

# **COMMISSION ON CHICAGO LANDMARKS**

## **ANNUAL REPORT FOR 2022**

### **OVERVIEW**

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and affirmed by 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.

The Commission is staffed by planning, design, and historic preservation professionals in the Bureau of Citywide Systems & Historic Preservation of the Department of Planning and Development. In 2022, nine full-time staff carried 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.

### **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 2022, five proposed landmark designations were initiated by the Commission, with two of these approved by the City Council. The remaining three designations—Epworth Church Building, Pioneer Arcade, and Greater Union Baptist Church—are in process, and it is expected that they will be approved by City Council in 2023. In addition, the City Council approved three landmark designations in 2022 that were initiated by the Commission in 2021.

## LANDMARKS DESIGNATIONS APPROVED BY CITY COUNCIL IN 2022



### **Little Village Arch**

3100 West 26th Street

Ward 12

Designated January 26, 2022

Standing proudly above West 26th Street, the Little Village Arch serves as the eastern gateway to what has been referred to as the “Mexican capital of the Midwest.” Completed in 1990, the Arch is unique in Chicago as the only example of a street gateway inspired by historic gateways built at Mexican religious sites, haciendas, and walled towns in the Colonial era. It may be the only such

example north of the Rio Grande River. With its clay tile roof, stucco towers with domed roofs, and tiled span, the Arch exhibits materials and design details that are typically found in Mexico and conveys the living heritage of the community in Little Village.

### **Seth Warner House**

631 North Central Avenue

Ward 37

Designated February 23, 2022

The Seth Warner House was built in 1869, making it one of the oldest buildings in Chicago and the oldest building in the Austin Community Area. It was built by Seth Warner, an early Chicago settler and an active figure in the anti-slavery movement before the Civil War. In the twentieth century, the building housed various music conservatories that provided musical training to thousands of students for decades. The house stands as an excellent example of the Italianate style of architecture.



### **Ludlow Typograph Company Building**

2062 North Clybourn Avenue

Ward 2

Designated April 27, 2022

Constructed initially in 1913 and expanded into the 1950s, the Ludlow Typograph Company Building is part of the rich industrial history that



characterizes the area along the North Branch of the Chicago River. Between 1918 and the 1970s, this utilitarian, Prairie School-influenced, Commercial-style manufacturing building housed the growing operations of the Ludlow Typograph Company, a prominent manufacturer of printing equipment and nationally significant designer of new typefaces.

**Monumental Baptist Church**  
729 East Oakwood Boulevard  
Ward 4  
Designated September 21, 2022



Monumental Baptist Church, originally Memorial Baptist Church, is an enduring, fortress-like structure of brick and terra cotta with a picturesque roofline. The church exemplifies the important role that religious institutions played in the development and sustenance of Chicago’s neighborhoods. Originally constructed in 1901 for a White Baptist congregation, the building was purchased by a Black congregation which has worshipped there for 89 years. Over the course of the twentieth century, Monumental Baptist became a vital institution in the African American community of Bronzeville that, in addition to worship, offered social, intellectual, and political uplift relevant to the daily lives of African Americans.



**Paseo Boricua Gateway Flags**  
West Division Street at Artesian Avenue [2400-West]  
and Mozart Street [2800-West]  
Ward 26  
Designated September 21, 2022

Dedicated in 1995, the Paseo Boricua Gateway Flags sculptures on Division Street represent the Puerto Rican presence in the City of Chicago, the state of Illinois, and the United States. As towering symbols of the flag of Puerto Rico, long a symbol of Puerto Rican consciousness and self-determination, the Paseo Boricua Gateway Flags are a distinctive visual feature of the Humboldt Park neighborhood.

## **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 both permit 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 2022, the Commission reviewed 1,855 permit applications and performed 2,036 reviews in total.

- The number of permits reviewed in 2022 was 118 less than in 2021.
- The average number of days to issue an approval or corrections was 3.4 days.
- No permit applications were denied.
- The PRC reviewed 46 projects in 2022 compared to 51 projects in 2021.

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

### **3. MONITORING AND STEWARDSHIP**

Historic Preservation staff work with the Department of Buildings, Department of Law, and owners to address violations and propose alternatives to demolition. Historic Preservation staff monitor active court cases involving landmarks on an ongoing basis. Staff also provide support to the city's Department of Law when it initiates cases against owners of historic properties for violations of the city's building and other codes or uses the administrative hearing process to enforce building code violations for landmarked properties.

### **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, the Small Business Improvement Fund, etc.), to assist in preservation of the city's landmark buildings and other historic properties.

#### **CITYWIDE ADOPT-A-LANDMARK FUND**

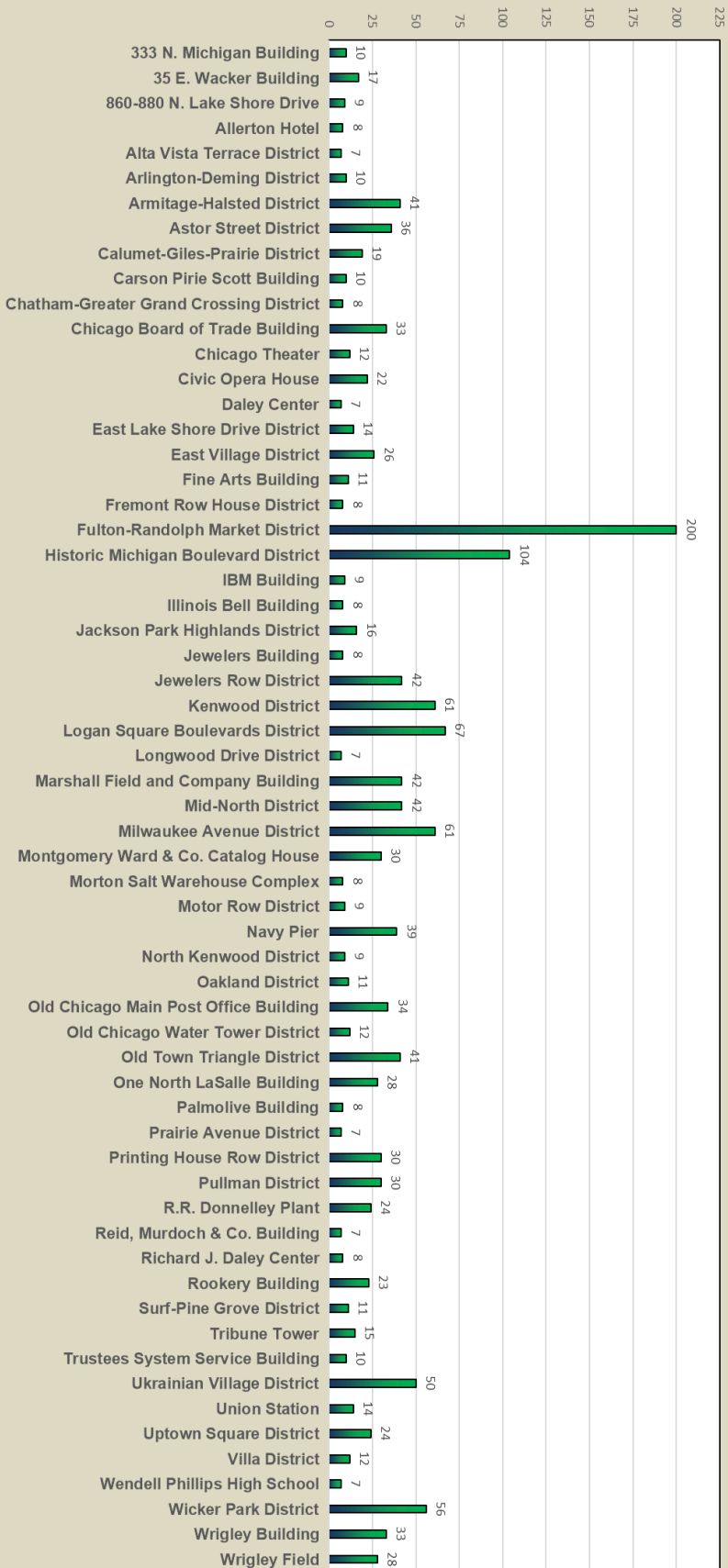
In 2016, the City Council adopted a new downtown bonus ordinance, the Neighborhood Opportunity Bonus, to support downtown growth while providing revenue for a variety of public benefits. The ordinance authorizes the city to grant floor area bonuses in exchange for contributions from developers to support 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 on Chicago Landmarks 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 must approve the scope of work and associated budget for the restoration project pursuant to its standard review and approval process.

## Total Number of Approvals by District/Landmark

(for seven or more permits approved in the 2022 calendar year)

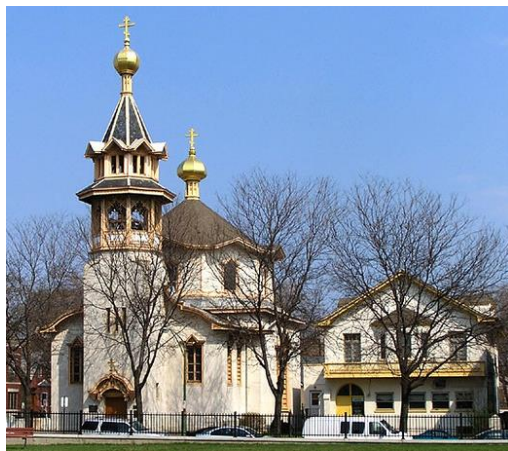


**ADOPT-A-LANDMARK – COMPLETED PROJECTS**

*The Commission on Chicago Landmarks approved the scope of work and budget for these projects and the work has been funded and certified as complete by the Department of Planning & Development.*

**Norwegian Lutheran Memorial Church – 2608 North Kedzie Avenue**  
Logan Square Boulevards District  
Ward 35

This Gothic Revival-style church helps frame the western edge of Logan Square and was the only religious institution consenting to inclusion in the Logan Square Boulevards District. The Department of Planning & Development provided \$250,000 in funding as part of an Adopt-a-Landmark agreement with Norwegian Lutheran Memorial Church. The project included masonry and steel repair, copper and roofing work, and limited interior work. The funding augmented approximately \$487,000 in additional private financing. It was certified as complete in February of 2022.



**Holy Trinity Orthodox Cathedral and Rectory**  
1121 North Leavitt Street  
Ward 2

The picturesque church located in Chicago’s Ukrainian Village neighborhood was designed by Louis H. Sullivan utilizing a centralized plan and was completed in 1903. The Department of Planning & Development provided \$250,000 in funding as part of an Adopt-a-Landmark agreement with Holy Trinity Orthodox Cathedral. The project included stucco repair, metal fascia work, window replacement, and painting, and augmented approximately \$286,430 in additional private financing. It was certified as complete in March of 2022.

**Glessner House**  
1800 South Prairie Avenue  
Ward 3

Commissioned in 1885 by John J. Glessner, a prominent Chicago business and cultural leader, the Glessner House was designed by architect Henry Hobson Richardson. The house was built on Prairie Avenue when the Near South Side was Chicago’s most fashionable residential location. It was designated as a Chicago landmark in 1970 and today is owned and operated by the Glessner House Museum. The Department of Planning & Development provided \$100,000 in funding as part of an Adopt-a-Landmark agreement with the Museum. The project included masonry, roofing, and gutter work at discrete locations to combat interior leaking. It was certified as complete in October of 2022.



### **Pilgrim Baptist Church**

3301 South Indiana Avenue  
Ward 3

The former synagogue designed by Adler and Sullivan and built in 1890 burned down to all but the exterior stone walls during a 2006 fire. The Department of Planning & Development provided \$216,960 in funding as part of an Adopt-a-Landmark Agreement with Pilgrim Baptist Church to maintain the existing portions of the structure. The project included wall stabilization, brick salvage, and other work to the building that suffered significant damage from a windstorm event in August 2020. It was certified as complete in November of 2022.



### ***ADOPT-A-LANDMARK – PROJECTS UNDERWAY***

*The Commission on Chicago Landmarks has approved the scope of work and budget for these projects and project work has begun but is not complete.*



### **Second Presbyterian Church**

1936 South Michigan Avenue  
Ward 3

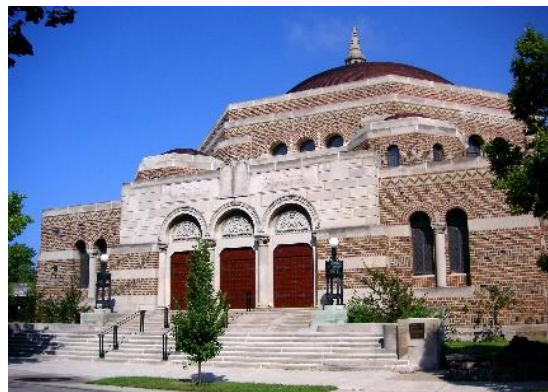
Second Presbyterian Church was originally organized in 1842. The structure at 1936 South Michigan Avenue was constructed in 1874 with partial reconstruction in 1901. Designed by Howard Van Doren Shaw, James Renwick, and John Addison, the church counted the Pullmans, the Glessners, the Armours, and Mrs. Abraham Lincoln among its early members. The Gothic Revival structure was designated a Chicago landmark in 1977. The

Adopt-a-Landmark scope of work is for significant interior work to the building's Fellowship Hall and connected north parlor rooms, which are both open to the public and utilized by a multitude of community groups. The grant award is for \$250,000 and total project costs are estimated at \$508,000.

### **K.A.M. Isaiah Israel Temple**

1100 East Hyde Park Boulevard  
Ward 4

Constructed in 1924 and designed by distinguished architect Alfred Alschuler, K.A.M. Isaiah Israel Temple houses the oldest Jewish congregation in the Midwest and traces its roots to 1847. Designated as a City of Chicago landmark in 1977, the Byzantine-style structure is well known for its stained-glass windows that depict biblical scenes. The windows last underwent significant work in 1990 and as part of the Adopt-a-Landmark project they will undergo general repair, cleaning, re-puttying, re-securing of steel reinforcing bars, installation of new steel in selected spots, and repair of cracked glass. The project was awarded \$250,000 in Adopt-a-Landmark funds for an overall project budget of \$430,946.



**ADOPT-A-LANDMARK – APPROVED PROJECTS IN PROCESS**

*The Commission on Chicago Landmarks has approved the scope of work and budget for these projects and staff are working with applicants to have funding in place when applicants are ready to begin.*

- Muddy Waters House – 4339 South Lake Park Avenue; Ward 4; \$250,000 award
- Emmett Till & Mamie Till-Mobley House – 6427 S. St. Lawrence Avenue; Ward 20; \$249,541 award
- Greenstone Church (Pullman District) – 11211 South St. Lawrence Avenue; Ward 9; \$1,084,235 award
- Ebenezer Missionary Baptist Church – 4501 South Vincennes Avenue; Ward 3; \$900,000 award
- (Former) Schlitz Brewery-Tied House – 9401 South Ewing Avenue; Ward 10; \$243,260 award
- On Leong Merchants Association Building – 2216 S. Wentworth Avenue; Ward 25; \$250,000 award

The two grants above \$250,000 are also pending City Council approval in early 2023 and all projects are anticipated to be funded and underway during 2023.

**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 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 2022, the Commission reviewed and issued final certification for the rehabilitation of one property:

**Chicago & North Western Railway Building**

226 West Jackson Boulevard  
Ward 43

The rehabilitation project converted the building into two hotels. Extensive exterior work included terra-cotta and brick repairs; repair of cast-iron, ornamental spandrel panels, mullions, sills and jambs; window repairs; a new entrance on Franklin Street based on historic photographs; and other improvements. The project also included construction of a one-story rooftop addition. Interior work included rehabilitation and the creation of lobbies for each hotel, 350 rooms, and associated amenities; work to stairs and elevators; and new HVAC, plumbing, electrical, and fire protection systems.

- Investment: \$148,261,156
- Employment: 458 construction jobs, 340 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. Six permit fee waivers were approved for landmark properties in 2022 compared with twelve in 2021. (See table below.)

<b>2022 Permit Fee Waivers</b>			
<b>Project Address</b>	<b>Landmark/District Name</b>	<b>Ward</b>	<b>Permit Fee Waiver Value</b>
1106 North Hoyne Avenue	Ukrainian Village District	2	\$ 3,800
3402 and 3402½ South Giles Avenue	Calumet-Giles-Prairie District	4	3,000
1039-59 West Lawrence Avenue	Uptown Square District	46	43,908
11114-16 South Champlain Avenue	Pullman District	9	1,443
1100 East Hyde Park Boulevard	K.A.M. Isaiah Israel Temple	4	3,823
2028-2062 North Clybourn Avenue	Ludlow Typograph Company Building	2	150,000
<b>Total Value - 2022 Permit Fee Waivers</b>			<b>\$ 205,974</b>

## 5. HISTORIC PRESERVATION PLANNING

### Neighborhood Plans & Large-Scale Developments

The Historic Preservation Division provides ongoing support in the form of project review, historic resource determinations, and design review for Department of Planning & Development staff assigned to seven geographic planning areas across the City of Chicago. Through this work, Historic Preservation staff are able to convey opportunities for the retention and reuse of existing buildings within larger redevelopment plans. Staff participate in design review meetings to alert regional planners as well as staff of sister agencies to potential historic resources and to provide comments for projects requiring review by the city's Commission on Chicago Landmarks.

### Black Chicago Heritage Initiative

Chicago is the third largest city in the United States and nearly one-third of its 2.74 million residents identify as being of African descent. During the period of the Great Migration (circa 1915-1970), Chicago became a popular destination for African Americans relocating from the rural south, many of whom made important contributions to the cultural heritage of the city as a whole. While much of that history has been acknowledged and celebrated through the city's local landmark designation program, there remain sites, stories, and individuals that are currently lesser known but have played an essential role in the heritage and cultural identity of African Americans in Chicago. The Black Chicago Heritage Initiative seeks to shine a light on topics of collective importance gathered through a community-driven process. The vision for the project is to identify aspects of cultural heritage unique to the African American experience in

Chicago and to create strategies – both time-tested and innovative in nature – for their preservation and interpretation. This multi-year effort will be driven by a comprehensive public process that includes virtual and in-person engagement activities. The Phase I: Community Engagement process involved recruitment of a Steering Committee whose members have expertise in the arts, cultural heritage, historic preservation, public policy, and civic engagement. In December of 2022, initial outreach discussions were held with subject-based Focus Groups. Phase II of the initiative, to be conducted in 2023, will consist of website development, mapping of Chicago Landmarks associated with Black Cultural Heritage, broader public engagement, and development of a Black Cultural Heritage framework plan.

## **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 demolition permits for buildings identified in the CHRS as "red" or "orange." The delay allows the Department of Planning & Development to explore options, as appropriate, to preserve the structures, including possible landmark designation.

In 2022, some 878 applications were reviewed with a total of 28 permit applications involving partial or full demolition which triggered the Demolition Delay Ordinance (five applications more than in 2021). 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 2022, 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**

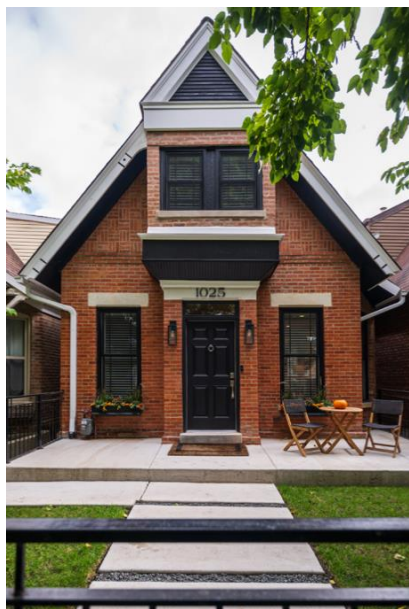
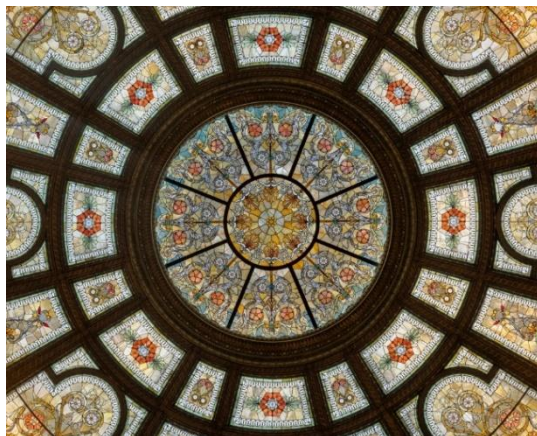
In its twenty-third year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks to designated Chicago landmarks, properties within Chicago landmark districts, and other projects that promote Chicago's architectural history. These awards recognize and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

### **2022 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 virtually on November 2<sup>nd</sup>.

**Chicago Cultural Center**  
78 East Washington Street  
Ward 42  
Restoration  
Recipient: City of Chicago

Completed in 1897, the Chicago Cultural Center was originally built to house both the offices of a fraternal veterans' organization – the Grand Army of the Republic – and the city's first central public library following the Great Fire. On the north side of the building is the ensemble of rooms that were designed for the Grand Army of the Republic, the veterans association for those who served the Union cause in the Civil War. The suite of rooms includes the entrance hall, the lobby, the Memorial Hall, and a theater. Over the years, alterations included painting over the rich detail and coloration of the original finishes with layers of uniform-colored paint. Thanks to a generous grant from an anonymous donor, the city was provided with the funds to undertake a restoration by some of the most skilled artisans working in the field. The scope of work included restoration of the Healy & Millet stained-glass dome, plaster work and original paint scheme, and windows. Originally known as "The People's Palace," this effort has returned the Cultural Center's rooms to their original glory, thereby providing an inspiring environment for the City's public programs of culture and education.



**1025 South Claremont Avenue**  
Claremont Cottage District  
Ward 28  
Rehabilitation  
Recipient: Vista Group Real Estate

The 1000-block of South Claremont Avenue (formerly Idaho Street) was conceived in 1884 as a speculative residential development by Henry Turner and William Bond. Residents of the block appreciate the architectural character of their street and were concerned when demolition and a new construction proposal were put forward in 2018 to replace the cottage at 1025 South Claremont Avenue. Neighbors engaged with the buyer to promote a preservation solution for the existing cottage and began discussing a potential landmark district designation. While fiber cement siding was approved as a cladding material on the rear elevation, wood lap siding was used closer to the street in keeping with materials used during the period of significance. Skylights hidden behind the roof dormers provide daylight to the interior staircase and a second-floor bedroom. As

part of the rehab, the building also received a new roof and new mechanical and electrical systems. Removal of faded pink paint on the exterior allowed the original brick pattern to be seen again. A more historically appropriate door was installed, and the site received new landscaping treatment. The property went on the market in early 2021 and sold in just two months. This project satisfied the developer's goals while preserving the character of this distinctive neighborhood.

**2132 North Halsted Street**

Armitage-Halsted District

Ward 43

New Construction

Recipient: Sumit Gupta and Paula Queen

The project team constructed a four-story, mixed-use building with commercial space on the ground floor and residential units on the three floors above. The applicant chose to employ traditional features commonly found in the district including a commercial storefront with high transom windows and decorative lower bulkhead panels. Along the roofline, the parapet wall is capped by a projecting cornice with ornamental brackets. Upper-story windows are one-over-one, double-hung sashes installed with a reveal to provide more depth to the façade. Stone window headers and sills add texture to the brick façade. A slightly mottled color palette was selected for the brick, allowing it to more easily blend with the patina that its older brick neighbors had developed over time. The project transformed an underutilized lot on the Halsted commercial corridor and provides high-quality dwelling units and retail space in a sensitive design that stitches seamlessly into the context of the landmark district.



**3324 South Prairie Avenue**

Calumet-Giles-Prairie District

Ward 3

New Construction

Recipient: TRB Properties

The 3300-block of South Prairie Avenue in the Calumet-Giles-Prairie Landmark District has historic buildings on the south half of the block but the northern half for many years was marked by a string of vacant lots. This broad gap in the streetscape left the existing historic houses visually disjointed from their neighbors in the district to the north of

33rd Street. This condition was ameliorated in 2020 when the developer Tom Boney, with TRB Properties, gained approval to construct a series of attached row houses along that portion of the block. The development created six new residential dwelling units. Spanning 135 feet in length, the sensitively designed infill development brings added liveliness to the block and helps create a bridge between the older portions of the district.

### **932 West Randolph Street**

Fulton-Randolph Market District  
Ward 27  
Rehabilitation  
Recipient: L3 Capital

The Fulton-Randolph Market District's period of historic development as a meatpacking and wholesale food center spans from 1850-1964. A three-story bank building at Randolph and Sangamon streets was constructed well after this in 2002 so was considered non-contributing to the district. In 2020, the project developer wanted to modernize the building for current tenant needs and update the façade. While the internal floor plates, stairs, and elevator were retained, the exterior walls were removed to allow for a modest front expansion that aligned with the remainder of the block's streetwall. The building's newly designed exterior incorporates red brick cladding for the first two floors with subtle patterning and insets for depth. The third floor is clad in a metal-and-glass curtain-wall system consistent with other rooftop additions in the district.



### **2608 North Kedzie Avenue**

Logan Square Boulevards District  
Ward 35  
Restoration  
Recipient: Norwegian Lutheran Memorial Church



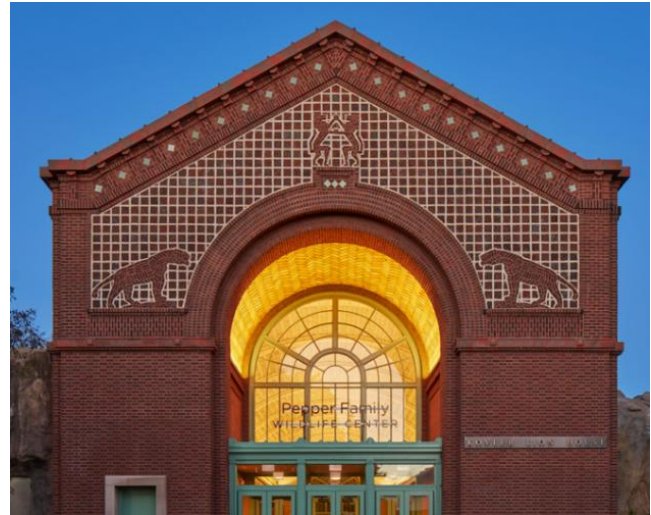
When the Logan Square portion of Chicago's Boulevards system was being contemplated for local landmark designation in 2005, the Norwegian Lutheran Memorial Church was the only congregation within the study area to consent to designation. Its inclusion in the district allowed the congregation to apply to the Adopt-a-Landmark grant program. The church was awarded a grant to assist with critical

masonry repairs including rebuilding of masonry piers, removal and resetting of face brick at select locations with salvaged or historic units harvested from secondary elevations, and selective limestone patching and consolidation. Racking of the spire tower was halted through reinforcement of its steel and timber framing. New mortar in the brick joints plus roof and flashing repairs will stem future deterioration from water infiltration. The restoration project, completed in 2022, cost approximately \$725,000 and was able to utilize \$250,000 in Adopt-A-Landmark funding towards repairs. The exterior restoration work ensures that the architectural integrity of this church is preserved so it can continue to be a cornerstone of the community.

### **Lion House**

2132 North Stockton Drive  
Ward 43  
Rehabilitation  
Recipient: Lincoln Park Zoo

Located within the Lincoln Park Zoo, the Lion House was designed by architect Dwight Perkins and completed in 1912. The structure is a one-story brick building with Prairie-style details. Low-relief brick lion figures are set in a tile grid above rounded-arch entrances at the building's east and west ends. A multi-million-dollar restoration and expansion project substantially increased the size of the zoo's lion habitat and included outdoor viewing shelters, new animal care facilities, and meeting and event spaces while incorporating features that promote positive animal welfare. Rehabilitation of the interior included removal of non-historic features and reconfiguration of outdated habitat spaces. Seven animal-viewing portals were taken out of use and repurposed for additional program space. The enlarged state-of-the-art facility balances historic preservation with functionality and focuses on the wellbeing of the animals as it serves the needs of the zoo and visitors.



### **Chicago and Northwest Railway Building**

226 West Jackson Boulevard  
Ward 42  
Adaptive Reuse  
Recipient: Phoenix Development Partners

The Chicago & North Western Railway Office Building at 226 West Jackson Boulevard was designed by the Chicago firm of Frost and Granger and completed in 1905. The fourteen-story, Classical Revival-style building served as the headquarters for the Chicago & North Western Railway Company until 1929. A reuse plan converted former offices on the upper floors into 350 rooms for two different hotel operators. Hotel amenities were located on the first and second floors and a new rooftop bar and event space was accommodated through a one-story addition set back from the parapet to minimize its visibility from the public right-of-way. Windows and their cast iron surrounds were retained and repaired. Brick parapets were coated to match the surrounding masonry. Granite and terra cotta masonry units were repaired or replaced in-kind, and the full exterior was cleaned using the gentlest means possible. Full interior rehabilitation included creation of separate lobbies for the two hotels and a third entry for the rooftop event space. The \$148 million project was able to utilize Federal Historic Tax Credits to offset 20% of all qualified rehabilitation costs and the Class L Program to freeze property taxes for twelve years.



**Laurann Bibbs, Doris Morton, Nettie Nesbary, Sylvia Rogers, Lettie Sabbs, and Sherry Williams with the Bronzeville Historical Society Advocacy Award**

Connected by an interest in researching family history, volunteers Nettie Nesbary, Lettie Sabbs, Laurann Bibbs, Doris Morton, and Sylvia Rogers knew how difficult it can be to discover the branches of your family’s tree. Perhaps more than any other group in the United States, African Americans can face dead ends in their search. The legacy of racism means the sometimes-fragile records needed can be too difficult to locate or have been lost to time. In 2009, when the Jackson Funeral Home in the Greater Grand Crossing

Community Area was beginning to wind down its operations, they had decades of paper records on hand but had not established plans for a long-term home for them. The funeral home business, one of two operating in Chicago by the 1920s, had been established in Philadelphia in 1867 and was one of the nation’s oldest Black-owned funeral homes. A team headed by Nettie Nesbary and Lettie Sabbs arranged permission to meet at the funeral home to go through records. Laurann Bibbs, Doris Morton, and Sylvia Rogers joined their friends in this work. The records they were organizing and beginning to index included the key names, dates, and locations of the lives of thousands of Black Chicagoans. When the Carter Funeral Chapels closed in 2016, the team reached out to Sherry Williams, President of the Bronzeville Historical Society, who worked with the Illinois Comptroller’s Office to facilitate the transfer of the funeral home records to the Bronzeville Historical Society and also arranged for locations where the team could continue to meet. In the thirteen years since this effort began, the group has compiled the records of two funeral homes to create a computer database of over 120,000 entries organized by name, birth date, birthplace, name of next of kin, and location of burial.

**Lisa DiChiera**  
Advocacy Award

Lisa DiChiera was raised in Michigan by parents who valued the contribution the arts can make to the identity of a city. Fortunately for Chicago, her career path led to a job in the Midwest Office of the National Trust for Historic Preservation where she started off as a Program Assistant helping property owners secure relief aid in historic neighborhoods devastated by the 1992 Mississippi River flood. Her longest tenure has been on the staff of the statewide non-profit Landmarks Illinois where she worked as their Preservation Advocate. For 22 years, DiChiera dedicated her time and efforts to grassroots organizing. In Chicago, she has been a reliable presence at hearings before the Commission on Chicago Landmarks, serving as the mouthpiece for Landmarks Illinois when making a case for designation or for reuse proposals. While not all of Landmarks Illinois’s advocacy campaigns have been successful, the portfolio of projects that have been propelled forward by DiChiera’s passion and drive is substantial. Even when debating from an opposing perspective, DiChiera has operated in a manner that commands the respect of her colleagues. As she moves on to the next chapter in her career, members and staff of the Commission on Chicago Landmarks wish to express gratitude for Lisa DiChiera’s tireless efforts toward the goal we all strive for: preserving Chicago’s architectural legacy.



**Tim Samuelson**  
John Baird Award

No one has Tim Samuelson’s enormous enthusiasm for and knowledge of Chicago’s history or his ability to make it so accessible. Growing up in Rogers Park, Samuelson frequently made trips downtown to marvel at the work of Chicago’s architectural giants and study their minutiae. His first job with the City was as staff to the Commission on Chicago Landmarks, where he was ahead of his time in designating places that had been, up to that time, overlooked. Tim became an authority on Chicago’s African American heritage, researching and writing the designation of the Black Metropolis District, Chess Records Office and Studio, and Pilgrim Baptist Church. Samuelson also deepened the Commission’s practice of designating Chicago’s legacy of progressive architecture, including the work of architects Pond & Pond, Bruce Goff, and affordable housing designed by Frank Lloyd Wright. His encyclopedic knowledge of Chicago is held in such high regard that, in 2002, Commissioner of Cultural Affairs Lois Weisberg crafted a new position specifically for Samuelson as Chicago’s first Cultural Historian. Exhibits curated by Samuelson include “Mecca Flat Blues,” “Wright Before Lloyd,” “Louis Sullivan’s Idea” with Chris Ware, and “The Appeal and Spiel of Ronco and Popeil.” Samuelson’s gift as a storyteller and his wit are well-known. How he recounts a tidbit of Chicago history is perhaps just as engaging as the material itself. His love of the city is pure devotion, and the joy he seems to derive from sharing that with others is reflected in his animated delivery and mirthful demeanor. Samuelson has received numerous honors over the years including Legendary Landmark status from Landmarks Illinois in 2015. We are privileged to have Tim Samuelson as an emeritus colleague at the City and are honored to present him with the John Baird Lifetime Achievement Award for his unwavering dedication to the City of Chicago and all its rich history.



## **8. NATIONAL REGISTER NOMINATIONS**

During 2022, the Commission reviewed seven nominations to the National Register of Historic Places (compared to three during 2021).

- The Cornelia - 3500 North Lake Shore Drive; Ward 46
- Chicago Vocational School – 2100 East 87th Street; Ward 8
- Motor Row – Additional Information - 2200-, 2300-, and 2400-blocks of South Michigan Avenue including portions of the adjacent blocks of Wabash and Indiana Avenues between Cermak & the Stevenson Expressway; Ward 3
- James E. Plew Building - 2635-2645 South Wabash Avenue; Ward 3
- Muddy Waters House - 4339 South Lake Park Avenue; Ward 4
- Stone Temple Baptist Church - 3620-3624 West Douglas Boulevard; Ward 24
- Schlitz Brewery-Tied House - 9401 South Ewing Avenue; Ward 10

These projects were reviewed at the June and September meetings of the Commission’s Program Committee. As of December 31, 2022, all seven had been officially listed by the Keeper of the National Register.



## **9. SECTION 106 REVIEW**

The Historic Preservation Division coordinates with other departments and agencies including the Chicago Park District, the Chicago Department of Transportation, the Chicago Transit Authority, the Chicago Housing Authority, the Illinois Historic Preservation Agency, and the Federal Highway Administration on large-scale projects requiring review per Section 106 of the National Historic Preservation Act or Section 107 of the Illinois State Agency Historic Resource Preservation Act. Triggered by the use of federal or state permits, licenses, or funds, staff participate as part of the responsibilities of being a Certified Local Government. Historic Preservation staff were involved in reviews for the following projects/locations in 2022:

- 202 through 220 South State Street
- CDOT – Lake Street Bascule Bridge
- Jackson Park/Obama Presidential Center
- Metra Union Pacific-North Bridge Replacement
- Metra Van Buren and Millennium Stations
- O’Hare Rotunda Building

Staff also review smaller-scale projects triggering Section 106 review such as porch repair or collocation of cellular antennae. In 2022, staff reviewed 25 projects compared to 23 projects in 2021.

## **10. PUBLIC OUTREACH AND OTHER ACTIVITIES**

On a daily basis, Historic Preservation staff assist the public with 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 digitized resources on the Department of Planning & Development’s website at: [Chicago.gov/DPD](http://Chicago.gov/DPD).

Historic Preservation staff participated in the following in 2022:

- Big Cities Preservation Network (participant)
- Black Chicago Heritage Initiative (BCHI) Steering Committee meetings (attendees)
- Landmark design review presentation for Goucher College, Baltimore, MD (presenter)
- Landmark designation presentation for Mars Candy Factory Site/2019 North Oak Park Avenue Community Engagement Session (presenter, sessions attendee)
- Permit review presentation for School of the Art Institute (presenter)
- Rededication of the Norwegian Memorial Lutheran Church (speaker)
- Preservation Partners meetings (4) for government, nonprofit, and charitable entities involved in historic preservation (hosts and speakers)
- Stakeholder public meeting on the future of the Pike House/1826 West 91<sup>st</sup> Street (attendee)

## **11. COMMISSION MEMBERS AND MEETINGS**

Members of the Commission on Chicago Landmarks for 2022 were:

- Ernest Wong, Chairman, (Reappointed 1.27.21 to serve through 3.11.23)
- Gabriel Ignacio Dziekiewicz, Vice Chairman (Reappointed 1.27.21 to serve through 3.11.23)
- Maurice D. Cox, Secretary, Ex-Officio Member as Commissioner of the Department of Planning & Development (Appointed 9.16.19)
- Suellen Burns (Appointed 1.15.20 to serve through 3.11.23)
- Jonathan Fair (Appointed 9.21.22 to serve through 3.11.23)
- Tiara Hughes (Appointed 10.16.19 to serve through 3.11.23)
- Lynn Osmond (Appointed 11.20.19 to serve through 3.11.23; Resigned 4.1.22)
- Alicia Ponce (Appointed 2.26.21 to serve through 3.11.23)
- Adam G. Rubin (Appointed 10.26.22 to serve through 3.11.23)
- Richard Tolliver, Program Committee Chair (Reappointed 9.21.22 to serve through 3.11.23)

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

- January 13--Wong, Dziekiewicz, Cox, Burns, Hughes, Osmond, Ponce, Tolliver
- February 3--Wong, Dziekiewicz, Cox, Burns, Hughes, Osmond, Ponce
- March 3--Wong, Dziekiewicz, Cox, Burns, Hughes, Ponce, Tolliver
- April 7--Wong, Dziekiewicz, Cox, Burns, Hughes, Ponce, Tolliver
- May 5--Wong, Dziekiewicz, Cox, Burns, Hughes, Ponce, Tolliver
- June 9--Cancelled
- July 7--Wong, Dziekiewicz, Burns, Hughes, Ponce
- August 4--Wong, Dziekiewicz, Cox, Burns, Ponce, Tolliver
- September 8--Wong, Dziekiewicz, Cox, Burns, Hughes, Ponce, Tolliver
- October 6--Wong, Dziekiewicz, Cox, Burns, Fair, Hughes, Ponce, Tolliver
- November 3--Wong, Dziekiewicz, Cox, Burns, Fair, Hughes, Ponce, Rubin
- December 8--Wong, Dziekiewicz, Cox, Fair, Hughes, Rubin, Tolliver

In 2022, the Commission operated with the following committees:

Permit Review Committee (Gabriel Dziekiewicz, 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.

Program Committee (Richard Tolliver, Chair): The Commission's Program Committee meets as needed to review nominations to the National Register of Historic Places as part of the City's Certified Local Government responsibilities. The Committee also reviews public suggestions for landmark designation and forwards them to the Department of Planning & Development for further review and consideration.

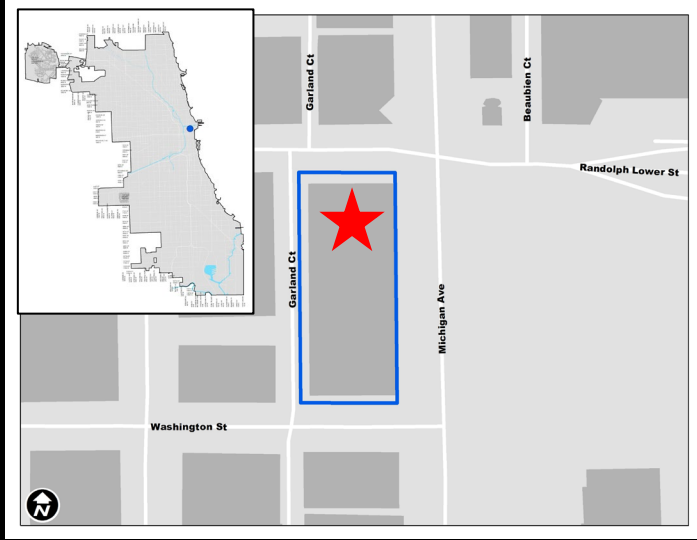


# Preservation Excellence Awards 2022

COMMISSION ON CHICAGO LANDMARKS



NOVEMBER 1, 2022



# 78 E. Washington St. CHICAGO CULTURAL CENTER

## Project Team

Owner | City of Chicago

Architect | Harboe Architects

Contractor | Bergland Construction

Craftsmen Team | Regali, Evergreene Architectural Arts,

Continental Painting, Bernacki Conservation,

Archistoric, Building Conservation Associates, Ameritech

Consulting, Architectural Consulting Engineers, SG Metal and

Glass

Loop  
WARD 42  
Alderman Brendan  
Reilly

Cultural Center Exterior



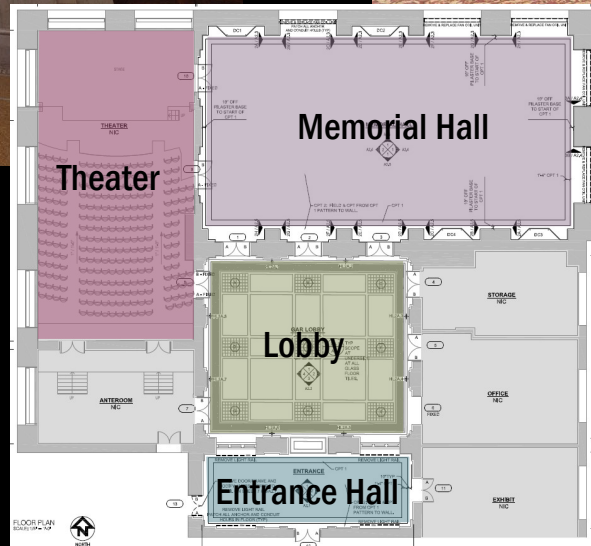
Historic Postcard Image



Lobby - Before



Memorial Hall - Before



Photos courtesy of Harboe Architects



Dome Before

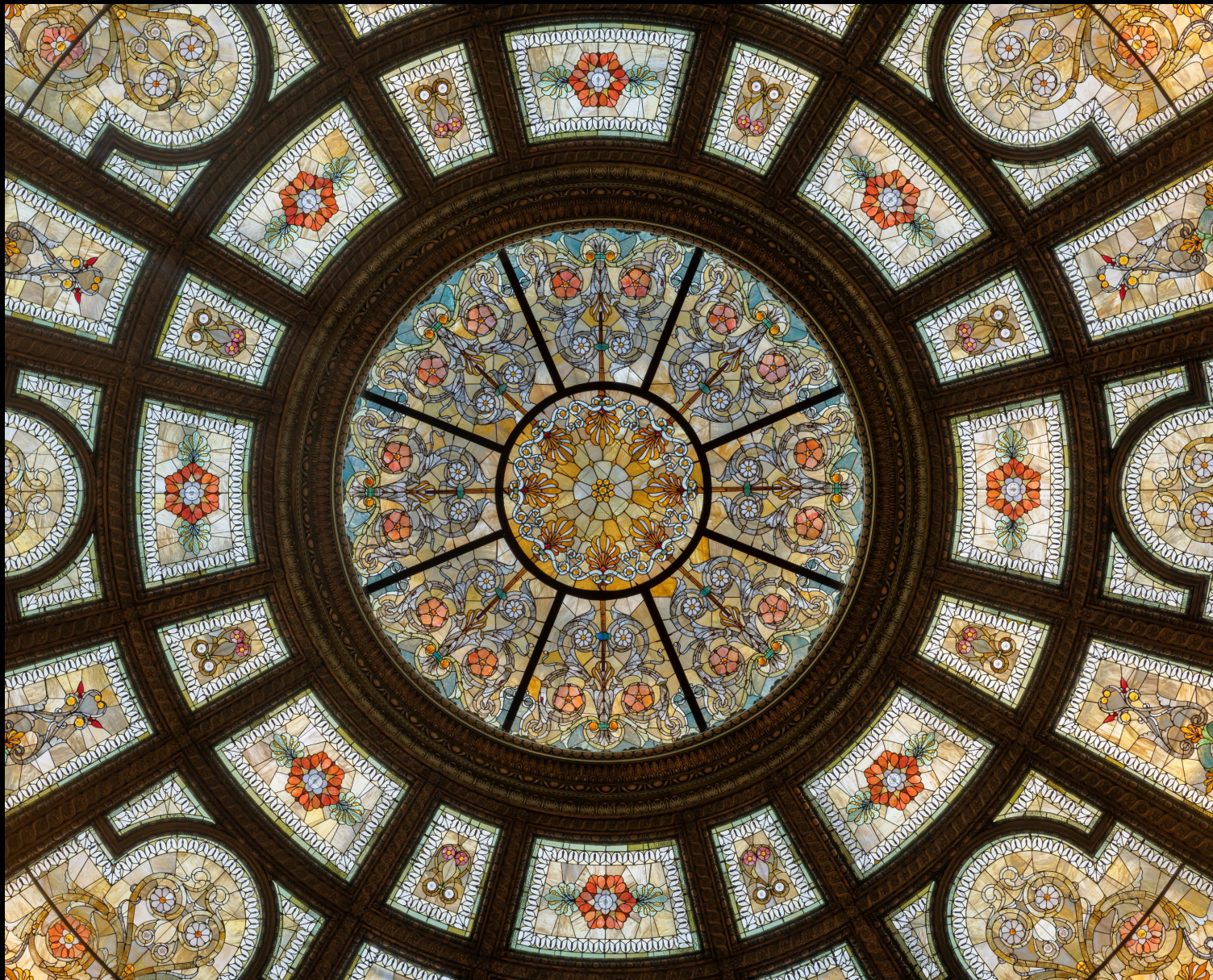


Dome Restoration Process





Craftsmen at Work



Finished Dome

Photos Courtesy of Tom Rossiter





Test Paint Removal Strip



In Progress

Photos courtesy of Harboe Architects



Plaster Work in Progress

Photos Courtesy of Tom Rossiter



Hand Painting Details



Finished Ceiling

Photos courtesy of Harboe Architects



Photos Courtesy of Tom Rossiter



Historic Image



After

After



**Carpeted Entrance Hall - Before**



**Carpeted Entrance Hall - After**



**Lobby - After**

Photos Courtesy of Tom Rossiter

Historic Fixture



Replicated Fixtures



After

Photos Courtesy of Tom Rossiter

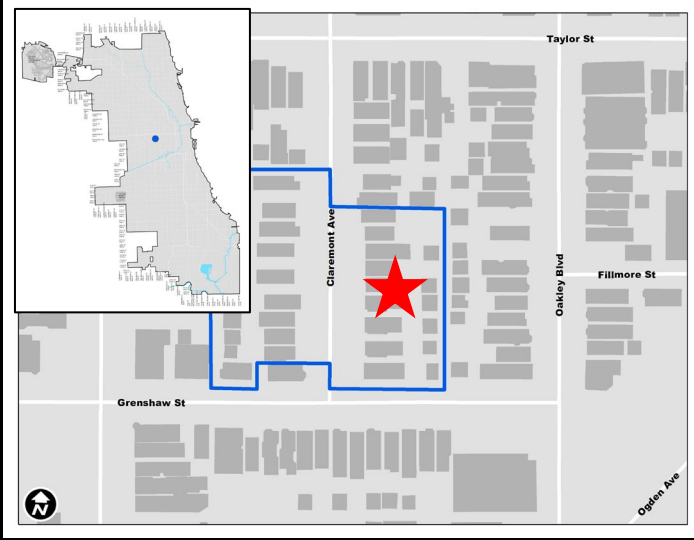


Memorial Hall Before



Memorial Hall After

Photos Courtesy of Tom Rossiter



# 1025 S. Claremont Ave.

## CLAREMONT COTTAGE DISTRICT



### Project Team

Developer | Vista Group Real Estate  
Architect | Piotr Ekiert

Near West Side  
WARD 28  
Alderman Jason  
Ervin

# Advertising Materials

**CLAREMONT COTTAGE**  
No 6  
NORMAND S PATTON  
ARCHITECT  
1152 WASHINGTON ST  
CHICAGO, ILL.

BUILT AND FOR SALE BY  
**TURNER AND BOND**  
REAL ESTATE AND  
LOAN AGENTS  
102 WASHINGTON ST.  
CHICAGO, ILL.

**CLAREMONT COTTAGE**  
No 6

1st FLOOR PLAN      2nd FLOOR PLAN

BUILT AND FOR SALE BY  
**TURNER AND BOND**  
REAL ESTATE AND  
LOAN AGENTS  
102 WASHINGTON ST.  
CHICAGO, ILL.

NORMAND S PATTON  
ARCHITECT  
1152 WASHINGTON ST



## District Boundary



CLAREMONT COTTAGE

IN SEVENTIES

BUILT AND FOR SALE BY  
**TURNER AND BOND**  
REAL ESTATE AND LOAN AGENTS

102 WASHINGTON ST.  
CHICAGO ILL.





*Right:* Architect,  
Cicero Hines



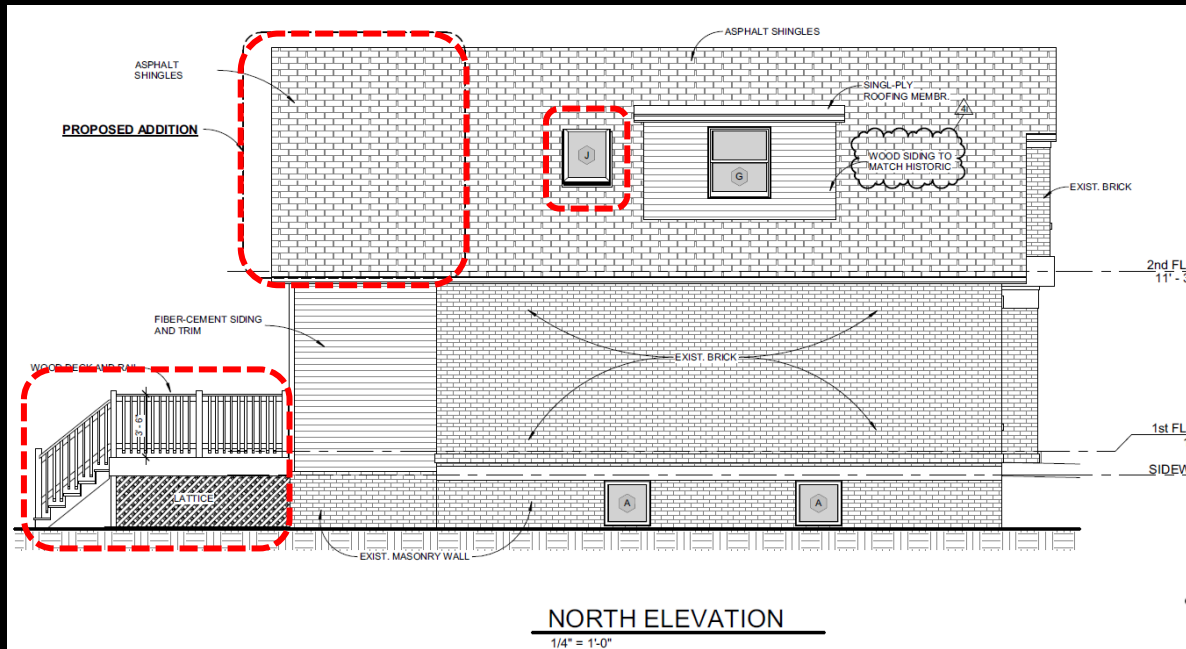
Before



Right: Rear Elevation  
Below: Additions



After



NORTH ELEVATION  
1/4" = 1'-0"



After



Before

**1025 S. CLAREMONT – CLAREMONT COTTAGE DISTRICT**

**REHABILITATION**

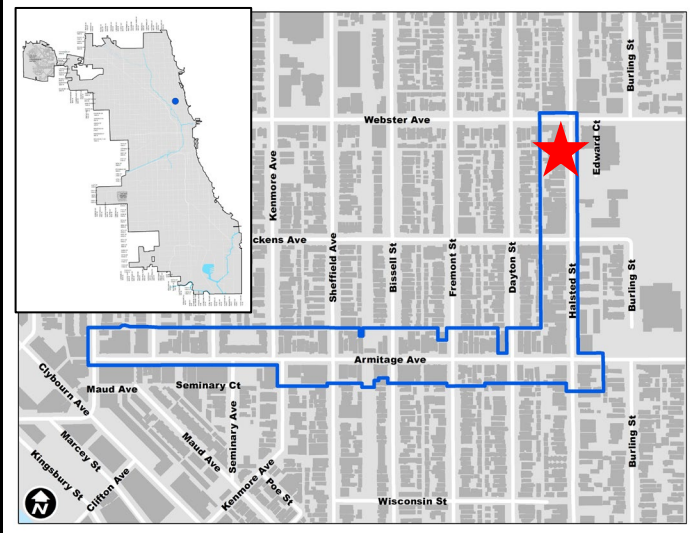


Courtesy of  
tinycity.net

Final Project

1025 S. CLAREMONT – CLAREMONT COTTAGE DISTRICT

REHABILITATION



# 2132 N. Halsted St.

## ARMITAGE-HALSTED DISTRICT



### Project Team

Owners | Sumit Gupta and Paula Queen  
Architect | Environs

Lincoln Park  
WARD 43  
Alderman Timothy  
Knudsen



Undated Historic Photo



Same View Today



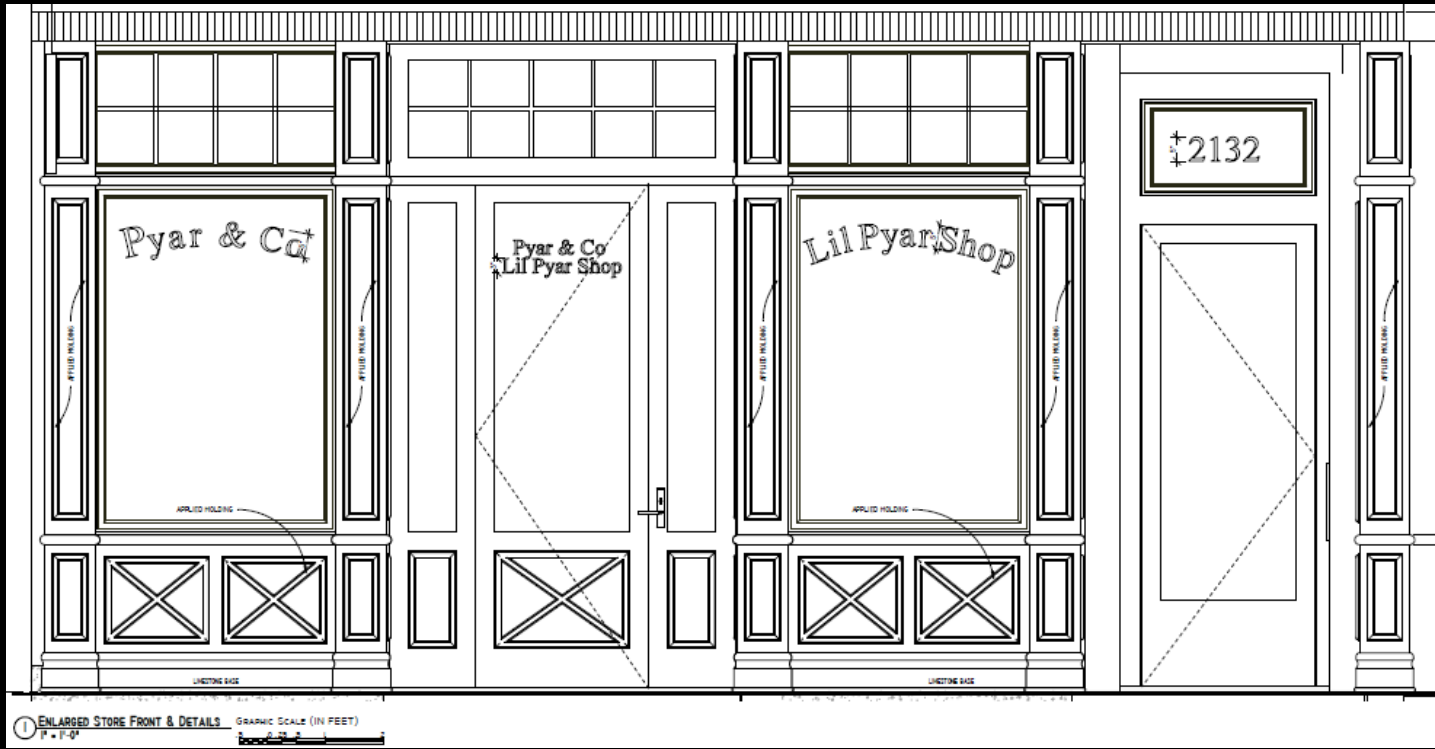
Before

STAIR TOWER SET BACK TO NOT BE VISIBLE FROM THE STREET  
DECK RAIL SET BACK TO NOT BE VISIBLE FROM THE STREET

### Project Exhibits



EAST SIDE OF HALSTED BLOCK ELEVATION



1 ENLARGED STORE FRONT & DETAILS GRAPHIC SCALE (IN FEET)  
7'-0" 0'-0" 7'-0" 0'-0" 7'-0" 0'-0" 7'-0" 0'-0"

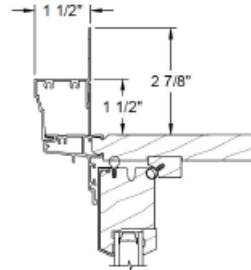
Architectural Rendering



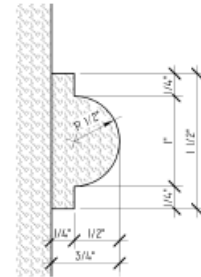
Finished Building



DOUBLE HUNG WINDOWS  
WITH BRICKMOLD  
(CRAFTMAN BRONZE, CLAD-WOOD)



Brickmold



APPLIED MOLDING PROFILE



LIMESTONE



MODULAR SIZE FACE BRICK (GLEN-GERY: BORDEAUX)

After



Before



2132 N. HALSTED – ARMITAGE HALSTED DISTRICT

NEW CONSTRUCTION

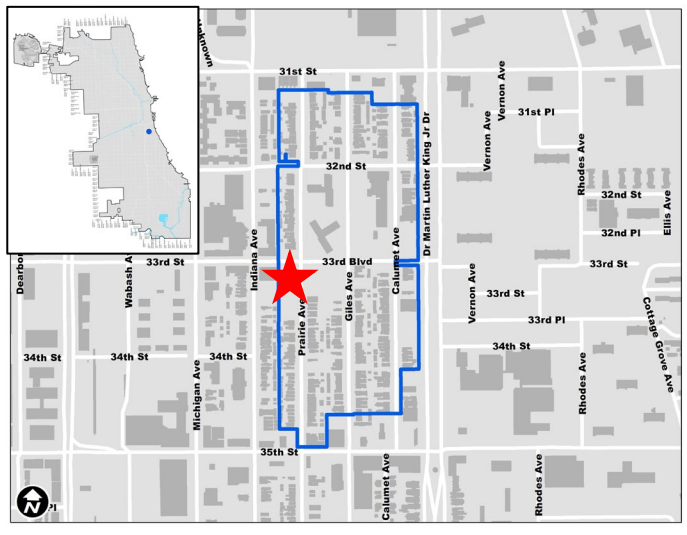
# 3324 S. Prairie Ave.

## CALUMET-GILES-PRAIRIE DISTRICT

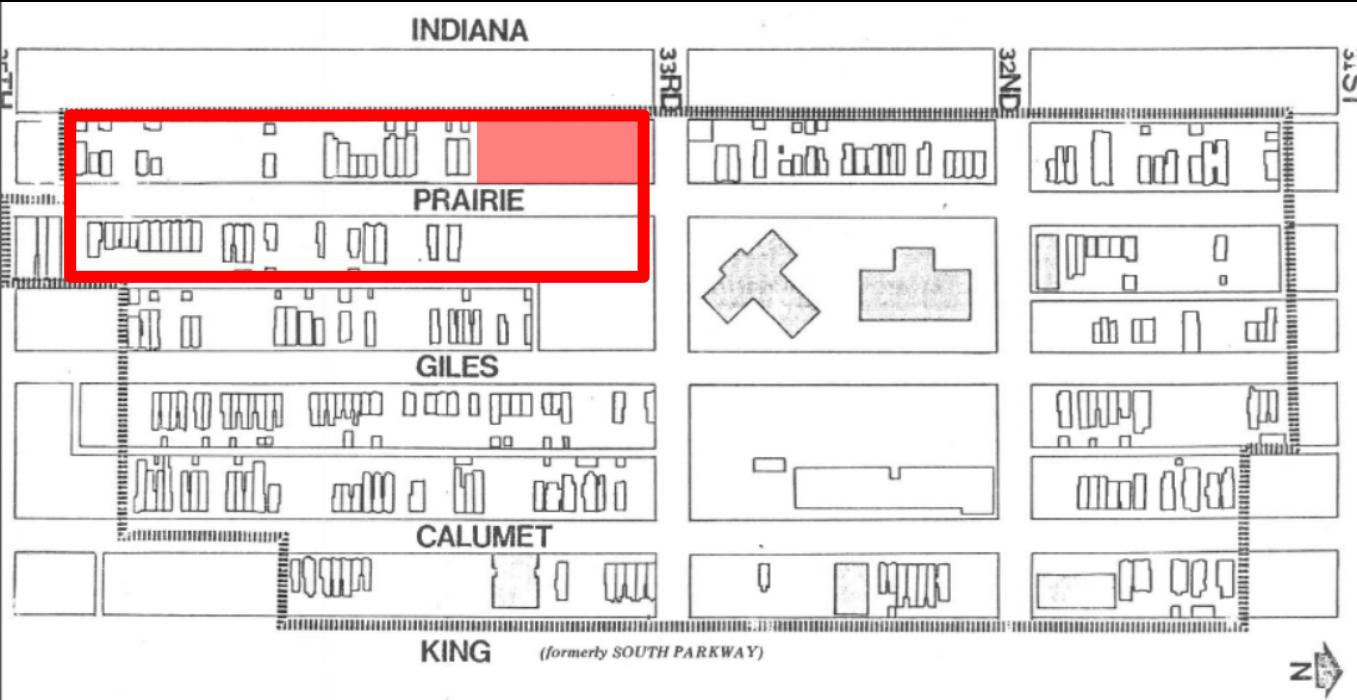
### Project Team

Developer | TRB Properties  
Architect | AP Architects LLC

Douglas  
WARD 3  
Alderman Pat Dowell



Map: Calumet Giles Prairie District



Above: Streetscape with partial infill shown on the left



3D Design Model



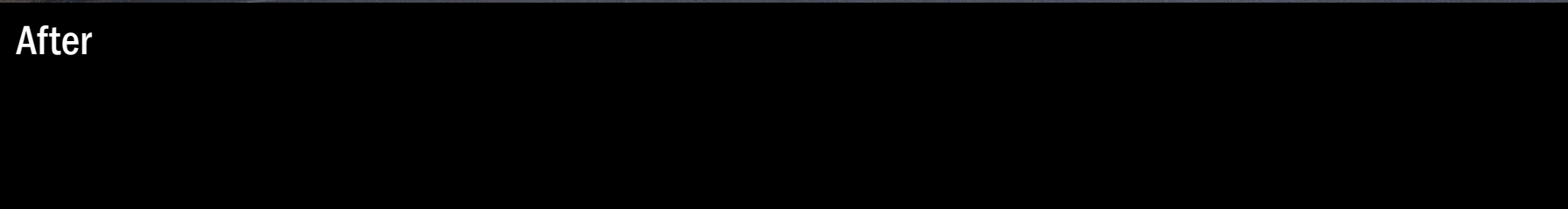
Neighborhood Context

**3324 S. PRAIRIE – CALUMET-GILES-PRAIRIE DISTRICT**

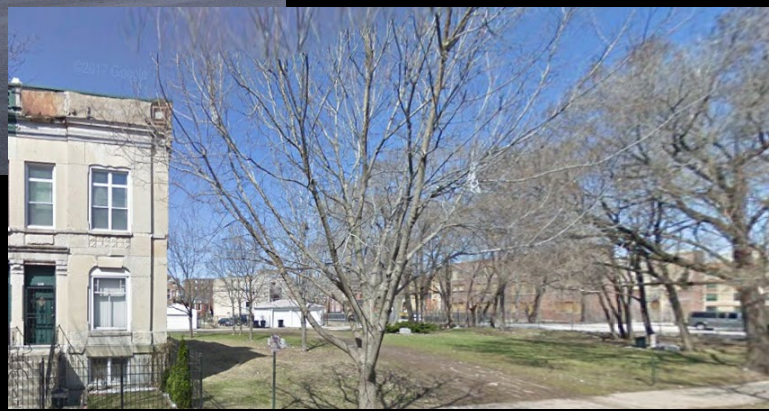
**NEW CONSTRUCTION**



Before

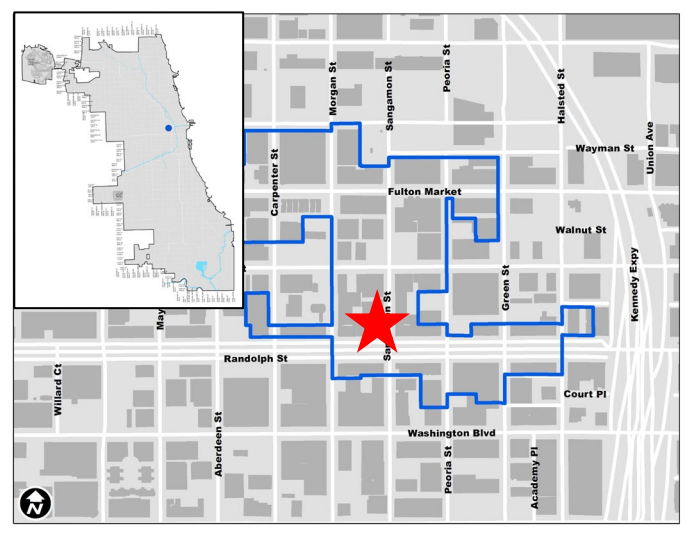


After



**3324 S. PRAIRIE – CALUMET-GILES-PRAIRIE DISTRICT**

**NEW CONSTRUCTION**



# 932 W. Randolph

## FULTON-RANDOLPH MARKET DISTRICT



Near West Side  
WARD 27  
Alderman Walter  
Burnett Jr.

### Project Team

Developer | L3 Capital  
Architect | OKW Architects

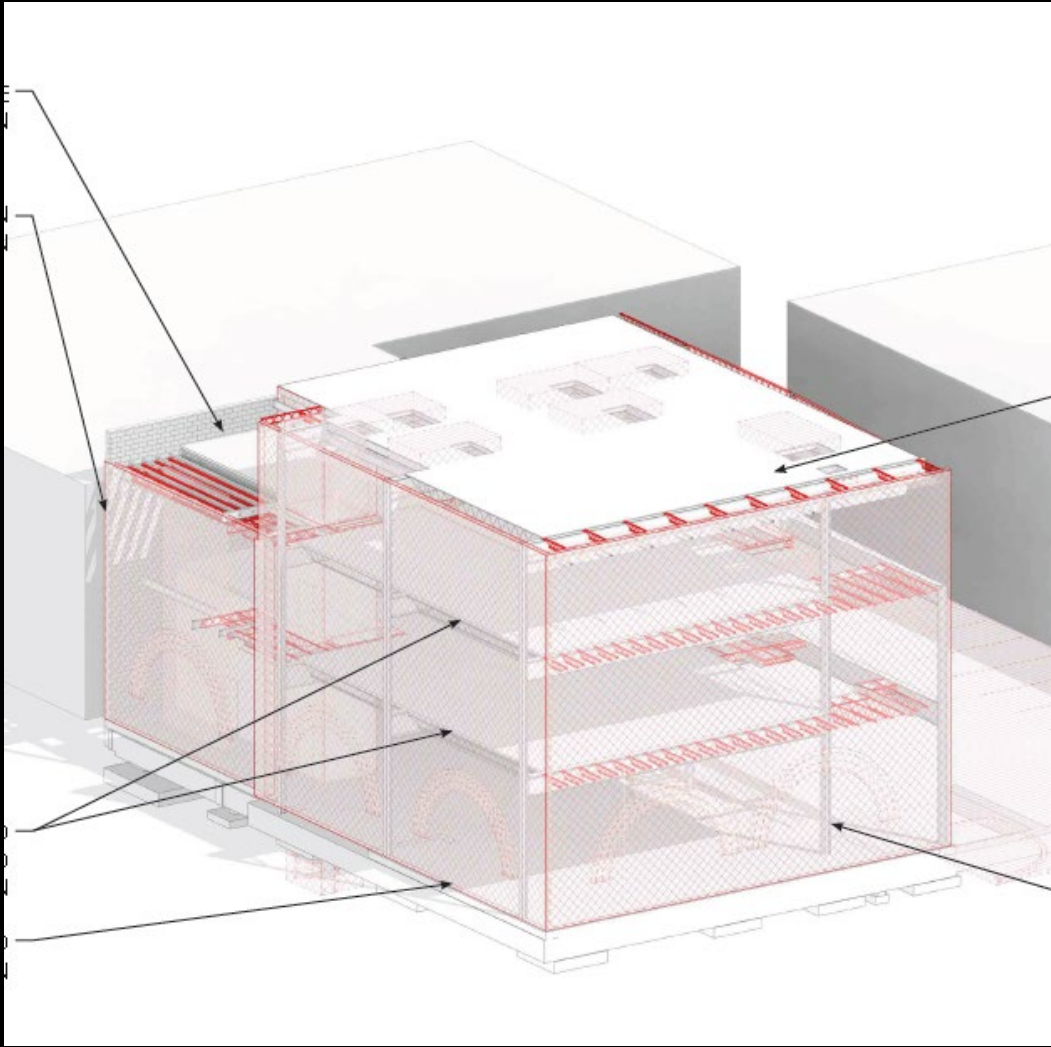


Undated Historic Photo of Randolph



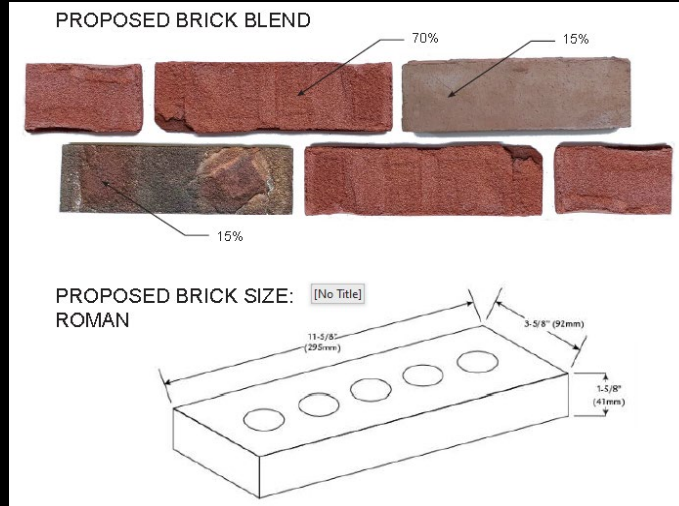
Building c. 2008





Demolition Isometric Drawing

## Material Palette



Immediate Context



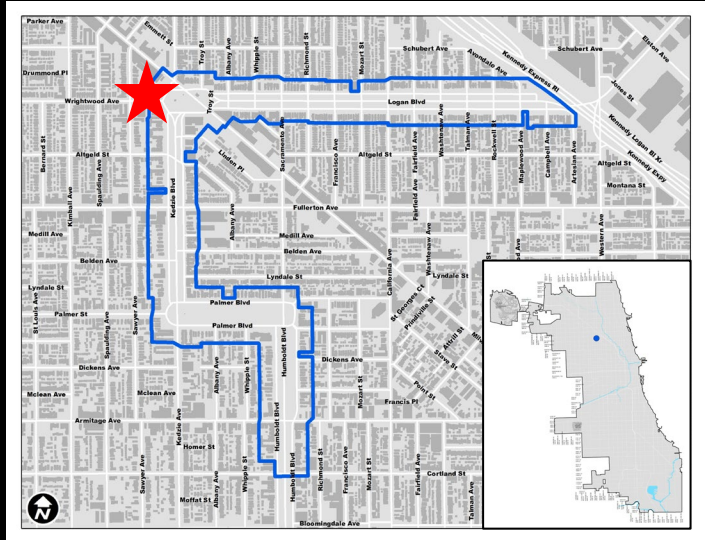
Window Detailing



Finished Building



Courtesy of Nick Olivieri



# 2612 N. Kedzie

## LOGAN SQUARE BOULEVARDS DISTRICT



### Project Team

Logan Square  
WARD 35  
Alderman Carlos  
Ramirez-Rosa

Owner | Norwegian Lutheran Memorial Church  
Architect | Integrity Structural Illinois LLC,  
Wauters Design Inc, Northlight Architects LLC

Historic



Lawrence and Kenmore c. 1941



**2612 N. KEDZIE – LOGAN SQUARE BOULEVARDS DISTRICT**

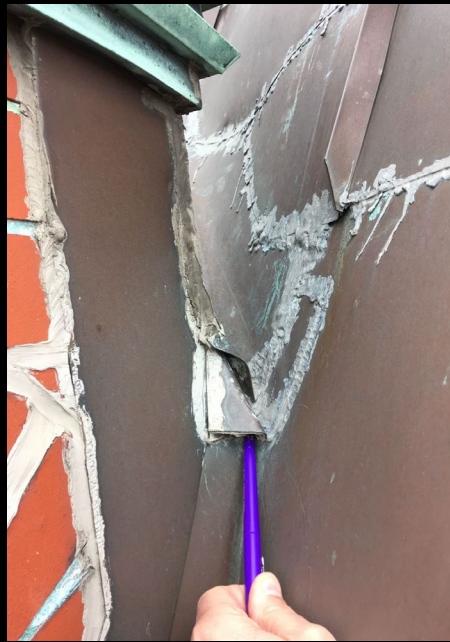
**RESTORATION**



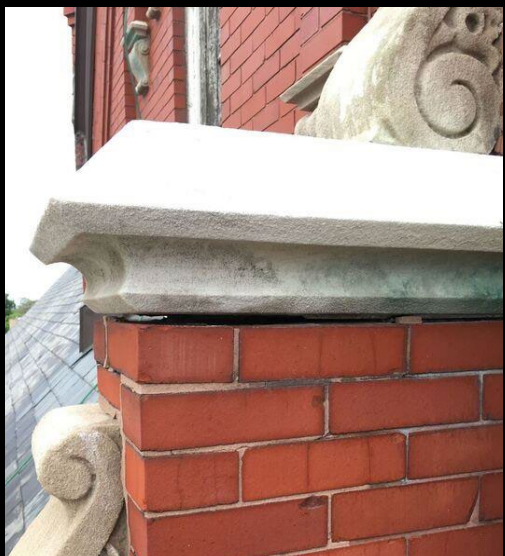
Conditions Assessment



Masonry Displacement



Open Seams



Widening Joints



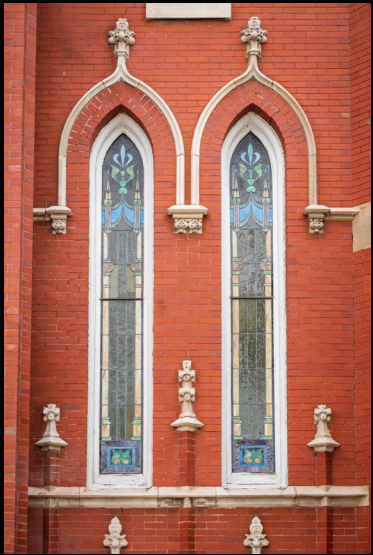


During Construction



Courtesy of NLMC





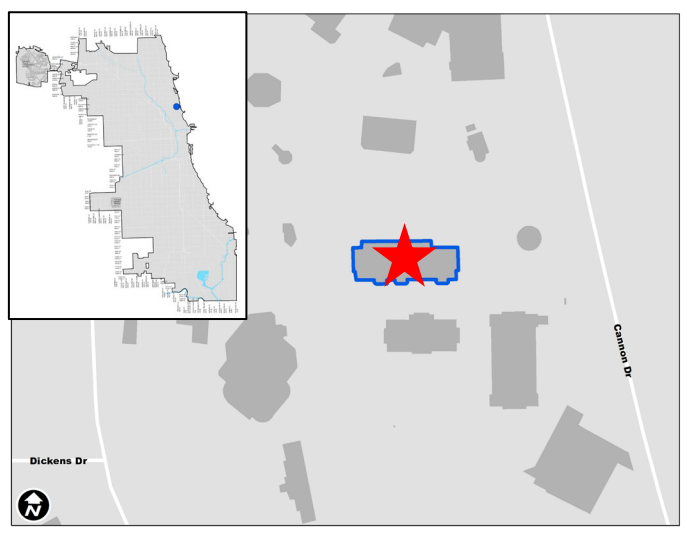
After





# 2132 N. Stockton

## LION HOUSE



### Project Team

Owner | Lincoln Park Zoo  
Architect | Goettsch Partners

Lincoln Park

WARD 43

Alderman Timothy  
Knudsen





Historic



After



REHABILITATION



After





The Great Hall, ca. 1912



Before



After



After





After

LION HOUSE – 2132 N. STOCKTON

REHABILITATION

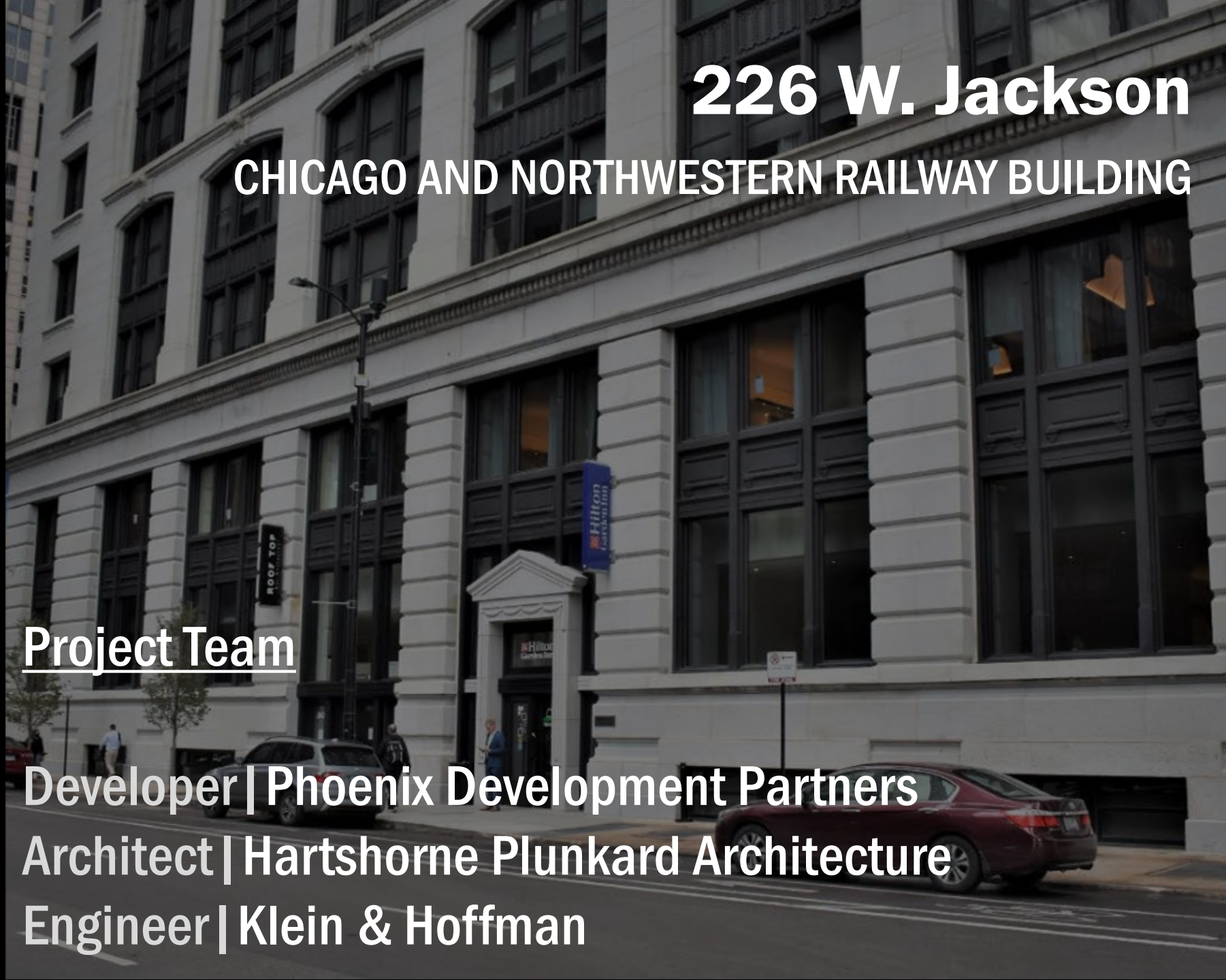
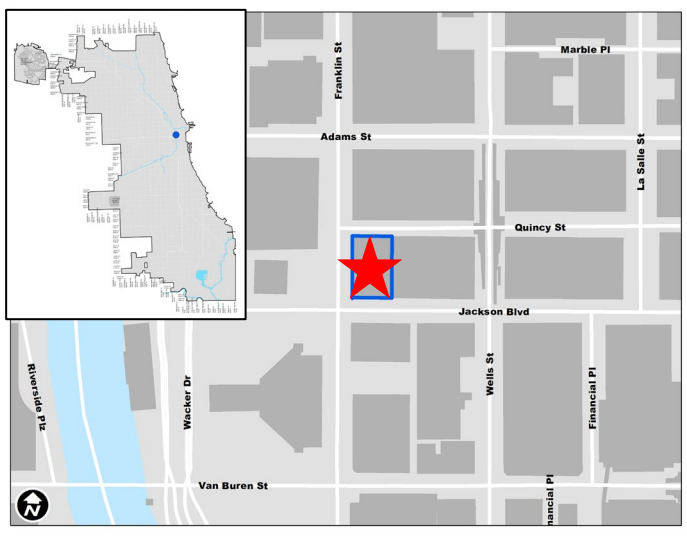
# 226 W. Jackson

## CHICAGO AND NORTHWESTERN RAILWAY BUILDING

### Project Team

Developer | Phoenix Development Partners  
Architect | Hartshorne Plunkard Architecture  
Engineer | Klein & Hoffman

Loop  
WARD 42  
Alderman Brendan  
Reilly





Historic Image



Before

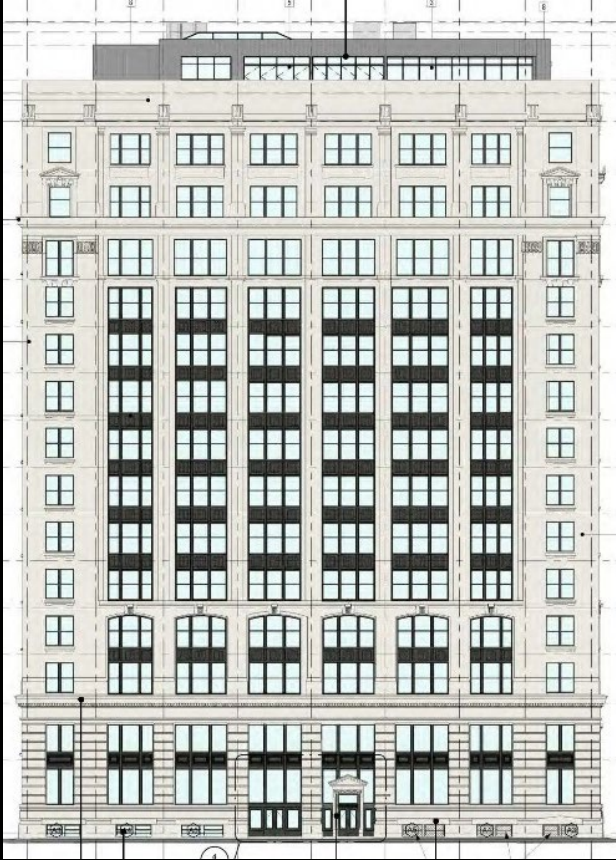


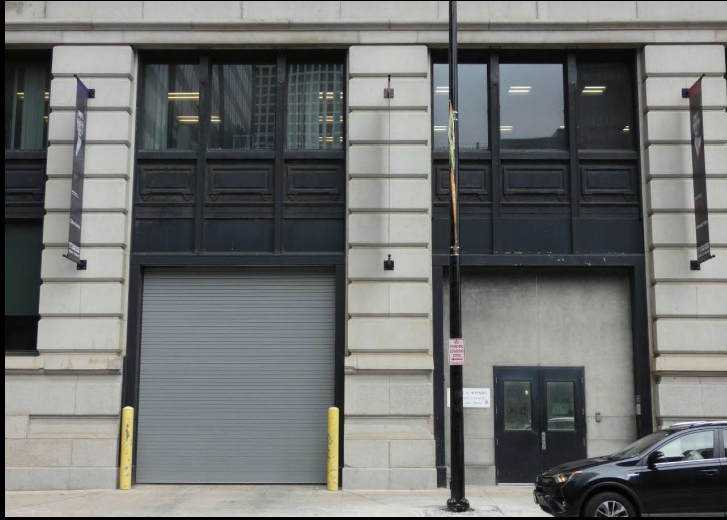
After



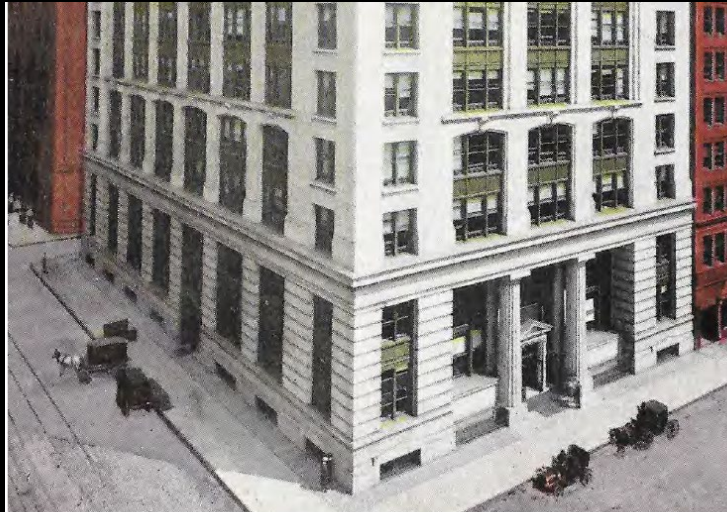


Rooftop Addition Rendering





Franklin Entry - Before



Franklin Entry - After



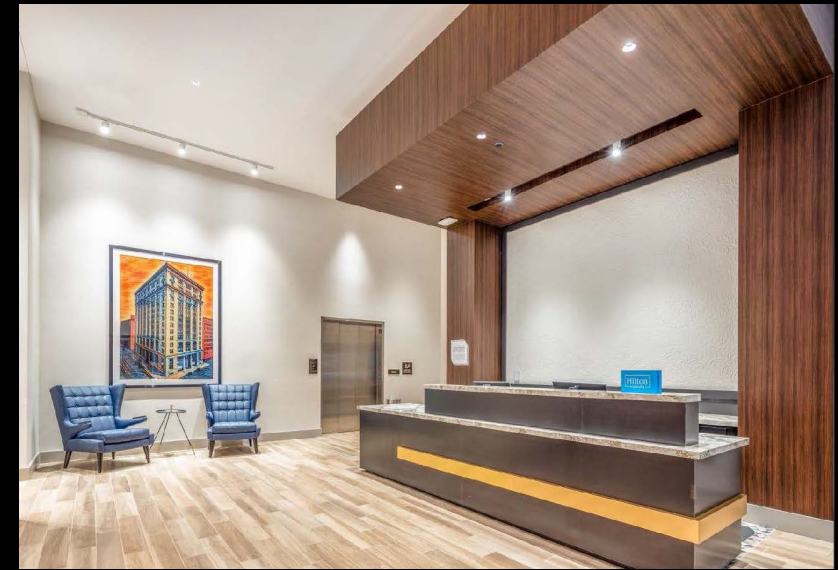
Before



Canopy Lobby



After



Hilton Garden Inn Lobby



**CHICAGO AND NORTHWESTERN RAILWAY BUILDING – 226 W. JACKSON**

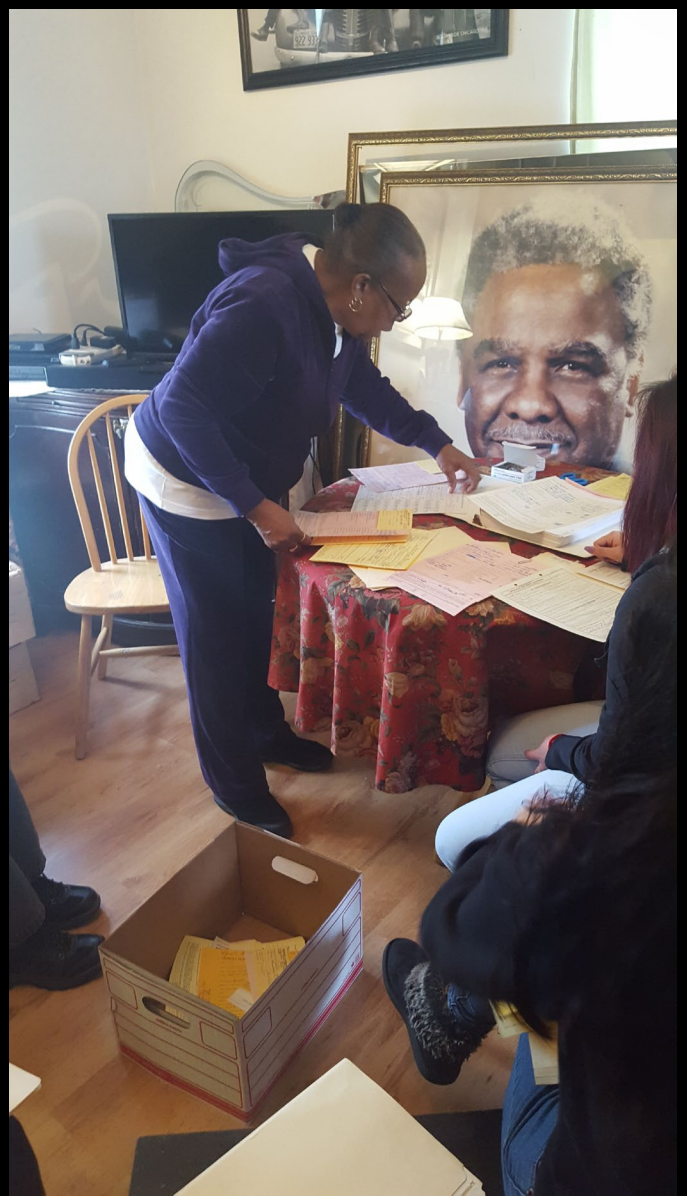
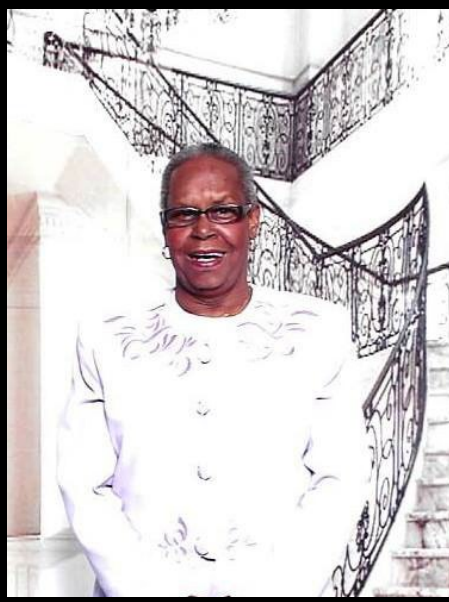
**ADAPTIVE REUSE**

# Laura Bibb, Doris Morton, Nettie Nesbary, Sylvia Rogers, Lettie Sabbs, and Sherry Williams with the Bronzeville Historical Society

Photo Courtesy of Chicago Sun-Times



**ADVOCACY AWARD**



**LAURA BIBBS, DORIS MORTON, NETTIE NESBARY, SYLVIA ROGERS, LETTIE SABBS, AND SHERRY WILLIAMS**

Photo Courtesy of Landmarks Illinois



**Lisa DiChiera**

**LIFETIME ADVOCACY AWARD**



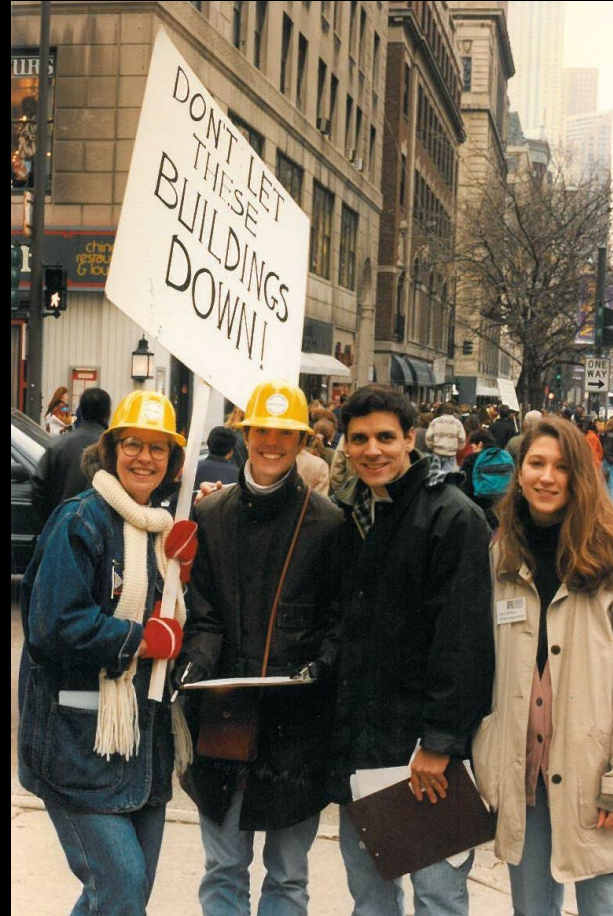
Photo Courtesy of Landmarks Illinois



Detroit Opera House Before and After







# Tim Samuelson

## JOHN BAIRD AWARD



Courtesy of Chicago Tribune

**TIM SAMUELSON**

**JOHN BAIRD AWARD**



**TIM SAMUELSON**

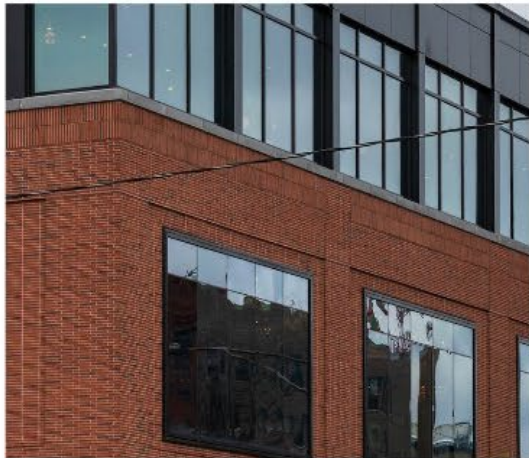
**JOHN BAIRD AWARD**



**TIM SAMUELSON**



**JOHN BAIRD AWARD**



**Thank You and  
Congratulations!**

