

# COMMISSION ON CHICAGO LANDMARKS

Certified Local Government Annual Report for 2017



CLG 2017

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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 Division leads economic, planning, and design initiatives throughout the city. The year 2017 began with six full-time and two 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 two full-time staff were lost leaving one full-time designations staff member.

## 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. The Commission subsequently reviews all permits for the property unless there is a final denial action by the Commission or City Council.

In 2017, seven proposed landmark designations were considered by the Commission, with three of these approved by the City Council during the year. The remaining four designations are in process, and it is expected that they will be approved by City Council in early 2018.

### LANDMARKS DESIGNATED BY CITY COUNCIL IN 2017:

#### Quincy Elevated Station

##### Ward 42

220 South Wells Street

*Designated November 21, 2017*

Since 1897, the Quincy Elevated Station has served generations of Chicagoans and visitors to the city. The station is located at the intersection of Quincy and Wells Streets in the heart of Chicago's central business district and is a representative example of an original Loop Elevated station. The station is a component of the larger Loop Elevated, or 'L,' which has served as the heart of Chicago's rapid transit system for over a century. The station was designed by prominent bridge engineer John Alexander Low Waddell. The Loop Elevated has become an iconic feature of the city. Its encircling

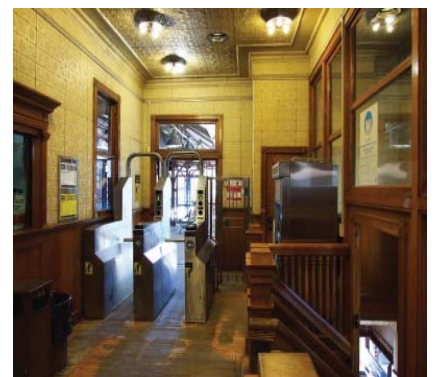
perimeter so clearly defines the central business district that it gave downtown Chicago its famous nickname, the Loop.



*Quincy Elevated Station*



*Exterior*



*Lobby*

## Rosenwald Court Apartments

### Ward 3

4600-4658 South Michigan Avenue;  
4601-4659 South Wabash Avenue;  
45-77 East 46th Street; 46-78 East  
47th Street; 4600-4658 South  
Michigan Avenue; 4601-4659 South  
Wabash Avenue; 45-77 East 46th  
Street; 46-78 East 47th Street

*Designated November 21, 2017*

The Rosenwald Court Apartments were constructed in 1929-1930, and incorporate two historic buildings constructed in 1907 and 1908. The buildings reflect the legacy of philanthropist Julius Rosenwald and his contributions to African American causes. The buildings were constructed as affordable housing in the Bronzeville neighborhood, and were one of only two buildings of this type constructed in Chicago in the pre-public housing era of the 1920s. Executed in a combination of the Arts and Crafts and Art Moderne styles, the Rosenwald Court Apartments are an outstanding example of garden court apartments in the city.



*Rosenwald Court Apartments (Credit: Chris Moe Photography)*



*Facade (Credit: Chris Moe Photography)*



*Entryway (Credit: Chris Moe Photography)*

## Johnson Publishing Company Building

### Ward 4

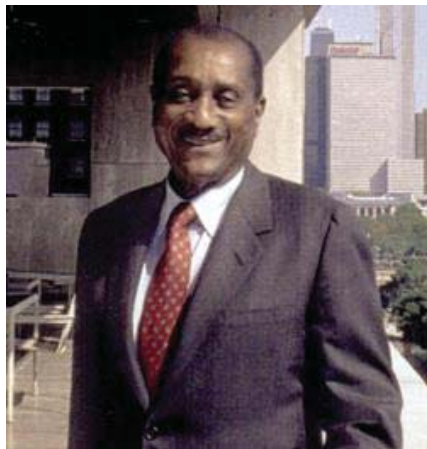
820 South Michigan Avenue

*Designated December 13, 2017*

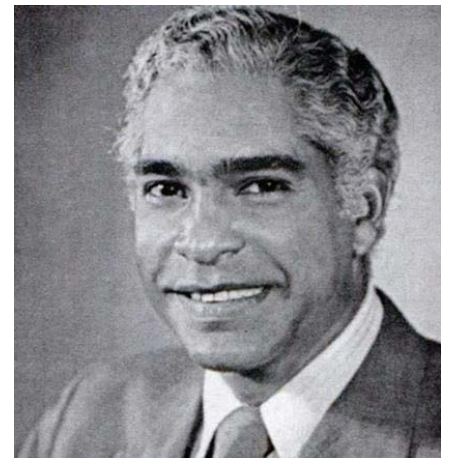
The Johnson Publishing Company Building exemplifies the importance of the Johnson Publishing Company, a nationally-significant African American owned and operated media company. The building is the only high-rise office building in downtown Chicago built by an African American, publisher John H. Johnson. The company's *Ebony* and *Jet* magazines celebrated the achievements of African Americans at a time when the mainstream media largely ignored this segment of American society. The building contributes to the celebrated "street wall" of architecturally distinguished buildings facing Michigan Avenue and Grant Park. The building was designed by John Moutoussamy, a prominent and pioneering African American architect working in Chicago in the post-World War II era.



*Johnson Publishing Company, 820 South Michigan Avenue*



*John H. Johnson*



*John Moutoussamy*

# 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 2017, the Commission reviewed 2,657 permit applications and performed 2,970 reviews in total.
- The number of permits reviewed in 2017 was 229 more than in 2016.
- The average number of days to issue an approval or correction was 1.8 days.
- One permit application was denied.
- The PRC reviewed 45 projects in 2017; 57 projects were reviewed in 2016.

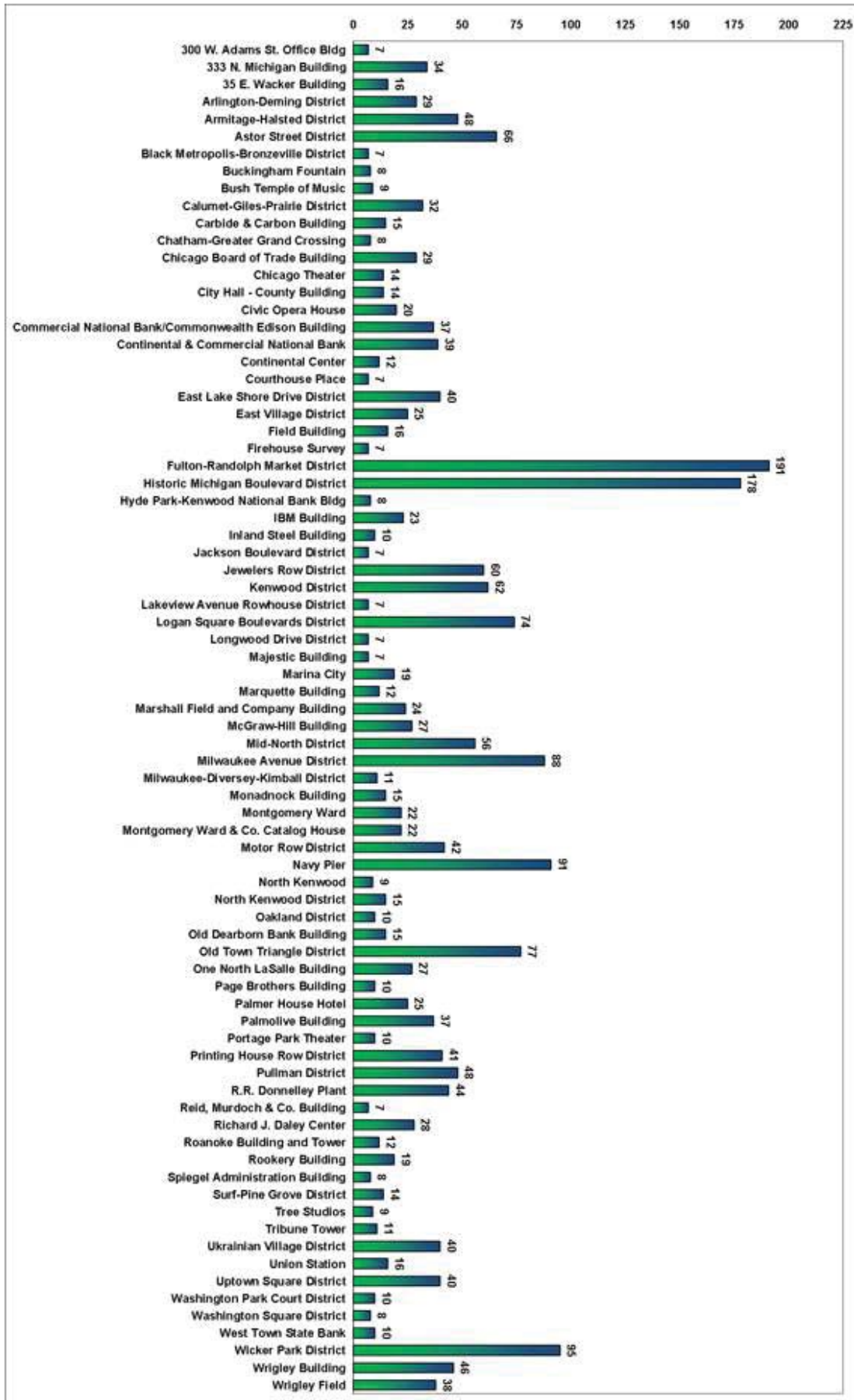
(For a breakdown of permits by district/landmark, please see the bar graph on the next page.)

Phase three and four of the expansion of Wrigley Field continued in 2017 with additional structural repairs to the grandstands, restoration and re-creation of the exterior walls, suite expansions, and work to the Concourse/Clubhouse areas. The Five-year Master Plan and Master Sign Plan, as approved by the CCL and updated, guide this multi-phase renovation. Historic Preservation staff conducted frequent site visits to monitor this important project on behalf of the Commission.



Wrigley Field

## Total Number of Approvals by District / Landmark (for seven or more permits approved in the 2017 calendar year)





## MONITORING AND STEWARDSHIP

At the close of 2017, 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.

## 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 2017 the Commission recommended that five building projects receive the Class L incentive. Four projects were subsequently approved by City Council. The last application for the Old Chicago Main Post Office will be reviewed by City Council in 2018.

## 2017 CLASS L ORDINANCES

The City Council adopted Class L Ordinances for the following properties in 2017:

### Essex Inn

#### Ward 4

800 South Michigan Avenue

The exterior work includes: the repair and cleaning of all facades; alterations to the ground-floor entry including new revolving and swing doors; and a new, vegetative,

'green' roof. The interior scope of work includes: new water, gas, and sewer connections; structural repairs; and upgrades to mechanical, electrical, plumbing, and fire protection systems. All bathrooms will be reconfigured and 19 new rooms (including ADA-compliant rooms) will bring the total room count to 273. The completed project will exceed ASHRAE 90.1-2004 by 14%.

- Amount invested by the applicant: \$30,273,936 (excluding acquisition cost)
- Estimated completion date: Summer 2019
- Employment: 150-175 temporary jobs, 175 permanent jobs

**932-940 West Fulton Market (Fulton-Randolph Market District)**

**Ward 27**

The exterior work includes facade cleaning and repair; storefront reinstatement; new windows; and installation of a vegetative, 'green' roof. The interior scope of work includes new water, gas, and sewer connections, structural repairs, a new elevator, three new stairs, and updates to mechanical, plumbing, electrical and fire protection systems. These building systems will be designed to exceed ASHRAE 90.1-2004 by 14% for energy performance.

- Amount invested by the applicant: \$4,944,192 (excluding acquisition cost)
- Estimated completion date: January 2018
- Employment: 50 temporary jobs, 75 permanent jobs

**933-943 West Fulton Market (Fulton-Randolph Market District)**

**Ward 27**

The exterior work includes exterior wall cleaning and masonry repairs; storefront reinstatement; new windows, reconstruction of the non-historic third story, and installation of a vegetative, 'green' roof. The interior scope of work includes new water, gas, and sewer connections, structural repairs, and mechanical updates. Building systems will be designed to exceed ASHRAE 90.1-2004 by 14% for energy performance and the project has been designed to achieve LEED Certification.

- Amount invested by the applicant: \$18,426,790 (including acquisition cost)
- Estimated completion date: End of 2018
- Employment: 50 temporary jobs, 75 permanent jobs

**Former Chicago Historical Society Building**

**Ward 42**

632 North Dearborn Street

The exterior work includes select masonry repairs and cleaning of the granite facades. The roofing will be replaced and its terra cotta units will be cleaned, repaired, and reset. The fire escapes will be removed and the existing digital sign, blade sign, and sign pole will be removed and replaced with a new sign pole. The interior scope of work includes structural repairs, four new exit stairs, three new elevators, and upgrades to the sprinkler, electrical, plumbing, fire protection, and mechanical systems to exceed ASHRAE 90.1-2004 by 14% for energy performance.

- Amount invested by the applicant: \$22,370,624 (excluding acquisition cost)
- Estimated completion date: December 2018
- Employment: 300 temporary jobs, 160 permanent jobs

## CLASS L PROPERTY CERTIFICATIONS - COMPLETED PROJECTS

In 2017 the Commission reviewed and issued final certifications for the rehabilitation of three properties:

### 333 North Michigan Avenue Building

#### Ward 42

This project included extensive exterior and interior rehabilitation for continued use as office and commercial space. The ground and second floors will be leased for restaurant or retail purposes. The exterior scope of work included storefront replacements, re-creation of the main entry, masonry repairs and cleaning, tuckpointing, recladding of the existing rooftop enclosure, and architectural accent illumination. The interior scope of work included restoration of the historic main lobby, upgrades to the common areas of the office levels, elevator modernization, exit stair improvements, and upgrades to the mechanical, plumbing, fire protection, and electrical systems. The renovation project received LEED Silver Certification.

- Investment:  
\$53,073,483 (no acquisition cost)
- Other financing:  
20% Federal Tax Credit
- Employment:  
40 temporary jobs,  
225 permanent jobs,  
710 retained jobs



333 North Michigan Avenue Building



Lobby



Exterior

## 1606-1608 North Milwaukee Avenue (Milwaukee Avenue District)

### Ward 2

This underutilized office building was rehabilitated into a boutique hotel. The exterior work included extensive masonry repairs of all facades as well as cleaning of the tower and all street elevations; a new one-story, rooftop addition with amenity space; rehabilitation of steel windows; replacement of wood windows with new, aluminum, double-hung windows; replacement of storefronts at the two-story base to match historic configurations; new awnings; exterior lighting; and new, vegetative, 'green' roofs on the rooftop addition and existing penthouse. The interior of the building was rehabilitated to accommodate a restaurant on the first floor, a lounge and bar on second floor, and hotel rooms on floors 3 – 12. The first floor lobby was rehabilitated to serve as the hotel lobby with the main hotel entry on North Avenue. Interior rehabilitation also included elevator modernization, a new sprinkler system, and new HVAC, plumbing, electrical, and fire protection systems. These building systems were designed to exceed ASHRAE 90.1-2004 by 14% for energy performance.



1606-1608 North Milwaukee Avenue



Lobby

- Investment:  
\$36,267,705 (including acquisition cost)
- Other financing:  
20% Federal Tax Credit
- Employment:  
250 temporary jobs,  
150 new permanent jobs



Interior

## 312 North Carpenter Street (Fulton-Randolph Market District)

Ward 27

The exterior scope of work included masonry repairs and cleaning, tuckpointing, rebuilding the missing cornice/parapet, installation of missing cast iron columns, window and storefront replacement, and a new rooftop deck and vegetative 'green' roof. The interior scope of work included demolition of interior walls, structural reinforcement, a new elevator and fire stairs, new water, electrical, and gas services, and new mechanical and fire protection systems including new sprinklers. The renovation project's energy performance exceeds ASHRAE 90.1-2004 by at least 14% and the owners have submitted to USGBC for LEED Silver Certification.

- Investment:  
\$9,462,852 (including acquisition cost)
- Employment:  
50 temporary jobs,  
85 permanent jobs



312 North Carpenter Street



Rooftop



Lobby

## 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. Eighteen permit fee waivers were approved for landmark properties in 2017 compared with three in 2016. See table (below) for details.

Project Address	Landmark/District Name	Ward	PFW Totals
1117 North Hoyne Avenue	Ukrainian Village District	2 <sup>nd</sup> Ward	250
1434 West Augusta Boulevard	Peabody School	2 <sup>nd</sup> Ward	25,000
2036 West Thomas Street	Ukrainian Village District	2 <sup>nd</sup> Ward	2,500
2401 South Wabash Avenue	Quinn Chapel	3 <sup>rd</sup> Ward	5,454
1936 South Michigan Avenue	Second Presbyterian Church	3 <sup>rd</sup> Ward	2,400
4533 South Greenwood Avenue	North Kenwood District	4 <sup>th</sup> Ward	1,750
639 East 111th Street	Pullman District	9 <sup>th</sup> Ward	175
11305 South St. Lawrence Avenue	Pullman District	9 <sup>th</sup> Ward	250
11309 South St. Lawrence Avenue	Pullman District	9 <sup>th</sup> Ward	250
11261 South St. Lawrence Avenue	Pullman District	9 <sup>th</sup> Ward	175
11149 South St. Lawrence Avenue	Pullman District	9 <sup>th</sup> Ward	175
6401 South Woodlawn Avenue	St. Gelasius Church Building	20 <sup>th</sup> Ward	100,000
328 West Willow Street	Old Town Triangle District	43 <sup>rd</sup> Ward	3,000
1709 N. North Park Avenue	Old Town Triangle District	43 <sup>rd</sup> Ward	500
1708 North Sedgwick Street	Old Town Triangle District	43 <sup>rd</sup> Ward	1,000
2112 North Sedgwick Street	Mid-North District	43 <sup>rd</sup> Ward	5,000
4525 North Kenmore Avenue	Stewart School	46 <sup>th</sup> Ward	114,000
4619 North Broadway	Uptown Square District	46 <sup>th</sup> Ward	1,000

**Permit Fee Waivers Total for 2017: \$262,879**

## HISTORIC PRESERVATION PLANNING

In 2015, the landmarked Pullman District was designated as the City's first National Monument. City staff continues to work with the National Park Service, the State of Illinois, and other public and private organizations to allow for improvements to the district. Planning, Design and Historic Preservation Division staff assisted the National Park Service and

the State of Illinois in selecting a Chicago-based team of architects and engineers to design the visitor's center and surrounding site. City staff regularly meets with the team to review and direct the design process. The National Parks Conservation Association, with the City of Chicago, completed a transportation plan for Pullman and Roseland to accommodate visitors to the park. The City of Chicago also assisted the National Park Service in completing an environmental assessment for the site.

Historic Preservation staff worked in partnership with a consultant to complete a Post-World War II Context Statement for the Historic Michigan Boulevard District, allowing the Commission to better examine and assess the development and history of the district from 1930 to 1972. Three buildings associated with that period of history were determined to be eligible for designation. This led to the individual designation of the Johnson Publishing Company Building (1972, John W. Moutoussamy, of Dubin, Dubin,

Black & Moutoussamy) at 820 South Michigan Avenue and the Essex Inn (1961, A. Epstein & Sons) at 800 South Michigan Avenue. The Essex Inn was also approved by City Council to take advantage of the Class L Property Tax Incentive Program.

Planning, Design and Historic Preservation staff worked with consultants and community representatives to establish neighborhood design guidelines for the West Loop and the Chatham/Greater Grand Crossing neighborhoods. Because these areas contain designated historic resources the guidelines included language and graphics compatible with general review criteria for historic districts, including storefront design, commercial signage, and infill development. The West Loop Design Guidelines also included reference to the Fulton-Randolph Market Design Guidelines, which were developed in draft form in 2014 and officially adopted by the Commission in 2017.

Completed in 2017, the Pilsen and Little Village Action Plan is a summary of specific issues and opportunities facing these communities, as gathered and compiled by the Chicago Department of Planning and Development (DPD) in partnership with the Chicago Metropolitan Agency for Planning (CMAP). The Action Plan provides a series of recommendations to help address some of the issues and opportunities outlined by the community, as well as to guide future planning efforts. As a result of community input, the plan recommends a Chicago landmark district, particularly along the portion of West 18th Street that currently falls within the boundaries of the National Register District. In Little Village the plan recommends conducting an updated historic survey that will explore the possibility of a National Register or local landmark district in Little Village.

In May 2017 the Chicago Plan Commission approved Mayor Emanuel's Industrial Corridor Modernization Initiative North Branch Framework Plan and Design Guidelines, which had been drafted by Planning, Design and Historic Preservation, Planning staff after an extensive community outreach process. An important goal of the plan is to leverage the North Branch Industrial Corridor's unique urban character by highlighting industrial structures and integrating historic industrial buildings with new development where possible. Approximately 60 buildings were identified in the plan as having architectural features that contribute to the North Branch corridor's industrial environment. Repurposing these structures through sensitive alterations is encouraged as part of larger creative redevelopment opportunities. Where possible, the plan calls for highlighting such structures with lighting and public art, and the addition of adjacent outdoor plazas.

## 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 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 2017, some 1,180 applications were reviewed with a total of twenty-four permit applications involving partial or full demolition which triggered review by DPD under the provisions of the Demolition Delay Ordinance (vs. thirty-three applications in 2016). One application was withdrawn. The majority of the demolition applications received were for neighborhood residential buildings including worker's cottages, single-family residences, flats, and apartment buildings as well as and small-scale commercial buildings.

While we can report on demolition applications which triggered the Demolition Delay Ordinance in 2017, 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.

# PRESERVATION EXCELLENCE AWARDS

In its eighteenth 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.

## 2017 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 24th at the Chicago Cultural Center.

### 2400 South Michigan Avenue (Motor Row District)

Ward 3

**Adaptive Reuse:** After being vacant for over a decade, rehabilitation work included significant masonry repairs and cleaning, repairs to the ornamental metal work, window repair and replacement, complete updating of the building's mechanical and plumbing systems, and restoration of several historic interior spaces for use as an event center. The building owner applied for the 20% Federal Rehabilitation Tax Credit.



Before



After



## Polish National Alliance Building

Ward 2

1514 – 1520 West Division Street

**Adaptive Reuse:** Exterior work included the removal of non-historic signage, masonry repair and cleaning, metal spandrel repair, and replacement of non-historic windows with new aluminum windows to match the historic configuration based on historic documentation. The project also included a new one-story rooftop addition and deck for event space, a vegetative, “green” roof, and all new interior systems. The building owner applied for a Class L Property Tax Incentive.



Before (Photo courtesy of © Tom Harris)



After (Photo courtesy of © A. Rauch Photography)

## 1606-1608 North Milwaukee Avenue (Milwaukee Avenue District)

Ward 2

**Adaptive Reuse:** The exterior scope included extensive masonry repairs and cleaning, storefront restoration/replacement, and upper-floor window replacement. The project also included a new one-story rooftop addition for amenity space, roof deck, and a vegetative, “green” roof. The historic lobby was restored, and the interior was rehabilitated to accommodate a restaurant, café, lounge, and private event space, with new mechanical and electrical systems throughout. The developer applied for a Class L Property Tax Incentive and a 20% Federal Historic Tax Credit.



Before



After

## 333 North Michigan Avenue Building

Ward 42

**Rehabilitation:** The scope of repair included masonry repairs and cleaning, re-creation of the original main entry, storefront replacement, and recladding of the existing rooftop addition. Interior work included restoration of the historic main lobby, elevator modernization, and upgrades to mechanical, electrical, and plumbing systems throughout. This iconic Art Deco high-rise, which frames the gateway into the Loop, has now been brought back to its original beauty. The building owner applied for a Class L Property Tax Incentive and a 20% Federal Historic Tax Credit.



Before (Photo courtesy of Jon Miller of Hedrich Blessing)



After (Photo courtesy of Jon Miller of Hedrich Blessing)

## 2347 North Geneva Terrace (Mid-North District)

Ward 43

**Rehabilitation:** The project included removal of aluminum siding, installation of historic arched-top windows based on physical evidence, replacement windows matching the historic configuration, reconstruction of the full-width front porch, and repair of the historic wood clapboard siding that was discovered under the non-historic cladding. Today the residence stands as an important anchor to the Geneva Terrace streetscape and surrounding community.



Before (Photo courtesy of Foster Dale Architects, Inc.)



After (Photo courtesy of Foster Dale Architects, Inc.)

## (Former) James Mulligan Public School

Ward 43

1855 North Sheffield Avenue

**Adaptive Reuse:** Rehabilitation work to convert the building to residential use began in 2014 with an exterior scope of work that included window sash replacement with new wood windows to match the historic configuration, and masonry repairs. A devastating fire in 2015 during construction meant that the developer had to redo much of the rehabilitation work that had already been completed. Despite that setback and delay, the interior now boasts 23 apartment units with additional amenity spaces. Configured within the historic classroom spaces, the units retain characteristic materials such as original hardwood floors, wood trim, and built-in cabinets. The developer worked closely with the Illinois Historic Preservation Office for the 20% Federal Tax Credit.



Before



After

## 7006 South Euclid Avenue (Jackson Park Highlands District)

Ward 5

**Restoration:** The owners expended great effort to repair the roof while maintaining its historic significance. Existing clay tiles were carefully removed and saved for reinstallation. Deteriorated wood decking was replaced, new flashing and ice and water shield were installed, and the original clay tiles were reset to match the historic profiles. Restoration work also included replacement of copper gutters and downspouts in-kind to closely resemble original profiles and detailing. Clay tile roof structures pose difficult repair challenges that often result in replacement with modern materials. The efforts of 7006 South Euclid's homeowners ensured a renewed lifespan for this significant architectural feature.



After

## All Saints Church and Rectory

Ward 47

4550 North Hermitage Avenue

**Restoration:** This ambitious project included replacing the wooden foundation with concrete, stabilizing the original bell tower with an innovative system of steel straps, and removing 100 years of stucco to reveal the original wood siding. The completed restoration is now an outward reflection of the revitalization of the church's membership and mission over the past 15 years.



Before



After

## 223 West Menomonee Street (Old Town Triangle District)

Ward 43

**Restoration:** Efforts to de-convert this c.1880's two-unit building to a single-family residence began in 2016, and included removal of non-historic vertical board and underlying asphalt cladding. Historic clapboard was revealed to be intact, and subsequent removal of the front stair exposed further physical evidence of previous alterations on the front façade. The building owner's in-depth analysis of the uncovered scarring resulted in a discovery that a front porch structure existed at some point in the building's early history. Restoration efforts included reconstructing the full-width porch, reinstating the historic fenestration pattern, repairing historic wood clapboard, and interior modifications to return the building to a single-family configuration.



Before



After

## 185 North Morgan Street (Fulton-Randolph Market District)

Ward 27

**New Construction:** To be compatible with the surrounding district, the new construction design incorporates brick piers, corbelled brick lintels, a steel plate cornice, divided-lite transoms, and a dark bronze anodized storefront system. A metal and glass canopy extends the length of the façade, reflecting typical meat-packing buildings of the district. The storefront design recalls the proportions of historic operable doors in the district. This new construction project illustrates high-quality contemporary design that fits in with the architectural character of its context. The building houses multiple retail and restaurant tenants and has revitalized a blighted corner of the district.



After

## 311 North Morgan Street (Fulton-Randolph Market District)

Ward 27

**Restoration:** Constructed in 1921, the two-story former Aroma Cheese Company commission house was rehabilitated with masonry repairs to the front façade and decorative parapet, new windows and doors to match historic fenestration, a new storefront, and a rooftop addition set back from the front façade. The four-story central portion includes a courtyard enclosure at the front to continue the street wall, and is clad in a combination of grey brick, steel, and glass. The seven-story portion at the north end of the site is clad in a white brick with concrete columns and window configurations similar to historic windows in the district. The new construction design exhibits a contemporary expression while maintaining a compatible massing and height relative to the surrounding buildings of the district. The new Ace Hotel houses 159 guest rooms, a restaurant and



Before



After

coffee shop, event spaces, and a rooftop bar. This combined new construction and adaptive reuse project showcases the joint efforts of preservation and compatible development within a landmark district.

## Bush Temple of Music

### Ward 2

800 North Clark Street

**Adaptive Reuse:** Exterior work included new storefronts with trim to match historic iron details. Masonry work included repairs to the glazed brick, replacement of missing terra cotta units, and repair/reconstruction of missing terra cotta pilasters. The once iconic but deteriorated roof was replaced and missing decorative features at the roofline were reinstated. Interior work included restoration of significant details such as skylights, original marble wainscoting, terrazzo flooring, and original single-panel doors with fritted glass. Cedar Street owners received the Adopt-a-Landmark incentive and the 20% Federal Historic Tax Credit.



Before



After

## Rosenwald Court Apartments

### Ward 3

4642 South Michigan Avenue

**Rehabilitation:** The exterior scope of work included masonry repair and restoration of terra cotta features, replacement of windows to match the historic configuration, and storefront repair and replacement. Interior restoration included select historic residential units and stairwells. Once threatened by demolition, the completed rehabilitation project has made a significant economic and social impact to the Bronzeville community. The project was assisted by Tax Increment Financing funds, Low Income Housing Tax Credits, and the 20% Federal Historic Tax Credits.



Before



After

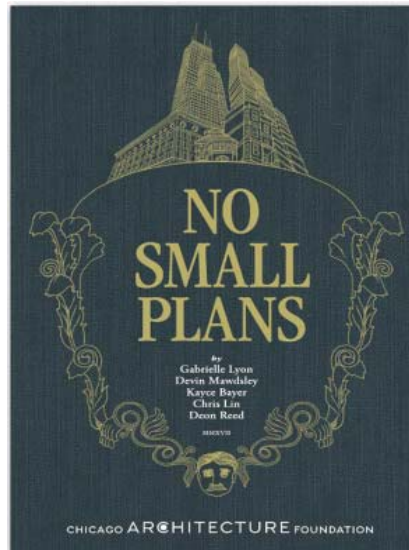
## The John Baird Award

The John Baird Award for Stewardship was created to recognize those who advocate for preservation through long-term ownership of a historic landmark or extraordinary efforts to further preservation awareness.

### Recipient: Chicago Architecture Foundation

The Chicago Architecture Foundation is one of the city's most important organizations devoted to celebrating and promoting Chicago as a center of architectural innovation. As Chicago's forum for the exchange of ideas on urban design, the Chicago Architecture Foundation encourages public participation to create vibrant communities and to achieve the highest standards in urban design. Chicago Architecture Foundation's programs inspire young people to realize their potential through the discovery of design, architecture, and engineering industries.

Founded in 1966, the Chicago Architecture Foundation now has 450 dedicated volunteer docents. In 2016, the Chicago Architecture Foundation guided more than 670,000 visitors on tours throughout the city. The Chicago Architecture Foundation also hosts the annual Open House Chicago, a two-day event which allows over 75,000 visitors to venture into new neighborhoods, learn the stories of Chicago's buildings, and experience the diversity and culture of each community. Visitors have an opportunity to explore Chicago's most iconic and unique architectural treasures - from mansions to sacred spaces, theaters to private clubs, hotels to secret rooms. Open House Chicago gives visitors a behind-the-scenes look at many of the city's great spaces that are rarely, if ever, open to the public.



This year the Chicago Architecture Foundation published "No Small Plans," a graphic novel launched in conjunction with the organization's 50th anniversary and new "Meet Your City" initiative which aims to foster civic engagement. In partnership with Chicago Public Schools and the Chicago Public Library, the Chicago Architecture Foundation aspires to distribute 30,000 copies of "No Small Plans" for free to Chicago teens over the next three years.

## NATIONAL REGISTER NOMINATIONS

During 2017, the Commission reviewed ten Chicago nominations to the National Register of Historic Places:

- Marshall Hotel (Residential Hotels in Chicago, 1910-1930 MPS) – 1232 North LaSalle Street (Ward 2)
- Mark Twain Hotel (Residential Hotels in Chicago, 1910-1930 MPS) – 111 West Division Street (Ward 27)
- Victor F. Lawson House YMCA – 30 West Chicago Avenue (Ward 2)
- West Loop-LaSalle Street Historic District (Boundary Increase) – 330 South Wells & 212 West Van Buren Streets (Ward 42)
- Lucy Flower Technical High School for Girls – 3545 West Fulton Boulevard (Ward 28)
- Covent Hotel (Residential Hotels in Chicago, 1910-1930 MPS) – 2653-2665 North Clark Street (Ward 43)
- John Lothrop Motley School – 739 North Ada Street (Ward 27)
- Shoreline Apartments – 2231 East 67th Street (Ward 5)
- Elizabeth Peabody School – 1444 West Augusta Boulevard (Ward 2)
- Promontory Point – 5491 South Shore Drive (Ward 5)

These projects were reviewed at the February, May, and September meetings of the Commission's Program Committee. As of December 31, 2017, eight of the recommended nominations were listed by the Keeper of the National Register.

## PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION 106 REVIEW

The Planning, Design and Historic Preservation Division remained a consulting party in Federal Section 106 reviews. 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.

Proposals reviewed in 2017 included the redevelopment of the Julia C. Lathrop Homes Chicago Housing Authority complex. Staff also acted as a Section 106 consulting party to the I-290 Eisenhower Expressway Environmental Impact Statement to identify 'orange'-rated properties located within the Area of Potential Effects boundary.

Department of Planning and Development staff, in cooperation with the Chicago Department of Transportation (CDOT) and the Chicago Park District, began working on several roadway improvement projects in Jackson Park that will support the Obama Presidential Center and the South Lakefront Plan. These projects require federal-level environmental review under the National Environmental Policy Act (NEPA) as well as consultation under Section 106 of the National Historic Preservation Act. NEPA and Section 106 are separate – but related – processes. When both are required, they must be completed concurrently, under the direction of a lead federal agency. In this case, the lead agency is the Federal Highway Administration (FHWA). The city will conduct the review process in conjunction with FHWA so that it may 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. DPD will be facilitating these review processes through 2018.

In addition to this major project, the Division continues to coordinate 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. The Division reviewed a total of thirty-six projects pursuant to the Section 106 review process and the City's Certified Local Government status compared to sixty-six projects in 2016.



## 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 and library. Historic Preservation staff answer inquiries by phone, e-mail, and in person.

Historic Preservation staff attended several meetings, conferences, and training sessions in 2017, including participating as speakers, panelists, moderators, and committee members.

These activities included:

- Chicago Architecture Biennial press preview (coordinator)
- Illinois Association of Historic Preservation Commissions meeting (speaker)
- Landmarks Illinois events (speaker, attendees)
- Loyola University Chicago (speaker)
- National Association of City Transportation Officials Designing Cities Conference River Walk Tour (co-host)
- National Trust Past Forward Conference (speakers, tour guides, attendees)
- Oak Park Preservation Awards (judge)
- Ravinia Neighbors Association of Highland Park Trolley Tour (docent)
- Partners for Sacred Places "Sacred Places Studies" convening (attendee)

- School of the Art Institute of Chicago (speakers)
- Section 106 training session (attendee)
- Urban Land Institute Awards event (attendee)

## COMMISSION MEMBERS & MEETINGS

Members of the Commission on Chicago Landmarks for 2017 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 5: Leon, Houlihan, Reifman, Dziekiewicz, Rossi, Wong

February 2: Leon, Reifman, Dziekiewicz, Moreno, Tolliver, Wong

March 2: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Smith, Tolliver, Wong

April 6: Cancelled

May 4: Houlihan, Dziekiewicz, Rossi, Tolliver, Wong

June 1: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Wong

July 6: Leon, Houlihan, Eleanor Gorski (Deputy Commissioner of Planning, Design and Historic Preservation, Department of Planning & Development as Designee of Reifman), Dziekiewicz, Rossi, Wong

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

September 7: Leon, Houlihan, Eleanor Gorski (Deputy Commissioner of Planning, Design and Historic Preservation, Department of Planning & Development as Designee of Reifman), Dziekiewicz, Moreno, Rossi, Wong

October 5: Houlihan, Reifman, Dziekiewicz, Rossi, Tolliver, Wong

November 2: Leon, Houlihan, Reifman, Dziekiewicz, Rossi

December 7: Leon, Reifman, Dziekiewicz, Moreno, Smith, Wong

In 2017, 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. 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*

*[WWW.CITYOFCHICAGO.ORG/DPD](http://WWW.CITYOFCHICAGO.ORG/DPD)*

*121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602*

# CHICAGO LANDMARKS



## 2017 PRESERVATION EXCELLENCE AWARDS

### Welcome 2017 Preservation Excellence Award Winners

In its eighteenth 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.



# CHICAGO LANDMARKS



## 2017 PRESERVATION EXCELLENCE AWARDS

### 333 North Michigan Avenue Rehabilitation

**Recipient: Wirtz Realty Corporation**

The 333 North Michigan Building is one of the city's most outstanding Art Deco-style skyscrapers, and one of the first to take advantage of the city's 1923 zoning ordinance, which encouraged the construction of buildings with setback towers. The building was designed by renowned architect Holabird & Root and completed in 1928. Having maintained ownership of the office building since 1933, 333 Building Corporation oversaw a rehabilitation scope that included masonry repairs and cleaning, re-creation of the original main entry, storefront replacement, and recladding of the existing rooftop addition. Interior work included restoration of the historic main lobby, elevator modernization, and upgrades to mechanical, electrical, and plumbing systems throughout. This iconic Art-Deco high-rise, which frames the gateway into the Loop, has now been brought back to its original beauty. The building owner received a Class L Property Tax Incentive and a 20% Federal Historic Tax Credit. The 333 North Michigan Building was designated a Chicago Landmark on February 7, 1997.



before



After photos courtesy of Jon Miller © Hedrich Blessing



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## 2017 PRESERVATION EXCELLENCE AWARDS

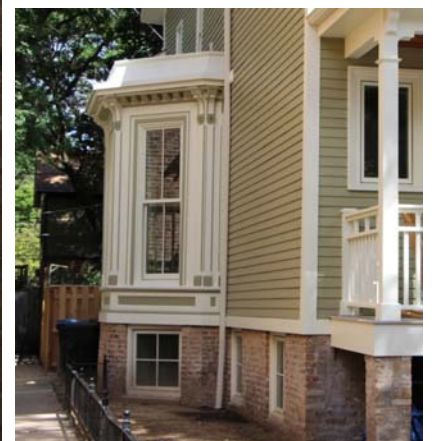
### 2347 North Geneva Terrace Mid-North District Rehabilitation

**Recipient: Tom and Jody Burke-Kaiser & Foster Dale Architects**

The streetscapes of the Mid-North district display a rich variety of design and textures united by common elements of scale, proportion, high-quality building materials, and fine craftsmanship. The two-story frame Italianate style residential building was constructed in the 1880's and was threatened with demolition in 2013. Restoration work began in 2016 to de-convert the existing two-flat configuration to a single family residence with a rear addition. The current owners purchased the property and the project included removal of aluminum siding, creation of historic arched top windows based on physical evidence, replacement windows that match the historic configuration, reconstruction of the full-width front porch, and repair of the historic wood clapboard siding that was discovered under the non-historic cladding. Today the residence stands as an important anchor to the Geneva Terrace streetscape and surrounding community. The Mid-North District was designated a Chicago Landmark on August 31, 1977.



before



after photos courtesy of Foster Dale Architects, Inc.



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## 2017 PRESERVATION EXCELLENCE AWARDS

### Rosenwald Court Apartments 4642 South Michigan Avenue Rehabilitation

**Recipient: Rosenwald Courts Developer, LLC**

Originally known as the Michigan Boulevard Garden Apartments, the Rosenwald Court Apartments are an architecturally and historically significant building in the Bronzeville community area. This neighborhood historically was the center of African American life in the period before and after World War II. The Rosenwald Court Apartments were built at the end of the 1920s as affordable housing for African Americans who suffered discrimination in housing during this period. After closing in 2000, the building remained vacant for over a decade. Despite redevelopment challenges due to its size and interior floor plate limitations, Rosenwald Courts Developer, LLC began rehabilitation of the property in 2015 for use as senior and family affordable housing with 239 units, office and retail spaces. The exterior scope of work included masonry repair and restoration of terra cotta features, replacement windows to match the historic configuration, and storefront repair and replacement. Interior restoration included select historic residential units and stairwells. Once threatened by demolition, the completed rehabilitation project has made a significant economic and social impact to the Bronzeville community. The project was assisted by Tax Increment Financing funds, Low Income Housing Tax Credits, and the 20% Federal Historic Tax Credit. Rosenwald Apartments was preliminarily designated a Chicago Landmark on September 7, 2017.



before



after



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## 2017 PRESERVATION EXCELLENCE AWARDS

### 7006 S Euclid Ave Jackson Park Highlands District Restoration

**Recipient: Michael and Sharon Lieteau**

Located within the South Shore community area, Jackson Park Highlands is one of the South Side's premier residential neighborhoods. The Highlands experienced significant growth in the 1920s as it was one of three model communities planned within Chicago. The majority of the houses, built between 1905 and 1940, reflect the rich and diverse forms and fashions of American residential architecture for twentieth century single-family homes before World War II. Constructed in 1928, this single family residence exhibits classical and craftsman details with its distinctive clay tile roof. The owners expended great effort to repair the roof while maintaining its historic significance. Existing clay tiles were carefully removed and saved for reinstallation. Deteriorated wood decking was replaced, new flashing and ice and water shield were installed, and the original clay tiles were reset to match the historic profiles. Restoration work also included replacement of copper gutters and downspouts in-kind to closely resemble original profiles and detailing. Clay tile roof structures pose difficult repair challenges that often result in replacement with modern materials. The efforts of 7006 S. Euclid's homeowners ensured a renewed lifespan of this significant architectural feature. Jackson Park Highlands District was designated a Chicago Landmark on October 25, 1989.



before



after



# CHICAGO LANDMARKS



## 2017 PRESERVATION EXCELLENCE AWARDS

### All Saints Episcopal Church 4550 N Hermitage Ave Restoration

**Recipient: The people of All Saints Episcopal Church**

Designed by Chicago architect John C. Cochrane, the church was built in 1883 and served as a key community anchor in Ravenswood. All Saints Church is a rare example of the Stick Style of architecture, and is considered the oldest wood-frame church building in Chicago. The church serves as a distinctive reminder of the period in the late nineteenth century when Ravenswood was a quiet suburban village north of the rapidly growing city of Chicago. By the 1980s, however, the church was threatened with closure after having survived multiple fires and a declining congregation. The dedication of its members, the selection of a new leader and a refocusing of its mission grew the parish and allowed them to take on the challenge of restoring their church. This ambitious project included replacing the wooden foundation with concrete, stabilizing the original bell tower with an innovative system of steel straps and removing 100 years of stucco to reveal the original wood siding. The completed restoration is now an outward reflection of the revitalization of the church's membership and mission over the past 15 years. All Saints Episcopal Church was designated as a Chicago Landmark on December 27, 1982.



historical photo



before



after



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# CHICAGO LANDMARKS



## 2017 PRESERVATION EXCELLENCE AWARDS

### 223 W Menomonee St Old Town Triangle District Restoration

Recipient: Cityview Builders, Inc.

Historic buildings located within the boundaries of the Old Town District include many examples of architectural styles that were important in Chicago after the fire of 1871, such as Italianate and Greek Revival ornamental styles, the Queen Anne style, and Chicago Cottages. Most of the homes in the area, having been restored in the last 25 years, illustrate the desirability of life in the older residential neighborhoods close to the center of the city. Efforts to de-convert this c.1880's two-unit building to a single family residence began in 2016, and included removal of non-historic vertical board and underlying asphalt cladding. Historic clapboard was revealed to be intact, and subsequent removal of the front stair exposed further physical evidence of previous alterations on the front façade. In-depth analysis of the uncovered scarring by the building owner resulted in a discovery that a front porch structure existed at some point in the building's early history. Restoration efforts included reconstructing the full-width porch, reinstating the historic fenestration pattern, repairing historic wood clapboard, and interior modifications to return the building to a single family configuration. The Old Town Triangle District was designated as a Chicago Landmark on September 28, 1977.



before



after siding removed



after



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## 2017 PRESERVATION EXCELLENCE AWARDS

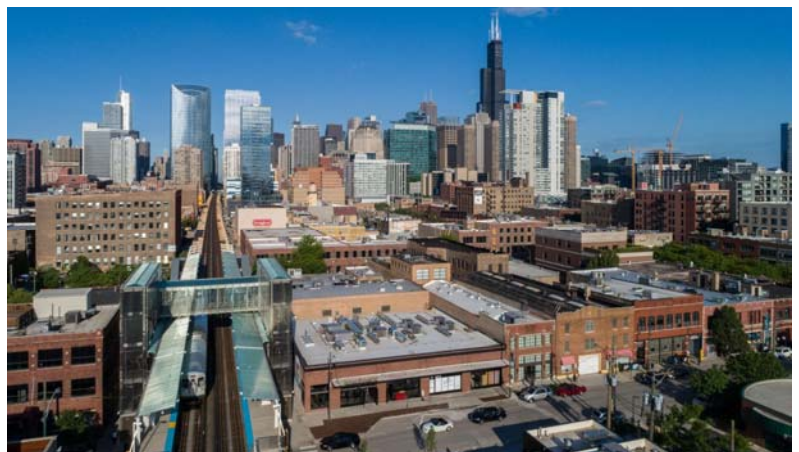
### 185 N Morgan St Fulton-Randolph Market District New Construction

Recipient: Shapack Partners

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. In early 2016, Shapack Partners constructed a new masonry single-story retail building. To be compatible with the surrounding district, the new construction design incorporates brick piers, corbelled brick lintels, a steel plate cornice, divided-lite transoms, and a dark bronze anodized storefront system. A metal and glass canopy extends the length of the façade reflecting the character of former meat packing building features. The storefront design recalls the proportions of historic operable doors in the district. This new construction project illustrates high-quality contemporary design that fits with the architectural character of its context. The building houses multiple retail and restaurant tenants and has revitalized a blighted corner of the district. The Fulton-Randolph Market District was designated a Chicago Landmark on July 29, 2015.



before



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after photos courtesy of Shapack Partners

# CHICAGO LANDMARKS



## 2017 PRESERVATION EXCELLENCE AWARDS

### **Ace Hotel, 311 N Morgan St Fulton-Randolph Market District New Construction / Adaptive Reuse**

**Recipient: Sterling Bay**

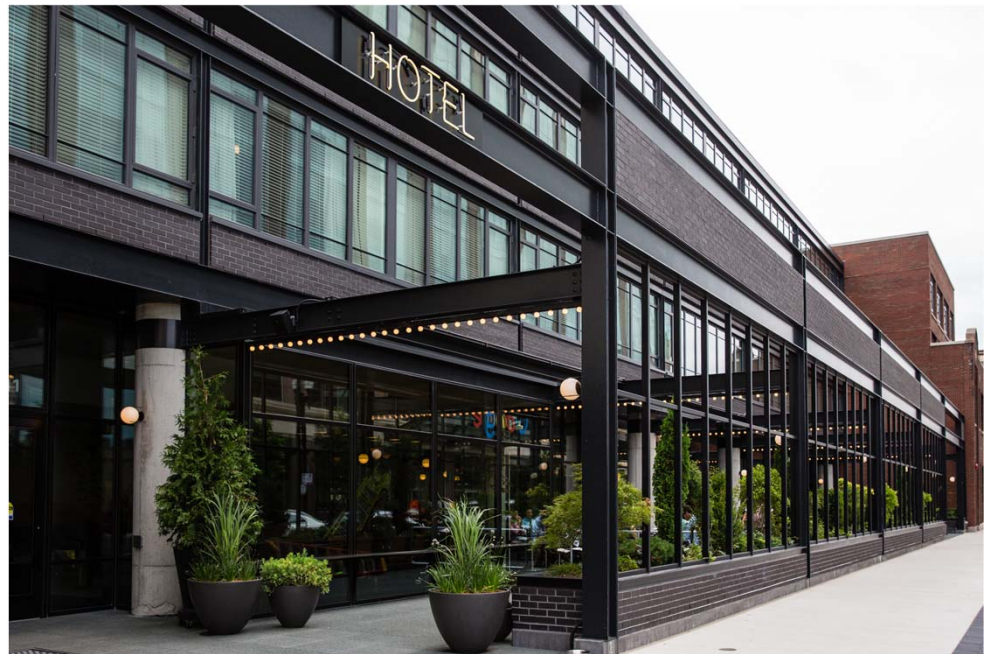
The light-warehouse buildings in the Fulton-Randolph Market District form important anchors to this oldest surviving food marketing district in Chicago. The district functioned as a meatpacking area, one of the city's most historically significant industries. The Ace Hotel project included rehabilitation of a historic commission house at 311 N. Morgan and adjoined 4 to 7-story new construction to the north for a boutique hotel. Constructed in 1921, the 2-story former Aroma Cheese Company commission house was rehabilitated with masonry repairs on the front façade and decorative parapet, new windows and doors to match the historic fenestration pattern, new storefront, and a rooftop addition setback from the front façade. The 4-story central portion includes a courtyard enclosure at the front to continue the street wall, and is clad in a combination of grey brick, steel, and glass. The 7-story portion at the north end of the site is clad in a white brick with concrete columns and window configurations similar to the historic windows in the district. The new construction design exhibits a contemporary expression while maintaining a compatible massing and height to the surrounding buildings of the district. The Ace Hotel houses 159 guest rooms, restaurant and coffee shop, event spaces, and a rooftop bar. This combined new construction and adaptive reuse project showcases the joint efforts of preservation and compatible development within a Landmark District. The Fulton-Randolph Market District was designated a Chicago Landmark on July 29, 2015.



before



after



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## 2017 PRESERVATION EXCELLENCE AWARDS

### 800 N Clark St Bush Temple of Music Adaptive Reuse

Recipient: CEDARst Companies

The Bush Temple of Music was built as the headquarters and showroom of the Bush and Gerts Piano Company, one of Chicago's leading piano companies. The building exemplifies the importance of piano manufacturing and sales in Chicago during the late 19th and early 20th centuries when Chicago was the leading piano manufacturing center in the world. Designed by J.E.O. Pridmore and constructed in 1901, the building is a rare large-scale example of French Renaissance Revival-style architecture. Cedar Street's rehabilitation project converted the building to 101 residential units with retail spaces on the ground floor. Exterior scope of work included new storefronts with trim to match the historic iron details. Masonry work included repairs to the glazed brick, replacement of missing terra cotta units, and repair/reconstruction of missing terra cotta pilasters. The iconic but deteriorated roof was replaced and missing decorative features at the roofline were reinstalled. Interior work included restoring significant details such as skylights, original marble wainscoting, terrazzo flooring, and original single-panel doors with fritted glass. Cedar Street received the Adopt-a-Landmark incentive and the 20% Federal Historic Tax Credit. The Bush Temple of Music was designated a Chicago landmark on June 27, 2001.



before



after



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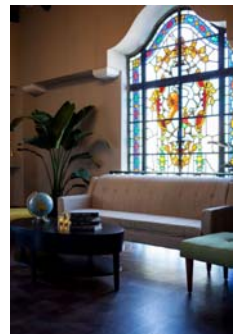
### 2400 S Michigan Ave Motor Row District Adaptive Reuse

**Recipient: Property Adventures Corp / Motor Row Partners LLC**

The Motor Row District is considered to be one of the largest, intact early “motor colony” in the United States. This streetwall along South Michigan Avenue is comprised of showroom buildings and formed an indelible urban image of Chicago at the beginning of the 20th century, when the automobile became a standard feature of American life. Constructed in 1936 as the Illinois Automobile Club Showroom, this Art Deco building would later serve as the headquarters for the Chicago Defender newspaper. After being vacant for over a decade, the rehabilitation scope of work included significant masonry repairs and cleaning, repairs to the ornamental metal work, window repair and replacement, complete updating of the building’s mechanical and plumbing systems, and restoration of several historic interior spaces for use as an event center. The building owner applied for a 20% Federal Rehabilitation Tax Credit. The Motor Row District was designated a Chicago Landmark on December 13, 2000.



before



after



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## 2017 PRESERVATION EXCELLENCE AWARDS

### Polish National Alliance Building 1514 – 1520 W Division St Adaptive Reuse

Recipient: Studio Gang Architects

The Polish National Alliance Building exemplifies the historic importance of ethnic fraternal organizations, social clubs, and mutual aid societies to the social, cultural, and political development of Chicago's immigrant communities in the nineteenth and early twentieth centuries. Renowned Chicago-based architecture firm Studio Gang purchased the building several years ago and requested landmark designation to convert the building into office space. The exterior scope of work included the removal of non-historic signage, masonry repair and cleaning, spandrel repair, and replacement of the non-historic windows on the street facades with new aluminum windows to match the historic configuration based on historic documentation and photographs. The project also included a new 1-story rooftop addition and deck for event space, a vegetative "green" roof, and all new interior systems. The building owner received a Class L Property Tax Incentive. The Polish National Alliance Building was designated a Chicago Landmark on August 7, 2014.



before photo courtesy of © Tom Harris



after photos courtesy of © A. Rauch Photography



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## 2017 PRESERVATION EXCELLENCE AWARDS

### 1606-08 N Milwaukee Ave Milwaukee Avenue District Adaptive Reuse

Recipient: Convexity Properties

The Milwaukee Avenue District exemplifies the importance of local shopping and professional service districts in the economic life of Chicago's neighborhoods during the 1870s to 1920s. The most iconic building in the Milwaukee Avenue District is the Northwest Tower at 1606 N. Milwaukee Ave., as it can be seen from miles away. Built in 1928, this art-deco style office tower was designed by the architecture firm of Perkins, Chatten, & Hammond. The owner converted the underutilized building into a boutique hotel with 89 keys. The exterior scope of work included extensive masonry repairs and cleaning, storefront restoration/replacement, and upper floor window replacement. The project also included a new 1-story rooftop addition for amenity space and roof deck, and a vegetative "green" roof. The historic lobby was restored, and the interior was rehabilitated to accommodate a restaurant, café, lounge, and private event space, with new mechanical and electrical systems throughout. The developer received a Class L Property Tax Incentive and a 20% Federal Historic Tax Credit. The Milwaukee Avenue District was designated as a Chicago Landmark on April 9, 2008.



before



after photos courtesy of Antunovich Associates



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## 2017 PRESERVATION EXCELLENCE AWARDS

### Former James Mulligan Public School 1855 N Sheffield Ave Adaptive Reuse

Recipient: Svigos Development, Inc.

Public education has historically been one of the most important responsibilities of Chicago government, and public school buildings often are visual and social anchors in the City's neighborhoods. Opened in 1890, the James Mulligan Public School exemplified the importance of Chicago's public schools to the City's social and cultural history. Rehabilitation work to convert the building to residential use began in 2014 with an exterior scope of work that included window sash replacement with new wood windows to match the historic configuration, and masonry repairs. A devastating fire in 2015 during construction meant that the developer had to redo much of the rehabilitation work that had already been completed. Despite that setback and delay, the interior now boasts 23 apartment units with additional amenity spaces. Configured within the historic classroom spaces, the units retain characteristic materials such as original hardwood floors, wood trim, and built-in cabinets. By overcoming significant challenges during the rehabilitation process, the developer's commitment to preservation has reactivated a notable building in the Ranch Triangle neighborhood. The developer worked closely with the Illinois Historic Preservation Office for the 20% Federal Tax Credit. The James Mulligan Public School was designated a Chicago Landmark on April 2, 2014.



before



after



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# CHICAGO LANDMARKS



## 2017 PRESERVATION EXCELLENCE AWARDS

### The John Baird Award

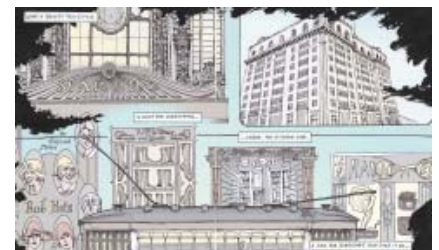
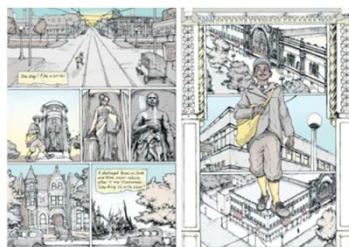
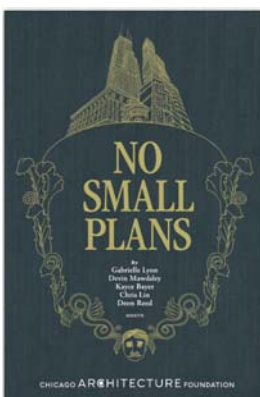
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Excerpts from *No Small Plans*

