are many nods to the past on display, including one of Houdini's famed milk cans.

"'This is not just a place. We're trying to create an experience and a feeling," he says as he leads a tour of the almost completed, Gatsbyesque complex, a multifloor palace of velour and wood, historic trim, artworks and generously sized bars, some of which are also performance spaces. There is even a bespoke scent in certain rooms.

"The mansion's historic staircase remains intact. So does an original fireplace. The balustrade was built in Highland Park in the 1920s. There is an outdoor patio and a basement vault. "This is a 100-year venture," Tullman says of his palace of varieties.

"Small visual tricks are ubiquitous yet nothing here feels tacky. On the contrary, The Hand & The Eye is as upscale a venue as Chicago has, calling back to a more glamorous era of Mag Mile nightlife when you could tip, top, tap in hotel ballrooms in your finery. At least one of Tullman's magicians, Nicholas Locapo, who has moved here from Columbus, Ohio, seemed very happy in that magician's way. 'I love this room,' he says, as he presses a secret button in his table and manipulates cards for a visitor in one of the theaters. (Jones, Chicago Tribune, 4/7/26)

"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

16. WIN: Groundbreaking for the Pioneer Arcade Adaptive Reuse After Decade Long Preservation Effort (Chicago 7 2015)



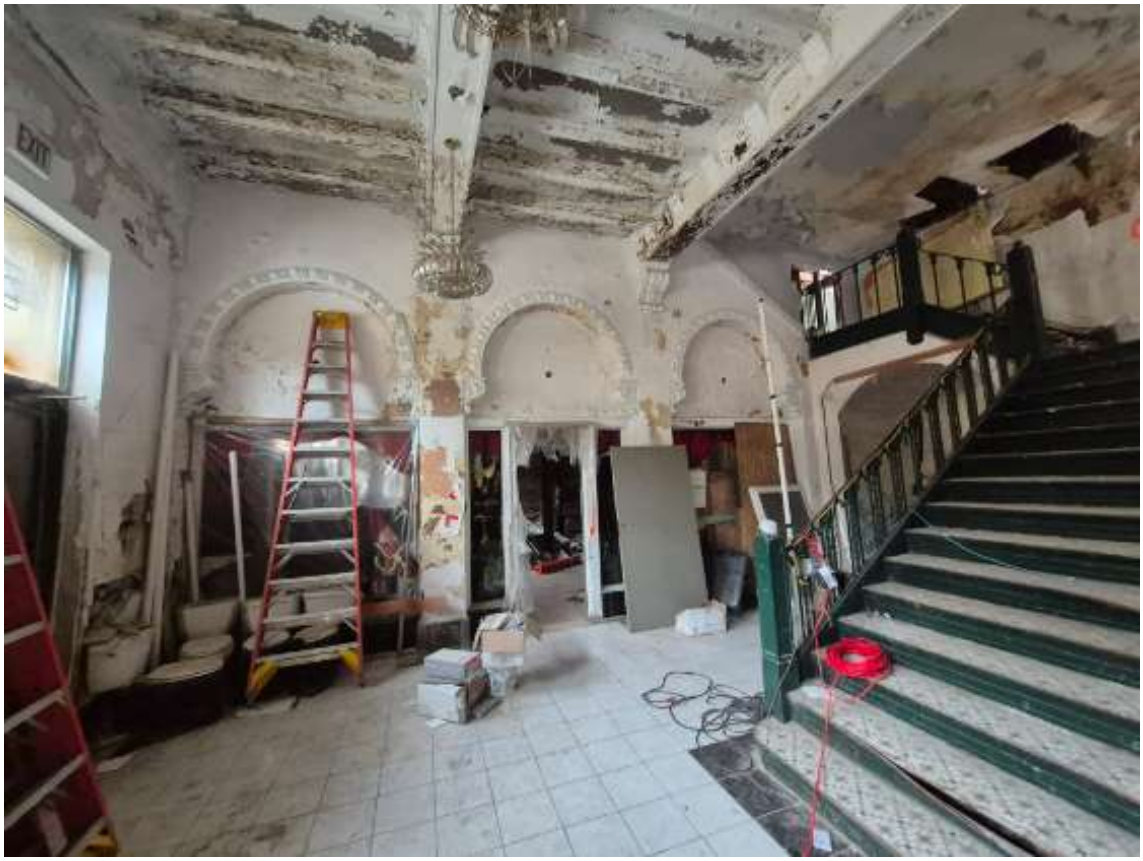
Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: City of Chicago / Commission on Chicago Landmarks



Adaptive Reuse of Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Rendering Credit: Urban Works



Ward Miller, Dan Kleiber, and Eddie Torrez at the Pioneer Arcade groundbreaking on January 6, 2026. 1925, Pioneer Arcade, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: Ward Miller / Preservation Chicago



Existing condition of the Pioneer Arcade, 1925, Jens J. Jensen, 1535 N. Pulaski Road. Photo Credit: Ward Miller / Preservation Chicago



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



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

er er "The historical Pioneer Arcade building is getting a new shot at life with construction underway on an affordable housing development conversion that's been two decades in the making.

"Hispanic Housing Development Corporation, a veteran affordable housing development company with several buildings in Humboldt Park, has worked to redevelop the arcade at 1535 N. Pulaski Road for 20 years, said new Executive Director Tony Hernandez.

"Under previous leadership, the company considered multiple redevelopment ideas before sticking with senior housing supported by government subsidies. The project will also restore the facade of the Pioneer Arcade building.

"The former arcade was designed by famed architect Jens Jensen and built in 1925. It once thrived as a bowling alley and billiards hall, regularly hosting private and employer-sponsored league tournaments and citywide competitions.

"It is known as one of Chicago's 'grandest urban sports halls,' with its terra cotta facade imparting 'the feel of an exotic Spanish palace,' planning officials said during the landmarking process.

"The $36.22 million redevelopment is bringing 61 government-assisted affordable apartments for older residents earning 30-60 percent of the area median income. Hispanic Housing recently closed on financing after receiving more than $13 million in tax-increment financing in November and closing on the property sale in December, company officials said.

"Ald. Jessie Fuentes (26th), an advocate of affordable housing, said this week that the long-awaited project will bring vibrancy to the Humboldt Park corner, which has struggled with abandonment for years. 'We're going to keep the integrity of what the historical landmark has to offer, while bringing this community exactly what it needs: more housing,' Fuentes said. "'We're going to take that building that's been abandoned for so long and make it for dozens of families in there to live. It's how we continue to prevent gentrification and house people with dignity.'

"A building permit was filed last month, and construction work has started, officials said this week. Work is expected to take a year and three months, with completion around April 2027. The project will add a taller building behind the original facade and one next door on the vacant lot, according to renderings and developers.

"In 2018, the project was proposed to be 72 units when former Mayor Rahm Emanuel was in office. That never moved forward, and the project stalled after not receiving city support in previous years, according to a 2023 Tribune story. It took over five years to finalize the building's sale because of its building code violations, which are related to its abandonment and deterioration, company officials said. Historic documentation, remediation and building court appearances were part of the process before funding and a closing could be finalized, Hernandez said." (Parrella-Aureli, Block Club Chicago, 1/7/26)

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

Ward Miller attended groundbreaking for the adaptive reuse of Pioneer Arcade on January 6, 2026. Developer and elected officials publicly expressed their appreciation for Ward Miller and Preservation Chicago's years of dedicated advocacy to help bring about a good outcome for the Pioneer Arcade.

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

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

17. WIN: Beautifully Restored Laramie State Bank Will Include Blues Museum, Cafe, and Business Incubator (Chicago 7 2019)



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Photo Credit: Debbie Mercer



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Photo Credit: Debbie Mercer



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Photo Credit: Debbie Mercer



Laramie State Bank Building, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Rendering Credit: Perkins & Will



Laramie State Bank Building Lobby After Restoration, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Rendering Credit: Perkins & Will



Laramie State Bank Building Lobby Before Restoration, 1929, Meyer & Cook, 5200 W. Chicago Avenue in Austin. Designated a Chicago Landmark in 1995. Photo Credit: City of Chicago

"The redevelopment of a historic Austin bank is hitting its first milestone, with the project nearing completion on its mixed-income apartment building.

"The Laramie State Bank redevelopment project at 5200 W. Chicago Ave. will bring a blues music museum, cafe, business incubator and a new apartment building to the landmark bank campus. The 78-unit apartment building will have rental applications go live in the coming weeks ahead of a mid-June opening, project officials announced Wednesday.

"Construction on the nearly century-old bank building will begin later this year, officials with Oak Park Regional Housing Center, the project's developer, said at a community meeting Wednesday.

"The bank redevelopment proposal was selected in 2021 to anchor investment and revitalization efforts in Austin as part of the city's INVEST South/West program under then-mayor Lori Lightfoot.

"A museum honoring the contributions of Chicago artists to blues music also will be inside the rehabilitated bank building, which resides in Chicago Avenue's Soul City business corridor and cultural district. The former bank will also host a cafe, business incubator and several community spaces.

"The Laramie State Bank building was built in 1929 and was made a city landmark in 1995. It has been vacant since it was foreclosed on in 2012. The bank's exterior features an Egyptian-style design with yellow and cream-colored terra cotta details on the facade.

"In 2021, a judge ordered a property receiver to perform emergency rehabilitation to its interior, which suffered extensive water damage that destroyed most ceilings, walls and floors, and it is littered with debris.

"The redevelopment project will restore the building's Art Deco flourishes and architecture, city officials previously said." (Liptrot, Block Club Chicago, 3/27/26)

Preservation Chicago advocating for Laramie State Bank building for many years, but with greater urgency since it became vacant after its 2012 foreclosure. We attended many building court hearings to provide support for the building and to prevent its emergency demolition.

This is a truly an outstanding outcome for Laramie State Bank. Laramie State Bank building was a 2019 Chicago 7 Most Endangered. We were in regular communication with the owners and stakeholders with ties to the building, including the alderman and Cook County Land Bank. We attempted to find private developers with an interest in tackling this restoration and reuse of this building.

Preservation Chicago suggested Laramie State Bank building would be an ideal candidate for the INVEST South/West and we're thrilled when the City of Chicago stepped forward. This is an ideal INVEST South/West development project. We strongly applaud former Mayor Lori Lightfoot and former Department of Planning and Development Commissioner Maurice Cox for selecting Laramie State Bank for the program. We further applaud Mayor Brandon Johnson and and Department of Planning and Development Commissioner Ciere Boatright for their support for Adopt-A-Landmark funding.

We recognize and applaud their strong leadership in ensuring a outstanding outcome for the building and community, and their commitment and efforts to strongly reinvest in Chicago's neighborhoods.

Read the full story at Block Club Chicago

Austin's Laramie State Bank Renovation Eyes June Opening For New Apartment Building; The redevelopment of the landmark bank building includes 78 apartments, 51 of them affordable. The project will also bring a blues museum, cafe and a business incubator to the site, Michael Liptrot, Block Club Chicago, 3/27/26

Mayor Johnson Announces $8 Million in City Support for Historic Preservation Projects, City of Chicago Press Release, 1/30/24

Austin's Laramie State Bank Is Becoming A Museum. But First, It Needs Emergency Repairs To Fix Severe Water Damage; The building has rapidly deteriorated since it was foreclosed in 2012. In the coming years, it will be transformed into a museum, a business incubator and a café, Pascal Sabino, Block Club Chicago, 6/16/22

18. WIN: New Owner Begins Restoration of Long-Vacant Portage Theater (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

"Chris Bauman's dreams of turning the 106-year-old Portage Theater into a community gathering space that hosts everything from concerts to film screenings and indoor markets is starting to take shape.

"Bauman's company, Zenith Music Group, bought the Portage Theater, 4050 N. Milwaukee Ave., in the fall. Bauman paid off the more than $500,000 of back taxes owed on the property, has taken over payments for the canopy that was erected under the damaged marquee and has started cleaning up the historic theater's interior.

"The theater has sat vacant since it was bought by Manuel Gliksberg, of the real estate company Avra Properties, in 2018.

"It's fully in our hands now, which is exciting,' Bauman said.

"The Portage Theater operated as a cinema from 1920 until 2001. Throughout the 2000s and 2010s, the theater operated under a series of different owners, hosting a diverse selection of events such as children's dance recitals, concerts, day camps and silent film screenings.

"Bauman organized events at the Portage Theater from 2014 to 2018. He went on to found the Avondale Music Hall and bought the nearby Patio Theater in 2019. Over the past five years, the Patio has hosted concerts, dance performances, a Disney princess movie party and thrift markets.

"Ownership of the Patio was restructured about a year ago. Bauman, who is still a partial owner, said the theater is currently closed for renovations but could reopen by this fall.

"The goal when we open Portage again is not just to get it open but to have it ready for the next 100 years,' Bauman said. 'We want to maintain its beauty and its history but also make sure it's ready to host the events of the next century.'

"'A lot of really wonderful people have already reached out wanting to help,' Bauman said. 'It's been amazing to see how much people care about it.' (DeVore, Block Club Chicago, 4/13/26)

We're thrilled that Portage Theater is good hands and is being beautifully restored after a long and complicated process.

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.

Ward Miller spoke in support of resolving the issues and moving forward with a restoration and reopening of the Portage Theater at multiple Building Court hearings,. 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

Portage Theater Restoration Advances As New Owner Takes Over Repairs; Chris Bauman, of Zenith Music Group, has applied for grants and begun cleaning the interior of the historical theater, which went into receivership under the previous owner, Molly DeVore, Block Club Chicago, 4/13/26

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 Nadig, Nadig Newspapers, 5/9/25

Historic Portage Theater Could Go Into Receivership As Owner Gives Up Property; Attorneys said

19. WIN: Patio Theater Will Reopen After Current Round of Repairs



Patio Theater, 1927, R.S. Wolff, 6008 W. Irving Park Road. Photo Credit: Eric Allix Rogers

"Repairs to the 99-year-old Patio Theater, 6008 W. Irving Park Road, recently began as part of an overall plan to reopen the theater after it closed about a year ago.

"The theater's licenses expired in May of 2025 but were renewed six months later, according to the city Department of Business Affairs and Consumer Protection.

"In addition, in March a construction permit was issued for tuckpointing and masonry repairs, which recently began after scaffolding was installed in front of the building's facade last week.

"In the past 25 years the property, which also includes storefronts and residential units, has faced a variety of issues, including a faulty air conditioner system and numerous building code citations.

"Those issues have included concerns about the marquee, as trucks have occasionally hit the structure because it is so close to the roadway, which reportedly was widened after the theater's opening in 1927.

"The building's ownership, which changed about a year ago, plans to look into grants to help pay for upgrades to the marquee, according to Chris Bauman, who said he sold his majority interest in the Patio but remains involved in efforts to get it reopened.

"A schedule of upcoming events for Patio could be announced as early as this fall, said Bauman, who also is working to reopen the Portage Theater, 4050 N. Milwaukee Ave., which has been closed since 2018. (Nadig, Nadig Newspapers, 3/15/26)

Read the full story at Nadig Newspapers

Repairs start at Patio Theater as efforts underway to reopen the historic venue, Brian Nadig, Nadig Newspapers, 3/15/26

After A Pandemic Slump, Portage Park's Patio Theater Ready To Create Its Next Chapter; The owner has renovated parts of the old theater since taking it over in 2019 and plans to replace the marquee, bring back its historic "cloud sky" and hook up its organ once he has enough revenue, Ariel Parrella-Aureli, Block Club Chicago, 10/6/22

20. THREATENED: Neighbors Effort to Create Newport Landmark District Threatened After City Recommended Much Larger District Receives Push Back



Greystones on the 1300 Block of West Newport Avenue. Photo credit: Google Maps



1300 West Newport Avenue, 1910, Demolished August 2025. Photo credit: Daniel Schell, Chicago YIMBY



New construction at 1300 West Newport Avenue, on the northwest corner of Newport and Lakewood Avenues. Photo credit: Daniel Schell / Chicago YIMBY



Original potential Newport Avenue Chicago Landmark District Map. The area being studied by the city as a potential historic landmark district in Lakeview. The potential district would roughly cover the area between the alleys north of Roscoe Street and south of Addison Street from Racine Avenue to the west and Southport Avenue to the east. Image credit: Chicago Department of Planning and Development.



Expanded potential landmark district proposed by the City of Chicago. Image credit: City of Chicago DPD

"The demolition of a century-old greystone in Lakeview has prompted city officials and neighbors to explore whether a larger stretch of the neighborhood should be protected as a historic landmark district.

"The conversation was sparked after a greystone at 1300 W. Newport Ave. was torn down, alarming neighbors who said the loss threatened the architectural continuity of one of the area's most intact stretches of early 20th century two- and three-flats.

"In response, Ald. Bennett Lawson (44th) and the city's Department of Planning and Development hosted a community meeting this week to present early research on a possible landmark district and gather feedback from the roughly 50 neighbors who attended.

"Kandalyn Hahn, a preservation planner with the Chicago Department of Planning and Development whose work informs the Commission on Chicago Landmarks, presented preliminary findings showing the area contains about 200 buildings constructed mainly between 1901 and 1915.

"This area presents an unusually high degree of architectural uniformity,' Hahn said, pointing to the concentration of brick and limestone two- and three-flats. 'Together, they tell a cohesive story of working-class housing in Lakeview.'

"Hahn said many of the buildings were developed as rental properties for German immigrant families working in nearby factories, with early deed restrictions requiring masonry construction, consistent setbacks and minimum building costs.

"Hahn sought to clarify what landmark status would — and would not — regulate. 'Landmark review only applies to exterior features visible from the public right of way,' she said. 'It doesn't regulate interiors, landscaping or routine maintenance, and owners can still make changes as long as they maintain the historic character.'

"Several residents asked why the city couldn't pursue landmark status for just the 1300 block of Newport Avenue rather than a larger district. Preservation staff said broader boundaries are often necessary to ensure the designation reflects a cohesive historical story and is legally defensible.

"I don't see myself moving forward without a lot of support from property owners,' Lawson said. 'It doesn't have to be unanimous, but there has to be real buy-in.'" (Filbin, Block Club Chicago, 1/16/26)

"An effort to landmark a six-block area in West Lakeview to protect a cohesive streetscape of historical greystones is getting pushback, largely from residents in the target area whose own blocks aren't so cohesive.

"'On my block many of the buildings have been torn down and rebuilt, so there's not that uniformity that the landmarks people seem to think there is,' said Mike Hennessy, a 30-year resident of a red brick two-flat on the 1200 block of Cornelia Avenue.

"Aesthetics aren't Hennessy's main concern about the landmarking effort. He believes landmarking the neighborhood would put a lid on the value of his home, because any future buyer would be barred from tearing down the facade. In this high-demand section of Lakeview, his two-story house would likely be targeted for a three-story replacement, he said.

"Without the possibility of tearing down the facade with the rest of the building, Hennessy said, "that's an expensive rebuild that a builder won't want to deal with, and they won't want to have to deal with the landmarks bureaucracy. They'll just go find another property that's not landmarked and do what they want."

"The buildings that line Hennessy's block are a mix of greystones and brick, old buildings and new. But around the corner are the 1200 and 1300 blocks of Newport Avenue, where historical greystones dominate, their parapets and pillars variously ornamented and their window bays creating a rhythm that rolls down the block.

"'When you walk down this street, there's character, something that makes you feel like home,' said Bret Rietow, who lives in a greystone on the 1300 block of Newport. It's not historical, but built to echo the vintage homes when an older one collapsed." (Rodkin, Crain's Chicago Business, 3/24/26)

Preservation Chicago now is working more closely with neighbors with this Landmark District

21. WIN: Statue of the Republic To Be Regilded After 33 Years of Deferred Maintenance (Chicago 7 2017, 2018, 2019, 2020 & 2021)



Statue of the Republic / "the Gold Lady", 1918, located in Jackson Park. This 24-foot statue is a scaled-down replica of the 65-foot gilded Statue of the Republic by Daniel Chester French which towered over the Great Basin and Court of Honor at the 1893 Worlds Columbian Exposition. Photo credit: Eric Allix Rogers



The 65-foot gilded Statue of the Republic by Daniel Chester French which towered over the Great Basin and Court of Honor at the 1893 World's Columbian Exposition. Historic Image Reproduction credit: WorldsFairChicago1893.com

"On just the right morning, when things are crisp and clear enough, the sun rises over the lake and lights up the gilded two-story Statue of the Republic in Jackson Park.

"And the Gold Lady — as she's informally known — proudly faces that rising sun as she's done since 1918, draped in a tunic, crowned with a laurel and with her arms aloft. She holds an eagle-topped globe in her right hand and a staff bearing the word "Liberty" in her left.

"But the spectacle, though still impressive, has lost its luster in recent years. The gold leaf is growing dull, and some of it has flaked away, exposing the bronze underneath.

"The Chicago Park District is now making plans to repair and regild the Gold Lady starting in May. The $1 million job includes repairing and removing the 24-foot statue's worn, flaking gold leaf and applying a new layer of the micro-thin substance over the entire work.

"It's beautiful now ... but once the gilding is on, I think people will be stunned by the transformation,' Andrew Schneider, the park district's director of historic assets, said.

"Designed by sculptor Daniel Chester French, the sculpture is a scaled-down replica of the 65-foot gilded Statue of the Republic that sat in a basin facing west toward the neo-classical Court of Honor and its high-domed Administration Building at the 1893 World's Columbian Exposition, held in Jackson Park.

"'The 1893 World's Fair was one of the great fairs of the world,' Chicago author and historian Rolf Achilles said. 'It not only brought tens of thousands of people to Chicago, but it really helped put Chicago on the map and brought people to see the new architecture in Chicago.'

"The statue was designed to celebrate the American ideals of liberty and its republic form of governance.

"That was the whole concept,' Achilles said. 'The sun was hitting America, and America was aglow at the time. Even if it was a white man's concept, it was still a concept, and it worked, in part. And that made her a centerpiece of what people went to the fair and took home with them as visual.'

"The restoration comes three months after the agency announced plans to restore a historic open-air pavilion at the southern end of the park.

'Schneider said the park district is looking at the park's other neglected features, such as the Clarence Darrow Memorial Bridge, located just south of the Griffin Museum of Science and Industry, that has been closed to pedestrians for safety reason by the Chicago Department of Transportation since 2013.

"'Jackson Park is one of the great, one of the great treasures of our city, and it contains within it many great treasures," Schneider said. 'So we're pleased to show this commitment to the people of the city Chicago.' (Bey, Chicago Sun-Times, 3/31/26)

"An argument can be made that it's pretty cool just to unexpectedly stumble upon The Republic on a walk through the park, but in both size and artistry, it's meant to be a marker, not an oversight. It should be moved.

"Where? Where it's no longer half-hidden, but allowed to terminate the vista from the south of the east lagoon, along Wooded Island and the Osaka Garden, to the soon-to-be-re-opened south entrance of the Museum of Science and Industry, which, although substantially rebuilt, still has much of its original grandeur from 1893. Such a relocation would emulate the way the original Republic anchored one end of the 1893 Fair's Grand Basin. It could be placed on land, or on a small island constructed for the purpose in the lagoon itself.

"Ideally, The Republic would be re-cast to its original height, but Chicago has apparently grown too small for such ambition. We can't even fix the nearby, historic Clarence Darrow bridge, which has been allowed to sit closed and rotting since 2012, while empty promises of something soon being done go unfulfilled year after year.

"According to Lee Bey, the re-gilding has a price tag of a cool million. Anything more ambitious may sound unattainable, until you consider Science and Industry secured a $10 million grant from the Driehaus Foundation to fund the re-opening of the south entrance facing Columbia Basin. And would it be rude to mention the Obama Presidential Center is coming in around $850 million?

"A repaired and re-opened Darrow Bridge and a recast, re-gilded, relocated Republic would



22. THREATENED: Neighbors Make Impassioned Case To Save Beloved Morgan Shoal



Morgan Shoal. Photo credit: Eric Allix Rogers



Morgan Shoal. Photo credit: Eric Allix Rogers



Morgan Shoal. Photo credit: Eric Allix Rogers



Morgan Shoal. Photo credit: Eric Allix Rogers

"A few hundred feet off the shoreline of Kenwood and Hyde Park lives an underwater marvel few Chicagoans ever see: the remnants of a 400 million-year-old coral reef scattered with ancient fossils and the wreckage of the Silver Spray, a steamship that sank after striking the shallow bedrock in 1914.

"For free diver Jessica Christopher, the milelong stretch of underwater dolomite known as Morgan Shoal is a rare natural refuge along Chicago's otherwise engineered lakefront. When the weather warms, Christopher can glide over fossilized coral and sponge formations while fish weave through the crevices of the shallow bedrock.

"A Logan Square resident and former competitive swimmer, Christopher first visited Hyde Park in 2012 to experience the shoal's unusually crystal clear, sand-free waters. She returns to Morgan Shoal for the community of swimmers that gathers above it — often meeting atop the sunken ship's boiler, which emerges during periods of low water levels.

"'This is the only area left of our shore that's raw and wild,' she said. But this stretch of rugged lakefront likely won't stay that way for much longer.

"The community will lose a place that is so special to us,' said Sharla Paul, an open-water swimmer whose kids grew up playing at Pebble Beach. 'We're counting down the days.'

"Fans of Morgan Shoal say the secluded and intimate pebble beach deserves the same protection as the 'extroverted' Promontory Point that attracts more crowds.

"The Point juts out, pebble beach curves in,' said Paul, who has lived in Hyde Park for 26 years. 'I think it has that introverted feeling and gives the community a balance.'

"For Paul, the stakes are personal. The pebble beach is where she taught her kids to skip rocks and build cairns, and it is a prominent scene in most of her family photo albums.

"'It's my favorite place in the world,' she said. 'Until that changes, this is where my ashes are going to be scattered.' (Freitag, Chicago Tribune, 3/22/26)

"Neighborhood residents and shoreline preservation advocates continued their campaign to preserve the character of a stretch of Kenwood shoreline last week, pressing their case directly to officials with the U.S. Army Corps of Engineers, who will soon decide whether the reconstruction project moves forward.

"It cannot be overstated that this plan will completely destroy an undeniably unique place," said Jessica Christopher, an area resident and member of Advocates for Morgan Shoal.

"Christopher spoke during what is likely to be the final public meeting on the Morgan Shoal shoreline reconstruction project before federal officials decide whether to advance it.

"Morgan Shoal, a rocky, degraded stretch of shoreline spanning roughly 45th to 51st streets, has been eyed for redevelopment by city and federal officials for decades. Momentum picked up in February 2024, when the city unveiled a new draft design for the site.

"The project has faced scrutiny from some residents since the Public Building Commission announced in 2021 that the section of shoreline would be redesigned and rebuilt. Criticism intensified after the formation in 2024 of Advocates for Morgan Shoal, an informal conservation group that argues the shoreline should be altered as little as possible.

"Many echoed concerns raised at earlier public meetings in 2024 and 2025, arguing that the public engagement process has been flawed and that the proposed design would fundamentally alter the character of the shoreline.

"'The public process around this plan so far has been a real problem,' said Casey Breen, a lecturer and landscape designer.

"'All we want is a seat at the table,' she continued. 'We want transparency. We want to be a part of the process in a way that you haven't allowed before.'

"A key demand from Advocates for Morgan Shoal is the preservation and reuse of the limestone blocks that remain from the original step-stone revetment built along the shoreline about a century ago, similar to the structure at Promontory Point. The Army Corps plan calls for reusing some of the blocks, but advocates say officials have underestimated how many remain usable.

23. THREATENED: After Decades of Neglect, CDOT Announces Two-Year Delay for Restoration of Burnham and Root's Darrow Bridge (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

"Reconstruction of the Darrow Bridge has been pushed back to fall 2028, the Chicago Department of Transportation wrote in an April 6 email to the Jackson Park Advisory Council.

"The news came about an hour and a half before CDOT was scheduled to give a presentation on the bridge's reconstruction during the council's regular April meeting.

As Scott spoke, several JPAC members sighed and tittered with wry amusement. Adams hadn't attended a JPAC meeting since June 2025, when she presented CDOT's preliminary plan and promised to provide regular updates, including attending future meetings.

"The April meeting was not the first time CDOT had changed its timeline for the Darrow Bridge project.

"Until its closure in late 2013, the bridge served as a principal route for pedestrians and cyclists traveling between the lakefront and the neighboring Hyde Park and Woodlawn communities. Most cyclists and pedestrians now use the 55th or 57th Street viaducts to access the lakefront, both more than half a mile northeast of the bridge.

"The Darrow Bridge was built in 1880 and repurposed in 1895 after the World's Columbian Exposition. The bridge acquired its vernacular name — it is officially called the Columbia Drive Bridge — more than four decades later, after famed lawyer Clarence Darrow, who was known to pace the bridge while practicing his oratory to fish in the lagoon.

"Over the following decades, the bridge fell into disrepair. As early as 1968, community members wrote letters to the Hyde Park Herald urging the city to repair it. In 2014, restoration efforts formalized when JPAC began circulating a petition demanding the city fix the bridge. (Monaghan, Hyde Park Herald, 6/18/25)

"In June 2025, the Herald reported that city officials had presented restoration plans four times over the previous decade, each promising to complete repairs within roughly two years. Those proposals included replacing the structure entirely or repairing the existing bridge with modifications. During the June 2025 meeting, CDOT officials said they would restore the bridge based on its 1895 design and reopen it, though the process could take a couple of years. (Monaghan, Hyde Park Herald, 4/10/26)

"The June 2, 2025 JPAC meeting, however, marked the first time that restoring the bridge to its 1895 form was proposed by CDOT as the goal for its repair.

"'This is the most historic structure I have ever worked on,' Tanera Adams, a CDOT project manager said. 'We're (restoring) basically what's there but making it more safe.'

"News of the bridge's potential preservation comes just a few months after it landed on Preservation Chicago's 2025 annual list of the city's 'most endangered' historic sites for the first time.

"'It's very encouraging that they are going to shoot for the highest preservation standards,' said Jack Spicer, a member of JPAC's Darrow Bridge Committee, after the meeting.

"The plan for historical preservation of the bridge, the email continues, prioritizes repairing and reusing historic materials, such as limestone blocks, railings and uprights to restore it to its 1895 appearance." (Monaghan, Hyde Park Herald, 6/18/25)

Preservation Chicago has been concerned about the deteriorating condition of the Clarence Darrow Memorial Bridge / Columbia Bridge and have advocated, along with local preservation partners such as the Clarence Darrow Bridge Coalition and Hyde Park Historical Society, for the historic sensitive restoration for the bridge for over 20 years. We are encouraged by CDOT's current restoration direction, but we will stay closed engaged with the effort throughout the process. We have seen many false starts over the past decade. Additionally, its important that final restoration design reflects the stated historic goals.

Read the full story at Hyde Park Herald

Darrow Bridge reconstruction pushed to fall 2028 as CDOT skips JPAC meeting, Marc Monaghan, Hyde Park Herald, 4/10/26

City says Darrow Bridge will be preserved, but it might take years, Marc Monaghan, Hyde Park Herald, 6/18/25

24. THREATENED: Long-Term Owner Wants to Sell Midcentury Modern Pride Cleaners



Pride Cleaners, 1959, Gerald Siegwart in 1959, 558 E. 79th St. Photo credit: Lee Bey



Pride Cleaners, 1959, Gerald Siegwart in 1959, 558 E. 79th St. Photo credit: Debbie Dodge / Preservation Chicago



Pride Cleaners, 1959, Gerald Siegwart in 1959, 558 E. 79th St. Photo credit: Debbie Dodge / Preservation Chicago



Pride Cleaners, 1959, Gerald Siegwart in 1959, 558 E. 79th St. Photo credit: Debbie Dodge / Preservation Chicago



Pride Cleaners, 1959, Gerald Siegwart in 1959, 558 E. 79th St. Photo credit: Debbie Dodge / Preservation Chicago

"On Feb. 28, the last orders of crisply pressed dress shirts passed through the doors of 79th Street's iconic Pride Cleaners. After nearly 70 years cleaning South Siders' uniforms, sweaters and suits from a building straight out of the futurism of 'The Jetsons,' Pride Cleaners closed its doors — leaving its future uncertain.

"Pride Cleaners, located at 558 E. 79th St. and designed by architect Gerald Siegwart in 1959, was built during a period when midcentury modern design was used to capture the attention of consumers with shape and flash.

"Yet Pride Cleaners, both the angled, parabolic building and the towering, colorful pylon sign out front, captured more than customers. This humble dry cleaner, a de jure Chicago landmark, has been photographed by professionals and amateurs alike; has appeared in books, films and music videos; and has become a keystone in conversations about the significance of Chicago's South Side to this city's architectural heritage.

"The architecture of Pride Cleaners stands in stark contrast to Chatham's bungalows and courtyard apartments and the classical revival ornamentation of 79th Street's commercial thoroughfare. Yet when surveyors evaluated Chatham in the 1980s as a part of the fieldwork conducted for the Chicago Historic Resources Survey (CHRS), they were looking for these traditional architectural elements; midcentury modernism was largely considered too new of a style to be evaluated objectively, so Pride Cleaners was not included.

"Nearly 40 years later, Chicago is still using the aging CHRS data as a bellwether for what it considers potentially historic, what is landmark-worthy and what buildings can be torn down or substantially altered as of right without Historic Preservation Commission staff review. The movement and field of preservation and architectural history has since broadened its purview to include the vernacular, the midcentury modern and even the postmodern, yet our data and policies in Chicago remain stuck in the past.

"While the city of Chicago amended its municipal code in 2023 to make it easier for property owners to keep and maintain vintage signs such as this one by bypassing select permits and approvals, the cost of maintenance is placed squarely on property owners. The Pride Cleaners sign has been dark for decades, likely the result of the labor of maintaining its complicated mechanics and the expense of repair and upkeep. Yet despite its lack of illumination, the sign remains remarkably intact — for now.

"Despite its presence in Chicago pop culture, as an icon of South Side architecture, Pride Cleaners is not a Chicago landmark. Its absence from the Chicago Historic Resources Survey means that the iconic structure could be destroyed as of right — and the highly collectable sign could be dismantled and sold.

"A change in use — including a business closure — is always a critical period in the life of a historic place. Preservationists know that swift action often makes a difference in terms of whether historic places have an opportunity for a future. South Siders know that in terms of historic places, there is a paradox between what is worthy of protection, recognition and resources there and what occurs on the North Side or in the Loop. On the South Side, places and spaces with incredible architectural and cultural history are often neglected by absentee owners, who then demolish them for the promise of a project that never materializes beyond creating yet another vacant lot.

"In the case of Pride Cleaners, designating the building and the sign together as du jure Chicago landmarks right now, while the site is still intact, guarantees their future and incentivizes their preservation and maintenance — whether that future is adaptive reuse or another 70 years of cleaning shirts." (Blasius, Chicago Tribune, 3/18/26)

Preservation Chicago has been in contact with the owner who is actively looking for a reuse option that would allow the historic building to be reused. He does not want to see the building demolished and would prefer to not to sell it to a developer who would demolish it. However, he is constrained by ongoing expenses for the property including maintenance and property taxes. We strongly encourage the City of Chicago to support this property with their Neighborhood Opportunity Fund. This could provide funds to stabile and restore the building to prepare it for a future tenant. The midcentury building and sign are iconic and could be a designation for the right business reuse. A Chicago Landmark Designation would be encouraged but much more likely to earn owner support if the building were to be occupied and generating income.

Read the full story at Chicago Tribune

Chicago must act to protect the South Side's midcentury modern Pride Cleaners, Elizabeth

25. LOSS: Chicago Loses Another Iconic Neon Sign After Sale of Erie-LaSalle Body Shop (Neon Signs: Chicago 7 2015)



Erie-LaSalle Body Shop Vintage Neon Sign, 1005 W. Huron St. Photo credit: Google Maps

"Bob Gottfred can’t help but feel 'very blue' after selling his 92-year-old family business, Erie-LaSalle Body Shop, for what he would only call 'an offer we couldn’t refuse.'
"The new owners, a national auto chain, have no use for Erie-LaSalle’s mid-century neon sign — featuring the shape of a 1957 Plymouth — that’s been a bright anachronism presiding over River West for decades.

"'It’s been gratifying, taking a car that’s wrecked, pieces of steel all bent up, to put it back together and deliver it to somebody,' Gottfred said.

"Gerber Collision & Glass, a national auto repair chain, bought out Gottfred and recently slapped its own logos on Erie-Lasalle’s shops in Little Village, 2440 S. Kedzie Ave., and River West, 1005 W. Huron St. The deal closed Feb. 13.

"Gottfred recognized the more-than-1,000-pound sign from the River West shop was worth more than just scraps of steel. He found Nathan Rock, owner of restoration business Industrial Artifacts, by “going through the internet.” Rock bought the sign and lugged it out of the city last week to his warehouse in DeKalb for repairs.

"The move is being mourned by local preservationists who are seeing mixed fortunes for the city’s iconic neon signs as owners of businesses like Gottfred cash in on their private property.

"The future is unclear for another mid-century modern sign outside Pride Cleaners after the historic Chatham business closed last weekend, leaving neighborhoods increasingly vulnerable to losing some of their clearest signs of identity.

"The City Council passed an ordinance in 2023, backed by Mayor Brandon Johnson, allowing for new building owners to keep up designated 'vintage signs' even if their permits expired. The ordinance saved the Grace’s Furniture sign in Logan Square after a developer bought the building.

"But preservationists say there is little financial incentive for owners like Gottfred to keep signs up as public art after their small businesses twilight. Historical designations aren’t given for signs without also landmarking the building, said Ward Miller, executive director of Preservation Chicago.

"'The costs fall on owners,' said Miller, who named neon signs to Preservation Chicago’s 2015 'Most Endangered' list. 'They could use a little help with waiving fees.'

"Miller said neon signs used to light up Chicago streets before they began to decline in the ’60s as new city laws limited signs, raised fees and required street safety inspections.

"McClellan said there are about 30 classic neon signs left in the city, from the famed marquees outside the Chicago Theatre and Wrigley Field to small businesses stretching the city from Candlelite Pizza in West Ridge to Fox’s Pub in Beverly.

"Kelsey McClellan’s sign business, Heart & Bone, recently did free restoration work for Central Camera’s famed neon sign Downtown.

"'The few historic signs left, they’ll never be replaced,' McClellan said. 'Any minute a business owner can get an offer, and another sign is gone.' (Liederman, Block Club Chicago, 4/4/26)

Read the full story at Block Club Chicago

As Chicago Loses Another Iconic Neon Sign, Preservationists Sound The Alarm; There are about 30 mid-century neon signs remaining in Chicago — but not clear incentives for owners to keep them up when their small businesses close, preservationists said, Mack Liederman, Block Club Chicago, 4/4/26

Neon Signs, A Preservation Chicago 2015 Chicago 7 Most Endangered

26. LOSS: Another Vintage Neon Sign Lost: Foremost Liquors (Neon Signs: Chicago 7 2015)



Sabrina Hotza and her brother pose for one final picture with their family business' sign before it was taken away by an Indiana collector on Tuesday, March 24, 2026. Credit: Sabrina Hotza; Colin Boyle/ Block Club Chicago

Sabrina Hotza and her brother pose for one final picture with their family business' sign before it was taken away by an Indiana collector on Tuesday, March 24, 2026. Photo credit: Sabrina Hotza; Colin Boyle/ Block Club Chicago

"Chicago is losing another iconic neon sign.

"The sign for Uptown's Foremost Liquors — with yellowed neon bulbs that lit up the historic Argyle Street for 70 years — was sold to an Indiana collector and taken away Tuesday as the business prepares to move across the street.

"It's the second Chicago classic sign moved out of the city by private collectors in the past month, as local preservationists scrape to find solutions and incentives for small business owners to keep up them as bright odes to mid-century history.

"Sabrina Hotza, whose grandfather bought the liquor store at 1040 W. Argyle St. in the 1970s, said selling the towering sign was a tough decision after the family couldn't move it with them under current city code.

"'It was very emotional,' Hotza said. 'My biggest concern was leaving it there and then it would get scrapped.'

"The City Council passed an ordinance in 2023, backed by Mayor Brandon Johnson, allowing for new building owners to maintain designated 'vintage signs' even if the permits for the signs had expired. Kelsey McClellan said her team 'sought clarification' from the city and Ald. Leni Manaa-Hoppenworth (48th) if the exemption still applied if the sign moved across the street.

"'The bureaucracy of the city was too slow to save it,' McClellan said. 'There's no system set up to save these signs.'

"Manaa-Hoppenworth said the city is exploring ways to update laws to strengthen protections for classic signs.

"'We worked with Foremost Liquors and [business development group] Uptown United to do everything we could to save the sign,' Manaa-Hoppenworth said. '[W]hile I'm sad to lose this piece of history in Uptown, we're very glad that this legacy business is able to stay on Argyle.'

"The sign features yellow neon light bulbs for its lettering and a distinctive arrow shape that is "quintessential of 1950s, mid-century design," McClellan said.

"The sign had been up for 70 years as Uptown absorbed diverse communities, from white Appalachian workers to refugees of the Vietnam War. McClellan called the sign a "landmark" of Argyle Street, which has become a historic Asian-American business and cultural corridor.

"'It's a memory of what the neighborhood has been,' McClellan said. 'There's the Uptown Theatre, which hopefully will be restored, but in terms of a business, this was the last neon sign of that time.' (Savedra and Liederman, Block Club Chicago, 3/27/26)

Read the full story at Block Club Chicago

Chicago Loses Another Classic Neon Sign As Foremost Liquors Marquee Comes Down
The Argyle Street store's owners sold the sign to an Indiana collector as they prepare to move their business across the street. It is the second iconic neon sign moved out of the city in the past month, Madison Savedra and Mack Liederman, Block Club Chicago, 3/27/26

Neon Signs, A Preservation Chicago 2015 Chicago 7 Most Endangered

27. THREATENED: Chicago Sign Museum Wants the City's Hand-Made Signs Saved Before They're Gone



Central Camera Vintage Neon Sign. Photo Credit: Eric Allix Rogers

"Whether painted, wood, bulb or neon, Chicago signs have a special place in the hearts of enthusiasts who aim to bring a new museum to the city.

"The Chicago Sign Museum officially got its name last year, said Kelsey McClellan, who founded the organization with her partner, Andrew McClellan. Its purpose is to provide education on historic Chicago signs and play an active role in their preservation as they face extinction.

"Although the Chicago Sign Museum doesn't have a physical space yet, it has hosted sign tours around the city, put out sign maps, helped business owners restore their vintage signs and spread the word to sign owners about the city's updated code.

"These signs give us an opportunity to tell the stories of our history and our individual experiences in the city," McClellan said.

"McClellan was already painting signs to pay the bills in 2011 when she went to study at the School of the Art Institute of Chicago. One day, she passed a business's gold leaf sign and said she was 'enamored.' She contacted the artist who signed the work and learned the craft from him.

"Now, McClellan specializes in gold leaf, which she described as making reflective signs with thin, beaten sheets of real gold, specialized glue and paint. The McClellans run Heart and Bone Signs, a sign-painting business.

"But now, McClellan and others in the field warn that Chicago's sign history is at risk of erasure. McClellan said she's noticed the disappearance of more and more signs since the COVID-19 pandemic. In the fall, McClellan created a map detailing some of Chicago's most iconic signs, such as the Erie-LaSalle Body Shop sign on the family-owned auto shop. But it has already come down after the owner sold the business to a national auto chain.

"For McClellan, keeping signs standing is the best way to keep the movement alive. Signs tell the stories of immigrants and Chicago natives alike who invested in their small businesses and used them to signal the store's value, McClellan explained. She recently worked with Foremost Liquors in Uptown in hopes of moving the store's historic bulb sign to its new building. But McClellan said the sign came down a few weeks ago and was sold to a private collector.

"Signs often become endangered when corporations buy up locally owned stores, McClellan said. It creates an attractive opportunity for small business owners to sell the signs to private collectors on their way out.

"Central Camera Co., a Chicago camera store open since 1899, feels the burden of maintaining its iconic neon sign that has hung over the Loop storefront since shortly after the location opened in 1929, said owner Albert Don Flesch. It's difficult to find someone who can repair neon at an affordable price, Flesch said.

"The McClellans restored Central Camera's storefront earlier this year for free, handpainting the windows to recreate signage destroyed in a fire a few years back. Flesch said he appreciated their work in keeping the sign's memories and feelings alive with the restoration. His grandfather founded Central Camera, and it was his childhood dream to work at the store. Flesch said Central Camera has become his legacy" (King, Chicago Tribune, 4/10/26)

Read the full story at Chicago Tribune

Chicago Sign Museum wants the city's hand-made signs saved before they're gone, Madeline King, Chicago Tribune, 4/10/26

Neon Signs, A Preservation Chicago 2015 Chicago 7 Most Endangered

Chicago Sign Museum website

28. BUYER WANTED: Adolph J. Lichtstern Mansion / Former Black-Owned Hospital at 3736 S. Indiana Avenue Listed for Sale



Adolph J. Lichtstern Mansion, 1892, Dixon and Brookes, 3736 S. Michigan Avenue. Photo credit: Redfin



Adolph J. Lichtstern Mansion, 1892, Dixon and Brookes, 3736 S. Michigan Avenue. Photo credit: Redfin



Adolph J. Lichtstern Mansion, 1892, Dixon and Brookes, 3736 S. Michigan Avenue. Photo credit: Redfin



Adolph J. Lichtstern Mansion, 1892, Dixon and Brookes, 3736 S. Michigan Avenue. Photo credit: Redfin



Adolph J. Lichtstern Mansion, 1892, Dixon and Brookes, 3736 S. Michigan Avenue. Photo credit: Redfin

"A Bronzeville mansion with a storied history is for sale for the first time in decades, and local preservationists want to ensure it remains intact.

"Owners of the Victorian mansion at 3736 S. Michigan Ave. put the 11,108-square-foot property on the market last week for $1.2 million, according to Crain's Chicago. The eight-bedroom, 10-bathroom home, built in the late 19th century, is on a 10,000-square-foot lot and boasts a three-car garage.

"But this isn't your ordinary brownstone: It was once a hospital run by Black physician Ulysses Grant Dailey, who converted the home and the one next to it into a hospital and sanitarium in 1926. The Louisiana-born doctor operated the facility until 1932, when the Great Depression forced him to close, according to a 2021 Northwestern University Feinberg School of Medicine article.

"Years before Dailey bought the home, it belonged to wealthy grain dealer Adolph J. Lichtstern — a German-born Jewish businessman who served as a Chicago Board of Trade operator — whose family lived at the residence until the late 1910s before decamping to their summer residence in north suburban Glencoe, according to Baird & Warner, the real estate agency that listed the property.

"It's one of the last houses of Millionaires' Row, several blocks away from the Swift and Hoxie Mansions, which still stand. Ward Miller, executive director of Preservation Chicago, said his group would be behind landmark designation efforts, noting its Renaissance Revival-style has an Orange rating by the Chicago Historic Resources Survey.

"According to the survey, about 9,600 properties have that distinction, its second-highest. Orange properties are considered to 'possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community.'

"You've got an incredible African American history here that's really amazing and a building of a magnitude that survived,' Miller said. 'That's really kind of incredible. So I think this has got a great future.'

"Miller found that the mansion was constructed by architecture firm Dixon and Brookes in 1892, who built a number of homes on the South Side, including in Washington Park and Hyde Park. The firm was tapped by Lichtstern for the project, which called for an additional home to be built for relatives on the same lot. The attached guest house still stands, and it has two bedrooms and two baths with a separate address.

"The main house is three stories, with a grand stairway that leads to a ballroom on the top floor, which offers views of the city. It also has eleven fireplaces and ornate woodwork throughout. According to the listing, there are two separate living quarters on the ground floor: one three-bedroom, one-bath and the other a two-bedroom, one-bath which is currently rented.

"With so many homes in the area lost to the wrecking ball, Miller sees this as an opportunity to not only preserve the structure itself, but the stories of those who once called it home. The mansion falls squarely in the Bronzeville National Heritage Area, a half-mile away from the historic Roberts Temple Church — the site of Emmett Till's funeral — and a four-minute drive from the Ida B. Wells national monument.

"'I think these histories really need to be captured, and if it were landmarked, we would know them better,' Miller said. 'It would become part of Chicago's amazing historical-built environment. This building is really important to the history of the Black metropolis.' (Nesbitt Golden, Block Club Chicago, 3/18/26)

Read the full story at Block Club Chicago

This Historic Bronzeville Mansion, Once A Black-Owned Hospital, Is For Sale; The $1.2 million home, built in 1890, boasts eight bedrooms and a grand ballroom on the top floor. It's one of the last houses of Millionaires' Row, several blocks away from the Swift and Hoxie Mansions, Jamie Nesbitt Golden, Block Club Chicago, 3/18/26

Bronzeville mansion layered with history on the market for first time in three decades, Dennis Rodkin, Crain's Chicago Business, 3/10/26

Adolph J. Lichtstern Mansion, 3736 S. Michigan Avenue Redfin Listing

29. WIN: Blair Mansion Will Become Astor Club Clubhouse After Comprehensive Renovation



Blair Mansion, 1914, McKim Mead & White, 1516 N. Lake Shore Drive. Designated a Chicago Landmark in 1989. Photo credit: Redfin

"It will only be a matter of time until the building becomes a clubhouse and that time will arrive in a few months. The building is at 1516 N. Lake Shore Drive, one of seven mansions that remain on a street once lined with them.

"As such, it echoes a bygone time but also represents, optimistically, a splendid future, and no one is more aware of that than Adam Bilter and his wife, Victoria. They were in the mansion on Monday, showing a visitor around, and Adam was saying, 'This is the original herringbone mahogany floor. Let's walk on this original marble staircase. Let's go up another floor.'

"Blair Mansion had been put on the market in 2015 by its owner, the International College of Surgeons, which also owned the building next door, originally priced at $17 million, but considerably less by 2019.

"That year, the Bilters were in the process of finalizing a deal to buy it, but COVID-19 scuttled that, and instead they would end up buying an 8,120-square-foot basement space that had once been a restaurant and disco called Maxim's in what had been the Astor Towers Hotel. They moved into a top-floor apartment and, over the next few years, transformed that basement space into the private Astor Club dining club.

"On Monday, they offered many of the details and dreams for their new operation, which will be called the Astor Club Clubhouse. They showed off an old and heavy and sadly empty safe. They showed the high ceilings, modernized bathrooms, the eight or was it nine or 10 fireplaces? The windows gave you water and sky.

"As of now, plans are for the clubhouse to be open from 6 a.m. to 6 p.m. and offer coffee service, light breakfast and light lunch throughout the day; have meeting rooms for members and small gatherings; and have seven or so overnight guest suites.

"There is something timeless about staring at only water and sky, easy to drift back to 1914 when this building was designed by the New York architecture firm McKim Mead & White. It was built for Edward Tyler Blair and Ruby McCormick Blair; he a hardware mogul and writer, she the niece of Cyrus McCormick, inventor of the mechanical reaper. Their home was known as the Blair Mansion.

"Other McKim Mead & White buildings include the Patterson-McCormick mansion on Astor Street (now condominiums) and what is the Fortnightly Club on Bellevue Place.

"The Blair Mansion and the adjoining building were purchased in the early 1950s by Chicago surgeon Max Thorek, a founder of the Switzerland-based International College of Surgeons, who donated them to the society for its headquarters and fascinating museum. These buildings, as well as four buildings in the 1200 block and 1530, were declared a landmark district in 1989.

"'Yes, we are lucky,' says Victoria, who only a few years ago told me, 'We are both deeply appreciative of the past, and we want to be part of the future.'" (Kogan, Chicago Tribune, 3/25/26)

Read the full story at Chicago Tribune

Column: Of mansions, mahogany and the Astor Club's new Clubhouse, Rick Kogan, Chicago Tribune, 3/25/26

30. POTENTIAL WIN: Chicago Seeks to Reinvest in Madison Pulaski Commercial District (Chicago 7 2017)



Madison Pulaski Commercial District. Photo credit: Eric Allix Rogers



Madison Pulaski Commercial District. Photo credit: Eric Allix Rogers



Madison Pulaski Commercial District. Photo credit: Eric Allix Rogers



Madison Pulaski Commercial District. Photo credit: Eric Allix Rogers



Madison Pulaski Commercial District. Photo credit: Eric Allix Rogers



Madison Pulaski Commercial District. Photo credit: Eric Allix Rogers



Madison Pulaski Commercial District. Photo credit: Eric Allix Rogers

"Madison Street on the city's West Side has been rocked by some serious body blows over the last 60 or so years and it shows: the unhealed scars left by the civil unrest that followed the Rev. Martin Luther King Jr.'s 1968 assassination, nearly three generations of disinvestment and scores of vacant commercial buildings.

"Yet the street goes on. Down, perhaps. But never quite out.

"And now, the thoroughfare is the focus of a city study aimed at helping bring new retail, housing and other activity to three miles of Madison Street, stretching from the shadow of the United Center to the heart of K-Town.

"Madison [is] probably the most visible and historically significant commercial corridor on the West Side,' Chicago Department of Planning Supervising Planner Brian Hacker said of the Madison Street Corridor Study. 'We're looking at the levers that we can pull as a city planning department — zoning, regulatory, environmental ... to facilitate development.'

"The street's existing bones are battered, but they're still good.

"Madison Street runs through the south portion of the remarkable 173-acre William Le Baron Jenney and Jens Jensen-designed Garfield Park. And there is an enviable collection of surviving retail buildings still hanging on at Madison Street and Pulaski Road.

"Not to mention Out of the Past Records, a vinyl records haven at 4407 W. Madison St. that's been an institution in the community since 1968.

"Sharif Walker, CEO of the West Side nonprofit Bethel New Life, is among the 18 community members working with the city on the corridor plan.

"'You have everything you need,' Walker said of Madison Street. 'You have a major park. You have schools. You have shopping ... all the ingredients are there.'

"Work on the corridor study began last fall with a community meeting at the Garfield Park Fieldhouse.

"Hacker said residents want to see commercial development return to Madison. In the street's heyday, between 1920 and 1960, it was jam packed with retail stores, movie theaters and the like, and it could give a downtown street a run for its money in terms of earnings." (Bey, Chicago Sun-Times, 3/21/26)

Preservation Chicago strongly supports the attention and investment in Garfield Park and the Madison Pulaski Commercial District. The Madison Pulaski Commercial District was a Preservation Chicago 2017 Chicago 7 Most Endangered and the most prominent building in the district, the Hotel Guyon, has been a Chicago 7 Most Endangered in 2013, 2014 & 2018. We have long advocated for reinvestment in this once thriving corridor. It has great buildings that have suffered from decades of disinvestment and neglect. If restored and reactivated, these buildings could be the key to unlocking the potential of the Madison Pulaski Commercial District.

Read the full story at Chicago Sun-Times

Chicago seeks to make the West Side's Madison Street shine again; With the nearby $7 billion United Center redevelopment project kicking off just to the east, a study aims to help bring new retail, housing and other activity to a long-neglected portion of the thoroughfare, Lee Bey, Chicago Sun-Times, 3/21/26

Madison-Pulaski District – a Preservation Chicago 2017 Chicago 7 Most Endangered

31. THREATENED: Parker School Expansion Threatens Vintage Courtyard Residential Building at 327-335 W. Belden Avenue



Vintage Courtyard Residential Building at 327-335 W. Belden Avenue. Photo credit: Google Maps



Vintage Courtyard Residential Building at 327-335 W. Belden Avenue. Photo credit: Zillow



Vintage Courtyard Residential Building at 327-335 W. Belden Avenue. Photo credit: Zillow



Vintage Courtyard Residential Building at 327-335 W. Belden Avenue. Photo credit: Zillow

"Francis W. Parker School, a private K-12 college prep school in Lincoln Park, is moving forward with plans to expand its footprint following years of neighborhood backlash, failed buyout attempts and at one point a lawsuit.

"The school's plan to expand, neighbors say, could cost families their homes, reshape a tightly knit residential block and deepen a yearslong rift between the school and the community it calls home.

"That tension was palpable during a packed, and at times contentious, public meeting Tuesday night, where nearby residents clashed not only with school officials but also with Ald. Timmy Knudsen (43rd) over how the meeting itself was conducted.

"Since at least 2019, Parker has sought to expand beyond its campus along Webster Avenue, first attempting to buy out neighboring condo buildings on Belden Avenue outright before shifting tactics to purchase individual units.

"The school offered more than $20 million to buy two century-old buildings — $11.2 million for the 15-unit Belden by the Park building at 327-335 W. Belden Ave., and $9 million for the neighboring 19-unit building at 317-325 W. Belden Ave., the Tribune reported.

"After those bids failed, Parker shifted strategies. The school bought two condos in Belden by the Park for roughly $1.8 million in 2019 and secured contracts for additional units, according to the Tribune.

"Residents in both buildings approached the school about potential sales, and all transactions were voluntary, a representative for the school said in an email to Block Club.

"The approach intensified tensions in the neighborhood where residents accused the school of attempting a piecemeal takeover of the buildings. Condo associations sent letters urging Parker to stop acquiring units and more than 600 neighbors signed a petition to preserve residential zoning in the area.

"About six years earlier, Parker had made an unsuccessful attempt to purchase the Shakespeare Building, a 24-unit property located at 2230-2256 N. Lincoln Park West.

"The strategy sparked fierce backlash from residents, including a since-dismissed lawsuit accusing the school of attempting a "hostile takeover" and raising fears among homeowners that they could ultimately be forced to sell.

"Parker is now advancing a proposal to construct a new academic building at 327-335 W. Belden Ave. by demolishing the existing residential building there, expand enrollment and add new campus features, including lights for its outdoor soccer field so that practices and games can be scheduled both earlier and later in the day.

"The proposal also includes a package of neighborhood measures, including new security cameras and lighting, a commitment to convert a Parker-owned property at 2236 N. Clark St. into seven affordable housing units and a pledge to keep another building as residential housing for at least 30 years."

Preservation Chicago has worked with the community, owners and stakeholders to consider a Chicago Landmark District of Fullerton Parkway, Lincoln Park West, Belden and Commonwealth Avenues as a Chicago Landmark District to preserve all of the buildings on Belden years ago. However, that effort met resistance with former Ald. Michelle Smith and was not pursued, much to the disappointment of many residents. We remain involved with the comunity on this advocacy effort.

Additionally, 327-335 W. Belden was the longtime home of architect Gertrude Lempp Kerbis and her family. Kerbis was a woman that "broke the glass ceiling," the world of architecture and studied at the Illinois Institute of Technology under architect Ludwig Mies van der Rohe.

Kerbis designed a number of prominent structures, including the "Seven Continents Restaurant-Rotunda Building" (A 2019 Preservation Chicago 7 Most Endangered Building) It was a seminal Jet Age building at O'Hare Airport, which opened in 1963, with its distinctive circular design, containing a mile's worth of steel cabling in its roof structure and a complex program of requirements and spaces.

Read the full story at Block Club Chicago

32. WIN: After Years of Delays, Construction Begins on Hollander Lofts Building Adaptive Reuse



Proposed Hollander Lofts Adaptive Reuse, 2418 N. Milwaukee Avenue. Photo Credit: SPACE



Milwaukee Avenue Facade of Hollander Storage Building, 1912, 2418 N. Milwaukee Avenue, Historic Photo Credit: Hollander Storage Company



Hollander Storage Building, 2418 N. Milwaukee Avenue, Historic Photo Credit: Logan Square Preservation

"A year after the Hollander building project changed ownership, construction is underway on the long-awaited redevelopment.

"Construction started last week on the Hollander loft apartment project at 2418-2428 N. Milwaukee Ave., which was seven years in the making under former owner GW Properties before the company sold it to Northbrook-based J2 Equities last year for about $4.8 million.

"The project will redevelop the old moving and storage building, creating 62 loft-style apartments — with 12 priced below market rate — and featuring three or four retail tenants. J2 Equities promised the project would be largely the same as what GW had planned, with a few design changes.

"Work includes the already-completed demolition of a single-story building next to the Hollander, which occurred earlier this year after the project received its demolition permit in October. A foundational permit was issued in December for the new five-story structure now going up in its place, building records show.

"A full renovation permit for the actual Hollander building was issued at the end of March. Workers were seen adding scaffolding to the front of the building Monday, while others were working on the lot next door, which has three partially built walls so far.

"J2 Equities is an affiliate of family real estate and development company The Lelyn Group. The group has worked on Chicago-area neighborhood retail and office properties since 1985, including condo buildings in Ukrainian Village and Lincoln Park.

"I believe there's a strong demand for new residential units, and combined with that, we're able to provide some affordable units as well as part of this project, an ever-growing need,' CEO Jason Wiznitzer previously said.

"This project has been sitting in development phases for quite some time. It's a larger piece on the block of Milwaukee, and we're honestly excited about the opportunity to bring the project to fruition and fill in the block.'

"The site was home to the Hollander Storage & Moving company for more than a century. The Hollander family sold the Logan Square building to GW Properties in 2018 and moved its operations to the company headquarters in suburban Elk Grove Village. In the years leading up to the first sale, the building was only being used to store the company's records." (Parrella-Aureli, Block Club Chicago, 4/1/26)

Preservation Chicago had been in communication with developer Mitch Goltz of GW Properties, former owner David Hollander and aldermen's offices to encourage a preservation-sensitive reuse of the building and to promote a potential landmark designation. All were open and receptive to the concept. We applaud Mitch Goltz for his stewardship of the Hollander Storage Building and bringing the redevelopment plans through five iterations since 2018.

Preservation Chicago applauds the new developer, Jason Wiznitzer CEO of J2 Equities, for taking on this important adaptive reuse project. Additionally, we encourage him to consider landmarking the Hollander Warehouse building and its highly decorative and intact lobby. A different building with similar name, the Hollander Fireproof Warehouse located at Milwaukee, North and Damen avenues was renovated in 2016 as part of the Northwest Tower/ Robey Hotel project.

Read the full story at Block Club Chicago

Construction Begins On Logan Square's Long-Awaited Hollander Redevelopment; A new rendering shows a five-story structure attached to the revamped Hollander building on Milwaukee Avenue, with space for five retail tenants, Ariel Parrella-Aureli, Block Club Chicago, 4/1/26

Logan Square's Hollander Building Gets New Owners Who Promise Long-Planned Redevelopment; The apartment project, seven years in the making under company GW Properties, was sold to Northbrook-based J2 Equities last month, Ariel Parrella-Aureli, Block Club Chicago, 4/16/25

Historic, high-visibility building in Chicago's Logan Square sells for residential conversion; J2 Equities scoops up former Hollander Storage & Moving building, Ryan Ori, CoStar News, 4/10/25

Will Hollander Apartment Project Finally Come To Fruition? Neighbors Support Latest Proposal; After many false starts, neighbors hope the latest plans for the Milwaukee Avenue building will move forward, Ariel Parrella-Aureli, Block Club Chicago, 1/19/24

33. WIN: Adaptive Reuse Planned for Pontiac Building at 542 S. Dearborn Street and Loft Building at 445 W. Erie Street



Pontiac Building, 1891, Holabird & Roche, 542 S. Dearborn St. The oldest surviving building downtown by the architecture firm Holabird & Roche. Photo credit: Costar



445 W. Erie St., 1903. Photo credit: Costar

"Two vintage loft office buildings downtown have sold to a developer who plans to convert them to apartments, and another office building marketed as a residential conversion candidate is moving toward a sale.

"Chicago-based Concord Capital paid $8.5 million for two loft buildings at 445 W. Erie St. and 542 S. Dearborn St., Principal Drew Millard said. The firm plans to convert the two properties into 107 rental apartments in total.

"The sale and pending deal show continuing momentum for office-to-residential conversions as rents in downtown Chicago skyrocket amid weak demand for workspace. While the city is poised to dole out about $317 million in tax-increment financing to create more than 1,800 apartments in empty office buildings on and near LaSalle Street, several private developers are taking on projects without subsidies that will create hundreds more new units.

"We have historic low office prices. We've been getting them pretty much 20 to 40 cents on the dollar on average,' Millard said. 'Couple that with Chicago as the number one rent growth market in the country.'

"The developer plans to turn 542 S. Dearborn St. into 74 apartments and 445 W. Erie St. into 33 apartments, with construction targeted to start in the fall. The conversions don't require a zoning change.

"The Dearborn Street high-rise, a 14-story building in Printer's Row, is also known as the Pontiac Building. Built in 1891, it's in the National Register of Historic Places and is the oldest surviving work downtown by the architecture firm Holabird & Roche.

"The property is just 25% occupied today, according to Concord. The developer estimates the Dearborn conversion project to cost about $10.9 million, with some lower-level commercial space remaining, including offices and retail tenant Potbelly.

"Concord has been busy with several other similarly sized office-to-apartment conversions downtown, including at 223 W. Erie St., 230 E. Ohio St. and 440 W. Ontario St. The firm is also working on plans for a mixed-use development at a landmarked site at 42-46 E. Superior St." (Herzog, Crain's Chicago Business, 4/13/26)

Read the full story at Crain's Chicago Business

Residential conversions gain steam with sale of two downtown office buildings — plus another deal in the works, Rachel Herzog, Crain's Chicago Business, 4/13/26

LOFTY AMBITIONS TRANSFORM OLD FACTORY INTO NEW OFFICE CENTER, Chicago Tribune, 3/17/1985

34. WIN: Construction Begins for Adaptive Reuse of 1220 W. Van Buren for Oxford Lofts



Oxxford Lofts, 1220 W. Van Buren Street, Built 1912. Rendering credit: Base 3



Oxxford Lofts, 1220 W. Van Buren Street, Built 1912. Photo credit: LoopNet

"The city has authorized construction to begin for the residential conversion of the Oxxford Clothes building at 1220 West Van Buren Street in the West Loop.

"In the works for several years, Base 3 and The Missner Group can now get started on Oxxford Lofts, which is expected to deliver 112 rental units at the edge of the Eisenhower Expressway. A renovation permit was issued on April 10, 14 months after its application date. It includes a reported cost of $15.5 million.

"The rejuvenated Oxxford Lofts will contain a mix of 48 studio apartments, 59 one-bedrooms and five two-bedroom, two-bath floor plans. The 20 percent allocation of affordable units will all be provided on site.

"Plans include the gut renovation of the seven-story building, restoration of the exterior, and a one-story addition at the top.

"Chicago firm Filoramo Talsma Architecture designed the renovations.

"The building dates back to the 1910s, and was the headquarters of Oxxford Clothes, famous for their hand-crafted clothing. Once serving as their showroom, factory, and offices, they moved out in 2016 and sold the building, which was slated for an office conversion.

"Those plans stalled, but Base 3 has since tailored the conversion plans to suit the historic loft space. They hope to begin work in May, with delivery of the first units anticipated in summer 2027." (Schell, Chicago YIMBY, 4/12/26)

Read the full story at Chicago YIMBY

Renovation Permit Issued To Convert Oxxford Clothes Building Into Residential Units, Daniel Schell, Chicago YIMBY, 4/12/26

City Council Approves Conversion Of 1220 W Van Buren Street In West Loop, Ian Achong, Chicago YIMBY, 11/6/24

Residential development planned at 1220 W. Van Buren; Oxxford Lofts will convert the historic building into apartments, Lukas Kugler, Urbanize Chicago, 7/31/24

Developers plan warehouse-to-apartment conversions in the West Loop, Rachel Herzog, Crain's Chicago Business, 8/19/24

1220 W. Van Buren Street LoopNet Listing

35. WIN: Davis Building at 5252 North Broadway in Edgewater Will Be Restored for Residential



Davis Building, 1919, 5252 North Broadway. Photo credit: Google Maps

"Initial details have been revealed for the residential redevelopment of the historic mixed-use structure at 5252 North Broadway in Edgewater. The building sits on the corner of West Berwyn Avenue, just steps away from the Jewel-Osco and the newly reconstructed Berwyn CTA station. The plan was revealed by 48th Ward Alderwoman Manaa-Hoppenworth.

"Dubbed the Davis Building, the structure dates back to 1919 and has gone through multiple uses before becoming relatively vacant, aside from its two ground-floor retail tenants.

"These are The Lost Hours coffee shop and Edgewater Pottery, both of which will remain post-construction. The building was sold for around $3.5 million earlier this year to its new developer, Esteep.

"The team is working with Studio Dwell Architects to demolish most of the interior structure, add new framing and plumbing risers, rewire the electrical system, and install insulation, data connectivity, and a sprinkler system, while also restoring the exterior facade. This will allow for the creation of 14 family-sized residential units across the two upper levels.

"Work is expected to commence in the coming weeks, with ETI Construction serving as the contractor for the $3 million project." (Achong, Chicago YIMBY, 4/6/26)

Read the full story at Chicago YIMBY

Details Revealed For Residential Conversion In Edgewater, Ian Achong, Chicago YIMBY, 4/6/26

36. CHICAGO LEGACY BUSINESS: LaSalle Flowers, a Chicago Legacy Business since 1936 and Ashland Addison Florist, a Chicago Legacy Business since 1932



Vintage LaSalle Flowers neon sign, a Chicago Legacy Business since 1936. LaSalle Flowers, a Chicago Legacy Business since 1936. Photo credit: Vashon Jordan Jr. / La Salle Flowers



Staff and owners standing in front of storefront and vintage LaSalle Flowers neon sign. LaSalle Flowers, a Chicago Legacy Business since 1936. 731 N. La Salle Dr. Photo credit: Vashon Jordan Jr. / La Salle Flowers



Flower arrangement made for Frank Sinatra with that Ashland Addison Florist delivery van. Ashland Addison Florist, a Chicago Legacy Business since 1932. 1956 W. 17th St. Historic photo credit: Ashland Addison Florist



Ashland Addison Florist delivery van. Ashland Addison Florist, a Chicago Legacy Business since 1932. 1956 W. 17th St. Historic photo credit: Ashland Addison Florist

"La Salle Flowers opened in 1936 at the corner of La Salle and Superior in Chicago's River North neighborhood. The shop quickly became a familiar fixture in the area, known for its iconic neon sign and its long-standing presence serving residents, businesses, and visitors in downtown Chicago.

"Over the decades, La Salle Flowers has provided floral arrangements for countless celebrations and special moments, becoming part of the neighborhood's visual and cultural landscape. The store's classic neon sign remains one of its most recognizable features and a reminder of Chicago's historic streetscape.

"Now part of the Ashland Addison Florist family of shops, La Salle Flowers continues its tradition of providing high-quality flowers and dependable service to downtown Chicago. The shop remains committed to preserving its legacy while continuing to serve the community with beautiful floral design.

"Ashland Addison Florist was founded in 1932 on the corner of Ashland and Addison in Chicago and has remained a family-owned business for four generations. It all began when S. Roy Sheffield was paid with flowers instead of cash by local flower growers for carting flowers to market. In turn, he made small bouquets and sold them for ten to twenty-five cents at the corner of Ashland and Addison, then a busy streetcar intersection.

"From those humble beginnings, the flower stand grew into one of Chicago's most established florists, serving generations of families for celebrations, weddings, memorials, and everyday moments. Today, the Sheffield family continues to operate the business with locations in Pilsen and Prentice Women's Hospital. Over the years, the company has also welcomed several historic Chicago flower shops into the family, including La Salle Flowers, Kelly's Flower Shop, Lofendo Flowers, Bunches (a flower shop), and Swansons Blossom Shop - continuing a legacy of local florists serving Chicago since 1932."

Learn more at La Salle Flowers Website and Ashland Addison Florist website

37. CHICAGO LEGACY BUSINESS: After 75 Years in Business, Skyway Lanes, Chicago's Last Black-Owned Bowling Alley, Is Closing



Skyway Bowl, 9915 S. Torrence Ave., in Jeffrey Manor on Feb. 27, 2025. A Chicago Legacy Business. Photo credit: Colin Boyle / Block Club Chicago



Skyway Bowl, 9915 S. Torrence Ave., in Jeffrey Manor on Feb. 27, 2025. A Chicago Legacy Business. Photo credit: Colin Boyle / Block Club Chicago



Akira, Ericka and Enye bowl at Skyway Bowl, 9915 S. Torrence Ave., in Jeffrey Manor on March 31, 2025. A Chicago Legacy Business. Photo credit: Colin Boyle / Block Club Chicago

"Brunetta Hill-Corley sounded the alarm that her late father's bowling alley was in trouble in March 2025, leading to an outpouring of community support and over $25,000 in donations for overdue repairs.

"But Skyway Lanes, a Far South Side staple since the 1950s that was the city's last Black-owned bowling alley, will now close for good April 26.

"By then, the historic alley at 9915 S. Torrence Ave. will have hung on for over a year after the last-ditch campaign to save it — long enough for neighbors to have thrown one more birthday party.

"Chicago had over 100 bowling alleys during the sport's heyday in the mid-20th century, but that's dwindled to under a dozen, with just three on the South Side. Alley operators say they're grappling with rising costs, fewer regulars and sprawling city properties worth more than the aging businesses inside them.

"Corley hasn't found a viable buyer willing to keep the building a bowling alley, and he doesn't expect to.
"
It's been a fight for some time," Corley said. "Every community deserves to have a quality of life. Part of that is entertainment, a safe place to go and have fun. They deserve a bowling alley."

"Hill-Corley took over running the alley in 2016 after her father, Johnnie Hill, made a last request that she keep it open for the community.

"Hill had gone from picking cotton in Alabama to holding city offices with ties to its Democratic machine. The political operator bought and sold distressed South Side businesses like laundromats and convenience stores, doling out jobs to locals. He made repairs himself and investments on blocks where others wouldn't, his daughter said.

"Hill was in his 70s when he bought Skyway in 2009 from the late Jacoby Dickens, owner of Seaway Bank, once the largest of the city's former Black-owned banks, major drivers of economic development in Black communities that have seen declining populations in more recent decades.

"You can go to any bowling alley and hear the same story," Corley said. "'We're hurting.'" (Liederman, Block Club Chicago, 3/31/26)

Read the full story at Block Club Chicago

Skyway Lanes, Chicago's Last Black-Owned Bowling Alley, Closing After 'Surge' Of Support Fades; A fundraiser to save the Far South Side bowling alley drew over $25,000 in donations, but that still wasn't enough for the second-generation owners to fix the alley's financial problems, Mack Liederman, Block Club Chicago, 3/31/26

38. CHICAGO LEGACY BUSINESS: White Palace Grill, a Chicago Legacy Business Since 1939



White Palace Grill, 1159 S. Canal St. A Chicago Legacy Business Since 1939. Photo credit: Kathleen Hinkel / WTTW



What became the Palace Grill was opened by Jack DeMar, who was related by marriage to Arthur Bookman, the White Palace Grill owner who sold to Liakopoulos. Bookman started working at the White Palace Grill after serving in the air force, then bought it and owned it for more than half a century. Bookman also ran a chain of Huddle House Grills throughout the city before eventually selling them off, keeping only the White Palace Grill. "It's a landmark," he told the Chicago Reader in 1999. He died weeks after leaving the business. Photo credit: Kathleen Hinkel / WTTW.



Brenda Sherman has worked at the White Palace for a couple decades. Sherman, who takes the 5:35 am Metra train from her home in West Chicago to work every morning, appears in the upcoming episode of The Bear filmed at White Palace Grill in February. She was also there when Guy Fieri featured the diner in the second season of Diners, Drive-Ins and Dives. (The films Backdraft and Mad Dog and Glory also filmed at White Palace Grill, in the early '90s.) Photo credit: Kathleen Hinkel / WTTW.



But the diner still has regulars from the old days. 73-year-old Gregory Hill often ate at the White Palace as a teenager after seeing movies; for his last meal in Chicago before leaving to serve in the Vietnam War, he went there with a girlfriend. Now, 55 years later, the Marine Corps veteran still has breakfast there twice a week. Photo credit: Kathleen Hinkel / WTTW.

"For a certain type of person, appearing in an episode of the hit show The Bear makes something a Chicago icon. Pequod's, Margie's Candies, Grant Achatz, Genie Kwon, Kevin Boehm: the showrunners know who and what in the restaurant business are valued in this town.

"But regulars at White Palace Grill, a 24-hour diner located at 1159 S. Canal St. in the South Loop, know there's more to being an institution than appearing on a TV series – even if White Palace Grill will notch that accolade in the upcoming final season of The Bear, which filmed at White Palace this winter.

"Longevity helps: White Palace Grill opened in 1939. So does continuity: the diner has only had three owners over its nearly nine decades of existence, having been purchased by current owner George Liakopoulos from near-original owner Arthur Bookman at the end of the millennium. Timelessness – an appealing way of saying a stubborn resistance to change – also might play a role, especially as independent diners slowly fade away.

"Even if White Palace Grill has bowed to some pressures – for instance swapping chicken for veal parmesan and offering online to-go ordering – it still has formica tables at its booths, coin-operated gumball machines by its door, and an exhaustive menu featuring everything from waffles to ribs, club sandwiches to omelettes, all at relatively low prices. The most expensive item by far is a steak for $31.99.

"A location just outside of downtown near expressways and a door that never locks, 365 days a year and 24 hours a day, means White Palace Grill can be a lot of things for a lot of different people: students from the nearby University of Illinois at Chicago eating between classes, late-night revellers from the West or South Loop forestalling hangovers, early morning commuters, blue-collar workers on lunch break, nostalgic retirees, pre- or post-game Bulls or Bears fans.

"'It's Chicago's meeting place,' says Joe Liakopoulos, who helps his father George run the business. 'You truly get all walks of life. We're open to everybody. We welcome everybody.'

"White Palace Grill may not have changed much over the decades, but its surroundings certainly have. Like nearby Jim's Original – which also traces its origins to 1939 – it's one of the few remaining vestiges of the port-of-entry Maxwell Street market area. It's even older than the legendary Manny's, two blocks away, which moved to its location on South Jefferson Street in 1964." (Hinkel and Daniel Hautzinger, WTTW Chicago, 4/7/26)

Read the full story at WTTW Chicago

The White Palace Grill Is an "Oasis" of a 24-Hour Diner in a Changing, Kathleen Hinkel and Daniel Hautzinger, WTTW Chicago, 4/7/26

White Palace Grill website

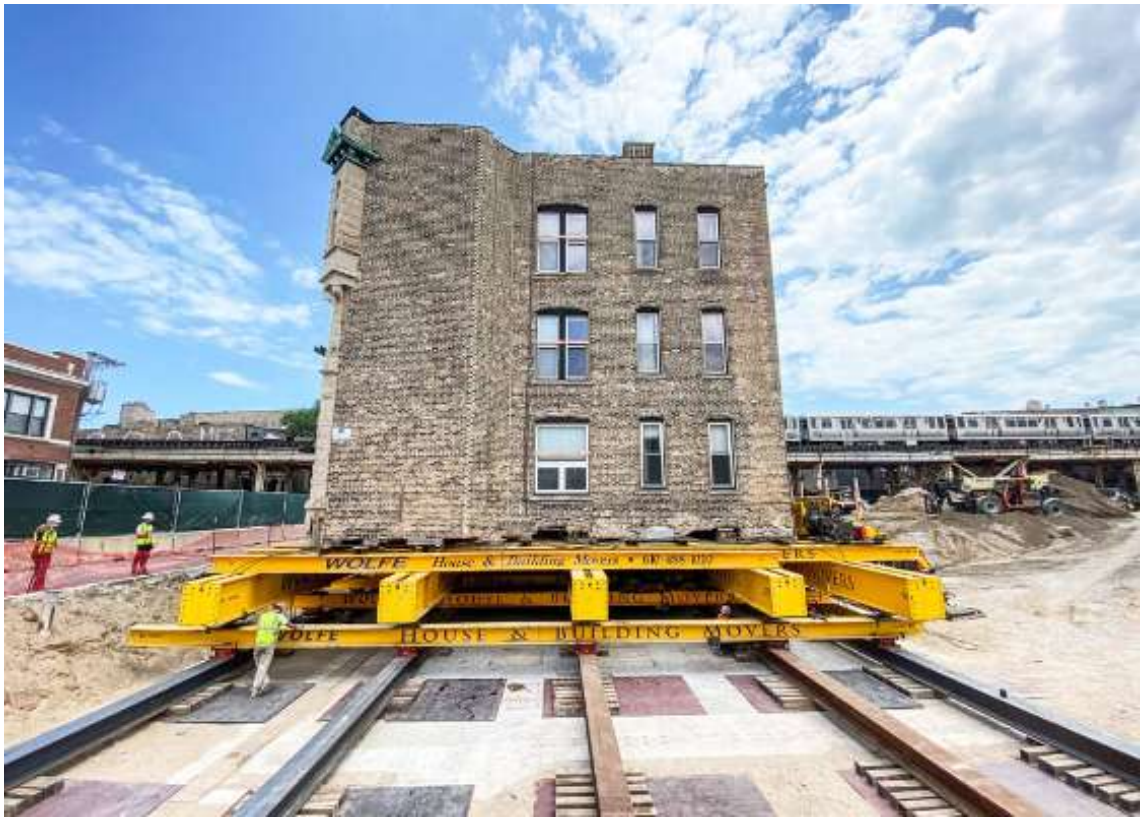
39. BUYER WANTED: After Being Moved 29 Feet For the Red Line Extension, CTA Seeks Buyer for the Vautravers Building



Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Photo Credit: Wolfe House & Building Movers



Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Photo Credit: Wolfe House & Building Movers



Vautravers Building, 1894, Frommann & Jebsen, Original address 947-949 W. Newport Ave. Photo Credit: Wolfe House & Building Movers

"An 1890s apartment building the CTA moved out of the way as part of the expansion of the Red Line tracks is up for sale now that major work on the Lakeview project is complete.

"The Vautravers was the only building the CTA saved in the construction zone around Newport Avenue and Clark Street. In 2021, Wolfe House & Building Movers lifted the three-story, 850-ton building onto a raft and slid it 29 feet and 6 inches west of the Newport Avenue site where it had stood since 1894.

"The CTA now has a request for proposals out, with a Feb. 25, 2026 submission deadline for offers to buy and revive the building and a small parcel of land adjacent to it. Also up for sale are two other small pieces of empty land on Clark Street.

"'It's a wonderful outcome for the Vautravers building and the neighborhood,' said Ward Miller, executive director of Preservation Chicago. Miller's group led efforts to save the building from being demolished along with about a dozen others to make way for straightening a curve in the elevated tracks that dated to the early 1900s.

"The demolitions really impacted the look and the character of Clark Street,' Miller said, but having this one remnant on the corner of Clark and Newport will serve as a reminder 'of how a valuable historical asset can be saved.'

"The RFP does not include an asking price for the property. The CTA paid $1.75 million for the Vautravers and reportedly spent an equal amount on moving and stabilizing the structure after shifting it west. A CTA representative told Crain's the interior is 'partially gutted,' and that after the move, the exterior got a new roof, parapets, tuckpointing and other details, along with the new reinforced concrete foundation that was built to place the building on top of.

"A three-story limestone structure, the Vautravers has hammered copper window bays and a copper cornice as well as a carved 'slot' window in a projection off one corner and entry stairs set into a limestone frame with the building's name carved into it. It's part of the Newport Avenue Historic District, declared by the city in 2005 for its 'high-quality working-class residential architecture constructed in Chicago's neighborhoods during the late 19th and early 20th centuries.'

"The architects who designed the Vautravers, Emil H. Frommann and Ernst Jebsen, were also behind the fanciful Humboldt Park Receptory & Stables, now the National Museum of Puerto Rican Arts & Culture, and more than two dozen commercial buildings for Edward Uihlein and the Schlitz Brewing Company.

"The name of the building comes from the husband of the original owner. On January 24, 1894, the Chicago Tribune reported Ida Cardy took out a building permit at that address. Cardy's husband was Arthur Fulsome Vautravers Cardy, according to research by Preservation Chicago's Yuke Li.

"Ads for apartments in the Vautravers when it was new describe them as having "mosaic floor, marble wainscoting, hot water all the year." (Rodkin, Crain’s Chicago Business, 2/28/26)

“Scoot over, Vautravers Building. The 127-year-old Lake View structure on Monday started its very short trip to get out of the way of a Chicago Transit Authority track rebuilding project. The move 30 feet west and four feet south — as part of the CTA’s Red and Purple modernization — should wrap up by Tuesday.

"Preservation Chicago pushed for the Vautravers Building to be landmarked as a part of the Newport Avenue District, a series of homes built between 1891 and 1928. Its landmark status protected the building from being demolished.

"'Unfortunately, we don’t appreciate these buildings as we should,' said Ward Miller, executive director of Preservation Chicago. 'We should be using every tool possible to save these buildings as other cities do.'

"The Vautravers Building final preparation for relocation on August 2, 2021. The historic three-story Lakeview apartment building will be moved about 26 feet to the west to avoid the new elevated rail line.

"Though the neighborhood was excited for this rare event, moving well-known buildings out of the way of construction is not unprecedented in Chicago, according to Miller.

"Case in point: The Briggs House, a downtown hotel, was famously moved in 1857 while people were still inside. 'They had such a celebration that they filled The Briggs House with a party of

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 (2026)
City of Chicago Demolition Delay Hold List (2025)



2310 N. Sheffield Ave. Lincoln Park. Photo Credit: Serhii Chrucky / Esto



2310 N. Sheffield Ave. Lincoln Park. Photo Credit: Max Chavez / Preservation Chicago

Address: 2310 N. Sheffield Avenue, Lincoln Park

#101080939
Date Received: 03/17/2026
Ward: 43rd Ward Ald. Timmy Knudsen
Applicant: Heneghan Wrecking & Excavating Co., Inc.
Owner: DePaul University
Permit Description: Wreck and remove a three-story masonry multi-family residence and garage.
Status: **Released 04/07/2026 [Demolition pursuant to approved plans as part of a Planned Development]**



2316 N. Sheffield Ave. Lincoln Park. Photo Credit: Serhii Chrucky / Esto



2316 N. Sheffield Ave. Lincoln Park. Photo Credit: Max Chavez / Preservation Chicago

Address: 2316 N. Sheffield Avenue, Lincoln Park

#101080935
Date Received: 03/17/2026
Ward: 43rd Ward Ald. Timmy Knudsen
Applicant: Heneghan Wrecking & Excavating Co., Inc.
Owner: DePaul University
Permit Description: Wreck and remove a three-story masonry multi-family residence and garage.
Status: **Released 04/07/2026 [Demolition pursuant to approved plans as part of a Planned Development]**



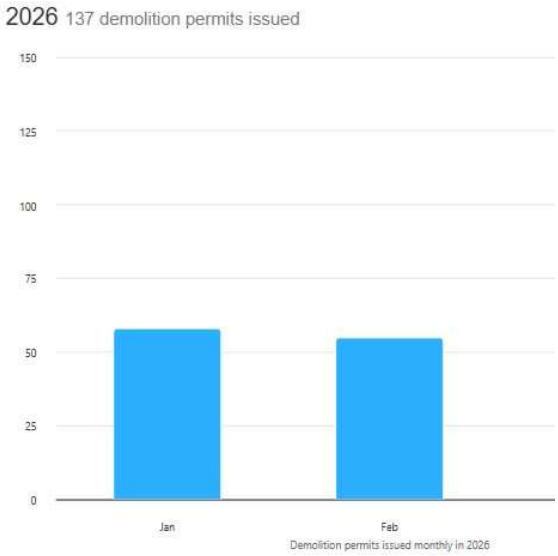
3815 N. Seeley Avenue, North Center. Photo credit: Google maps

Address: 3815 N. Seeley Avenue, North Center
#101079476
Date Received: 02/11/2026
Ward: 47th Ward Ald. Matt Martin
Applicant: Brophy Evacuation C/O Anne Quinn
Owner: John Folan
Permit Description: Wreck and remove a 2-story single-family home and garage.
Status: **Under Review**

LOSS: Spotlight on Demolition March 2026

- 67 E. Oak Street, Gold Coast
- 225 W. Belmont Avenue, Lake View
- 1085 N. Hermitage Avenue, West Town
- 3855 N. Tripp Avenue, Irving Park
- 3617 N. Magnolia Avenue, Wrigleyville
- 2037 W. Rice Street, Ukrainian Village
- 2112 S. Trumbull Avenue, South Lawndale
- 2335 W. School Street, Lake View
- 2238 N. Wayne Avenue, Lincoln Park
- 646 N. Lotus Avenue, Austin

“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 48 demolitions during March 2026 at Chicago Cityscape's Demolitions Tracker

Chicago Cityscape



67 E. Oak Street, Gold Coast. Demolished March 2026. Photo credit: CoStar

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



Stage 773, 1225 W. Belmont Avenue, Lake View. Demolished March 2026. Photo credit: Google Maps

5-Story Apartment Building Approved For Former Stage 773 In Lakeview; The project will bring 40 apartments and retail space to a long-dormant Belmont Avenue property that was once a thriving theater, Patrick Filbin, Block Club Chicago, 9/26/26



1085 N. Hermitage Avenue, West Town. Demolished March 2026. Photo credit: Google Maps



3855 N. Tripp Avenue, Irving Park. Demolished March 2026. Photo credit: Google Maps



3617 N. Magnolia Avenue, Wrigleyville. Demolished March 2026. Photo credit: Google Maps

1910 Wrigleyville Greystone To Be Demolished, Replaced With Two Dwelling Units, Daniel Schell, Chicago YIMBY, 3/2/26



2037 W. Rice Street, Ukrainian Village. Demolished March 2026. Photo credit: Redfin



2112 S. Trumbull Avenue, South Lawndale. Demolished March 2026. Photo credit: Google Maps



2335 W. School Street, Lake View. Demolished March 2026. Photo credit: Redfin



2238 N. Wayne Avenue, Lincoln Park. Demolished March 2026. Photo credit: Google Maps



646 N. Lotus Avenue, Austin. Demolished March 2026. Photo credit: Google Maps

Preservation in the News

Architecture and History of Chicagoland: Some Thoughts On Richard Nickel and Historic Preservation



Protest of the demolition of the Chicago Stock Exchange, 1971. Photo credit: Newberry Library

"Yesterday marked the 54th anniversary of the day when historic preservationist and photographer Richard Nickel went missing inside the partly demolished Chicago Stock Exchange designed by Adler & Sullivan. He had dedicated his life to salvaging and documenting Louis Sullivan's work, senselessly torn down during the urban renewal period. Ironically he died almost 48 years to the day of Sullivan's own death, which happens to be today. They are buried near each other in Chicago's Graceland Cemetery. Their stories are forever intertwined.

"I don't recall exactly when I first learned about Nickel, but it was at least 25 years ago. I do remember seeing They All Fall Down: The Richard Nickel Story, a play adapted from Richard Cahan's biography of Nickel, performed by the Lookingglass Theatre Company at what is now the Ruth Page Center for the Arts in October of 2001. The late actor Larry Neumann, Jr. skillfully captured the sometimes contradictory nature of Nickel's humanity. Shy, idealistic, passionate, assertive, and vulnerable, Nickel could also be self-defeating, uncompromising, and pessimistic. Yet he dedicated his life to both Sullivan and his own personal truth. Some of these personality traits are reminiscent of Sullivan himself, an idealist committed to developing a new style of American architecture who was also irascible and his own worst enemy.

"Sullivan wrote, 'To understand ourselves well, we must arrive first at a simple basis: then build up from it.' Philosopher Søren Kierkegaard believed that each individual must find their 'personal truth' to make life meaningful, and Nickel found just that as he organized his days and life around Sullivan's architecture. After dedicating nearly a decade to this kind of work, Nickel had accepted his fate and wrote to his friend John Vinci in 1964: 'Well, let me tell you I am on earth in [Sullivan's] behalf, and I have only begun to fight.' Today, Nickel has achieved mythic status, becoming a legend and a martyr in the name of Chicago's then burgeoning historic preservationist movement. While some take issue with how he accomplished these goals, I am personally grateful for what he did. I find it difficult to even comprehend where we would be right now without Nickel and the potential gap in overall Adler & Sullivan scholarship.

"But at the same time, I ask myself, Nickel literally gave his life for the Chicago Stock Exchange, but to what end? The salvaged entryway arch outside the Art Institute is virtually ignored in the museum's "back alley" of Columbus Drive, to quote the great Lynn Becker. While the Trading Room now faces threats of dismantlement, to possibly end up in storage forever like the limestone facade of the Albert W. Sullivan House at Southern Illinois University in Edwardsville. In case you didn't know, the Art Institute of Chicago has expansion plans on the horizon, thanks to a $75 million gift from Aaron I. Fleischman and Lin Lougheed. The Trading Room and McKinlock Court are both in danger.

"The economy is falling apart (sorry, it's true), and we're supposed to believe money will magically appear out of the sky to disassemble, relocate, and reconstruct (for the second time) this magnificent piece of interior design? I am sorry but there is no guarantee that once the space is taken away, we will ever see it again. As part of my Master's thesis in Museum Studies at the University of Manchester, I wrote about building reconstructions in museums, which referenced the Stock Exchange Trading Room. Nickel called it "a holy room." Instead of taking isolated bits and pieces of ornament, John Vinci beautifully preserved and reconstructed the whole interior space to give context to Sullivan's work as his friend intended before his death.

"I cannot believe the Art Institute is even considering relocating it. The room is significant not only to Chicago's architectural history, but also the institution's own history. We cannot take this space for granted; we must save it! But, of course, the Art Institute is responsible for failing to use the space effectively in terms of engagement. Instead of exhibiting Sullivan's salvaged ornament or other architectural items from their archives for exhibits, I feel like it is mostly ignored, except for rental purposes. Architect Walter Netsch predicted in an interview with Betty J. Blum, "the Art Institute was happy because they have this money-making spot to rent and show off."

"The Chicago Stock Exchange, one of the finest examples of the First Chicago School of Architecture, was fully rented and the center of a huge preservation battle but was still torn in down in 1972. It was replaced by 30 N. LaSalle, which now, ironically is on its way to becoming an official city landmark. Described as a work that was "an economical design for corporate interest," there is, of course, a reason behind this proposed designation, as it will be eligible for tax abatements when the building is converted into residences. It's just another sad chapter in the life and legacy of Richard Nickel. Although I have a feeling if he was still with us, Richard wouldn't be surprised at this latest development. A year before his death, he wrote, "Ah, the world gets weaker and weaker, dumber and dumber. The good people get knocked off, the good buildings get smashed, the lofty values wither." Call me a cynic, but I could not agree more as the city and its cultural institutions continue to fail us." (Freundt, Architecture and History of Chicagoland, 4/14/26)

WBEZ Chicago: When freedom was fragile: How Quinn Chapel AME put its faith in action



Quinn Chapel AME, 1892, Henry F. Starbuck, 2401 S. Wabash Avenue. Home to the oldest black congregation in Chicago. Photo credit: Eric Allix Rogers

"By the 1840s, Chicago's Black population inched towards 140 people as free Blacks flocked to the city to steer clear of slavery throughout the American South. Some of them started Quinn Chapel AME, the city's first Black church.

"The year was 1844. Rev. Abraham Hall started a prayer band with six members in the home of John Day, located near State and Lake streets. Two years later, the members made their first purchase, which became the city's first Black-owned property for religious purposes. By 1847, the church became an official congregation within the African Methodist Episcopal church and was named after Bishop William Paul Quinn, who organized AME churches across the Midwest.

"In its early years, Quinn Chapel stood as a community pillar where even the most affluent members organized their role in the emancipation movement, and today the church remains a relic of when the Christian faith fueled action toward Black liberation.

"One step inside the church offers a portal into the past. There's a massive organ that the church purchased from the 1893 World's Columbian Exposition German pavilion. The church members, ever focused on the church's financial wellbeing and future, held the first ever June Rose benefit concert to pay for the organ. While they've cleared the debt, they've hosted the concerts for more than 130 years. 'It's kind of a homecoming for everybody,' Venning said.

"The church's location — along the Chicago River, with close proximity to Lake Michigan — made it a strategic station along the Underground Railroad. For those on foot to freedom, this location made continuing their journey to Canada easier.

"The historic auditorium, or sanctuary, still has the original woodwork, including the pews. One of the pews is part of a collection in the National Museum of African American History and Culture in Washington, D.C. In light of the federal government's removal of historic references of Black history in America, Venning said, 'We haven't gotten it back from those folks in Washington yet. We don't know if it's coming, but if they start to get rid of stuff at that museum, we want our pew back.'

"To memorialize all the patriotic sacrifices Quinn Chapel members made, the church was designated a Chicago landmark in 1977, and in 1979, it was listed in the National Register of Historic Places.

"The building was surprisingly warm in the dead of a winter morning in February. Venning said they recently completed a $650,000 HVAC upgrade to keep the church cool in the heat of summer, and warm in the frost of winter. The upgrades are part of a decades-long $12 million renovation that will be paid for, in part, by $9.4 million earmark from the State of Illinois, and $227,000 from the National Fund for Sacred Places, with matching funds the church raised.

At the edge of the pulpit is a lectern where many historic American figures once stood, including, the Rev. Dr. Martin Luther King Jr., Susan B. Anthony, Frederick Douglass, and Ida B. Wells. They denounced hate and amplified messages of freedom and equality.

"And 133 years later, that church is still standing." (Johnson, WBEZ Chicago, 3/14/26)

Read the full story at WBEZ Chicago

When freedom was fragile: How Quinn Chapel AME put its faith in action; Members of Chicago's first Black church rose to help enslaved people achieve their freedom because they knew theirs hung in the balance, Nicole Jeanine Johnson, WBEZ Chicago, 3/14/26

Chicago Tribune: Making the Marx Brothers, They Honed Their Shtick on Chicago Vaudeville Stages



Marx Brothers in Chicago, circa 1936. Photo credit: Chicago Herald and Examiner

"The Marx brothers were all born in New York City, but Chicago was the true birthplace of the act called the Marx Brothers, one of the world's funniest comedy teams.

"The Jewish clan's showbiz-obsessed matriarch, Minnie Marx, decided to move the family in 1909 to Chicago, where three major vaudeville talent agencies were based. 'Chicago was a big vaudeville center, and my mother lost no time in storming the offices of the luckless booking agents,' her son Groucho recalled.

"Four brothers piled into the family's apartment at 4649 S. Calumet Ave.: Arthur or Adolph, aka Harpo, 21; Julius, aka Groucho, 19; Milton, aka Gummo, 17; and Herbert, aka Zeppo, 8. The oldest brother, Leonard, aka Chico, 22, was off on his own, working for a music publisher in Pittsburgh and playing piano in a vaudeville duo.

"Groucho, Gummo and Harpo were in a singing group organized by their mom, the Four Nightingales. 'We were hopeless amateurs,' Groucho recalled. As Gummo put it: 'We would sing what were the popular songs of the day — until we sang them.'

"Based in Chicago over the next decade — crisscrossing the country and performing at local venues including Pilsen's Thalia Hall and Uptown's Wilson Avenue Theatre — the brothers honed their iconic stage personas.

"'Like any other litter of undisciplined, high-spirited kids, we were apt to bust loose at any time with horseplay, in a kind of spontaneous combustion,' Harpo wrote in his 1962 memoir 'Harpo Speaks.' When the brothers noticed an insect crawling across a stage, they 'got down on hands and knees and began to follow the bug, making bets whether it was a beetle, a cockroach, or a bedbug,' Harpo recalled. 'This kind of nonsense, on company time, was of course a valid excuse for the manager to bring the curtain down and cut us off without a cent.'

"Chico joined in 1912, after he made an unannounced appearance in the orchestra pit at Waukegan's Barrison Theatre, plinking piano keys in his quirky style. 'I couldn't believe my eyes,' recalled Harpo, who promptly threw an orange at Chico. 'When Groucho and Gummo saw what was going on they started whooping too. We heaved everything we could get our hands on into the orchestra pit — hats, books, chalk, erasers, stilettos.'

"The Marxes moved into a greystone at 4512 S. Grand Blvd. (now King Drive) around 1912, renting it until they borrowed $9,000 to buy it in January 1914. The mortgage holder was Moses E. Greenebaum.

Minnie, an immigrant from Germany whose father was a magician and ventriloquist, ran a talent agency in the Crilly Building, 35 S. Dearborn St., a vaudeville hub.

"In summer, when vaudeville theaters shut down, the boys went to White Sox games. To escape the stockyards' 'fetid smell,' they trekked to North Side beaches to 'inhale the cooling breezes of Lake Michigan,' Groucho recalled. But 51st Street Beach was where Zeppo got into a fight with a lifeguard. His brothers came to his defense and were jailed for disorderly conduct.

"The Marx Brothers finally earned a Chicago Tribune review when their show 'Home Again' came to the Palace Music Hall, 127 N. Clark St., in December 1914. 'They are anxious to please, and please they did,' Percy Hammond wrote.

"'The havoc of the wild and wooly Chicago days,' as Chico's daughter put it in her book, ended when the Marx Brothers set their sights on Broadway. They went east in 1920, on their way to stage and movie stardom." (Loerzel, Chicago Tribune, 4/12/26)

Read the full story at the Chicago Tribune

Making the Marx Brothers, Groucho, Harpo and the rest honed their shtick on local vaudeville stages, Robert Loerzel, Chicago Tribune, 4/12/26

Chicago Tribune: ‘Brendan Fernandes: In the Round’ at Driehaus Museum Thinks Outside the Gilded Box



Artist-in-residence Brendan Fernandes, left, and curator Stephanie Cristello in the Murphy Auditorium at the Driehaus Museum, March 17, 2026, in Chicago. Photo credit: Vincent D. Johnson / Chicago Tribune)



Samuel M. Nickerson Mansion and John B. Murphy Memorial Auditorium. Photo Credit: Alex Brescanu / Driehaus Museum

"One of the first things Brendan Fernandes does when he walks into the Murphy Auditorium is look up.

"'It's always a moment of spectacle when you walk into this space,' he says.

"The first time he saw it, Fernandes noticed the circular oculus crowning the auditorium of this richly appointed Beaux Arts building in the Gold Coast. It provided the initial spark for 'In the Round,' a dynamic dance, sound and visual art installation spanning April and May, then returning in the fall for five performances in total.

"In the Round' is part of the Driehaus Museum's 'A Tale of Today' series, which brings contemporary art and ideas into conversation with the museum's Gilded Age aesthetic. And it cuts the ribbon on a new era for the Driehaus, with Fernandes as the museum's first-ever artist-in-residence.

"Guest curator Stephanie Cristello, who for seven years was the artistic director of Expo Chicago, is similarly unfazed by this unconventional gallery. She's worked with Fernandes a handful of times and compiled the Driehaus Museum's first contemporary art exhibition tucked among the museum's vast collection of decorative arts in the 1883 Nickerson Mansion at 40 E. Erie Street — plus a few after that.

"So many people, even who live in Chicago, had never been inside or knew that they could come inside,' Cristello says. 'It was an opportunity to develop an audience that wasn't necessarily coming for decorative arts of the Gilded Age. But because they were able to come in through an exhibition, they ended up coming for every exhibition in the future."

"'It was always Richard Driehaus' dream to bring these buildings back together,' says museum spokesperson Julie Treumann.

"The 1926 auditorium, designed by Chicago architects Benjamin Marshall and Charles Fox (whose resumes also include the Drake and Blackstone Hotels), once housed surgical conferences.

"'Basically, it was empty,' Treumann says, apart from the occasional wedding. 'It's the first time it's been open to the public in a hundred years.'

"Visiting the Murphy Auditorium is free. Museum patrons now enter the Nickerson Mansion by first traveling through it.

"'This space has really changed our profile as a museum, and it has, more importantly, allowed us to, as we say, open our doors much wider to the community,' Treumann says. 'I think Brendan's residency here is taking that to a whole new level. I really do think this is the apotheosis of this moment for all of us.' (Warnecke, Chicago Tribune, 4/1/26)

"'Brendan Fernandes: In the Round' runs from April 9 to Nov. 14 in the Murphy Auditorium at the Driehaus Museum, 50 E. Erie St.; 312-482-8933 and driehausmuseum.org

"The Driehaus Museum engages and inspires the global community through exploration and ongoing conversations in art, architecture, and design of the late nineteenth and early twentieth centuries. Its permanent collection and temporary exhibitions are presented in an immersive experience within the restored Nickerson Mansion, completed in 1883, at the height of the Gilded Age, and the Murphy Auditorium, built in 1926. The Museum's collection reflects and is inspired by the collecting interests, vision, and focus of its founder, the late Richard H. Driehaus. For more information, visit driehausmuseum.org and connect with the Museum on Facebook, Twitter, and Instagram." (Driehaus Museum press release, 5/23/24)

"Each of these magnificent structures remind us of Chicago's incredible architectural legacy and the city's world-renowned built environment.' said Ward Miller, executive director of Preservation Chicago. 'These buildings also give us insight into the past, offering a sense of human scale and attention to detail, while displaying incredible craftsmanship. They are a visual reflection of the community's historical development over time. The preservation of these buildings is a priceless legacy to Chicago." (Driehaus Museum press release, 6/30/21)

Read the full story at Chicago Tribune

'Brendan Fernandes: In the Round' at Driehaus Museum thinks outside the gilded box, Lauren Warnecke, Chicago Tribune, 4/1/26

WBEZ Chicago: What's That Building? South portico of the Museum of Science and Industry

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Architecture

What's That Building? South portico of the Griffin Museum of Science and Industry

The structure's south entrance will be put to use for the first time in more than a century, just in time for the Obama Presidential Center opening nearby this summer.

By Dennis Rodkin, Sasha-Ann Simons and Brooke Miller | Mar 24, 2026, 5:00am CDT

▶ LISTEN



The south entrance of the Griffin Museum of Science and Industry, located in Jackson Park on the South Side. | K'Von Jackson for WBEZ

What's That Building? South portico of the Griffin Museum of Science and Industry; The structure's south entrance will be put to use for the first time in more than a century, just in time for the Obama Presidential Center opening nearby this summer. Image credit: K'Von Jackson / WBEZ Chicago

"There's a significant change coming to what may be Chicago's most monumental building, the giant Greek temple in Jackson Park now known as the Griffin Museum of Science and Industry.

"It's well known among Chicagoans that the mammoth building lined with caryatids and columns and topped by a massive dome is the last remaining large structure from the World's Columbian Exposition, the 1893 World's Fair.

"We think of the building now as facing north, toward 57th Street and Hyde Park. That's how you get into the museum, whether you arrive by car, on a bus or on foot. It's been that way since 1933, when the museum moved into the building.

"But this is the reverse of how the building was used at the World's Fair. At that time, the north entrance we use now was secondary. The grand pillared entrance on the building's south side was its main entrance, with a majestic view over the broad north pond, part of the system of lagoons that ran through the fairgrounds.

"Next year, for the first time in more than a century, that entrance through the south portico will be put to use again.

"'It's momentous,' said Voula Saridakis, the Griffin MSI's head curator. 'Jackson Park is a treasure, and we've been wanting for a long time to strengthen our connectivity to it."

"There are two impetuses for reopening those carved brass doors: the mid-June opening of the Obama Presidential Center, less than a quarter of a mile from the MSI, and the museum's own centennial in 2033.

"Last year, the museum announced it received a $10 million grant from the Driehaus Foundation for restoration and reopening of the south portico. And earlier this month, the Chicago Park District announced it has $1.2 million in federal funds for improving walkways, lighting and security on the route from the science museum to the presidential center.

"The south portico won't be just a new entrance. The plans also call for a small café just inside the doors — but outside the part visitors have to pay admission. It will have a balcony tucked inside those massive columns, potentially "a nice place to sit with a cup of coffee and look at the lagoon or the Obama" building, Saridakis said. It's part of the emphasis on connectivity.

"When the World's Columbian Exposition opened May 1, 1893, the Fine Arts structure was part of a magnificent ensemble of buildings, sculptures, lagoons and other works, nearly all meant to be temporary.

"The Fine Arts, built for $600,000, or the equivalent of almost $21.5 million today, was architect Charles B. Atwood's homage to the Parthenon and other temples of ancient Greece. Tall, slender ionic columns support a pediment lined with statues, wreaths and other carved stone ornaments and more columns lined the long arms of the building that stretched east and west.

"Facing the lagoon from her pedestal in the middle of the steps was a 16-foot rendering of Minerva, the Roman goddess of the arts, craft and the professions. On either side of her stood solemn lions. Some fairgoers would have arrived at the Fine Arts building on boats that plied the lagoons.

"When the fair closed, the building remained home to the early incarnation of the Field Museum from 1894 to 1920. By then, the building was 'not aging gracefully,' according to the Field's website. It's no wonder: Meant for just a couple years of use, it was now going on 30.

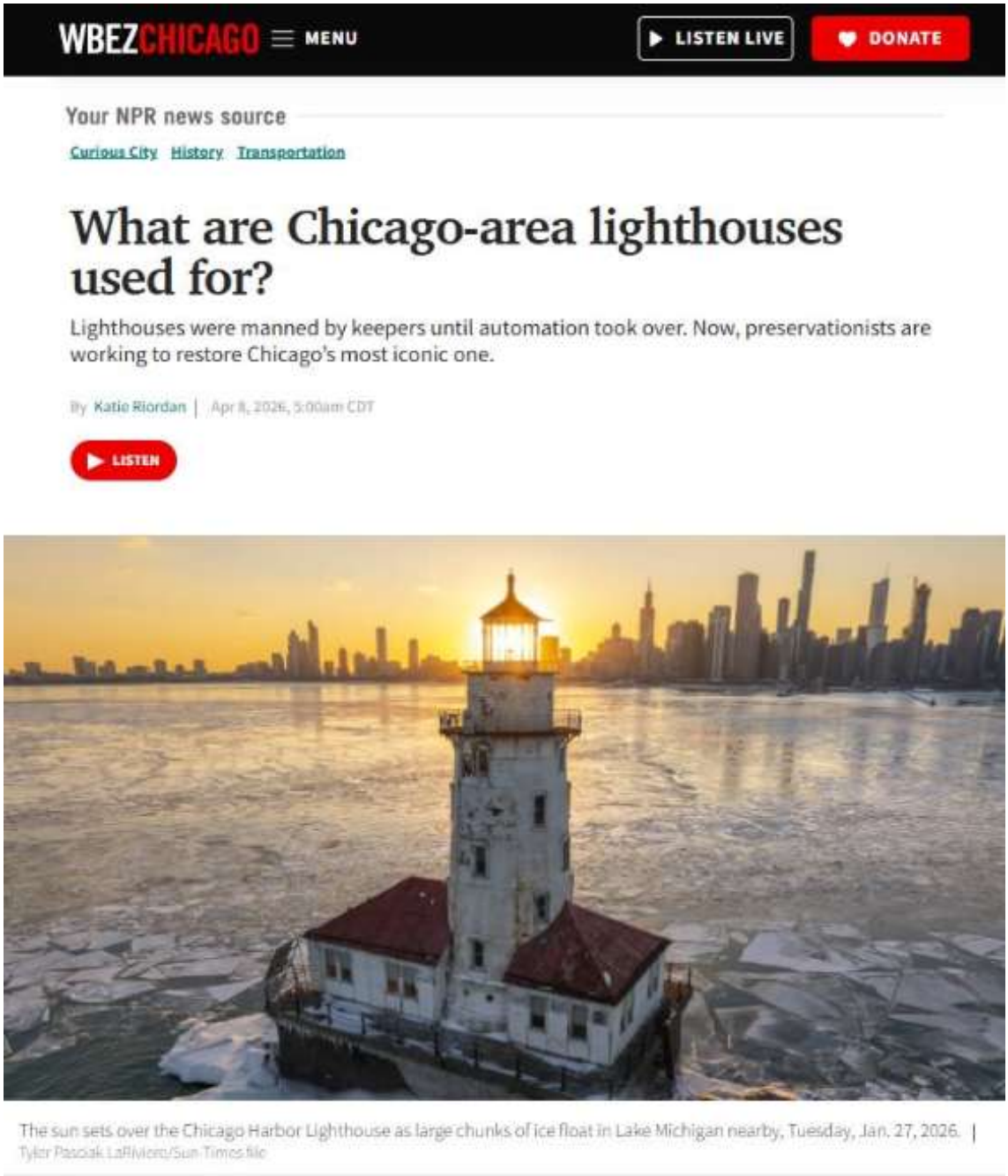
"The Field Museum moved to its own Greek temple purpose-built at the south end of Grant Park, and the old Fine Arts building was left unused for almost a decade. Finally, in the late 1920s, Sears Roebuck & Co. chairman Julius Rosenwald led the effort to repurpose the dilapidated old place as a museum of science.

"To create the museum and amass collections, Rosenwald said he would put up $3 million, which eventually grew to more than $5 million; that's like giving $97.4 million today. Rebuilding the old flimsy plaster exterior in limestone, the Park District spent $4 million, or about $77 million in 2026 dollars." (Rodkin, WBEZ Chicago, 3/24/26)

Read the full story at WBEZ Chicago

What's That Building? South portico of the Griffin Museum of Science and Industry; The structure's south entrance will be put to use for the first time in more than a century, just in time for the Obama

WBEZ Chicago: What's That Building? Chicago-Area Lighthouses



Chicago Harbor Lighthouse. What are Chicago-area lighthouses used for? Lighthouses were manned by keepers until automation took over. Now, preservationists are working to restore Chicago's most iconic one. Image credit: WBEZ Chicago / Tyler Pasciak LaRiviera /, Chicago Sun-Times

"The Chicago Harbor Lighthouse is hidden in plain sight, resting in Lake Michigan at the extremity of the northern breakwater, about half a mile from the end of Navy Pier.

"'Our biggest concern is that no one knows why it's there or what it's there for,' says Kurt Lentsch, who started the nonprofit Friends of the Chicago Harbor Lighthouse to bring it back to life. 'It's been in the background of our memories for our generation, for 100-plus years.'

"The lighthouse was originally built in 1893 against the backdrop of the World's Columbian Exposition. In 1917, officials decided to move it to its current location.

"The Coast Guard operates the actual light as an active aid to navigation, but the station is in a state of disrepair. According to an assessment report, it's rusted, crumbling and gutted.

"Lentsch, a longtime recreational boater, was spurred to action in 2022 amid worries that the property could be put up for auction, potentially ending up in private hands.

"He was determined to keep the historic landmark public. His volunteer organization is awaiting final approval to take over the property from the city of Chicago to repurpose it as an accessible visitor center. The group envisions it as an extension of the nearby Loop's Museum Campus — a tourist attraction with a major focus on local education.

"'The goal is to turn the museum into a classroom on the lakefront, to really teach kids programming out at the light — from a lighthouse perspective, from engineering, to weather, to water sampling,' Lentsch says.

"The pending stewardship change is possible through the federal government's National Historic Lighthouse Preservation Act of 2000, which has allowed local entities and nonprofits to commit to saving outdated light stations across the country.

"Lentsch says helping the public better understand the area's rich maritime heritage is a major reason why people want to save these beacons.

"'I want people to go and visit it. Turn around, look at the city of Chicago and love the view that I loved." (Riordan, WBEZ Chicago, 4/8/26)

Read the full story at WBEZ Chicago

What are Chicago-area lighthouses used for? Lighthouses were manned by keepers until automation took over. Now, preservationists are working to restore Chicago's most iconic one, Katie Riordan, Curious City, WBEZ Chicago, 4/8/26

CBS News: America at 250: How Chicago's Architectural Innovation Helped Shape The Nation's Future



Chicago Skyscrapers. Photo credit Chris Cullen

"Chicago helped shape the nation in so many ways, including the pioneering of skyscrapers – the big, beautiful buildings the city of big shoulders introduced to the world.

"It's hard to imagine what American cities would look like if Chicago didn't build the way it did.

"Chicago's architecture has the power to amplify. It can boost creativity and can also build connections to the past.

"A tour guide will tell you history surrounds us in the Loop. We just need to look up.

"'I am a big architecture nerd, as you would expect, and I have to say, every single day, I think how lucky I am to live here,' said Eleanor Gorski, president and CEO of the Chicago Architecture Center.

"Gorski never gets tired of the view from the windows of their offices along the Chicago River.

"What stands out to her about Chicago architecture is its innovation, which was first sparked by the Great Chicago Fire.

"In 1871, flames consumed more than 17,500 buildings, but Chicago rebuilt better and higher than ever before.

"Skyscrapers; those were developed after the Chicago Fire because we needed to build quickly, cheaply, and to get as much square footage as possible in that time period,' Gorski said. "The Monadnock Building is a building that is still existing from that timeframe, where you can see what they were dealing with and how they built back better.'

"In 1893, the whole world saw how well Chicago could build as the city hosted the World's Columbian Exposition, nicknamed the 'White City,' because of the massive Beaux Arts-style buildings made from a mixture of plaster, cement, and jute fiber called 'staff,' which was painted white.

"In just five months' time, more than 25 million people visited the World's Columbian Exposition.

"'It literally influenced other cities around the U.S. to build in that style,' Gorski said." (Brennan, CBS News Chicago, 2/6/26)

Read the full story at CBS News Chicago

America at 250: How Chicago's architectural innovation helped shape the nation's future, Noel Brennan, CBS News Chicago, 2/6/26

Preservation Events & Happenings

Apollo's Fire Presents
“O, Jerusalem! - Crossroads of Three Faiths”
April 17 to April 19, 2026



Apollo's Fire Presents: O, Jerusalem! - Crossroads of Three Faiths, O Jerusalem! (Chicago), April 17 – April 19, 2026. Image credit: Apollo's Fire



KAM Isaiah Israel, 1926, Alfred S. Alschuler, 1100 E. Hyde Park Blvd, The oldest Jewish congregation in Chicago. Photo Credit: Eric Allix Rogers

"Ringing with urgency in our time, this acclaimed program created by Jeannette Sorrell returns in a fresh version. Honoring the peoples whose music and faith brought such vibrancy to the Middle East, 26 artists from Jewish, Palestinian, Muslim, and Christian backgrounds perform on oud, theorbo, medieval harp, zither, strings, and exotic percussion.

"In this musical tour of the four quarters of Old Jerusalem (Jewish, Christian, Arab, and Armenian), surprising cross-influences emerge. A Sephardic ballad leads to a classical Arabic love song; selections from Monteverdi's great Vespers of 1610 echo the exotic and rapturous singing of the Jewish cantors in the temples. The rhythms of daily life – love, singing, dancing and prayer – culminate in a joyous celebration of shared humanity."

- Friday, April 17, 2026, 7:30PM - Nichols Concert Hall, Music Institute of Chicago, EVANSTON
- Saturday, April 18, 2026, 7:30PM - KAM Isaiah Israel, HYDE PARK
- Sunday, April 19, 2026, 5:00PM - CHICAGO Cultural Center

Learn more at Apollo's Fire website

Chicago Public Library presents "The Chicago Neighborhoods with Steve Shanabruch" April 18, 2026 at 1:00



Chicago artist Steve Shanabruch is illustrating and documenting the city — one neighborhood print and font at a time. Image credit: Steve Shanabruch

"Chicago artist Steve Shanabruch is illustrating and documenting the city — one neighborhood print and font at a time.

"Since 2012, when Shanabruch launched his Chicago Neighborhoods series, he's been creating vintage-style posters commemorating different parts of Chicago. For each piece, he'll pick a landmark to highlight a neighborhood — like a hot-dog stand in Norwood Park, the Yale Building in Englewood, Frank Lloyd Wright's Foster House in West Pullman and the Mars candy factory in Galewood.

"Shanabruch's posters are inspired by Works Progress Administration posters from the 1930s promoting national parks, he told Block Club. He hopes his work encourages people to get out and explore the city, especially neighborhoods they might have never been to before.

"'Also, I just know people have so much pride where they're at," Shanabruch said. "A lot of people are pretty pumped when they can get art for neighborhoods where they live or grew up."

"He's drawn nearly 80 posters for the Neighborhood Series so far, with his first being Logan Square and the most recent being Wicker Park, he said.

"When he's not working on the Neighborhood Series or other freelance work, Shanabruch spends his time creating his own fonts inspired by lettering on Chicago signs. In the summer of 2018, Shanabruch saw a Block Club article about the reappearance of the Starsiack Clothing sign along Milwaukee Avenue — and he was inspired to take those 13 letters and expand that into an 'awesome Art Deco' font.

"I slowly worked on it and made 26 letters and 10 numbers and built a font file and put it on my website," Shanabruch said. "Then I just started seeing signs all over and saying, 'You know, it might be fun to make a font out of these really old signs.'

"'Some of the signs that I made fonts from are no longer existing, which is depressing. But luckily there's a font now that you can recreate them if you wanted to," he said. 'It's a nice way to preserve what was there, or commemorate the signs that are still standing.'

"He most recently released a free font file inspired by the South Side's Pride Cleaners sign after hearing it was closing.

"Shanabruch's been working as an independent illustrator full-time for about a year, creating neighborhood prints and working with various other freelance clients and companies, but he got his start as a designer about 20 years ago.

"'My favorite part is it does not feel like a job,' he said. 'I'm just sitting there drawing pictures for a living. It's just so wild for me that I can actually do that and support the family on drawing pictures and selling my artwork. And I just feel fortunate that people like my art."

"Neighbors can hear Shanabruch talk about his work as a Chicago illustrator at a Block Club event 1-2 p.m. April 18 at the Harold Washington Library Center, 400 S. State St. Learn more here. The event is free, but registration is required; only a few seats are remaining. Block Club Arts & Culture Editor Gwen Ihnat will moderate the discussion. (Yassine, Block Club Chicago, 4/6/26)

Read the full story at Block Club Chicago

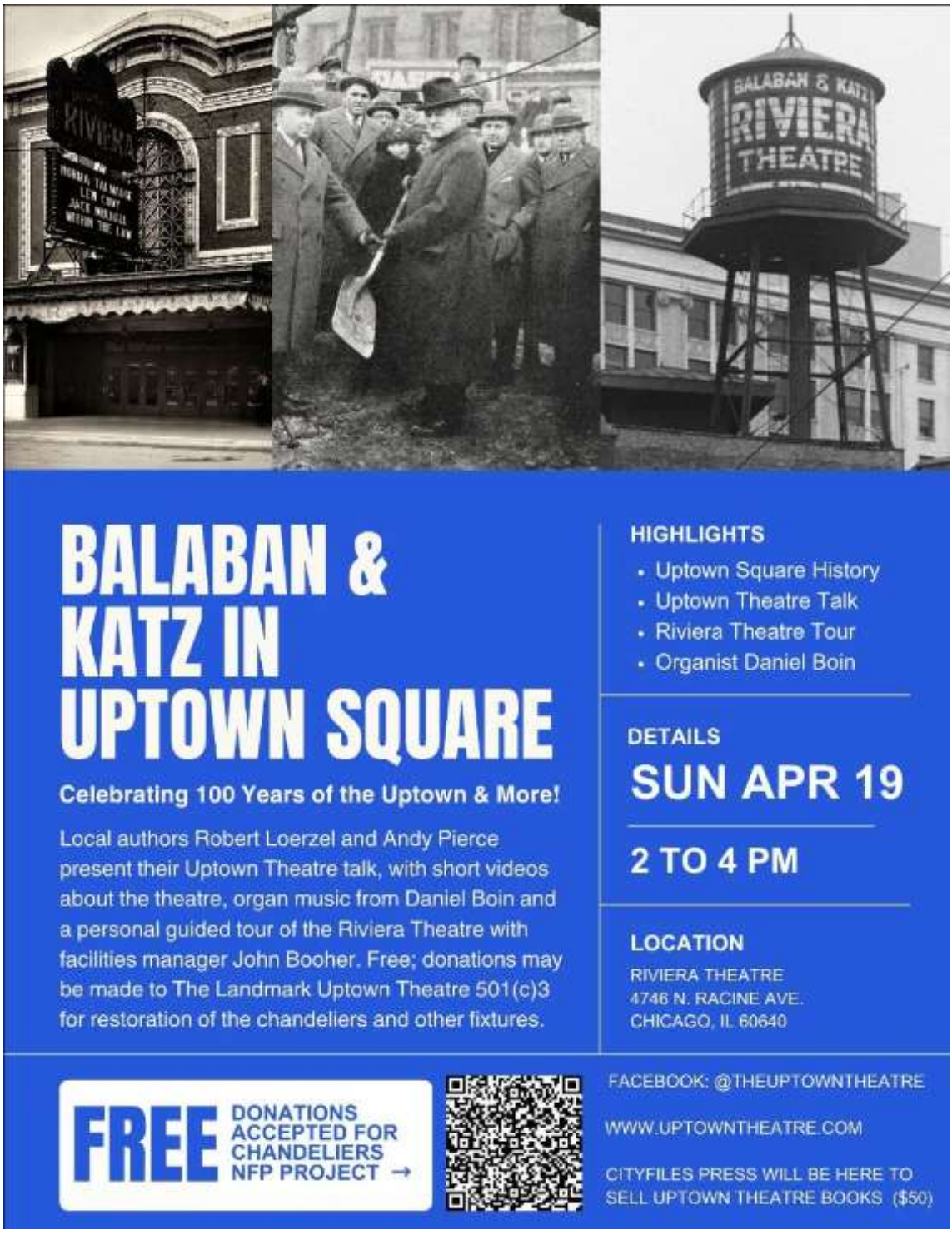
Meet Chicago Poster Artist Steve Shanabruch At This Block Club Event; The celebrated artist will discuss his process for creating neighborhood posters and vintage fonts at an April 18 program at the Harold Washington Library, Leen Yassine, Block Club Chicago, 4/6/26

Visit Norwood Park! Or Englewood! A Chicago artist creates and sells tourism posters for the city's neighborhood, Nina Metz, Chicago Tribune, 4/6/26

Registration for The Chicago Neighborhoods with Steve Shanabruch Guest Host: Block Club Chicago

Steve Shanabruch Poster Website

Friends of the Uptown Theatre presents "Celebrating 100 Years of the Uptown & More" "Balaban & Katz in Uptown Square" April 19, 2026



Friends of the Uptown Theatre present “Celebrating 100 Years of the Uptown & More”. Image credit: Friends of the Uptown Theatre

"Hosted by longtime Uptown Theatre caretaker David Syfczak and The Landmark Uptown Theater Corp. (NFP), this FREE event includes a history program, brief videos about the Uptown, and a tour of the historic Riviera Theatre.

"The program begins at 2 p.m. on Sunday, April 19, at the Riviera, 4746 N. Racine Ave., in the heart of Uptown Square.

"Local journalist, photographer and author Robert Loerzel will give a talk about the histories of Balaban & Katz, the Riviera, the Green Mill, the Uptown, and more! Co-author and founder of Friends of the Uptown Andy Pierce will take us on a visual tour of the Uptown itself through 1925 photographs.

"Local organist Daniel Boin will play organ music on stage for the program, and Riviera Theatre facilities manager John Booher will lead a group tour of the venue!

"CityFiles Press publisher Mike Williams will be at the door with a few remaining books left to sell. ($50 cash or Zelle.) "The UPTOWN: Chicago's Endangered Movie Palace" is now listed as out of print. We will also have Uptown Theatre posters for sale, and other interesting items.

"The event is FREE. If you would like to give, donations will be accepted for the nonprofit "The Landmark Uptown Theater Corp.," which is responsible for the Uptown's original Victor S. Pearlman of Chicago light fixtures and chandeliers. LUTC raises funds to both restore the fixtures and to provide educational outreach activities to encourage the restoration and use of the Uptown."

Balaban & Katz in Uptown Square
Sunday, April 19
2 to 4 p.m.
Riviera, 4746 N. Racine Ave., in the heart of Uptown Square

Visit the Preservation Chicago booth at the City of Chicago "2026 Chicago Preservation Expo" Monday, May 18, 2026



Chicago Department of Planning and Development presents the 2026 Chicago Preservation Expo, Monday, May 18 from 4 to 7 at the Chicago Cultural Center. Image credit: Chicago DPD

2026 Chicago Preservation Expo
Chicago Department of Planning and Development
Chicago Cultural Center
Monday, May 18
4 PM - 7 PM

"Connect with City staff, community and nonprofit organizations, professional service providers working in historic preservation.

"In celebration of National Historic Preservation Month, the Chicago Department of Planning and Development (DPD) invited all Chicagoans to the 2025 Chicago Preservation Expo from 4-7 p.m. on Monday, May 18 at the Chicago Cultural Center, 78 E. Washington St.

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

"DPD also presented the 26th edition of the Preservation Excellence Awards on behalf of the Commission on Chicago Landmarks from 6-7 p.m. in the Claudia Cassidy Theater at the Cultural Center. Selected by the commission's Permit Review Committee, the awardees include a variety of individual landmarks and landmark district projects showcasing the best in preservation work across the city. WGN's Ana Belaval will return as emcee for awards ceremony."

Free registration for the 2026 Chicago Preservation Expo

Ridge Historical Society presents "Jack Simmerling: Through His Eyes" Extended until April 26, 2026



Jack Simmerling in his gallery and studio, the Heritage Gallery, in the Beverly neighborhood, in 2012. Photo credit: Brent Lewis / Chicago Tribune

"'The two men behind the collaborative exhibition that details and celebrates the work of artist Jack Simmerling are William Tyre and Tim Blackburn, and one day last week, they were proudly showing off their creative handiwork.

"They have done a compelling job in their “Jack Simmerling: Through His Eyes,” which takes up most of the ground floor space of the Ridge Historical Society, charmingly housed in a 1922 house.

"The Ridge Historical Society has exhibited Simmerling’s work in the past, but this show is more expansive, covering his life and work so thoroughly that it provides a punctuation mark to his importance to Chicago art and history.

"He is there in the dozens of watercolors, sketches and pen-and-ink drawings on the walls, in the artifacts and materials saved from the trash heaps of razed mansions, in the tiny models he made as a teenager of the interiors of bygone homes, in interactive maps, printed exhibit panels and a video interview.

"Even those who knew or think they knew Simmerling will be enlightened, for the exhibition is packed with such facts as Simmerling’s 'first paid commissions were for the State Bank of Blue Island and the Pullman Trust and Savings Bank, each of which purchased a painting annually for their Christmas cards,' that his maternal grandfather played piano in silent movie houses and that he painted every day from 4-9 a.m.

"The exhibit thoughtfully and entertainingly combines Blackburn’s research into Simmerling’s work in the Beverly and Morgan Park communities, with Tyre’s focus on Simmerling documenting Prairie Avenue.

"He has remained a part of the city. In addition to his presence at the Glessner House, there is a gallery at the Beverly Art Center named in his honor. And it is only a short walk to the Heritage Gallery at 1907 W. 103rd St. This is where you can find Simmerling’s work and where you would have found him for more than three decades, working alongside his daughter and expert framer, Victoria. She is still there.

"The Ridge Historical Society show, originally scheduled to end in February, has been extended until April 26. 'As you might expect in our community, the exhibit has been popular,” says Blackburn. 'And so many people who came in on Sunday thanked us for keeping it open longer.'

"Seeing this exhibition, I was thrown back to a long-ago day I spent with Simmerling. He took me to his house, which was like a museum, filled with the accumulated 'treasures' of his lively past, the city’s past. It was also home to a Bernese mountain dog named Molly, four cats and a talking bird named David.

"That was the day he told me, 'I have always been drawn to the past, to preserving it.'

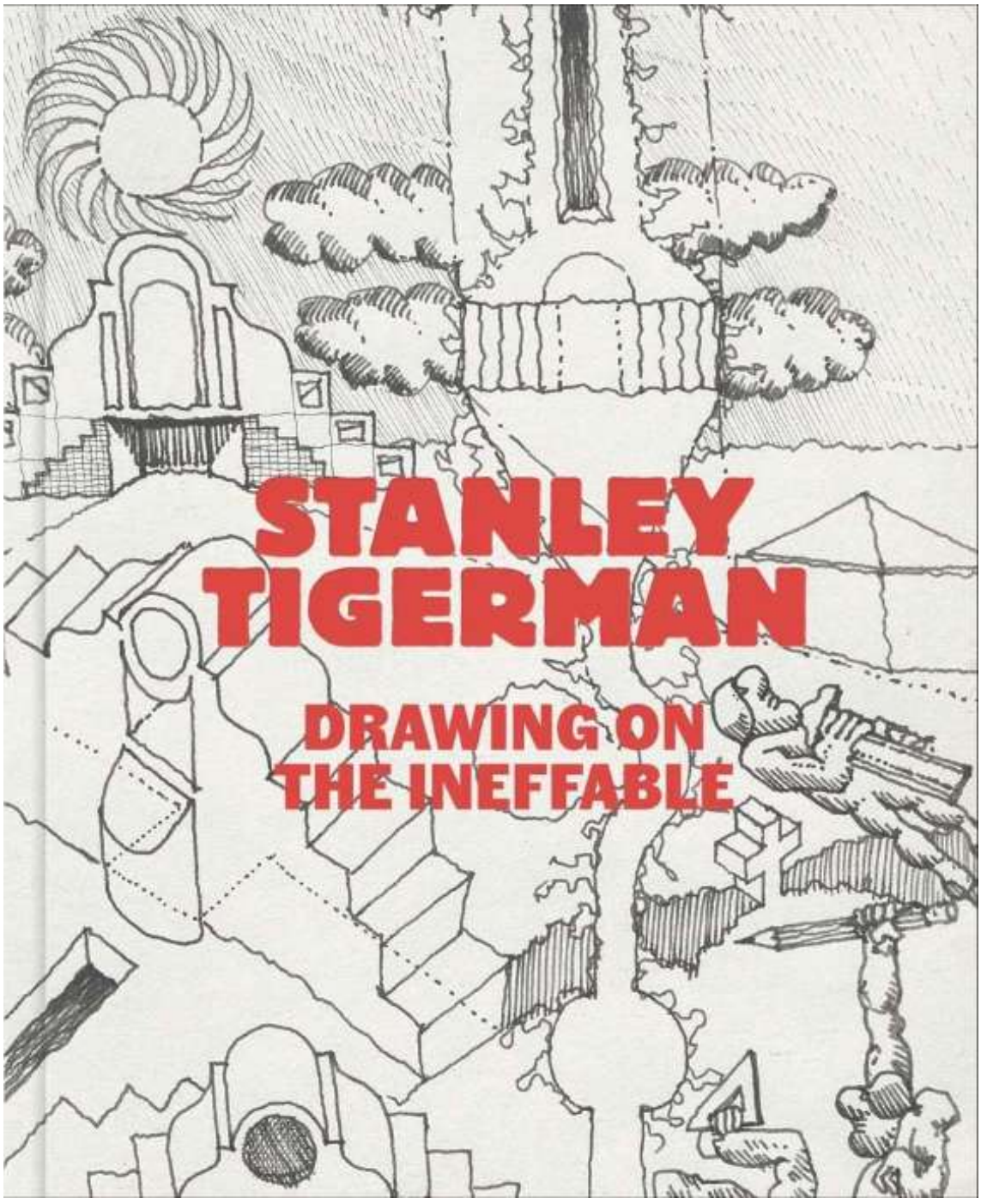
"No one did that better or with more artful affection." (Kogan, Chicago Tribune, 3/10/26)

Read the full story at Chicago Tribune

Column: Ridge Historical Society celebrates artist Jack Simmerling’s creative life, Rick Kogan, Chicago Tribune, 3/10/26

Books & Films

Stanley Tigerman: Drawing on the Ineffable
Edited by George Papamattheakis



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

"At his passing in 2019, Stanley Tigerman had been one of the city's most influential architects for almost 60 years. The Chicago native worked for Skidmore, Owings & Merrill and George Fred Keck during the 1950s before nabbing two architecture degrees in as many years from Yale's School of Architecture and then putting out his own shingle in 1962.

"A new book recently published by his alma mater, 'Stanley Tigerman: Drawing on the Ineffable,'presents drawings from every phase of his career chosen from among more than 2,000 items donated by the architect to Yale.

"For those of us who knew Stanley — and he seemed to know everybody — he could be an exasperating force of nature. But three things were never in doubt: his devotion to Chicago, his dedication to architecture and his sense of humor that extended to all things architectural and otherwise. The book captures this sensibility well.

"In the years following Ludwig Mies van der Rohe's death in 1969, large offices like Skidmore, Owings & Merrill and Perkins & Will dominated the Chicago architectural scene. But Tigerman led a small office revolution during this period, spawning a group of young practitioners including Larry Booth, Jim Nagle, Tom Beeby and Stuart Cohen who transformed architectural culture and practice in the city.

"The Anti-Cruelty Society (1982) at LaSalle and Grand was designed to encourage pet adoption by placing as many animals as possible in wide windows surrounding the domestically scaled front entrance. The now-shuttered Hard Rock Café (1985) at Clark and Ontario demonstrates Tigerman's contrarian streak by wrapping a rock 'n' roll-themed burger joint in a classical French orangery. The Lake Street Self Park (1986) at 60 E. Lake St. renders a midblock parking garage as a memorably oversized car grill. Possibly his most substantially constructed building is the Commonwealth Edison Substation (1989) at Dearborn and Ontario, another classically inspired structure that sits next to the earlier Hard Rock Café. His last years of practice were devoted to two major projects that revolved around Tigerman's long-standing social concerns: the sturdy and utilitarian Pacific Garden Mission (2007) on Canal and 14th and the iconographically freighted Illinois Holocaust Museum and Education Center (2009) in Skokie

"But Tigerman's built legacy is in peril. Despite his fame and enduring influence, none of his buildings enjoy landmark protection. The Power House in Zion has already been demolished. The Library for the Blind and the Anti-Cruelty Society have been substantially altered. The Hard Rock Café is vacant. And Archeworks, the custom-built home for the socially conscious design school he founded with Eva Maddox, is up for sale.

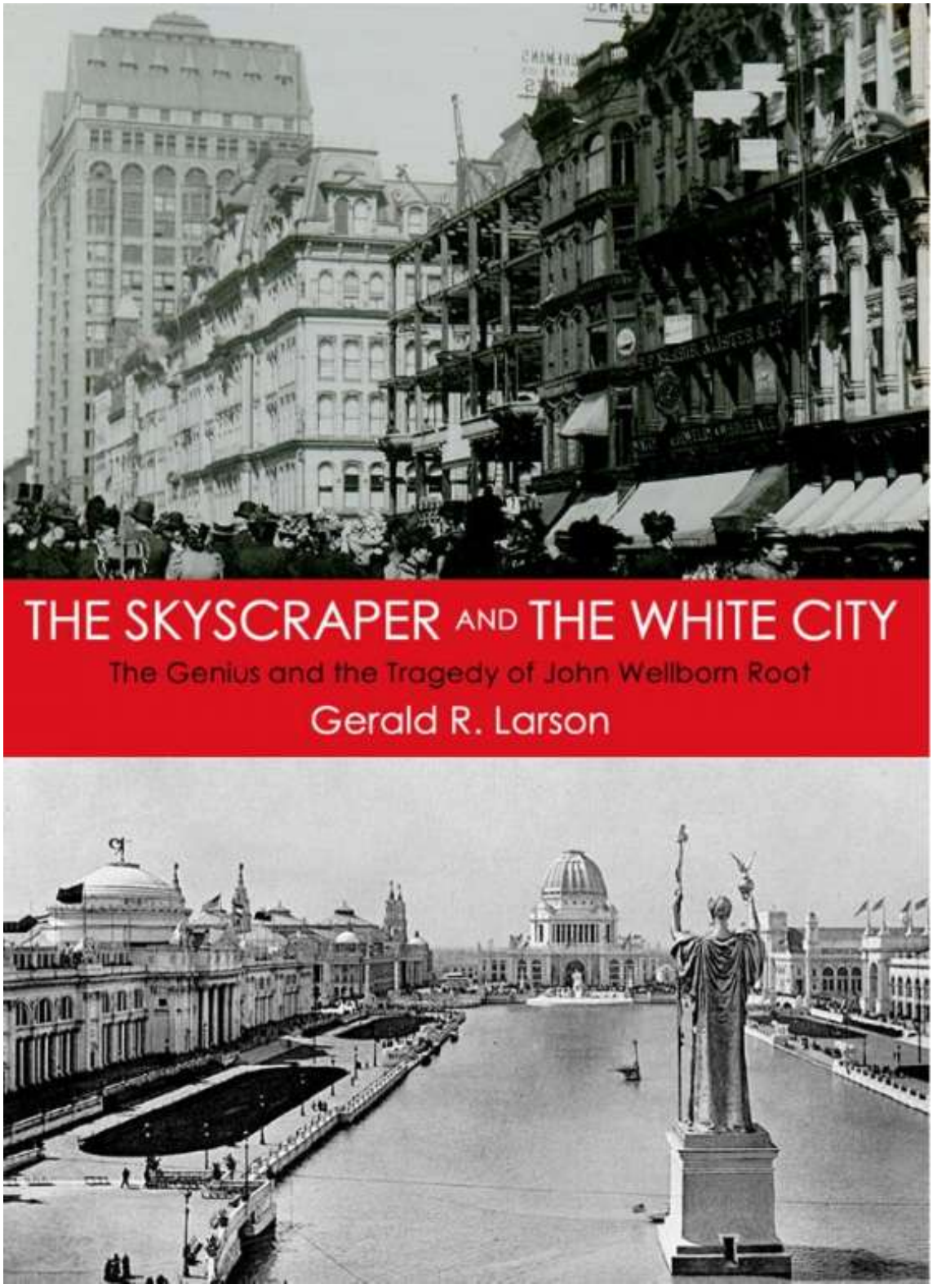
"There is a need to save and preserve as many of these structures as possible. Chicago architecture has always had just a few leading lights at any given time. In the last years of the 19th century and early years of the 20th, it was Louis Sullivan, Frank Lloyd Wright and Daniel Burnham. Mies van der Rohe arrived in the years before World War II and was widely influential through his distinctive glass and steel buildings and through his role as the director of the architecture school at the Illinois Institute of Technology. Harry Weese and Bertrand Goldberg provided formal direction after Mies van der Rohe. But for the latter decades of the 20th century and the first two of the 21st, the city's most influential architect was Tigerman. (Keegan, Chicago Tribune, 3/15/26)

Read the full story at Chicago Tribune

Edward Keegan: Stanley Tigerman's last book preserves traces of the architect, but his legacy is in peril, Edward Keegan, Chicago Tribune, 3/15/26

Stanley Tigerman: Drawing on the Ineffable, Edited by George Papamattheakis, Yale University Press, 256 Pages

The Skyscraper and The White City: The Genius and the Tragedy of John Wellborn Root
by Gerald R. Larson



The Skyscraper and The White City: The Genius and the Tragedy of John Wellborn Root by Gerald R. Larson. Image credit: The Skyscraper and The White City

"John Wellborn Root's the leading designer and theoretician among Chicago's architects during the 1880s. He designed more skyscrapers than all those designed by the city's other architects combined.

"Together with Daniel Burnham, the pair formed a perfect architectural entity: Burnham's ambition and managerial expertise complemented Root's design imagination, artistic abilities, and theoretical clarity. The pair also led the campaign of the Western Architectural Association to reform the AIA, that culminated in the consolidation of the two bodies in 1889. This experience had prepared them for the challenge of coordinating the design of the 1893 Chicago World's Columbian Exposition.

“Root's design centered around a Court of Honor, that framed the view of entering fairgoers out to the maritime liveliness in Lake Michigan, similar to how the Piazzetta San Marco does in Venice. He was also exploring how to use colored electric lights to exploit the translucency of the material planned for the buildings' construction (staff: plaster reinforced with hemp). Unfortunately, these ideas died with his premature death due to pneumonia on January 12, 1891.”

The Skyscraper and The White City: The Genius and the Tragedy of John Wellborn Root by Gerald R. Larson

Support Preservation Chicago



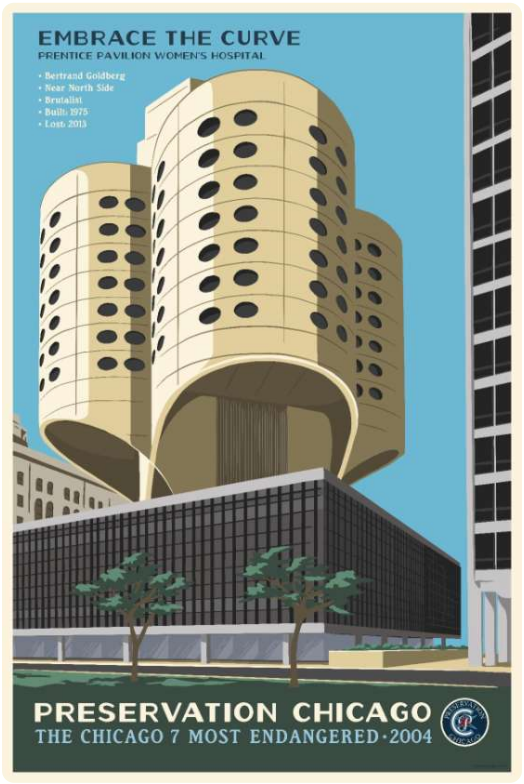
Since 2003, the “Chicago 7 Most Endangered” has sounded the alarm on imminently threatened historic buildings and public assets in Chicago to mobilize the stakeholder support necessary to save them from demolition. Image credit: Preservation Chicago
Purchase Chicago 7 posters at Preservation Chicago's Etsy webstore


"THE SPARK THAT REIGNIGHTED THE PRESERVATION MOVEMENT"
THE EFFORT TO SAVE THE CHICAGO STOCK EXCHANGE BUILDING AND TRADING ROOM
CHICAGO STOCK EXCHANGE TRADING ROOM
THE ART INSTITUTE OF CHICAGO
• Adler & Sullivan Architects, Constructed 1894
• Vinci-Kenny Architects, Reconstructed 1977
• Ill S. Michigan Avenue
• Chicago Loop
PRESERVATION CHICAGO
THE CHICAGO 7 MOST ENDANGERED · 2026

The Chicago Stock Exchange Trading Room

The Spark That Reignited the Preservation Movement ,The Chicago Stock Exchange Trading Room Poster, a Preservation Chicago 2026 Chicago 7 Most Endangered. Image credit: Preservation Chicago

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The Century and Consumers Buildings. The Century Building, 1915, Holabird & Roche, 202 S. State Street. The Consumers Building, 1913, Jenney, Mundie & Jensen, 220 S. State Street. Photo credit: Ward Miller / Preservation Chicago

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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.

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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.