

PRESERVATION CHICAGO

CITIZENS ADVOCATING FOR THE PRESERVATION OF CHICAGO'S HISTORIC ARCHITECTURE

Brad Suster

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Andrea Reed
Charles Vinz
Joanne Yassus

May 7, 2020

Commission on Chicago Landmarks
City of Chicago
121 N. LaSalle Street
Chicago, Illinois 60602

Re: 911-15 W. Randolph Street Class L Property Tax Incentive

Dear Mr. Chairman, Commissioner Cox and Members of the Commission on Chicago Landmarks:

Preservation Chicago concurs with the recommendation that the Class L incentive be approved for the substantial rehabilitation completed at 911-15 W. Randolph Street.

The restoration and preservation-sensitive 3rd floor addition to this building indeed meets the Secretary of Interior Standards for rehabilitation and blends nicely with the Fulton-Market Landmark District. With the booming development market in this area underway, it is commendable to see such quality work done to respect the Landmark District and the historic integrity of the neighborhood.

Thank you for your consideration of this testimony.

Sincerely,



Mary Lu Seidel
Director of Community Engagement

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Re: 1336 W. Cullerton Street, Chicago – Proposed Pilsen Historic Landmark District

Dear Mr. Chairman, Commissioner Cox and Members of the Commission on Chicago Landmarks,

We at Preservation Chicago support the Department's Staff recommendation for the retention and preservation of the structure located at 1336 W. Cullerton Street in the Proposed Pilsen Historic Landmark District.

Recognizing that the structure is a contributing building within the proposed Landmark designation, we are of the opinion that it is important to retain this critical feature of the historic district. Structures such as this 2-1/2-story frame building, and of this type, style, shape and proportion, low to the ground and abutting the sidewalk, were once very popular in Chicago, especially in the years following the Chicago Fire. However, these types of buildings are now less prominent and seen less frequently, having been replaced with newer structures over time. Realizing this loss, it is important to retain such buildings and encourage their preservation and restoration. Variations of building types, such as the structure at 1336 W. Cullerton Street and in the larger Pilsen District, often reflect a community's history, its diverse types of construction and housing stock, and this is an important feature to preserve.

On Milwaukee Avenue in Chicago's Wicker Park/West Town Community, is a similar type of structure that was included as a contributing building in the Milwaukee Avenue Landmark District. This wood-frame commercial and residential building, also potentially of balloon-frame construction—is located at a prominent corner location at 1501 N. Milwaukee Avenue, and was determined to be a important structure to the Milwaukee Avenue streetwall, as well as the larger historic district. Both buildings in Wicker Park and Pilsen share similar characteristics that are often associated with Chicago's early building types. And both structures exhibit a central rounded cornice feature or bonnet at the top of each of the buildings. The wood-framed building in Wicker Park was also threatened at the time of the Milwaukee Avenue District's Landmark designation and was in a similar state of disrepair. Yet the Landmark designation led to the retention and the restoration of the two primary facades, along with a full renovation of the building. It has been a remarkable transformation, which is also one of the few stand-alone frame structures in that district.

We at Preservation Chicago support a similar outcome for the preservation and future restoration of 1336 W. Cullerton, along with its protection as part of the larger Pilsen Landmark District designation.

Sincerely,



Ward Miller, Executive Director