

MEMORANDUM

DATE: February 1, 2013

TO: Members of the Commission on Chicago Landmarks

FROM: Eleanor Esser Gorski, AIA
Assistant Commissioner

SUBJECT: **Materials for the February 7, 2013 Meeting**

The following is attached:

1. DRAFT Meeting Notice and Agenda for the regular meeting of February 7, 2013
2. DRAFT Minutes of the January 10, 2013 Meeting
3. DRAFT Report for Preliminary Landmark Recommendation
 - 42ND PRECINCT / TOWN HALL POLICE STATION
4. DRAFT Report for the Recommendation to City Council for Approval of Class L Property Tax Incentive
 - MILWAUKEE AVENUE DISTRICT
1275 N. Milwaukee Ave.
5. DRAFT of the Certified Local Government Report for 2012
6. DRAFT Report for Projects Reviewed at the January 10, 2013 Meeting of the Permit Review Committee
7. DRAFT Report of Permit Decisions by Commission Staff for the Month of January 2013

8. DRAFT of the Revised Report from the Department of Housing and Economic Development

- (Former) PRENTICE WOMEN'S HOSPITAL
333 E. Superior St.

9. DRAFT of the resolution for Consideration of the Recommendation from the Department of Housing and Economic Development to Reject Preliminary Landmark Recommendation

- (Former) PRENTICE WOMEN'S HOSPITAL
333 E. Superior St.

10. Additional submissions from the public

- Information from Northwestern University
- Information from the Save Prentice Coalition

DRAFT Briefing Notes for the February 7th meeting of the Permit Review Committee will be forwarded to Committee members in a separate email.

PLEASE BRING ALL MATERIALS WITH YOU ON FEBRUARY 7, 2013.

cc: Arthur Dolinsky, DOL
Patti Scudiero, HED
Peter Strazzabosco, HED

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold a regular meeting on **THURSDAY, February 7, 2013 at 12:45 p.m.** in the **County Board Room, County Building, 118 N. Clark Street, 5th Floor.**

The Permit Review Committee will hold its regular meeting in **City Hall, 121 N. LaSalle St., Room 1103 at 10:30 a.m. on Thursday, February 7, 2013.**

Attached is a copy of the agendas for the Commission meetings.

Andrew Mooney
Secretary

DRAFT

DRAFT AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting - Thursday, February 7, 2013
County Building, 118 N. Clark St., County Board Room, 5th Floor
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of January 10, 2012

2. Preliminary Landmark Recommendation

42ND PRECINCT / TOWN HALL POLICE STATION
3600 N. Halsted Ave.

WARD 44

3. Progress Report on Proposed Designations – Announcement

PORTAGE PARK THEATRE BUILDING
4042-60 N. Milwaukee Avenue, 4905-15 W. Cuyler Ave.

WARD 45

4. Recommendation to City Council for Approval of Class L Property Tax Incentive

MILWAUKEE AVENUE DISTRICT
1275 N. Milwaukee Ave.

WARD 1

5. Program Committee Report

Recommendations to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:

JOSEPH J. WALSER HOUSE
42 N. Central Ave.

WARD 29

320 WEST OAKDALE APARTMENT BUILDING
320 W. Oakdale Ave.

WARD 44

WEST ARGYLE STREET HISTORIC DISTRICT (boundary increase) WARDS 47, 48
Roughly N. Broadway between W. Argyle St. and W. Winona Ave.;
East block face of N. Sheridan Rd. between W. Argyle St. and W. Winona Ave.

6. Permit Review Committee Reports

A. Report on Projects Reviewed at the January 10, 2013 Permit Review Committee Meeting

B. Report on Permit Decisions by the Commission Staff for the month of January 2013

7. Approval of the Annual Certified Local Government Report for 2012

8. Revised Report from the Department of Housing and Economic Development

(Former) PRENTICE WOMEN'S HOSPITAL
333 E. Superior St.

WARD 42

9. Consideration of the Recommendation from the Department of Housing and Economic Development to Reject Preliminary Landmark Recommendation

(Former) PRENTICE WOMEN'S HOSPITAL
333 E. Superior St.

WARD 42

10. Adjournment

NOTICE OF PUBLIC MEETING

**PERMIT REVIEW COMMITTEE
THURSDAY, February 7, 2013
City Hall, 121 N. LaSalle St., Room 1103**

DRAFT AGENDA:

10:30 a.m.

1725 N. Hudson

43rd Ward

Old Town Triangle District

Continued Review: Proposed exterior and interior rehabilitation including new rear 3rd floor addition to existing 2-story residential building and new masonry garage.

227-229 W. Menomonee

43rd Ward

Old Town Triangle District

Proposed exterior and interior rehabilitation including raising the existing frame building by 4.5' on a new basement, installation of new siding, windows, front door, front stair/stoop, and construction of a new rear addition.

Eleanor Esser Gorski, AIA
Assistant Commissioner
Historic Preservation Division
Bureau of Planning and Zoning
Department of Housing and Economic Development

Permit Review Committee

Summary of projects and staff recommendations, February 7, 2013

1725 N. Hudson

(Old Town Triangle District)

Applicant: Craig Knapp, owner
John Hanna, Hanna Architects Inc.

Proposal: Continued Review: Proposed exterior and interior rehabilitation including new 3rd floor addition to existing 2-story residential building and new masonry garage.

Staff Recommendation: Staff recommends that the Committee find that the proposed project does not meet the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project would have an adverse effect on the significant historical and architectural features of the landmark property and district.

Staff further recommends that the Committee find that, with the following conditions, the project would meet the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the revised project would not have an adverse effect on the significant historical and architectural features of the landmark property and district:

1. The project shall be modified to reduce the height of the rear addition to be no taller than the existing historic building;
2. The drawings shall be revised to show that the existing non-historic siding shall be removed and Historic Preservation staff shall inspect and confirm whether any historic wood clapboard siding remains or if any scarring exists indicating the original siding and trim type and profile. If historic siding does exist, it shall remain and be repaired, wherever possible. Areas beyond repair may be replaced with new wood siding to match the historic siding in size, type and profile. Historic Preservation staff shall review the condition of the siding prior to any work beginning and shall approve any areas of replacement and the replacement siding. The fiber-cement substrate siding, as submitted,

- may be used as a substitute cladding material on an elevation-by-elevation basis where the building code requires non-combustible siding. The siding shall have a smooth finish and otherwise match the existing wood siding in size, profile, and finish. Details and material samples of the existing and proposed siding shall be reviewed and approved by Historic Preservation staff;
3. Paint removal specifications and product information shall be submitted with the permit application;
 4. Window and wood trim details showing exterior profiles and dimensions shall be submitted with the permit application;
 5. The drawings shall be modified to incorporate masonry detailing at the east elevation (Fern Court) of the garage parapet wall to break up the blank mass of the brick wall and to show garage doors of a design more compatible with the historic character of the district (such as paneled doors); and,
 6. The project requires a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

Staff further recommends that the Committee advise the applicant that should the Historic Preservation staff receive a permit application for the project as currently proposed, staff shall issue a preliminary disapproval of the application. A preliminary disapproval of the application would trigger an informal conference and, if the informal conference does not reach an accord, a public hearing on the permit application would be scheduled in accordance with the provisions of the Chicago Landmarks Ordinance.

227-229 W. Menomonee (Old Town Triangle District)

Applicant: William Barry, AIA - owner and architect

Proposal: Proposed exterior and interior rehabilitation including raising the existing frame building by 4.5' on a new basement; installing a new front stair/stoop; replacement of siding, front door and windows; and constructing a new rear addition.

Staff Recommendation: Staff recommends that the Committee find that the proposed project to raise the historic cottage by 4.5' from grade does not meet the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*,

and Standards 1, 2, 3, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project would have an adverse effect on the significant historical and architectural features of the landmark property and district.

Staff further recommends that the Committee find that, with the following conditions, the project would meet the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 3, 5, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the revised project would not have an adverse effect on the significant historical and architectural features of the landmark property and district:

1. The project shall be modified to eliminate the front stairs and limit the structure to be raised by a maximum of 1'-0" from grade to accommodate the construction of a new foundation;
2. As part of the permit application, a survey of the existing floor and roof heights of the building shall be submitted. Upon completion of the foundation construction, another survey of shall be submitted indicating the height of the top of the foundation from grade. The surveys shall be stamped by licensed surveyors and submitted to Historic Preservation Staff for review and approval;
3. A report by a licensed structural engineer addressing the proposed foundation replacement and structural modifications, relative to how the building should be braced and protected during construction, shall be submitted for Historic Preservation staff review and approval, as part of the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings;
4. The existing non-historic siding shall be removed and Historic Preservation staff shall inspect the condition of the historic wood clapboard siding and to confirm if any scarring exists indicating any original features. The historic wood siding shall remain and be repaired, wherever possible. Areas beyond repair may be replaced with new wood siding to match the historic siding in size, type and profile. Historic Preservation staff shall review the condition of the siding prior to

- any work beginning and shall approve any areas of replacement and the replacement siding;
5. New double-hung clad-wood windows and front door shall be installed to match the original in location, shape, and size. Enlarged dimensioned window and door details and trim surrounds shall be submitted with the permit application;
 6. Enlarged dimensioned details for the new wood cornice shall be submitted with the permit application;
 7. The height of the rear addition shall be modified to match the massing of the front house, or may be smaller than the massing of the front house; and,
 8. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

Staff further recommends that the Committee advise the applicant that should the Historic Preservation staff receive a permit application for the project as currently proposed, staff shall issue a preliminary disapproval of the application. A preliminary disapproval of the application would trigger an informal conference and, if the informal conference does not reach an accord, a public hearing on the permit application would be scheduled in accordance with the provisions of the Chicago Landmarks Ordinance.

DRAFT

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
JANUARY 10, 2012**

The Commission on Chicago Landmarks held a regular meeting on January 10, 2013. The meeting was held at City Hall, 121 N. LaSalle St., Room 201-A, Chicago, Illinois. The meeting began at 12:45 p.m.

PHYSICALLY PRESENT:

Rafael Leon, Chair
Anita Blanchard (arrived after item 2 on the agenda)
Jim Houlihan
Tony Hu
Mary Ann Smith
Ernest Wong
Andrew Mooney, Commissioner of the Department of Housing and
Economic Development)

ALSO PHYSICALLY PRESENT:

Eleanor Gorski, Assistant Commissioner, Department of Housing and
Economic Development, Historic Preservation Division
Arthur Dolinsky, Department of Law, Real Estate Division
Members of the Public (The list of those in attendance is on file at the
Commission office.)

A recording of this meeting is on file at the Department of Housing and Economic Development, Historic Preservation Division offices and is part of the public record of the regular meeting of the Commission on Chicago Landmarks.

Commissioner Leon called the meeting to order.

1. Approval of the Minutes of the December 6, 2012, Regular Meeting

Motioned by Wong, seconded by Houlihan. Approved unanimously. (6-0)

2. Preliminary Landmark Recommendation

**STEGER BUILDING
28 E. Jackson Blvd.**

**(Alderman Brendan Reilly)
WARD 42**

Resolution to recommend preliminary landmark designation for the **STEGER BUILDING** and to initiate the consideration process for possible designation of the building as a Chicago Landmark.

Motioned by Smith, seconded by Wong. Approved unanimously. (6-0)

Commission member Anita Blanchard arrived.

3. **Report from the Department of Housing and Economic Development**

SHERIDAN ROAD MANSIONS (Ald. Joe Moore and Harry Osterman)
Joseph Downey House and Coach House, 6205 N. Sheridan Rd. WARD 48
Samuel H. Gunder House and Coach House, 6219 N. Sheridan Rd. WARD 48
Adolph Schmidt House, 6331-33 N. Sheridan Rd. WARD 48
Albert G. Wheeler House, 970 W. Sheridan Rd. WARD 49

Resolution to accept the Report from the Department of Housing and Economic Development and to request the consent of property owners for the proposed designation.

Motioned by Smith, seconded by Blanchard. Approved unanimously. (7-0)

4. **Second Report from the Department of Housing and Economic Development and Final Landmark Recommendation to City Council**

UKRAINIAN VILLAGE DISTRICT EXTENSION WARD 2
(Former) St. John Evangelical Lutheran Church and School Buildings
913-925 N. Hoyne Ave. (Alderman Robert Fioretti)

Resolution to accept the Second Report from the Department of Housing and Economic Development.

Motioned by Wong, seconded by Blanchard. Approved unanimously. (7-0)

Resolution to adopt the Final Landmark Recommendation to City Council that the **UKRAINIAN VILLAGE DISTRICT EXTENSION** be designated as a Chicago Landmark.

Motioned by Blanchard, seconded by Smith. Approved unanimously. (7-0)

5. **Final Landmark Recommendation to City Council**

MUTUAL INSURANCE BUILDING WARD 46
4750 N. Sheridan Road (Alderman James Cappleman)

Resolution to adopt the Final Landmark Recommendation to City Council that the **MUTUAL INSURANCE BUILDING** be designated as a Chicago Landmark.

Motioned by Wong, seconded by Blanchard. Approved unanimously. (7-0)

6. **Progress Report on Proposed Designation – Announcement**

AUGUSTUS WARNER HOUSE WARD 42
1337 N. Dearborn Street (Alderman Brendan Reilly)

ANNOUNCED: The property owner requested a 120-day extension to the request-for-consent period which expired on December 24, 2012. The consent period now expires on April 23, 2013.

7. **Preliminary Decision on Permit Application for the Demolition of a Building Pursuant to §2-120-760 and to §2-120-825 of the Municipal Code**

**LONGWOOD DRIVE DISTRICT
10353 S. Seeley Ave.**

**WARD 19
(Alderman Matthew O'Shea)**

Larry Shure presented the staff's recommendation that the Commission preliminarily find that: (a) pursuant to Article III, Section G.1. of the Rules and Regulations of the Commission on Chicago Landmarks (the "Rules and Regulations"), that the significant historical or architectural features are all exterior elevations and rooflines; (b) Preliminarily find that the subject building, a 2-story frame house constructed in 1916, contributes to the character of the Longwood Drive District, which includes spacious lots with large homes built in a wide variety of architectural styles during the late nineteenth and early twentieth centuries, many of which were designed by prominent architects; (c) Preliminarily find that the demolition of a contributing building or structure within a landmark district is a *per se* adverse effect on the significant historical and architectural features, pursuant to Article III, Section G.3.b., of the *Rules and Regulations*; (d) Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the district; and, (e) Issue a preliminary decision disapproving the demolition application.

The owners of the building, Sanaa Hachem and David McClain, and their attorney, Thomas Ramsdell, asked that the Commission approve the demolition permit.

Alderman O'Shea addressed the Commission and spoke in support of the preservation of the building.

Mr. Shure informed the Commission that a preliminary decision disapproving the demolition application would trigger an informal conference and, if the informal conference did not reach an accord, a public hearing on the permit application in accordance with the provisions of the Chicago Landmarks Ordinance.

Motioned by Smith, seconded by Wong. Approved unanimously. (7-0)

8. **Permit Review Committee Report**

Report on Projects Reviewed at the December 6, 2012, Permit Review Committee Meeting

Ernest Wong, Chair of the Permit Review Committee, presented the report from the Permit Review Committee meeting of December 6, 2012 (see attached).

Report on Permit Decisions by the Commission Staff for the month of December 2012

Dijana Cuvalo presented the staff report for the month of December 2012 (see attached).

9. Adjournment

There being no further business, the meeting was adjourned at 2:37 p.m.

Motioned by Wong. Approved unanimously. (7-0)

John Baird, Secretary

PRELIMINARY SUMMARY OF INFORMATION

SUBMITTED TO THE COMMISSION ON CHICAGO LANDMARKS IN FEBRUARY 2013

42ND PRECINCT / TOWN HALL POLICE STATION 3600 N. HALSTED ST.

BUILT: 1907
ARCHITECT: NOT KNOWN

The 42nd Precinct / Town Hall Police Station, located in Chicago's Lake View community area, is one of the oldest and most architecturally significant extant historic police station buildings in Chicago. It was constructed in 1907 on the site of Lake View Township's Town Hall and subsequently has been commonly referred to as the "Town Hall Police Station." Only three older police station buildings are extant in Chicago, and the 42nd Precinct / Town Hall Police Station is arguably the finest-designed and crafted of these early neighborhood police station buildings.

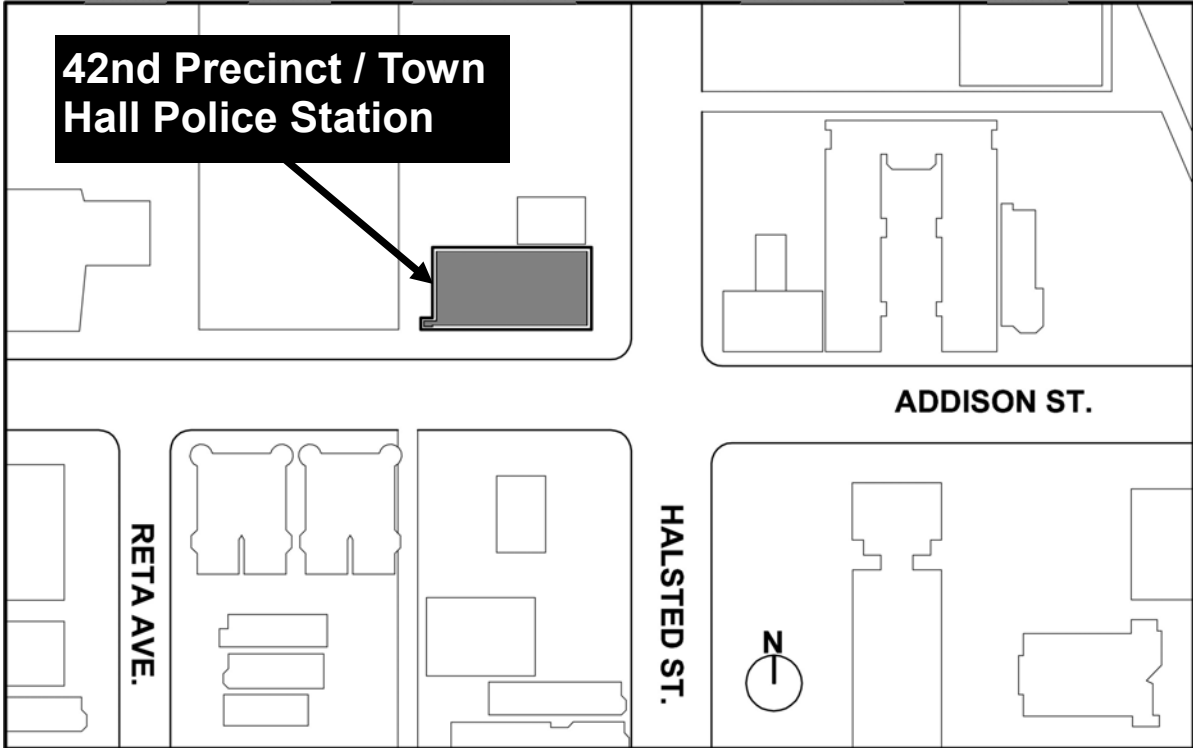
The 42nd Precinct / Town Hall Police Station also is significant as a finely-designed Classical Revival-style police station. Distinguished by its symmetrical façade arrangement, classically-inspired ornament, and distinctive copper cornice, this well-preserved police station exemplifies the influence of Classicism on the architecture of government and public buildings in Chicago in the early twentieth century.

THE EARLY HISTORY OF THE CHICAGO POLICE DEPARTMENT

Built in 1907, the 42nd Precinct / Town Hall Police Station is a remarkably well-preserved example of a neighborhood police station, a building type found throughout Chicago in the



The 42nd Precinct / Town Hall Police Station is one of the City of Chicago's oldest buildings built as a police station. It was constructed in 1907 on the former site of the Lake View Township Town Hall.



The building is located on the northwest corner of N. Halsted St. and W. Addison St. in the Lake View community area.

early twentieth century. These stations were among the most visible physical manifestations of law enforcement to most Chicago citizens. Most police stations of the age as the Town Hall station have been demolished, making its survival even more significant.

The history of the Chicago Police Department reflects the metamorphosis of Chicago from a small town on the shores of Lake Michigan into the “Metropolis of the Mid-West.” Law enforcement in newly-established Chicago in the 1830s was left to a “Police Constable,” whose office was established in 1835. During the 1840s, deputy constables were chosen from each city ward, marking the beginnings of police decentralization.

By the mid-1850s, this system was seen as undermanned and inadequate for the needs of the rapidly growing city, and in 1855 the Chicago Police Department was established. Supervised by a Board of Commissioners, the newly-established police force, numbering roughly 100 men, was divided between three police stations, or precinct houses. Their locations in or near Chicago's bustling downtown was a reflection of the city's relative geographic compactness at this time.

During the 1860s, the Chicago Police Department kept the three-precinct structure but added several sub-precinct houses in outlying neighborhoods. But the real growth in the police force and its buildings did not occur until the 1870s and 1880s. In the two decades following the Chicago Fire of 1871, Chicago grew from a city of 298,000 to a metropolis of almost 1,100,000, an astounding 268 per cent growth rate. Chicago's police force grew accordingly, from 455 policemen assigned to 11 precinct stations and sub-stations in 1872 to over 1,255 spread among 20 district police stations in 1888.

The expansion of the Chicago Police Department during these years reflects not only the sheer growth of Chicago's population and the need to patrol a larger geographic area, but also certain social and economic tensions that rocked Chicago society during the last quarter of the 19th century. The struggle of factory workers for reasonable pay and work conditions is a major theme that runs through this period of Chicago's history. Influenced by economic conditions that waxed and waned during the 1870s and 1880s in response to national economic trends, workers fought for their economic rights through political organization and rallies. Several became bloody conflicts with the Chicago Police Department, most famously the “Haymarket Tragedy,” which occurred on May 4, 1886. The death and injury by a thrown bomb of policemen dispatched to disperse a worker's rally on Desplaines Street near Randolph Street was a *cause-celebre* for both police supporters and labor activists, and, along with other incidents, led to the City's construction of new police stations and the hiring and training of additional policemen.

The speed with which the Chicago Police Department was growing accelerated in 1889, when Chicago annexed large tracts of land to the north and south, including Lake View, Jefferson, Hyde Park, and Lake townships. The resulting need to police the much larger city led to a reorganization and expansion of the Chicago Police Department. Existing police stations in the former suburbs became part of Chicago's network of neighborhood police stations, while new stations were constructed for newly-developing neigh-



The 42nd Precinct / Town Hall Police Station exemplifies the important history of the Chicago Police Department.

Representative Chicago Police Department images:

Top left: A photograph of Chicago policemen, circa 1895. Top right: A police wagon and patrolmen, circa 1900. Bottom left: An arrested man in handcuffs being booked at the Harrison Police Station, 1907. Bottom right: Chicago policemen carrying the body of a victim of the *Eastland* disaster, 1915.

borhoods that lacked an adequate police presence. By 1895 there were 43 police stations in Chicago, including the main Central Headquarters downtown.

The turn-of-the-twentieth century saw continued growth. Six new police stations, were built between 1906 and 1909, including the 42nd Precinct / Town Hall Station. Three more were constructed during 1917 and 1918, one was built in 1926, and six were built in the late 1930s. In addition, improvements in police equipment improved the efficiency of the department. For example, the motorization of the police force began in 1908 with the purchase of three automobiles, and by 1915 all 50 department vehicles were motorized.

The Lake View community area before 1907

European settlement of Lake View Township in the nineteenth century established it as a sparsely-settled territory of farms and estates situated between Lake Michigan on the east and the north branch of the Chicago River on the west. The township's southern boundary was Fullerton Ave., for many years Chicago's north boundary, while Lake View's northern boundary, with Rogers Park Township, became Devon Avenue. Farmers from Germany, Sweden, and Luxembourg were among Lake View's earliest settlers, and the raising of celery was an early important crop.

In 1854, James Rees and Elisha Hundley built the Lakeview House hotel near today's Lake Shore Drive and Byron Street as a countryside resort for Chicagoans. Wealthy Chicagoans subsequently bought land near Lake Michigan for country homes. The 1871 Chicago Fire encouraged the development of the southern end of the township, as many Chicagoans in the 1870s and 1880s bought newly-built houses outside the city and its more restrictive building codes. Railroad lines such as the Chicago & North Western and Chicago, Milwaukee & St. Paul provided access from Chicago to growing suburban developments such as Ravenswood and Edgewater. The Lake View Township Town Hall, on the future site of the 42nd Precinct / Town Hall Police Station, was built in 1872 to serve the township.

In 1889, Lake View Township voted in favor of annexation by Chicago. Development began to accelerate at a rapid pace, encouraged by infrastructure improvements, including, at first by improved streetcar service, then, in 1900, the opening of the Northwestern Elevated Railroad (now the Chicago Transit Authority's Red Line). City services continued to be upgraded, and new city facilities, including the new 42nd Precinct Police Station at Halsted and Addison, were built.

BUILDING CONSTRUCTION AND DESCRIPTION

The 42nd Precinct/Town Hall Police Station was authorized by Chicago City Council in 1906 and completed in 1907 at an estimated cost of \$35,000. Research has not determined an architect, although it is probable that the City of Chicago Architect's office designed the building. The building is located on the northwest corner of North Halsted and West Addison streets in the Lake View community area. Its location, historically considered the municipal center of the township of Lake View, was the site of Lake View's Town Hall prior to

Right: The 42nd Precinct / Town Hall Police Station was built on the site of the Lake View Township Town Hall.



A photograph of the 42nd Precinct / Town Hall Police Station, circa 1920.

the township's annexation to Chicago in 1889. Consequently, the 42nd Precinct Police Station has from its earliest days been commonly referred to as the "Town Hall Police Station."

The 42nd Precinct / Town Hall Police Station is a two-story brick-and-stone governmental building set on a raised basement. The primary (east and south) elevations are constructed of reddish-brown face brick and smooth-faced limestone ornament. The unadorned secondary (north and west) elevations are constructed of pressed brick and common brick, respectively. The building is rectangular in shape and regular in profile, and its overall massing is boxy with few building elements projecting beyond the wall plane or roofline.

The station's primary street-facing elevations—fronting east onto North Halsted Street and south onto West Addison Street—incorporate similar composition and detailing and building materials. Characteristic of the Classical Revival style, a substantial limestone base anchors the building, while an elaborate copper cornice with a heavy overhang and dentils runs uninterrupted along the building's east and south elevations and terminates with returns on the unadorned north and west elevations. These elevations are organized into orderly bays defined by slightly projecting brick pilasters which alternate with slightly recessed wall planes. To further emphasize the symmetry of each bay, pilasters are finished in running-bond brickwork while a common-bond pattern is employed for the recessed portions of the wall. A simple limestone plinth and Tuscan capital accentuate each pilaster. Between the pilasters, within the recessed portions of the façade, window openings at the first and second floors are aligned vertically in symmetrical rows. The window openings are separated by a slightly recessed masonry panel which is framed by a decorative molding featuring an egg-and-dart motif. Generally, paired one-over-one, double-hung, non-historic replacement windows are set below a fixed transom within each window opening.

The most prominent ornamental feature of the Halsted Street façade, the building's main pedestrian entrance, is framed by a richly detailed Classical Revival-style limestone surround that projects from the wall plane. Atop the elaborate entrance, the words "POLICE STATION" are carved in relief on an entablature supported by geometric stepped corbels. Below the entablature, a limestone cartouche ornamented with prominent scrollwork frames an oval window which is set atop a bracketed stepped lintel. Below the lintel, "42nd Precinct" is carved in relief on the head of the door frame. On the Addison Street elevation, a former vehicular entry (now converted to a pedestrian entrance) features an entablature bearing the word "PATROL" set atop a bracketed lintel.

To provide a visual transition, a finished return, incorporating reddish-brown brick and copper cornice, extends approximately three feet from the primary façades unto the west and north façades. These otherwise unadorned secondary elevations are constructed of common brick and pressed brick, respectively. The west elevation fronts onto a service drive. A single-story masonry connection (built in 1994) links the police station to an adjacent single-story auxiliary building (built circa 1931) just to the north. The masonry connector and the adjacent one-story structure are constructed of red brick and feature simple cast-stone banding. Slightly north of the auxiliary structure is a service drive and parking lot. A multi-bay, single-story brick garage (built circa 1931) is located north of the parking lot. (The auxiliary



The 42nd Precinct / Town Hall Police Station is two-stories in height and built of brown brick and limestone trim. Top: A view of the building's Halsted Street façade. Bottom: The Addison Street façade.

building, connector, and garage building are not considered significant features for the purpose of this proposed Chicago Landmark designation.)

THE CLASSICAL REVIVAL ARCHITECTURAL STYLE IN CHICAGO

With its Classical Revival-style design, the 42nd Precinct / Town Hall Police Station exemplifies the importance of the Classical architectural tradition, arguably the most important architectural stylistic tradition found in historic Chicago architecture. The use and adaptation of Classicism to a modern building type such as neighborhood police stations is consistent with how Americans in general, and Chicagoans in particular, saw architectural design in the early twentieth century. With a few exceptions, most Americans wanted buildings that were modern and up-to-date in function, but were designed using traditional architectural styles and materials.

In that context, the Classical Revival style remained an important part of American cultural life. Classical design was seen as a significant aspect of Western civilization, and buildings intended to house important governmental, cultural, economic, or social institutions, whether public or private, often utilized Classical forms and ornament as part of their designs.

The influence of Classicism was strengthened by Chicago's World's Columbian Exposition, held in Jackson Park in 1893. This grandly-scaled "White City" of Classical Revival-style exposition buildings and monuments on the city's south lakefront was immensely influential in the popularization of the style, both among Chicagoans and throughout the United States in the subsequent decades. In the years after the 1893 fair, city architects often turned to the Classical Revival style in designing public buildings such as police stations and firehouses as the style fit well with the general architectural tastes in America during the early 1900s.

Within the context of Chicago's surviving historic police stations, the 42nd Precinct / Town Hall Police Station is one of the most elaborate in exterior design with its Classical-style entrance ornament and cornice. Older police station buildings that remain are the Italianate-style 40th Precinct Police Station at 2126 N. Halsted St. (built in 1888, a contributing building in the Armitage-Halsted Chicago Landmark District and currently used for retail); the Romanesque-style 7th District Police Station at 943-949 W. Maxwell St. (also built in 1888, listed on the National Register of Historic Places, and now owned by the University of Illinois at Chicago); and the Romanesque-style 15th Precinct Police Station building at 2938 E. 89th St. (built in 1893 and now housing the City of Chicago's South Chicago Health Center). Later police stations built after the Town Hall station in the 1910s and 1920s were also built in the Classical Revival style, but with simpler overall designs and detailing. Stations built in the 1930s typically were designed in the Art Deco style.



The 42nd Precinct / Town Hall Police Station is handsomely designed in the Classical Revival architectural style. Top: The building's boldly-projecting copper cornice, detailed with Classical-style dentils. Right: The stone surround ornamenting the Halsted Street entrance has Classical-style swags. It also is carved with the words "42nd Precinct" directly over the doorway and "Police Station" above an oval window lighting the building's entrance vestibule.



LATER HISTORY

During the twentieth century, the Chicago Police Department went through many changes, including the consolidation of precincts and the construction of new larger police stations to replace most of the City's earlier stations. The 42nd Precinct / Town Hall Police Station continued in police use until 2010, when a new police station built just to the west on West Addison Street replaced it. The building is color-coded "orange" in the Chicago Historic Resources Survey. Current plans are for the building to be rehabilitated as part of a larger affordable-housing development geared to gay, lesbian, bisexual and transgendered seniors.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Section 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for an area, district, place, building, structure, work of art or other object within the City of Chicago if the Commission determines it meets two or more of the stated "criteria for designation," as well as possesses sufficient historic design integrity to convey its significance.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the 42nd Precinct / Town Hall Police Station be designated as a Chicago Landmark.

Criterion 1: Value as an Example of City, State or National Heritage

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

- The 42nd Precinct / Town Hall Police Station exemplifies the historic importance of the Chicago Police Department and historic police station buildings to the history of Chicago's neighborhoods.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The 42nd Precinct / Town Hall Police Station is one of the oldest surviving police station buildings in Chicago and is an excellent example of this building type of importance to Chicago neighborhoods.
- The 42nd Precinct / Town Hall Police Station is finely designed and crafted in the Classical Revival architectural style, with handsomely-carved limestone ornament and a finely-molded copper cornice.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architecture or aesthetic value.

The 42nd Precinct / Town Hall Police Station retains its historic integrity in location, site and setting. Overall, the building maintains a high degree of architectural integrity on its exterior facades and its massing is intact. The main entrance surround bearing the inscriptions “Police Station” and “42nd Precinct” and the vehicular entry bay inscribed with “Patrol” are intact on the east and south elevations and visually exemplify the building's history as a neighborhood police station.

Changes to the building's exterior are relatively minor and do not detract from its ability to convey its architectural and historical significance. The original windows have been replaced with non-historic metal windows within the original openings on all elevations. Historic light fixtures originally flanking the police station's main entrance off Halsted have been removed and a modern metal door and handrails have been installed (c.1966-1985).

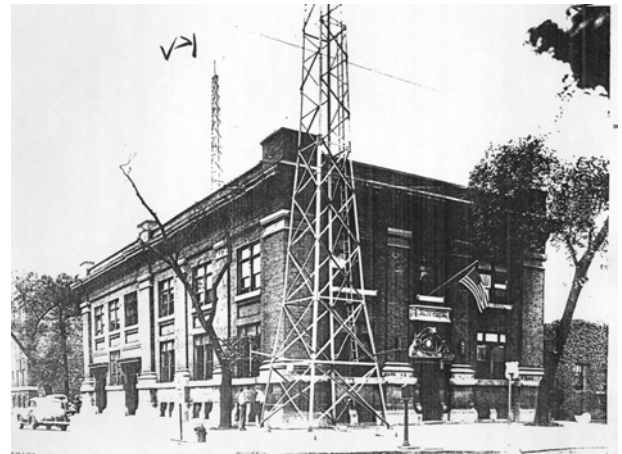
On the south (Addison) elevation, two basement window openings in the second easternmost bay were enlarged to create an entrance to the basement; a rail and a set of concrete stairs leading below grade were installed to create this entry (c. 1966-1985). Also on the south elevation, the limestone surround of the westernmost vehicular bay was removed and the bay was completely infilled with masonry (c. 1950-1965). The eastern vehicular bay which retains its limestone surround has been substantially infilled with masonry and a pair of modern metal doors has been installed (post-1985).

Despite these changes, the 42nd Precinct / Town Hall Police Station retains its ability to express its architectural and historical values as a finely-designed and -crafted police station building in the Classical Revival architectural style. One of the oldest surviving police station buildings in Chicago, the building exemplifies the significance of the Chicago Police Department to the history of Chicago. The building's historic integrity is preserved in light of its location, design, setting, materials, workmanship and ability to express such values.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the “significant historical and architectural features” of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based upon its evaluation of the 42nd Precinct / Town Hall Police Station, the Commission staff recommends that the significant features be identified as follows:



The 42nd Precinct / Town Hall Police Station has very good historic exterior integrity, retaining its historic site, overall form and the vast majority of exterior details. Photos show the building from (clockwise from top left) circa 1920; 1950, 1985, 2012.





Top: The police station has a small auxiliary building, built circa 1931, that is located on the north side of the building. It originally was physically separate, but was connected to the police station by a narrow connector in 1994. Bottom: North of the police station is a one-story garage building built circa 1931. Neither of these small buildings are considered significant features for the purpose of this proposed landmark designation.

- All exterior elevations, including rooflines, of the building.

The police station's north and west elevations are considered secondary for the purposes of this proposed Chicago Landmark designation and Commission building permit review.

A one-story brick auxiliary building, built circa 1931 and attached to the police station's north elevation by a brick connector built in 1994, and a separate one-story brick garage building north of the station, also built circa 1931, are not considered significant features for the purpose of this proposed landmark designation.

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ACKNOWLEDGMENTS

CITY OF CHICAGO

Rahm Emanuel, Mayor

Department of Housing and Economic Development

Andrew J. Mooney, Commissioner

Patricia A. Scudiero, Managing Deputy Commissioner, Bureau of Planning and Zoning

Eleanor Esser Gorski, Assistant Commissioner, Historic Preservation Division

Project Staff

Terry Tatum, research, writing and layout

Heidi Sperry, research, writing and photography

Eleanor Gorski, editing

Illustrations

Historic Preservation Division: pp. 2 (top), 8,10, 13 (bottom), and 14.

Yesterday's Chicago: p. 4 (top left).

Burke and O'Gorman, *End of Watch*: p. 4 (top right).

Chicago Daily News Photograph Collection, Chicago History Museum: pp. 4 (bottom left & right).

Clark and Schutt, *Lake View Saga*: p. 6 (top).

Chicago Tribune: pp. 6 (bottom), 13 (top left).

Chicago Sun-Times: p. 13 (top right & middle).

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Housing and Economic Development, Historic Preservation Division, 33 North LaSalle Street, Room 1600, Chicago, IL 60602; (312-744-3200) phone; (312-744-2958) TTY; (312-744-9140) fax, web site: www.cityofchicago.org/landmarks

This Preliminary Summary of Information is subject to possible revision and amendment during the designation process. Only language contained within the final landmark designation ordinance as approved by City Council should be regarded as final.

Resolution
by the
Commission on Chicago Landmarks
on the
Preliminary Landmark Recommendation
for the

42nd Precinct / Town Hall Police Station
3600 N. Halsted St.

February 7, 2013

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

- the 42nd Precinct / Town Hall Police Station, located at the address noted above (hereinafter the “Building”), meets the two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 7th day of February, 2013, by the Department of Housing and Economic Development (the “Preliminary Summary”); and
- the Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior building elevations, including rooflines, of the Building.

The Building’s north and west elevations are considered secondary for the purposes of this proposed Chicago Landmark designation and Commission building permit review.

A one-story brick auxiliary building, built circa 1931 and attached to the Building’s north elevation by a brick connector built in 1994, and a separate one-story brick garage building north of the Building, also built circa 1931, are not considered significant features for the purpose of this proposed landmark designation.

Draft

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Housing and Economic Development which evaluates the relationship of the proposed designations to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

This resolution was adopted _____.

Rafael M. Leon, Chairman
Commission on Chicago Landmarks

Dated: _____



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

DATE: February 1, 2013

TO: Commission on Chicago Landmarks

FROM: Eleanor Gorski
Eleanor Gorski, AIA
Assistant Commissioner
Historic Preservation Division

**RE: 1275-95 North Milwaukee (Milwaukee Avenue District)
Class L Property Tax Incentive**

AGC West Town Center Owner, LLC has submitted an application for the Class L property tax incentive for the above property. The building was built in 1897 as a retail store for Wieboldt's and is within the Milwaukee Avenue District. The owner purchased the building in December 2011. The commercial building is currently 80% vacant and the owner proposes to do an exterior and interior rehabilitation for retail, office, and self-storage uses.

The Class L improvements are estimated to be completed by end of 2014. The exterior scope of work includes replacement of non-historic storefronts; masonry repairs as necessary; repainting of the brick on the front facade; stripping of existing paint from the terra cotta elements of the front facade; installation of missing decorative pier elements above the ground-floor storefronts; and installation of a reflective coating on the existing roof.

The interior scope of work includes partition demolition and demising; elevator modernization and installation of one new elevator; reconfiguration of exit stairs; structural reinforcement due to increased floor loads; and updating of the fire protection, HVAC, plumbing, and electrical systems. The project plans and details were reviewed and approved by the Permit Review Committee at last month's meeting (see attached PRC decision letter).

The minimum investment required for eligibility for the Class L is \$2,517,758. The applicant will be spending \$2,940,469 in qualifying rehabilitation expenses as part of the project; total

project costs are estimated to be \$17,821,358 (including acquisition cost). The Department of Housing and Economic Development has estimated that the net present value of the Class L tax incentive for this building is \$1,135,964.

Staff recommends approval of the request for the Class L incentive for the project, and a draft recommendation is attached for your review. The project will be presented at the February 7th Commission meeting.

Originated by:

A handwritten signature in black ink, appearing to read "Cindy Roubik".

Cindy Roubik, AIA, LEED A.P.
Historic Preservation Division

DRAFT

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS
February 7, 2013**

**RECOMMENDATION TO THE CITY COUNCIL THAT
A CLASS L REAL ESTATE TAX REDUCTION BE APPROVED FOR**

**1275-95 North Milwaukee
(Milwaukee Avenue District)**

To the Mayor and Members of the City Council of the City of Chicago:

Whereas, the Commission on Chicago Landmarks (the “Commission”) has reviewed an application for the proposed exterior and interior rehabilitation of the building at 1275-95 North Milwaukee (the “Building,” and its rehabilitation, the “Project”), pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the “County Ordinance”), and its requirements governing the Class L real estate tax incentive (the “Class L”); and

Whereas, the Building is within the Milwaukee Avenue District, designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on April 9, 2008; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and
2. Finds, based on the Project’s budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the *Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings*; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance;
4. Finds that 1275-95 North Milwaukee is a contributing building to the historic character of the Milwaukee Avenue District; and,
5. Recommends that the Project be approved for the Class L incentive.

The above recommendation was passed _____.

Rafael M. Leon
Chairman

Dated: _____

EXHIBIT A

1275-95 North Milwaukee (Milwaukee Avenue District)

PROJECT BUDGET

	Non-Eligible Costs	Class L- Eligible Costs	Total Costs
1. Building Acquisition	\$8,370,285	\$0	\$8,370,285
2. Acquisition Closing Costs	\$167,406	\$0	\$167,406
3. HARD COSTS			
Demolition (Exterior Non-Historic Ground-Floor)		\$225,066	\$225,066
New Storefront	\$25,000	\$281,725	\$306,725
Storefront Doors	\$6,000	\$36,000	\$42,000
Tuckpointing		\$35,438	\$35,438
Stripping and Repainting of Exterior		\$115,000	\$115,000
Reflective Roof Coating		\$34,475	\$34,475
Elevator Modernization or Replacement or New Installation		\$241,527	\$241,527
Exit Stair		\$30,680	\$30,680
Structural Reinforcement		\$200,250	\$200,250
Major MEP Service			
New or Modified Electrical System		\$342,024	\$342,024
New or Modified Mechanical System		\$296,250	\$296,250
New or Modified Fire Protection System		\$144,900	\$144,900
New or Modified Plumbing System		\$112,726	\$112,726
Interior Demising		\$340,575	\$340,575
Upper Floor Tenant Fitout	\$985,655	\$0	\$985,655
Self Storage Fitout	\$643,650	\$0	\$643,650
Tenant Improvement Allowance	\$2,388,110	\$0	\$2,388,110
Acoustic Insulation/Flooring	\$42,500	\$0	\$42,500
General Conditions	\$68,112	\$97,465	\$165,577
4. SOFT COSTS			
Permit Fees	\$25,542	\$36,550	\$62,092
A&E	\$102,168	\$146,198	\$248,366
Legal/Consulting	\$10,000	\$45,000	\$55,000
Development Management/Tenant Coordination	\$85,735	\$54,337	\$140,072
Leasing Commissions	\$940,155	\$0	\$940,155
Other Marketing	\$85,000	\$0	\$85,000
Debt and Equity Construction Loan Interest (18 mo, 4.5%)	\$935,571	\$124,283	\$1,059,854
PROJECT TOTAL COSTS	\$14,880,889	\$2,940,469	\$17,821,358

EXHIBIT B

1275-95 North Milwaukee (*Milwaukee Avenue District*) SCOPE OF THE WORK

General. All work affecting the significant historical and architectural features shall be done in accordance with the following:

- The City of Chicago's building permit review procedures and the Landmarks Ordinance, 2-120-580 et seq. of the Municipal Code of Chicago.
- The review and approval of the Commission.
- The U.S. *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings* (the "Standards") and the *Guidelines for Alterations to Historic Buildings and New Construction*, adopted by the Commission on March 7, 1992.
- Historic photographs, architectural drawings, and any other available archival documentation of the building, to be investigated and assembled by the property owner.
- Drawings, dated 12/14/12, prepared by Hirsch Associates LLC and any Commission/PRC conditions of approval dated 01/14/13.

Required Approvals. All work must be submitted to the Commission staff for prior review and approval. The Commission staff may require as part of its review, as appropriate, material samples, paint colors and finishes, shop drawings, specifications, mock-ups, test patches, and control samples.

Required Work.

Exterior:

Work shall include:

- Replacement of non-historic storefronts, retail entry doors, and ground-floor facade
- Masonry repair including tuckpointing, patching, and replacement of deteriorated units as necessary
- Repaint existing brick to match color of original brick for front facade
- Strip all existing paint from original terra cotta units on front facade and leave exposed
- Paint any mismatched terra cotta pieces to match original terra cotta color and finish
- Installation of missing decorative pier elements above the ground-floor storefronts
- Installation of an "Energy-Star" reflective coating on the existing roof

Interior

Work shall include:

- Partition demolition and demising
- Elevator modernization and/or new elevator
- Exit stair work
- Structural reinforcement or modifications
- Updated or modified HVAC, fire protection, plumbing, and electrical systems as needed to accommodate new tenants and uses

Work shall occur in accordance with permit drawings for the Project, to be reviewed and approved by the staff of the Commission on Chicago Landmarks. Upon completion of the above scope of work, the applicable portions of the project shall exceed ASHRAE 90.1-2004 by at least 14%.

Additional work not required by the Class L, but to be undertaken by the developer, includes: installation of awnings and new signage, new architectural lighting, and tenant interior build-outs. Any proposed exterior lighting, awnings, and signage shall be reviewed and approved by the Commission.



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 14, 2013

Larry Powers
Vice President of Acquisitions and Development
Centrum Properties
225 W. Hubbard Street, 4th Floor
Chicago, IL 60654-4916

RE: 1275 N. Milwaukee

Milwaukee Avenue District

Proposed exterior and interior rehabilitation of the 4-story commercial building including brick and terra cotta work and replacement of storefronts and ground-floor facade.

Dear Mr. Powers:

The Permit Review Committee (the "Committee") of the Commission on Chicago Landmarks (the "Commission") reviewed the above-referenced project (the "Project") on Thursday, January 10, 2013. The Historic Preservation Division of the City's Department of Housing and Economic Development presented various information to the Committee for review, including the following:

- a. Existing and proposed plans, elevations, and perspective renderings; booklet dated 12/14/12;
- b. *Report on the Painted Masonry Facades of the Former Wieboldt's Store Building* dated 11/8/12;
- c. Existing photos;

The Committee found that the project, with the following conditions, meets the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project would not have an adverse effect on the significant historical and architectural features of the landmark district and approved the project with the following conditions to be reviewed and approved by Historic Preservation staff:

1. In this particular instance, considering that the existing brick on the front façade was damaged by sandblasting and has been previously painted for more than 30 years, the brick may be repainted as proposed to match the original brick color. Prior to repainting, several more areas of paint shall be stripped from the brick façade to confirm the original color of the brick. Specifications for vapor-permeable latex paint and color samples shall be reviewed and approved as part of the permit application;
2. As proposed, the painted terra cotta ornament on the front façade shall be stripped, repaired as necessary, and left exposed. Any mismatched units from previous repairs may be painted to match the color of the original terra cotta. Paint stripping specifications, material safety data sheets, and paint specifications and color samples shall be reviewed and approved as part of the permit application;
3. Any brick and terra cotta replacement units shall match the original brick and terra cotta in shape, profile, color, and finish. New mortar shall match the historic mortar in color, joint

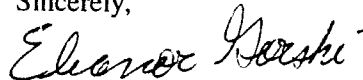
- profile, texture, and strength/type. Samples to be reviewed and approved by staff prior to order and installation;
4. Once the EIFS and metal cladding is removed in its entirety from the base of the building, Historic Preservation staff shall be notified in order to conduct a site visit to confirm existence of any remaining historic fabric to be repaired or replaced to match, or, if any physical scarring exists, to inform the design of the ground floor. The proposed ground-floor configuration shall be revised to be consistent with such uncovered physical evidence, if any. The final ground-floor storefront design shall be subject to staff review and approval; and,
 5. As proposed, all storefront display and transom windows shall have clear vision glass. The storefront mullions shall have a profile as shown in the design drawings. The recessed ceiling soffits within the ground-floor retail spaces shall be set back by at least 3' from the inside face of the transom glass. As tenants are finalized, any modifications to the location of the storefront mullions, new signage, and any exterior lighting shall be reviewed and approved by Historic Preservation staff prior to order and installation. The granite and color/finish samples of the storefront system shall be reviewed and approved by staff prior to order and installation.

When permit drawings are submitted, the drawings will be compared with what was conditionally approved by the Permit Review Committee. If the proposed work substantially conforms to the conditional approval, and addresses any conditions of approval, the drawings may be approved by the Historic Preservation staff. Otherwise, the permit application may be considered incomplete or, if the work is substantially changed, the conditional approval may be deemed withdrawn and the application reviewed anew by the Committee.

Please note that the Permit Review Committee conditional approval is good for two years from the date of the approval. The Historic Preservation staff may extend the conditional approval for an additional year provided the circumstances of the original approval, including the project and the applicable criteria, standards, and guidelines of the Commission, are substantially the same.

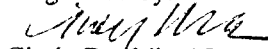
If you have any questions, please contact Cindy Roubik at 312-744-3038.

Sincerely,



Eleanor Gorski, AIA
Assistant Commissioner
Historic Preservation Division
Bureau of Planning and Zoning

Originated by:



Cindy Roubik, AIA

cc: Alderman Proco Joe Moreno, 1st Ward
Adam Burck, Wicker Park Bucktown Chamber of Commerce
Ed Tamminga, Wicker Park Committee
Bridget O'Keefe, Daspin & Aument
Howard Hirsch, Hirsch Associates LLC
Allen Johnson, MacRostie Historic Advisors



CITY HALL, ROOM 300
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PROCO JOE MORENO

CITY COUNCIL CITY OF CHICAGO

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COMMITTEE MEMBERSHIPS

COMMITTEES, RULES & ETHICS
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LICENSE & CONSUMER PROTECTION
SPECIAL EVENTS, CULTURAL AFFAIRS & RECREATION

January 25, 2013

Eleanor Esser Gorski, AIA
Assistant Commissioner
Department of Housing and Economic Development
Historic Preservation Division
33 N. LaSalle Street, Room 1600
Chicago, IL 60602

**Re: 1275-95 North Milwaukee Avenue (Milwaukee Avenue District)
Class L Property Tax Incentive**

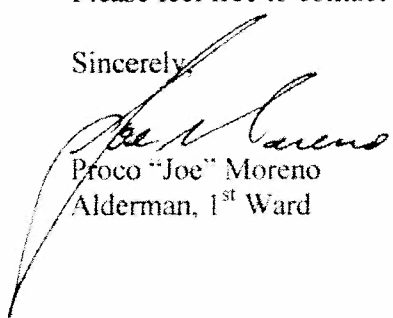
Dear Ms. Gorski:

I am writing this letter to express support for the Class L Property Tax Incentive for the rehabilitation of the former Wieboldt & Co. Department Store at 1275-95 North Milwaukee Avenue in the Milwaukee Avenue Landmark District. The owner, AGC West Town Center Owner, LLC, purchased the property in December of 2011 and proposes to do an exterior and interior rehabilitation of this historic building.

The existing 4-story office building is currently about 80% vacant with tenants that have short term leases. The owner's anticipated total project cost is approximately \$17.9 million dollars, with an estimated \$2.9 million being Class-L eligible. The renovation project will include replacement of the non-historic storefronts, repair of the masonry on the front façade, and upgrades of all of the building's interior systems. The project is also designed to exceed ASHRAE standards for energy efficiency and is estimated to create 250 temporary jobs and 135 permanent jobs. Therefore, I am pleased to support this Class L application.

Please feel free to contact me if you have any questions regarding my support of this project.

Sincerely,


Proco "Joe" Moreno
Alderman, 1st Ward



28 January, 2013

Ms. Cindy Chan Roubik
Historic Preservation Division
Housing and Economic Development
33 N. LaSalle, Suite 1600
Chicago, IL 60602

Re: 1275 N. Milwaukee
Centrum Development

Dear Ms. Roubik,

The Preservation & Development (P&D) Committee, along with the Board of Directors, of the Wicker Park Committee (WPC) has been briefed on the proposed renovations to the property at 1275 N. Milwaukee which is located within the Milwaukee Avenue Landmark District. The WPC offers its enthusiastic support of the historical renovation as envisioned by Centrum Development and its architects. We feel the revitalization of this historic building located along the southern end of the Landmark District will be an architectural anchor for the area and will encourage the historical redevelopment of neighboring buildings.

The WPC would like to compliment Centrum Development for its commitment to the Landmark process, and likewise thank you and the Landmark staff for your exceptionally professional review of this project.

Thank you for your attention to this matter. Should you have any questions or comments concerning this correspondence please contact Ed Tamminga, P&D Chairman, at EMTamminga@earthlink.net, or at 312-404-4975.

Sincerely,

Teddy Varndell, President
On behalf of the WPC Board of Directors

Cc: Ald. Scott Waguespack, 32nd
WPC Board
P&D Committee



Executive Director:

Adam Burck
WPB Chamber

Officers:

Stephanie Sack

President
vive la femme

Jeremiah Taylor

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Ann Nolan

State Farm Insurance

Demetrius Simpson

Sergio & Banks Real Estate

David Stearns

Bar Bar Black Sheep

Steven Vargas

Pro Mobile Websites

Cindy Chan Roubik
Assistant Director of Permit Review
City of Chicago Historic Preservation Division
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Chicago, IL 60602

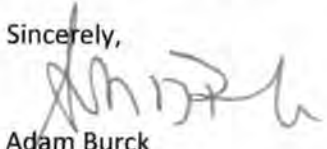
January 9th, 2013

Dear Cindy,

The Wicker Park Bucktown Chamber of Commerce supports Centrum Properties' renovation plan for the storefront facades of the old Wieboldt's building at 1275 N Milwaukee Avenue. Larry Powers, of Centrum Properties, presented the plans to the Chamber's Planning, Zoning and Development Committee, and the Chamber Board has voted to support this project.

Thank you for the opportunity to provide input on the plans.

Sincerely,


Adam Burck
Executive Director

cc: Larry Powers, Centrum Properties
Alderman Joe Moreno, 1st Ward



PROJECT NARRATIVE

AGC West Town Center Owner, LLC is seeking to redevelop the former Wieboldt's building located at 1275-95 North Milwaukee Avenue in Chicago, Illinois. They purchased this property in December, 2011. The historic building was originally constructed in 1897-99 with additions in 1911 and 1921-22. The building fits the entire site, which is approximately 100' x 216' or 21,600 s.f. in size. The gross area for the building is 86,400 s.f., not including the 21,600 s.f. basement.

The subject property was formerly a Wieboldt's Department Store and is currently an office and retail building. It currently has retail at grade but overall is 80% vacant or on short term lease. The objective of the estimated \$9 million investment in redeveloping this historic building is to renovate the retail storefronts and re-develop the office portion into retail, self storage, office and recreational uses. Construction of the project is anticipated to begin in mid-2013, with completion expected in early 2015.

As part of this work, a completely new mechanical system will be provided. The system will serve the vast majority of the building and will include a central cooling tower and heat exchanger designed to exceed ASHRAE standards by 14%. In addition, the existing roof will be covered with a reflective coating.

There will be numerous public benefits provided by the proposed redevelopment project. First and most importantly will be preservation of a landmark building which has been in poor condition and under-utilized for many years. Rehabilitating and fully leasing the building will result in increased sales and real estate tax revenue. In addition, the tenants will provide new jobs which are urgently needed in this challenged economy. It is estimated that 250 temporary construction jobs and 135 permanent jobs will be created as a result of this redevelopment project.

The Class L Property Tax Incentive is essential to redevelop the building because, as utilized currently, it is obsolete and will not attract any investment without a significant change in use, as well as renovation. This is evidenced by the prolonged distress at the property, which has not benefited from any significant investment within the last 10 years and was acquired through a foreclosure sale. Relating to timing constraints, a major releasing effort is on hold pending a decision on the Class L Application. This shopping center is attempting to attract retailers in a very competitive retail landscape, and the passage of time inevitably encourages tenants to commit to other shopping centers or storefront locations.

Wieboldt's Department Store
1275-95 North Milwaukee Avenue
Chicago, Illinois

Rehabilitation Scope of Work

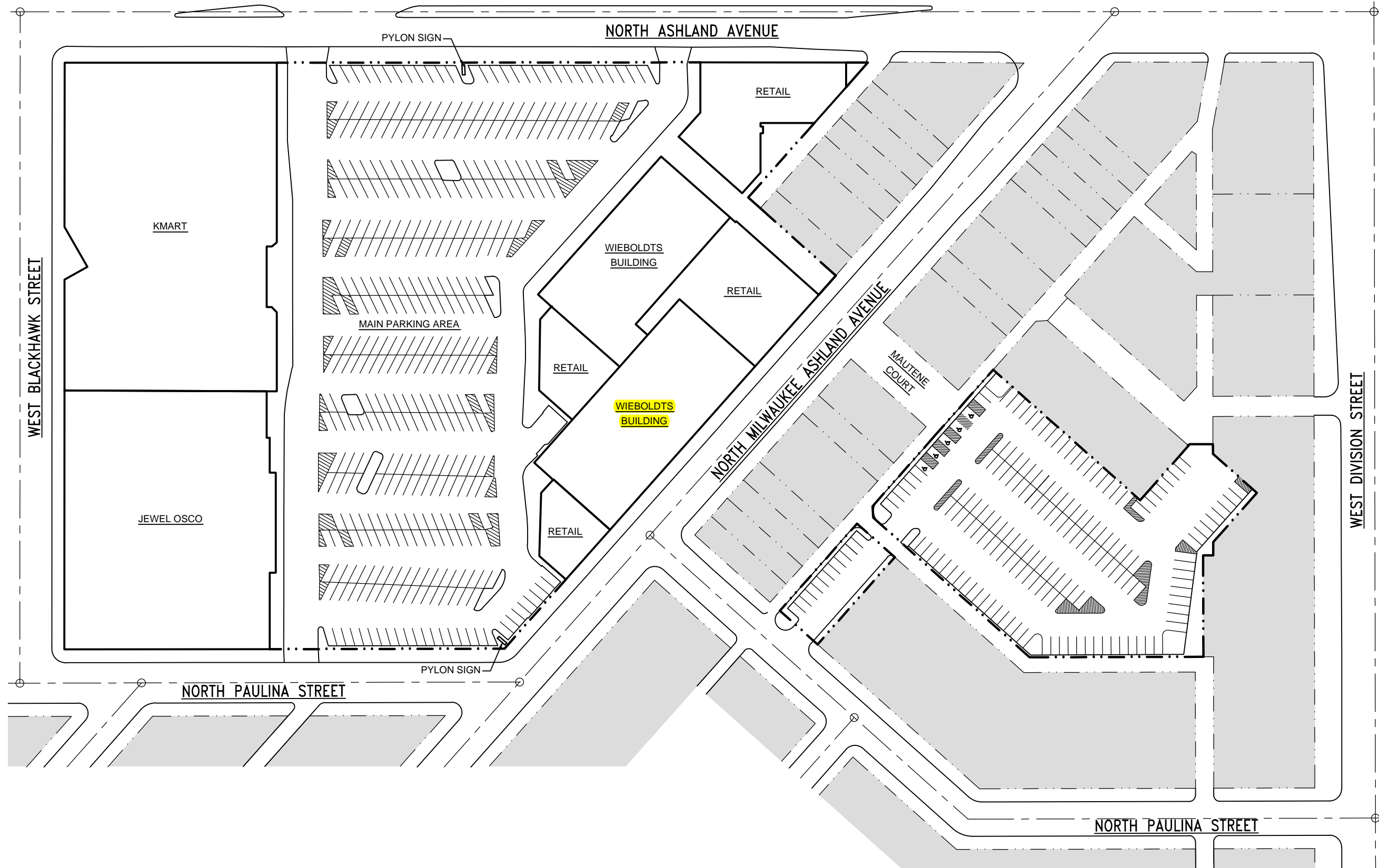
The Wieboldt's Department Store was constructed in 1897-99 with additions in 1911 and 1921-22. The 1897-99 building and 1911 addition are located within the Milwaukee Avenue District which was designated a Chicago Landmark District in 2007. The 1897 to 1911 portions of the building (but not the 1921-22 rear building which is outside the boundaries of the landmark district) are eligible to utilize the Cook County Class "L" Property Tax Incentive.

Currently, the four-story building is a partially-vacant office building with ground floor retail which suffers from deferred maintenance. In the 1980s, the ground floor was extensively altered with new storefront infill with projecting dryvit signage bands with standing seam metal roofing. At this time the façade brick was painted red and the upper floor spandrels painted off-white. On the interior, the upper level office floors have been repeatedly remodeled to meet changing tenant needs and retain little or no historic fabric. The building's mechanical systems are antiquated and inadequate.

The property was purchased by the applicant in 2011 for rehabilitation for retail, office, self-storage, and recreational uses. The proposed \$9 million rehabilitation project will revitalize this currently underutilized Chicago Landmark property and will result in the restoration of several key architectural features which will enhance the Milwaukee Avenue District. The poor-quality 1980s storefront infill and dryvit facade on the Milwaukee Avenue façade will be removed. New storefronts and entry doors will be installed to more closely match the original storefront design and configuration based on historic photographs. Exterior masonry will be repaired and rehabilitated as needed. The existing brick on the Milwaukee Avenue façade will be repainted to more closely match the original brick color. The painted terra cotta ornament shall be stripped, repaired as needed, and left exposed. Mismatched terra cotta units from previous repairs will be painted to match the original terra cotta. Existing 1980s thermal windows will be retained and reused. New building lighting and signage will be installed.

On the interior, non-historic and outmoded tenant improvements will be removed at the retail and office floors. Existing elevators will be upgraded and modernized. A new elevator will be installed and existing staircases will be extended to the fourth floor and roof. All mechanical, electric, and plumbing systems will be upgraded or replaced. Structural reinforcement of the building will be required to meet increased floor loads to accommodate self-storage and recreational uses. The roof will be coated with a reflective coating to increase energy efficiency.

The proposed project will result in significant improvements to the façade of this highly-visible and architecturally-significant building within the Milwaukee Avenue District. In addition to enhancing the streetscape of the landmark district, the project will also provide a revitalized commercial and retail presence on this historic commercial corridor.



Site Plan



Centrum Partners LLC

Wicker Park Commons
Chicago, Illinois

December 17, 2012
11046
JSD NN

Hirsch Associates LLC
Architecture + Planning



W. A. Wieboldt & Co. Department Store,
Milwaukee Avenue and Paulina Street,
Chicago, Ill.



Image 3: West elevation circa 1915 showing completed elevation.

North and west (main) elevations, Looking south on Milwaukee Avenue (2012).



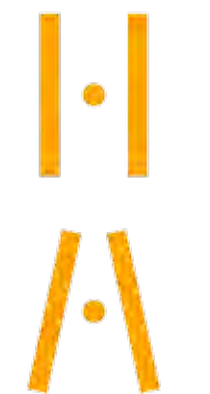


Centrum Partners LLC

Class L Property Tax Application
Wicker Park Commons - 1275-95 N. Milwaukee Ave.
Chicago, Illinois 60622

December 14, 2012
11046
NN

Hirsch Associates LLC
Architecture + Planning



NOTE: ALL EXISTING "RED" PAINTED MASONRY TO BE REPAINTED TO MATCH ORIGINAL BRICK COLOR. (COLOR TO BE DETERMINED)

EXISTING ORNAMENTAL TERRA COTTA CORNICE TO BE STRIPPED AND REPAIRED AS NEEDED

EXISTING TERRA COTTA SCROLLED CAPITAL TO BE STRIPPED AND REPAIRED AS NEEDED - TYPICAL

EXISTING DECORATIVE TERRA COTTA LINTEL TO BE STRIPPED AND REPAIRED AS NEEDED - TYPICAL

EXISTING TERRA COTTA BAND TO BE STRIPPED AND REPAIRED AS NEEDED

EXISTING TERRA COTTA SILL TO BE STRIPPED AND REPAIRED AS NEEDED

EXISTING TERRA COTTA COLUMN BASE TO BE STRIPPED AND REPAIRED AS NEEDED

EXISTING TERRA COTTA SILL TO BE STRIPPED AND REPAIRED AS NEEDED

EXISTING TERRA COTTA BAND TO REMAIN IF FEASIBLE ONCE EXISTING CONST. IS REMOVED. IF DAMAGED BEYOND REPAIR, TO BE REPLACED WITH GFRC OR SIMILIAR MATERIAL WITH SIMILAR PROFILE.

PROPOSED PAINT

EXISTING PAINT

Commission on Chicago Landmarks
CERTIFIED LOCAL GOVERNMENT
ANNUAL REPORT FOR 2012

The Commission on Chicago Landmarks (the “Commission”), 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 the 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, which protects them by law.

This annual report has been prepared in fulfillment of the City of Chicago’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.

1. CHICAGO LANDMARK DESIGNATION

The landmark designation process is initiated with a preliminary vote by the Commission. This vote not only initiates the formal designation process, but places the review of permits for the proposed landmark under the jurisdiction of the Commission until a final action by the Commission or the City Council.

In 2012, nineteen proposed designations were considered by the Commission, with ten landmark designations approved by the City Council and the remainder within the consideration process as of December 31, 2012.

Ten Landmarks Designations by City Council
(Date of designation is in parentheses)

- **Harriet Rees House**, 2110 S. Prairie Ave. (3.14.12) – Ward 2
One of the last remaining houses on Prairie Avenue, Chicago’s premier residential street in the 19th century;
- **Neighborhood Bank Buildings**
Two that exemplify the importance of this commercial property type to Chicago’s neighborhoods, including:
 - **Mid-City Trust and Savings Bank Building**, 2 S. Halsted St. (4.24.12) – Ward 27
 - **Pioneer Trust & Savings Bank Building**, 4000 W. North Ave. (6.6.12) – Ward 30

- **Wrigley Building**, 400-410 N. Michigan Ave. (5.9.12) – Ward 42
One of Chicago’s preeminent skyscrapers and a visual landmark on North Michigan Avenue
- **Chicago Motor Club Building**, 68 E. Wacker Pl. (5.9.12) – Ward 42
A finely-designed Art Deco-style high-rise;
- **227 E. Walton Apartment Building**, 227 E. Walton Pl. (5.9.12) – Ward 42
A pioneering post-World War II apartment high-rise building by modernist architect Harry Weese;
- **Riviera Motor Sales Company Building**, 5948 N. Broadway (6.6.12) – Ward 48
One of the finest early 20th-century automobile showroom buildings in Chicago;
- **Continental Center**, 55 E. Jackson Blvd. (6.27.12) – Ward 2
One of the earliest International Style office skyscrapers in Chicago;
- **Du Sable High School**, 4934 S. Wabash Ave. (10.31.12) – Ward 3
Historically significant as the first high school building built specifically for Chicago’s African-American community and the alma mater of numerous illustrious alumni, including Chicago mayor Harold Washington and singer Nat King Cole; and,
- **Martin Schnitzius Cottage**, 1925 N. Fremont St. (12.6.12) – Ward 43
One of the finest-designed and best-preserved worker’s cottages in the city.

As of December 31, 2012, nine proposed designations remain in process: one of Chicago’s best-surviving neighborhood movie theaters; an extension to the Ukrainian Village District; a finely-designed and crafted single-family house in the Gold Coast neighborhood; a large-scale, terra-cotta-clad office building historically associated with the Kemper Insurance Company; a hospital building designed by modernist architect Bertrand Goldberg; and four mansions that are among the best that remain on North Sheridan Road in the Edgewater community.

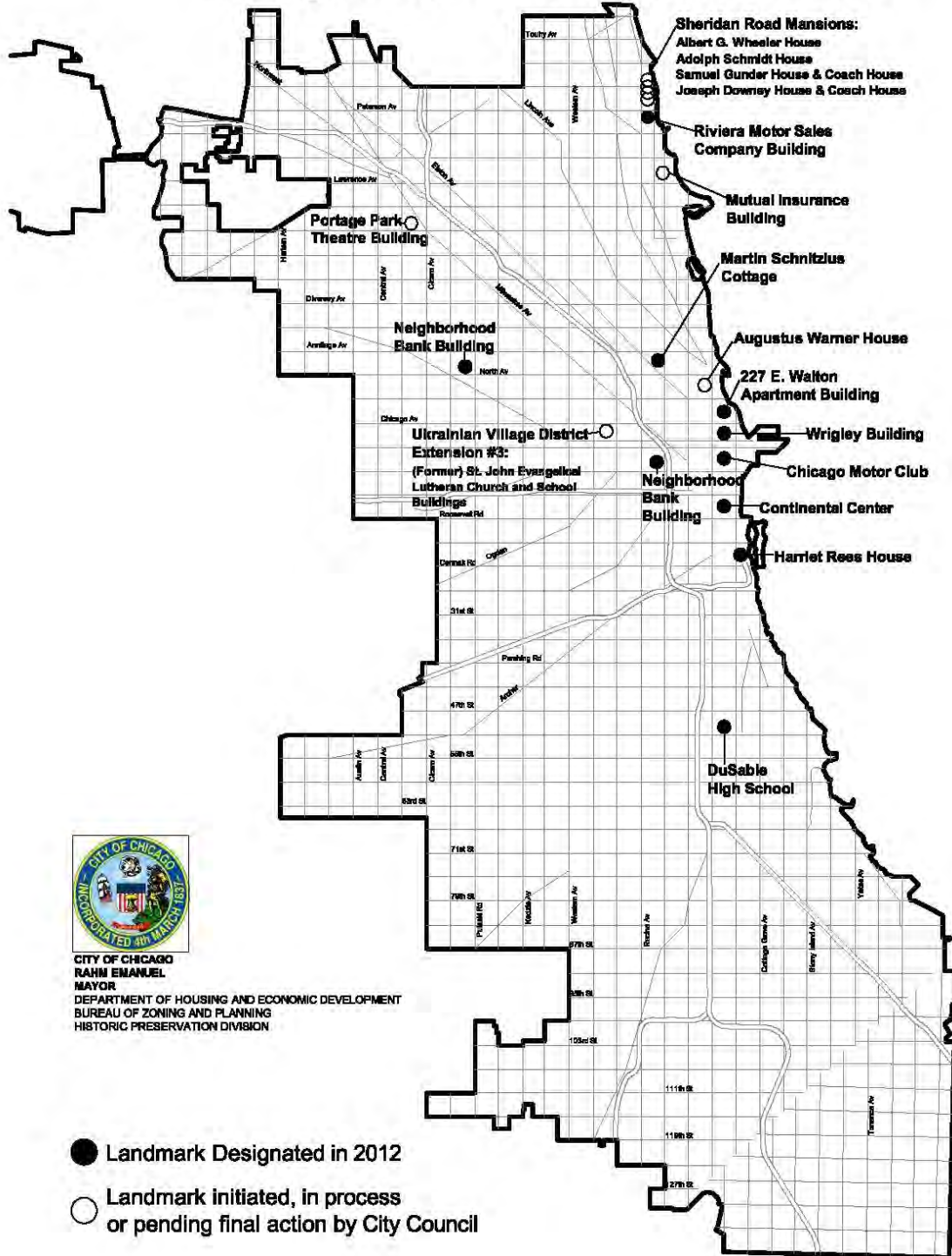
The Commission’s Program Committee held two meetings in 2012 to receive suggestions from the public for possible future Chicago Landmark designations. Suggestions received were forwarded to the Department of Housing and Economic Development (HED) for further review and consideration.

Nine Preliminary Recommendations Initiated and/or In Progress

(Date report was submitted to the Commission is in parentheses)

- **Portage Park Theatre**, 4042-60 N. Milwaukee Ave. (4.5.12) – Ward 45
- **UKRAINIAN VILLAGE DISTRICT EXTENSION**
- **(Former) St. John Evangelical Lutheran Church and School Buildings**, 913-25 N. Hoyne Ave. (6.7.12) – Ward 32
- **Augustus Warner House**, 1337 N. Dearborn St. (9.6.12) – Ward 42
- **Mutual Insurance Building**, 4950 N. Sheridan Rd. (9.6.12) – Ward 46

Chicago Landmark Designations in 2012



CITY OF CHICAGO
RAHM EMANUEL
 MAYOR
 DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
 BUREAU OF ZONING AND PLANNING
 HISTORIC PRESERVATION DIVISION

Chicago Landmarks Designated in 2012



Harriet Rees House



Martin Schnitzius Cottage

Chicago Landmarks Designated in 2012



Chicago Motor Club



227 East Walton Place

Chicago Landmarks Designated in 2012



Wrigley Building



Continental Center

Chicago Landmarks Designated in 2012



Pioneer Trust & Savings Bank



Riviera Motor Sales Company

Chicago Landmarks Designated in 2012



Mid-City Trust and Savings Bank



DuSable High School

- **Former Prentice Women’s Hospital**, 333 E. Superior St. (11.1.12) – Ward 42
- **SHERIDAN ROAD MANSIONS** (12.6.12) – Wards 48 & 49
Joseph Downey House and Coach House, 6205 N. Sheridan Rd.
Samuel H. Gunder House and Coach House, 6219 N. Sheridan Rd
Adolf Schmidt House, 6331-33 N. Sheridan Rd.
Albert G. Wheeler House, 970 W. Sheridan Rd.

2. PERMIT REVIEW FOR CHICAGO LANDMARKS

Upon a preliminary landmark recommendation initiating the consideration process, and continuing until a final action by the Commission or the City Council, the Commission reviews permit applications for work on proposed and designated landmark properties. Approval by the Commission must be secured as part of the processing and issuance of permits by other City departments. 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 pre-permit applications, for major projects such as new infill construction, significant alterations, construction of visible additions, demolitions, as well as decides design policy issues. The Permit Review Committee meets once a month. Historic Preservation Division staff reviews all other applications on behalf of the Commission.

In 2012, the Commission reviewed 2037 permit applications and performed 2,254 reviews in total:

- The number of permits reviewed in 2012 was 50 more than in 2011.
- 92% of reviews were performed the same day, 98% in one business day, and 100% within fourteen days.
- No permit applications were denied.
- The Permit Review Committee reviewed 42 projects in 2012; the same number of projects was reviewed in 2011 and 2010.

3. MONITORING AND STEWARDSHIP

At the close of 2012, the Historic Preservation Division staff continued to monitor approximately 55 active court cases brought by the City of Department of Law against owners of historic properties for violations of the City’s building and other codes. The administrative hearing process is also used for administrative code enforcement and to address building code violations. Historic Preservation staff works with the Department of Buildings, Department of Law, and owners to address violations and propose possible alternatives to demolition.

The Historic Preservation Division continued its work with Neighborhood Housing Services (NHS) who administers the Neighborhood Improvement Program (NIP) for the City of Chicago. The Pullman NIP utilized \$500,000 from Tax Increment Financing (TIF) funds to make grants

available to homeowners to address health and safety renovations of 15 owner-occupied properties in the north section of the district. These projects account for approximately 50% of the permits issued in this district. This program ensures the preservation of these properties and helps stabilize this part of the Pullman District.

Revitalization efforts in the Pullman area will continue into 2013 as the Department of Housing and Economic Development (HED) and the Historic Preservation Division continues work with Chicago Neighborhood Initiatives (CNI) to move forward with additional housing rehabilitation plans. CNI is concentrating their efforts in acquiring vacant homes in North Pullman and renovating them for sale or rental to neighborhood residents.

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. 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 and the Cook County Assessors' Office and approved by the Cook County Board in 1998. The Class L incentive reduces the tax assessment level for locally-designated landmark commercial and industrial buildings over a twelve-year period, 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 (7 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.

The Class L incentive begins with the Commission on Chicago Landmarks reviewing the scope of work proposed and resolving that the proposal meets historic guidelines and standards. This is then referred to the Chicago City Council for ordinance approval. City Council approved incentive ordinances for the Wrigley Building on May 9, 2012 and for the Old Dearborn Bank Building on June 6, 2012.

Wrigley Building

Exterior and interior rehabilitation work to upgrade the property to a class B+ office building. Exterior work includes restoration for storefront level terra cotta at the north tower south elevation; new entrance doors; removal of non-historic storefront infill under the 3rd floor connecting bridge; terra cotta repairs and roofing repairs; and other alterations. The owner proposes completing the full building rehabilitation in phases, the first of which includes the work to be completed as part of the Class L incentive request. Subsequent phases will follow, with a full building redevelopment cost estimated at approximately \$83MM.

Old Dearborn Bank Building

Rehabilitation of the existing office building for a hotel use to include approximately 250 guest rooms, public spaces and restaurants areas, fitness/spa and a rooftop restaurant with outdoor terrace space. The exterior scope of work includes substantial exterior masonry repairs; window and storefront replacement; one-story rooftop addition; architectural facade lighting; and other alterations. The applicant is investing \$89,727,863 (including acquisition cost) into the rehabilitation.

At the completion of a Class L project, the Commission reviews the project and issues a final certification that the project has met the program requirements and preservation standards in order for the Class L incentive to take effect. In 2012, the Commission on Chicago Landmarks approved the Class L certifications for the rehabilitation of the Holden Block located at 1027-1031 W. Madison St. and the rehabilitation of the Bryan Lathrop House located at 120 E. Bellevue Pl.

Holden Block

Project work included the rehabilitation for the Schafer Condon Carter offices on the upper-floors and retail uses on the ground-floor. Exterior work included removal of the fire escapes; removal of the non-historic cladding at the ground-floor; removal of the non-historic infill at the masonry openings; masonry repairs, cleaning, and tuckpointing; restoration and reconstruction of the ground-floor at the front facade; reconstruction of the missing cornice; new double-hung windows, and a new rooftop deck.

Bryan Lathrop House

Exterior and interior rehabilitation of the building included masonry repairs, tuckpointing; window repair and painting; roof repairs and recoating; replacement of electrical wiring, heating system piping and water piping.

Permit Fee Waiver

On February 26, 1997, the City Council passed legislation to enable owners of landmark properties to apply to receive a waiver of Chicago building permit fees. Twenty-one permit fee waivers were approved for landmark properties in 2012 compared with 26 in 2011. See attached list for details of these waivers.

Other Projects

Some other notable City-assisted (e.g., TIF, housing funds, facade rebate, etc.) rehabilitation and restoration projects involving landmarks, completed or nearing completion in 2012, include: the restoration of the cast-iron base and storefronts (part of the \$190 million rehabilitation project) of the Carson Pirie Scott & Company Building; the adaptive reuse and rehabilitation of the six-story commercial building at 2800 N. Milwaukee Avenue (Milwaukee-Diversey-Kimball District); the Civic Opera House storefront restoration; the ongoing conversion and rehabilitation of the Steuben Club Building at 188 W. Randolph into rental apartments; and the ongoing rehabilitation of the Union Park Hotel at 1519 W. Warren Boulevard for affordable rental housing.

Class “L” Incentive – Completed Projects



Holden Block



Bryan Lathrop House

Permit Fee Waiver Applications Approved in 2012
Total Count: 21

	<u>Project Address</u>	<u>Landmark/District Name</u>	<u>Ward</u>
1	2051 W. Evergreen	Wicker Park	1 st Ward
2	1133 N. Damen	Ukrainian Village District	1 st Ward
3	1422-26 N. Milwaukee	Milwaukee Avenue	1 st Ward
4	3846 S. Lake Park	Oakland	4 th Ward
5	4921 S. Dorchester	Kenwood	4 th Ward
6	11318 S. Forrestville	Pullman	9 th Ward
7	10756 S. Champlain	Pullman	9 th Ward
8	3734 N. Harding Ave	Villa	30 th Ward
9	3632 N. Harding Ave.	Villa	30 th Ward
10	2225 W. Augusta Blvd.	Ukrainian Village District Extension	32 nd Ward
11	2258 W. Iowa St	Ukrainian Village District Extension	32 nd Ward
12	3014 W. Palmer Blvd	Logan Square	35 th Ward
13	2917 W. Logan Blvd	Logan Square	35 th Ward
14	2778 N. Milwaukee	Milwaukee-Diversey-Kimball	35 th Ward
15	2907-2909 W. Logan	Logan Square	35 th Ward
16	2130 N. Fremont	Fremont Row Houses	43 rd Ward
17	1008 W. Armitage	Armitage-Halsted	43 rd Ward
18	319 W. Concord	Old Town Triangle	43 rd Ward
19	438 W. Eugenie	Old Town Triangle	43 rd Ward
20	550 & 559 W. Surf	Surf-Pine Grove	44 th Ward
21	4616 N. Dover St.	Dover Street	47 th Ward

5. HISTORIC PRESERVATION PLANNING

Historic Preservation staff participated in an Urban Land Institute (ULI) Technical Assistance Panel (TAP) as requested by the Illinois Historic Preservation Agency (IHPA) to explore current conditions and possible new uses for the Pullman State Historic Site. This panel involved the community and preservation advocates from the Chicago area, creating a list of both immediate and long-term recommendations for the IHPA. These recommendations would strengthen the State site and in turn the Chicago Landmark District that surrounds it.

One such recommendation was to advocate for a possible National Historic Park in Pullman. This recommendation was heard by elected representatives who subsequently requested a reconnaissance survey from the National Park Service to determine the feasibility of a National Park. Historic Preservation staff has been working with the National Park Service (NPS) on this effort along with the community and advocacy groups. The NPS Reconnaissance Survey is expected to be completed by summer 2013.

Green Healthy Neighborhoods (GHN) is another planning initiative that includes an historic preservation component. GHN is an ongoing planning study that began in 2011 and will continue through 2013, focusing on the Englewood and Washington Park areas of Chicago. This effort is being led by the City's Sustainable Development division and Chicago Metropolitan Area Planning (CMAP). The purpose of the study is to review the existing urban fabric in these areas, including historic resources, to then recommend infrastructure and planning changes for healthier and more stable communities. The Englewood community has embraced the historic resources in their neighborhood due to this study and will be working with historic preservation staff on a possible conservation area for a portion of this area.

The Historic Preservation Division has also partnered with CMAP, the Black Metropolis National Heritage Area Commission (BMNHAC), and other key individuals and organizations to conduct a feasibility study to determine if the Black Metropolis area on the city's south side is eligible to be designated as a NPS National Heritage Area. The Black Metropolis has a cohesive and distinctive history as well as an important streetscape that distinguishes the area as worthy of designation as a National Heritage Area. It is anticipated that a designation of this type will bring much needed economic revitalization to the area as a tourist heritage destination. The feasibility study is slated to be complete in late 2013 or early 2014.

6. DEMOLITION-DELAY ORDINANCE

Conducted from 1983-95, and published in 1996, the Chicago Historic Resources Survey (CHRS) identified more than 17,000 properties throughout the city that were considered to have some 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.

On January 16, 2003, the City Council passed an amendment to the Chicago Building Code to establish a delay of up to 90 days for the issuance of any demolition permits for certain historically significant buildings identified in the CHRS (those rated as “red” or “orange”). The delay allows HED to explore options, as appropriate, to preserve the structures, including possible landmark designation as an option.

In 2012, some 201 applications were reviewed, with a total of 29 permit applications involving partial or full demolition triggering review by HED under the provisions of the Demolition-Delay Ordinance (29 applications were reviewed in 2011). Five of the reviewed applications (5646 S. Wabash, 5527 S. Wentworth, 2533 S. Hillock, 3411-19 W. Douglas [Shepherds Temple church building], and 7901 S. Halsted St.) were in response to court-ordered demolitions as the result of fires or other dangerous and hazardous conditions.

The challenges in maintaining or adaptively reusing historic churches and synagogues are well-known, and there were three houses of worship in Chicago which triggered the Demolition Delay Ordinance in 2012:

- On March 19, 2012, an application was received for the demolition of the former Shepherd’s Temple Church building at 3411-19 W. Douglas Boulevard in Lawndale. Built in 1913 by the Keneseth Israel synagogue, the building suffered from years of disinvestment and deferred maintenance and deteriorated to a dangerous condition. The building was demolished per a court order.
- On September 25, 2012, the Archdiocese of Chicago submitted an application to demolish St. James Church at 2936 S. Wabash in the Douglas community area. The Gothic Revival-style church was designed by noted ecclesiastical architect Patrick C. Keeley and built in 1875. The Archdiocese reported that structural defects in the building’s tower would be too costly to repair. The demolition application was held for 90-days and released on December 24, 2012. At time of writing the demolition of the building has not begun.
- On December 14, 2012, St. Boniface Senior Living submitted a demolition application for St. Boniface Church. This application was submitted due to financial difficulties that the development entity was experiencing in redeveloping this property as senior housing. The City of Chicago has supported the reuse efforts since 2008, when the City began negotiating with the Archdiocese of Chicago to transfer this property to St. Boniface Senior Living for redevelopment. At this time the demolition application is still pending while the owner pursues other financing options; if these options do not work, the building may be demolished after the 90-day delay in March 2013.

Aside from these three houses of worship, the majority of the demolition applications were for neighborhood residential buildings including worker’s cottages, single family residences, flat and apartment buildings. One of these was for the demolition of a three-story brick house at 1337 N. Dearborn St. known as the Augustus Warner House which was received on June 27. Upon receipt of the application staff conducted its routine research to determine if the building met criteria for designation as a Chicago Landmark. It appeared to the staff that the building met two

criteria as well as the integrity criterion. A staff report to that effect was submitted to the Commission at its regular meeting in September 2012. At that meeting the Commission found that the building met criteria and initiated the designation of the building and the designation remains in process at the time of this writing. This case demonstrates the effectiveness of the Demolition-Delay Ordinance in preventing the loss of landmark-worthy building.

An application to demolish a three flat at 1944 N. Burling St. remains under review, with the 90-day period continuing into 2013. An application to demolish a 6-flat at 832-34 E. 57th Street also remains under review until 2013, as does the demolition application for former St. Boniface Church building.

While we can report on demolition applications which triggered the Demolition-Delay Ordinance in 2012, it is impossible to measure how often the Ordinance deterred property owners, or potential purchasers of property, from even considering demolition as an option for real estate development.

7. NATIONAL REGISTER NOMINATIONS

During 2012, the Commission reviewed nine Chicago nominations to the National Register of Historic Places:

- **Auburn Gresham Bungalow Historic District**, bounded by S. Paulina St., W. 78th St., S. Winchester Av., and W. 75th St. – Wards 17 and 18
- **West Loop-LaSalle Street Historic District**, bounded roughly by Wacker Dr., Wells St., Van Buren St., and Clark St. – Wards 2 and 42
- **Polish Roman Catholic Union of America Building**, 984 N. Milwaukee Ave. – Ward 27
- **Passionist Fathers Monastery**, 5700 N. Harlem Ave. – Ward 41
- **Vesta Accumulator Company Building**, 2100 S. Indiana Ave – Ward 2
- **Storkline Furniture Corporation Factory**, 4400-4418 W. 26th St. – Ward 22
- **The Neuville Apartment Building**, 232 E. Walton Pl. – Ward 42
- **Strand Hotel**, 6315-6323 S. Cottage Grove Ave. – Ward 20
- **42nd Precinct (Town Hall) Police Station**, 3600 N. Halsted St. – Ward 44

These nominations were reviewed at the June and October meetings of the Commission's Program Committee. The full Commission subsequently voted to recommend National Register listing for all of the nominations.

As of December 31, 2012, one of the nine recommended nominations was listed by the Keeper of the National Register. The remaining nominations are awaiting final action by the Keeper.

8. PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION-106 REVIEW

The Historic Preservation Division reviewed 780 projects pursuant to the Section-106 review process and the City's status as a Certified Local Government, compared to 787 projects in 2011. The division also coordinated with the City's Department of Environment, other City departments, the Chicago Transit Authority (CTA), and the Illinois Historic Preservation Agency on City projects triggering Federal Section-106 and State Section-107 reviews, including the CTA's Red Purple Line Modernization Project.

In fulfillment of the Section-106 review process, the City and the Illinois Historic Preservation Agency continued agreements for two City programs funded through the Community Development Block Grant (CDBG) program of the Department of Housing and Urban Development (HUD); and the Neighborhood Stabilization Program (NSP) funded through the Housing and Economic Development Recovery Act of 2008 (aka, stimulus funds). Both agreements established conditions and stipulations to streamline the Section-106 review of undertakings in these two programs. In the course of 2012, review times averaged 3-5 days for 95% of submittals.

9. PUBLIC OUTREACH AND OTHER ACTIVITIES

During the year the Historic Preservation Division staff assisted approximately 10,200 information requests, including questions on Chicago history and architecture, individual house history, permit review, the historic resources survey, economic incentives, technical assistance, and local and National Register designations. The public also uses the Commission's website, library and photo collection. Historic Preservation Division staff answers inquiries by phone, e-mail, and in person.

Other 2012 highlights included:

- Eighty-eight bronze plaques and street signs marking designated Chicago Landmarks and Chicago Landmark Districts were installed throughout the city;
- Historic Preservation Division staff attended several conferences and training sessions in 2012, including participating as speakers, panelists and moderators. These included:
 - National Alliance of Preservation Commissions Forum, Norfolk, Virginia, July 2012
 - Underwriters Laboratory Annual Council Meeting for Architects and Designers in Wheeling, Illinois
 - International Masonry Institute Workshop: "Masonry Façade Distress and Stabilization Techniques" in Addison, Illinois
 - Illinois Historic Preservation Agency, Statewide Preservation Conference, Blue Island, Illinois

- Partners for Sacred Places, Panel Discussion: Building New Economy in Faith Environments, Chicago, Illinois
- Connecting Markets: Exploring Low-Income Neighborhoods in the Regional Context, Institute for Comprehensive Community Development, Chicago, Illinois

10. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2012 were:

Rafael M. Leon, Chairman (reappointed 7.28.11, to serve through 3.11.15)
 John Baird, Secretary (reappointed 7.29.09)
 Dr. Anita Blanchard (appointed 7.28.11, to serve through 3.11.15)
 James Houlihan (appointed 7.28.11, to serve through 3.11.15)
 Tony Hu (appointed 7.28.11, to serve through 3.11.15)
 Dr. Christopher Reed (reappointed 7.29.09)
 Mary Ann Smith (appointed 7.28.11, to serve through 3.11.15)
 Ernest Wong (reappointed 7.28.11, to serve through 3.11.15)
 Andrew Mooney, Commissioner of HED, Ex-Officio Member (appointed 1.1.11)

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

January 5:	Baird, Mooney, Reed, Wong, Blanchard, Houlihan, Smith
February 2:	Leon, Baird, Mooney, Wong, Blanchard, Houlihan, Hu, Smith
March 1:	Baird, Mooney, Reed, Wong, Blanchard Smith
April 5:	Leon, Baird, Mooney, Reed, Wong, Blanchard, Houlihan, Hu, Smith
May 3:	Leon, Baird, Mooney, Reed, Wong, Blanchard, Houlihan, Hu
June 7:	Leon, Baird, Mooney, Reed, Wong, Smith
July 12:	Leon, Baird, Mooney, Wong, Houlihan, Hu
August 2:	Leon, Baird, Mooney, Reed, Blanchard, Houlihan, Smith
September 6:	Leon, Baird, Mooney, Wong, Houlihan, Hu
October 4:	Leon, Baird, Mooney, Reed, Wong, Blanchard, Houlihan, Hu, Smith
November 1:	Leon, Baird, Mooney, Reed, Wong, Blanchard, Houlihan, Hu, Smith
December 6:	Baird, Haller (for Mooney), Wong, Hu, Smith

In 2012, the Commission operated with the following committees:

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

- *Permit Review Committee* (Chair: Wong): Reviews permit applications for proposed work on designated and proposed landmark buildings to assure compliance with preservation standards. This committee meets monthly.

Respectfully submitted,

Rafael M. Leon
Chairman
Commission on Chicago Landmarks

DRAFT
PERMIT REVIEW COMMITTEE REPORT TO
COMMISSION ON CHICAGO LANDMARKS
February 7, 2013

The Permit Review Committee (PRC) met on January 10, 2013, at 10:00 a.m. The meeting was held at 121 N. LaSalle, Room 1103.

Present: Ernest Wong, Chair
James Houlihan
Tony Hu (arrived at 10:15 a.m.)
Mary Ann Smith

Staff: Eleanor Gorski, Assistant Commissioner, Historic Preservation Division, Bureau of Planning and Zoning, Department of Housing and Economic Development
Dijana Cuvalo
Cindy Roubik
Larry Shure

The following projects were reviewed by the PRC:

1. **2221 W. North**
(Wicker Park District – 1st Ward)

Proposal: Renewal of expired approval: Proposed construction of a new three-story masonry building with ground floor commercial and two upper floor residential units.

Action: Approved unanimously with the following conditions:

1. The design of the storefront and entry columns shall be simplified. The number and width of the metal storefront columns and vertical storefront mullions shall be reduced in keeping with the typical appearance of these elements in the district. Column enclosures and storefront details shall be included in the permit plans for Historic Preservation staff review and approval;
2. The proposed “237 Cambridge” and “Cambridge Oaks” brick (dark red) is approved. The tuckpointing mortar shall be similar to the color of the brick; and,
3. Window details shall be included in the permit drawings for Historic Preservation staff review and approval.

2. **1275 N. Milwaukee**
(Milwaukee Avenue District – 1st Ward)

Proposal: Proposed exterior and interior rehabilitation of the 4-story commercial

building including brick and terra cotta work and replacement of storefronts and ground-floor facade.

Action: Approved unanimously with the following conditions:

1. In this particular instance, considering that the existing brick on the front façade was damaged by sandblasting and has been previously painted for more than 30 years, the brick may be repainted as proposed to match the original brick color. Prior to repainting, several more areas of paint shall be stripped from the brick façade to confirm the original color of the brick. Specifications for vapor-permeable latex paint and color samples shall be reviewed and approved as part of the permit application;
2. As proposed, the painted terra cotta ornament on the front façade shall be stripped, repaired as necessary, and left exposed. Any mismatched units from previous repairs may be painted to match the color of the original terra cotta. Paint stripping specifications, material safety data sheets, and paint specifications and color samples shall be reviewed and approved as part of the permit application;
3. Any brick and terra cotta replacement units shall match the original brick and terra cotta in shape, profile, color, and finish. New mortar shall match the historic mortar in color, joint profile, texture, and strength/type. Samples to be reviewed and approved by staff prior to order and installation;
4. Once the EIFS and metal cladding is removed in its entirety from the base of the building, Historic Preservation staff shall be notified in order to conduct a site visit to confirm existence of any remaining historic fabric to be repaired or replaced to match, or, if any physical scarring exists, to inform the design of the ground floor. The proposed ground-floor configuration shall be revised to be consistent with such uncovered physical evidence, if any. The final ground-floor storefront design shall be subject to staff review and approval; and,
5. As proposed, all storefront display and transom windows shall have clear vision glass. The storefront mullions shall have a profile as shown in the design drawings. The recessed ceiling soffits within the ground-floor retail spaces shall be set back by at least 3' from the inside face of the transom glass. As tenants are finalized, any modifications to the location of the storefront mullions, new signage, and any exterior lighting shall be reviewed and approved by Historic Preservation staff prior to order and installation. The granite and color/finish samples of the storefront system shall be reviewed and approved by staff prior to order and installation.

3. **3600 N. Halsted**
(Town Hall Police Station – 44th Ward)

Proposal: Proposed exterior and interior rehabilitation of the 2-story masonry building including new construction of a 6-story addition to the existing building for mixed income senior housing.

Action: Approved unanimously with the following conditions:

1. As proposed, any replacement masonry for the historic building shall match existing masonry in size, color, texture and finish. Samples of new masonry shall be reviewed and approved by Historic Preservation staff prior to order and installation; and,
2. The following shall be included with the permit plans:
 - a) Masonry repair details;
 - b) Cornice repair details;
 - c) Door and window details.

4. **227-229 W. Menomonee**
(Old Town Triangle District – 43rd Ward)

Proposal: Proposed exterior and interior rehabilitation including raising the existing frame building by 4.5' on a new basement, installation of new siding, windows, front door, front stair/stoop, and construction of a new rear addition.

Action: Upon request from the applicant at the meeting, this item was deferred and no action was taken by the Committee.

5. **1725 N. Hudson**
(Old Town Triangle District – 43rd Ward)

Proposal: Proposed exterior and interior rehabilitation including new rear 3rd floor addition to existing 2-story residential building and new masonry garage.

Action: The Committee unanimously voted to continue the review of the project and advised that the project be revised to minimize the visibility of the rear addition from the street as much as possible and re-submitted for further review and decision by the Committee at a future meeting.

Permit Review Activity

January, 2013

Report to the Commission on Chicago

Total:162

<i>Date rec'd</i>	<i>Correc'd</i>	<i>Rev #</i>	<i>Address</i>	<i>Permit #</i>	<i>Landmark/District</i>	<i>Ward</i>	<i>Summary</i>	<i>PRC Date</i>	<i>Approval Conditions</i>	<i>Approval</i>
1/2/2013		2013-0000	600 E. Grand	100448936	Navy Pier	42	Mechanical		Electrical work - installation of 400 amp 120/208 volt service. No other work to occur with this approval.	1/2/2013
1/2/2013		2013-0001	333 N. Michigan	100471666	333 N. Michigan Building	42	Mechanical		Elevator work - replace suspension means on 14 floor passenger elevator (#7 car). No other work to occur with this approval.	1/2/2013
1/2/2013		2013-0002	333 N. Michigan	100471663	333 N. Michigan Building	42	Mechanical		Replace suspension means on 30 floor elevator (#6 car). No other other work to occur with this approval.	1/2/2013
1/2/2013		2013-0003	400 N. Michigan	100472547	Wrigley Building	42	Mechanical		Electrical monthly maintenance for December 2012. No other work to occur with this approval.	1/2/2013
1/2/2013		2013-0004	141 W. Jackson	100472551	Chicago Board of Trade Building	2	Mechanical		Electrical monthly maintenance for December 2012. No other work to occur with this approval.	1/2/2013
1/3/2013		2013-0005	112 S. Michigan	100472243	Historic Michigan Boulevard District	42	Mechanical		Change of electrical contractor (building permit #100434812). No other work to occur with this approval.	1/3/2013
1/3/2013		2013-0006	17 E. Monroe	100472585	Palmer House Hotel	42	Mechanical		Plumbing work: replacement of lavatory bowls and faucets (252 units each) - interior work only in hotel bathrooms.	1/3/2013
1/3/2013		2013-0007	17 E. Monroe	100472578	Palmer House Hotel	42	Mechanical		Plumbing: replacement of water softeners (4) in basement furnace room.	1/3/2013
1/3/2013		2013-0008	600 W. Chicago	100472634	Montgomery Ward	26	Mechanical		Miscellaneous work for electrical maintenance for 12/12	1/3/2013
1/3/2013		2013-0009	1060 W. Addison	100472613	Wrigley Field	44	Mechanical		Electrical maintenance for January	1/3/2013
1/4/2012		2013-0010	111 N. State	100471983	Marshall Field and Company Building	42	Mechanical		Electrical only: Monthly maintenance for 10/12. No other work permitted.	1/4/2013
1/4/2012		2013-0011	111 N. State	100471981	Marshall Field and Company Building	42	Mechanical		Electrical only: Monthly maintenance for 11/12. No other work permitted.	1/4/2013
1/4/2012		2013-0012	111 N. State	100472773	Marshall Field and Company Building	42	Mechanical		Electrical only: Monthly maintenance for 12/12. No other work permitted.	1/4/2013
1/4/2013		2013-0013	330 N. Wabash	100466848	IBM Building	42	Interior		Interior alterations for existing office building on 26th Floor as per Landmark stamped plans dated 01/04/13. INTERIOR WORK ONLY.	1/4/2013
1/3/2013		2013-0014	520 S. Michigan	100472450	Historic Michigan Boulevard District	2	Mechanical		Electrical monthly maintenance for December 2012. No other work to occur with this approval.	1/4/2013
1/4/2013		2013-0015	209 S. LaSalle	100472859	Rookery Building	42	Mechanical		Electrical: Monthly maintenance only, 11/12.	1/4/2013
1/4/2012		2013-0016	209 S. LaSalle	100472858	Rookery Building	42	Mechanical		Electrical: Monthly maintenance only, 12/12.	1/4/2013
1/4/2013		2013-0017	209 S. LaSalle	100472857	Rookery Building	42	Mechanical		Electrical: Monthly maintenance only, 1/13.	1/4/2013
1/4/2013		2013-0018	210 S. Canal	100472856	Union Station	2	Mechanical		Electrical: Monthly maintenance only, 11/12.	1/4/2013

Thursday, January 31, 2013

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1/4/2013		2013-0019	210 S. Canal	100472855	Union Station	2	Mechanical		Electrical: Monthly maintenance only, 12/12.	1/4/2013
1/4/2013		2013-0020	210 S. Canal	100472854	Union Station	2	Mechanical		Electrical: Monthly maintenance only, 1/13.	1/4/2013
1/4/2013		2013-0021	24 W. Randolph	100472853	Oliver Building	42	Mechanical		Electrical: Monthly maintenance only, 11/12.	1/4/2013
1/4/2013		2013-0022	24 W. Randolph	100472852	Oliver Building	42	Mechanical		Electrical: Monthly maintenance only, 12/12.	1/4/2013
1/4/2013		2013-0023	24 W. Randolph	100472851	Oliver Building	42	Mechanical		Electrical: Monthly maintenance only, 1/13.	1/4/2013
1/4/2013		2013-0024	230 N. Michigan	100472850	Carbide & Carbon Building	42	Mechanical		Electrical: Monthly maintenance only, 11/12.	1/4/2013
1/4/2013		2013-0025	230 N. Michigan	100472849	Carbide & Carbon Building	42	Mechanical		Electrical: Monthly maintenance only, 12/12.	1/4/2013
1/4/2013		2013-0026	230 N. Michigan	100472848	Carbide & Carbon Building	42	Mechanical		Electrical: Monthly maintenance only, 1/13.	1/4/2013
1/4/2013		2013-0027	121 N. LaSalle	100448985	City Hall - County Building	42	Interior		Basement installation of diesel emergency generator - scope includes mechanical, electrical, and architectural work as per Landmark stamped plans dated 01/4/13. All work in basement and mechanical shafts per plans.	1/4/2013
1/4/2013		2013-0028	20 N. Wacker	100472869	Civic Opera House	42	Mechanical		Electrical only: Installation of three new speaker/strobes and two new strobes to be tied into an existing fire alarm system. 30th floor interior only.	1/4/2013
1/4/2013		2013-0029	2778 N. Milwaukee	100472887	Milwaukee-Diversey-Kimball District	35	Mechanical		Mechanical: Replace the existing condensing unit and air handling unit with one Trane 30 ton, three compresses, air cooled, R410A to serve existing GAP store per Historic Preservation stamped plans dated 1/4/13. New equipment to be same location and no larger than the existing. No new louvers.	1/4/2013
11/19/2012	1/7/2013	2013-0030	30 W. Monroe	100462371	Inland Steel Building	42	Exterior and Interior	02/03/11	Interior and exterior alterations to existing demised space on 1st-floor as per Landmark stamped plans dated 1/7/13. Exterior alterations limited to new louvers and doors per plans. New mullions and glass to match existing mullions and glass in color, tint, and finish. New louvers to be narrow sightline. Exterior material samples to be reviewed and approved by Landmarks staff prior to order and installation. Signs to be permitted sExterioeparately.	1/7/2013
1/7/2013 1/7/2013		2013-0031	5700 S. Lake Shore Drive		100470534 Museum of Science & Industry	5	Interior		Interior alterations to ground-floor space for new exhibit as per Landmark stamped plans dated 01/07/13.	
1/7/2013		2013-0032	25 E. Washington	100469014	Jewelers Row District	42	Interior		Interiors only: Removal of interior partitions for 1st, 2nd and 3rd sub-levels only per Historic Preservation stamped plans dated 1/7/13. No exterior work.	1/7/2013
1/7/2013		2013-0033	600 E. Grand	100473130	Navy Pier	42	Mechanical		Electrical only: Install conduit system for wireless phone upgrade. No other work.	1/7/2013
1/7/2013		2013-0034	112 S. Michigan	100473141	Historic Michigan Boulevard District	42	Miscellaneous		Revision to permit #100434812 to change GC and HVAC contractors	1/7/2013
1/7/2013		2013-0035	135 S. LaSalle	100473100	Field Building	42	Miscellaneous		Revision to permit #100465283 to change GC, HVAC, and plumbing contractors	1/7/2013
1/8/2013		2013-0036	3245 S. Prairie	100465220	Calumet-Giles-Prairie District	3	Mechanical		Electrical only: Installation of 1 new radio in existing cabinet for AT&T. No antenna installation.	1/8/2013

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1/8/2013		2013-0037	1335 N. Astor	100465247	Astor Street District	43	Mechanical		Electrical only: Installation of 1 new radio in existing cabinet for AT&T. No antenna installation.	1/8/2013
1/8/2013		2013-0038	1525 E. 53rd	100465044	Neighborhood Bank Buildings	4	Mechanical		Electrical only: Installation of 1 new radio in existing cabinet for AT&T. No antenna installation.	1/8/2013
1/8/2012		2013-0039	800 S. Michigan	100465251	Historic Michigan Boulevard District	2	Mechanical		Electrical only: Installation of 1 new radio in existing cabinet for AT&T. No antenna installation.	1/8/2013
1/8/2013		2013-0040	600 E. Grand	100473243	Navy Pier	42	Mechanical		Electrical only: Temporary lighting and power for the Snow Days event at Navy Pier, Jan. 14-28th.	1/8/2013
1/8/2013		2013-0041	850 W. Armitage	100464310	Armitage Halsted	43	Exterior		Exterior: Replacement of the existing rear porch per existing location and configuration per Historic Preservation stamped plans dated 1/8/13. No work to front of building.	1/8/2013
1/8/2013		2013-0042	701 N. Michigan	100473275	Allerton Hotel	42	Mechanical		Electrical only: Monthly maintenance.	1/8/2013
1/8/2013		2013-0043	199 E. Lake Shore	100472903	East Lake Shore Drive District	42	Interior		Interiors only: Replace minor partitions, replace existing plumbing, flooring, cabinets and finishes per Historic Preservation stamped plans dated 1/8/13. No other work.	1/8/2013
1/8/2013		2013-0044	199 E. Lake Shore	100472749	East Lake Shore Drive District	42	Exterior		Exterior: Install toilet exhaust fan in window located on interior court and not visible from public right of way.	1/8/2013
1/8/2013		2013-0045	1564 N. Damen	100473291	Milwaukee Avenue District	1	Mechanical		Mechanical: Plumbing work to correct violations.	1/8/2013
1/8/2013		2013-0046	343 W. Dickens	100467977	Mid-North District	43	Exterior		Exterior: Replace existing rear openwood porch with same size and location per Historic Preservation stamped plans dated 1/8/13.	1/8/2013
1/8/2013		2013-0047	300 W. Adams	100473159	300 W. Adams St. Office Bldg	2	Mechanical		Change of electrical contractor for permit #100467959. No other work to occur with this approval.	1/8/2013
1/8/2013		2013-0048	1 N. LaSalle	100472921	One North LaSalle Building	42	Mechanical		Electrical monthly maintenance for January - March, 2013. No other work to occur with this approval.	1/8/2013
1/8/2013		2013-0049	135 S. LaSalle	100472922	Field Building	42	Mechanical		Electrical monthly maintenance for January - March, 2013. No other work to occur with this approval.	1/8/2013
1/8/2013		2013-0050	201 N. Wells	100472928	Trustees System Service Building	42	Mechanical		Electrical monthly maintenance for January - March, 2013. No other work to occur with this approval.	1/8/2013
1/8/2013		2013-0051	32 W. Randolph	100472935	Oliver Building	42	Mechanical		Electrical monthly maintenance for January - March, 2013. No other work to occur with this approval.	1/8/2013
1/8/2013		2013-0052	20 N. Wacker	100472944	Civic Opera House	42	Mechanical		Electrical monthly maintenance for January - March, 2013. No other work to occur with this approval.	1/8/2013
1/8/2013		2013-0053	60 W. Adams	100472947	Marquette Building	42	Mechanical		Electrical monthly maintenance for January - March, 2013. No other work to occur with this approval.	1/8/2013
1/8/2013		2013-0054	111 N. Wabash	100472949	Jewelers Row District	42	Mechanical		Electrical monthly maintenance for January - March, 2013. No other work to occur with this approval.	1/8/2013
1/9/2013		2013-0055	4630 S. Greenwood	100473111	Kenwood District	4	Mechanical		Electrical wiring - restore electric to 3 fire damaged rooms. No other work to occur with this approval.	1/9/2013

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1/7/2013	1/8/2013	2013-0056	185 N. Franklin	100447632	Lake-Franklin Group	42	Exterior		Removal of fire escapes and masonry repairs as needed as per Landmark stamped plans dated 01/09/13. Any new mortar to match existing in color, profile, and type. New brick replacement only in spot locations to repair deteriorated brick at fire escape connections and to match existing bricks in color, size, texture, and finish. Window replacement to remedy violation to be permitted separately.	1/9/2013
12/4/2012		2013-0057	320 S. Michigan	100466763	Historic Michigan Boulevard District	2	Exterior and Interior		Interior buildout of restaurant tenant space including entry door/storefront replacement per Landmarks stamped plans dated 1-9-13. No other work to occur with this approval.	1/9/2013
1/10/2013		2013-0058	3 N. State	100424004	Jewelers Row District	42	Interior		Interior alterations to existing ground-floor retail tenant as per Landmark stamped plans dated 1/10/13. New open shelving units in front of storefront per plans. NO EXTERIOR WORK ALLOWED WITH THIS PERMIT.	1/10/2013
1/10/2013		2013-0059	179 E. Lake Shore Drive	100464095	East Lake Shore Drive District	42	Exterior		Replacement of 21 windows for unit 18-W as per Landmark stamped plans dated 1/10/13. New windows to be clad-wood in configuration to match building standard per plans. NO OTHER EXTERIOR WORK ALLOWED WITH THIS PERMIT.	1/10/2013
1/7/2013	1/9/2013	2013-0060	4630 S. Greenwood	100472516	North Kenwood	4	Exterior and Interior		Repair of fire damaged house as per Landmark stamped scope of work document dated 01/10/13. Exterior work limited to new basement door on rear façade, new wood double-hung windows on rear portion of side facades, and pressure washing of existing vinyl siding. NO WORK TO FRONT FAÇADE ALLOWED WITH THIS PERMIT.	1/10/2013
12/28/2012	1/9/2013	2013-0061	4816 S. Kenwood	100472308	Kenwood District	4	Exterior		Repair deteriorated window lintels - salvage and reinstall face bricks to match historic configuration. Reconstruct masonry pier in front yard using salvaged face brick and stone to match existing location, size, brick pattern, and design. Replace deteriorated porch decking and joists as needed, existing railings to remain in place. NEW MORTAR TO MATCH HISTORIC IN COLOR, JOINT PROFILE, TEXTURE, AND TYPE/STRENGTH. NO WINDOW REPLACEMENT ALLOWED WITH THIS PERMIT.	1/10/2013
1/9/2013		2013-0062	200 S. Michigan	100470396	Historic Michigan Boulevard District	42	Interior		Interior renovation of existing office tenant suite on 11th and 12th floors. No exterior work to occur with this approval.	1/10/2013
1/11/2013		2013-0063	612 W. Belden	100473568	Mid-North District	43	Mechanical		Electrical only: Additions to a low voltage alarm system. No other work permitted.	1/11/2013
1/11/2013		2013-0064	2778 N. Milwaukee	100473485	Milwaukee-Diversey-Kimball District	35	Mechanical		Mechanical: Install 1 (5) stop MRL traction elevator per approved permit #100431183. No other work.	1/11/2013
1/11/2013		2013-0065	2 S. State	100473764	Chicago Building	42	Exterior		Exterior: Vehicle damage repair- Replace glass, wooden baseboard at damaged kneewall, replace drywall as needed, install new granite panels and caulking to match existing. All details to match existing storefront details.	1/11/2013
1/11/2013		2013-0066	330 N. Wabash	100473458	IBM Building	42	Mechanical		Mechanical: Modernization of 30 passenger elevators. No other work.	1/11/2013

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1/11/2013		2013-0067	935 N. Dearborn	100473820	Washington Square District	42	Exterior		Gate installation within existing stone opening as per Landmark stamped plans dated 01/11/13. Gate to follow opening shape per plans and will be painted black.	1/11/2013
1/11/2013		2013-0068	1726 N. Sedgwick	100473822	Old Town Triangle District	43	Mechanical		Remove and replace existing 100 gallon commercial hot water heater all work same as existing. No exterior work to occur with this approval.	1/11/2013
1/11/2013		2013-0069	1027 W. Madison	Enviornmental	Holden Block	2	Environmental		Environmental: Abrasive cleaning of interior elements only. No exterior cleaning permitted.	1/11/2013
1/11/2013		2013-0070	945 W. Armitage	100473375	Armitage Halsted	43	Mechanical		Electrical only: Temporary construction trailer.	1/11/2013
1/11/2013		2013-0071	20 N. Wacker	100465754	Civic Opera House	42	Interior		Interiors only: Interior alterations in existing office building to the office space on the 32nd floor per Historic Preservation stamped plans dated 1/11/13. No other work.	1/11/2013
1/11/2013		2013-0072	141 W. Jackson	100473766	Chicago Board of Trade Building	2	Mechanical		Electrical monthly maintenance for December 2012. No other work to occur with this approval.	1/11/2013
1/11/2013		2013-0073	330 N. Wabash	100473471	IBM Building	42	Mechanical		Mechanical only: Installation of 1 (4) stop gearless passenger elevator. No other work permitted.	1/11/2013
1/11/2013		2013-0074	4900 S. Ellis	100473860	Kenwood District	4	Exterior		Erect 6'-0" tall wrought iron fence (approx. 160 LF) at south elevation. No other work to occur with this approval.	1/11/2013
1/14/2013		2013-0075	1944 W. Thomas	100474007	East Village District	32	Miscellaneous		Revision to permit #100458812 to change plumbing contractor - NO CHANGE TO APPROVAL CONDITIONS OR SCOPE OF WORK.	1/14/2013
10/12/2012	1/14/2013	2013-0076	711 S. Dearborn	100456346	Printing House Row District	2	Exterior		Exterior: Rebuild damaged masonry wall on east elevation per Historic Preservation stamped plans dated 1/14/13. No chemical cleaning permitted with this approval. Any new masonry to match coursing, size, color, texture and appearance of historic. New mortar to match color, type, texture and joint profile of historic.	1/14/2013
1/14/2013		2013-0077	1027 W. Madison	100474022	Holden Block	2	Interior		Patch and repair interior drywall, architectural surface cleaning (sandblasting) interior surfaces ONLY. NO EXTERIOR WORK ALLOWED WITH THIS PERMIT.	1/14/2013
1/14/2013		2013-0078	1027 W. Madison	100473869	Holden Block	2	Mechanical		Relocate 3 outlets - interior electrical work only.	1/14/2013
1/15/2013		2013-0079	1327 E. 50th	100474032	Kenwood District	4	Mechanical		Mechanical: Replace one furnace. No other work.	1/15/2013
1/15/2013		2013-0080	935 N. Dearborn	100474130	Washington Square District	42	Exterior		Replace downspouts and gutters on south side to match existing copper material and location; install new gutter and downspouts on east brick façade/roof; replace broken copper paneling (2) on east parapet wall to match existing in size, shape, and location. NO CHANGE TO SLATE ROOFING OR STONE FACADES ALLOWED WITH THIS PERMIT.	1/15/2013
1/15/2013		2013-0081	600 W. Chicago	100474172	Montgomery Ward	27	Mechanical		Electrical only: Temperature control.	1/15/2013
1/15/2013		2013-0082	11352 S. Champlain	100468438	Pullman District	9	Exterior		Exterior: Crawl space addition and new rear deck for a mid-block rowhouse per Historic Preservation stamped plans dated 1/15/13. No window replacement or work on the front façade permitted with this approval	1/15/2013

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1/15/2013		2013-0083	240 E. 35th	100474175	Calumet-Giles-Prairie District	2	Mechanical		Mechanical: Work to address plumbing violations. No other work.	1/15/2013
1/15/2013		2013-0084	2100 N. Halsted	100458909	Armitage-Halsted District	43	Sign		Non-illuminated sign for "Chez-Moi" sized 2'-6" x 2'-6" logo mounted to existing panel in storefront as per Landmark stamped plans dated 1/15/13.	1/15/2013
1/15/2013		2013-0085	2100 N. Halsted	100458910	Armitage-Halsted District	43	Sign		Non-illuminated sign for "Chez-Moi" sized 2'-6" x 2'-6" logo mounted to existing panel in storefront as per Landmark stamped plans dated 1/15/13.	1/15/2013
1/15/2013		2013-0086	844 W. Armitage	100466144	Armitage-Halsted District	43	Sign		Signage: Installation of routed metal face with illuminated letters and logo for pylon sign per Historic Preservation stamped plans. Sign to be 8' x 2' and installed on existing sign structure.	1/15/2013
1/10/2013	1/16/2013	2013-0087	30 W. Monroe	100471777	Inland Steel Building	42	Interior	2/3/2011	Interior build-out of 2nd-floor Suite 200 as per Landmark stamped plans dated 01/16/13. New ceiling and lights to be permitted separately. Interior work only.	1/16/2013
1/16/2013		2013-0088	65 E. Monroe	100473922	Historic Michigan Boulevard District	42	Mechanical		Electrical work - replace 3 can lights in bathroom.	1/16/2013
1/16/2013		2013-0089	939 W. Armitage	100473898	Armitage-Halsted District	43	Mechanical		Electrical wiring - installation of low voltage cables for telephones in 5 locations. No other work to occur with this approval.	1/16/2013
1/16/2013		2013-0090	1310 N. Ritchie	100474391	Astor Street District	43	Interior		Interiors only: Work to be done to unit #26 only. Replace kitchen cabinets, plumbing, flooring.	1/16/2013
1/16/2013		2013-0091	1310 N. Ritchie	100474132	Astor Street District	43	Mechanical		Electrical only: Replace 40 amp/240V electrical line and relocate 2 duplex receptacles. No other work.	1/16/2013
1/16/2013		2013-0092	65 E. Monroe	100474436	Historic Michigan Boulevard District	42	Interior		Interior work to Unit #4806 to include new drywall in bathroom, new tile floor, wall and new tile and walls in walk in shower. New fixtures, lavatory, sink, toilet and walk in shower. No window replacement or other exterior work to occur with this approval.	1/16/2013
1/17/2013		2013-0093	859 W. Armitage	100474277	Armitage-Halsted District	43	Mechanical		Electrical only: Install new interior fixtures and outlets. No other work.	1/17/2013
1/17/2013		2013-0094	20 N. Wacker	100469998	Civic Opera House	42	Interior		Interiors only: Renovation of office suite on 30th floor per Historic Preservation stamped plans dated 1/17/13. No other work.	1/17/2013
1/17/2013		2013-0095	3830 S. Calumet	100474403	Giles-Calumet District	3	Exterior		Exterior: Roof recover only (flat roof, no change in structure). No window replacement or other work permitted.	1/17/2013
1/17/2013		2013-0096	121 N. LaSalle	100474077	City Hall - County Building	42	Interior		Interiors only: Alternations to the 9th floor per Historic Preservation stamped plans dated 1/17/13. No other work.	1/17/2013
11/26/2012	1/16/2013	2013-0097	4651 N. Dover	100467941	Dover Street District	46	Exterior		Exterior: Tuckpoint 625 In. ft., replace 9 single lintels, reset limestone. West- tuckpoint 610 In.ft., replace eleven single lintels and reset limestone. All existing face brick to be retained and reinstalled. Any new masonry to match size, color, texture and appearance of historic. New mortar to match color, type, texture and profile of historic. Project also includes replacing existing cornice with new limestone cornice to match existing dimensions and profiles per Historic Preservation stamped exhcits dated 1/17/13. No window replacement or other work permitted.	1/17/2013

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1/18/2013		2013-0098	604 W. Arlington	1000474159	Arlington-Deming District	43	Exterior		Replace front stair railing with new double-pipe rails and 7 newel posts and replace decking as needed per Landmark stamped plans dated 01/18/13. Repairs to rear stair/porch and from grade to basement. NO WINDOW OR DOOR REPLACEMENT ALLOWED WITH THIS PERMIT.	1/18/2013
1/9/2013		2013-0099	17 E. Monroe	100473363	Palmer House Hotel	42	Exterior		Remove and replace 206 windows and sashes on the 19th and 21st floors at West and North elevations, windows matching previously approved window replacements for the building. No other work to occur with this approval.	1/18/2013
1/18/2013		2013-0100	3129 W. Logan	100471366	Logan Square Boulevards District	35	Exterior		Rebuild existing rear porch as per Landmark stamped plans dated 01/18/13. NO CHANGE TO FRONT FAÇADE, WINDOWS, OR ROOFLINE ALLOWED WITH THIS PERMIT.	1/18/2013
1/18/2013		2013-0101	410 N. Michigan	100474325	Wrigley Building	42	Mechanical		Mechanical: New cabs, lanterns and hall fixtures for 9 passenger elevators. No other work.	1/18/2013
1/18/2013		2013-0102	400 N. Michigan	100474332	Wrigley Building	42	Mechanical		Mechanical: New cabs, lanterns and fixtures on six passenger elevators. No other work.	1/18/2013
1/18/2013	1/18/2013	2013-0103	2341 S. Michigan	100474689	Motor Row District	2	Mechanical		Electrical work: install 60 amp 240 feed for new radio - no antenna work.	1/18/2013
1/18/2013		2013-0104	1 N. State	100474338	Jewelers Row District	42	Mechanical		Escalator repair: replace step drive chain on escalator.	1/18/2013
1/18/2013		2013-0105	200 S. Michigan	100474346	Historic Michigan Boulevard District	42	Mechanical		Elevator repair: replace cables on two traction elevators cars 6 + 9	1/18/2013
1/22/2013		2013-0106	1326 E. Madison Park	100474902	Kenwood District	4	Mechanical		Electrical work: upgrade 200A meter service, upgrade interior wiring to code. NO EXTERIOR WORK	1/22/2013
1/22/2013		2013-0107	20 N. Wacker	100470497	Civic Opera House	42	Interior		Revision to permit #100453223 for structural modifications to bathroom on upper floor as per Landmark stamped plans dated 01/22/13.	1/22/2013
1/22/2013		2013-0108	81 E. Van Buren	100474907	Historic Michigan Boulevard District	2	Mechanical		Replacement of existing chillers and associated piping, pumps and accessories in basement mechanical room. NO CHANGE TO ROOFLINE OR EXTERIOR WALLS ALLOWED WITH THIS PERMIT.	1/22/2013
1/22/2013		2013-0109	325 N. LaSalle	100472277	Reid, Murdoch & Co. Building	42	Interior		Interior alterations to existing retail space as per Landmark stamped plans dated 1/22/13. NO CHANGE TO EXTERIOR FAÇADES OR ROOFLINES ALLOWED WITH THIS PERMIT.	1/22/2013
1/22/2013		2013-0110	325 N. LaSalle	100474845	Reid, Murdoch & Co. Building	42	Mechanical		Electrical monthly maintenance for January 2013. No other work to occur with this approval.	1/22/2013
1/22/2013		2013-0111	1519 W. Warren	100474762	Union Park Hotel	27	Mechanical		Electrical work - installation of low voltage cables for telephones 5 locations. No other work to occur with this approval.	1/22/2013
1/22/2013		2013-0112	4651 N. Dover	Environmental	Dover Street District	46	Environmental		Environmental: Grinding ONLY. No sandblasting or chemical cleaning allowed, No window replacement or other work allowed.	1/22/2013
1/22/2013		2013-0113	2124 W. Walton	100474963	Ukrainian Village District Extension	32	Mechanical		Electrical work - installing 200 amp, single phase service and adding circuits. No other work to occur with this approval.	1/22/2013

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1/22/2013		2013-0114	1621 N. Sedgwick	100474988	Old Town Triangle District	43	Interior		Interior: Remove brick stuck in second-floor pipe. Replace approximately 3' of pipe in wall ONLY. No work allowed to the exterior of the building.	1/22/2013
1/22/2013		2013-0115	3606 S. Lake Park	100474945	Oakland District	4	Mechanical		Electrical work: new television and phone low voltage wiring - interior work only.	1/22/2013
1/22/2013		2013-0116	428 W. Arlington	100474822	Arlington and Roslyn Place District	43	Mechanical		Electrical work to install speaker wiring - interior work only.	1/22/2013
1/22/2013		2013-0117	2413 N. Orchard	100475036	Mid-North District	43	Interior		Removal of interior drywall non-load bearing partitions as per Landmark stamped plans dated 01/22/13. NO EXTERIOR WORK ALLOWED WITH THIS PERMIT - application #100458104 in review process with city.	1/22/2013
1/22/2012		2013-0118	2417 N. Orchard	100475039	Mid-North District	43	Interior		Removal of interior drywall non-load bearing partitions as per Landmark stamped plans dated 01/22/13. NO EXTERIOR WORK ALLOWED WITH THIS PERMIT - application #100458089 in review process with city.	1/22/2013
1/23/2013		2013-0119	600 W. Chicago	100469906	Montgomery Ward	27	Interior		Interiors: Interior alterations of 7th floor existing office spacer per Historic Preservation stamped plans dated 1/23/13. No other work.	1/23/2013
1/23/2013		2013-0120	3525 S. Dr. Martin Luthor	100472137	Black Metropolis-Bronzeville District	4	Exterior		Exterior: Replace damaged roof structure only per Historic Preservation stamped plans dated 1/23/13. Emergency stabilization. No window replacement or other work permitted.	1/23/2013
1/23/2013		2013-0121	55 E. Monroe	100475136	Historic Michigan Boulevard District	42	Mechanical		Electrical only: Monthly maintenance for January 2013. No other work.	1/23/2013
1/4/2013		2013-0122	111 N. Wabash	100467456	Jewelers Row District	42	Interior		Interiors only: Interior renovations to existing office suite on the third floor per Historic Preservation stamped plans dated 1/23/13. New louver to be painted dark grey, and existing window sash to be retained. No exterior work permitted.	1/23/2013
1/16/2013		2013-0123	3809 N. Alta Vista	100469673	Alta Vista Terrace District	44	Exterior and Interior		Exterior and interior rehabilitation including rebuilding of existing rear enclosed porch per Landmarks stamped plans dated 1/23/13. No window replacement or other exterior work to the front façade.	1/23/2013
1/24/2013		2013-0124	4906 S. Greenwood	100473092	Kenwood District	4	Interior		Interior work only to install new elevator shaft and interior door as per Landmark stamped plans dated 1/24/13. NO CHANGE TO EXTERIOR FACADES, WINDOWS, OR ROOFLINES ALLOWED WITH THIS PERMIT.	1/24/2013
1/24/2013		2013-0125	224 S. Michigan	100471821	Historic Michigan Boulevard District	42	Interior		Interior alterations to existing ground-floor retail tenant as per Landmark stamped plans dated 1/24/13. NO EXTERIOR WORK, NO NEW SIGNS, AND NO CHANGE TO STOREFRONTS ALLOWED WITH THIS PERMIT.	1/24/2013
1/24/2013		2013-0126	224 S. Michigan	100475278	Historic Michigan Boulevard District	42	Interior		Interior work to patch drywall ceiling (approximately 70 sf). NO EXTERIOR WORK ALLOWED WITH THIS PERMIT.	1/24/2013
1/24/2013		2013-0127	550 W. Surf	100471172	Surf-Pine Grove District	44	Mechanical		Electrical wiring and installation of recessed lights, outlets and switches.	1/24/2013
1/24/2013		2013-0128	200 S. Michigan	100475309	Historic Michigan Boulevard District	42	Mechanical		Electrical monthly maintenance for February 2013.	1/24/2013

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1/24/2013		2013-0129	332 S. Michigan	100462893	Historic Michigan Boulevard District	2	Mechanical		Electrical wiring - provide electrical terminations for new equipment.	1/24/2013
1/25/2013		2013-0130	1060 W. Addison	100470987	Wrigley Field	44	Interior		Interior: Miscellaneous concrete and steel repairs (structural). No other work.	1/25/2013
1/25/2013		2013-0131	17 E. Monroe	100475387	Palmer House Hotel	42	Mechanical		Electrical: Maintenance for February 2013. No other work.	1/25/2013
1/25/2013		2013-0132	410 N. Michigan	100475156	Wrigley Building	42	Mechanical		Mechanical: New fixtures, hall lanterns, and hall stations for elevators.	1/25/2013
1/25/2013		2013-0133	400 N. Michigan	100475157	Wrigley Building	42	Mechanical		Mechanical: New hall lanterns and hall station fixtures for elevators.	1/25/2013
1/25/2013		2013-0134	179 E. Lake Shore	100471901	East Lake Shore Drive District	42	Interior		Interiors only: Interior buildout of existing unit 18W as per Historic Preservation stamped plans dated 1/25/13. No window replacement permitted with this approval.	1/25/2013
1/25/2013		2013-0135	435 N. Michigan	100474315	Tribune Tower	42	Mechanical		Electrical only: Replace existing UPS. No other work.	1/25/2013
1/25/2013		2013-0136	1060 W. Addison	100471012	Wrigley Field	44	Interior	10/4/12	Interior: Home plate seating expansion per Historic Preservation stamped plans dated 1/25/13. Infield wall to be relocated 3' closer to home plate to accommodate 56 new seats. One portion of the reconstructed wall to be reconfigured into a moveable wall. Existing masonry to be retained and reinstalled wherever possible. Any new masonry to match size, color, texture and appearance of existing. Cast stone wall cap to be scored and grouted to match appearance of historic limestone cap. No other work permitted with this approval.	1/25/2013
1/25/2013		2013-0137	5921 N. Magnolia	100475489	Gauler Twin Houses	48	Interior		Inteirors only: Downside bathroom door and replace space with wood trim to match existing per Historic Preservation stamped exhibit dated 1/25/13. No exterior work permitted with this approval.	1/25/2013
1/28/2013		2013-0138	2128 N. Kedzie	100434060	Logan Square Boulevards District	26	Exterior		Exterior: Install 206 photovoltaic solar panels (50 Kw) to roof and provide electrical as required to bring power to house panel to existing multi-unit residential buiding as per Historic Preservation stamped plans dated 1/28/13. No other work permitted."	1/28/2013
1/28/2013		2013-0139	1564 N. Damen	100474546	Milwaukee Avenue District	1	Mechanical		Electrical work to fix violations: install smoke detectors, battery back-up, GFIs in wet locations, install/repair/replace light fixtures, remove exposed wiring - ALL INTERIOR WORK ONLY.	1/28/2013
1/28/2013		2013-0140	2124 W. Walton	100475631	Ukrainian Village District Extension	32	Interior		Replace drywall/plaster - 50 sheets - INTERIOR WORK ONLY.	1/28/2013
1/28/2013		2013-0141	332 S. Michigan	100473474	Historic Michigan Boulevard District	42	Interior		Interior remodeling of existing office space as per Landmark stamped plans dated 1/28/13. Existing ceiling grid to remain and no change to windows or facades allowed with this permit.	1/28/2013
1/28/2013		2013-0142	160 W. Wendell	100475632	Sexton School	43	Mechanical		Electrical work only: retrofit existing lights and ballasts - interior work only.	1/28/2013
1/28/2013		2013-0143	200 S. Michigan	100473392	Historic Michigan Boulevard District	42	Interior		Interior alterations to existing office suite 700 as per Landmark stamped plans dated 01/28/13. Interior work only.	1/28/2013
1/29/2013		2013-0144	11240 S. Langley	100475514	Pullman District	9	Exterior		Exterior: Replace two dormer windows on the second floor per Historic Preservation stamped plans dated 1/29/13. Work to address violations. No other window replacement permitted.	1/29/2013

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1/29/2013		2013-0145	2317 N. Geneva	100475807	Mid-North District	43	Exterior and Interior		Reinstatement of permit #100231088. Same scope of work and conditions of approval: Renovation and addition to existing masonry structure per Landmarks stamped plans dated 9/16/2008. Pointing mortar to match original in type, color and joint profile. No other work to occur with this approval.	1/29/2013
1/30/2013		2013-0146	330 N. Wabash	100467494	IBM Building	42	Interior		Interiors only: Interior alterations to 11 floors (39-47) for office use in existing office buildings. Partial work on lower levels and 48th floor. Floor 49 service as ancillary conference functions to office space. Project also includes lobby security desk, which will be freestanding. No exterior work permitted with this approval. Any signage to be applied for under separate permit.	1/30/2013
1/14/2013	1/28/2013	2013-0147	2300 N. Clark	100465740	Mid-North District	43	Sign		New flat sign for "Dunkin Donuts" 17'-9" x 2'-5" with 2" thick metal panel and push through letters mounted to existing storefront transom as per Landmark stamped plan dated 1/28/13. Existing back-painted transom glass next to new sign to modified to clear glass.	1/29/2013
1/14/2013	1/28/2013	2013-0148	2300 N. Clark	100465743	Mid-North District	43	Sign		New flat sign for "Dunkin Donuts" 9'-8" x 2'-5" with 2" thick metal panel and push through letters mounted to existing storefront transom as per Landmark stamped plan dated 1/28/13.	1/29/2013
1/30/2013		2013-0149	600 E. Grand	100471916	Navy Pier	42	Interior		Replacement of dotrefront door of existing "Margariteville" restaurant. No other work to occur with this approval.	1/30/2013
1/30/2013		2013-0150	3830 S. Calumet	100476012	Calumet-Giles-Prairie District	3	Exterior		Install new torch-applied, single-ply modified bitumen roofing system. No work to the front façade.	1/30/2013
1/30/2013		2013-0151	1279 N. Milwaukee	100462873	Milwaukee Avenue District	1	Interior		Interiors only: Interior alterations to the 4th floor office space per Historic Preservation stamped plans dated 1/30/13. No window replacement or exterior work permitted.	1/30/2013
1/30/2013		2013-0152	550 W. Surf	100476005	Surf-Pine Grove District	44	Interior		Interior work to condo unit 206: Repair interior partitions and ceiling with new drywall, replace kitchen tile and floor, replace cabinets and plumbing fixtures. No window replacement or other exterior work to occur with this approval.	1/30/2013
1/29/2013		2013-0153	10708 S. Langley	100475762	Pullman District	9	Mechanical		Electrical work - low volt security alarm system. No other work to occur with this approval.	1/30/2013
1/30/2013		2013-0154	3519 S. Giles	100475911	Eighth Regiment Armory (BMBD)	2	Mechanical		Electrical wiring - install data cable for wireless access points.	1/30/2013
1/31/2013		2013-0155	333 N. Michigan	100476090	333 N. Michigan Building	42	Scaffold		Scaffolding: Erect one scaffold skyclimber swingstate from 1/21/13 to 1/21/14. No other work.	1/31/2013
1/31/2013		2013-0156	350 E. Cermak	100475754	R.R. Donnelley Plant	2	Mechanical		Electrical only: Maintenance for February, March and April 2013.	1/31/2013
1/31/2013		2013-0157	350 E. Cermak	100475755	R.R. Donnelley Plant	2	Mechanical		Electrical only: Low voltage cabling for February, March and April 2013. No other work.	1/31/2013
1/31/2013		2013-0158	333 E. Superior	100475739	Prentice Women's Hospital	42	Mechanical		Electrical only: Maintenance for February, March and April 2013.	1/31/2013
1/9/2013	1/29/2013	2013-0159	3655 N. Avers	100468365	Villa District	30	Exterior and Interior		Interior and exterior rehabilitation of an existing single-family residence and new rear open wood deck per Landmarks stamped plans dated 1-30-13. No other work to occur with this approval.	1/30/2013

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1/31/2013		2013-0160	550 W. Surf	100476029	Surf-Pine Grove District	44	Mechanical		Mechanical: Replace one furnace in the basement.	1/31/2013
1/31/2013		2013-0161	600 E. Grand	100476115	Navy Pier	42	Mechanical		Electrical: Temporary power and lighting for The IGI Chicago Gymnastic show.	1/31/2013

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DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT

January 25, 2012

Revised Report to the Commission on Chicago Landmarks on
Prentice Hospital, 333 E. Superior St.

Introduction

According to Sec. 2-120-640 of the Municipal Code of Chicago, the Commissioner of the Department of Housing and Economic Development (HED) is called on to evaluate the relationship of a proposed landmarks designation “to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood.” The Commissioner’s report “shall also include the Commissioner’s opinion and recommendations regarding any other planning considerations relevant to the proposed designation and the Commissioner’s recommendation of approval, rejection, or modification of the proposed designation.” The Commission may then “make such modifications, changes, and alterations concerning the proposed designation as it deems necessary in consideration of any recommendation of the Commissioner of Housing and Economic Development.”

It is in this context that I am providing this report on the proposed landmark designation of the former Prentice Women’s Hospital with respect to: the Comprehensive Plan of the City of Chicago and other formal planning initiatives that are underway in the community and the city; how the designation would align with these initiatives; and how the owner’s plans for this site would align with both.

On November 1, 2012, I submitted my report and recommendation to the Commission regarding a preliminary recommendation of landmarking Prentice, and the Commission accepted the report and voted to reject its preliminary recommendation at the regularly scheduled meeting that day. A lawsuit was subsequently filed over the Commission’s consideration of my report and its rejection of the preliminary recommendation. Although the lawsuit was dismissed on January 11, 2013, the Court left in place a stay of the Commission’s rejection of the preliminary recommendation and suggested that the Commission reconsider my report and any resolution attendant thereto at the Commission’s next meeting. I am therefore submitting this revised report to the Commission for its consideration.

The issue of preserving Prentice first came to light in June of 2011, just as Mayor Emanuel was assuming office. Alderman Reilly requested a delay in its consideration to provide time for all concerned parties to discuss the merits of a designation. Since then, the Alderman and Mayor have met with the building owner, Northwestern University, and with

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representatives of the preservation community, as well as local neighbors and businesses. In addition, the Department has met separately with all parties, and facilitated two sessions attended by representatives of the owner and the preservation community.

This Department is in the unique position of having to evaluate the question of preservation from two different perspectives: as a potential landmark; and as a site for a major development project. With respect to the former, the Department's landmarks staff has approached the question professionally and carefully, issuing a report to the Commission that suggests that the building meets landmark criteria. Having said that, however, the Department must also frame the question in a broader planning context as required by the Landmarks ordinance. It is from that perspective that we make this report and the final recommendation noted below.

A Plan of Development

It is clear that the suggestion to preserve the former Prentice Hospital is directly at odds with the University's plans for the site. Northwestern is engaged in a long-term medical research expansion project that has targeted 333 E. Superior for a new research facility, immediately adjacent and connected to the Lurie Research Center to the west of the Prentice site. The latter was chosen specifically for its location at the nexus of a medical research campus that, at full build-out, is planned to include approximately 1 million square feet of additional research space and employ more than 2,000 medical research professionals and support personnel. Its total impact on Chicago's economy is estimated at nearly \$400 million annually. In federal grant dollars, Northwestern's research funding would reportedly increase from \$300 million to an estimated \$450 million every year.

Northwestern's ambitions in the academic medical research field are integrally tied to the new facility. According to U.S. News and World Report, Northwestern is ranked 18th in the country as a medical research institution. A new facility such as the one contemplated could help it move into the top ten. Without such a facility, it would be at a competitive disadvantage as compared to such well-established institutions as Duke, Yale, Johns Hopkins, Stanford and others across the country.

Northwestern's re-development plan has been in place for some time. It is what led Childrens Memorial Hospital to re-locate from Lincoln Park to the Northwestern campus in Streeterville. It also led to the construction of a new Prentice hospital. Both institutions intend to take advantage of the research capacity that the University's new center would offer.

HED has reviewed re-use proposals submitted by preservation advocacy groups for the former Prentice building, as well as the re-use report prepared by the University. After careful consideration, the Department is persuaded that the old building cannot be

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efficiently adapted to meet the technical needs of a modern medical research facility, nor can it be configured to meet the space requirements identified in the school's expansion plan. In short, it would work neither financially nor programmatically.

That leaves the question whether the university could locate its new facility elsewhere in the area, which would allow the former Prentice building to be used for alternative purposes. Northwestern argues that other sites in Streeterville that have been suggested, including the site of the former VA Hospital and the soon-to-be-vacated Rehabilitation Institute of Chicago (RIC), are not appropriate or available for its use. Northwestern Memorial Hospital, which owns the VA site, has announced that it will begin construction of a new clinical development (including a new emergency room) there in the next few years and that the two different uses – clinical practice and academic research – are operationally and structurally incompatible. The University also asserts that the RIC site would not accommodate the connectivity with its extant research facilities that the university is seeking. After careful consideration of these arguments, the Department is again persuaded that there is no other location where the University could commensurately fulfill its research expansion objectives.

The Department's perspective on these matters is guided in part by the "Plan for Economic Growth & Jobs" published by the City and World Business Chicago earlier this year and adopted by this Department. The plan identifies 10 major strategies to reinforce and expand Chicago's economy. Northwestern's plan for its medical research program corresponds to several of these strategies, specifically the City's desire to support its "largest research institutions to better align their research and development agendas with industry needs." For Northwestern, this alignment entails the physical integration of its medical research complex precisely at the old Prentice site.

The requirement for physical integration and proximity to clinical practice is a fundamental characteristic of the world's newest medical facilities. The new building would provide seamless, floor-by-floor integration with the Lurie Center, along with connections to future structures to the south and east that would foster the collaborative environment in which medical research and treatment is most effective. Recent, ongoing, and proposed Streeterville projects by Lurie Children's Hospital, Northwestern Memorial Hospital, and RIC all share this same principle.

Unfortunately, a building such as the former Prentice that was designed for a completely different purpose is not going to meet this objective.

Impact

In addressing the conflict of values between the preservation of an important building and the need for a modern research facility, the Department concludes that the civic and

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economic impact of Northwestern's proposed research program outweighs the relative importance of maintaining the former Prentice building as an architectural landmark.

The location is expected to become one of the critical nodes in Chicago's medical industry, creating and attracting new companies and research institutes that will be at the cutting-edge of scientific research in this country. With 10 new startups formed since 2010, the University anticipates the new facility would foster the creation of some 30 more companies in coming years. This projection strategically aligns with the Plan for Economic Growth & Jobs, specifically its goals to strengthen connections between the academy and industry, and to promote university research and development, and commercialization. It is also in alignment with the Comprehensive Plan for Chicago, which promotes the increased density of businesses and support institutions in the central business district of the city.

The Department also recognizes the humanitarian aspects of the proposed building. There will be many patients whose lives are saved or enhanced as a result of its research program. Specific study areas will include cancer, cardiovascular disease, diabetes, autoimmune disease, and neurodegenerative disorders, among others. Northwestern is already a primary research center for these and other medical subjects.

Finally, as the principal planning agency for the City, the Department must maintain an objective perspective in evaluating the impact of neighborhood projects on citywide goals. From this perspective, the Department has determined that the Northwestern proposal is in the best interests of the city and its residents. It will further distinguish the Streeterville neighborhood as one of the nation's preeminent medical campuses while reinforcing institutional investments that will extend citywide and beyond.

Proponents of the preservation of Prentice Hospital have recently issued a study that purports to show that the re-use of the facility under certain circumstances will add to the economic impact projected by Northwestern's proposed research facility. I have reviewed that study and find that it is founded on a set of assumptions that are not based in fact and do not reflect a specific development proposal. In addition, the study does not manifest an expressed market need or demand study; it is simply a modeling exercise. Furthermore, it relies on a design approach to Northwestern's new facility that would undermine Northwestern's ability to implement its research program, which, as explained above, would be beneficial to the City and align with its several plans. For these reasons, our Department is unable to accept the findings of the study or change our planning analysis.

Conclusion

The Department is highly sensitive to the ongoing balance we must maintain between preservation and growth. Our larger obligation, however, is to situate the landmark

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process within our long-term planning framework. As cited previously, the Ordinance requires that we evaluate proposed Landmark designations in the light of City plans and the effect on the City generally as well as the surrounding neighborhood.

Based on the foregoing, therefore, it is the recommendation of the Department of Housing and Economic Development that Northwestern University should be allowed to pursue its long-term plan for a medical research facility on the site of the former Prentice Hospital.

As a result, the Department cannot recommend landmark designation of the former Prentice Hospital and further recommends that the Commission reject its preliminary recommendation of designation.

Andrew J. Mooney

Commissioner

DRAFT

Resolution
by the
Commission on Chicago Landmarks
on the
Recommendations from the
Commissioner of Housing and Economic Development
for the
(Former) Prentice Women's Hospital
333 E. Superior Street

February 7, 2013

WHEREAS, the Commission on Chicago Landmarks ("Commission") voted to approve a "preliminary landmark recommendation" for the (Former) Prentice Women's Hospital Building (the "Building") on November 1, 2012; and

WHEREAS, the Commission's vote on November 1, 2012, initiated the consideration process for further study and analysis for the possible designation of the Building as a Chicago Landmark; and

WHEREAS, on November 1, 2012, the Commission also requested a report (the "HED Report") from the Commissioner of the Department of Housing and Economic Development (the "Commissioner") which evaluates the relationship of the proposed designation to the Comprehensive Plan of the City of Chicago and the effect of the proposed designation on the surrounding neighborhood and includes the Commissioner's opinion and recommendation regarding any other planning consideration relevant to the proposed designation and the Commissioner's recommendation of approval, rejection, or modification of the preliminary recommendation, in accordance with Section 2-120-640 of the Municipal Code of Chicago (the "Municipal Code"); and

WHEREAS, the Commissioner submitted an HED Report dated November 1, 2012; and

WHEREAS, on November 1, 2012, the Commission accepted the HED Report; and

WHEREAS, the Commissioner submitted a revised HED Report dated January 25, 2013 (the "Revised HED Report"); and

WHEREAS, on February 7, 2013, the Commission accepted the Revised HED; and

WHEREAS, the Commissioner has recommended in the Revised HED Report that the Commission reject its "preliminary landmark recommendation" for the Building; now, therefore

Be it resolved by the Commission:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth here.

Section 2. In consideration of the recommendations contained in the Revised HED Report, the Commission hereby rejects its "preliminary landmark recommendation" for the Building.

REUSE ALTERNATIVES FOR PRENTICE

Supporting Medical Research. Strengthening Chicago's Economy.

Former City officials, leading experts, and architects in Chicago have unveiled a series of reuse alternatives for historic Prentice Women's Hospital. Each proposal accommodates Northwestern's space and facilities needs through a combination of new construction for medical research and the reuse of Prentice as a support facility. This approach would deliver significantly greater economic benefits than Northwestern's current proposal — including an additional 600 temporary jobs, 980 permanent jobs and \$1.1 million in annual tax revenues.

Learn more at www.SavePrentice2013.wordpress.com.



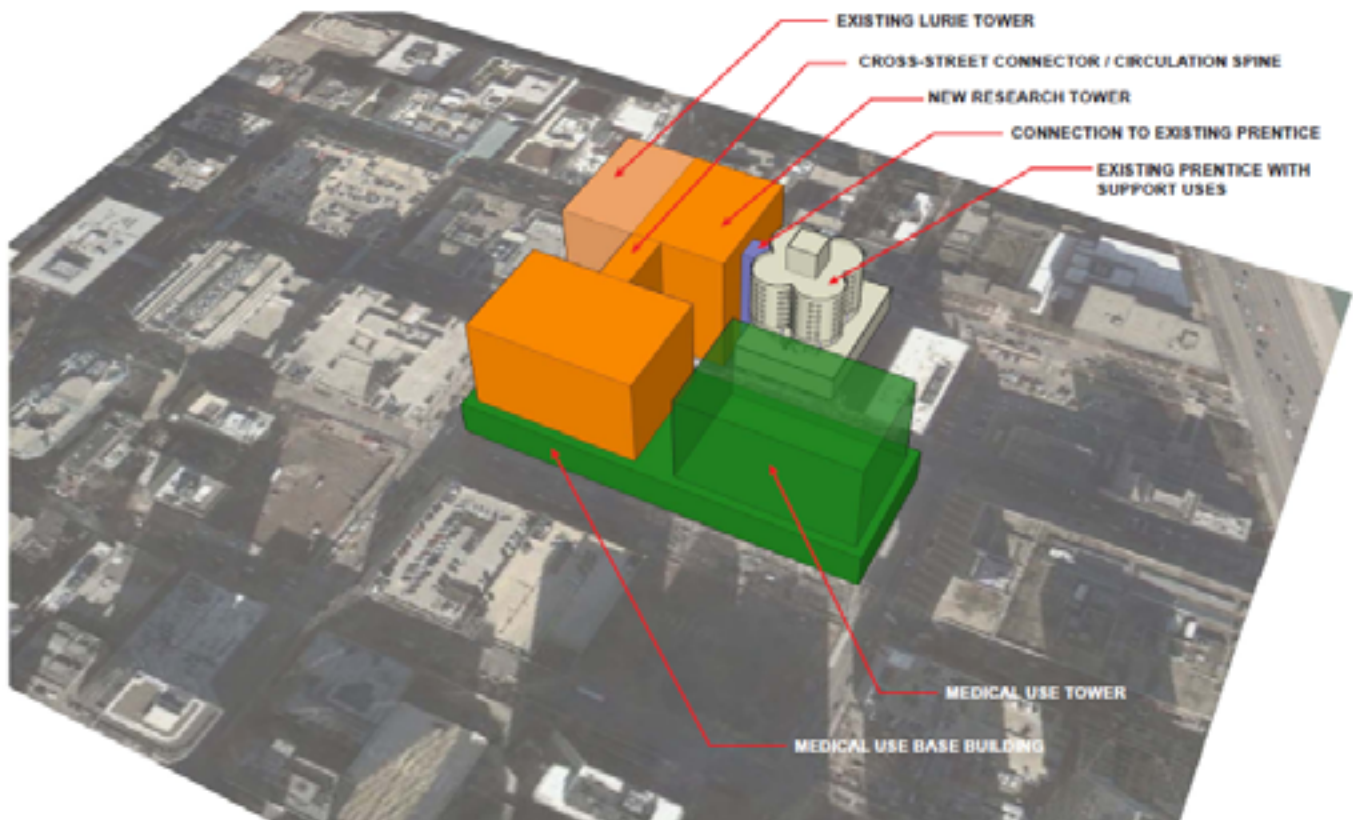
REUSE ALTERNATIVE: LOEBL SCHLOSSMAN & HACKL

A Planning Approach

Healthcare design experts at Loeb Schlossman & Hackl focused on a master-planning approach for the Prentice site and surrounding area, representing a broader strategy to effectively meet Northwestern's medical research requirements.

Loeb Schlossman & Hackl produced three campus planning concept diagrams. In each planning proposal, the rehabbed Prentice would serve as a fully functional support facility for adjacent, new construction devoted to medical research.

In each scheme, the new construction satisfies the space needs Northwestern has publicly identified, including 1.2 million total gross square feet, at least 40,000 assignable square feet for a vivarium, 15' floor-to-floor heights and floor-to-floor connections with



adjacent medical research space.

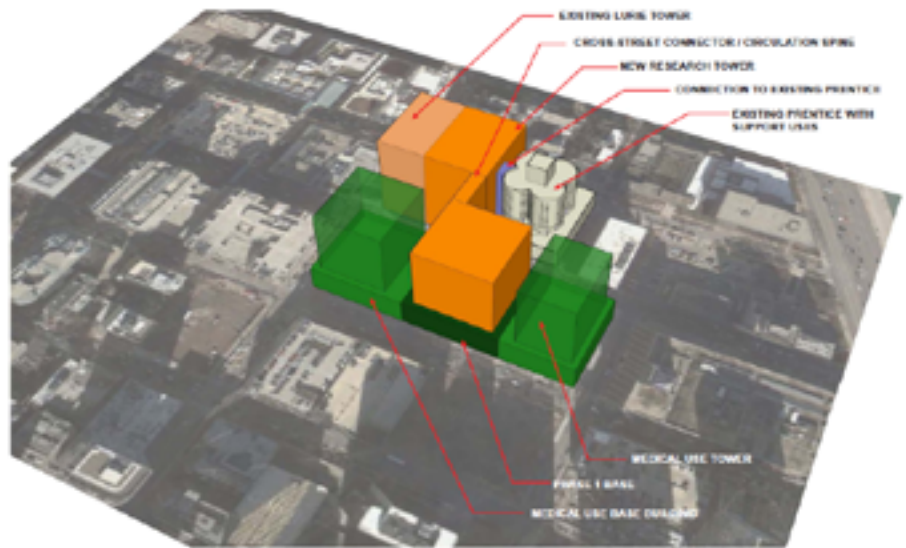
Another characteristic of all three planning schemes is the recognition that Northwestern Memorial Hospital is planning an expansion of its current hospital facilities in the Feinberg and Galter pavillions eastward to the site of the former VA.

ALL SCHEMES

DARK GREEN: A 3 to 4 story medical use base building, which can be connected to the existing Feinberg Pavilion to the west, for continuity of hospital services.

LIGHT GREEN: Special purpose "Towers" over the base building to accommodate additional medical care needs.

ORANGE: Medical research space connected to existing Lurie facility and Prentice.



PRENTICE SITE STUDIES

SCHEME B - VIEW LOOKING NORTH

Loebl Schlossman & Hackl
Architecture, Planning & Interior Design
LSH



PRENTICE SITE STUDIES

SCHEME C - VIEW LOOKING NORTH

Loebl Schlossman & Hackl
Architecture, Planning & Interior Design
LSH

DESIGN TEAM PROFILE

Loebl Schlossman & Hackl

ABOUT: Founded in 1925, Loebl Schlossman & Hackl is a Chicago-based Architecture, Planning and Interior Design firm. This diversity and knowledge of project types creates fresh approaches that often transfer from one project type to another, giving our clients unique and exciting new design concepts.

Loebl Schlossman & Hackl is dedicated to the practice of design in the broadest sense by enhancing the quality of life through the creation of buildings that raise people's expectations. We listen to our clients, upholding the concept of responsible, personal service. We employ common sense and an awareness of economic reality to create the best buildings and environments possible . . . buildings that are enjoyable to look at and to experience.

Loebl Schlossman & Hackl's Prentice team was led by David Urschel, Principal and Director of Healthcare Design.

WEBSITE: www.lshdesign.com

The Save Prentice Coalition would like to thank the team from Loebl Schlossman & Hackl for their extensive effort in developing a reuse alternative for Prentice.

REUSE ALTERNATIVES FOR PRENTICE

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Learn more at www.SavePrentice2013.wordpress.com.



REUSE ALTERNATIVE: BAUERLATOZA STUDIO

QUICK FACTS

24 STORY ADDITION

1,800 NEW LAB SPACES

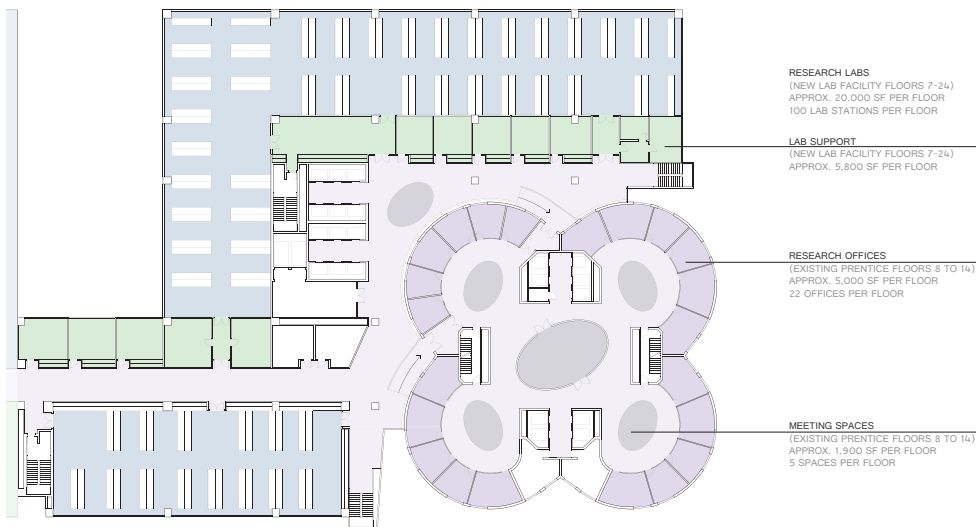
1.2M TOTAL SQUARE FEET

Embracing Prentice

Bertrand Goldberg's Prentice Hospital is an innovative architectural design worth saving. Since the hospital was completed in 1975, however, Chicago's Streeterville community has risen up around it, putting the land — and the air — around the landmark at a premium. Reimagining the land and air around Prentice Hospital through a dynamic mix of preservation, reuse, and new development creates a truly twenty-first century medical research facility.



“Bertrand Goldberg's Prentice Hospital is an innovative architectural design worth saving.”

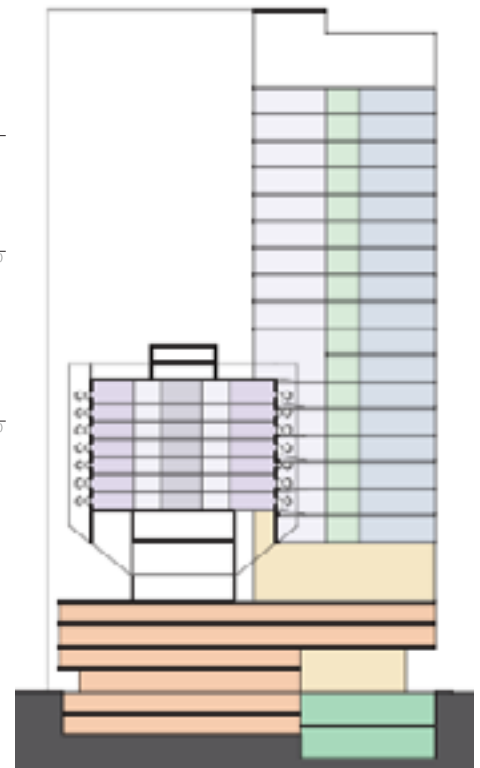


Floorplan showing the new medical research facility, its connection to Prentice and support space within Prentice.

west. A sweeping glass-lined corridor connects the tower's versatile new lab with 7,000 square feet of new research offices and meeting spaces within the Goldberg's rehabbed Prentice tower.

At twenty-five-story, one-million-square-foot lab facility embracing Goldberg's Prentice leaves the groundbreaking concrete tower intact while providing Northwestern the research space it needs. Goldberg's Prentice tower remains the visual focus of the site and becomes a critical support structure for Northwestern's medical research tower, which directly links with the existing Lurie Research Center to the

The base of both the new building and Prentice's original base are combined to create a 220,000 square foot Northwestern resource and conference center that includes an administration center for the new labs above. The facility's two basement floors connect with those of the adjacent Lurie Building, providing 70,000 square feet for a new state-of-the-art vivarium. Bridging the old and



North-south section showing connection between the new structure and Prentice.

new facilities is a 35,000 square foot public hall and cafeteria adjoining a new rooftop garden atop Prentice's original steel and glass pedestal.

DESIGN TEAM PROFILE

BauerLatoza Studio

ABOUT: BauerLatoza Studio was founded by Joanne Bauer and Bill Latoza in 1990. The firm specializes in architecture, historic preservation, hospitality, building evaluation and triage, landscape architecture, and urban design and planning. Clients include federal, state and local governments, and private and nonprofit entities. In its first 20 years in operation, BauerLatoza Studio has been recognized with more than 30 design awards from such organizations as American Institute of Architects (AIA) Chicago, the Richard H. Driehaus Foundation, and the Commission on Chicago Landmarks.

PRENTICE TEAM MEMBERS: Edward Torrez, AIA, LEED AP BD+C, Principal; Tim Vacha, AIA, Architect; Jaime Aubry, Associate AIA, LEED AP BD+C, Architectural Designer; Roberta Brucato, Architectural Designer; John D. Cramer, LEED AP BD+C, Architectural Designer; Sarah Olson, LEED AP BD+C, Architectural Designer; and Theresa Potter, AIA, LEED AP BD+C, Architect

WEBSITE: www.bauerlatozastudio.com

The Save Prentice Coalition would like to thank the team from BauerLatoza Studio, who together contributed 220 pro bono hours developing in developing a reuse alternative for Prentice.

REUSE ALTERNATIVES FOR PRENTICE

Supporting Medical Research. Strengthening Chicago's Economy.

Former City officials, leading experts, and architects in Chicago have unveiled a series of reuse alternatives for historic Prentice Women's Hospital. Each proposal accommodates Northwestern's space and facilities needs through a combination of new construction for medical research and the reuse of Prentice as a support facility. This approach would deliver significantly greater economic benefits than Northwestern's current proposal — including an additional 600 temporary jobs, 980 permanent jobs and \$1.1 million in annual tax revenues.

Learn more at www.SavePrentice2013.wordpress.com.



REUSE ALTERNATIVE: CYRIL MARSOLLIER & WALLO VILLACORTA



QUICK FACTS

25 STORY ADDITION

320 LAB SPACE MODULES

1.12M TOTAL SQUARE FEET

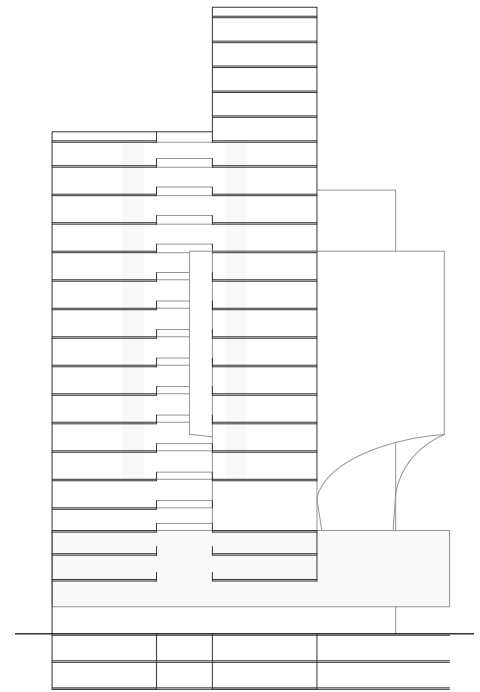
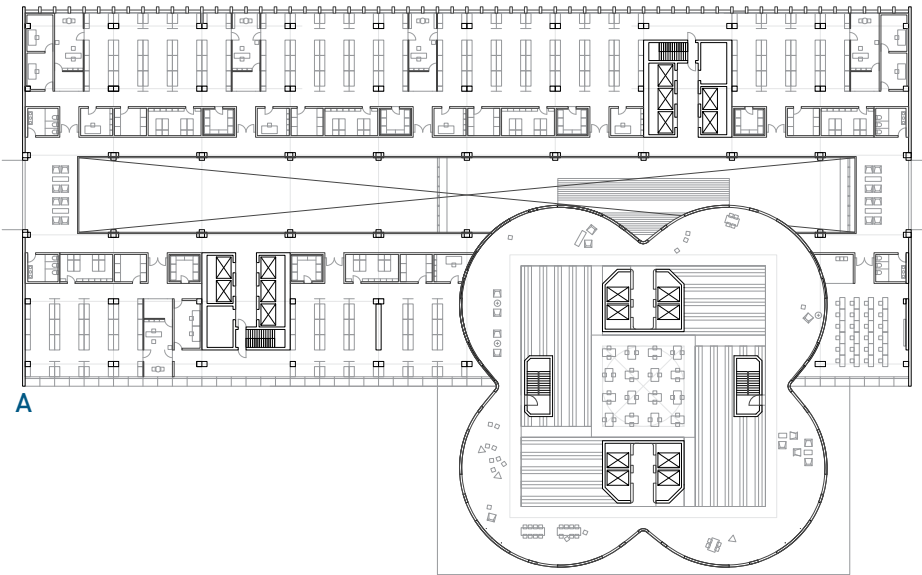
Proposal Details

The proposal by Cyril Marsollier & Wallo Villacorta imagines the preservation of Prentice in its entirety but introduces a new, 25-story structure on the site that envelops Prentice at its midpoint.

Only one half of the Prentice tower would remain exposed outside of this new structure; however, Goldberg's landmark would appear whole. This effect is produced through the use of reflective glass on the façade of the new structure.

(Continued on reverse.)

“Through an appreciation of the validity of Northwestern University's need for a new functional facility and the public's interest in preservation, conflicting interests can be reconciled with thoughtful negotiation.”



Cross-section of the intersection of the new construction and Prentice.

The new structure would house 320 medical research lab modules. Prentice would provide vital auxiliary support for medical research work and other university functions. Figure A represents a typical floor plan and shows medical research workspaces in the new structure, with new library space in Prentice.

Maintaining Prentice celebrates the possibilities of free space, and its embrace by a new structure with an intersecting facade preserves its complete iconic image.

The idea of losing yet another architectural icon prompted Cyril Marsollier & Wallo Villacorta to submit their winning entry to the Chicago Architecture Club design competition, "Future Prentice." Prentice is a one of a kind modernist work that has made a strong visual impact on the Chicago landscape. Prentice is the sort of scarce, iconic treasure of architectural significance that a city should preserve for its tremendous value to the world. Of these treasures in Chicago, Prentice stands out as one of the most ambitious.

Through an appreciation of the validity of Northwestern University's need for a new functional facility and the public's interest in preservation, conflicting interests can be reconciled with thoughtful negotiation.

DESIGN TEAM PROFILE

Cyril Marsollier & Wallo Villacorta

ABOUT: Cyril Marsollier & Wallo Villacorta were awarded first prize for their Prentice reuse design for "Future Prentice," the 2012 Chicago Prize Competition sponsored by the Chicago Architectural Club. Originally from Paris, France, and Lima, Peru, respectively, Cyril & Wallo are currently based in Chicago. Their architectural practice seeks to attain an understanding of the city through its by-products and artifacts.

After receiving his BS Arch from the University of Illinois, Wallo worked in Zurich, Switzerland, at architectural firm E2A (Eckert Eckert Architekten). Currently Wallo works at the branding and design studio Someoddpilot and is the director and curator of Public Works Gallery. Prior to arriving in Chicago, Cyril worked at Work Architecture Company in New York City and at L'AUC in Paris. He holds a Masters of Architecture with distinction from the National Superior School of Architecture in Versailles.

The Save Prentice Coalition would like to thank Cyril Marsollier & Wallo Villacorta, who together contributed 175 pro bono hours developing their reuse alternative for Prentice.

REUSE ALTERNATIVES FOR PRENTICE

Supporting Medical Research. Strengthening Chicago's Economy.

Former City officials, leading experts, and architects in Chicago have unveiled a series of reuse alternatives for historic Prentice Women's Hospital. Each proposal accommodates Northwestern's space and facilities needs through a combination of new construction for medical research and the reuse of Prentice as a support facility. This approach would deliver significantly greater economic benefits than Northwestern's current proposal — including an additional 600 temporary jobs, 980 permanent jobs and \$1.1 million in annual tax revenues.

Learn more at www.SavePrentice2013.wordpress.com.



REUSE ALTERNATIVE: KUJAWA ARCHITECTURE LLC

QUICK FACTS

36 STORY ADDITION

25,000 SQUARE FEET / FL

34 RESEARCH SPACES / FL

1.2M TOTAL SQUARE FEET

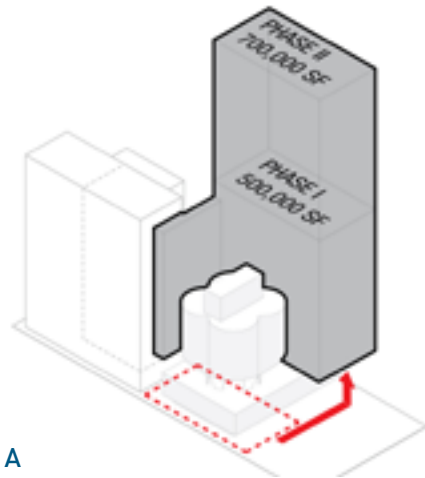
A Third Way

The debate surrounding Prentice has been framed as a false choice between advancing medical research and preserving one of our City's most significant buildings. The proposal by Kujawa Architects draws its inspiration from the belief that a third way is possible. Its goal is to find a strategy to both save Goldberg's Prentice and provide for Northwestern's facility needs.

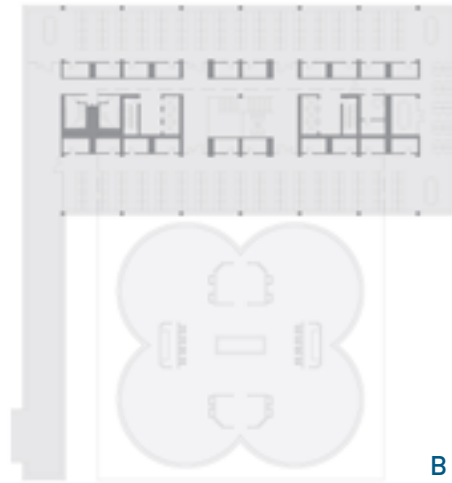
Goldberg's Prentice can be saved. Northwestern's specifications can
(Continued on reverse.)



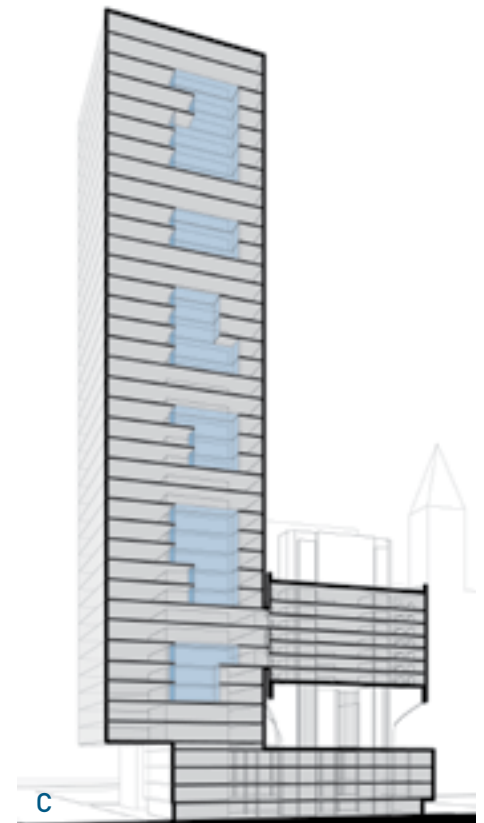
“The debate surrounding Prentice has been framed as a false choice... Goldberg's Prentice can be saved. Northwestern's specifications can be met.”



A



B



C

be met. This can be achieved through a strategy of volume displacement. Air rights over Superior Street would be granted to Northwestern by the City of Chicago. An alternative to demolition, this exchange would allow Northwestern to reclaim the portion of the site that is occupied by Prentice.

Kujawa's proposed design allows Northwestern to meet their current and future needs. Consistent with the University's stated plans, the tower would be constructed in two phases, with Phase I adding 500,000 gross square feet of

new construction and Phase II adding another 200,000 (Figure A). The new building would be supported by a central core that penetrates the existing base of Prentice, but is structurally independent. Each floor accommodates the minimum 25,000 gross square footage required by Northwestern to achieve an "intellectual critical mass" (Figure B). Floor-by-floor horizontal connections are made to the adjacent Lurie Research Building, while additional multi-story atria provide shortcuts between floors and dramatically increase the "line of sight" con-

nections desirable in a collaborative research facility (Figure C). The new tower would serve as a visual marker for Chicago's new biomedical research hub, while allowing Prentice to remain an iconic center for the medical campus.

DESIGN TEAM PROFILE

Kujawa Architecture LLC

ABOUT: Kujawa Architecture is a Chicago-based design firm focusing on the intersection of Art, Architecture, Design and Landscape. We believe that good design is not precluded by real-world constraints. In fact, we welcome them, often finding inspiration in reconciling seemingly competing demands placed on a project. We view these intersections as opportunities. Considering all aspects of the work including the physical, cultural and economic context along with our client's vision, budget and schedule we seek to reach a balance of the pragmatic and the poetic.

PRENTICE TEAM MEMBERS: Casimir Kujawa, Principal; Mason Pritchett, Architect; Patrick Johnson, Architect; and Andrew Corrigan, Designer.

WEBSITE: www.crkarch.com

The Save Prentice Coalition would like to thank the members of the Kujawa Architecture team, who collectively contributed 462 pro bono hours developing their reuse alternative for Prentice.

REUSE ALTERNATIVES FOR PRENTICE

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Learn more at www.SavePrentice2013.wordpress.com.



SUPPORT AREA STUDY: LOEBL SCHLOSSMAN & HACKL

The healthcare experts at LoebL Schlossman & Hackl completed a support area study which identified the auxiliary functions that generally accompany medical research. The reuse alternative proposals devote space within Prentice by the functions and square footage in the table below.

Function	Total (SF)
Book Store	1,200
Lounge	4,000
Vending	1,000
Café	1,500
Fitness Center	2,500
Computer Lab/Resource Library	4,000
Conference Center	24,000
Food Service	15,000
Trial Clinics/Consultation	2,560
Lecture Rooms	19,200
Classrooms	20,000
Faculty Offices	14,000
Administrative Offices	8,400
Clerical Support	9,300
Huddle Space/Conference	14,000
On-Call/Guest Researchers	3,600
Main Lobby	4,000
Retail	8,000

FACT SHEET THE ECONOMICS OF REUSE



Northwestern University is proposing to demolish the former Prentice Women's Hospital to build new medical research space at that site. A number of recently unveiled counter-proposals envision the construction of the desired research space at an adjacent location and the rehabilitation of Prentice into an auxiliary facility that will support medical research and other university functions.

Each counter-proposal accommodates Northwestern's stated space and facilities needs and incorporates space use recommendations for Prentice from a study by Loebel Schlossman & Hackl Healthcare Consultants. This approach to reuse was the subject of an economic analysis conducted by the Econsult Corporation. The analysis used the economic benefits touted by Northwestern as a baseline:

- Northwestern has stated its proposal would create 2,500 construction jobs, add 2,000 new full-time jobs and contribute \$390 million annually in net economic impact for Chicago. The counter-proposals **have upfront construction and ongoing operations in common** with Northwestern's proposal, **and therefore the economic impacts that would result.**

The counter-proposals would deliver the following economic benefits *in addition* to those promised by Northwestern through new construction for medical research and the reuse of Prentice:

- Upfront rehabilitation of Prentice, and the spillover economic activity that results from it, would generate **\$103 million in one-time expenditures**, support **580 temporary jobs** and generate **\$369,000 in tax revenues** to local and county governments.
- Ongoing operations at Prentice, and the spillover economic activity that results from them, would generate **\$155 million in annual expenditures**, support **980 permanent jobs** and generate **\$1.1 million in tax revenues** to local and county governments.
- The combination of preserving Prentice and adding new research space at an adjacent location would likely generate more positive property value impact nearby than simply demolishing Prentice and building new research space there, with attendant **increases in property tax revenues** to the City of Chicago and Chicago Public Schools **on the order of hundreds of thousands of dollars per year.**

Econsult Corporation's complete economic impact report is available online at:

<http://bit.ly/Vu2h29>.

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Web: www.econsult.com*

December 21, 2012

To: National Trust for Historic Preservation, Chicago Office

Re: The Economic Impact of Rehabilitating the Prentice Women's Hospital Building – FINAL

This memo serves as an articulation of our analysis of the economic impact of rehabilitating the Prentice Women's Hospital Building in the Streeterville neighborhood of the City of Chicago in Cook County, Illinois. I look forward to presenting these findings at your January 3rd event if needed.

Best regards,



Lee Huang
Director

SUMMARY

Northwestern University is proposing to demolish the Prentice Women's Hospital Building, in the Streeterville neighborhood of the City of Chicago in Cook County, Illinois, to build new research space at that site. The National Trust for Historic Preservation is counter-proposing the construction of the desired research space at an adjacent location that is controlled by Northwestern, and the preservation of Prentice into usable office and retail space.

The Trust's counter-proposal to preserve and reuse Prentice is likely to generate significant upfront and ongoing economic benefits:

1. Upfront rehabilitation of Prentice, and the spillover economic activity that results from it, will generate about \$100 million in one-time expenditures, support about 600 temporary jobs and generating about \$400,000 in tax revenues to local and county governments.
2. Ongoing operations at Prentice, and the spillover economic activity that results from them, will generate about \$150 million in annual expenditures, support about 1,000 permanent jobs and generating about \$1 million in tax revenues to local and county governments.
3. The combination of preserving Prentice and adding new research space at an adjacent location is likely to generate more positive property value impact nearby than simply demolishing Prentice and building new research space there, with attendant increases in property tax revenues to the City of Chicago and Chicago Public Schools on the order of hundreds of thousands of dollars per year.

1. CONTEXT AND SCOPE OF ANALYSIS

We understand that Northwestern University is proposing to demolish Prentice to build new research space at that site, and has generated preliminary estimates of the upfront and ongoing economic impacts that will result as part of its argument to proceed. The National Trust for Historic Preservation is counter-proposing the construction of the desired research space at an adjacent location that is controlled by Northwestern, and the preservation of Prentice into usable office and retail space.

Thus, from a cost-benefit standpoint, both Northwestern's proposal and the Trust's counter-proposal have in common the upfront construction and ongoing operations of new research space, and therefore the economic impacts that will result. What is different about the two proposals is where that new research space should go, whether or not Prentice is preserved, and what costs and benefits are associated with preserving Prentice (see Table 1.1).¹

Therefore, this report does not comment on Northwestern's recent estimates of the economic impacts that will result from constructing and operating new research space, since such impacts would occur under both scenarios. This report also does not cover whether Prentice is "worth" saving, from a historical or aesthetic standpoint, but rather identifies and quantifies the economic benefits that may result should it be saved. Nor does this report suggest a specific alternative site for Northwestern to build new research space instead of Prentice, although it assumes that such a satisfactory alternative site does in fact exist at an adjacent location.

¹ In actuality, the cost of demolishing Prentice and preparing that site for development is likely to be far greater, on the order of many millions of dollars, than the cost of preparing an adjacent location for development. If this is the case, that represents an additional financial advantage of the Trust's counter-proposal over Northwestern's proposal.

Table 1.1 – Similarities and Differences between Northwestern University’s Proposal to Build New Research Space at the Site of the Prentice Women’s Hospital Building and the National Trust for Historic Preservation’s Counter-Proposal to Preserve and Reuse Prentice and to Locate the New Research Space at an Adjacent Location Controlled by Northwestern (Shaded = Assumed to Be Equivalent and Therefore to Effectively Cancel Each Other Out)

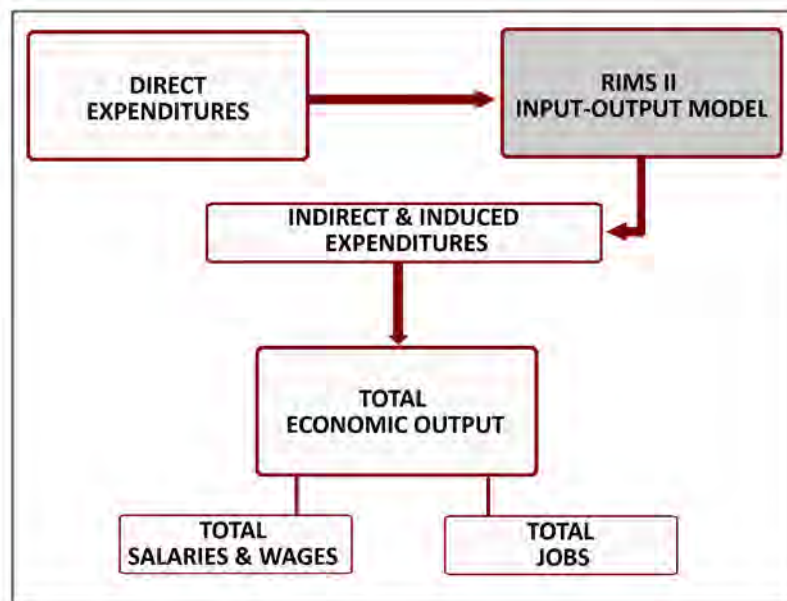
	Northwestern Proposal	NTHP Counter-Proposal
Costs	Demolition of and site preparation at Prentice	Demolition of and site preparation at adjacent location
	Upfront construction of new research space at Prentice	Upfront construction of new research space at adjacent location
		Rehabilitation of Prentice
Benefits	Economic impact from upfront construction of new research space at Prentice	Economic impact from upfront construction of new research space at adjacent location
	Economic impact from ongoing operations of new research space at Prentice	Economic impact from ongoing operations of new research space at adjacent location
		Economic impact from upfront rehabilitation of Prentice
		Economic impact from ongoing operations of Prentice
	Property value impact from new research space at Prentice	Property value impact from newly rehabilitated Prentice
		Property value impact from new research space at adjacent location

Source: National Trust for Historic Preservation (2012), Econsult Corporation (2012)

2. ECONOMIC AND FISCAL IMPACT METHODOLOGY

Economic impacts are typically expressed in terms of total expenditures and the employment and earnings supported by them. New expenditures lead to a series of spillover effects, whereby the impact of new spending and employee earnings ripples through local economies and supports additional economic activity and job creation (see Figure 2.1).

Figure 2.1 - Flowchart of Input-Output Methodology for Estimating Economic Impact



Source: Econsult Corporation (2009)

Impact estimates were determined by using standard input-output methodologies and multipliers, as provided by the US Department of Commerce. The smallest level of geography for which multipliers are available is a single county, so multipliers were purchased for Cook County, Illinois, and were integrated into an input-output model for purposes of understanding how direct expenditures within Cook County translate into economic impacts within Cook County.²

² See Appendix A.1 for a summary of Econsult Corporation's economic impact methodology.

Fiscal impacts represent the tax revenues generated to various taxing jurisdictions as a result of the increases in various tax bases associated with the economic impacts described above. Using existing tax revenue and tax base data for each relevant local or county taxing jurisdiction (the City of Chicago, other municipalities within Cook County, and Cook County itself), and applying any appropriate tax types and tax rates to the increases in various tax bases as accounted for the estimated economic impacts, fiscal impact estimates could be determined.³

Economic and fiscal impact modeling is necessarily imprecise in nature, as there is no way to predict or account for all of the spillover effects taking place within a dynamic and interconnected regional economy. Furthermore, this report focuses not on estimated impacts from actual past economic activity but forecasted impacts from projected future economic activity. Estimates are rounded accordingly and should be taken as order-of-magnitude estimates and not as precise accountings of actual economic activity, employment, and tax revenues.

³ See Appendix A.2 for a summary of Econsult Corporation's fiscal impact methodology.

3. ECONOMIC AND FISCAL IMPACT FROM UPFRONT REHABILITATION

Upfront rehabilitation of Prentice is estimated to cost about \$54.5 million, excluding inflation and contingencies (see Table 3.1). This cost estimate was provided by the Trust and is based on initial estimates prepared by Affiliate Engineers for Northwestern as part of the Prentice-Stone Pavilion report prepared in May 2011 by Jacobs Consultancy, Inc. From this report and these estimates, adjustments were made by the Trust to account for a modification in uses.

Table 3.1 – Estimated Direct Expenditures Associated with Upfront Rehabilitation of the Prentice Women's Hospital Building (in \$M)

General	Mechanical	Electrical	Plumbing	Total
\$23.8	\$12.8	\$10.7	\$3.4	\$54.5

Source: National Trust for Historic Preservation (2012), Econsult Corporation (2012)

This one-time rehabilitation expenditure will represent a significant temporary contribution to the local economy, supporting jobs and generating tax revenues. It is estimated that these expenditures will result in about \$100 million in total expenditures, supporting about 600 jobs and about \$30 million in earnings within Cook County (see Table 3.2). These impacts are the sum of the economic activity represented by the upfront rehabilitation activity, the spillover economic activity that results from local vendors ramping up in response to the upfront activity, and the spillover economic activity that results from workers spending a portion of their earnings within the local economy.

The construction industry will gain the most from upfront rehabilitation of Prentice, but many other industries will also be positively impacted. Within Cook County, it is estimated that about 60 percent of the expenditure impact and about 60 percent of the employment impact will be in industries besides construction (see Table 3.3).

Table 3.2 – Estimated One-Time Economic Impact of Direct Expenditures Associated with Upfront Rehabilitation of the Prentice Women's Hospital Building

	Economic Impact within Cook County
Direct Expenditures (\$M)	\$55
Indirect and Induced Expenditures (\$M)	\$49
Total Expenditures (\$M)⁴	\$103
Total Employment	580
Total Earnings (\$M)	\$27

Source: US Department of Commerce (2011), National Trust for Historic Preservation (2012), Econsult Corporation (2012)

Table 3.3 – Industry Distribution of Estimated One-Time Economic Impact of Direct Expenditures Associated with Upfront Rehabilitation of the Prentice Women's Hospital Building

Expenditure Impact within Cook County	%	Expenditure Impact within Cook County	%
Construction	43%	Construction	42%
Professional, scientific, and technical services	16%	Professional, scientific, and technical services	15%
Manufacturing	9%	Retail trade	6%
Real estate and rental and leasing	6%	Administrative and waste management services	5%
Finance and insurance	6%	Health care and social assistance	5%
All other industries	22%	All other industries	26%

Source: US Department of Commerce (2011), National Trust for Historic Preservation (2012), Econsult Corporation (2012)

It is also estimated that this temporary economic expansion will also result in about \$200,000 in new tax revenues to the City of Chicago, about \$100,000 in new tax revenues to other

⁴ Throughout the report, totals may not sum exactly due to rounding.

municipalities within Cook County, and about \$100,000 in new tax revenues to Cook County (see Table 3.4). These tax revenues are generated from the one-time increase in various tax bases – in the City of Chicago, in other municipalities within Cook County, and in Cook County – represented by the economic impacts associated with the upfront rehabilitation activity.

Table 3.4 – Estimated One-Time Fiscal Impact of Upfront Rehabilitation of Direct Expenditures Associated with the Prentice Women's Hospital Building (in \$000s)⁵

	Tax Revenues to the City of Chicago	Tax Revenues to Other Municipalities within Cook County	Tax Revenues to Cook County
Utility Tax Revenues	\$100		
Share of State Income Tax Revenues ⁶	\$56	\$56	
Sales Tax Revenues ⁷	\$49	\$32	\$76
Total Tax Revenues⁸	\$205	\$88	\$76

Source: US Department of Commerce (2011), National Trust for Historic Preservation (2012), Econsult Corporation (2012)

⁵ The City of Chicago, other municipalities within Cook County, and Cook County itself are all distinct jurisdictions, and therefore these tax revenue amounts do not overlap.

⁶ "Share of State Income Tax Revenues" represents the portion of the amounts of personal and business income taxes collected by the State of Illinois that get transferred back to the municipalities within which they were generated.

⁷ These amounts for sales tax revenues do not include that which will be generated to the State of Illinois or to Chicago Transit Authority. Cook County estimates were reduced by 20 percent to account for the 20 percent rate reduction that will take effect in 2013.

⁸ It is likely that upfront rehabilitation of Prentice will increase other tax bases and thus generate other tax revenues, besides these main categories contained in this table. Therefore, totals should be considered conservatively low.

4. ECONOMIC AND FISCAL IMPACT FROM ONGOING OPERATIONS

Ongoing operations of Prentice is estimated to include event, office, and retail space totaling about 200,000 square feet (see Table 4.1). This square footage estimate is based on work performed for the Trust by Loeb Schlossman Hackl, a long-established and prominent health care design and planning firm in Chicago, and reflects the most compatible and viable reuses for Prentice that would complement Northwestern’s intended new research space.

Table 4.1 – Proposed Distribution of Uses of the Rehabilitated Prentice Women’s Hospital Building (by 000 SF)

Resource Center	Event Space	Educational	Offices	Lobby/Retail	Total
18.5	73.6	54.3	41.2	15.6	203.2

Source: National Trust for Historic Preservation (2012), Loeb Schlossman Hackl (2012), Econsult Corporation (2012)

Operating expenditures for such a distribution of uses can be estimated using conservative assumptions of employees per square foot, annual salaries per employee, and percentage of operating expenditures represented by salaries. These assumptions are based on publicly available averages for the industries represented by the proposed uses of Prentice, and yield an estimate of about \$80 million in annual operating expenditures, about \$30 million in annual employee salaries, and about 580 employees (see Table 4.2).

Table 4.2 – Annual Direct Operating Expenditures, Annual Employee Salaries, and Employees Represented by the Rehabilitated Prentice Women's Hospital Building, as Estimated Based on Proposed Distribution of Uses by Square Footage

	Annual Operating Expenditures (\$M) ⁹	Annual Employee Salaries (\$M)	Employees
Resource Center	\$5	\$2	40
Event Space	\$13	\$7	110
Educational	\$38	\$14	260
Offices	\$25	\$10	170
Lobby/Retail	\$2	\$0	10
Total	\$82	\$33	580

Source: National Trust for Historic Preservation (2012), Loebel Schlossman Hackl (2012), US Department of Energy (1995), Rutgers University (2006), US Bureau of Labor Statistics (2011), bizstats.com (2011), Econsult Corporation (2012)

These ongoing operating expenditures represent a significant permanent contribution to the local economy, supporting jobs and generating tax revenues. It is estimated that these expenditures will result in about \$150 million in total expenditures, supporting about 1,000 jobs and about \$90 million in earnings within Cook County each year (see Table 4.3). These impacts are the sum of the economic activity represented by the ongoing operational activity, the spillover economic activity that results from local vendors ramping up in response to the ongoing activity, and the spillover economic activity that results from workers spending a portion of their earnings within the local economy.

The professional services industry will gain the most from ongoing operations of Prentice, but many other industries will also be positively impacted. Within Cook County, it is preliminarily estimated that about 60 percent of the expenditure impact and about 70 percent of the employment impact will be in industries besides professional services (see Table 4.4).

⁹ Annual operating expenditure amounts include annual employee salary amounts.

Table 4.3 – Estimated Annual Economic Impact of Direct Expenditures Associated with Ongoing Operations of the Prentice Women's Hospital Building

	Economic Impact within Cook County
Direct Expenditures (\$M)	\$82
Indirect and Induced Expenditures (\$M)	\$72
Total Expenditures (\$M)	\$155
Total Employment	980
Total Earnings (\$M)	\$87

Source: US Department of Commerce (2011), National Trust for Historic Preservation (2012), Econsult Corporation (2012)

Table 4.4 – Industry Distribution of Estimated Annual Economic Impact of Direct Expenditures Associated with Ongoing Operations of the Prentice Women's Hospital Building

Expenditure Impact within Cook County	%	Expenditure Impact within Cook County	%
Professional, scientific, and technical services	42%	Professional, scientific, and technical services	33%
Educational services	11%	Educational services	19%
Real estate and rental and leasing	8%	Food services and drinking places	13%
Finance and insurance	7%	Administrative and waste management services	6%
Food services and drinking places	6%	Retail trade	5%
All other industries	27%	All other industries	24%

Source: US Department of Commerce (2011), National Trust for Historic Preservation (2012), Econsult Corporation (2012)

It is also estimated that this permanent economic expansion will also result in about \$600,000 in new tax revenues to the City of Chicago, about \$240,000 in new tax revenues to other municipalities within Cook County, and about \$210,000 in new tax revenues to Cook County (see Table 4.5). These tax revenues are generated from the annual increase in various tax bases – in the City of Chicago, in other municipalities within Cook County, and in Cook County – represented by the economic impacts associated with the ongoing operating activity.

Table 4.5 – Estimated Annual Fiscal Impact of Ongoing Operations of Direct Expenditures Associated with the Prentice Women's Hospital Building (in \$000s)¹⁰

	Tax Revenues to the City of Chicago	Tax Revenues to Other Municipalities within Cook County	Tax Revenues to Cook County
Utility Tax Revenues	\$321		
Share of State Income Tax Revenues ¹¹	\$154	\$154	
Sales Tax Revenues ¹²	\$137	\$89	\$214
Total Tax Revenues¹³	\$612	\$243	\$214

Source: US Department of Commerce (2011), National Trust for Historic Preservation (2012), Econsult Corporation (2012)

5. PROPERTY VALUE IMPACT

¹⁰ The City of Chicago, other municipalities within Cook County, and Cook County itself are all distinct jurisdictions, and therefore these tax revenue amounts do not overlap.

Slight downward adjustments were made to these tax revenue estimates to account for the fact that, as a tax-exempt entity, Northwestern does not directly pay business income taxes or sales taxes. Ongoing operations of Prentice still generate some business tax revenues and sales tax revenues, since they lead spillover economic activities that increase those tax bases.

¹¹ "Share of State Income Tax Revenues" represents the portion of the amounts of personal and business income taxes collected by the State of Illinois that get transferred back to the municipalities within which they were generated.

¹² These amounts for sales tax revenues do not include that which will be generated to the State of Illinois or to Chicago Transit Authority. Cook County estimates were reduced by 20 percent to account for the 20 percent rate reduction that will take effect in 2013.

¹³ It is likely that ongoing operations of Prentice will increase other tax bases and thus generate other tax revenues, besides these main categories contained in this table. Therefore, totals should be considered conservatively low.

As noted above, while Northwestern's proposal entails replacing Prentice with new research space, the Trust's proposal entails rehabilitating Prentice and adding new research space at an adjacent location. The Trust's proposal therefore yields two facilities: Prentice, which will be rehabilitated and reused, and a second, adjacent facility to house new research space.

These two facilities will be owned and operated by Northwestern, which is a tax-exempt entity. Therefore, there is no direct effect on the property tax base of the City of Chicago or of Chicago Public Schools from building new research space or from rehabilitating Prentice.

However, the newly occupied parcels may have a positive property value effect on adjacent taxable parcels, thus increasing the property tax base of the City of Chicago and of Chicago Public Schools and yielding additional property tax revenues to both jurisdictions. This positive property value impact may occur on two fronts:

1. First, at the adjacent location where Northwestern builds new research space instead of Prentice, that development may remove a vacant or blighted parcel from the area, thus removing the negative property value impact it is exerting on its surrounding area.
2. Second, the introduction of newly constructed space at the adjacent location, as well as the rehabilitation and reuse of Prentice, may generate positive property value impacts.
 - This may be because the two facilities are physically pleasing structures that enhance their surrounding area aesthetically.
 - This may also be because the two facilities represent amenities for their surrounding area (e.g. retail, event space) or because they represent foot traffic that can support complementary uses in their surrounding area (e.g. students and employees to frequent dining establishments).

While representing a different kind of new addition to a downtown area, Millennium Park is an instructive local example. It represented the removal of a blighted and vacant area and the addition of publicly available amenities. The resulting positive property value impact¹⁴ came as the desirability of the amenities made proximity to them more valuable, thus driving up rents and increasing the value of those locations.

¹⁴ In fact, these positive property value impacts paid for Millennium Park in part, through the use of tax increment financing, whereby the increases in property tax revenues were used to finance upfront infrastructure investments). "The Millennium Park Effect: Creating A Cultural Venue with an Economic Impact," Greater Philadelphia Regional Review (Winter 2006).

Many but not all of the parcels near Prentice are owned by Northwestern (see Table 5.1). On the blocks bounded by Michigan Avenue to the west, Chicago Avenue to the north, Lake Shore Drive to the east, and Erie Street to the south, Northwestern owns 19 of the 20 tax exempt parcels and 3 of the 33 taxable parcels.

Table 5.1 – Selected Parcels within Close Proximity to the Prentice Women's Hospital Building

	All Parcels		Owned by Northwestern	
	# Parcels	Taxes Paid in 2010	# Parcels	Taxes Paid in 2010
Tax Exempt	20	\$0	19	\$0
Taxable	33	\$16.4M	3	\$2.0M
Total	53	\$16.4M	22	\$2.0M

Source: National Trust for Historic Preservation (2012), Econsult Corporation (2012)

Those 33 taxable parcels currently pay an aggregate \$16 million in property tax revenues per year. Therefore, each percentage point increase in property value resulting from the newly constructed research space and from the rehabilitation of Prentice will be worth, if properly accounted for in property assessments, about \$160,000 per year in new property tax revenues to the City of Chicago and to Chicago Public Schools. Therefore, while it is unknown as of now what the property value impact will be in this immediate area from adding new research space and rehabilitating Prentice, even a small gain, of 1 to 5 percent, will add about \$160,000 to \$800,000 per year in property tax revenues (see Table 5.2).

Table 5.2 – Estimated Property Tax Revenue Gain to the City of Chicago and to Chicago Public Schools Resulting from Positive Property Value Impact of Addition of New Research Space and Rehabilitation of Prentice Women's Hospital Building

Estimated Percentage Increase in Nearby Aggregate Property Value	Aggregate Increase in Property Tax Revenue
If nearby properties increase by 1%	\$164,000
If nearby properties increase by 2%	\$328,000
If nearby properties increase by 3%	\$492,000
If nearby properties increase by 4%	\$656,000
If nearby properties increase by 5%	\$820,000

Source: National Trust for Historic Preservation (2012), Econsult Corporation (2012)

6. SUMMARY

In summary, the Trust's counter-proposal to preserve and reuse Prentice, while locating Northwestern's new research space at an adjacent location, is likely to generate significant upfront and ongoing economic benefits.

1. Upfront rehabilitation of Prentice, and the spillover economic activity that results from it, will generate one-time economic impacts, support temporary employment, and produce local tax revenues.
2. Similarly, ongoing operations at Prentice, and the spillover economic activity that results from them, will generate annual economic impacts, support permanent employment, and produce local tax revenues.
3. Furthermore, the combination of preserving Prentice and adding new research space at an adjacent location is likely to generate more positive property value impact nearby than simply demolishing Prentice and building new research space there, with attendant increases in property tax revenues to the City of Chicago and Chicago Public Schools on the order of hundreds of thousands of dollars per year.

These economic benefits must be weighed against the economic costs associated with the Trust's counter-proposal. And, as noted above, there are broader arguments to be made about the architectural and aesthetic merits of preserving Prentice, and the feasibility of locating an alternative site for Northwestern to build new research space. Nevertheless, any discussion concerning Northwestern's proposal and the Trust's counter-proposal is made more thorough with the inclusion of the economic benefit categories and estimates provided in this memo.

APPENDIX A – ECONOMIC AND FISCAL IMPACT MODEL METHODOLOGY

A.1 Economic Impact Model

The methodology and input-output model used in this economic impact analysis are considered standard for estimating such expenditure impacts, and the results are typically recognized as reasonable and plausible effects, based on the assumptions (including data) used to generate the impacts. In general, one can say that any economic activity can be described in terms of the total output generated from every dollar of direct expenditures. If an industry in a given region sells \$1 million of its goods, there is a direct infusion of \$1 million into the region. These are referred to as *direct expenditures*.

However, the economic impact on the region does not stop with that initial direct expenditure. Regional suppliers to that industry have also been called upon to increase their production to meet the needs of the industry to produce the \$1 million in goods sold. Further, suppliers of these same suppliers must also increase production to meet their increased needs as well. These are referred to as *indirect expenditures*. In addition, these direct and indirect expenditures require workers, and these workers must be paid for their labor. These wages and salaries will, in turn, be spent in part on goods and services produced locally, engendering another round of impacts. These are referred to as *induced expenditures*.

Direct expenditures are fed into a model constructed by Econsult Corporation and based on data provided by the US Department of Commerce's Bureau of Economic Analysis through its Regional Input-Output Modeling System (RIMS II). The model then produces a calculation of the total expenditure effect on the regional economy. This total effect includes the initial direct expenditure effect, as well as the ripple effects described, the indirect and induced expenditure effects.

Part of the total expenditure effect is actually the increase in total wages and salaries (usually referred to as earnings), which the model can separate from the expenditure estimates. Direct payroll estimates are fed into the "household" industry of the input-output model. Impacts of this industry are estimated using the personal consumption expenditure breakdown of the national input-output table and are adjusted to account for regional consumption spending and leakages from personal taxes and savings. The direct, indirect, and induced earnings represent a component of the total economic impact attributable to wages and salaries. Finally, the model

calculates the total expenditures affecting the various industries and translates this estimate into an estimate of the total labor (or jobs) required to produce this output.¹⁵

In short, the input-output model estimates the total economic activity in a region that can be attributed to the direct demand for the goods or services of various industries. This type of approach is used to estimate the total economic activity attributable to the expenditures associated with various types of spending in the region.

A.2 Fiscal Impact Model

The fiscal impact model is designed to estimate the fiscal benefits generated as the result of a new project. These benefits come in the form of a variety of taxes and fees, most commonly income taxes, business taxes, and sales taxes. Fiscal impacts are calculated differently based on the level of government in question (for example, state or local) and the data available.

For sales taxes and business taxes, one of two approaches may be taken. First, if total value added is available for the geography in question (namely, if the geography is a state, since Gross State Products are calculated on a regular basis and are available from the Federal Reserve Bank of St. Louis), a sales tax collected per dollar value added is calculated. If value added numbers are unavailable, total earnings within the locality are used instead. Total sales taxes for the geography are found in government documents or from the US Census Bureau. The rate of dollar of sales tax collected per dollar value added or dollar earned is then multiplied by the total value added or total income numbers generated by the economic impact model.

For income taxes, an effective tax rate supplied directly from the municipality in question is used if available. If unavailable, an estimated effective income tax can be calculated by income tax collected in the most recent year for which data was available, divided by the total income earned in that year. These numbers are taken from government documents if available. If not, they are obtained from the US Census Bureau or the US Bureau of Labor Statistics. If a flat tax exists, that number is the effective tax rate. This effective tax rate is then multiplied by the final income numbers generated by the economic impact model.

¹⁵ In the input-output model, the estimate of increased employment will always be in terms of the employment required for a given level of production, usually referred to as *person-years* of employment. As such, these estimates cannot be interpreted as specifying *permanent jobs*.

If relevant for a given jurisdictions, revenue amounts from other taxes can also be generated, using a similar apportionment based on earnings or value added, as is appropriate.

Figure A.1 – Glossary of Terms for Input-Output Models

Multiplier Effect – the notion that initial outlays have a ripple effect on a local economy, to the extent that direct expenditures lead to indirect and induced expenditures.

Economic Impacts – total expenditures, employment, and earnings generated.

Fiscal Impacts – local and/or state tax revenues generated.

Direct Expenditures – initial outlays usually associated with the project or activity being modeled; examples: one-time upfront construction and related expenditures associated with a new or renovated facility, annual expenditures associated with ongoing facility maintenance and/or operating activity.

Direct Employment – the full time equivalent jobs associated with the direct expenditures.

Direct Earnings – the salaries and wages earned by employees and contractors as part of the direct expenditures.

Indirect Expenditures – indirect and induced outlays resulting from the direct expenditures; examples: vendors increasing production to meet new demand associated with the direct expenditures, workers spending direct earnings on various purchases within the local economy.

Indirect Employment – the full time equivalent jobs associated with the indirect expenditures.

Indirect Earnings – the salaries and wages earned by employees and contractors as part of the indirect expenditures.

Total Expenditures – the sum total of direct expenditures and indirect expenditures.

Total Employment – the sum total of direct employment and indirect employment.

Total Earnings – the sum total of direct earnings and indirect earnings.

Source: Econsult Corporation (2009)

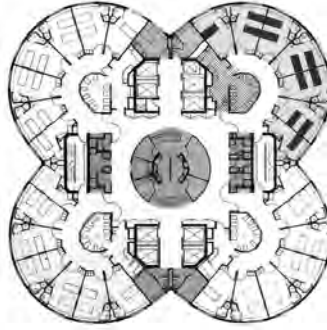
“Far too often, cities are faced with either-or propositions when it comes to older buildings: either save them and forego new development or tear them down and get the new development you need. Chicago, in this instance, could have both, since it’s possible to preserve Prentice for a new use and still allow Northwestern to expand its facilities. It just takes some imagination. And that’s just what seems lacking right now in the nation’s first city of architecture.”

Paul Goldberger, *Vanity Fair*

August 14, 2012



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National Trust *for*
Historic Preservation
Save the past. Enrich the future.™

Prentice Women’s Hospital Landmark Report

EXECUTIVE SUMMARY

The National Trust for Historic Preservation has commissioned this landmark designation report to document the history and significance of Bertrand Goldberg & Associates’ Prentice Women’s Hospital. This report finds that Goldberg’s Prentice meets four of the seven criteria for designation as a potential Chicago landmark. Only two are required for consideration by the Commission on Chicago Landmarks.

Built in 1975, Prentice Women’s Hospital propelled advances in the fields of architecture, engineering and health care – advances that are still recognized today.

In its design, Goldberg’s team used essentially homemade 3-D modeling technology on par with NASA’s. In its function, Prentice’s cloverleaf tower helped redefine patient- and family-centered care, separating the caregiving and administrative functions of the hospital and creating “quiet villages” that improved proximity and sightlines between nurses and

patients, welcomed fathers into birthing rooms, and put mothers closer to babies in the nursery.

Architecturally, the Streeterville building is not simply distinctive in appearance; it is literally singular. Its cantilevered concrete shell broke with precedent at the time of its construction and it remains unique in the world today. Upon completion, critics and engineers worldwide celebrated Prentice as a breakthrough in materials engineering for its structural use of poured concrete. Goldberg’s work characterized a Chicago-led renaissance in structural innovation that followed 19th century

leadership developing steel-framed skyscrapers.

Prentice stood as a culminating work for Bertrand Goldberg, one of Chicago’s most popular native architects and who exemplifies the city’s spirit of innovation. Over the course of his nearly sixty-year career, Goldberg established a reputation as one of Chicago’s most aesthetically and technologically advanced modernists. He was a student of Mies van der Rohe in Dessau at the original German Bauhaus, where his desire to use architecture as a means towards social improvement was supported and expanded. As a Chicagoan with a direct

link to the Bauhaus and to Mies, Goldberg is a crucial part of the story of the Bauhaus in America.

In the 1960s, Goldberg began to develop his ideas for how to alter the way hospitals were designed and built. These included the basic premise that patients should be grouped in communities around a nursing center. Goldberg

designed eight major hospitals around the country over the course of his career, of which Prentice is the only one located in his home city. He considered Prentice the culmination of his investigation of healthcare architecture.

The structure of Prentice is best understood in the context of Bernard Goldberg’s two other most famous projects in Chicago: Marina City and Raymond Hilliard Homes. Marina City was notable for its use of a structural core to support a floor plan that radiated out from the middle. The structure of Homes, built immediately after Marina City, is the opposite – two round towers without



cores that are supported at their perimeters by undulating shell walls. Prentice is an elegant combination of these two systems. Taken together, this group of Prentice, Marina City and Hilliard Homes – all of them in Chicago – provide a legible narrative of the development of Goldberg’s ideas about concrete structural engineering.

In 2007, Raymond Hilliard Homes, a public housing project on the near South Side, was added to the National Register of Historic Places in 2007. In 2008, the City began the landmark process for Marina City.

The historic legacy of Bertrand Goldberg’s Prentice Women’s Hospital is unmistakable. According to this report, Prentice meets the following potential Chicago landmark criteria:

1. Critical part of the city’s history
2. Important architecture
3. Important architect
4. Unique physical appearance

Despite years of neglect, Prentice has a high level of integrity and more than satisfies the “integrity” criterion; the unique structure of the concrete tower, its defining feature, is entirely intact.

The National Trust for Historic Preservation urges the Commission on Chicago Landmarks to put Prentice on its agenda for consideration as a potential Chicago landmark and hopes this report will be of assistance to the Commission.



Editorial: Prentice should remain part of Chicago skyline

AUGUST 27, 2012

Preservationists have shown that Chicago native Bertrand Goldberg's innovative, curving style plays a key role in the city's architectural history, influencing generations of designers. Now Northwestern University wants to demolish his vacant Prentice Women's Hospital in Streeterville to make way for medical research labs.

In our view, the university hasn't made the case that the structure can't be preserved.

Goldberg was raised in Hyde Park and grew up professionally when a more austere style was in fashion, led by Ludwig Mies van der Rohe. Goldberg rebelled against the glass-box trend, as shown by his Marina City, the corncob-shaped complex along the Chicago River that provides a sharp contrast to the former One IBM Plaza across the street, designed by the revered Mies.



Along with Marina City, Prentice's historical value should be considered in the context of Goldberg's other major works—River City in the South Loop and the Hilliard Towers Apartments public housing complex on the Near South Side—that together form a museum to the iconoclastic architect, who died in 1997.

Prentice's historical value should be considered in the context of Goldberg's other major works.

Northwestern says the old Prentice facility should be replaced with a 1.2-million-square-foot building that

would bolster the university's prestigious research capacity and employ as many as 2,000 people.

Yet almost every owner of a landmarked property could argue in favor of demolition by saying a new structure would provide greater economic benefit. Property rights protect the reasonable use of real estate but don't include the unfettered discretion to maximize value.

The university also says old Prentice can't be converted into a state-of-the-art science facility, which we

accept. Though the university insists that the new labs must be next door to Northwestern Memorial Hospital, it hasn't considered other nearby sites for construction. Nor has it fully explored other uses for the former hospital, such as offices or apartments. Given the cantilevered structure's merit, we think the school must show

that other uses are not feasible before it can be permitted to tear it down.

The university could have strengthened its position by presenting a compelling design for the tower that would replace old Prentice. (Calling Frank Gehry.) But Northwestern hasn't even retained an architect, which creates the prospect that the city could trade this gem for yet another utilitarian edifice on the medical campus. Unless Northwestern can bolster its case, the city should deny it a demolition permit.

Editorial: Save Chicago's iconic Prentice Hospital

JUNE 26, 2012

Maybe there's no miracle cure. Maybe there's no way Northwestern University can preserve the innovative old Prentice Women's Hospital and still build the medical research facility it wants.

Maybe.

But just as a patient expects his doctor to pull out all stops in search of a cure, Northwestern must pursue every avenue before daring to raze one of Chicago's architectural and engineering treasures.

We don't think they're trying hard enough. Surely, there's a solution.

The striking building at 333 E. Superior, with its four poured-concrete cantilevered cylinders that float above a rectangular pedestal, was designed by Bertrand Goldberg, the architect of Marina City, and was one of the first buildings to use computers in the design process. Its imaginative central cloverleaf still draws the eye in a streetscape of mostly boxy skyscrapers.

But last year, the National Trust for Historic Preservation listed the influential structure as one of America's 11 most endangered historic places.

In a letter Wednesday to Mayor Rahm Emanuel, Frank Gehry (he of the Millennium Park band shell), Jeanne Gang and about 60 other noted architects described the 37-year-old building as "unique in the world" and called for it to be saved.

After a new Prentice Hospital opened in 2007, Northwestern examined the possibility of renovating Goldberg's masterpiece as a medical research facility for its Feinberg School of Medicine but concluded it wouldn't be feasible. Designed for a different use, the building had too little space and couldn't meet technical standards.

Northwestern spokesman Al Cabbage said "the key issue"

is that Prentice sits on the only available land the university owns that is adjacent to its existing Streeterville facilities.

But preservationists insist the icon of 1970s modernism could be put to a new use while the research facility is built on a different site. They point to two vacant square blocks directly across Huron Street that are owned by Northwestern Memorial Hospital, and they see other possibilities as well.

Though the university doesn't own those sites, it could buy or lease them, they say. For example, the original Prentice was built by the hospital on land owned by the university.

"For the last 100 and some years, they have been trading and swapping land whenever it suits their convenience," said Jonathan Fine, executive director of Preservation Chicago. "The circumstances are no different today."

Thirteen months ago, the Commission on Chicago Landmarks deferred consideration of landmark status for the building. Time to put it back on the agenda — at the top. Preservationists worry demolition could begin before the city acts.

The history of Chicago architecture is one of considerable regret, a history of lost treasures that could have been saved. Louis Sullivan's Stock Exchange building and Garrick Theater, for example, fell to the short-sighted economic needs of the moment, and how we now wish we had them back. A city known worldwide for its architectural heritage cannot allow that to happen again.

Preservationist groups are eager to work with the university to save the now-vacant building. The university has an obligation to all Chicago to respond in kind.

Or the old Prentice Hospital will one day be, like the Garrick Theater, just another photo in a pretty book called Lost Chicago.

VANITY FAIR

Paul Goldberger on the fight to save Chicago's Prentice Hospital

PAUL GOLDBERGER - AUGUST 14, 2012

When Chicago allowed Louis Sullivan's great Stock Exchange building to be demolished in 1972, it was thought to be the wake-up call for that city that the destruction of Pennsylvania Station had been for New York. The loss of something as magnificent and irreplaceable as the Stock Exchange would assure, people said, that Chicago—which, after all, calls itself America's first city of architecture—would never again allow a first-class building to be demolished.

For the most part, it hasn't. But now Chicago seems on the verge of letting another important building go, and it's a decision that, like the Stock Exchange, will probably be deeply regretted once the wrecking ball has done its deed. The building is the old Prentice Women's Hospital by Bertrand Goldberg, and it isn't as old as a Louis Sullivan building—in fact, it wasn't finished until 1975, three years after the Stock Exchange was demolished. And it isn't as beautiful. It's a concrete

building whose floor plan is in the shape of a cloverleaf, and in some ways it's the Midwestern equivalent of Paul Rudolph's Orange County Government Center in upstate New York, the subject of a big preservation battle earlier this year. Concrete buildings from the 1970s are not easy to love, and not even I—who thinks letting this structure go would be a terrible loss for Chicago—will try to pretend that Prentice Hospital is as precious a part of our architectural heritage as Louis Sullivan.

Why bother, then? It's a key building in the history of struc-

tural engineering, and its unusual form, a poured-concrete cantilevered shell, has few if any equals in modern engineering. Almost nothing else looks like this building, and in a world of carbon-copy architecture, its loopy, futuristic curves are unique: a concrete rocket ship amid Chicago's glass boxes. A little weird, yes, but the more you look at it, the more you like it. More significant still, it's an exceptionally important building in the evolution of health-care design, incorporating new ideas about the connection between architecture and childbirth. The cloverleaf plan was intended to create "quiet villages" of patient rooms,

encouraging family-oriented childbirth, one of the first times this idea was essential to a hospital's design. Beyond making health-care history, Prentice made architectural technology history, too: it was designed using an early form of computer modeling, making it, in effect, a guinea pig for the digital systems by which almost everything is now designed. And if all of that isn't enough, its architect, Bertrand Goldberg, who is best known for the Marina City "corn-cob" towers in

downtown Chicago, is one of those figures who, as his own time recedes (he died in 1997), seems only to grow more and more important in Modernist architectural history.

The problem here is twofold. The building isn't conventionally beautiful, and it isn't old enough to have the patina that even mediocre old buildings get after they've been around for several generations. And it's owned by Northwestern University, part of a hospital and medical-school complex. (Prentice's functions were moved some time ago to a new structure, leaving the origi-

"Far too often, cities are faced with either-or propositions when it comes to older buildings: either save them and forego new development or tear them down and get the new development you need. Chicago, in this instance, could have both, since it's possible to preserve Prentice for a new use and still allow Northwestern to expand its facilities. It just takes some imagination."

nal Prentice empty.) Northwestern wants to demolish the concrete cloverleaf tower and build a new research building on the site, and it has refused to consider alternative uses for the building, of which there are many.

No one doubts the merits of new research labs, or Northwestern's need for them. And I don't dispute Northwestern's claim that Goldberg's building can't be converted into a 21st-century research building; it would probably be foolish to try. But the building could house all kinds of other things. Its round windows call to mind Maritime Hotel in Chelsea, the former National Maritime Building, from 1966, which was converted with spectacular success into a hotel. Prentice is located just a couple of blocks from North Michigan Avenue in prime Chicago hotel territory, and it's hard to believe that it couldn't be even more successful than the Maritime as a luxury hotel. Chicago already has one hotel, the Burnham, created out of a celebrated early-20th-century office building; a city with this high an architectural consciousness could surely make a wonderful hotel out of a late-20th-century building, too.

As for Northwestern, it would hardly be left high and dry. The university just happens to own a vast, empty tract of land across the street from Prentice, not to mention multiple sites in the rest of this section of downtown Chicago, known as Streeterville. Northwestern should be able to build its new research center and has plenty of other options for continuing to expand. The more laboratory space it can create downtown, the better.

The university, however, doesn't want to make any of its plans for its other properties public, and so far, at least, the City of Chicago has not forced its hand. Mayor Rahm Emanuel could make the preservation of

Prentice a condition of any development Northwestern chooses to do, but so far, he has shown no indication of interfering with the university's insistence on doing what it pleases. It's a very different environment from New York, where New York University's assertive expansion has at least gone through public review, and been somewhat reduced in scope by the review process.

Far too often, cities are faced with either-or propositions when it comes to older buildings: either save them and forego new development or tear them down and get the new development you need. Chicago, in this instance, could have both, since it's possible to preserve Prentice for a new use and still allow Northwestern to expand its facilities. It just takes some imagination. And that's just what seems lacking right now in the nation's first city of architecture.

Addendum: The sixth paragraph of the above article states that "[Northwestern] university just happens to own a vast, empty tract of land across the street from Prentice" that could serve as an alternative to the Prentice site as the location for a new medical-research building. "The university does not own the tract of land across the street from Prentice," a spokesman for the university told Vanity Fair. Technically, the empty land is owned by Northwestern Memorial Hospital, which is a separate entity from the central university. However, in practice, Northwestern is not a disinterested party insofar as the land owned by the hospital is concerned. The latter is the teaching hospital for the university, and the two entities have a long history of sharing and exchanging land in this area when it suits their shared interests. In fact, they did so when the threatened Prentice Hospital was originally planned. It was built on land owned by the university, later leased to the medical center, and eventually returned to the university.





Op-Ed: Northwestern's Prentice building still has a place in Chicago's cityscape

PHILIP ENQUIST; SKIDMORE OWINGS & MERRILL - AUGUST 6, 2012

The partners and directors of Skidmore Owings & Merrill LLP's Chicago office support the protection and preservation of Bertrand Goldberg's iconic Prentice Women's Hospital building in Streeterville. Over more than 75 years, our firm has created some of our city's most significant architectural landmarks: the Inland Steel Building, John Hancock Center, Willis (formerly Sears) Tower and Trump International Hotel & Tower.

Mr. Goldberg's career paralleled the first six decades of our firm's history. While best-known for Marina City along the Chicago River, Mr. Goldberg was a unique talent who is only beginning to be recognized for his full body of outstanding—and very Chicago—work.

Prentice is an important part of Chicago's unique architectural legacy—one that draws great numbers of visitors and their economic activity to our city every day. The building stands as a strong symbol of Mr. Goldberg's commitment (and ours, too) to innovative, modern architecture.

The needs of Northwestern University, Prentice's owner, are evolving and it is perfectly sensible that the hospital's maternity and psychiatric services have been moved to newer facilities. But Northwestern Memorial Hospital's inventory of real estate is extensive, and architects have identified ways that it can maintain its world-class patient care and research facilities while keeping the old Prentice building open.

Northwestern should embrace this architecturally significant structure and reuse it, consistent with its own legacy of innovation.

Mr. Goldberg's genius at Prentice was to re-imagine a timeless need—a place for the birth and the care of newborns—in a bold new form. This is an opportunity to re-engineer his signature form for new, 21st-century needs that can make use of the building's organically shaped, column-free floors.

Chicago has led the development of modern architec-

“Prentice is an important part of Chicago's unique architectural legacy - one that draws great numbers of visitors and their economic activity to our city every day... Northwestern should embrace this architecturally significant structure and reuse it, consistent with its own legacy of innovation.”

ture since the 19th century, when architects such as Louis Sullivan, Frank Lloyd Wright and Daniel Burnham defined standards for design and planning that still inspire our civic leaders, entrepreneurs, citizens and visitors every day. Bertrand Goldberg's Prentice Hospital is part of this unparalleled history, and we must save and renew this 20th-century architectural milestone as part of our commitment to the city's continuing role as a place of innovation and achievement.

The world still looks to Chicago's architectural firms to solve the most pressing problems in built form for this and future generations. It is imperative that Prentice Hospital remain an active participant in Chicago's conversation of architectural innovation and design excellence.



The New York Times

Landmark for many is opportunity for university

STEVEN YACCINO - AUGUST 3, 2012

CHICAGO — The floating cylinders of the former Prentice Women’s Hospital sit dark, abandoned among the city’s glowing towers.

Designed by the Chicago architect Bertrand Goldberg, whose Marina City towers are among this city’s most iconic structures, the 1975 building has been left largely vacant since the hospital moved to a new location five years ago.

Since then, tension over what to do with the property has been mounting. Northwestern University, which now owns the land the building stands on, has long talked of plans to raze it and replace it with a new medical research center that the school says would bring millions of dollars in federal money and thousands of new jobs to the city.

But while some Chicagoans regard the building as an eyesore and would be just as happy to see it go, others, including many in the design community, are horrified at the prospect. They consider it a rare example of intriguing, imaginative design and bold engineering from a time in the Modernist era that was dominated by anonymous boxes.

Now, Mayor Rahm Emmanuel is getting pulled into the fight. Last week, more than 60 prominent architects from Chicago and elsewhere signed a letter to the mayor urging the city to give the site protected landmark status. “Chicago’s global reputation as a nurturer of bold and innovative architecture will wither if the city cannot preserve its most important achievements,” the letter warned.

Al Cabbage, a spokesman for Northwestern, said the university has been open about its plan to tear down the building for more than 15 years. While the women’s hospital moved to another location in 2007, the building’s final tenant, a psychiatric institute, finished its lease



A rendering of Prentice Hospital depicting how it would look following renovation, including replacement of existing glass curtain wall and removal of non-original fifth floor addition to the base. (Source: Landmarks Illinois’ reuse study)

only last year, freeing up the site for demolition. By then a coalition of local, state and national historic preservation groups, fearing the building’s destruction was imminent, was already searching for another solution. They held a small demonstration and posted ads on city trains to raise awareness. They recommended other vacant lots for the new research center and commissioned a “reuse” study of the old Prentice building, suggesting ideas for adapting the space — labs, offices, dormitories, hotel rooms.

“We feel like the building is infinitely reusable because of the way it’s designed,” said Christina Morris, from the Chicago office of the National Trust for Historic Preservation, referring to the column-free, clover-shaped

floor plan. The trust put the building on its list of America's 11 Most Endangered Historic Places last year. Northwestern is not interested. Its medical research has doubled over the last decade, drawing \$300 million a year in federal money, Mr. Cabbage said. The university contends that a new center, which it hopes to build in the next couple of years, will allow it to bring in an additional \$200 million in research funds each year, creating more than 2,000 new jobs in the city.

The university hired its own outside consultants to complete a study of whether repurposing the Prentice building as a research facility would work. Released in May 2011, it determined that the old structure does not have adequate space or technical standards the university needs to be competitive.

"You can't do 21st-century medical research in a building designed in the 1970s for a completely different purpose," Mr. Cabbage said. "It simply isn't feasible."

City officials, meanwhile, have been silent on the issue.

The Commission on Chicago Landmarks, which makes the first recommendation for historic protection has continued to table the conflict, saying discussions are continuing.

The old Prentice building was again left off the commission's monthly meeting agenda on Thursday, preventing Ms. Morris and other preservationists who were present from making a statement. Still, the group handed commission members a new 33-page landmark recommendation report arguing that the building far exceeds the criteria for consideration as a protected Chicago site.

That point was also made in the architects' letter to Mr. Emanuel, which was signed by international figures including Frank Gehry, who designed the Jay Pritzker Pavilion in Millennium Park, as well as locals like Jeanne Gang, a MacArthur Foundation Fellow.

In a statement, Sarah Hamilton, a spokeswoman for the mayor — whose endorsement could be highly influential in deciding the building's fate — said Mr. Emanuel was still "hearing from all sides."

But while Northwestern has not yet applied for a demolition permit, there is currently nothing legally stopping it from doing so, and preservationists are becoming increasingly anxious about getting their message out.

For Jonathan Fine, executive director of Preservation Chicago, that message is this: "Great cities don't destroy great architecture."



Watercolor painting by Rick Guzman of the former Prentice Women's Hospital, where his son was born.



Northwestern University can save Prentice Women's Hospital if it tries

DAVID ROEDER - JUNE 28, 2011

Northwestern University wants to tear down the old Prentice Women's Hospital in Streeterville, a neglected work of Bertrand Goldberg that bears his curved-wall calling card. Preservationists are horrified. The familiar battle lines are drawn.

Depending on your perspective, it's either a greedy or harassed property owner against noble or busybody preservationists. Both sides are appealing to the city to either commence landmark protection for the building or let it be wrecked.

I'm with the preservationists here, but let's stipulate a couple of points: Property owners have rights, and advocates of landmarking can be good at spending property owners' money.

To head off that last objection, the group Landmarks Illinois, which is leading the charge here, put together a study with a favorable outlook on the building's reuse potential. Northwestern rejected it, saying the building doesn't meet its singular need: medical research facilities.

Opinions on the merits of Prentice vary. Architects love it, non-architects not so much, so I at first thought the owner's wishes should take precedence. And then I took a walk through Streeterville.

We think of the neighborhood as being jammed, and it is in terms of traffic. But it has open land. Immediately south of Prentice is an empty city block, suitable for any pressing need of the university.

The land, once the site of the Lakeside VA hospital, is under the control of Northwestern Memorial Hospital. Northwestern the university and Northwestern the hospital are separate, but the medical school's faculty practices at the hospital, and the institutions have more than a working relationship.

The university has a need and the hospital has land it is not using. They need to work out a trade.

Instead, Northwestern University wants to tear down Prentice and create another vacant parcel while it raises funds to build something taller in its place.

I wouldn't call that greedy, but it seems careless. Money and land are assets. Somebody should get the school and the hospital together to coordinate their assets in Streeterville the way good stewards should.

I imagine that out of that process, a new life for Goldberg's Prentice will become apparent. Call it a landmark if you want, but at least fix it up and show it off as part of Chicago's architectural heritage.

Put hospital or academic administrators — there are always plenty of them — in that cloverleaf. Everyone could get a window office.

Prentice Follies

DAVID ROEDER - AUGUST 22, 2012

It has been more than a month since I wrote about the campaign to convince Northwestern University that it should save its former Prentice Women's Hospital at 333 E. Superior. Since then, preservationists have stepped up their pressure on City Hall to save the building via landmark designation, and Northwestern has started a public relations campaign over the supposed benefits of condemning it. The campaign is an embarrassment for a school of Northwestern's caliber.

Called "Finding Tomorrow's Cures," it alleges that only by tearing down the Bertrand Goldberg-designed building can it add to its medical research and save lives. Nobody will buy that argument if they know that the school's allied institution, Northwestern Memorial Hospital, controls almost two square blocks immediately south of Prentice that are vacant.

These institutions share real estate all the time. All that bars them from doing it again and selling Prentice is bullheadedness.

Mayor Rahm Emanuel hasn't let the school raze the building because it has no immediate plans to build a replacement, despite the life-saving urgency its campaign implies. He needs to get a few key board members from the university and the hospital in the same room to hash out a deal. A little effort will make everyone look good and give university administrators the kick they need.

Chicago Tribune

Prentice Hospital debate goes deeper than surface appearance

CHERYL KENT - AUGUST 25, 2012

Bertrand Goldberg did not believe in preservation. He said so. If he were still here we would be having a disagreement. Goldberg was, of course, the architect of the original Prentice Hospital as well as the much-loved Marina City; he died in 1997.

It's a surprise to few reading this: There is a fight over Prentice between its owner, Northwestern University, which wants to demolish the building, and the preservationists who want to protect it.

The building should be saved.

Prentice meets three — arguably four — of the city's seven criteria for landmark designation:

- It is a rare and innovative example of hospital design and of a thread of modernism characterized by expressive forms.
- It is the work of a well-known architect and engineer whose work is strongly identified with Chicago and who was influential internationally.
- It represents an architectural and social theme of humanism that was particular to its era.
- Its distinctive appearance is a neighborhood landmark in Streeterville.

That there is an argument has more to do with Chicago's elastic interpretation of a plainly written ordinance when a powerful institution is leaning on the city than it does with Prentice. It does not help that the extravagantly unconventional Prentice is not easy for everyone to love. But, preservation is not and never has been about pretty: Landmark designation is about protecting important architecture.

That's because pretty is mutable: It changes over time. Fifty to 100 years is distance enough for nostalgia

and scarcity — as older buildings are demolished and replaced by new ones — to make buildings embraceable. That is how yesterday's outdated and ugly becomes today's beautiful and irreplaceable. Exceptional architecture is not mutable.

There is no question that Prentice is important. Goldberg's work is characterized by sculptural forms of concrete and by extreme engineering ingenuity. He was an early adopter of computers and used them to engineer complex structures. Goldberg was both an engineer and architect, an increasingly rare combination, which gave him a special ability to envision a building as wholly integrated, structurally and aesthetically.

Goldberg pushed the architectural envelope when he designed Prentice, completed in 1975. The flower-shaped concrete structure that blooms above the rectangular base is a structural marvel of nearly 50-foot-long floors that extend out from the building core without support columns. The four arches that spring from the building core help support the outer, petal-shaped concrete shell. The complexity of this structure is breathtaking, thechutzpah of its architect staggering.

Goldberg was not taking these structural risks to show off. A philosophy that formed the foundation of all his work was rooted in sociology and psychology. At Prentice, Goldberg designed the floors so that women would be able to see, from their beds, the nurses who were stationed in the middle of the floor. Goldberg's notion was to establish a direct relationship between patient and caregiver. It was a radical departure from conventional hospital design.

Northwestern has inadvertently provided proof of Prentice's uniqueness by way of its mediocre replacement, the new Prentice, a boilerplate building that is inhuman in scale and tedious in design.

In a period when four-square modernism was the domi-

nant architecture, Goldberg took a different tack. Along with other Chicago architects like Harry Weese, Walter Netsch and Myron Goldsmith, Goldberg was expressive and restlessly innovative in his work. Internationally, he was related to Kenzo Tange and futurist movements such as the metabolists of Japan and Archigram in London. Goldberg, however, was far more successful than either of the latter groups at getting his work off paper and into construction. It was an adventurous time. Architecture was imagining a future enabled by new technology and growing knowledge. Prentice, with its air of retro-futurism, is an expression of that period and all its heady optimism.

Goldberg did not turn his back on modernism without considering it. He was a student of one of modernism's and Chicago's greatest architects, Ludwig Mies van der Rohe. Rather, Goldberg rejected the rectilinear steel-and-glass constructions of his teacher deliberately in favor of sculptural forms that he believed were better suited to human beings.

His thinking and his architecture was celebrated by critics and embraced by clients; aside from Northwestern Hospital there was the Chicago Housing Authority and others in the 1960s, 1970s and 1980s. An exhibition that closed in January at the Art Institute of Chicago was devoted exclusively to Goldberg's work, demonstrating his importance in architectural history.

Northwestern wants to demolish Prentice in order to build a laboratory building that makes full use of the site — that is to say, a much bigger building than Prentice. Northwestern has argued that no site other than the one Prentice occupies will do.

Prentice was pulled from the agenda of the Commission on Chicago Landmarks in June 2011 in order to let the talks concerning the building to proceed between the

university and the city. Preservation groups have been excluded from the conversations about Prentice. The content and course of the talks has not been disclosed.

Northwestern is quick to list what it does for the city. But it overlooks what Chicago does for the university. Part of the reason Chicago is a desirable, beautiful place to live is because of its varied architecture. Northwestern is being asked to be a good citizen, to give back to the city that has given it so much, by preserving Prentice.

Once a building is officially labeled a Chicago landmark, the owner must demonstrate financial hardship to evade the constraint of keeping the building. Since Northwestern University's financial solvency is not in doubt, and Goldberg's vote does not count, Prentice is headed for landmark status unless the university continues to succeed in circumventing the city's landmark process.

Chicago has more to regret than celebrate by way of protecting important architecture. In 1968, Chicago adopted landmark legislation. Under that window dressing, the Chicago Stock Exchange by Adler and Sullivan was allowed to go down in 1972.

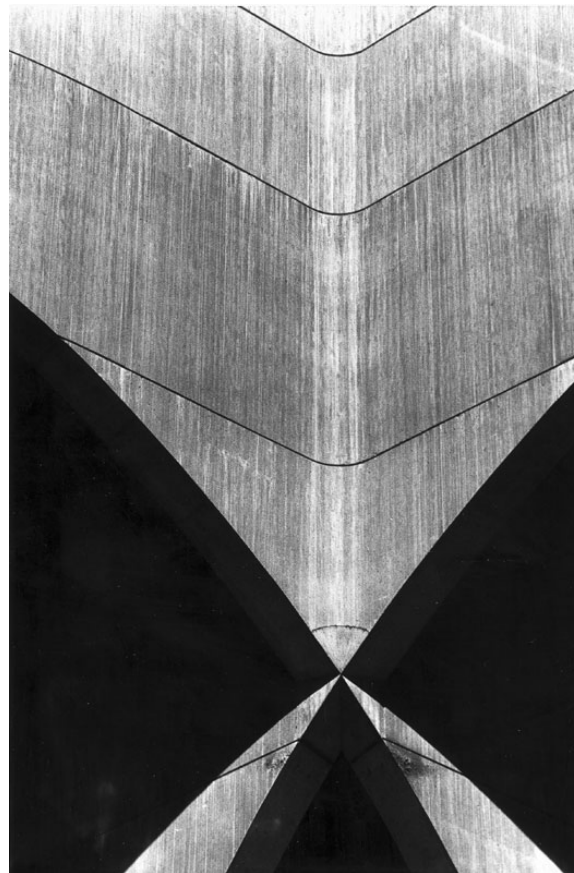
Just three years later, Prentice was completed. In less than one decade, Chicago promised to protect its glorious built heri-

itage, destroyed a masterpiece and built another. What now?

If Prentice is demolished, it will be for reasons other than its worthiness as a landmark.

To lose it would be to remove yet another remarkable work from the architectural history of this city.

In 2010, Cheryl Kent appeared as an unpaid expert in a video about Prentice Hospital for the not-for-profit organization Preservation Chicago.



Chicago Tribune

Gehry, Gang and other leading architects urge Emanuel to save old Prentice Women's Hospital

BLAIR KAMIN - JULY 26, 2012

Los Angeles architect Frank Gehry and Chicago architect Jeanne Gang are among more than 60 prominent architects, educators and historic preservationists who on Wednesday urged Mayor Rahm Emanuel to save architect Bertrand Goldberg's old Prentice Women's Hospital and grant city landmark status to the threatened structure.

The message, sent in a letter to the mayor and made available to the Tribune on Thursday, said: "As members of the architecture community, we believe Goldberg's Prentice should be given a permanent place in Chicago's cityscape. A building this significant - this unique in the world - should be preserved and reused."

Northwestern University wants to tear down the vacant 1975 building, whose cantilevered concrete shells soar over a steel-and-glass base, to make way for a medical research tower that is not yet funded. But old Prentice, located at 333 E. Superior St., has been in limbo since June, 2011 when the city's landmarks commission tabled a vote on whether to grant it protection from demolition.

Gehry is a winner of the Pritzker Architecture Prize, the field's highest honor, and his designs include the Pritzker Pavilion in Millennium Park. Gang is a winner of the MacArthur Foundation "genius" grant and the architect of Chicago's Aqua tower.

By enlisting their support and the backing of other leading design figures from around the world, historic preservationists are trying to step up the pressure to save old Prentice at a time when news reports have speculated that

a decision about its fate is near. The city's landmarks commission meets next Thursday, August 2. An agenda for the meeting is not yet posted online. A spokesman for the commission said Thursday that he knew of no plans to put old Prentice on the agenda.

The signers come from around the nation and four continents: Asia, Australia, Europe and North America. They are strongly at odds with what a vocal segment of the public thinks--that old Prentice is an eyesore and should be torn down. As the boldly-sculpted concrete buildings of the 1960s age and some owners target them for demolition, such battles are occurring around the country.

"As members of the architecture community, we believe Goldberg's Prentice should be given a permanent place in Chicago's cityscape. A building this significant - this unique in the world - should be preserved and reused."

The signers include other prominent American architects, such as Malcolm Holzman of New York and Tod Williams and Billie Tsien of New York. Williams and Tsien just completed the new Barnes Foundation art museum in Philadelphia. Their Logan Center for the Arts will formally open in October at the University of Chicago.

Other Chicago architects who signed the letter include Joe Antunovich, David Brininstool, Dirk Denison, John Eifler, Philip Enquist, Doug Farr, Geoff Goldberg (Bertrand Goldberg's son), Phil Hamp, Donald Hackl, Gunny Harboe, Thomas Kerwin, Jackie Koo, Leonard Koroski, Ronald Krueck, Brian Lee, Dirk Lohan, Brad Lynch, Jeffery McCarthy, John Ronan, Ken Schroeder, Mark Sexton, Richard Tomlinson, Joe Valerio, John Vinci, Dan Wheeler, Ross Wimer and David Woodhouse.

All of the partners at the Chicago office of Skidmore, Owings & Merrill signed, including the firm's top structural engineer, William Baker.

Leading educators also signed, among them Donna Robertson, former dean of the architecture school at the Illinois Institute of Technology; Bob Somol, director of the school of architecture at the University of Illinois at Chicago; Charles Waldheim, chair of landscape architecture at Harvard's graduate school of design and Sarah Whiting, dean of Rice University's architecture school.

Last week, a spokesman for Chicago's Department of Housing and Economic Development said that meetings about old Prentice's future are "ongoing." He declined to elaborate. The building was replaced in 2007 by the new Prentice Women's Hospital at 250 E. Superior St.

The letter was released to the Tribune by the Save Prentice Coalition. The group includes Landmarks Illinois, the Washington, D.C.-based National Trust for Historic Preservation and Preservation Chicago.

The letter cited a recently-completed report by the National Trust, whose president, Stephanie Meeks, has actively campaigned to save old Prentice. The report, not surprisingly, concludes that the building qualifies for

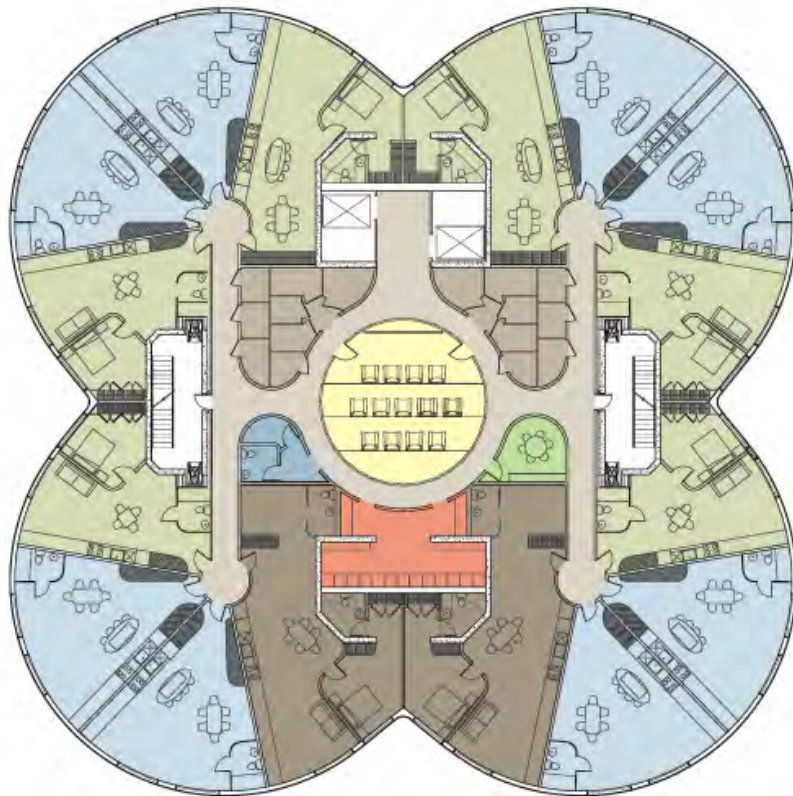
city landmark status.

It "is a significant and highly intact illustration of the aesthetic creativity, technological experimentation, and cultural optimism that made Chicago a world center for late modernist architecture in the 1960s and 1970s," the report says. "Prentice is an exceptionally valuable resource for the scholarly understanding and public appreciation of this influential period in the City's history."

Goldberg also designed Marina City.

In an email, Gehry acknowledged that he had not visited old Prentice in many years. However, he indicated that the building and Goldberg (whose expressionistic forms and reliance on computer-aided design anticipated Gehry's own innovations in those areas) had made an impression on him.

Goldberg's work "has always interested me," Gehry wrote. "He was an original. I'm always afraid that when something original is torn down, it's usually not replaced with an equal."



As with Marina City, the circular forms of Prentice Women's Hospital's tower create interesting "pie-shaped" residential uses - which lend themselves well for a variety of studio, one-, and two-bedroom units that could serve as medical-related, staff or student housing. (Source: Landmarks Illinois' reuse study)

Letter from Leading Architects to Mayor Rahm Emanuel



July 25, 2012

The Honorable Rahm Emanuel
Mayor of Chicago
121 North LaSalle Street, Room 507
Chicago, Illinois 60602

Dear Mayor Emanuel,

The National Trust for Historic Preservation recently completed a landmark recommendation report documenting the significance of architect Bertrand Goldberg's Prentice Women's Hospital. The report confirms what we already believed: that the historic Prentice exceeds the criteria for Chicago landmark designation, that it is truly singular in construction and layout, and that it changed the course of modern hospital design.

As members of the architecture community, we believe Goldberg's Prentice should be given a permanent place in Chicago's cityscape. A building this significant – this unique in the world – should be preserved and reused.

Prentice was a culminating work for Bertrand Goldberg, who most famously designed Chicago's Marina City. Over his 60-year career, Goldberg designed eight major hospitals around the country; Prentice is the only one located in his hometown. His ideas for improving hospital design helped redefine patient- and family-centered care. Prentice's cloverleaf tower exemplifies the belief that patients should be grouped in communities around a nursing center, creating "quiet villages" that improve proximity and sightlines between nurses and patients, welcome fathers into birthing rooms, and place mothers closer to their babies in the nursery.

Prentice also propelled advances in the fields of architecture and engineering that are still recognized today. Its cantilevered concrete shell broke with precedent and remains unique in the world. The result created column-free floors that today allow great flexibility for reuse options. Upon completion in 1975, critics and engineers worldwide celebrated Prentice as a breakthrough in structural engineering.

The legacy of Bertrand Goldberg's Prentice Women's Hospital is unmistakable. It stands as a testament to the Chicago-led architectural innovation that sets this city apart. Chicago's global reputation as a nurturer of bold and innovative architecture will wither if the city cannot preserve its most important achievements.

Reuse options abound. We urge you, the Commission on Landmarks, and the City Council to grant this building landmark designation and preserve Chicago's historic architectural legacy.

Sincerely,

Joe Antunovich, AIA
Chicago, Illinois

Gustavo F. Aroz
President, International Council of Monuments and Sites (ICOMOS)
Washington, District of Columbia



William Baker, PE, SE
Chicago, Illinois

Carol R. Bentel, FAIA
Chair, National AIA Committee on Design 2008
Locust Valley, New York

David Brininstool, AIA
Chicago, Illinois

Sheridan Burke
President, ICOMOS International Scientific Committee on 20th
Century Heritage (ISC20C)
Sydney, Australia

Jean Carroon, FAIA
Chair, National AIA Historic Resources Committee 2012
Boston, Massachusetts

Louise Cox, HFAIA
President, Union of International Architects (UIA) 2008-2011
Sydney, Australia

Dirk Denison, FAIA
Chicago, Illinois

John Eifler, FAIA
Chicago, Illinois

Philip Enquist, FAIA
Chicago, Illinois

Doug Farr, AIA
Chicago, Illinois

David N. Fixler, FAIA
President, DOCOMOMO_US/New England
Boston, Massachusetts

Jeanne Gang, FAIA
MacArthur Fellow 2011
Chicago, Illinois

Frank Gehry, FAIA
AIA Gold Medal 1999; Pritzker Prize 1989
Los Angeles, California

Geoff Goldberg, AIA
Chicago, Illinois

Phil Hamp, FAIA
Chicago, Illinois

Donald J. Hackl, FAIA
Chancellor of the AIA College of Fellows 2009
Chicago, Illinois

Gunny Harboe, FAIA
Vice President, ICOMOS ISC20C; Board Member
DOCOMOMO_US
Chicago, Illinois

Jörg Haspel
Vice President, ICOMOS Germany
Berlin, Germany

Malcolm Holzman, FAIA
New York, New York

Eugene C. Hopkins, FAIA
AIA President 2004
Ann Arbor, Michigan

Marlene Imirzian, AIA
Chair, National AIA Committee on Design 2013
Phoenix, Arizona

Richard Keating, FAIA
Los Angeles, California

Thomas Kerwin, FAIA
Chicago, Illinois

Stephen J. Kelley, AIA, SE, FAPT, FUSICOMOS
President, ICOMOS ISCARSAH
Chicago, Illinois

Jackie Koo, AIA
Chicago, Illinois

Leonard Koroski, FAIA
Chicago, Illinois

Ronald Krueck, FAIA
Chicago, Illinois

Brian Lee, FAIA
Chicago, Illinois



Dirk Lohan, FAIA

Chicago, Illinois

Brad Lynch

Chicago, Illinois

Jeffrey McCarthy, FAIA

Chicago, Illinois

Robert L. Meckfessel, FAIA

Board Member, DOCOMOMO_US
Dallas, Texas

Mike Mense, FAIA

Chair, National AIA Committee on Design 2012
Anchorage, Alaska

Michael Mills, FAIA

Past Chair, National AIA Historic Resources Committee
Princeton, New Jersey

Kyle Normandin

Secretary General, ICOMOS ISC20C
Los Angeles, California

Louis R. Pounders, FAIA

Chair, National AIA Committee on Design 2009
Memphis, Tennessee

Theodore Prudon, FAIA

President, DOCOMOMO_US
New York, New York

Jack Pyburn, FAIA

Past Chair, National AIA Historic Resources Committee
Atlanta, Georgia

Donna Robertson, FAIA

Professor and John and Jeanne Rowe Chair, Illinois Institute of
Technology
Chicago, Illinois

John Ronan, AIA

Chicago, Illinois

Ken Schroeder, FAIA

Chicago, Illinois

Mark Sexton, FAIA

Chicago, Illinois

Bob Somol, Ph.D., J.D.

Director, University of Illinois at Chicago, School of Architecture
Chicago, Illinois

Tristan d'Estrée Sterk, AIA, SBA Netherlands

AIA Chicago Dubin Family Young Architect of the Year 2011
Chicago, Illinois

Billie Tsien, AIA

New York, New York

Richard Tomlinson II, FAIA

Chicago, Illinois

Joe Valerio, FAIA

Chicago, Illinois

John Vinci, FAIA

Chicago, Illinois

Charles Waldheim

Chair, Department of Landscape Architecture, Graduate
School of Design, Harvard University
Cambridge, Massachusetts

Dan Wheeler, FAIA

Chicago, Illinois

Sarah Whiting, Ph.D., Associate AIA

Dean of College of Architecture, Rice University
Houston, Texas

Tod Williams, FAIA

New York, New York

Ross Wimer, FAIA

Chicago, Illinois

Antony Wood

Studio Associate Professor, Illinois Institute of Technology
Chicago, Illinois

David Woodhouse, FAIA

Chicago, Illinois

Kulapat Yantrasast

Silpathorn Award 2009
New York, New York



Siegfried Zhiqiang Wu, Ph.D.

Vice President, Tongji University; Chief Planner, World
Expo 2010
Shanghai, China

Andrew Zago

Faculty, Southern California Institute of Architecture
Los Angeles, California

Dr. Anke Zalivako

Research Fellow - 20th Century Heritage, Technical University
of Berlin
Berlin, Germany

CC:

Commissioner Andrew Mooney, Dept. of Housing and Economic Development
Alderman Brendan Reilly (42nd Ward)
Commissioner Rafael Leon, Commission on Chicago Landmarks
Commissioner John Baird, Commission on Chicago Landmarks
Commissioner Anita Blanchard, Commission on Chicago Landmarks
Commissioner James Houlihan, Commission on Chicago Landmarks
Commissioner Tony Hu, Commission on Chicago Landmarks
Commissioner Christopher Reed, Commission on Chicago Landmarks
Commissioner Mary Ann Smith, Commission on Chicago Landmarks
Commissioner Ernest Wong, Commission on Chicago Landmarks

Letter from William F. Baker to Chairman Rafael Leon

Mr. Baker is the Structural and Civil Engineering Partner for Skidmore, Owings & Merrill, LLP and was the lead structural engineer of Burj Khalifa, the world's tallest manmade object. This is his letter from June 17, 2011 supporting landmarking for the former Prentice Women's Hospital.

Mr. Rafael Leon, Chariman
Commission on Chicago Landmarks
33 N. LaSalle St., Room 1600
Chicago, IL 60602

RE: Request for Chicago Landmark Designation for the former Prentice Women's Hospital, 333 E. Superior St., Chicago

Dear Chairman Leon,

I am writing today in support of Landmark Illinois' petition to grant immediate Chicago landmark designation to the former Prentice Women's Hospital. As you well know, Northwestern University plans to demolish Prentice within the year. It is my personal and professional opinion that this decision would be a major loss to Chicago's architectural and structural legacy.

Designed by a team of architects and engineers led by legendary architect and Chicago native Bertrand Goldberg, Prentice is one of his most prominent and defining works. It is unique in that its structural solution (an exterior shell cantilevered 45 feet above its base) is the only example of its type anywhere in the world. Prentice is further distinguished by its structural legacy, as it marks one of the earliest examples of finite element analysis used in the structural design of tall buildings. This is significant because finite element analysis, an advanced computational tool used to predict building behavior, is now utilized on every major tall building project, including Chicago's Trump Tower and the recent design of the World's Tallest Building, the Burj Khalifa. In designing Prentice, Bertrand Goldberg Associates utilized software from the aerospace industry to translate the early finite element analysis typically used on aerospace designs to the structural application on buildings. This was revolutionary--a true game changer in the field of architectural design and structural engineering. The building also represents both a clarity of vision and a heroic structural move that is rarely seen.

I do not think it is well understood how this building, along with Frank Lloyd Wright's Unity Temple, demonstrate how Chicago was at the forefront of architectural and structural innovation in concrete construction. Unity Temple was one of the earliest examples of architecturally exposed reinforce concrete (the original patents on reinforced concrete had expired a short time before the Temple was designed). Prentice took this much further with what even today seems to be "space age" design.

It is important that Chicago continues to take the stewardship of our city's rich architectural history quite seriously. I join my many distinguished colleagues in urging the City of Chicago to support the preservation of the historic Prentice Women's Hospital. I understand there are alternate proposals for its use that I hope will be given full consideration. In preserving Prentice, the Commission acknowledges Chicago's historic commitment to world-class architecture and accepts the responsibility of its guardianship.

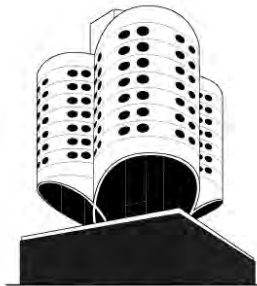
Thank you for taking the time to read this appeal. Should the Commission have any questions, please do not hesitate to contact me.

Regards,



William F. Baker, PE, SE, FASCE, FIStructE, NAE

cc: Rahm Emanuel, Mayor, City of Chicago
Brendan Reilly, 42nd Ward Alderman, City of Chicago



**SAVE
PRENTICE!**

**GOLDBERG'S MODERN
MASTERPIECE**

WWW.SAVEPRENTICE.ORG

do_co_mo_mo_us

November 1, 2012

PRENTICE WOMEN'S HOSPITAL STATEMENT

Theodore Prudon

Good afternoon. I am pleased to be able to present my testimony in support of the landmark designation and preservation of this important and nationally and internationally known building, **Prentice Women's Hospital**. My name is Theodore Prudon. I am a practicing architect in New York City and a Fellow of the American Institute of Architects. I hold masters degrees in architecture and preservation from Columbia University, where I also received my PhD. I have taught preservation in the Graduate School of Architecture, Planning and Preservation at Columbia University for more than 40 years and I am the president of the United States chapter of Docomomo, an acronym that stands for the documentation and conservation of the modern movement.

Docomomo is an international organization with national chapters in some 63 countries and on all five continents. It has a dedicated professional membership of more than 2000 individuals worldwide, who advocate for the study, interpretation and protection of the architecture, landscape and urban design of the modern movement. As the President of Docomomo US and a member of the Advisory Board of Docomomo International I speak on behalf of our national and international membership.

Bertrand Goldberg has to be considered one of America's most important mid-20th century modern architects, who attained national and international fame for his iconic and idiosyncratic architecture, of **which Prentice Women's Hospital is one of the** most important examples. While many of the architects gaining acclaim in the postwar decades were of European descent, Goldberg was one of only a handful of Americans to study at the Bauhaus and work for Mies in Berlin before returning to the United States. His time in Germany had a profound influence on him and his future work. The landmark nomination correctly states that:

...as a native Chicagoan with a direct link to the Bauhaus and to Mies, Goldberg is a crucial part of the story of the Bauhaus in America. Mies eventually came to Chicago himself, heading a version of the Bauhaus here at the Illinois Institute of Technology (IIT). This established Chicago as a central place for the development of architectural modernism in America and makes **Goldberg's work here even more significant to that history...**

Goldberg's oeuvre is more than just an important link between European modernism and Chicago's architectural modernity. It is unique in its search for programmatic solutions, architectural form language and structural developments. His exploration of the use of concrete as a structural and architectural material is reminiscent of the work of such internationally acclaimed architects and engineers as Felix Candela in Mexico or Pier Luigi Nervi in Italy. The extremely thin shell walls or the structural cantilever between base and top are examples in point of that exploration of form and structure.

do_co_mo_mo_us

These architectural and structural solutions are even more remarkable when placed in the context of the time. Complex forms like those of Prentice would have been impossible to engineer without the help of software and modeling capabilities, which at the time were probably more in use at NASA than in the practice of architecture. It places Goldberg and his engineers at the forefront of engineering and architectural practice in its use of technologies without which we could function today.

Because Prentice Women's Hospital and Bertrand Goldberg represent a further development of European modernism, are a quintessential part of Chicago's architectural tradition and are an unique architectural response to a contemporary and programmatic need, the building deserves on a local level the recognition that it already enjoys nationally and internationally.

I urge the Commission to consider Prentice **Women's Hospital** for landmark designation today.

Dr. Theodore H. M. Prudon FAIA

President, DOCOMOMO US

Member, Advisory Board, DOCOMOMO International, Barcelona, Spain

Professor of Historic Preservation, Columbia University, New York



My name is Ronald Johnson and I am Associate Director of Structural Engineering at the Chicago office of Skidmore Owings & Merrill, better known as SOM. I represent my own professional views—and will also cite SOM Structural Engineering Partner William Baker in my remarks. You will hear from SOM Urban Design and Planning Partner Philip Enquist later today.

SOM has created—over more than 75 years—some of our city’s most significant architectural achievements—including the Inland Steel Building, John Hancock Center, Willis Tower, and Trump International Hotel and Tower. This includes the development of digital tools to provide innovative architectural and structural solutions. The Landmarks staff recognizes the implicit connections between SOM and Bertrand Goldberg’s work when it cites our two firms as “early adopters of the new technology in the architectural field” in its recommendation for landmarking Prentice.

We agree with the Landmarks staff that Bertrand Goldberg’s Prentice Hospital meets at least four of the seven criteria that you must consider today. I will speak to Criterion 4, Exemplary Architecture, specifically Prentice’s “exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.”

SOM Structural Engineering Partner William Baker has stated—and I and many of my colleagues concur—that:

Prentice is unique in that its structural solution (an exterior shell cantilevered 45 feet above its base) is the only example of its type anywhere in the world. It is further distinguished by its structural legacy, as it marks one of the earliest examples of finite element analysis used in the structural design of tall buildings. This is significant because finite element analysis, an advanced computational tool used to predict building behavior, is now utilized on every major tall building project, including our design of the world's tallest building, the Burj Khalifa. In designing Prentice, Bertrand Goldberg Associates utilized software from the aerospace industry to translate the early finite element analysis typically used on airplane wings to structural application on building shells. This was revolutionary--a true game changer in the field of architectural design and structural engineering.

Chicago design firms take the stewardship of our city's rich architectural history quite seriously. In preserving Prentice, the Commission will acknowledge Chicago's historic commitment to world-class architecture and accept the responsibility of its guardianship as prescribed in the Landmarks Ordinance.

Thank you.

STUDIO/ GANG /ARCHITECTS

Alderman Brendan Reilly
City Hall
121 N. LaSalle St. - Room 200
Chicago, IL 60602

RE: Preservation and Reuse of Prentice Women's Hospital

Dear Alderman Reilly,

I am writing to you today to support the reuse and preservation of Bertrand Goldberg's historic Prentice Women's Hospital. As the pinnacle of Goldberg's hospital design work, the building stands as an example of his creative output, and has an important role as a boldly innovative example of Chicago architecture. It is an artifact of an architect who literally thought outside the boxes that dominated his era and remains an inspiration to all who view it today.

When designing Prentice, Goldberg studied nurse-patient relationships and developed an open, radial floor plan that largely influenced the evolution of hospital design. While the structure is no longer viewed as suitable for medical care, its column-free spaces have great potential for reuse and offer its owner, Northwestern University, an opportunity to create much-needed graduate student residences, offices, or research laboratories. Furthermore, rehabilitating the existing building is a more environmentally sustainable step forward and preferable to demolishing the structure and building anew.

At the moment, Goldberg's Raymond Hilliard Homes on Chicago's South Side are the only Goldberg works legally protected by a government entity. Prentice Women's Hospital should be added to this all-too-short list. This project will set a historic and environmentally significant precedent for preserving and reusing an unusual building type, and will only strengthen Chicago's reputation as a home to and incubator for world-class architecture and sustainability. It is a vibrant and unique symbol of our city that will be used and valued by future generations, and for this, it must be protected.

Thank you for taking the time to read this today. I look forward to watching this project progress in the near future.

Sincerely,



Jeanne Gang, FAIA, LEED AP
President and Founder

11.15.2010

ARCHITECTURE
LANDSCAPE
URBAN DESIGN

1212 N. ASHLAND AVE.
STE 212
CHICAGO, IL 60622

T 773 384 1212
F 773 384 0231

STUDIO/ GANG /ARCHITECTS

cc: Brian Goeken, Deputy Commissioner
Historic Preservation Division, City of Chicago

Rafael Leon, Chair, Commission on Chicago Landmarks

James Peters, President, Landmarks Illinois

11.15.2010

ARCHITECTURE
LANDSCAPE
URBAN DESIGN

1212 N. ASHLAND AVE.
STE 212
CHICAGO, IL 60622

T 773 384 1212
F 773 384 0231

KEVIN ROCHE JOHN DINKELOO AND ASSOCIATES LLC
P.O. BOX 6127 20 DAVIS STREET HAMDEN, CT 06517-0127

1 October 2012

The Commission on Chicago Landmarks
Chicago, Illinois

Re: Preliminary Landmarks Designation of Prentice Women's Hospital

Dear Commissioners,

I regret being unable to attend the Commission's meeting at this time. My absence does not mean that I am any less committed to the preservation of Prentice Hospital and other significant examples of architecture from all periods. By sitting on this important commission, you certainly share my commitment.

I am a great admirer of the spirit of Chicago and its enormously influential architecture. Bertrand Goldberg's work in Chicago and other cities starting in the early 1960's and continuing through the 1970's exemplify the optimism and willingness to experiment unique to that period. The Prentice Women's Hospital is not only a beautiful building but it fittingly represents the age in which it was constructed.

I will not repeat what others have surely stated about the building's technical and aesthetic achievements. These facts are well known and not disputable. I have greatly admired this building since it was finished.

I urge the Commission to once again safeguard the City of Chicago's historic and cultural heritage by recommending the Prentice Women's Hospital for a preliminary landmark designation.

Respectively submitted,

A handwritten signature in black ink, appearing to read "Kevin Roche", with a horizontal line extending to the right.

Kevin Roche, FAIA

KEVIN ROCHE, FAIA

After completing his architectural studies at the University College Dublin, Kevin Roche came to the United States to study with Mies van der Rohe at the Illinois Institute of Technology in Chicago. He was recruited by Eero Saarinen and joined the firm of Eero Saarinen and Associates. He became the Principal Design Associate of Eero Saarinen and assisted him on all of the office projects until Eero's untimely death. The remaining design of the twelve major projects on which Mr. Saarinen had been working at the time of his death were completed by Mr. Roche.

These projects included the TWA Flight Center at Kennedy Airport; Dulles International Airport Terminal, Virginia; the St. Louis Arch; CBS Headquarters, New York; Deere and Company Headquarters, Moline, Illinois; Bell Telephone Laboratory in Holmdel, New Jersey; the Vivian Beaumont Repertory Theater at Lincoln Center, New York; and the Ezra Styles and Samuel F. B. Morse Colleges, Yale University.

In 1961, John Dinkeloo and Kevin Roche received the commission for the Oakland Museum, in competition with 37 other architectural firms. Thus began Kevin Roche's remarkable career as one of the most versatile, productive, and distinguished architects of our time.

John Dinkeloo died in June of 1981; and Mr. Roche continues the practice with the original firm name. In all, Kevin Roche has designed 38 institutional and corporate headquarters, 8 museums and a number of other building types, including creative art centers, performing art centers, conference centers, research laboratories, campus buildings for 6 universities, factories, houses, and the Central Park Zoo in New York. For the past 44 years, he has been the architect for the Master Plan of the Metropolitan Museum of Art in New York, designing all of its new wings and installing many of its collections.

The work of Kevin Roche has been the subject of special exhibitions at the Museum of Modern Art, the Architectural Association of Ireland in Dublin, and the American Academy and Institute of Arts and Letters. The recent exhibition **Kevin Roche: Architecture as Environment** opened at the Yale School of Architecture in New Haven, Connecticut and ran from February 7 to May 6, 2011. The traveling exhibit has been viewed at The Museum of the City of New York, New York, is currently at the Building Museum in Washington, D.C., and will next travel to the University of Toronto in January 2013.

Following in the footsteps of Ludwig Mies Van Der Rohe and Eero Saarinen, his dynamic civic centerpieces, inspiring yet comfortable backdrops for the people they serve are an extension of his lifetime dedicated to public service and his finely developed sense of place.

The American Institute of Architects Gold Medal

Kevin Roche in all his endeavors practices a special kind of alchemy wherein he employs with breathtaking virtuosity the technical resources of our time to create forms and spaces appropriate to our time that splendidly accommodate the new institutional programs of our times.

American Academy and Institute of Arts and Letters Gold Medal for Architecture

Mr. Roche has been the recipient of numerous honors and awards, including the following:

- Pritzker Architecture Prize
- American Institute of Architects - Gold Medal Award
- American Academy of Arts and Letters - Gold Medal Award for Architecture
- Academie d'Architecture - Grand Gold Medal
- Total Design Award, American Society of Interior Designers
- Medal of Honor, New York Chapter of the AIA
- American Institute of Architects Twenty-five Year Award
- Classical America's Arthur Ross Award
- The Brendan Gill Prize of the Municipal Art Society of New York
- California Governor's Award for Excellence in Design
- Albert S. Bard First Honor Awards, City Club of New York
- Brandeis University Creative Arts Award in Architecture
- Brunner Award of the American Institute of Art and Letters
- New York Chapter American Institute of Architects Award

He has received honorary doctoral degrees from Wesleyan University, National University of Ireland, Albertus Magnus College, Iona College, and Yale University.

**Lois Weisberg
3150 North Lake Shore Drive - Apt. 29 F
Chicago, IL 60657
lois.weisberg@gmail.com**

October 22, 2012

**The Honorable Rahm Emmanuel
Mayor, City of Chicago
City Hall - Room 507
121 North LaSalle Street
Chicago, IL 60602**

Dear Mayor Emmanuel:

I am writing to support the current efforts to preserve the 1975 Prentice Women's Hospital. I owe it to our wonderful city to speak out to protect what is our most visible and valuable asset - ARCHITECTURE. People throughout the world know that the streets of Chicago are a living museum proclaiming the innovation and genius of many of the greatest architects in the world.

Architecture is a defining component of Chicago's international reputation. One of the reasons is eloquently found in Bertrand Goldberg's 1975 Prentice Women's Hospital.

It embodies Chicago's unique ability to inseparably merge honesty and passion - a theme that runs throughout the history of the city's creative arts. Prentice has the democratic power to engage the senses of anyone who encounters it on the street, or happens to glimpse its blossoming form amidst the otherwise rigid forest of the urban skyline. It's not necessary to know anything about architecture, engineering or architectural history to experience its seductive powers.

Prentice is more than the product of one of Chicago's architectural masters, it is most importantly, one of his very best works. Bertrand Goldberg was an original in every sense of the word. His strength is that his work can't be categorized as being part of a movement or style. It's not even possible to compare Mr. Goldberg's various works to each other - each building is his individual creative response to architectural challenges at hand. But unseen and unspoken behind each of his buildings are the creative ideals of Louis Sullivan, Frank Lloyd Wright, and Chicago's individualistic architectural masters of the past.

Page 2

Mayor Rahm Emmanuel

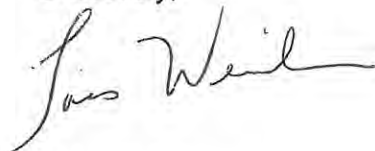
October 22, 2012

In a city where density and high land values has made preservation of historic structures challenging, many important buildings have been lost during situations of short-sighted immediacy, and, in every case, the international cultural community - and city itself - have come to regret it later. The absence of a powerful building is a sad loss to anybody simply walking down the street.

No crystal ball is needed to predict that today's loss of Prentice Hospital would be similarly regretted in the future. It's time to apply the same ingenuity that has fueled the creation of Chicago's internationally renowned architecture towards solving the present-day challenges of preserving the important contemporary structures that define the city's identity.

Chicago is perhaps the only city where a building as unique as the Prentice Women's Hospital can survive and thrive. We threw out the babies, but hopefully not the bath water.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lois Weisberg".

Lois Weisberg

Statement by Gary Alan Fine, John Evans Professor of Sociology,
Northwestern University for presentation to the Chicago
Landmarks Commission, October 4, 2012

Dear Members of the Chicago Landmarks Commission:

I thank you for the opportunity to place in the record my opinion and concerns regarding the plans of Northwestern University to demolish Prentice Hospital in order to build a new building devoted to Bio-Medical Research.

I am sorry that I cannot be in attendance this afternoon, but I have a teaching commitment. I am teaching my Freshman Seminar on "Scandals and Reputations." Whether this plan to demolish Bernard Goldberg's iconic Prentice Hospital is a scandal, I leave for others and for history to determine, but it certainly affects the reputation of Northwestern University as a conservator of Chicago architecture. My research is on the importance of reputations and collective memory, and our built landscape is a part of how we recall our shared history.

My oldest son, Todd, is actively involved in preservation issues in New York City, attempting to preserve the remaining building of "Little Syria," the old Lebanese quarter - the Lower West Side of Manhattan - two blocks from the World Trade Center site. As a result I have a direct and warm interest in the crucial importance of preservation of the visual culture of cities. His involvement has inspired my own sense of the importance of preserving the local architectural tapestry.

Let me emphasize that I warmly support the desire on the part of my university's administration to build a state of the art facility devoted to Bio-Medical Research. Such a project can only benefit the region. Further, I am not an architect, and as a result, I am not in a position to determine the uses for which Bernard Goldberg's Prentice Hospital might be appropriate. (It is primarily the façade of this "birthing machine" that is at issue, not the interior spaces). I encourage Northwestern to consult with leading architects who specialize in sustainability to discuss possible options as well as working with the city of Chicago to determine if other suitable spaces for a science building might be possible.

But as a citizen of Chicagoland and of Northwestern I believe that it would be a real mistake to tear down one of the truly iconic pieces of Chicago architecture for this purpose. This is an architectural treasure that has been bequeathed to the

University, certainly the most significant piece of architecture that the university owns and to my eye as striking as Goldberg's Marina City. We have an obligation to architectural history and to the visual face of this architectural city. When a University has such a treasure, whether it is a Louis Kahn building at the University of Pennsylvania or the Frank Lloyd Wright buildings at Florida Southern University, the institution has a special obligation. So it is with Northwestern and Prentice Hospital. It is a building that fills me with deep pleasure when I am on the Northwestern Medical Campus. And I know that a great university is inspired by great architecture.

As a faculty member, I was concerned by two emails that I received in late August, asking for my support for Northwestern's plans for demolishing the Goldberg/Prentice Hospital building. Those messages did not adequately state what is at issue. Certainly faculty, students, and alumni should in the normally support university plans, but the emails did not indicate that what was at stake was not merely the technical issue of landmarking, but rather the destruction of this vitally important mid-century modernist building. It is one of the most crucial facades in Chicago. The faculty, the students, and the alumni deserve to know that the destruction of the Goldberg site is at issue, a building that is as important in its way as the Robie House in Hyde Park. I called then and I call now for a serious community discussion about how universities should conceive their responsibilities to their architectural heritage.

By nature I am an optimist. I know that large organizations want what they want when they want it and without the involvement of other stakeholders. But I also know that sometimes shared deliberation and an attempt to find alternatives lead to ends that are surprisingly desirable. My hope is that the Landmarks Commission requires Northwestern carefully to examine all of its options through the recognition that science is not incompatible with architectural preservation. Northwestern should take time to consult and to sponsor discussions and forums in which these options are fully discussed with all positions represented.

As a faculty member I wish Northwestern to thrive and as a citizen of Chicagoland this city needs to maintain its deserved position as the architectural crown jewel of the American heartland. I believe that these two goals are compatible.

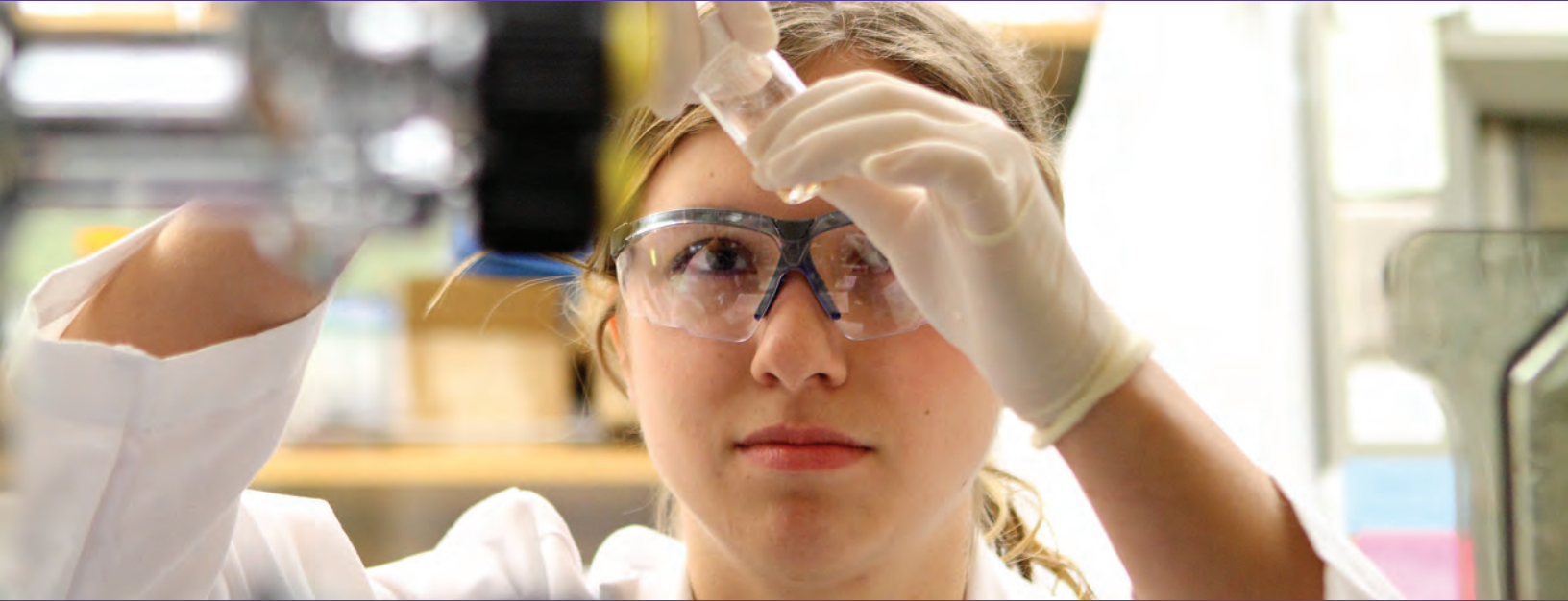
I appreciate the opportunity to address the Landmarks Commission in absentia.

Sincerely,

Gary Alan Fine
John Evans Professor of Sociology
Northwestern University

Finding Tomorrow's Cures

*Northwestern University Plans for a Medical Research Facility
on the Site of the Former Prentice Hospital*



NORTHWESTERN
UNIVERSITY

EXECUTIVE SUMMARY

Northwestern University's Feinberg School of Medicine conducts lifesaving research, creates jobs, fuels the Chicago economy and ensures the health of Chicago residents. To continue these important missions, Northwestern needs more space for biomedical research. The University plans to construct a major new medical research facility on the site of the former Prentice Women's Hospital, 320 E. Huron Street. That site is the linchpin for the combined plans of Northwestern University, Northwestern Memorial Hospital, Ann & Robert H. Lurie Children's Hospital of Chicago and the Rehabilitation Institute of Chicago, which together are creating one of the world's top academic medical centers here in Chicago.

Northwestern's plans call for construction of 300,000 to 500,000 square feet of research space starting in 2015 with eventual build-out of approximately 1.2 million square feet. The University's new medical research facility will be both literally and figuratively at the center of these research and patient care facilities, the hub of a world-class research and development enterprise that attracts innovation and entrepreneurship. Construction of the new research facility on the Prentice site would create 2,500 construction jobs and 2,000 high-paying full-time jobs, attract top researchers and have an economic impact of nearly \$4 billion over the decade after the construction of the building. Most jobs would be for Chicago residents. The University and its affiliates already employ approximately 17,000 Chicago residents. But none of this will occur unless Northwestern is allowed to build on the site.

Northwestern brings in more than \$300 million in federal medical research funding annually; the new facility will enable the University to increase that by \$150 million annually, or \$1.5 billion in the 10 years following the construction of the building. The financial impact for the Chicago metropolitan area will be approximately \$3.9 billion over that decade, according to an economic multiplier developed for the Association of American Medical Colleges.

In doing so, Northwestern will help Chicago realize the goals of World Business Chicago and the city's economic development plans by bringing jobs, research, innovation, technology and entrepreneurship to the city. To attract the best scientists in the world, research space has to be state-of-the-art in its configuration. Innovation and entrepreneurship can happen in Chicago, just as they do in cities on the coasts. But in order for that to occur, the proper facilities are necessary. The facilities will enable Northwestern scientists to expand groundbreaking research into the causes and cures for such diseases as cancer, heart disease, diabetes and others.

Northwestern Memorial Hospital began vacating the former Prentice five years ago, when the hospital built a new women's hospital after deciding the 1970s-era building could not be renovated for modern healthcare needs. At that time, Northwestern University reiterated its plan to erect a new research facility on the site. This was consistent with what the University has stated in its discussions with the City of Chicago and neighborhood residents for years. Since that time, Northwestern has conducted its own study and commissioned a study by nationally renowned consultants to examine the possibility of adapting Prentice for use as a medical research facility. The study's findings were clear: the 1970s building cannot be converted to provide space for 21st-century research.

Preservationists have called for the former Prentice to be landmarked and have presented a list of architects—many of them from outside Chicago—who support that effort. But even among architects, there is much disagreement about the value of doing so. A large coalition of civic organizations, business groups, labor unions, architects, patient-advocacy groups, scientists and others supports the University's plans to construct a new biomedical research facility on the site of the former Prentice. In addition, a recent poll shows that 72 percent of Chicago residents support Northwestern's plans.

The preservationists point to another site as being available for the new research building. They are wrong. Northwestern Memorial Hospital has plans to expand its patient care facilities on that site, further adding to the patient care hub on the campus and providing adjacency to the neighboring new Rehabilitation Institute of Chicago facility to the south. A letter detailing NMH's plans is on page 22.

The City of Chicago has a choice: It can enable Northwestern University to bring in billions of dollars to the Chicago area, provide thousands of jobs, make the city a hub for biomedical research and innovation—and save lives. Or it can landmark a building about which there are mixed opinions.

I. Economic Impact

Construction of the new medical research building will have an economic impact of nearly \$4 billion over the decade after the construction of the building. Northwestern University and two of its affiliated hospitals, Northwestern Memorial Hospital and Ann & Robert H. Lurie Children's Hospital of Chicago, will spend more than \$1 billion of their own funds during the next decade for a combination of construction, hiring of researchers and their staff, purchase of equipment and operation of the building. The University and its affiliated hospitals are very substantial employers: About 17,000 of their employees live in Chicago. Experience tells us that most of the 2,000 full-time jobs to be added by the new building will be held by Chicagoans as well.

Northwestern's plans dovetail with and support the plans of the City of Chicago to make the city a center for research, innovation, technology and entrepreneurship. As the World Business Chicago Plan for Economic Growth and Jobs noted, the Chicago region historically has lagged as a place for innovation and development. Northwestern has identified creating more opportunities for entrepreneurial activities by faculty as one of the University's top priorities. A special office of the University bridges Northwestern research with its practical uses for public benefit by identifying research that could have commercial potential and accelerating its development. In doing so, Northwestern helps bring innovation and entrepreneurship to Chicago.

Specifically, the new building will:

- **Attract an additional \$150 million annually in new biomedical research dollars.** This would in turn generate approximately \$390 million annually in net economic impact for Chicago, according to an economic multiplier developed for the Association of American Medical Colleges. The multiplier is based on a nationwide analysis conducted by Tripp Umbach, a highly respected, nationally recognized economic consulting firm. The indirect economic impact, also known as the multiplier effect, includes the respending of dollars within the local economy. Tripp Umbach found that both the national and the Illinois multiplier is 1.6 times the direct economic impact. This does not include the incalculable impact from the saved lives, improved quality of life, the commercial application of the research and other downstream economic impacts.

- **Create more than 2,500 construction jobs.**

The building of the complex itself will provide more than 2,500 construction jobs for the complete build-out.

- **Provide more than 2,000 full-time jobs.**

When complete, the new facility will be home to hundreds of investigators and researchers as well as many laboratory technicians, lab assistants and research staff.

- **Attract top scientists to Chicago.**

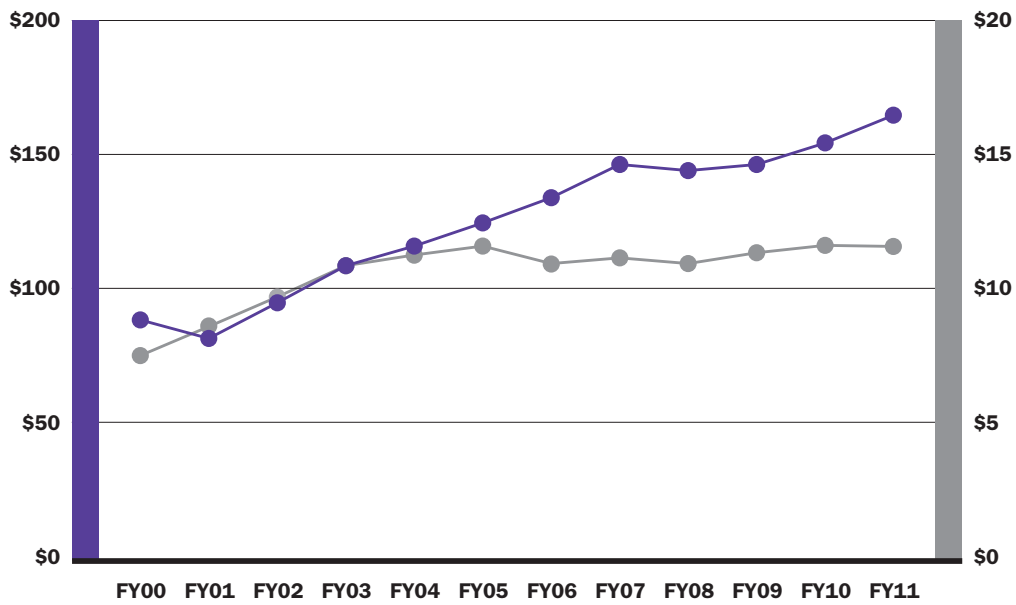
Northwestern and its affiliated hospitals—Northwestern Memorial Hospital, the Rehabilitation Institute of Chicago and Ann & Robert H. Lurie Children’s Hospital of Chicago—are creating one of the country’s top medical centers in Chicago’s Streeterville neighborhood. The construction of the new Northwestern Memorial Hospital, the new Prentice Women’s Hospital, the new Lurie Children’s Hospital and the Robert H. Lurie Medical Research Center in the past decade represents an investment of more than \$2.5 billion and a huge vote of confidence in Chicago, which competes with other cities in the Midwest, as well as on both coasts, to be a hub for biomedical research and technology.

- **Generate new startup companies and discoveries.**

The economic impact of the new building does not end with the new jobs identified above. It extends to the potential of creating new companies and helping existing companies benefit from newly discovered technologies and science emanating from Northwestern labs. A special office at the University assists in achieving such economic activity. It advises researchers on the path to commercialization. In the past two years, Northwestern faculty have created more than 10 new startup companies. The increase in faculty engaged in research in the proposed facility should produce an additional 20–30 new startup companies over the next decade and hundreds of additional licenses of Northwestern University discoveries. Building this new facility is a critical step in a multidecade plan to make Chicago a leader in medical research and innovation.

**Total NIH Awards to
Feinberg School of Medicine
(\$Millions)**

**Total NIH Awards
to Medical Schools
(\$Billions)**



**Northwestern Feinberg School of Medicine Growth in
Grant Awards Has Exceeded the Overall Rate of Growth
in Grants to Medical Schools since FY2005**

II. Impact on Healthcare

Construction of the new research building will provide a critical boost to biomedical research and clinical healthcare in Chicago. The building will serve as the keystone for both research and patient care activities at Northwestern's Feinberg School of Medicine, Northwestern Memorial Hospital, Ann & Robert H. Lurie Children's Hospital of Chicago and the Rehabilitation Institute of Chicago. Northwestern aspires to be one of the top academic medical centers in terms of federal research dollars, placing it among such leading institutions as Yale, Michigan, Stanford and Columbia. Having top-notch facilities will enable Northwestern and Chicago to become global leaders and compete with other metropolitan areas while providing the best possible healthcare for Chicago-area residents.

Specifically, the new building will:

- **Provide space for new basic science research.**

The new research facility will provide critical space for researchers working in the areas of cancer, cardiovascular diseases, diabetes, neurodegenerative disorders and others. A key part of the plan for the new building is to provide space for the pediatric research arm of Lurie Children's Hospital. Lurie Children's Hospital recently moved its clinical care operations to a state-of-the-art facility on Northwestern's campus in Streeterville, but its research operations remain near its original campus in Lincoln Park. Integrating the pediatric researchers of Lurie Children's Hospital with those researchers studying adult diseases on the campus in Streeterville has been a long-standing objective. Much of this basic research for pediatrics will emphasize understanding the underpinnings of diseases in children and their families that carry into and affect their adult lives, such as sickle cell anemia, early metabolism of obesity, asthma, cystic fibrosis and cardiovascular disease, among others. Northwestern researchers already are at the forefront of discovering the causes and cures of many life-threatening diseases and medical conditions, including finding a common cause for all forms of ALS, developing a blood test to diagnose depression in teens and developing a drug to prevent post-traumatic stress disorder. The new building will allow expansion of research into these areas as well as other fields.

- **Assist in creating a great academic medical center.**

The best doctors, even those who do not actively engage in research themselves, want to have access to leading-edge research and the latest medical technology. Out of 137 medical schools in the United States, biomedical research is mainly done at 30 research-intensive medical schools. It is an immense and complex enterprise. But this is where discoveries and new knowledge inform patient care. Therefore, the combination of new hospitals and new research facilities on one campus is essential to building a great medical center that will attract patients, physicians and researchers from around the country. In order to achieve that goal, Northwestern University built the \$200 million Lurie Medical Research Center and renovated extensively its other medical research buildings at a cost of more than \$100 million over the past decade. The University's hospital partners also have built new facilities or are planning to do so. The new medical research building will be a linchpin of the continuing efforts to provide the appropriate facilities to attract the doctors who care for Chicago residents.

- **Accelerate the positioning of Chicago as a center for biomedical research and leading-edge clinical care.**

Chicago competes with cities around the country to be a center for healthcare and technological innovation. Northwestern's Feinberg School of Medicine and its affiliated hospitals already are ranked among the top in the country in several areas; their shared goal is to move farther up in the rankings, thereby positioning Chicago as a top national center for biomedical research and clinical care. Doing so would result in attracting more private companies in the business of medical technology, pharmaceuticals and related fields to the Chicago area.

III. Importance of the Former Prentice Site

The former Prentice Hospital site is immediately adjacent to Northwestern University's existing medical research facilities. The Robert H. Lurie Medical Research Center, a 12-story building that was constructed in 2006 and now houses approximately 700 faculty researchers, technicians and other employees, is just to the west. As a result, the former Prentice location is the only site that will allow Northwestern to expand its research facilities using the floor-by-floor connections that are critical to enhancing scientific discovery. As has been noted by Northwestern's leading research faculty and others, great science now occurs at the intersection of disciplines; the days of a sole researcher working alone in a lab are gone. Instead, teams of researchers collaborate in a close environment that spans several disciplines. Creating this enclave so researchers can work together not only is more economically efficient, but it also leads to better science.

For the past decade, Northwestern has used this construction approach for its scientific research buildings on both of its campuses. In Evanston, the new Silverman Hall is connected to Pancoe and Ryan Hall on all floors in order to allow optimal interaction among research groups in all the buildings. In Chicago, the existing Lurie Medical Research Center was designed to provide such connections to both an addition to that building and to the new building planned for the Prentice site. These types of connections also exist today on the Chicago campus in the medical school's Ward/Morton/Searle buildings. This coordinated space method is used by the leading medical research centers in the country with which Northwestern—and Chicago—compete, including Yale, Michigan, Stanford and Columbia.

As Thomas J. Meade, the Eileen Foell Professor of Cancer Research at Northwestern, recently stated, "The line-of-sight principle (of building design) is a crucial, but frequently underappreciated, aspect to the scientific endeavor. When scientists representing numerous disciplines have the opportunity to come together in an environment that stimulates interdisciplinary research, problems are solved in a way that could not be done otherwise."

The question has been raised as to why Northwestern needs to use this particular site instead of the nearby land that is the site of the former Lakeside VA Hospital or on the block south of that, the former site of WBBM-TV studios. On the land immediately to the south, Northwestern Memorial Hospital plans to build new patient care facilities. (A letter detailing NMH's plans is on page 22.) The Rehabilitation Institute of Chicago, on the site one block to the south, also plans a new patient care facility on its site. Northwestern University fully supports those plans as part

.....

of our coordinated efforts to build a leading academic medical center. Having the hub of a major biomedical research complex in the midst of hospital facilities provides an enhanced environment for the recruitment of the best faculty and clinicians. Since many of the clinicians are also researchers, the physical proximity of their research lab to their clinical space is important to their efficiency and effectiveness.

IV. Research Building Plans and Northwestern Campus Long-Range Plans

The plan for the new biomedical research building on the former Prentice site is part of Northwestern's long history of development and redevelopment of the campus. James Gamble Rogers, a noted planner and architect of campus buildings, developed the first plan for the Chicago Campus in the 1920s that allowed for expansion of the campus and development of future buildings as needed.

In the 1930s, buildings were developed on the site of the former Prentice Hospital; those buildings remained until the 1950s, when they were demolished and a major parking lot was developed on the site. Parking remained as the use of the site until the 1970s, when the parking lot was demolished and the RIC and former Prentice buildings were constructed.

In 1988, construction began on the Tarry Research Building on the only remaining site on Northwestern's original research block. In the 1990s, the University and the hospitals updated the campus plan since the Tarry building completed build-out of research space on the original research block and the Passavant and Wesley Hospitals were outdated and could not be brought up to current standards of medical care. The updated campus plan created an additional research corridor between Superior and Huron Streets; a clinical corridor west of Fairbanks Court between Superior Street and Chicago Avenue and an expanded clinical corridor between Huron and Erie Streets. This resulted in the demolition of the Passavant Hospital in 2002 to make way for the construction of the Robert H. Lurie Medical Research Center, the demolition of Wesley Hospital in 2003 to make way for the construction of the new Prentice Women's Hospital, and the demolition of the Galter Carriage House in 2006 to make way for Ann & Robert H. Lurie Children's Hospital of Chicago.

Adapting to Emerging Needs

The University and the affiliated hospitals have continued to update campus plans to address the vision for the campus and to adapt to changing needs and opportunities. The evolving nature of the campus with cycles of construction, demolition and redevelopment of sites of outmoded buildings is typical of dynamic academic medical centers. The current campus plan that includes a research corridor between Superior and Huron Streets is expected to meet the University's needs over the next forty-year period (much as the James Gamble Rogers plan served the University for forty years). The current plan envisions the demolition and redevelopment of outmoded buildings (such as the former Prentice) similar to what occurred on campus from the 1950s to the present with the demolition and redevelopment of many other structures.

Redevelopment of the Former Prentice Site

Redevelopment of the former Prentice site is governed by Institutional Planned Development #3 (IPD3), which has been approved and adopted by the City of Chicago. IPD3 allows for the construction of more than 1,200,000 square feet of new development (with the demolition of the former Prentice building) in the sub-area where the former Prentice stands. The University will hold a design competition in 2013 to select the architect for design of the entire project. The University's plan is to develop the new building in stages, with the first stage of 300,000–500,000 square feet commencing construction in 2015. The University fully understands that people may be concerned about potential impacts of the facility and is committed to working closely with the City, Alderman Reilly, the Streeterville Organization of Active Residents (SOAR) and other community groups to conduct detailed analyses and review, discuss and implement solutions to issues identified.

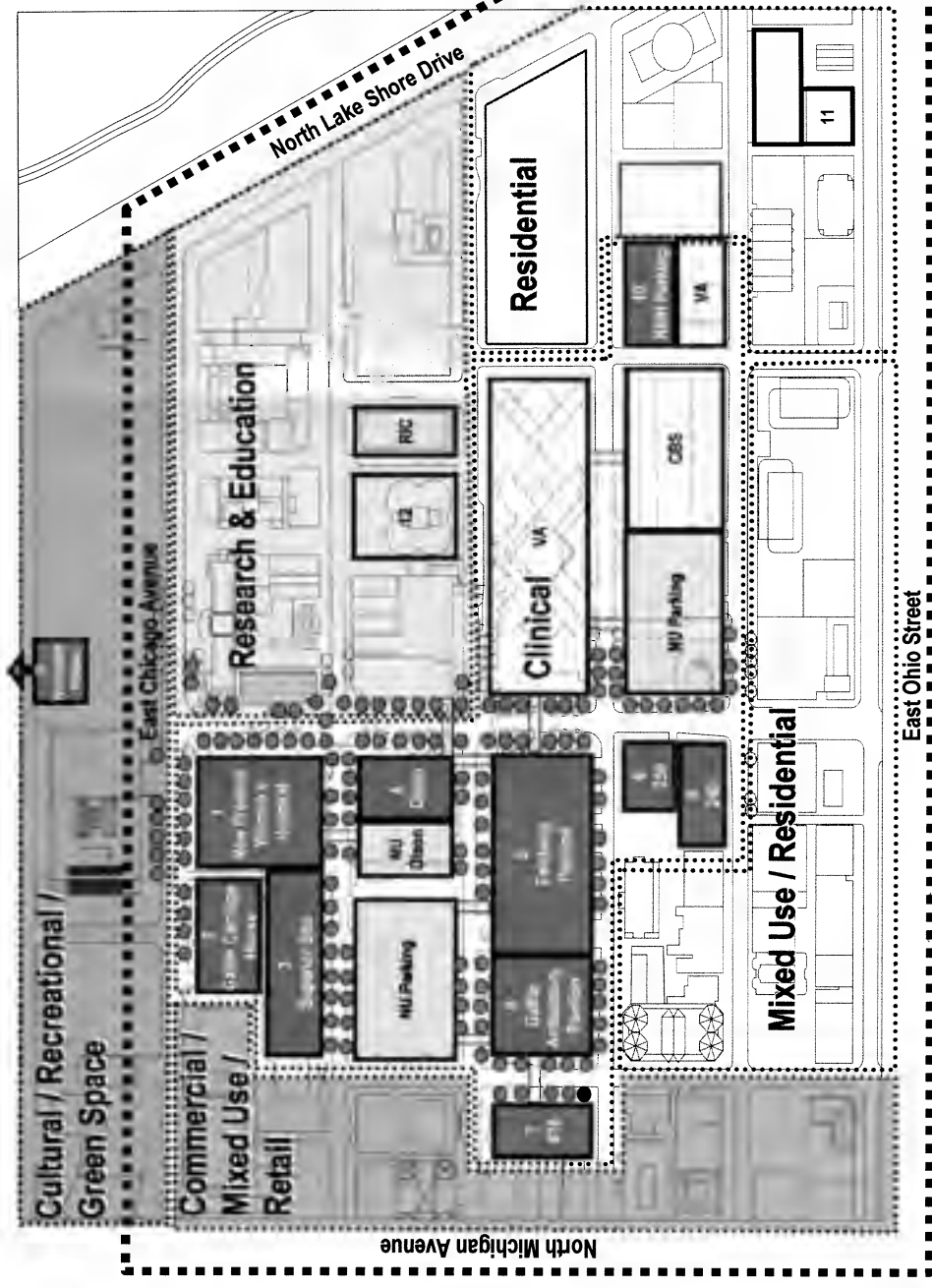
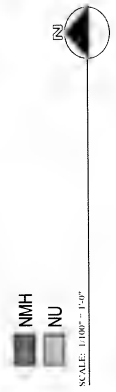
The first phase of the project will be attached directly to the Lurie Research Center and be connected on all floors to allow for the collaboration required in a state-of-the-art biomedical research facility. This can be accomplished only on the former Prentice site. The RIC building cannot be used for biomedical research because it was designed as a clinical facility and does not meet the vibration criteria required in a biomedical research facility. Even if the RIC were acquired and demolished, it would be too distant to provide the connectivity needed by the research community, and Northwestern would lose the enclave environment that is necessary to its future. Finally, the long-range vision of the Feinberg School of Medicine for research growth cannot be met by development on just the former Prentice site or just the RIC site. Both sites are eventually required to develop the research facilities for Northwestern and its affiliated hospitals to become one of the top academic medical centers in the country and make Chicago a hub for biomedical research and innovation.



MASTER SITE PLAN

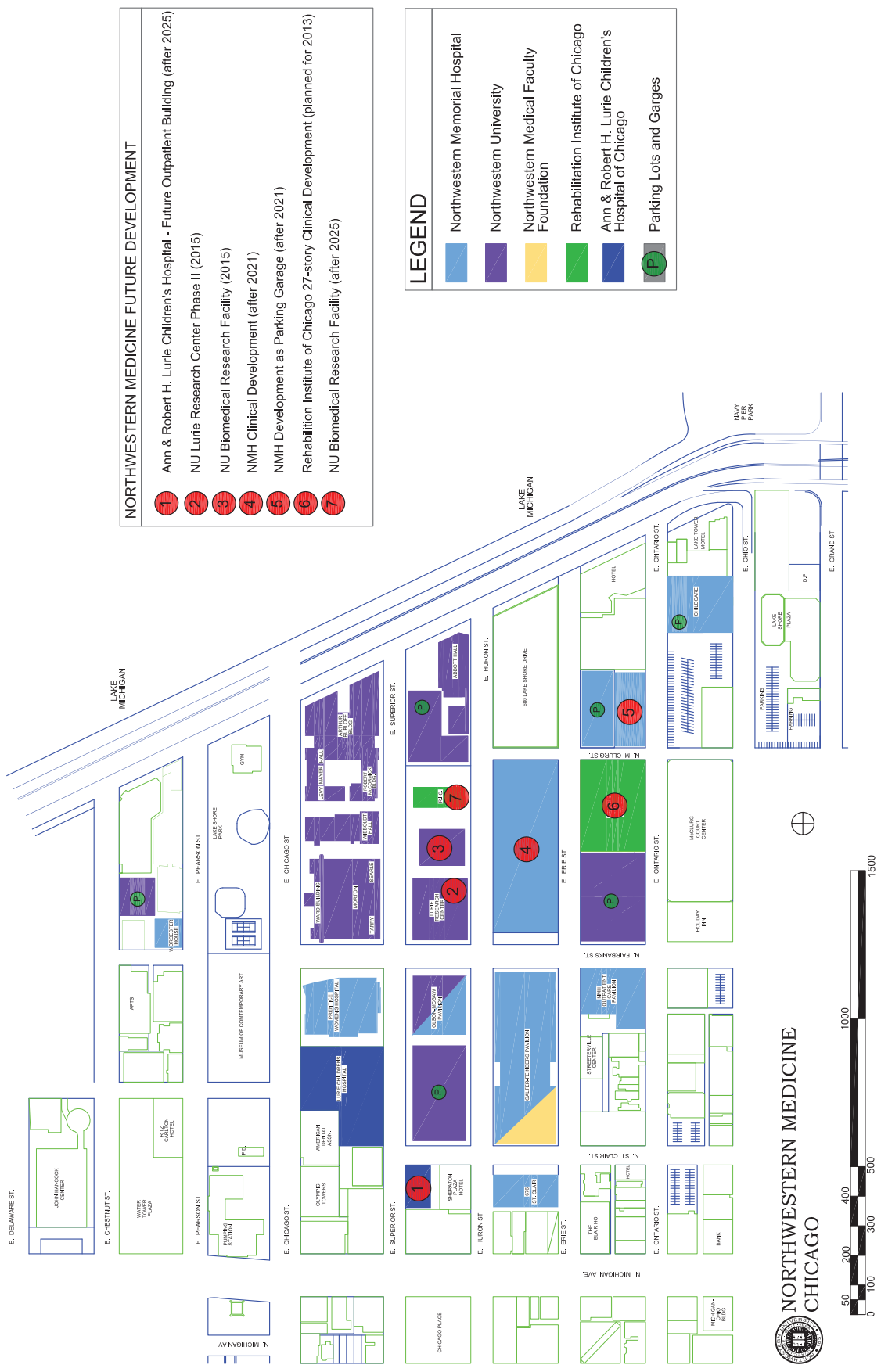
Campus Zoning Proposed Future Use

- 1 NEW WOMEN'S HOSPITAL
- 2 GALTER CARRIAGE HOUSE
- 3 SUPERIOR SITE
- 4 OLSON (NMH)
HURON PARKING / LOADING DOCK
- 5 FEINBERG PAVILION
- 6 GALTER PAVILION
- 7 676 N. ST. CLAIR
- 8 259 E. ERIE
- 9 240 E. ONTARIO
- 10 ERIE-McCLURG PARKING
- 11 MRI FACILITY TO RELOCATE
- 12 PRENTICE/STONE TO NU
- 13 WORCESTER HOUSE



VOA + OWP
OFFICE OF VISION & PLANNING

07.24.01
PRINTED 3/18/2003



NORTHWESTERN MEDICINE FUTURE DEVELOPMENT

- 1** Ann & Robert H. Lurie Children's Hospital - Future Outpatient Building (after 2025)
- 2** NU Lurie Research Center Phase II (2015)
- 3** NU Biomedical Research Facility (2015)
- 4** NMH Clinical Development (after 2021)
- 5** NMH Development as Parking Garage (after 2021)
- 6** Rehabilitation Institute of Chicago 27-story Clinical Development (planned for 2013)
- 7** NU Biomedical Research Facility (after 2025)

LEGEND

- Northwestern Memorial Hospital
- Northwestern University
- Northwestern Medical Faculty Foundation
- Rehabilitation Institute of Chicago
- Ann & Robert H. Lurie Children's Hospital of Chicago
- Parking Lots and Garages

NORTHWESTERN MEDICINE CHICAGO



v. Support for Northwestern's Plans by the Chicago Community

Support is widespread and growing for Northwestern University's plans to build a major new medical research facility on the site of the former Prentice Women's Hospital. Chicago's leading civic organizations, business groups, medical and science community members, advocacy groups, labor unions and others have voiced their support for the University's plans to construct this new research facility. Although a group of architects—many of them from outside Chicago—have called for preservation of the building, other Chicago architects have been blunt in their assessment that the former Prentice does not deserve landmark status.

The growing list of groups and organizations that oppose the landmarking of the former Prentice includes the following:

Organizations

- Alliance of Business Leaders and Entrepreneurs
- Chicagoland Chamber of Commerce
- Civic Committee of The Commercial Club of Chicago
- Friends of Prentice
- Greater North Michigan Avenue Association
- Illinois Black Chamber of Commerce
- Robert R. McCormick Foundation
- Streeterville Chamber of Commerce
- Streeterville Organization of Active Residents (SOAR)
- Urban Initiatives

Architects

- Laurence Booth, Partner, Booth Hansen
- Jeff Case, Principal, Holabird & Root
- James DeStefano
- James Goettsch, Partner, Goettsch Partners
- William Gustafson, Principal, Ballinger
- Todd Halamka, Senior Vice President and Director of Design—
NCR Chicago, HOK
- Michael Kaufman, Partner, Goettsch Partners

-
-
- Richard Kobus, Senior Principal, Tsoi Kobus and Associates
 - Dan Mitchell, Senior Vice President and Management Principal—
NCR Chicago, HOK
 - John Ochoa, President and CEO, FGM Architects
 - Charles Smith, Principal, Cannon Design
 - Andrew Vazzano, Senior Vice President, Smith Group JJR

Labor Unions

- Chicago & Cook County Building and Construction Trades Council
- Chicago Federation of Labor
- Chicago Regional Council of Carpenters
- International Brotherhood of Electrical Workers, Local 134
- Sheet Metal Workers Local 73

Medical and Scientific Community

- Illinois Biotechnology Industry Organization
- Illinois Science Council
- International Institute of Nanotechnology

Patient Advocacy Groups

- CURED Foundation
- Les Turner ALS Foundation
- Lupus Foundation of America, Illinois Chapter
- Scleroderma Foundation
- Zoe Foundation

Institutions

- Ann & Robert H. Lurie Children's Hospital of Chicago
- Northwestern Memorial Hospital
- Rehabilitation Institute of Chicago

Individuals

- John W. Rogers Jr., Chairman, CEO and Chief Investment Officer, Ariel Investments
- Patrick J. Canning, Managing Partner, KPMG Chicago
- Dennis FitzSimons, Chairman, Robert R. McCormick Foundation
- More than 100 residents of the 42nd Ward have written to the City of Chicago to oppose landmarking the former Prentice.
- Some 1,800 people have emailed, written or called the city in support of Northwestern's plans.
- More than 100 of the top researchers, physicians and faculty members at Northwestern and its affiliated hospitals have written in support.

In addition, a poll conducted recently showed that 72 percent of Chicago residents support Northwestern University's plans to build a new research center on the site of the former Prentice Women's Hospital, after hearing arguments from both sides. In addition, a coalition of civic organizations, labor unions, architects and patient advocacy groups and others support the University's plans.

When asked whether they favor or oppose Northwestern University building "a new medical research center on the site of the former Prentice Women's Hospital in Chicago," 72 percent of Chicago residents said they favor the new building, with nearly half of those (34 percent) strongly favoring it, while only 14 percent said they oppose it.

The poll of 507 Chicago residents who identified themselves as likely voters was conducted August 25–27, 2012, by Purple Strategies. (The margin of error for the poll is plus or minus 4.4 percent.)

A broad-based coalition of organizations and individuals support the University's plans and oppose the proposal to make the former Prentice a Chicago landmark. A sampling of the diverse group includes the Chicagoland Chamber of Commerce, the Chicago Federation of Labor, Illinois Biotechnology Industry Organization, the Civic Committee of The Commercial Club of Chicago, the ALS Les Turner Foundation, area hospitals and prominent Chicago architects.

The poll numbers and the backing of these important organizations confirm the wide support for Northwestern's plans to help make Chicago a center for biomedical research, healthcare and technological innovation. Northwestern's construction of a new medical research facility on the former Prentice site will help solidify Chicago as a world-class city in which cutting-edge and life-changing advances are made.

Among the poll's key findings were the following:

- **84 percent agree (58 percent strongly agree)** with the statement: "Creating new, high-quality research jobs is an important part of keeping Chicago's economy strong and growing in the 21st century."
- **78 percent agree (50 percent strongly agree)** with the statement: "Chicagoans will benefit from the enhanced research center as more clinicians will be available to provide care to the community."
- **78 percent agree (47 percent strongly agree)** with the statement: "Northwestern's new investment in Chicago will create thousands of new jobs and hundreds of millions of dollars in new investments as well as strengthen the local economy."
- **76 percent agree (48 percent strongly agree)** with the statement: "Northwestern has had success in finding cures, and this new facility will accelerate the University's research on cancer, cardiovascular disease, diabetes and neurodegenerative disorders, among others."

In addition to the poll's findings, some 1,800 emails and letters have been sent to the City of Chicago supporting Northwestern's plans.

VI. Northwestern University's Contributions to the Community

As a neighbor in Streeterville and a part of the city of Chicago as a whole, Northwestern University contributes to the community in a number of ways. The University's affiliates—Northwestern Memorial Hospital, Ann & Robert H. Lurie Children's Hospital of Chicago, the Rehabilitation Institute of Chicago and the Northwestern Medical Faculty Foundation—provide many services and benefits to the community as well.

The University and its affiliates are major employers and a driving economic force for Chicago. Together, the institutions employ more than 17,000 Chicagoans. The City of Chicago has identified the areas of technological innovation, research and development as important potential growth areas for the city. Northwestern already is a key player in those fields and, with the construction of the new medical research building, will be able to grow employment in those areas.

University faculty, staff and students are actively involved through its Reach for the Stars Program in assisting Chicago Public Schools (CPS) in Science, Technology, Engineering and Math (STEM) education. That includes Northwestern graduate students being located at Nettlehorst Elementary School, Von Steuben Metropolitan Science Center and Lincoln Park High School for the entire school year. Overall, Northwestern is partnering with nearly two dozen CPS schools to enhance STEM education opportunities for students and teachers. The University has also begun making arrangements for the Summer Math and Science Honors Academy for Chicago high school students to be hosted on its Evanston Campus next summer. Students will reside in University housing for five weeks while participating in labs and other educational forums.

In addition, through the Master of Public Health program and other centers, Northwestern faculty and students work to improve community health through outreach efforts throughout Chicago.

The University also has an extended history of supporting the city's Lake Shore Park, which borders Northwestern's Chicago campus to the north. This aid has included providing direct grants and purchasing, donating and repairing various types of recreation, athletic and training equipment. Upcoming meetings are planned with city officials to determine what additional investments in Lake Shore Park would help its facilities and operations. The University will make a significant contribution to these efforts.

With respect to preservation of important buildings, the University has thoughtfully and sensitively maintained and restored the Ward, Levy Mayer and Wieboldt buildings on the Chicago Campus. These buildings were designed by James Gamble Rogers and were opened in the mid-1920s, at the same time as the Wrigley Building, Tribune Tower and the Michigan Avenue Bridge. University officials and the Streeterville Organization of Active Residents have suggested to the city that designating the Northwestern buildings as historic structures might be appropriate and desirable.

The planned construction of the major new biomedical research complex provides the University another opportunity to assist Chicago, primarily with jobs. The building of the complex itself will provide more than 2,500 construction jobs for the complete build-out. The University will work with the chosen general contractor and the construction trades unions to maximize the number of Chicagoans on the site. Similarly, the University has committed that a Chicago architect will play an important role in the complex's design.

Northwestern will also hire a special consultant to provide guidance in how to hire as many Chicagoans as possible for the staff jobs created in the building's labs and related areas. About 2,000 new jobs overall will be created, including the new researchers. As noted above, the University and its affiliates now employ about 17,000 Chicagoans, and Northwestern is confident that many additional Chicagoans will find jobs in its new building.

Another type of Chicago community benefit provided by Northwestern doctors and affiliates, primarily Northwestern Memorial Hospital, is charity healthcare to Chicago patients lacking sufficient resources. NHM provided the second largest amount of charity care of any hospital in Illinois in state fiscal year 2010; only John H. Stroger Jr. Hospital of Cook County provided more. In 2011, Northwestern doctors and NMH provided charity care worth \$43 million for hundreds of thousands of patients.

Finally and of vital importance, the research discoveries made in the laboratories of the new building complex will provide major benefits to everyone in Chicago and beyond through cures and better treatment of diseases.

Dean M. Harrison
President and Chief Executive Officer

September 21, 2012

Christina Morris
Senior Field Officer
National Trust for Historic Preservation
Chicago Field Office
53 West Jackson Boulevard
Chicago, IL 60604

Dear Ms. Morris:

In light of your interest in the former site of Prentice Women's Hospital, I am writing to explain Northwestern Memorial HealthCare's ("NMHC") plans for expansion on the former site of the VA Lakeside Medical Center in Chicago and to indicate our full support for Northwestern University's plans to develop new research facilities adjacent to the Robert H. Lurie Medical Research Center.

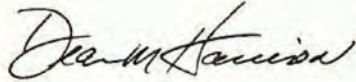
Almost a decade ago, the need to acquire the land occupied by the VA Lakeside Medical Center was identified as a strategic priority for our campus plan. That plan envisioned a research and education zone along Superior Street east of Fairbanks and a clinical zone east of Fairbanks Street and south of Huron Street. The former VA site would allow us to expand our patient care facilities eastward from the current Northwestern Memorial Hospital Feinberg Pavilion. Our campus partners have supported and are in agreement with this plan.

When NMHC acquired the VA site in 2005, the then CEO of NMHC stated the following: "There is not one single block in all of Chicago more uniquely and ideally suited to the expansion of specialized health care services for the neighborhood, city and region." Studies conducted confirmed that the site is ideal to accommodate clinical development, including inpatient beds, supporting diagnostic and treatment facilities, emergency department growth and supporting infrastructure.

The site of the former VA is contiguous to both Northwestern Memorial Hospital's Feinberg Pavilion and the future home of the Rehabilitation Institute of Chicago, allowing for secure and unobstructed patient transport between facilities via enclosed pedestrian sky bridges or tunnels. The adjoining nature of the parcel also allows patients and visitors to travel via sky bridges to each of Northwestern Memorial's other buildings, including the Outpatient Care Pavilion under construction, parking structures and the Ann & Robert H. Lurie Children's Hospital of Chicago. Building new clinical facilities on the former VA site will enable NMHC to leverage infrastructure and equipment and to gain operational efficiencies, and not duplicate functions, since both patients and supplies will be connected. NMHC plans to utilize the entire site for patient care. Contiguous, yet independent research and clinical zones provide benefits to both enterprises, our patients and ultimately, all who will benefit from the investment in research that we hope will lead to discoveries of tomorrow's cures.

Our campus plans have been in place for almost a decade. We support the development of the former site of the Prentice Women's Hospital for the continuation of the academic medical center's research mission and plan to develop the prior VA site for clinical purposes advancing our *Patients First* mission and service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean M. Hansen". The signature is fluid and cursive, written in a professional style.

DMH/ ms

cc: Mayor Rahm Emanuel
Alderman Brendan Reilly

