

CHICAGO LANDMARKS



2014 PRESERVATION EXCELLENCE AWARDS

1519 W. Warren Blvd. Union Park Hotel (formerly Viceroy Hotel) Exterior and Interior Rehabilitation

Recipient: Heartland Housing / Heartland Alliance

The Union Park Hotel was built in 1929 as an apartment hotel building. This Art-Deco style building, also known as the Viceroy Hotel, is clad in brick and multi-colored terra cotta with elaborate details. In 2008, the City of Chicago purchased the vacant building as well as an adjacent triangular parcel. The City solicited rehabilitation proposals for the site, and Heartland Housing was chosen as the developer. The project entailed the conversion of the former hotel into 90 units, including support services and job training programs. The rehabilitation work included terra-cotta repairs, new windows, a new vegetative 'green' roof and solar panels, geothermal heating and cooling, and the installation of small one-story side additions next to a newly landscaped garden and urban farm in the adjacent lot. A negotiated land sale, Tax Increment Financing, low-income tax credits, and the 20% Federal Rehabilitation Tax Credit were approved for the project. The Union Park Hotel was listed on the National Register of Historic Places in 2010 and was designated a Chicago Landmark on June 9, 2010.



Before



City of Chicago
Rahm Emanuel, Mayor

Department of Planning and Development
Andrew J. Mooney, Commissioner