

# COMMISSION ON CHICAGO LANDMARKS

Certified Local Government Annual Report for 2016



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT



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## BACKGROUND

The Commission on Chicago Landmarks, whose members are appointed by the Mayor and the City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to City Council which areas, districts, places, buildings, structures, works of art, and other similar objects within the City of Chicago should be designated as Chicago Landmarks. Landmark status provides legal protection to the significant historic and architectural features of the property.

This annual report has been prepared in fulfillment of the City's annual reporting requirement under the National Park Service's Certified Local Government Program established under the National Historic Preservation Act. The City of Chicago has been a "Certified Local Government" since 1985.

The Commission is staffed by Historic Preservation professionals in the Planning, Design, and Historic Preservation Division of the Department of Planning and Development. The larger Division leads Department-wide economic, planning, and design initiatives and a portion of Historic Preservation staff time is devoted to these efforts. Seven full-time and one part-time staff carry out the duties outlined in the Landmarks Ordinance and the Rules and Regulations of the Commission on Chicago Landmarks. This work includes, but is not limited to, landmark designations, permit review, economic incentives for landmark properties, and the demolition delay process.

## CHICAGO LANDMARK DESIGNATION

The landmark designation process begins with a preliminary vote by the Commission on Chicago Landmarks (CCL). This vote not only initiates the formal designation process, but places the review of building permits for the proposed landmark under the jurisdiction of the Commission unless there is a final denial action by the Commission or City Council.

In 2016, eleven proposed landmark designations were considered by the Commission, with ten of these approved by the City Council. For the remaining designation, the Commission has made a final recommendation for approval and it will be introduced to City Council in January 2017.

### LANDMARKS DESIGNATED BY CITY COUNCIL IN 2016:

#### Marina City

##### Ward 42

300 North State Street

*Designated February 2, 2016*

Characterized by twin, sixty-story, corn-cob-shaped high-rises, the residential, entertainment, retail, and marina complex on the Chicago River between State and Dearborn Streets is considered an icon of Chicago architecture and a model for urban renewal. Marina City introduced new ideas about distinctive form and novel engineering into the design of a dense, multi-building complex when it was completed in 1967. Designed by architect Bertrand Goldberg in a modern, Expressionist style, the five-building development represents one of the most ambitious efforts to revitalize the

center of a major American city by attempting to lure residents downtown during the postwar exodus to the suburbs.

Marina City pioneered the "city within a city" design concept because of on-site amenities that included a theater, an office tower, a two-story, commercial building, various entertainment and retail outlets, parking, and boat slips. Its residential towers remain among the most recognizable structures in Chicago.



Marina City, ca. 1965



Marina City, 2016

## Stone Temple Baptist Church Building

(Former First Roumanian Congregation, also known as Anshe Roumania)

Ward 24

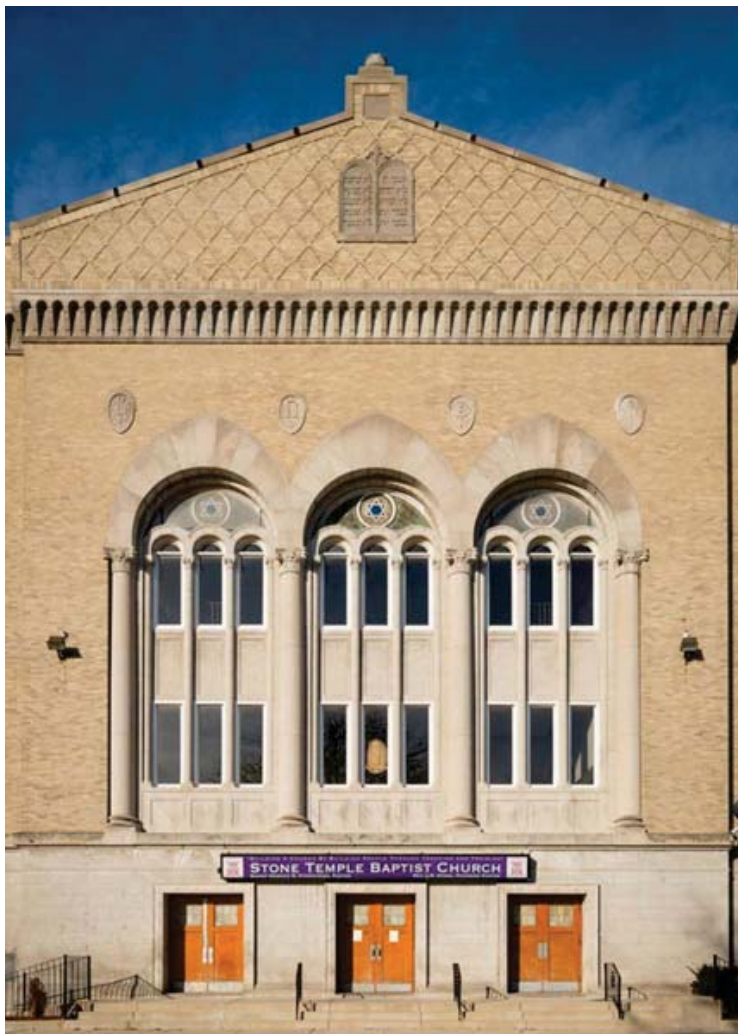
3622 West Douglas Boulevard

*Designated June 22, 2016*

Stone Temple Baptist Church was constructed in 1926 as a synagogue for Jewish immigrants fleeing antisemitism in Romania. In 1954, the congregation sold the building to Baptist worshipers led by the Rev. James Marcellus Stone. Upon invitation from Rev. Stone, Dr. Martin Luther King, Jr. addressed his congregation on several occasions in the late 1950s and early 1960s. Dr. King used Chicago as a base for his civil rights efforts in the North while also fighting for fair housing laws that led to the passage of the 1968 Fair Housing Act.



*Dr. Martin Luther King, Jr., at Stone Temple Baptist Church*



*Stone Temple Baptist Church, south elevation*

**West Burton Place District**

**Ward 27**

143-161 West Burton Place; and  
150-160 West Burton Place

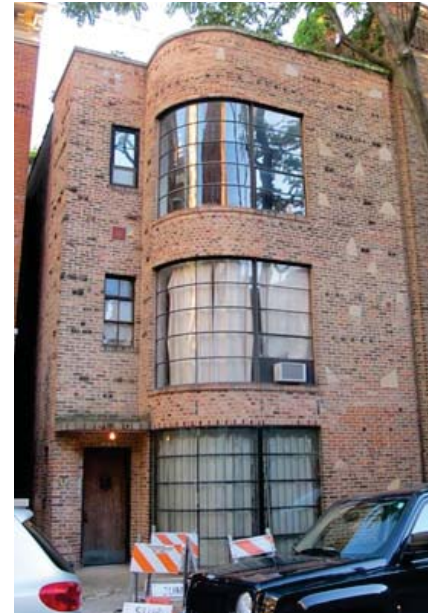
*Designated June 22, 2016*

The West Burton Place District includes twelve buildings and five coach houses on West Burton Place between LaSalle and Wells Streets. Built in the late 1800s as rooming houses, the homes were remodeled in the late 1920s through the 1940s into a unique cluster of artist dwellings. Led by artists Edgar Miller and Sol Kogen, the remodeling work attracted other architects and craftsmen who achieved national and international fame, including Boris Anisfeld, Mark Tobey, Jesus Torres, and John W. Norton.

The structures retain most of the characteristics that define their historic significance. Features of note are their decorative metal and carved wood doors, a variety of terra cotta, stained and painted art glass, stone and tile ornaments, courtyard gardens, and Art Deco and modern designs.



143 and 145 West Burton Place



151 West Burton Place



152 West Burton Place



West Burton Place District , 143 - 147 West Burton Place

## Commercial National Bank Building

Ward 42

125 South Clark Street

*Designated June 22, 2016*

Designed by D. H. Burnham & Co., the eighteen-story structure is an early example of the Classical Revival architectural style with a tripartite configuration that was standard for tall commercial buildings of the time. The firm was headed by Daniel H. Burnham, one of Chicago's most nationally prominent architects during the late nineteenth and early twentieth centuries.



*Commercial National Bank Building, ca. 1907 postcard*



*Commercial National Bank Building, west elevation*

## John Lothrop Motley School

Ward 27

739 North Ada Street

*Designated November 16, 2016*

The four-story, brick and limestone Motley school building exemplifies late nineteenth-century school design ideals with large windows and high ceilings that provided airy and well-lighted classrooms. Designed by the Board of Education's in-house architect John J. Flanders with an addition by Norman Smith Patton in 1898, the 1884 structure combines historic Chicago school architecture with Renaissance Revival- and Italianate-style decorative details, including an original pressed metal cornice.



*Window hood detail*



*Motley School*

**Lakeview Avenue Row House District**

**Ward 43**

2700-2710 North Lakeview Avenue

*Designated November 16, 2016*

Constructed between 1915 and 1917 in the Georgian style and modeled after late eighteenth-century London townhouses, the four-story homes were designed by Henry Corwith Dangler and David Adler. The residences were built for a group of the architects' friends who were artists and notable figures in Chicago society. The homes retain most of their significant details including carved limestone, wrought-iron fences, cast-iron columns, balconies with decorative iron railings, and carved wood porches.



*Typical entry detail*



*Lakeview Row House District*



*Typical facade details*

**Graeme Stewart Elementary School**

**Ward 46**

4505-4545 North Kenmore Avenue

*Designated November 16, 2016*

The former Stewart School building in Uptown was designed by progressive architect Dwight Perkins and completed in 1907. The red brick and gray limestone trim building serves as a fine example of an early transitional Prairie Style building that echoes nineteenth-century Revival styles with a pitched roof and wide, bracketed, copper-clad eaves. The school is named for businessman and civic leader Graeme Stewart.



*Window detail*



*Stewart School, west elevation*



## Plymouth Building

### Ward 4

417 South Dearborn Street

*Designated November 16, 2016*

This 117-year-old South Loop commercial loft building was designed by Simeon B. Eisendrath and completed in 1899. The design combines fine detailing and craftsmanship that exemplifies the revolution in high-rise design that occurred in Chicago in the last two decades of the nineteenth century.



*Plymouth Building, ca. 1945*



*Plymouth Building, 2016*

## Elizabeth Palmer Peabody School

### Ward 2

1438-1454 West Augusta Boulevard

*Designated November 16, 2016*



*Entrance arch*

The former Peabody school building in West Town reflects Romanesque and Queen Anne styles with progressive visual Arts and Craft elements. The school's exterior materials include finely detailed and crafted ornament in stone, molded brick, and terra cotta, trimmed with a pressed metal cornice. Constructed in 1894 and designed by architect W. August Fiedler, the school contains several elements influenced by the work of Louis H. Sullivan, including its stone arch entrances. It is named for educator Elizabeth Palmer Peabody, a noted advocate for early childhood education.



*Peabody School, south elevation*

## Uptown Square District

### Ward 46

Concentrated on North Broadway between Lawrence and Wilson Avenues; and along Lawrence Avenue between Broadway and Sheridan Road.

*Designated December 14, 2016*

Characterized by highly stylized, mixed-use buildings and performance spaces, the area is considered one of the best surviving commercial and entertainment districts developed in Chicago in the early part of the twentieth century. Most of the contributing structures are clad or detailed in terra cotta in a range of historic architectural styles including Art Deco, Venetian Gothic, and Spanish Baroque Revival. Their architects include Marshall and Fox, Rapp and Rapp, John Ebersson, J.E.O. Pridemore, Walter Ahlschlager, and Huszagh and Hill. Notable buildings within the district include the McJunkin Building, Riviera Theater, Aragon Ballroom, and Green Mill Gardens.

*As of December 31, 2016, one designation is pending approval by City Council:*

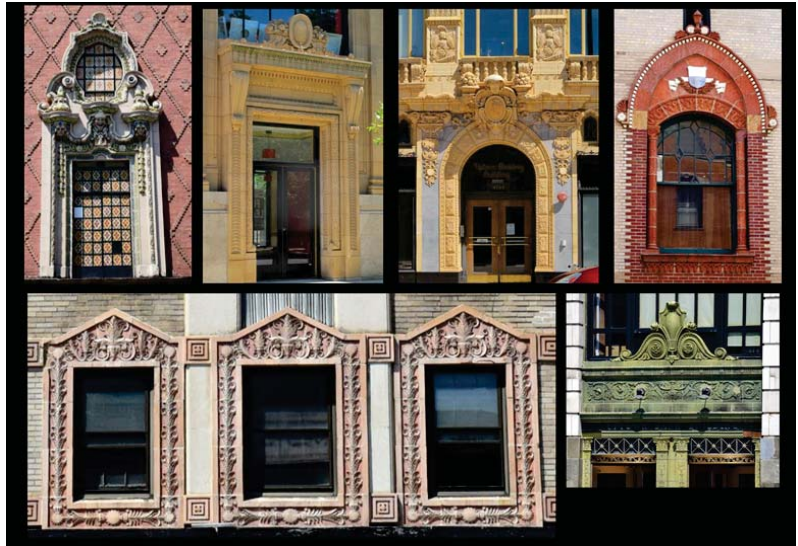
### Essex Inn

#### Ward 4

800 South Michigan Avenue

*Introduced to City Council January 25, 2017*

The Essex Inn was constructed in 1961 and reflects the transformation of South Michigan Avenue in the years following World War II. Building on the Avenue in the 1950s and 1960s was fueled by improvements in infrastructure including the expansion of Lake Shore Drive and the growing interstate network.



*Terra Cotta detailing throughout Uptown Square District*



*Aragon Ballroom, Uptown Square District*



*Uptown Broadway Building, Uptown Square District, 1926.*

These developments went hand-in-hand with new and renovated hotel and office buildings along South Michigan Avenue and helped usher in the age of International Style architecture in Chicago.

## PERMIT REVIEW FOR CHICAGO LANDMARKS

The Commission reviews permit applications for designated landmark properties and, upon a preliminary landmark recommendation initiating the consideration process, permit applications for work on proposed landmark properties. Prior to the issuance of permits by the City, the Commission must approve proposed construction projects as part of the review process. The Commission urges applicants to discuss proposed changes prior to seeking permits, and often reviews proposals on a preliminary, "pre-permit" basis.

The Permit Review Committee (PRC), comprised of five Commission members, typically reviews design policy issues and pre-permit applications for major projects such as new infill construction, significant alterations, construction of visible additions, and demolitions. The PRC meets once per month. Historic Preservation staff review all other applications on behalf of the Commission.

- In 2016, the Commission reviewed 2,428 permit applications and performed 2,773 reviews in total.
- The number of permits reviewed in 2016 was 38 less than in 2015.
- The average number of days to issue an approval or correction was 1.4 days.
- No permit applications were denied.
- The PRC reviewed 57 projects in 2016; 52 projects were reviewed in 2015.

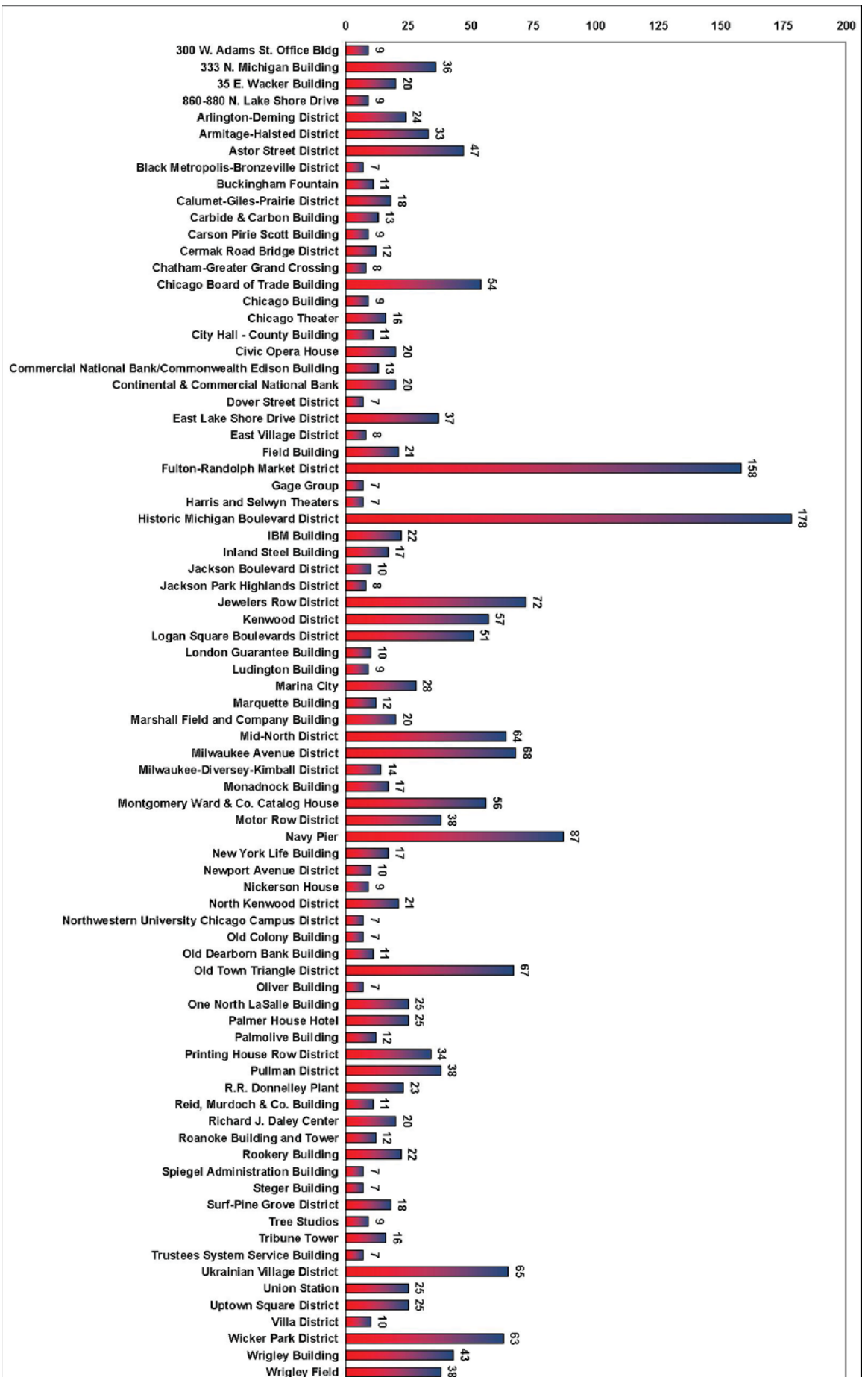
(For a breakdown of permits by district/landmark, please see the bar graph on the next page.)

Phase two and three of the expansion of Wrigley Field continued in 2016 with the restoration of the historic marquee, structural repairs to the grandstands, restoration of the exterior wall, and relocation of the bullpens. The Five-year Master Plan and Master Sign Plan, as approved by the CCL and updated, guide this multi-phase renovation. Historic Preservation staff conduct frequent site visits and monitor this important project on behalf of the Commission. In 2016, the PRC reviewed the marquee restoration work and the expansion of two openings for the bullpens in the outfield wall.



*Marquee, Wrigley Field*

## Total Number of Approvals by District / Landmark (for seven or more permits approved in the 2016 calendar year)



## MONITORING AND STEWARDSHIP

At the close of 2016, Historic Preservation staff continued to monitor approximately fifty active court cases. The City's Department of Law initiates cases against owners of historic properties for violations of the City's building and other codes.

The administrative hearing process is also used to enforce building code violations. Historic Preservation staff work with the Department of Buildings, Department of Law, and owners to address violations and propose possible alternatives to demolition.

An area of continued effort is the north part of the Pullman District. Approximately forty-eight properties were found to be vacant, open and/or in need of maintenance by a survey of Historic Preservation staff. Staff continue to work with the Department of Planning and Development's Housing Preservation Division, the City's Law Department, and Chicago Neighborhood Initiatives to stabilize and rehabilitate these troubled properties.

## ECONOMIC INCENTIVES FOR LANDMARKS

The City of Chicago promotes the use of local, state, and federal preservation incentives, as well as other available City development incentives (e.g. Tax Increment Financing [TIF], facade rebate program, etc.), to assist in the preservation of the City's landmark buildings and other historic properties.

## CLASS L PROPERTY TAX INCENTIVE

A special property tax assessment classification for landmark rehabilitation was developed by the City of Chicago along with the Cook County Assessors' Office and approved by the Cook County Board in 1998.

The Class L incentive reduces the tax assessment level over a twelve-year period for commercial and industrial buildings designated as local landmarks provided their owners invest at least half of the building's value in an approved rehabilitation program. The Class L incentive was expanded in 2002 to include buildings used for multi-family rental (seven units or more) and certain not-for-profit-owned, income-producing properties. Individually designated buildings and contributing buildings in landmark districts are both eligible for the Class L incentive.

Granting a Class L incentive for a building begins with review of the proposed scope of work and budget by the Commission to determine if the proposal meets the minimum investment threshold and the standards and guidelines for rehabilitation of historic buildings. The Commission then recommends that City Council approve an ordinance for the proposed project. Once the ordinance is passed, project work can begin. Certification is the final step of the Class L incentive process and occurs when the Commission reviews the project to determine if the proposed scope of work has been substantially completed according to the approved Class L budget.

In 2016 the Commission recommended that three building projects receive the Class L incentive. All three projects were subsequently approved by City Council.

## 2016 CLASS L ORDINANCES

The City Council adopted Class L Ordinances for the following properties in 2016, one of which had been recommended in 2015:

### Commercial National Bank Building

#### Ward 42

125 South Clark Street

This project is an exterior and interior rehabilitation of this eighteen-story Loop office building with restaurants and retail uses at grade and office space on the upper floors. The exterior scope of work includes masonry cleaning, masonry repairs, replacement of all incompatible non-historic stone on the Adams Street façade with GFRC units to match the original terra cotta, repair of cast iron window surrounds, and installation of an outdoor patio on the sixth floor roof. Interior work includes new common hallways, toilet rooms, office spaces on the upper floors, and the updating of first-floor lobbies. The applicant will also be updating the mechanical, electrical, and plumbing systems, and installing a fire sprinkler system.

- Amount invested by the applicant: \$60,612,655 (including acquisition cost)
- Other financing: 20% Federal Tax Credit
- Estimated completion date: December 2018
- Employment: 135 temporary jobs; 90 new permanent jobs

## Fulton-Randolph Market District Projects (Multiple)

### 1000 West Randolph Street

#### Ward 27

The project consists of rehabilitation of the two-story, corner building for commercial use. The exterior work includes masonry repairs and cleaning of the two primary facades. The storefronts are proposed to be repaired and/or replaced to match the original configuration. New double-hung windows are proposed to replace glass block windows on the second floor. A new, vegetative, 'green' roof is proposed and interior work includes two new exit stairs, a new elevator, and all new mechanical, electrical, plumbing, and fire protection systems.

- Amount invested by the applicant: \$2,061,000 (excluding acquisition cost)
- Estimated completion date: May 2017
- Employment: 9 temporary jobs; 55-60 new permanent jobs

### 312 North Carpenter Street

#### Ward 27

The project rehabilitates this three-story building for commercial use. The exterior work includes masonry repairs/replacement as needed on all elevations plus cleaning of the Carpenter façade. New storefronts and windows are proposed to be installed on the front façade and historic cast iron elements will be repaired or replaced as needed to match historic profiles and details. The project also includes a new, three-story, rear addition, a rooftop deck, and a new, vegetative, 'green' roof. The interior scope of work includes structural repairs, new stairs, a new elevator, all new sprinkler, electrical, plumbing, and fire protection systems, and a new

mechanical system to exceed ASHRAE 90.1-2004 by fourteen percent.

The project is designed to follow Leadership in Energy and Environmental Design (LEED)-certified guidelines.

- Amount invested by the applicant: \$9,239,187 (including acquisition cost)
- Estimated completion date: March 2017
- Employment: 50 temporary jobs; 85 new permanent jobs

### 912-924 West Randolph Street, 151-185 North Sangamon Street, 913-925 West Lake Street

#### Ward 27

This project is an extensive exterior and interior rehabilitation of multiple two- to four-story former office and meatpacking buildings for retail and office uses. The exterior work includes restoration of historic window openings and installation of new windows, installation of new storefronts, masonry cleaning and repairs including rebuilding of parapets as necessary, and removal of exterior paint at 912 West Randolph Street. The interior spaces will be reconfigured for new retail and office tenant spaces, public lobbies, and egress corridors. The scope of work also includes all new sprinkler, electrical, plumbing, and fire protection systems, and a new mechanical system to exceed ASHRAE 90.1-2004 by fourteen percent.

- Amount invested by the applicant: \$54,348,468 (including acquisition cost)
- Estimated completion date: December 2017
- Employment: 100 temporary jobs; 400 new permanent jobs

## CLASS L PROPERTY CERTIFICATIONS - COMPLETED PROJECTS

In 2016, the Commission reviewed and issued final certifications for the rehabilitation of three properties:

### Chicago Athletic Association Building (Historic Michigan Boulevard District)

#### Ward 42

12 South Michigan Avenue/71 East Madison Street

The extensive exterior and interior rehabilitation project converted this former private club building into a new, 241-room hotel with restaurants, bars, retail spaces, ballrooms, game room, and fitness room. The exterior work included masonry repairs and cleaning of the Michigan Avenue and Madison Street facades, restoration of the leaded-glass windows, window replacements to match historic configurations, new entrance doors and storefronts, two new canopies similar to the original designs, installation of a vegetative, 'green' roof, construction of a one-story, rooftop addition at the twelfth floor, and architectural accent lighting.

The interior scope of work included restoration of the main lobby, the marble pool area and foyer, the open stairs from floors 1-3, the second-floor cathedral lounge, and the eighth-floor dining room. The interior rehabilitation project also included hotel room build-out, elevator modernization, new exit stairs, structural repairs and reinforcement due to increased loads, and all new fire protection, HVAC, plumbing, and electrical systems. Due to all of the energy efficient upgrades, the building's energy performance now exceeds ASHRAE-90.1/2004 by at least fourteen percent.



Chicago Athletic Association, east elevation



Chicago Athletic Association, second-floor lobby

- Investment: \$137,937,130 (approx. includes acquisition cost)
- Other financing: 20% Federal Tax Credit
- Employment: 300 temporary jobs; 450 new permanent jobs

## Three Arts Club

### Ward 2

1300 North Dearborn Street

The vacant woman's club building was rehabilitated into a high-quality retail/restaurant space occupied and operated as a Restoration Hardware gallery. The exterior work included extensive masonry repair/replacement; cleaning of all elevations and tuck-pointing as needed; removal of non-historic fire escapes; repair of historic basement and first-floor windows and doors; replacement of windows at floors 2-4; installation of a new, ADA accessible entry on the north elevation; replacement of the existing courtyard fountain with a replication; a new glass and steel skylight over the courtyard; a new, one-story, rooftop addition and trellis; and installation of new, vegetative, 'green' roofs.

The interior of the building was rehabilitated to accommodate approximately 50,000 square feet of gallery space with vignettes configured to showcase furnishings for living rooms, dining rooms, kitchens, and bathrooms, and a limited-service café in the first-floor courtyard. The historic, arched soffits, flooring, concrete fountain, and the decorative wall and ceiling finishes and stencils in the first-floor dining room were repaired and restored. Eight historic light fixtures were repaired and reinstalled on the first floor. Interior work also included the installation of new elevators, modification of existing stairs to meet code, installation of new toilet rooms, and replacement of mechanical, electrical, plumbing, and sprinkler systems and life safety features.

- Investment: \$34,988,826 (excluding acquisition cost)
- Employment: 236 temporary jobs; 141 new permanent jobs



*Three Arts Club, southeast corner*



*Restoration Hardware "Maisonry" (formerly the Three Arts Club tea room)*



# Polish National Alliance Building

## Ward 2

1514-1520 West Division Street

The owner rehabilitated the building to house the headquarters for Studio Gang Architects. A portion of the building located on the basement level will be leased for restaurant or retail purposes. The exterior scope of work included spot masonry repair and cleaning, tuck-pointing, repair/rebuilding of masonry parapets, removal of all exterior signage, window replacement to match historic configuration on street facades, repair/replacement as necessary and re-coating of decorative metal and spandrel panels, architectural accent lighting, and a new, one-story, rooftop addition, deck, and vegetative, 'green' roof.

The interior scope of work included restoration of the main lobby stair, installation of a new elevator, demolition of obsolete interior construction, rehabilitation for owner's offices, and replacement of all HVAC and MEP services.

- Investment: \$8,074,362 (including acquisition cost)
- Employment: 48 temporary jobs; 16 permanent jobs



*Polish National Alliance Building, south elevation*



*Rendering of Green Roof, Polish National Alliance Building*

## PERMIT FEE WAIVERS

On February 26, 1997, the City Council passed legislation to enable owners of landmark properties to apply for a waiver of Chicago building permit fees. Three permit fee waivers were approved for landmark properties in 2016 compared with sixteen in 2015. See table (right) for details.

## HISTORIC PRESERVATION PLANNING

In 2015, the Pullman Landmark District was designated as the City's first National Monument. A tremendous group effort, City staff continue to work with the National Park Service, the Illinois Historic Preservation Agency, and the National Parks Conservation Association to improve the district including access and development.

The National Parks Conservation Association, with the City of Chicago, was awarded a Chicago Metropolitan Area Planning Grant to develop a transportation plan for Pullman and Roseland to accommodate visitors to the park. The plan is expected to be completed in early 2017. Planning, Design and Historic Preservation Division staff are part of a working group with the National Park Service and the Illinois Historic Preservation Agency which meets regularly to plan the future visitor center site. The first step will require the National Park Service to draft and complete a required Environmental Assessment which will include a public review process. The site will also require environmental remediation which will be led by the Illinois Environmental Protection Agency. Both the Environmental Assessment and environmental remediation are expected to be completed in 2017.

In February the Division analyzed a list of 1,200 properties scheduled for fast-track demolition by the

Project Address	Landmark District	Ward	Owner Savings
2047 West Thomas Street	Ukrainian Village	2	\$350
5940 North Sheridan Avenue	Colvin House	48	\$12,000
11307 South St. Lawrence Avenue	Pullman	9	\$175
<b>Total for 2016:</b>			<b>\$12,525</b>

Department of Buildings. Staff used the Chicago Historic Resources Survey and other planning data points to create a list of approximately fifty properties with the highest potential and value for redevelopment. This list was shared with the Department's Housing Bureau for reference in programs targeted at making the properties available for local community development corporations.

Historic Preservation staff in partnership with a consultant completed a Post-World War II Context Statement for Historic Michigan Boulevard. The Boulevard was designated as a Chicago landmark district in 2000. At that time, the period of significance for the district was identified as 1880 to 1930 when the majority of the district's buildings were constructed. After World War II construction and historic development in the district resumed. With the passage of time it was good practice to examine and assess the development and history of the district from 1930 to 1972. As a preservation planning tool, the context statement provides a narrative of the landmark district's history in the post-war era, and identified three buildings associated with the history that may be eligible for designation as Chicago Landmarks.

Designation reports for these buildings will be easier to prepare as they "plug in" to the context statement. Of these three buildings, the Essex Inn (1961, A. Epstein & Sons) at 800 South Michigan Avenue is pending designation by City Council. The second of the three buildings, Johnson Publishing Company (1972, John W. Moutoussamy, of Dubin, Dubin,

Black & Moutoussamy) at 820 South Michigan Avenue, is anticipated to begin the landmark designation process in 2017.

As was noted in last year's annual report, the Planning, Design, and Historic Preservation Division remains a consulting party in Federal Section 106 reviews for the proposed redevelopment of the Julia C. Lathrop Homes Chicago Housing Authority complex. The Division will continue in that role as these projects move forward. As a consulting party to the I-290 Eisenhower Expressway EIS Section 106 review process, Historic Preservation staff provided comments identifying the 'orange'-rated properties located within the Area of Potential Effects boundary. The Division's overall objective with these projects is to ensure that the resources remain listed or eligible for listing on the National Register so that their redevelopment can leverage the Federal Rehabilitation Tax Credit for historic buildings.

## DEMOLITION DELAY ORDINANCE

Conducted from 1983-1995, and published in 1996, the Chicago Historic Resources Survey (CHRS) identified more than 17,000 properties throughout the city that were considered to have potential architectural and historical importance. This information is available at City libraries and research institutions, as well as on the Chicago Landmarks website. The two highest survey ratings (“red” and “orange”) are also mapped as a GIS layer on the city’s online Zoning Map.

In 2003, the City Council passed an amendment to the Chicago Building Code to establish a delay of up to ninety days for the issuance of any demolition permits for certain historically significant buildings identified in the CHRS (those rated as “red” or “orange”). The delay allows DPD to explore options, as appropriate, to preserve the structures, including possible landmark designation.

In 2016, some 1,260 applications were reviewed with a total of thirty-three permit applications involving partial or full demolition triggering review by DPD under the provisions of the Demolition Delay Ordinance (thirty-six applications were reviewed in 2015). Two of the applications were withdrawn. The majority of the demolition applications were for neighborhood residential buildings including worker’s cottages, single-family residences, flats, and apartment buildings.

While we can report on demolition applications which triggered the Demolition Delay Ordinance in 2016, it is impossible to measure how often the Ordinance deterred property owners, or potential purchasers of property, from considering demolition as an option for real estate development.

## NATIONAL REGISTER NOMINATIONS

During 2016, the Commission reviewed eight Chicago nominations to the National Register of Historic Places:

- Third Church of Christ, Scientist/ Metropolitan Missionary Baptist Church – 2151 West Washington Boulevard (Ward 27)
- Ebenezer Missionary Baptist Church – 4501 South Vincennes Avenue (Ward 3)
- Congress Theater – 2117-2139 North Milwaukee Avenue (Ward 1)
- Anthony Overton School – 221 East 49th Street (Ward 3)
- United States Custom House – 610 South Canal Street (Ward 25)
- Brainerd Bungalow Historic District – Roughly bounded by 89th Street (North), South May Street (East), 95th Street (South), South Loomis Street (West) (Ward 21)
- Carling Hotel – 1512 North LaSalle Street (Ward 27)
- Residential Hotels of Chicago, 1910-1930 – Multiple Property Document (Multiple Wards)

These projects were reviewed at the May and October meetings of the Commission’s Program Committee. The full Commission subsequently voted to recommend National Register listing for all of the nominations. As of December 31, 2016, five of the recommended nominations were listed by the Keeper of the National Register.

## PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION 106 REVIEW

In 2016 the Historic Preservation Division reviewed sixty-six projects pursuant to the Section 106 review process and the City’s Certified Local Government status compared to 421 projects in 2015. The lower number of reviews in 2016 is the result of streamlining measures put in place in March 2015. Since 2009, Historic Preservation staff have participated in Section 106 reviews of programs funded through the Community Development Block Grant program of the Department of Housing and Urban Development and the Neighborhood Stabilization Program funded through the Housing and Economic Development Recovery Act of 2008 (aka, stimulus funds). These programs are administered by 2FM which prepared a checklist for properties impacted by its federally-funded programs to determine if the properties were historic resources.

These checklists were then sent to the City’s Historic Preservation Division for verification. Over the years 2FM and its consultants’ determinations of whether buildings were historic were consistently accurate. Therefore, on March 12, 2015, the Division, in cooperation with 2FM and with the agreement of the Illinois Historic Preservation Agency, streamlined the process so that the Division would only verify checklists 2FM determined were for historic resources. The streamlined process has been beneficial to the Division and 2FM as well as reducing overall review time for applicants and City sister agency projects.

The Division also coordinates with other City departments and agencies, including the Chicago Department of Transportation, the Chicago Transit Authority, the Chicago Housing Authority, and the Illinois Historic Preservation Agency, on City projects triggering Federal Section 106 and State Section 107 reviews.

## PUBLIC OUTREACH & OTHER ACTIVITIES

During the year Historic Preservation staff assisted the public with over 10,000 information requests, including questions on Chicago history and architecture, individual house histories, permit review, the Chicago Historic Resources Survey, economic incentives, technical assistance, and local and National Register designations. The public also uses the Commission's website, library, and photo collection. Historic Preservation staff answer inquiries by phone, e-mail, and in person.

Historic Preservation staff attended several meetings, conferences, and training sessions in 2016, including participating as speakers, panelists, moderators, and committee members.

These activities included:

- American Institute of Architects lecture (Speaker)
- Art Design Chicago: Public Programs Planning
- Association for Preservation Technology State-of-the-Art Masonry Cleaning Workshop
- The Chicago Tradition in Architecture: Inspiration or Artifact Symposium organized by the Driehaus Foundation
- Landmarks Illinois events
- National Public Housing Museum planning workshop
- Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design (Jury Advisor)
- School of the Art Institute lectures
- Tax Act Reviewers' Workshop in Washington, D.C.

## COMMISSION MEMBERS & MEETINGS

Members of the Commission on Chicago Landmarks for 2016 were:

- Rafael M. Leon, Chairman (Reappointed 9.24.15, to serve through 3.11.19)
- James Houlihan, Vice Chairman (Reappointed 9.24.15, to serve through 3.11.19)
- David L. Reifman, Secretary, Ex-Officio Member as Commissioner of DPD (Appointed 10.28.15)
- Gabriel Ignacio Dziekiewicz (Appointed 9.24.15, to serve through 3.11.19)
- Juan Gabriel Moreno (Appointed 9.24.15, to serve through 3.11.19)
- Carmen Rossi (Appointed 9.24.15, to serve through 3.11.19)
- Mary Ann Smith (Reappointed 9.24.15, to serve through 3.11.19)
- Richard Tolliver, Program Committee Chair (Reappointed 9.24.15, to serve through 3.11.19)
- Ernest Wong, Permit Review Committee Chair (Reappointed 9.24.15, to serve through 3.11.19)

The Commission meets the first Thursday of every month. The list of meeting attendance follows:

January 7: Leon, Houlihan, Reifman, Moreno, Rossi, Smith, Wong

February 4: Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Tolliver, Wong

March 3: Leon, Reifman, Dziekiewicz, Moreno, Rossi, Smith, Tolliver, Wong

April 7: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Tolliver, Wong

May 5: Leon, Houlihan, Reifman, Rossi, Smith, Tolliver

June 2: Leon, Houlihan, Reifman, Dziekiewicz, Wong

July 7: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Tolliver, Wong

August 4: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Tolliver, Wong

September 1: Leon, Reifman, Dziekiewicz, Moreno, Rossi

October 6: Houlihan, Reifman, Dziekiewicz, Rossi, Tolliver, Wong

November 3: Leon, Houlihan, Reifman, Dziekiewicz, Rossi, Tolliver, Wong

December 1: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Tolliver

In 2016, the Commission operated with the following committees:

Program Committee (Richard Tolliver, Chair): The Commission's Program Committee reviews public suggestions generally two times a year and forwards them to DPD for further review and consideration. It also meets as needed to review nominations to the National Register of Historic Places as part of the City's Certified Local Government responsibilities.

Permit Review Committee (Ernest Wong, Chair): The Commission's Permit Review Committee reviews pre-permit proposals and permit applications for work on designated and proposed landmark buildings to assure compliance with preservation standards. This committee meets monthly.

Respectfully submitted,



Rafael M. Leon  
Chairman, Commission on Chicago Landmarks

*PREPARED BY:*

*CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT  
PLANNING, DESIGN AND HISTORIC PRESERVATION DIVISION*

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# CHICAGO LANDMARKS



## 2016 PRESERVATION EXCELLENCE AWARDS

### Welcome 2016 Preservation Excellence Award Winners

In its seventeenth year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks for designated Chicago Landmarks, properties within Chicago Landmark Districts, and other projects that promote Chicago's architectural history. These awards are to recognize and acknowledge the critical role property owners, businesses, and citizens play in the preservation of the city's historic and cultural heritage.

Selected by the Commission's Permit Review Committee, this year's projects represent a great cross-section drawn from throughout the city.





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2016 PRESERVATION EXCELLENCE AWARDS

# CHICAGO LANDMARKS



## 2016 PRESERVATION EXCELLENCE AWARDS

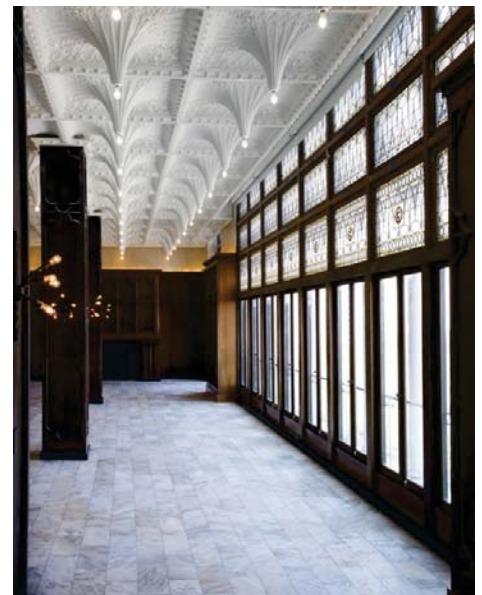
### 12 South Michigan Avenue Chicago Athletic Association, Historic Michigan Boulevard District Rehabilitation

Recipient: AJ Capital Partners

The Chicago Athletic Association building is comprised of an 11-story portion facing Michigan Boulevard designed by architect Henry Ives Cobb and an 19-story portion facing Madison Avenue designed by Richard E. Schmidt Jr. The Michigan Avenue's design is strongly reminiscent of the Doges Palace in Venice and its façade incorporates pointed arches, colonnades, stylized carvings, and quatrefoil windows to give the building a distinctive identity. The private club served as a center for athletic, social, and cultural events for more than a century before becoming vacant in 2007. AJ Capital Partners purchased the property and undertook an extensive exterior and interior rehabilitation to create a new and vibrant hotel. The scope of work included significant masonry repairs and cleaning, window restoration and replacement, new storefronts for retail uses, and two new canopies which recreated the historic canopies. The project also included a new 1-story rooftop addition and rooftop deck for restaurant use, and a vegetative "green" roof. The owner also undertook extensive restoration of several historic interior spaces: the main lobby, the pool room, the marble foyer, the second floor lounge, and the 8<sup>th</sup> floor ballroom. By exposing and repairing the original floors, installing new light fixtures to match the historic design, and recreating missing features such as the dramatic plaster ceiling in the ballroom, these interior spaces have been returned to their original splendor. This once vacant building is now filled with activity at all hours of the day and night. The building owner received the Class L Property Tax Incentive and utilized the 20% Federal Rehabilitation Tax Credit. The Historic Michigan Boulevard District was designated a Chicago Landmark on March 27, 2002.



historic



after photos courtesy of Brad Pogatz



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## 2016 PRESERVATION EXCELLENCE AWARDS

### 2760-2776 North Milwaukee Avenue Milwaukee-Diversey-Kimball District Rehabilitation

Recipient: Fox Chicago LLC

The six-corner intersection at Milwaukee Avenue, Diversey Parkway and Kimball Avenue was developed as an important commercial corridor to the surrounding residential neighborhoods. The district includes seven buildings that exemplify a handsome collection of Classical Revival and Art-Deco architectural styles. These two buildings, one of which was originally an S.S. Kresge store, were built in 1928-29. After the current owner purchased these commercial buildings, exterior and interior rehabilitation work began. The project included exposing historic features, repairing the terra cotta facades, restoring the upper-floor windows that had been previously boarded, and installing new storefronts. The upper-floor of the buildings, which had been vacant for years, were converted to residential use and the project also included a new 1-story rooftop addition and rooftop decks. This recipient also previously received a Landmark Preservation Award for the restoration of the corner building at 2778 North Milwaukee Avenue in this same district. The developer received a Permit Fee Waiver and the 20% Federal Rehabilitation Tax Credit. The Milwaukee-Diversey-Kimball District was designated a Chicago Landmark on February 9, 2005.



before



after photo courtesy of Mayer Jeffers Gillespie Architects



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## 2016 PRESERVATION EXCELLENCE AWARDS

### 928-930 East 42<sup>nd</sup> Place Oakland Multiple Resource District Rehabilitation

Recipient: J.L. Construction, Inc.

The Oakland Multiple Resource District is characterized by distinctive masonry row houses built on narrow lots forming impressive and highly detailed residential street walls. These two row houses were built in the 1890s in the Romanesque Revival architectural style. The buildings had been vacant for many years and in building court until the current owner purchased them in 2015. Extensive rehabilitation work included rebuilding the missing stone gable, recreating the bay window cladding and details, installing new windows and all new roofing. These two row houses have now been returned to their original splendor and form important anchors to this residential block. The Oakland Multiple Resource District was designated a Chicago Landmark on March 25, 1992.



before



after



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## 2016 PRESERVATION EXCELLENCE AWARDS

### 900 West Randolph Street Fulton-Randolph Market District Rehabilitation

Recipient: Frontera Hospitality Group

One of the Commission's most recently designated landmark districts, the Fulton-Randolph Market District has seen significant growth and rejuvenation from the city's vibrant restaurant industry. This 2-story brick commercial building was built in 1908 and had been used throughout the years for wholesale produce distribution. Work to this important corner building included brick repairs and cleaning, all new storefronts and windows to match the historic appearance, and all new interior systems. Frontera Hospitality Group's newest location in this West Loop area reinforces this district as a destination for exceptional dining experiences. The Fulton-Randolph Market District was designated a Chicago Landmark on July 29, 2015.



before



after



# CHICAGO LANDMARKS



## 2016 PRESERVATION EXCELLENCE AWARDS

### 210-220 North Green Street Fulton-Randolph Market District Rehabilitation

Recipient: Shapack Partners and AJ Capital Partners

The light-warehouse buildings in the Fulton-Randolph Market District form important anchors to this oldest surviving food marketing district in Chicago. The district functioned historically and continuously as a meatpacking area, one of the city's most historically significant industries. This building was built in 1904 for the meatpacking company called Vette & Zunckner Packing Co. The current owners purchased this commercial building prior to the Commission's preliminary landmark designation recommendation to create the district. The team worked closely with the Historic Preservation Division staff to ensure that the new storefronts, replacement windows, and brick repairs would bring this building back to its original appearance as closely as possible. Reactivating the building for commercial uses ensures that this district will continue to thrive as a mixed-use community during the day as well as at night. The Fulton-Randolph Market District was designated a landmark on July 29, 2015.



before

after



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## 2016 PRESERVATION EXCELLENCE AWARDS

### 3435 South Indiana Avenue Chicago Defender Building, Black Metropolis-Bronzeville District Rehabilitation

Recipient: TRB Properties LLC

The (Former) Chicago Defender Building was designed by architect Henry L. Newhouse and was built in 1899. This building is one of the nine properties that make up the Black Metropolis-Bronzeville District, and represents an important era in African American history in Chicago. The building was first a synagogue, then converted to warehouse space, and then used from the 1920-1960 as the *Chicago Daily Defender's* offices and printing operations. The building had been vacant for many years until the current owner purchased the building. The engineer of record then uncovered dangerous conditions regarding the structural stability of the front façade and notified the proper authorities, including the Commission on Chicago Landmarks. Working closely with various City departments, the front facade was carefully dismantled and rebuilt to match the historic appearance. The team provided on-site sample reviews and masonry mock-ups, and the façade was reconstructed with all new windows and storefronts. The Black Metropolis-Bronzeville District was designated a Chicago Landmark on September 9, 1998.



before



historic



after



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## 2016 PRESERVATION EXCELLENCE AWARDS

### 4830 South Kenwood Avenue Kenwood District Restoration

Recipient: Valerie Walker

The Kenwood District on Chicago's South Side is comprised of tree-lined streets and spacious lots with grand single-family residences, many designed by prominent architects. This Queen-Anne style single-family home was designed by the architectural firm Flanders and Zimmerman and built in 1892. The current owner undertook a major project to restore the exterior of this house to its original appearance. The non-historic asphalt siding was removed and the original historic wood siding was exposed, repaired, and repainted. Other work included masonry repairs to the chimney and the foundation walls. The owner's team worked closely with the Historic Preservation Division staff to ensure the historic features of the house were repaired and preserved. The Kenwood District was designated a Chicago Landmark on June 29, 1979.



before photo courtesy of Studio 31a



after



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## 2016 PRESERVATION EXCELLENCE AWARDS

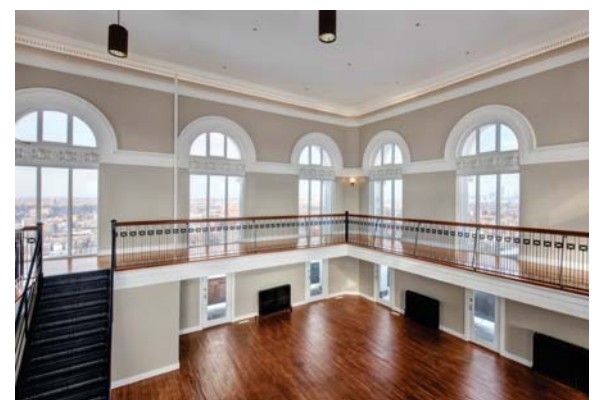
### 906 South Homan Avenue Nichols Tower, Sears Roebuck & Co. District Restoration

Recipient: Foundation for Homan Square

Located in the North Lawndale neighborhood on Chicago's West Side, the Nichols Tower at Homan Square was originally known as the Sears, Roebuck & Co. Merchandise Building Tower. When it was constructed in 1906, the 14-story 250-foot tall tower was the tallest structure in Chicago outside of downtown. The building originally housed offices, water tanks, and a public observation deck. The restoration of the tower began in 2008 and was completed in the fall of 2015. The building's ornate exterior brick, limestone, and terracotta were repaired and the deteriorated original windows were replaced to match their historic appearance. Inside the building, the main lobby was returned to its 1906 appearance and the building's upper floors were made accessible and code compliant with new elevators and stairs. The project's crowning achievement was the restoration of the 14<sup>th</sup> floor observation room which included restoring the flooring and recreation of deteriorated plasterwork and missing iron balcony railings. The developer received a Permit Fee Waiver and utilized the 20% Federal Rehabilitation Tax Credit. The Sears, Roebuck and Co. District was designated a Chicago Landmark on March 18, 2015.



before



after photos courtesy of Darris Lee Harris



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## 2016 PRESERVATION EXCELLENCE AWARDS

### 68 East Wacker Place Chicago Motor Club Building Adaptive Reuse

Recipient: Murphy Development Group

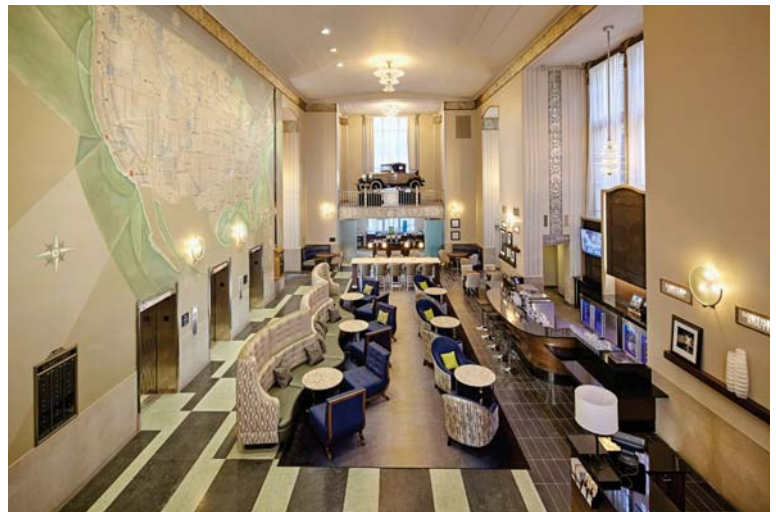
The Chicago Motor Club building was designed by Holabird & Root and built in 1928. The building served as the headquarters for the Chicago Motor Club for nearly 60 years. Designed in an Art-Deco architectural style, the building features elaborate detailing with stylized flowers, plants, flowing fountains of water, zigzags, swirls, and sunbursts. The building had been vacant since 2004 and was in building court due to significant deterioration until the recipient purchased the property and converted this important commercial building into a new 143-room Hampton Inn hotel. The extensive rehabilitation included masonry repairs of all facades, masonry cleaning of the front limestone façade, the dismantlement, repair and reconstruction of the decorative cast-iron ornament, and repair of historic windows. The dramatic tripple-height main lobby has been restored to its original splendor with new paint to match the historic color scheme, repair of water damaged plaster detailing, the uncovering and repair of the original patterned terrazzo flooring, and reinstallation of original light fixtures. The *United States Map* mural painted by John Warner Norton that depicts nineteen transcontinental auto routes in the 1920s was also carefully restored. A new metal-and-glass entrance canopy was also installed. Other work included the installation of a vegetative 'green' roof, new architectural accent lighting, new elevators and exit stair work, a new sprinkler system, and new mechanical, plumbing, and electrical systems throughout. The developer received a Class L Property Tax Incentive and the 20% Federal Historic Tax Credit. The Chicago Motor Club Building was designated a Chicago Landmark on May 9, 2012.



historic



before



after photos courtesy of Patsy McEnroe





# CHICAGO LANDMARKS



## 2016 PRESERVATION EXCELLENCE AWARDS

### 1300 North Dearborn Parkway Three Arts Club Building Adaptive Reuse

Recipient: Convexity Properties and Restoration Hardware

The Three Arts Club building was designed by the notable architectural firm of Holabird & Roche and built in 1914 as a women's art and education center. The building has a unique design with Byzantine-inspired detailing and was an integral part of the Gold Coast neighborhood, playing a special part in the cultural development of the city. The current owner purchased the property after the building had been vacant for many years. The building was renovated into a furniture gallery for a new Restoration Hardware retail space and the atrium has been reactivated as a restaurant. In addition to extensive masonry repairs and restoration of the historic first-floor windows. The project also included a new glass roof structure within the historic atrium and a new 1-story rooftop addition and deck. The historic ground-floor spaces were carefully restored including the historic dining room's stenciled walls and the original water fountains. At night, new architectural illumination highlights the building's unique architectural features, and during the day, the lines of people along the streets are a testament to the success of the rehabilitation. To help finance the project, the developer received a Class L Property Tax Incentive. The Three Arts Club Building was designated a Chicago Landmark on June 10, 1981.

After photos courtesy of Restoration Hardware



historic (c. 1920)



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## 2015 PRESERVATION EXCELLENCE AWARDS

### 407 South Dearborn Street Old Colony Building Adaptive Reuse

Recipient: MCJ Development LLC + CA Student Living

The Old Colony Building, designed by Holabird & Roche, is one of the city's most important examples of an early skyscraper designed in the Chicago School architectural style. The building, which was erected in 1893, features rounded corner bays, large windows, and a decorative cornice. The 17-story office building was underutilized until the current owner purchased the building and converted it into multi-unit residential apartments for student housing. Exterior work included masonry repairs, recreating the missing stonework at the Van Buren entry, repairs to the large double-hung windows, and installation of new storefronts to match the historic designs and ornament. The project also included a new 1-story rooftop addition and a new rooftop deck for student common space. This important building has now been reactivated and is a significant part of the economic revitalization of the South Loop community. To help finance the project, the developer received a Permit Fee Waiver and the 20% Federal Rehabilitation Tax Credit. The Old Colony Building was designated a Chicago Landmark on July 7, 1978.



before



After photos courtesy of Pappageorge Haymes Partners



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## 2016 PRESERVATION EXCELLENCE AWARDS

### **3140 South Indiana Avenue Unity Hall, Black Metropolis-Bronzeville District Adaptive Reuse**

Recipient: Tom Boney/TRB Properties LLC

Unity Hall was originally built in 1887 as the Lakeside Club, a Jewish social organization. Beginning in 1917, it became the headquarters of the Peoples Movement Club, a political organization headed by Oscar Stanton DePriest, the first African-American elected to the Chicago City Council and the first northern African-American elected to the U.S. House of Representatives. Designed by architect L.B. Dixon, the building is faced in red pressed brick with stone accents and decorative metal trim and is an excellent example of the type of buildings found in this community in the 1880s. By 2012 however, the building was sitting vacant and the windows had been boarded. After years of deferred maintenance, the new owner converted the building into multi-unit residential use. Work included tuckpointing, select brick replacement, masonry cleaning, window replacement, replacement of the roofing, and repairs to the cornice and dormers. The restored building now stands as a testament to the resurgence of this important South side neighborhood. Unity Hall is located in the Black Metropolis-Bronzeville District which was designated a Chicago Landmark on September 9, 1998.



before



After photo courtesy of PMPC Architects



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## 2016 PRESERVATION EXCELLENCE AWARDS

### 421 East 50<sup>th</sup> Street Washington Park Court District New Construction

Recipient: Heritage Group Development, LLC

The Washington Park Court District is comprised of only one city block located within the larger Grand Boulevard neighborhood. This small residential enclave contains stone and brick row houses of high architectural quality. The physical distinctive aspects of this block were and continue to be an attraction to homeowners on the street. The recipient purchased this vacant lot and constructed a new 2½-story single-family residence. The building's massing, limestone façade detailing, large windows, and grand entry stair are all features that are compatible with the architectural character of this historic street. The design of this new home uses high quality materials and is well integrated into this residential streetscape. The Washington Park Court District was designated a Chicago Landmark on October 2, 1991.

