

COMMISSION ON CHICAGO LANDMARKS

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT FOR 2019

The Commission on Chicago Landmarks, whose nine 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 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 planning, design, and historic preservation professionals in the Bureau of Planning, Sustainability and Historic Preservation of the Department of Planning and Development. The Bureau leads economic, planning, design, and preservation initiatives throughout the city. The year 2019 began with five full-time and one part-time staff carrying 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, review of economic incentive applications for landmark properties, and administration of the demolition delay process. During the course of the year one part-time staff person was lost and three full-time staff members joined the Division.

1. CHICAGO LANDMARK DESIGNATION

The landmark designation process begins with a preliminary vote by the Commission on Chicago Landmarks. This vote not only initiates the formal designation process, but places 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 2019, nine proposed landmark designations were initiated by the Commission, with four of these approved by the City Council. The remaining five designations are in process, and it is expected that they will be approved by City Council in 2020. In addition, the City Council approved two landmark designations in 2019 that were initiated by the Commission in 2018. Another designation initiated by the Commission in 2018, the Pilsen Historic District, has been recommended by the Commission to City Council in 2019 and remains under consideration by City Council at the time of writing.

LANDMARKS DESIGNATED BY CITY COUNCIL IN 2019



Cook County Hospital Administration Building

1835 West Harrison Street

Ward 27

Designated January 23, 2019

The Cook County Hospital Administration Building, built in 1914 and designed by noted architect Paul Gerhardt, Sr., is one of Chicago's grandest Classical Revival-style public buildings in the Beaux Arts design tradition. The building exemplifies the vital role public hospitals played in providing medical care to all throughout the history of Chicago and Cook County. The building served many of the County's marginalized populations, including immigrants and African Americans. Doctors working for and associated with Cook County Hospital have been instrumental in medical advances, including the development of the nation's first blood bank, the discovery of the cause of sickle-cell anemia, and the development of the modern medical internship program.



Municipal Tuberculosis Sanitarium Complex

5801 North Pulaski Road

Ward 39

Designated March 13, 2019

The sanitarium consists of eleven structures built between 1911 and 1939 which formed one of the largest facilities in the United States to treat one of the deadliest diseases in human history. The sanitarium's surviving historic buildings are excellent examples of Italian Renaissance Revival- and Prairie-style institutional architecture, a combination of styles important in the history of Chicago architecture. The buildings reflect Chicago's "I will" spirit and are a testament to the city's historic commitment to public health and progress.



Rainbow Pylons and the Legacy Walk

Halsted Street between Melrose Street and Bradley Place
Wards 44 & 46

Designated September 18, 2019

Since 1997, a series of 20 Rainbow Pylons along Halsted Street between Melrose Street and Bradley Place have officially commemorated Chicago's LGBTQ community. This half-mile section of North Halsted Street in the Lake View Community Area is unique in its development as the visual, cultural, economic, entertainment, and political center of the LGBTQ community. The design of the markers and the designation of Halsted Street as a unique community district at first received criticism. However, over time the streetscape and its lines of markers became a significant cultural monument representing a major shift in the visibility and perception of Chicago's LGBTQ community.

In 2012, the pylons were selected by the nonprofit organization The Legacy Project as the location for the first outdoor museum recognizing the significant achievements and contributions of LGBTQ people. As of 2018, the pylons have been enhanced with 40 illuminated bronze plaques dedicated to the contributions of LGBTQ people in world history. Together, the 20 Rainbow Pylons and The Legacy Walk's 40 plaques complement each other to form a bold, visible streetscape that serves to educate the public and deliver an overall sense of place that is both safe and inclusive.

(Former) Lyman Trumbull Public School Building

5200-5224 North Ashland Avenue
Ward 40
Designated September 18, 2019

The former Lyman Trumbull Public School Building was designed by distinguished Chicago architect Dwight H. Perkins and completed in 1909. Perkins served as architect for the Chicago



Board of Education from 1905 to 1910 and is regarded as one of the board's most progressive architects. Built as an elementary school, Trumbull is regarded as one of Perkins' most innovative designs for the Board of Education. With its lack of historical ornamentation, emphasis on simple brick materials, strong massing, and a balance of vertical and horizontal emphases, the design of Trumbull exemplifies the Prairie School of architecture.



The Promontory Apartments

5530-5532 South Shore Drive

Ward 5

Designated November 26, 2019

The Promontory Apartments, completed in 1949 and designed by internationally-recognized architect Mies van der Rohe, was one of the earliest International Style high-rise apartment buildings in the nation and the first Mies-designed high-rise to be built. The building marks the realization of two important design themes in Mies van der Rohe's subsequent work, the expression of the skeleton structure as an architectural element and the use of a tripartite horizontal division in high-rise buildings. Its developer, Herbert Greenwald, was one of the first to develop high-rise buildings in Chicago after the Great Depression and his other projects with Mies include 860-880 North Lake Shore Drive and the 2400 Lakeview Apartments.

The building was avant-garde for its time, utilizing exposed concrete columns on the exterior and full-height glass windows in the lobby to emphasize the skeletal column and beam construction. Its architect, Mies van der Rohe, is universally recognized as one of the masters of modern architecture. He immigrated to Chicago from Nazi Germany in 1938 to become Director of the Department of Architecture at what became the Illinois Institute of Technology. As an educator, Mies influenced generations of future architects whose work dominates the skylines of Chicago and cities around the world. Other projects in Chicago designed by Mies include the Federal Center complex in the heart of the Loop and the IBM Plaza Building on the Chicago River.



Claremont Cottage District

1000-block of South Claremont Avenue between West Taylor and West Grenshaw Streets, and 2342 West Grenshaw Street

Ward 28

Designated November 26, 2019

The 1000-block of South Claremont Avenue is lined on both sides by nineteen one-and-one-half-story, Queen Anne-style cottages built primarily in 1884. With their high level of design, craftsmanship, and physical integrity, these home are a rare surviving development of Queen Anne-style "worker's cottages."

2. 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 Division staff review all other applications on behalf of the Commission.

In 2019, the Commission reviewed 2,750 permit applications and performed 3,089 reviews in total:

- The number of permits reviewed in 2019 was 167 more than in 2018.
- The average number of days to issue an approval or corrections was 2.75 days.
- No permit applications were denied.
- The PRC reviewed 58 projects in 2019 compared to 38 projects in 2018.

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

The final expansion and restoration of Wrigley Field was permitted in 2019, including improvements to the suite level, truss level, upper deck, exterior signage, railings, fencing, and accessibility accommodations. The Five-year Master Plan and Master Sign Plan, approved by the Commission on Chicago Landmarks (CCL), has guided this multi-phase renovation which is substantially complete.

3. MONITORING AND STEWARDSHIP

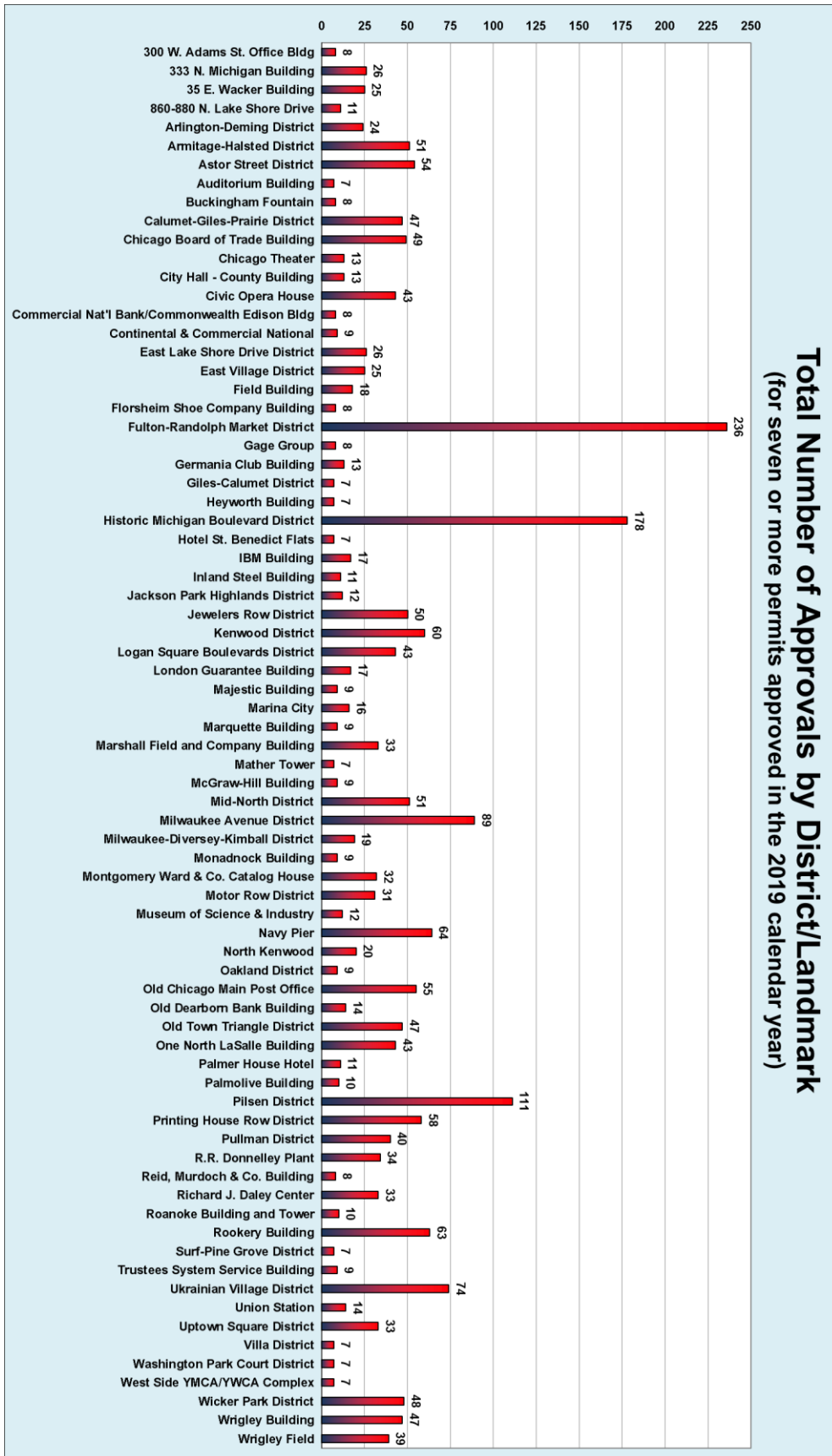
At the close of 2019, Historic Preservation staff continued to monitor approximately fifty active court cases. The city’s Department of Law initiates cases against owners of historic properties for violations of the city’s building and other codes. The administrative hearing process is also used to enforce 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.

4. 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], Small Business Improvement Fund, etc.), to assist in the preservation of the city’s landmark buildings and other historic properties.

CITYWIDE ADOPT-A- LANDMARK FUND

In 2016, the City Council adopted a new downtown bonus ordinance, the Neighborhood Opportunity Bonus, to support downtown growth while providing revenue for a variety of public benefits. The



ordinance authorizes the city to grant floor area bonuses in exchange for contributions from developers to support neighborhood economic development, local improvements, and landmark restoration.

Of the funds collected under the new downtown bonus ordinance, ten percent are deposited in a Citywide Adopt-a-Landmark Fund. These funds are earmarked for restoration of individually designated buildings and contributing buildings in landmark districts throughout the city, subject to certain criteria and guidelines.

To be eligible:

- The restoration project must be consistent with Commission standards and guidelines;
- The Adopt-a-Landmark funds must be used for substantial interior or exterior renovation work that is visible from a public street or is located within a portion of the interior that is open to the public. Such work must exceed normal maintenance work, such as the restoration of a missing cornice or the replacement of deteriorated terra cotta; and
- The Commission on Chicago Landmarks must approve the scope of work and associated budget for the restoration project pursuant to its standard review and approval process.

In 2019, Historic Preservation staff continued to review the ongoing Adopt-a-Landmark (AAL) restoration work associated with two projects approved by the Commission in prior years: 1) First Church of Deliverance, located at 4301 South Wabash Avenue; and, 2) Pullman Artspace Lofts, located at 11127-11149 South Langley Avenue and 704-706 East 112th Street. Staff anticipates that both projects will be completed and certified by the Commission during 2020.

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 Assessor's 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 2019 the Commission recommended that four building projects receive the Class L incentive. One project was subsequently approved by City Council. The remaining applications (for 216-220 North Peoria Street, 2300 South Indiana Avenue, and 226 West Jackson Boulevard) will be reviewed by City Council in 2020. The Commission also reviewed and issued final certifications for the rehabilitation of four properties.

CLASS L ORDINANCES APPROVED BY CITY COUNCIL IN 2019

Marshall Field and Company Building

111 North State Street
Ward 42

The proposed exterior work includes select masonry repairs on all elevations, select window repair/restoration, masonry cleaning, a new dedicated entrance for upper-floor office spaces, replacement of exterior architectural lighting fixtures, rehabilitation of existing canopies, new façade infill (floors 10-14), roofing replacement, and repair of skylights. The interior scope of work includes a new elevator core and lobby in the central atrium, updates to Macy’s retail spaces, rehabilitation of floors 8-13 as a “white box” core and shell ready for future office tenants, and new mechanical and fire protection systems.

- Amount invested by the applicant: \$194,082,276
- Estimated completion date: End of 2021
- Employment: 1000 construction jobs, 3,500 permanent jobs

Uptown Theater

4816 North Broadway
Ward 46

The planned exterior work includes extensive masonry repairs on all elevations, reinstallation of previously salvaged pieces of terra cotta where possible, replacement of damaged or missing masonry, cleaning and tuckpointing of exterior walls, repair of steel windows, and installation of new thermal insulation and roofing. The interior of the theater will be rehabilitated, decorative historic elements will be restored in areas of primary historic significance, and updated mechanical, electrical, plumbing, fire suppression, fire alarm, security, and telecom systems will be installed.

- Amount invested by the applicant: \$61,781,818
- Estimated completion date: End of 2022
- Employment: 206 construction jobs, 195 permanent jobs

CLASS L PROPERTY CERTIFICATIONS – COMPLETED PROJECTS



1113-1115 West Fulton Market (Fulton-Randolph Market District)
Ward 27

The exterior scope of work included removal of non-historic masonry infill, masonry repairs, masonry tuckpointing and cleaning, new windows and storefronts, and rehabilitation of the existing canopy. The interior scope of work

included interior demolition, new stairs, a new elevator, new HVAC, and new plumbing, electrical, and fire protection systems. The project complies with the Chicago Sustainable Development Policy.

- Investment: \$21,258,340 (including acquisition cost)
- Employment: 53 construction jobs, 75 permanent jobs

Courthouse Place
54 West Hubbard Street
Ward 42

The exterior scope of work included cleaning of the three granite facades, painting and caulking of the existing windows, removal of fire escapes, and the addition of new architectural illumination. The interior scope of work included replacement of primary building systems such as the electrical switchgear, water pump, plumbing and electrical risers, and HVAC. Elevators and ADA access have been upgraded and a new sprinkler and alarm system was installed. The project complies with the 2017 Chicago Sustainable Development Policy.



- Investment: \$14,998,307 (excluding acquisition cost)
- Employment: 150 construction jobs, 181 permanent jobs



**939 West Fulton Market
(Fulton-Randolph Market
District)**
Ward 27

The exterior scope of work included masonry repairs/replacement as needed, cleaning of select areas of the street façades, rebuilding of brick masonry, and tuckpointing as needed on all elevations. New storefronts and windows were installed on the Fulton Market and Sangamon Street elevations. The non-historic, third-floor

enclosure and roof structure were removed and a new third floor addition was constructed matching the full footprint of the building. A rooftop deck was constructed atop the third floor addition with a vegetative 'green' roof occupying 50% of the net useable area. The interior scope of work included 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 14%.

- Investment: \$ 20,343,481 (including acquisition cost)
- Employment: 96 construction jobs, 152 permanent jobs



Former Chicago Historical Society Building

632 North Dearborn Street

Ward 42

The exterior scope of work included select masonry repairs/replacement, cleaning of the street façades, replacement of select roof materials, removal of the south elevation fire escape with new granite installed at fire escape openings, new security grilles at basement windows to match historic, new front doors similar to historic, and additions for new exit stairs and elevators. The interior scope of work included demolition of all non-load bearing walls, ceilings, and stairs, structural repairs to concrete and steel structural elements, installation of four new exit stairs and three new elevators, upgrades to gas, water, and electrical services as required, and all new sprinkler, fire protection, and mechanical systems to exceed ASHRAE 90.1-2004 by 14%. The project complies with the Chicago Sustainable Development Policy.

- Investment: \$24,915,214 (excluding acquisition cost)
- Employment: 300 construction jobs, 435 permanent jobs

PERMIT FEE WAIVERS

In 1997, the City Council passed legislation to enable owners of landmark properties to apply for a waiver of Chicago building permit fees. Eight permit fee waivers were approved for landmark properties in 2019 compared with thirteen in 2018. See table (below) for details.

Project Address	Landmark/District	Ward	Permit Fee Waiver Total
2117 North Cleveland Avenue	Mid-North District	43	\$ 800.00
1618 North Cleveland Avenue	Mid-North District	43	500.00
4315 South Wabash Avenue	First Church of Deliverance	3	900.00
2401 South Wabash Avenue	Quinn Chapel	3	11,000.00
10244 South Longwood Drive	Longwood Drive District	19	3,500.00
227-231 West Menomonee Street	Old Town Triangle District	43	1,300.00
2132 North Stockton Drive	Kovler Lion House	43	30,000.00
11417 South Forrestville Avenue	Pullman District	9	300.00
Total Potential Permit Fee Waivers for 2019			\$ 48,300.00

5. HISTORIC PRESERVATION PLANNING

Thematic Landmarks Analysis

The Department of Planning and Development (DPD) conducted a review of the city’s designated landmarks in 2019 using the National Park Service’s (NPS) Thematic Framework methodology. The NPS model outlines major themes in American history and serves as an evaluative tool for professionals in the field of historic preservation. First conceived in 1936, revisions to the document in the past 50 years continually strove to reevaluate the nation’s history in a reflective manner, using the benefit of time and distance to gain a more proper perspective. As a result, the framework has been expanded to include themes which reflect the broader history of the nation and its people with the goal of preserving sites and monuments that are inclusive of the country’s diverse history. The thematic framework was last updated in 2000.

Staff evaluated all Chicago landmarks to date, from the Greek Revival-style home of Henry B. Clarke in the Prairie Avenue district – Chicago’s first designated landmark in 1970 – to the outdoor museum honoring LGBT activists commemorated by the Rainbow Pylons and The Legacy Walk on Halsted Street in Lakeview, designated in 2019. The analysis shows that over the course of the last 50 years, the Chicago designation program has evolved over time in keeping with best practices in the field to expand its reach beyond the high-style residences of affluent individuals to preserving places of cultural importance to larger communities as a whole. Additional information is available at: <https://www.chicago.gov/city/en/depts/dcd/provdrs/hist/svcs/historic-themes-analysis-of-chicago-landmarks.html>

Historic Context Statements

In 2019, the Commission on Chicago Landmarks adopted two new Historic Context Statements (HCS). Each HCS helps the Commission and its staff identify and evaluate historic resources, and is especially valuable for specific property types found throughout the city. The first of these was a Historic Context Statement for Community Streetscape Markers which was adopted by the Commission in 2019. Since the early 1990s, trends in urban planning and design have attempted to revitalize neighborhood commercial corridors through the installation of celebratory street beautification projects that identify and recognize social or ethno-cultural groups.

These types of community-based placemaking infrastructure projects are significant in Chicago history because they reflect community history and civic pride. The context statement for these resources identifies three examples that serve both to attract visitors to a community and to reaffirm a community’s collective identity in Chicago: the Little Village Arch on 26th Street in the Little Village neighborhood, which was built in 1990 to recognize Chicago’s Mexican-American community; the twin steel gateway flags added in 1995 at either end of a section of Division Street called *Paseo Boricua* which celebrates Chicago’s Puerto Rican community; and the 20 Rainbow Pylons along North Halsted Street installed in 1998 celebrating Chicago’s lesbian, gay, bisexual, transgender, and queer community. The Rainbow Pylons were also designated as a Chicago landmark in 2019 following the adoption of the context statement.

The second Historic Context Statement was for Chicago Public School Buildings, Pre-1940. Public school buildings in Chicago offer a vast illustration of the history of education, public policy, neighborhood development, social reform, and architecture. This context statement is intended to introduce the subject of Chicago Public School Buildings from early settlements through 1940 and to provide a contextual framework for evaluating the possible landmark designation of individual school buildings in the future.

Neighborhood Character District Pilot

In the fall of 2019, DPD’s planning staff procured a consultant to evaluate and provide recommendations for two Neighborhood Character District pilot areas, one in Englewood and one in Bronzeville. The goal of the Neighborhood Character District (NCD) pilot is to provide a community-based process for review of future development for residential neighborhoods that have architectural or other significant characteristics, but that do not meet eligibility criteria for landmark district designation. An NCD should not be construed to be “landmark lite.” Rather, the NCD is intended to be a tool to build community cohesiveness in the neighborhood, and to protect the neighborhood’s character through design review. Planning staff and the consultant are coordinating with neighborhood leaders and other stakeholders during this process to build consensus, as NCDs typically require majority support from property owners. The consultant will produce a report for each NCD pilot area that includes recommended boundary, identification of character buildings and elements, outline of existing and proposed financial

incentives for redevelopment and a template for design guidelines. Planning staff is also evaluating options for the enabling legislation and the implementation process.

African American Civil Rights Grant for Stone Temple Baptist Church

In the summer of 2018, the National Park Service (NPS) awarded a grant of \$445,500 to DPD for architectural services and repair work to the landmarked Stone Temple Baptist Church. Since that time, DPD staff have been coordinating with corporation counsel, NPS, and the church pastor to execute the necessary grant and sub-grant agreements and to procure the architect. At the end of 2019, the architect had completed drawings for approximately 50% of the scope of work, including repair drawings for the roof, masonry, windows, doors, and fire escape.

6. 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/or 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 buildings identified in the CHRS as "red" or "orange." The delay allows DPD to explore options, as appropriate, to preserve the structures, including possible landmark designation.

In 2019, some 1,144 applications were reviewed with a total of 17 permit applications involving partial or full demolition which triggered the Demolition Delay Ordinance (vs. 23 applications in 2018). The majority of demolition applications received were for neighborhood residential buildings and small-scale commercial buildings.

While we can report on demolition applications which triggered the Demolition Delay Ordinance in 2019, it is impossible to measure how often the ordinance deterred property owners or potential purchasers from considering demolition as an option for real estate development.

7. PRESERVATION EXCELLENCE AWARDS

In its twentieth 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 recognize and acknowledge the critical role property owners, businesses, and citizens play in the preservation of the city's historic and cultural heritage.

2019 AWARD WINNERS

Selected by the Commission's Permit Review Committee, this year's projects were drawn from throughout the city. The awards program was held October 28th at the Chicago Architectural Center.



**2229 South Michigan Avenue (Motor Row District)
Ward 3
Rehabilitation
Recipient: Windy City RE**

This commercial building is located in the Motor Row District on the near south side of the city and was historically known as the Triangle Motors, Inc. showroom. The building sat vacant for many years before Windy City RE purchased and rehabilitated it. Extensive masonry work included cleaning of facades and the replication of missing terra cotta. Glass-block infill windows were replaced with new, double-hung windows and bricked-in storefronts were restored to a historic configuration. The building, which will house commercial tenants and is anchored by an entertainment venue on the ground floor, also added a new metal canopy to mark the entrance. Motor Row is one of the oldest and largest automobile sales and repair districts in the United States. The successful re-purposing of the former ground-floor auto showroom and rehabilitation of the building as a whole provides a creative example of what is possible for similar structures in the district. The Motor Row District was designated a Chicago Landmark on December 13, 2000.



**1000 West Randolph Street (Fulton-Randolph Market District)
Ward 27
Rehabilitation
Recipient: Sterling Bay**

The building at 1000 West Randolph Street, also known as the Howard Building, is a contributing structure in the Fulton-Randolph Market District on the near west side of Chicago. Sterling Bay rehabilitated the vacant commercial building with extensive exterior work including façade restoration and masonry cleaning. Non-historic glass block was replaced with new double-hung windows matching the original configuration. Window openings previously bricked in at the side elevation were opened up and appropriate new windows were installed. Heavily deteriorated storefronts were replaced with a new system compatible with the original profiles and dimensions. The Howard Building is an important anchor to the historic Randolph corridor and its rehabilitation serves as a gold standard for the rest of the district. The Fulton-Randolph Market District was designated a Chicago landmark on July 29, 2015.

3647 South State Street (Black Metropolis District)

Ward 3

Rehabilitation

Recipient: City of Chicago Department of Fleet and Facility Management

This Art Deco/Moderne architectural-style building was designed by Z. Erol Smith and constructed between 1929 and 1931. The building initially served as the headquarters for the *Chicago Bee* Newspaper, founded by the noted African-American entrepreneur Anthony Overton. The upper floors were originally configured for apartments and offices including those of the Douglass National Bank and the Overton Hygienic Company, a nationally known cosmetics firm during the 1930s. After the newspaper and Overton Hygienic ceased their operations (in the 1940s and 1980s respectively), the building was adapted for reuse as a branch of the Chicago Public



Library in the mid-1990s. The facade had deteriorated over the decades, and the City of Chicago Department of Fleet and Facility Management performed extensive exterior restoration. The existing non-historic storefronts were replaced with a new, historically appropriate system in a dark finish. Highly decorative terra cotta cladding had cracked and spalled over time and the damaged pieces were repaired and/or patched. Wood windows were retained and restored in place. The Chicago Bee Branch Library is located in the Black Metropolis District, designated a Chicago landmark on September 9, 1998.



Johnson Publishing Company Building
820 South Michigan Avenue
Ward 4
Adaptive Reuse
Recipient: 3L Real Estate, LLC

The Johnson Publishing Building, designed by John Warren Moutoussamy and completed in 1971, was the corporate headquarters of the Johnson Publishing Company for 45 years. In 1945, John H. Johnson introduced *Ebony* magazine, followed by *Jet* magazine in 1951. The company expanded its operation to include an annual *Ebony* Fashion Fair in 1958, a traveling fashion show that raised millions for scholarships and other charitable endeavors. The building was acquired by 3L Real Estate in 2017 with the intention of converting the historic office building into 150 new apartments. In addition to extensive interior work, the major exterior work was required to allow for the building’s new use as residential apartments. The large windows spanning the front façade were replaced with carefully detailed butt-glazing to recreate the wide expanses of glass integral to the building’s historic facade, while accommodating code requirements for the new apartments. A new addition and roof deck were added and the iconic “Ebony JP Jet” sign was cleaned and restored in place. This project is an impressive example of how a commercial office building can be given new life. The Johnson Publishing Building was designated a Chicago landmark on November 11, 2017.

2118 West Evergreen Avenue (Wicker Park District)
Ward 2
New Construction
Recipient: Ryan and Laura Kraus

The Wicker Park District is a sixteen-square-block neighborhood within the West Town Community Area characterized by a wide variety of ornate architectural styles ranging from Victorian Gothic to Italianate. After the 1871 Chicago Fire, Wicker Park was developed with cottages, apartment buildings, and row houses. The lot at 2118 West Evergreen Avenue was subdivided from the neighboring property, leaving a vacant parcel to build a new single-family home. This new construction project referenced many of the features typical of the district including large



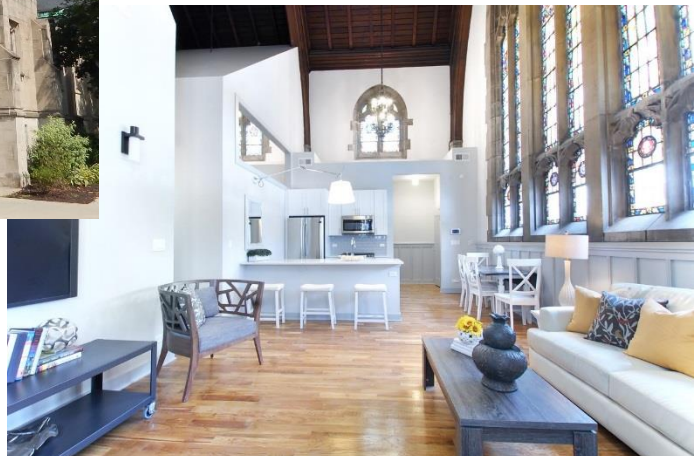
windows, siding with a traditional lap exposure, and a projecting cornice. A raised front entry with decorative canopy was added to round out this high-quality, compatible design appropriate for the architectural character of its context. The Wicker Park District was designated a Chicago landmark on April 12, 1991.

**1305 East 50th Street (Kenwood District)
Ward 4
New Construction
Recipient: Michele Ruiz**

The Kenwood District, on Chicago’s South Side, has been known as a home to many of Chicago’s most important residents over the last 150 years. Single-family homes found there are typically set on spacious lots and feature a wide variety of architectural styles and the district includes homes designed by some of Chicago’s most famous architects such as Frank Lloyd Wright and George Maher. This new construction project utilized a long-vacant, empty lot to build a three-story, single-family residence. The home is clad with appropriate materials including brick and limestone consistent with the historic character of the area. A wide porch spans the front of the building, supported by simple, free-standing columns, a visually distinct element of the district. The roof is elegantly supported with a simple cornice and semi-circular arched windows project from the front façade. The home effortlessly blends with its elegant neighbors and is a welcome addition to the neighborhood. The Kenwood District was designated a Chicago landmark on June 29, 1979.



**Episcopal Church of the Advent and Parish
House
2900 West Logan Boulevard
Ward 32
Adaptive Reuse
Recipient: Windy City RE**



The Logan Square Boulevards District, designated a Chicago Landmark in 2005, was expanded in 2018 to include the former Episcopal Church of the Advent and adjacent parish house after the church closed its doors. The historic structures were designed by noted Chicago architect Elmer C. Jensen who was a founding member of the congregation. Windy City RE purchased the property from the Episcopal Diocese of Chicago and pursued designation as part of their adaptive reuse project to transform the former church and parish house structures into nine condominium units. Although no interiors were designated, Windy City RE preserved many of the interior features including decorative woodwork and trim and incorporated them into the residential units. Exterior work included masonry cleaning and repair and select stained glass replacement. This adaptive reuse project showcases how a religious building can be reused discerningly while retaining much of its integrity. The Logan Square Boulevards Extension was designated a Chicago landmark on January 17, 2018.



835 West Newport Avenue (Newport Avenue District)

Ward 44

Restoration

Recipient: The Longford Construction Group

This long-neglected property in the Newport Avenue District was historically clad with rusticated sandstone before it was completely covered in a non-historic cladding. When the cladding was removed twelve years ago, the deteriorated sandstone was exposed to the elements and further degraded. The Longford Construction Group purchased the building and rehabilitated the structure into new luxury units. The deteriorated-beyond-repair, rusticated façade was replaced with new limestone precisely detailed to match the original design. The project team went above and beyond to carefully document the

masonry dimensions, pattern, and texture for replication. Other work included the installation of new front stairs, a cornice, and both rear and rooftop additions. What was once the eyesore of this beautiful neighborhood is now an outstanding example of architecture in the district. The Newport Avenue District was designated a Chicago landmark on February 9, 2005.



Quincy Elevated Station
220 South Wells Street
Ward 42
Rehabilitation
Recipient: Chicago Transit Authority

The Quincy Elevated Station was designed by architect Alfred M. Headley and engineer John Alexander Low Waddell and constructed in 1897. The Classical Revival-style station consists of covered

stairways, two station houses clad in sheet metal connected by a mezzanine, and passenger platforms covered with canopies. The station underwent changes over the years to accommodate new technology and increased ridership. Thirty years prior to Quincy Station's 2017 landmark designation, the station houses were renovated by the Chicago Transit Authority (CTA) to match the original appearance as closely as possible. Making these station houses accessible presented a challenge because of the historic character of the station and the narrow streetways below. CTA worked to seamlessly incorporate new elevators and elevated walkways utilizing glass and metal panels inspired by the original station design. New doors and wood-finish porcelain tile floors were installed in the station houses and their deteriorated metal panel ceilings were replaced. This project serves as proof that a structure can be adapted to modern ADA standards while still retaining its historic character and integrity. The Quincy CTA Station was designated a Chicago landmark on November 8, 2017.



3301 West Arthington Street (Sears, Roebuck & Co. District)

Ward 24

Adaptive Reuse

Recipient: Mercy Housing Lakefront

The Printing/Merchandise Development and Laboratory Building is included in the Sears, Roebuck and Co. District in North Lawndale. Historically, the building was used to print Sears' famous mail-order catalogues and later used as a product research facility. When Sears moved their offices downtown in 1974, the imposing industrial building was left vacant for 40 years. Mercy Housing Lakefront has repurposed the building into a 181-apartment, affordable housing complex known as the Lofts on Arthington. With assistance from numerous resources including the Federal Historic Rehabilitation Tax Credit, the project was able to successfully keep the building's industrial aesthetic while accommodating new apartments. Interior work included restoration of the front lobby, the original floors, and the marble baseboards. Exterior work included masonry repairs, replacement of damaged/missing terra cotta, and the installation of new windows. This excellent project is an example of how a historic building can be reused to serve and improve its surrounding neighborhood, while still retaining its affordability. The Sears, Roebuck and Co. District was designated a Chicago landmark on March 18, 2015.

8. NATIONAL REGISTER NOMINATIONS

During 2019, the Commission reviewed two Chicago nominations to the National Register of Historic Places:

- Chicago Municipal Tuberculosis Sanitarium - 5601-6000 North Pulaski Road (Ward 39)
- Gage Park Bungalow Historic District - Roughly bounded on the north by West 55th Street, on the east by South Washtenaw Avenue, on the south by West 59th Street, and on the west by South Sacramento Avenue (Wards 14, 15 &16)

These projects were reviewed at the January and September meetings of the Commission's Program Committee. As of December 31, 2019, the Chicago Municipal Tuberculosis Sanitarium nomination has been officially listed by the Keeper of the National Register.

9. PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION 106 REVIEW

In 2019, the Bureau of Planning, Sustainability and Historic Preservation of the Department of Planning and Development, in cooperation with the Chicago Department of Transportation and the Chicago Park District, continued with federal review processes under the National Environmental Policy Act (NEPA) as well as Section 106 of the National Historic Preservation Act for several roadway improvement projects in Jackson Park that will support the Obama Presidential Center and the South Lakefront Plan. The purpose of these reviews is to provide a process for the Federal Highway Administration to work closely with the City of Chicago, the State Historic Preservation Office, other federal and state agencies, and the public to evaluate and, if necessary, mitigate the effects of the projects. Both NEPA and Section 106 require that federal agencies study the impacts of proposed plans on historic sites, buildings, and other cultural resources. Jackson Park is listed on the National Register as part of the Jackson Park and Midway Plaisance Historic Landscape District. The evaluation of potential impacts to historic resources, including Jackson Park, will be an important component of the review process.

In addition to this major project, the Bureau continues to coordinate with other departments and agencies including the Chicago Department of Transportation, the Chicago Transit Authority, the Chicago Housing Authority, and the Illinois Historic Preservation Agency on projects triggering Federal Section 106 and State Section 107 reviews. The Bureau reviewed a total of 35 projects pursuant to the Section 106 review process and the city's Certified Local Government status compared to 69 projects in 2018.

10. PUBLIC OUTREACH AND OTHER ACTIVITIES

During the year, Historic Preservation staff assisted the public with thousands of 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 library and its pages on the Department of Planning & Development's website. Historic Preservation staff answer inquiries by phone, e-mail, and in person.

Historic Preservation staff participated in the following in 2019:

- 2019 Chicago Investors Conference economic development tours (tour guide)
- CHS Section 106 Training (attendee)
- Council on Tall Buildings and Urban Habitat Conference (speaker)
- Design Matters Conference (speaker)
- Driehaus Foundation Award Jury and LISC event (jury member)
- Growing Community Exhibit for Chicago Architecture Biennial, a DPD-led exhibit (host and coordinator)
- Living Heritage Symposium, San Antonio, TX (attendee)
- Loyola University Public History Program (speaker)
- NCD Study: stakeholder site visits and meetings (attendee)

- National Trust for Historic Preservation Panel on Equitable Development (attendee)
- National Trust For Historic Preservation program on Equitable Development (attendee)
- Oak Park Historic Preservation Awards Panel (jury member)
- School of the Art Institute of Chicago (speaker)
- Section 106 meeting for Obama Presidential Center (attendee)

11. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2019 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; Served through 11.19.19)
- Ernest Wong, Vice Chairman, Permit Review Committee Chair (Reappointed 9.24.15 to serve through 3.11.19; Appointed Vice Chairman 10.22.19)
- David L. Reifman, Secretary, Ex-Officio Member as Commissioner of DPD (Appointed 10.28.15; Resigned effective 5.21.19)
- Maurice D. Cox, Secretary, Ex-Officio Member as Commission of DPD (Appointed 9.16.19)
- Paola Aguirre (Appointed 10.16.19 to serve through 3.11.23)
- Suellen Burns (Appointed 12.18.19 to serve through 3.11.23)
- Gabriel Ignacio Dziekiewicz (Appointed 9.24.15 to serve through 3.11.19)
- Tiara Hughes (Appointed 10.16.19 to serve through 3.11.23)
- Juan Gabriel Moreno (Appointed 9.24.15 to serve through 3.11.19; Served through 10.15.19)
- Lynn Osmond (Appointed 11.20.19 to serve through 3.11.23)
- Carmen Rossi (Appointed 9.24.15 to serve through 3.11.19; Served through 10.15.19)
- Mary Ann Smith (Reappointed 9.24.15 to serve through 3.11.19; Served through 12.17.19)
- Richard Tolliver, Program Committee Chair (Reappointed 9.24.15 to serve through 3.11.19)

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

- January 10: Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Tolliver, Wong
- February 7: Leon, Eleanor Gorski (Bureau Chief, Bureau of Planning, Historic Preservation and Sustainability, Department of Planning & Development as Designee of Reifman), Dziekiewicz, Smith, Wong
- March 7: Houlihan, Moreno, Rossi, Smith, Wong
- April 4: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Smith, Tolliver, Wong
- May 2: Leon, Houlihan, Eleanor Gorski (Bureau Chief, Bureau of Planning, Historic Preservation and Sustainability, Department of Planning & Development as Designee of Reifman), Dziekiewicz, Rossi, Smith, Tolliver, Wong
- June 6: Leon, Houlihan, Eleanor Gorski (Acting Commissioner, Department of Planning & Development), Smith, Tolliver, Wong
- July 11: Cancelled
- August 1: Leon, Houlihan, Eleanor Gorski (Acting Commissioner, Department of Planning & Development), Dziekiewicz, Rossi, Smith, Tolliver
- September 5: Leon, Eleanor Gorski (Acting Commissioner, Department of Planning & Development), Rossi, Smith, Tolliver, Wong
- October 3: Leon, Houlihan, Cox, Dziekiewicz, Moreno, Smith, Tolliver, Wong
- November 7: Leon, Aguirre, Dziekiewicz, Hughes, Smith
- December 5: Leon, Wong, Cox, Dziekiewicz, Hughes, Osmond, Smith, Tolliver

In 2019, the Commission operated with the following committees:

Program Committee (Richard Tolliver, Chair): The Commission's Program Committee reviews public suggestions generally three 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,

A handwritten signature in blue ink, appearing to read 'Rafael M. Leon', with a stylized flourish at the end.

Rafael M. Leon
Chairman, Commission on Chicago Landmarks

CHICAGO LANDMARKS



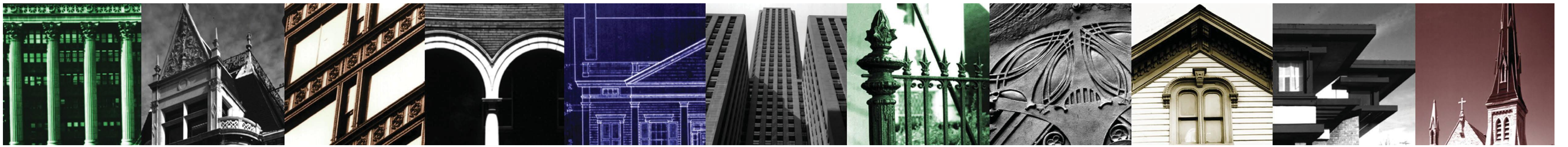
2019 PRESERVATION EXCELLENCE AWARDS

Welcome 2019 Preservation Excellence Award Winners

In its twentieth 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 are a cross-section of the great work being done throughout the city.



CHICAGO LANDMARKS

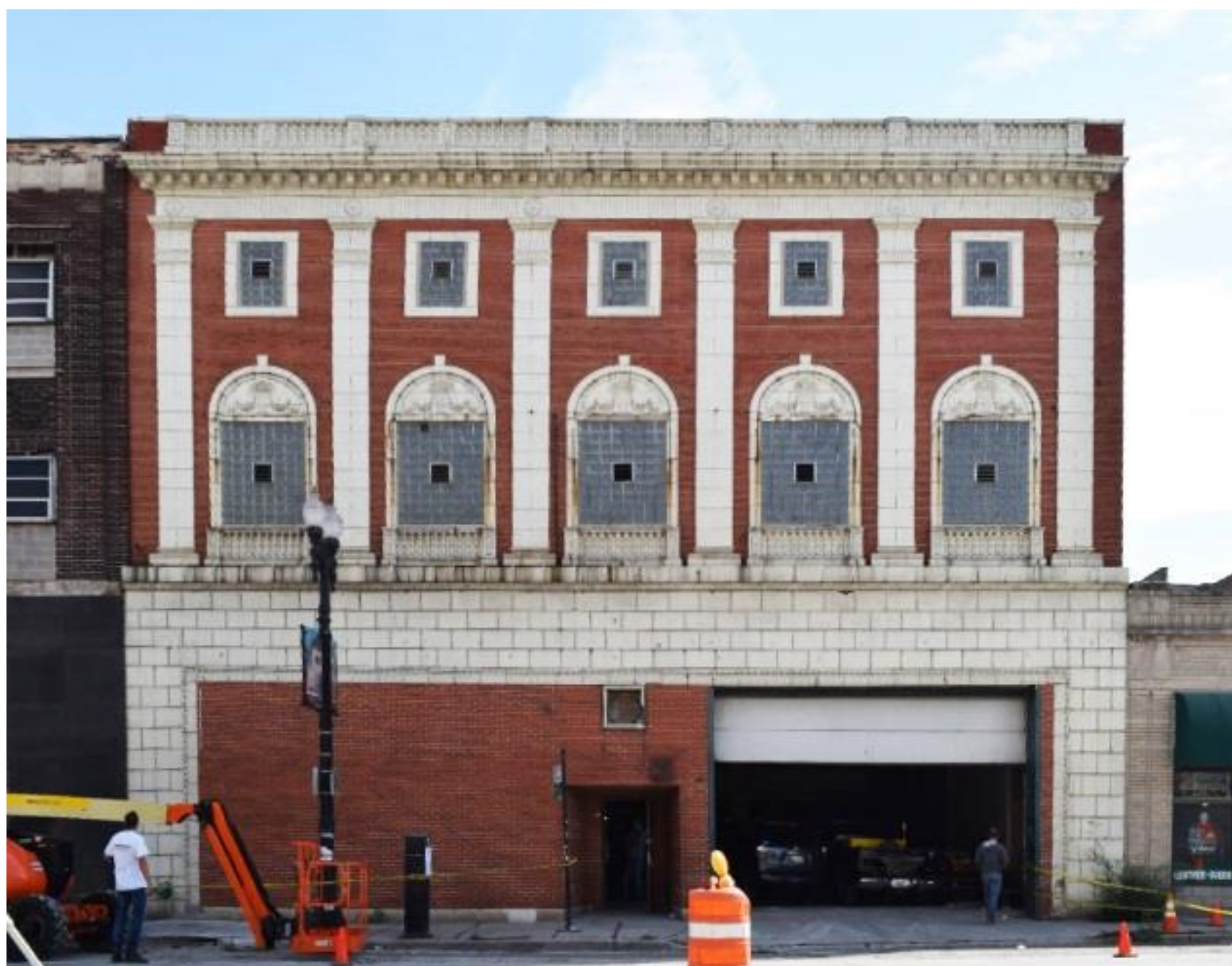


2019 PRESERVATION EXCELLENCE AWARDS

2229 South Michigan Avenue Motor Row District Rehabilitation

Recipient: Windy City RE

This commercial building is located in the Motor Row District on the near south side of the city and was historically known as the Triangle Motors, Inc. showroom. The building sat vacant for many years before Windy City RE purchased and rehabilitated it. Extensive masonry work included the replication of missing terra cotta and cleaning. The glass-block infill windows were replaced with new, double-hung windows and the bricked-in storefronts were restored to a historic configuration. The building, which will house commercial tenants and is anchored by an entertainment venue on the ground floor, also added a new metal canopy to mark the entrance. Motor Row is one of the oldest and largest automobile sales and repair districts in the United States. The successful re-purposing of the former ground-floor auto showroom and rehabilitation of the building as a whole, provides a creative example of what is possible for similar structures in the district. The Motor Row District was designated a Chicago Landmark on December 13, 2000.



before



after



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before and after photos courtesy of Revive Architecture LLC

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2019 PRESERVATION EXCELLENCE AWARDS

3647 South State Street Black Metropolis-Bronzeville District Rehabilitation

Recipient: City of Chicago Department of Fleet & Facility Management

This Art Deco/Moderne architectural style building was designed by Z. Erol Smith and constructed between 1929 and 1931. The building initially served as the headquarters for the Chicago Bee Newspaper, founded by the noted African-American entrepreneur Anthony Overton. The upper floors were originally configured for apartments and offices including those of the Douglass National Bank and the Overton Hygienic Company, a nationally known cosmetics firm during the 1930's. After the newspaper and Overton Hygienic ceased their operations (in the 1940's and 1980's respectively), the building was adapted for reuse as a branch of the Chicago Public Library in the mid-1990s. The facade had deteriorated over the decades, and the City of Chicago Department of Fleet and Facility Management performed extensive exterior restorations to the building. The existing non-historic storefronts were replaced with a new, historically appropriate system in a dark finish. The highly decorative terra cotta had cracked and spalled over time and the damaged pieces were repaired with the patching colors matching exactly. The wood windows were retained and restored in place. The Chicago Bee Branch Library is located in the Black Metropolis-Bronzeville District, designated a Chicago Landmark on September 9, 1998.



before



historic



after



after



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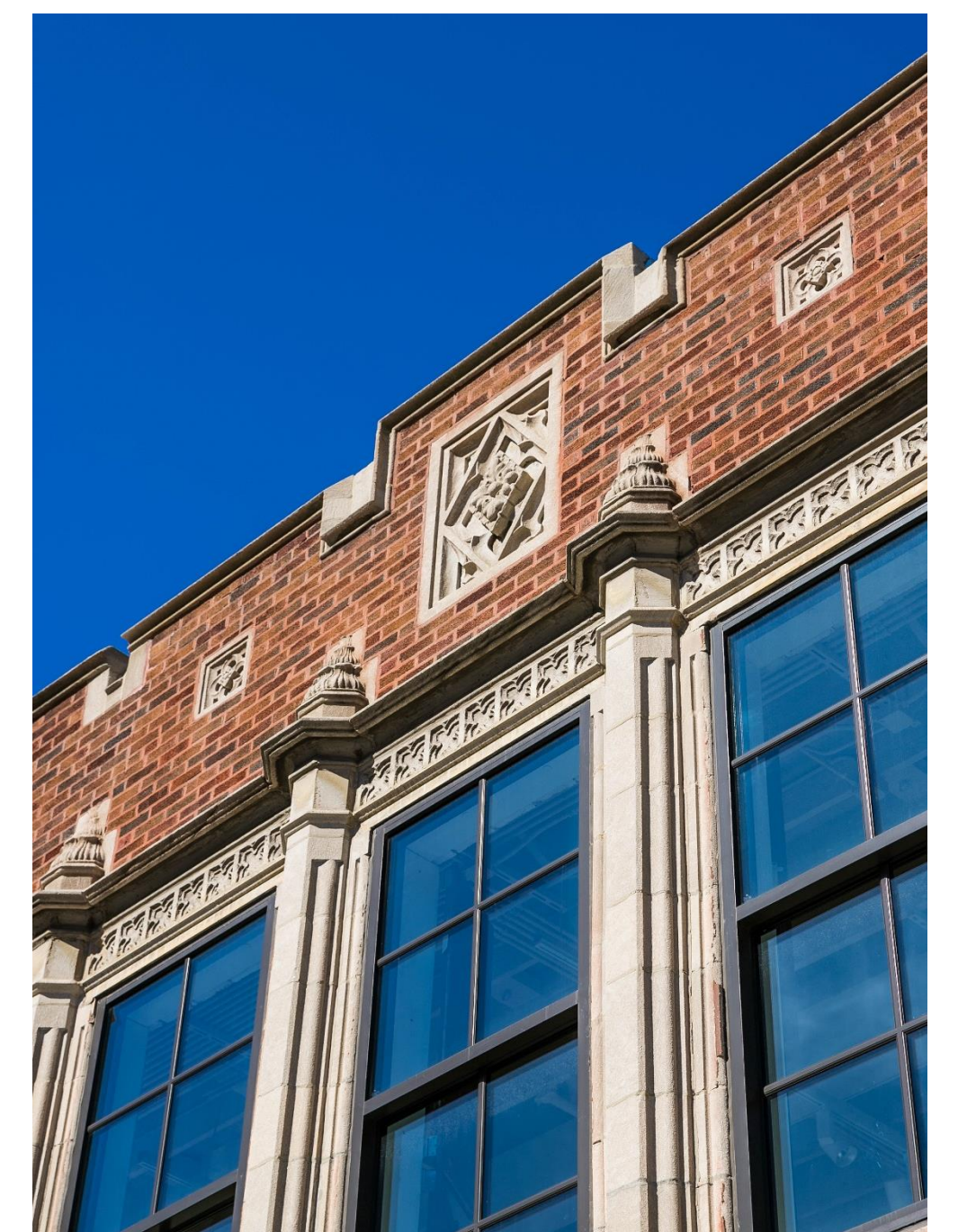


2019 PRESERVATION EXCELLENCE AWARDS

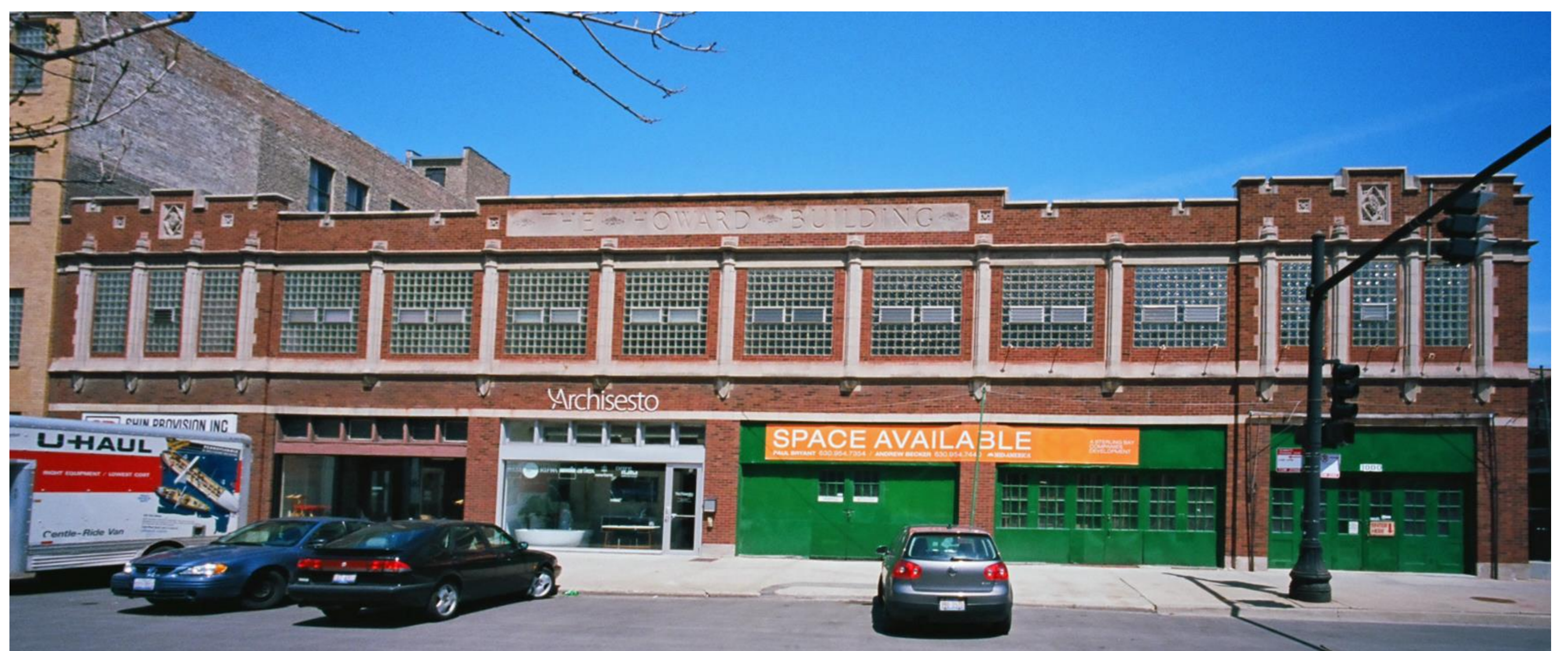
1000 West Randolph Street Fulton-Randolph Market District Rehabilitation

Recipient: Sterling Bay

The building at 1000 W. Randolph, also known as the Howard Building, is a contributing structure in the Fulton-Randolph Market District on the near west side of Chicago. Sterling Bay rehabilitated the vacant commercial building with extensive exterior work including façade restoration, and masonry cleaning. Non-historic glass block was replaced with new double-hung windows matching the original configuration. Window openings previously bricked in at the side elevation were opened up and appropriate new windows were installed. The heavily deteriorated storefronts and transoms were replaced with a new system compatible with the original profiles and dimensions. The Howard Building is an important anchor to the historic Randolph corridor and its rehabilitation serves as a gold standard for the rest of the district. The Fulton-Randolph Market District was designated a Chicago Landmark on July 29, 2015.



after



before



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before and after photos courtesy of Sterling Bay

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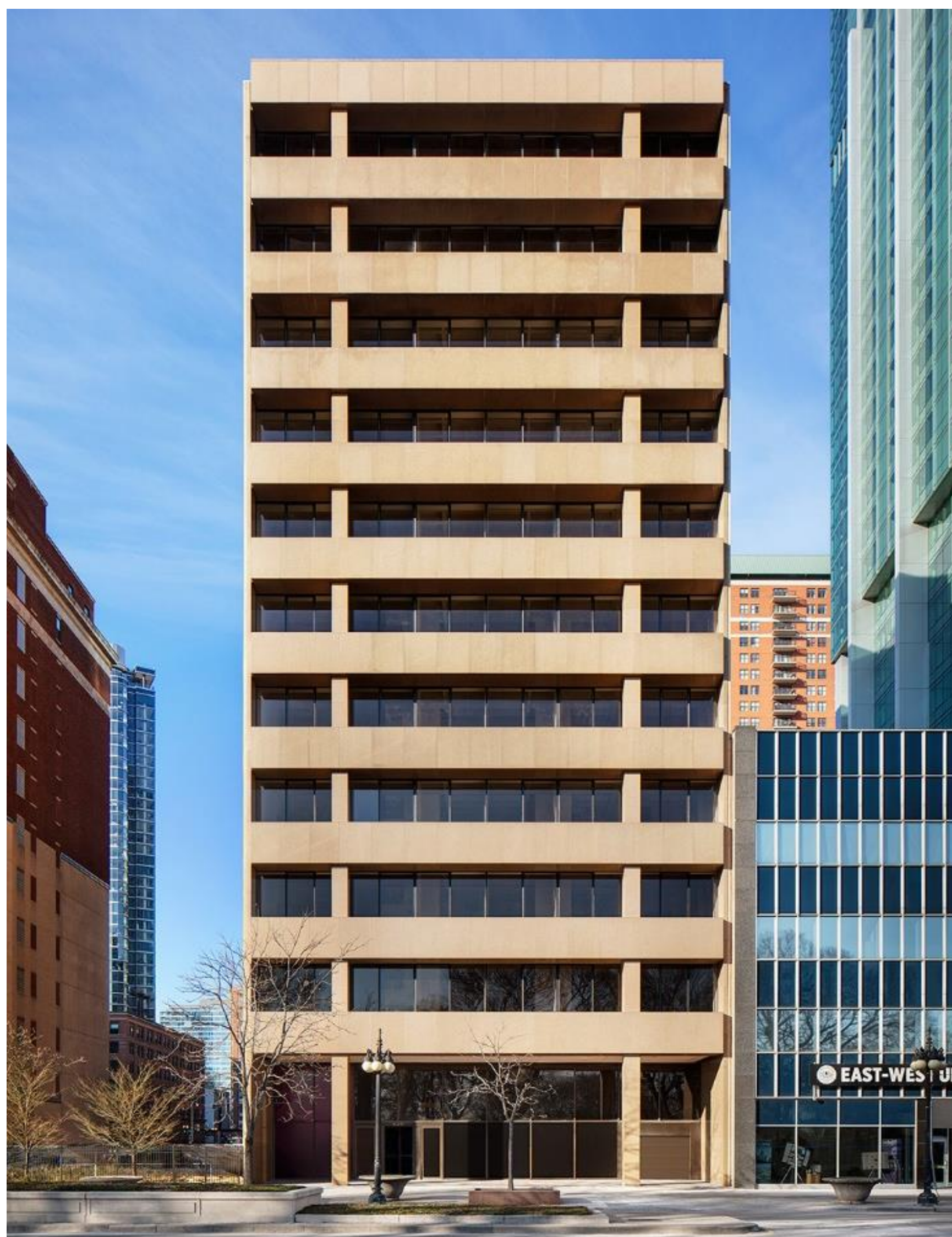


2019 PRESERVATION EXCELLENCE AWARDS

Johnson Publishing Building 820 South Michigan Avenue Adaptive Reuse

Recipient: 3L Real Estate, LLC

The Johnson Publishing Building, designed by John Warren Moutoussamy and completed in 1971, was the corporate headquarters for the Johnson Publishing Company for 45 years. In 1945, John H. Johnson had introduced *Ebony* magazine, followed by *Jet* magazine in 1951. The company expanded its operation to include an annual *Ebony* Fashion Fair in 1958, a traveling fashion show that raised millions for scholarships and other charitable endeavors. The building was acquired by 3L Real Estate in 2017 with the intention of converting the historic office building into 150 new apartments. In addition to the extensive interior work, the majority of exterior work was required to allow for the building's new use as residential apartments. The large windows spanning the front façade were replaced with carefully-detailed butt-glazing to recreate the wide expanses of glass integral to the building's historic facade, while accommodating code requirements for the new apartments. A new addition and roof deck were added and the iconic "Ebony JP Jet" was cleaned and restored in place. This project is an impressive example of how a commercial office building can be given new life. The Johnson Publishing Building was designated a Chicago Landmark on November 11, 2017.



after



after



before



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after photos courtesy 3L Real Estate

CHICAGO LANDMARKS



2019 PRESERVATION EXCELLENCE AWARDS

2118 West Evergreen Avenue Wicker Park District New Construction

Recipient: Ryan and Laura Kraus

The Wicker Park District is a 16-square-block neighborhood within the West Town Community Area characterized by a wide variety of ornate architectural styles ranging from Victorian Gothic to Italianate. After the 1871 Chicago Fire, Wicker Park, was developed with cottages, apartment buildings, and rowhouses. The lot at 2118 W. Evergreen was subdivided from the neighboring property leaving a vacant parcel to build a new single-family home. This new construction project referenced many of the features typical of the district including large windows, siding with a traditional lap exposure, and a projecting cornice. A raised front entry with decorative canopy was added to round out this high-quality, compatible design perfectly fitting within the architectural character of its context. The Wicker Park District was designated a Chicago Landmark on April 12, 1991.



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photos courtesy of Ryan and Laura Kraus

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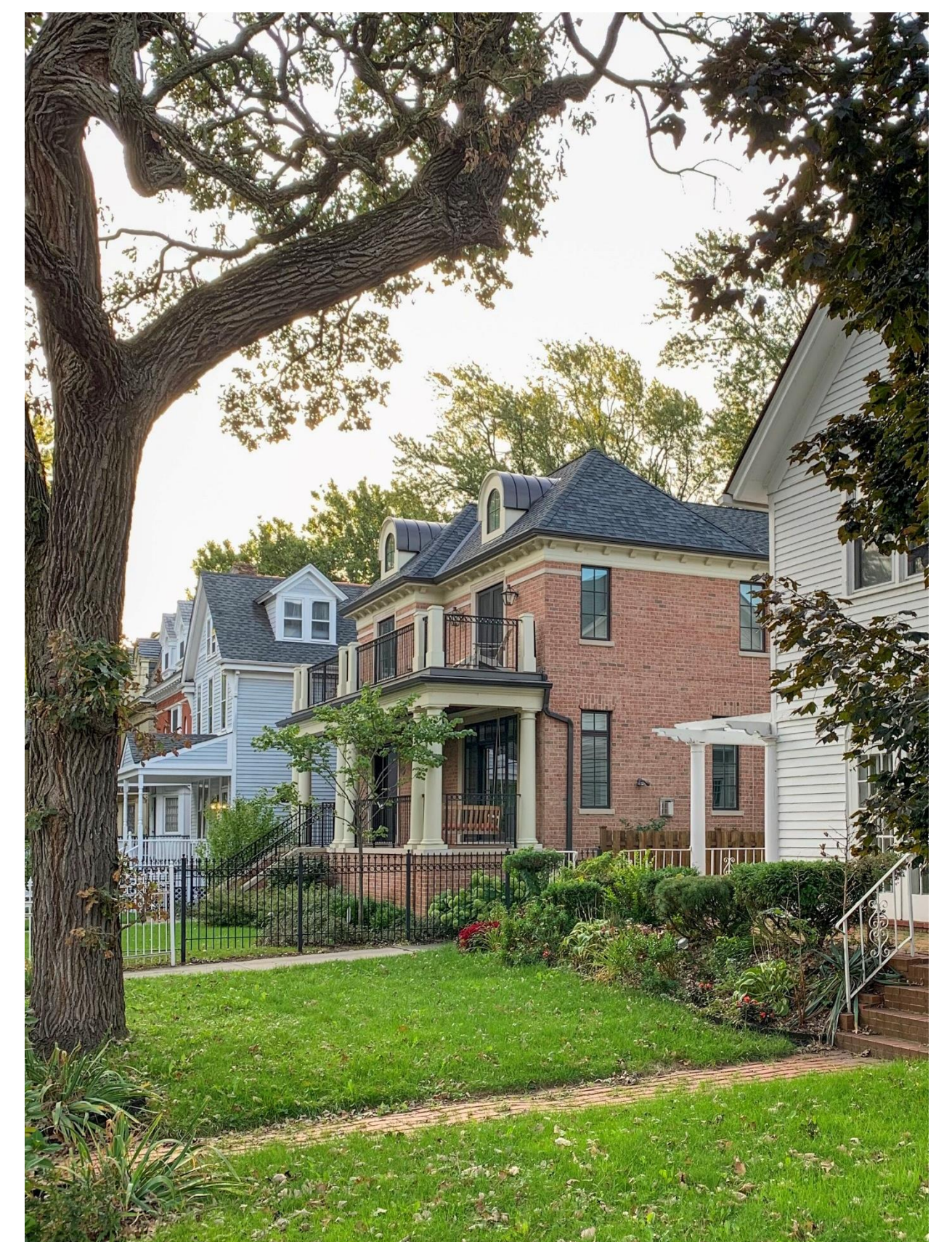


2019 PRESERVATION EXCELLENCE AWARDS

1305 East 50th Street Kenwood District New Construction

Recipient: Michele Ilene Ruiz and Jesse H. Ruiz

The Kenwood District, on Chicago's South Side, has been known as a home to many of Chicago's most important residents over the last 150 years. Single family homes found there are typically set on spacious lots and feature a wide variety of architectural styles, including some designed by some of Chicago's most famous architects such as Frank Lloyd Wright and George Maher. This new construction project utilized a long-vacant, empty lot to build a three-story, single-family residence. The home is clad with appropriate materials including brick and limestone consistent with the historic character of the area. A wide porch spans the front of the building, supported by simple free-standing columns, a visually distinct element of the district. The roof is elegantly supported with a simple cornice and semi-circular arched windows project out at the front façade. The home effortlessly blends with its elegant neighbors and is a welcome addition to the neighborhood. The Kenwood District was designated a Chicago Landmark on June 29, 1979.



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Photos courtesy of Michael Hershenson

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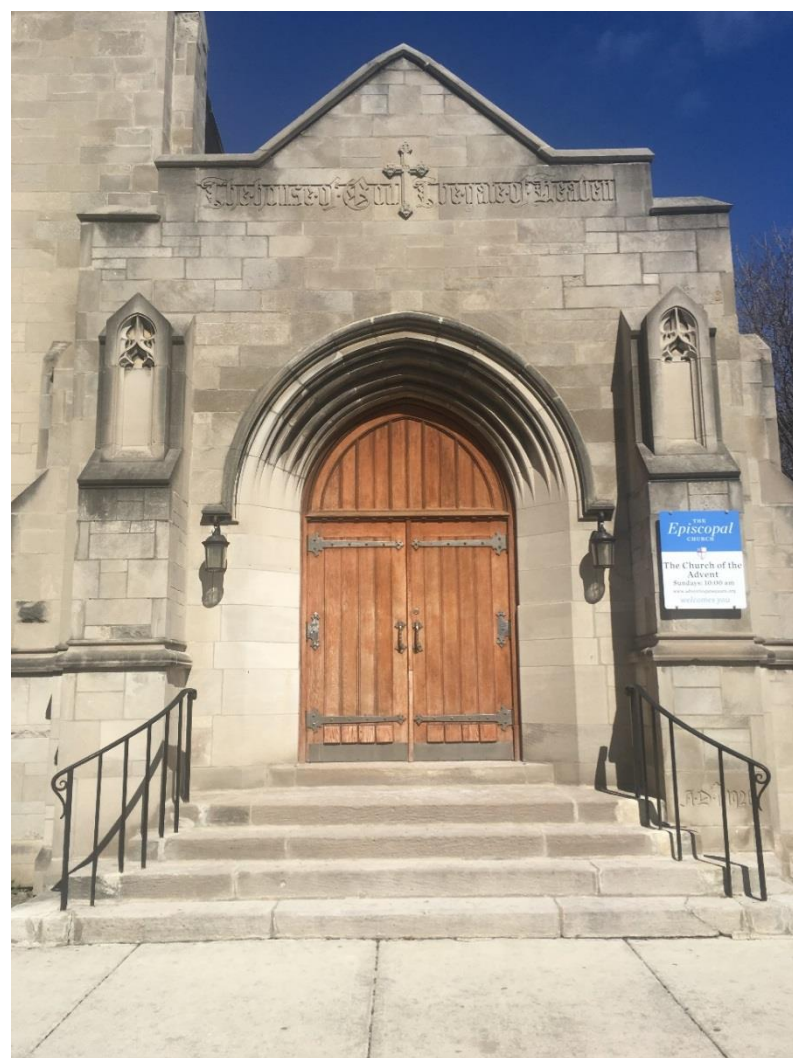


2019 PRESERVATION EXCELLENCE AWARDS

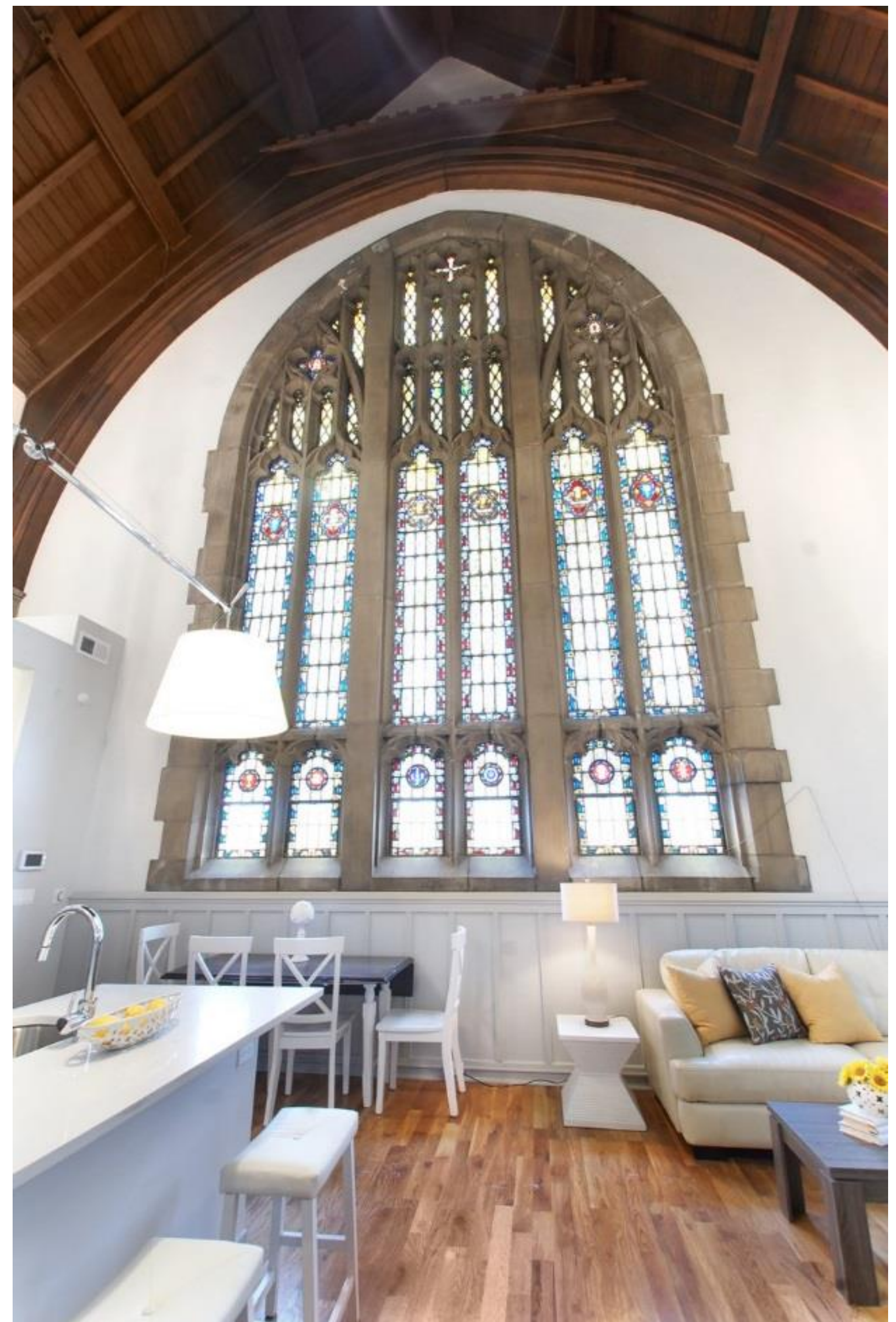
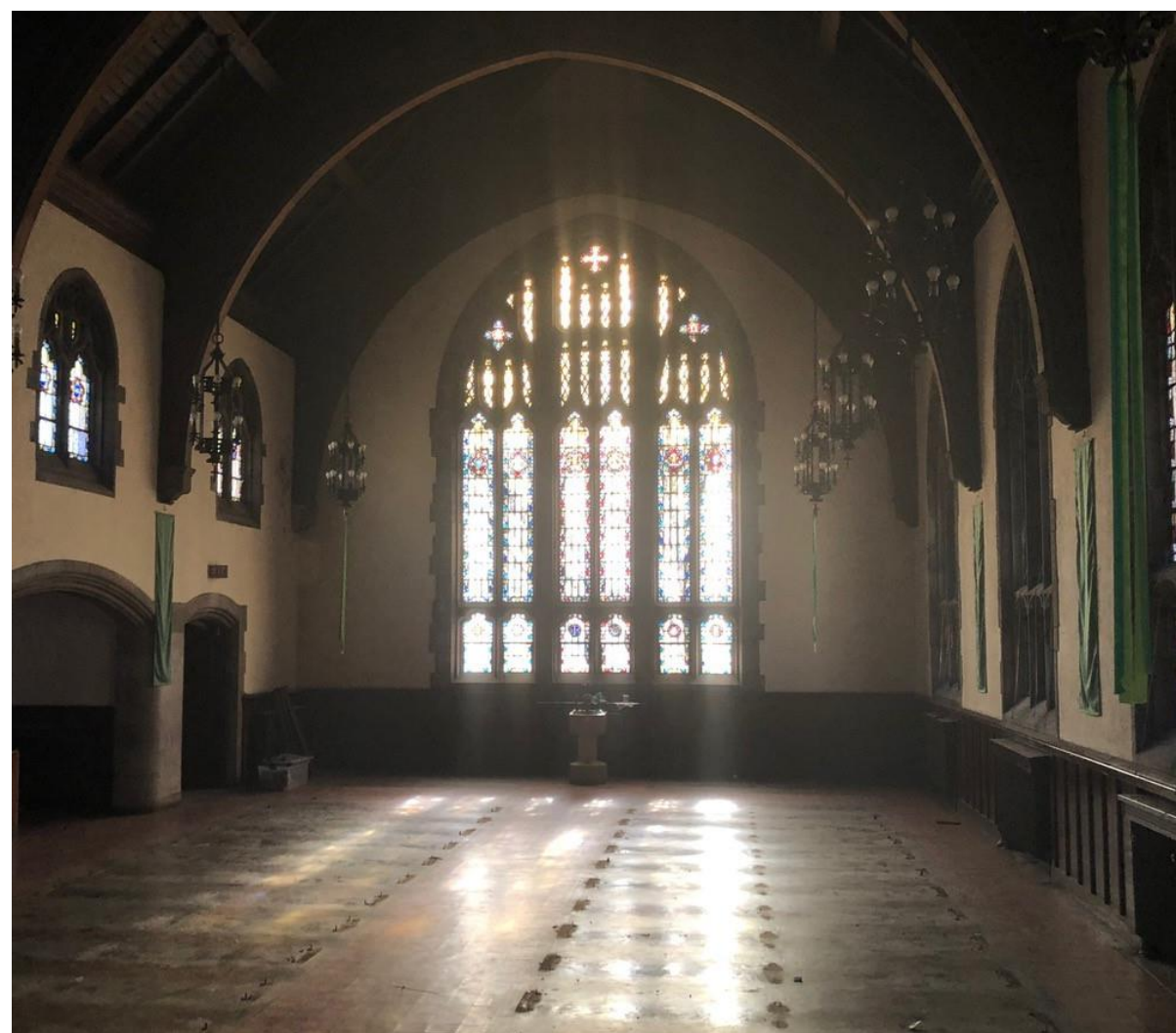
2900 West Logan Boulevard Logan Square Boulevards Extension District Adaptive Reuse

Recipient: JAB Real Estate, Inc.

The Logan Square Boulevards District, designated a Chicago Landmark in 2005, expanded in 2018 to include the former Episcopal Church of the Advent and adjacent parish house when the church closed its doors. The historic structures were designed by noted Chicago architect Elmer C. Jensen, who was a founding member of the congregation. JAB Real Estate, Inc. purchased the property from the Episcopal Diocese of Chicago and pursued designation as a part of their adaptive reuse project to transform the former church and parish house structures into 9 condominium units. Although no interiors were designated, JAB Real Estate, Inc. preserved many of the interior features, including decorative woodwork and trim, and incorporated them into the residential units. Exterior work included masonry cleaning and repair and select stained glass replacement. This adaptive reuse project showcases how a religious building can be discerningly reused while retaining much of its integrity. The Logan Square Boulevards Extension was designated a Chicago Landmark on January 17, 2018.



before



after



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before and after photos courtesy of JAB Real Estate

CHICAGO LANDMARKS



2019 PRESERVATION EXCELLENCE AWARDS

835 West Newport Avenue Newport Avenue District Restoration

Recipient: Longford Construction

This long-neglected property in the Newport Avenue District was historically clad with rusticated sandstone before it was completely covered in a non-historic cladding. When the cladding was removed 12 years ago, the deteriorated sandstone was exposed to the elements and further degraded. The Longford Construction Group purchased the building and rehabilitated the structure into new luxury units. The deteriorated beyond repair, rusticated façade was replaced with new limestone precisely detailed to match the original design. The project team went above and beyond to carefully document the masonry pattern and texture for replication. Other work included the installation of new front stairs, a cornice, and both rear and rooftop additions. What was once the eyesore of this beautiful neighborhood is now an outstanding example of architecture in the district. The Newport Avenue District was designated a Chicago Landmark on February 9, 2005.



before



after

before and after photos courtesy of Longford Construction



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2019 PRESERVATION EXCELLENCE AWARDS

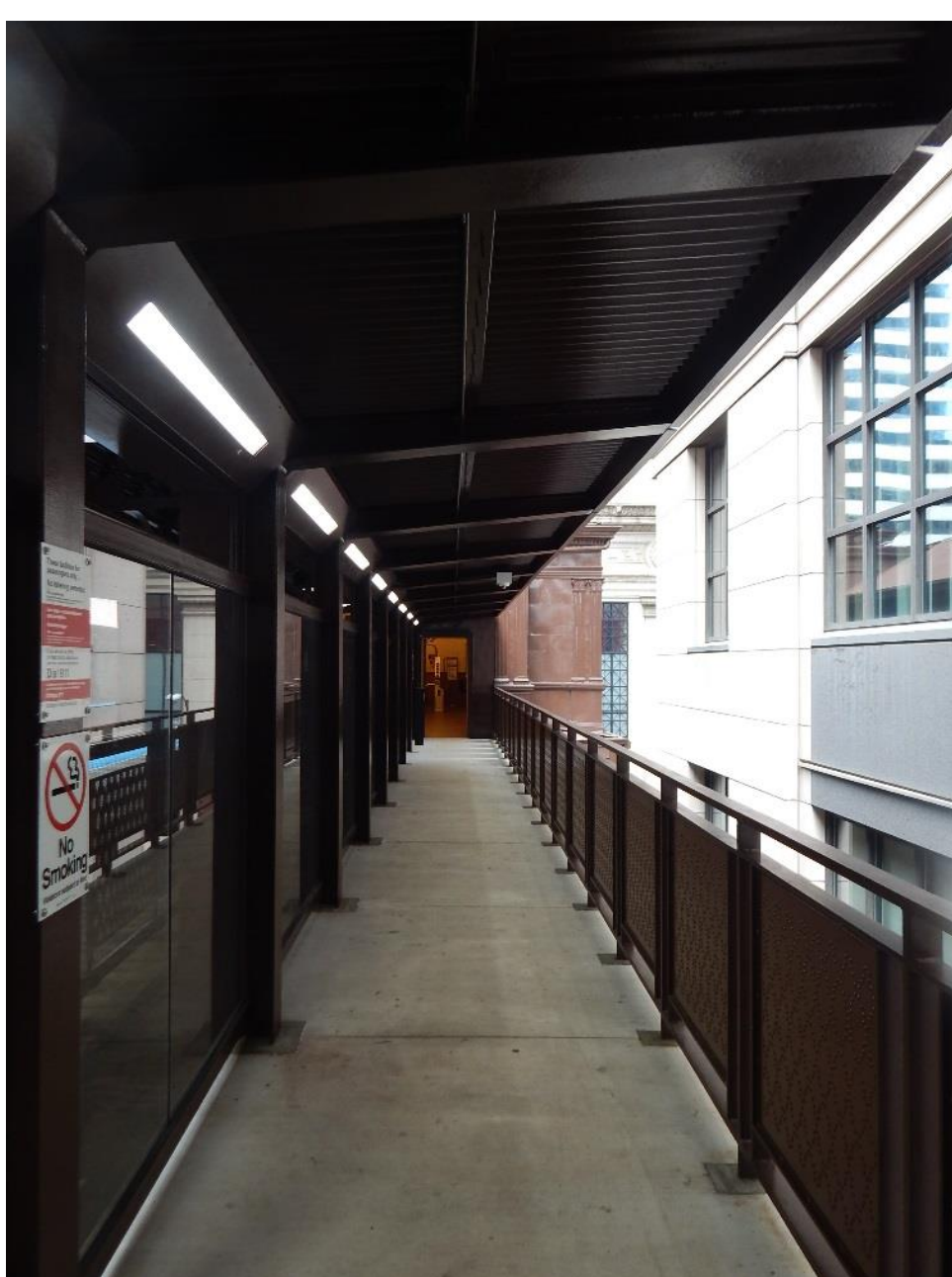
Quincy Elevated Station 220 South Wells Street Rehabilitation

Recipient: Chicago Transit Authority

The Quincy elevated station was designed by architect Alfred M. Headley and engineer John Alexander Low Waddell, and constructed in 1897. The Classical Revival style station consists of covered stairways, two station houses clad in sheet metal connected by a mezzanine, and passenger platforms covered with canopies. The station underwent changes over the years to accommodate new technology and increased ridership. Thirty years prior to Quincy Station's 2017 landmark designation, the station houses were renovated by the Chicago Transit Authority to match the original appearance as closely as possible. Making these station houses accessible presented a challenge because of the historic character of the station and the narrow street ways below. CTA worked to seamlessly incorporate new elevators and elevated walkways utilizing glass and metal panels inspired by the original station design. New doors, and wood-finish porcelain tile floors were added into the station houses and the deteriorated metal panel ceilings were replaced. This project serves as proof that a structure can be adapted to accommodate everyone while still retaining its historic character and integrity. The Quincy CTA Station was designated a Chicago Landmark on November 8, 2017.



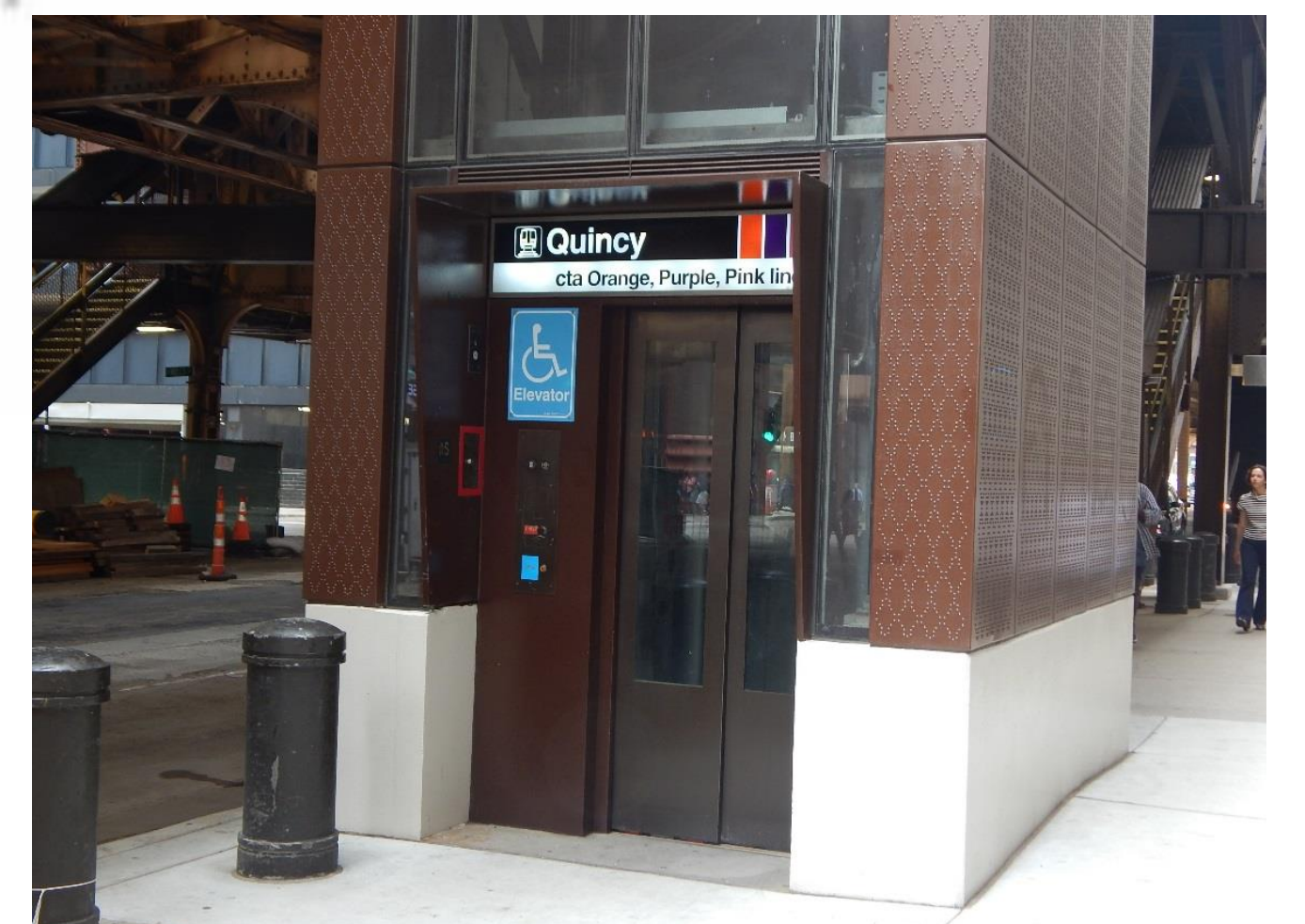
before



after



rendering of new elevator and walkway



after

Images courtesy of CTA



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2019 PRESERVATION EXCELLENCE AWARDS

3301 West Arthington Street Sears, Roebuck & Company District Adaptive Reuse

Recipient: Mercy Housing Lakefront

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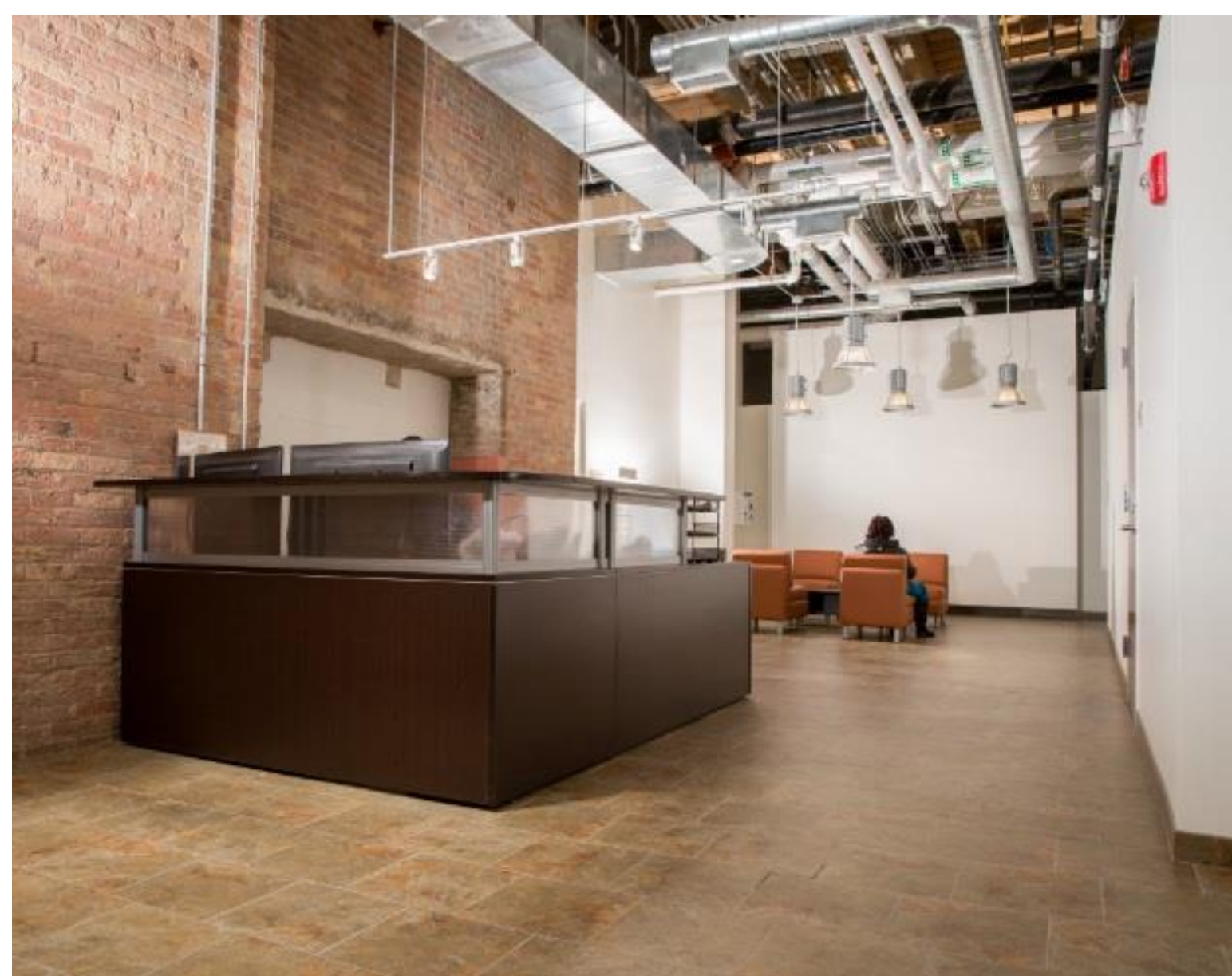
historic



after



before



after photos courtesy of Mercy Housing Lakefront



Preservation Excellence Awards 2019

2900 W. Logan

2117 W. Evergreen

835 W. Newport

220 S. Wells

1000 W. Randolph

3301 W. Arthington

820 S. Michigan

2229 S. Michigan

1305 E. 15th

3647 S. State



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