

Commission on Chicago Landmarks

CERTIFIED LOCAL GOVERNMENT

ANNUAL REPORT FOR 2011

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.

Effective January 1, 2011, the City’s Department of Housing and Economic Development (HED) was created through the merger of the Department of Zoning and Land Use Planning and the Department of Community Development. As part of the reorganization, the Chicago Landmarks Ordinance was amended to reduce the Commission membership from ten to nine members to reflect this new department organization, with the ninth member being the HED Commissioner (or his designee) as an ex-officio member. On February 9, 2011, City Council confirmed the appointment of Acting HED Commissioner Andrew J. Mooney as the Commissioner of HED.

The Historic Preservation Division, which staffs the Commission, is part of HED’s Bureau of Planning and Zoning. In July 2011, Assistant Commissioner Eleanor Esser Gorski, AIA was appointed by Commissioner Mooney to lead the Historic Preservation Division. On July 28, 2011, the City Council approved the appointment of four new members to the Commission: Dr. Anita Blanchard, James Houlihan, Tony Hu, and Mary Ann Smith, as well as the reappointment of Commission members John Baird, Christopher Reed, and Ernie Wong. The City Council also reappointed Rafael Leon to serve as the Commission Chair.

This annual report has been prepared in fulfillment of the City of Chicago’s annual reporting requirement under the National Park Services’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 2011, twenty-two proposed designations were considered by the Commission, with fourteen landmark designations approved by the City Council and the remainder within the consideration process as of December 31, 2011. The fourteen designations were: eight former Schlitz Brewery-Tied Houses and one associated Stable Building that were all built by the Milwaukee-based Schlitz Brewing Company from 1898 to 1906; the Art Moderne style, the six-story industrial office building that formerly housed the mail order operations for Spiegel, Inc.; a high style Italianate commercial loft building with a Buena Vista sandstone façade, known as the Holden Block; a Classical Revival-style building designed as a synagogue by Dankmar Adler which later became the Ebenezer Missionary Baptist Church, the home of the first modern gospel choir in the United States; a one-story structure built and operated by White Castle System of Eating Houses until 1944, that

remains Chicago's oldest known fast food restaurant building; and a 124-year-old, Richardson Romanesque-style church designed by early Chicago architect William W. Boyington.

As of December 31, 2011, eight proposed designations remain in process: two grandly-scaled neighborhood bank buildings; a finely-designed automobile showroom building; an exceptional Art Deco-style skyscraper built as the headquarters of the Chicago Motor Club; a significant early International Style skyscraper in Chicago which was influenced by the pioneering work of Ludwig Mies van der Rohe; the Richardsonian Romanesque-style Harriet Rees House; a significant post-war apartment building designed by Harry Weese; and an influential Bronzeville educational institution that possesses exceptional historic and cultural significance.

The Commission's Program Committee held two meetings in 2011 to receive suggestions from the public for possible future Chicago Landmark designations. Suggestions received were forwarded to HED for further review and consideration.

Fourteen Landmarks Designated by City Council (date of designation is in parentheses)

- **Former Schlitz Brewery-Tied Houses and Associated Stable**

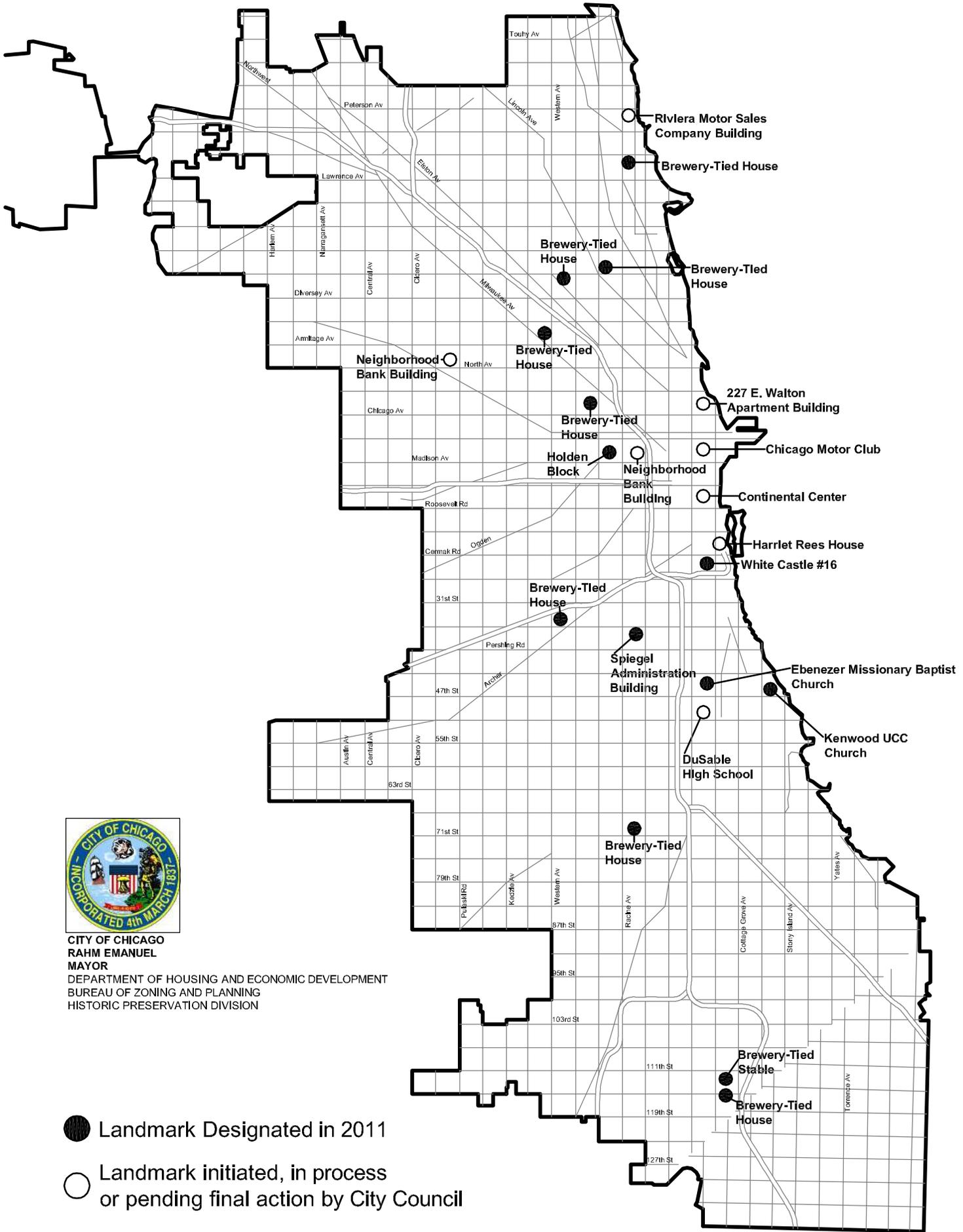
5120 N. Broadway	(4.13.11)	Ward 46
1801 W. Division St.	(5.4.11)	Ward 1
11400 S. Front Av.	(7.6.11)	Ward 9
3456 S. Western Av.	(7.6.11)	Ward 12
958 W. 69th St.	(7.6.11)	Ward 17
2159 W. Belmont Av.	(7.6.11)	Ward 32
3159 N. Southport Av.	(7.6.11)	Ward 32
1944 N. Oakley Av.	(10.5.11)	Ward 32
Schlitz Stable, 11314 S. Front Av.	(7.6.11)	Ward 9
- **Spiegel Administration Building**, 1038 W. 35th St. (5.4.11) Ward 2
- **Holden Block**, 1027 W. Madison St. (5.4.11) Ward 2
- **Ebenezer Missionary Baptist Church**, 4501 S. Vincennes (7.28.11) Ward 3
- **White Castle #16**, 43 E. Cermak Rd. (10.5.11) Ward 2
- **Kenwood United Church of Christ**, 4600 S. Greenwood (10.5.11) Ward 4

Eight Preliminary Recommendations Initiated and/or Remaining In Process (date report was submitted to the Commission is in parentheses)

- **Neighborhood Bank Buildings**, including:

-Mid-City Trust and Savings Bank Building, 2 S. Halsted St.	(9.6.07)	Ward 27
-Pioneer Trust and Savings Bank, 4000 W. North Av.	(9.6.07)	Ward 30
- **Riveria Motor Sales Company Building**, 5948 N. Broadway (6.30.10) Ward 48
- **Chicago Motor Club Building**, 68 E. Wacker Pl. (5.5.11) Ward 42
- **Continental Center**, 55 E. Jackson Bl. (7.7.11) Ward 2
- **Harriet Rees House**, 2110 S. Prairie Av. (10.6.11) Ward 2
- **227 E. Walton Apartment Building**, 227 E. Walton Pl. (11.3.11) Ward 42
- **Du Sable High School**, 4934 S. Wabash Av. (12.1.11) Ward 3

Chicago Landmark Designations in 2011



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

- Landmark Designated in 2011
- Landmark initiated, in process or pending final action by City Council

Chicago Landmarks Designated in 2011

Eight (Former) Schiltz Brewery-Tied Houses and an Associated Schiltz Stable



1944 N. Oakley Av. (1898)



958 W. 69th St. (1898)



3456 S. Western Av. (1899)



1801 W. Division St. (1900)



3159 N. Southport Av. (1903)



2159 W. Belmont Av. (1903)

Chicago Landmarks Designated in 2011

Eight (Former) Schiltz Brewery-Tied Houses and an Associated Schiltz Stable



**5120 N. Broadway
(1904, 1908, additions:1934-35)**



11400-404 S. Front Av. (1906)



**(Former) Schiltz Brewery Stable (1906)
11314 S. Front Av.**



**Spiegel Administration Building
1038 W. 35th St.**



**Holden Block
1027 W. Madison Av.**

Chicago Landmarks Designated in 2011



Ebenezer Missionary Baptist Church
4501 S. Vincennes Av.



White Castle #16
43 E. Cermak Rd.



Kenwood United Church of Christ
4600 S. Greenwood Av.

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, comprised of five Commission members reviews applications typically pre-permit for major projects such as new infill construction, major additions/alterations, and 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 2011, the Commission reviewed 1,987 permit applications and performed 2,150 reviews in total:

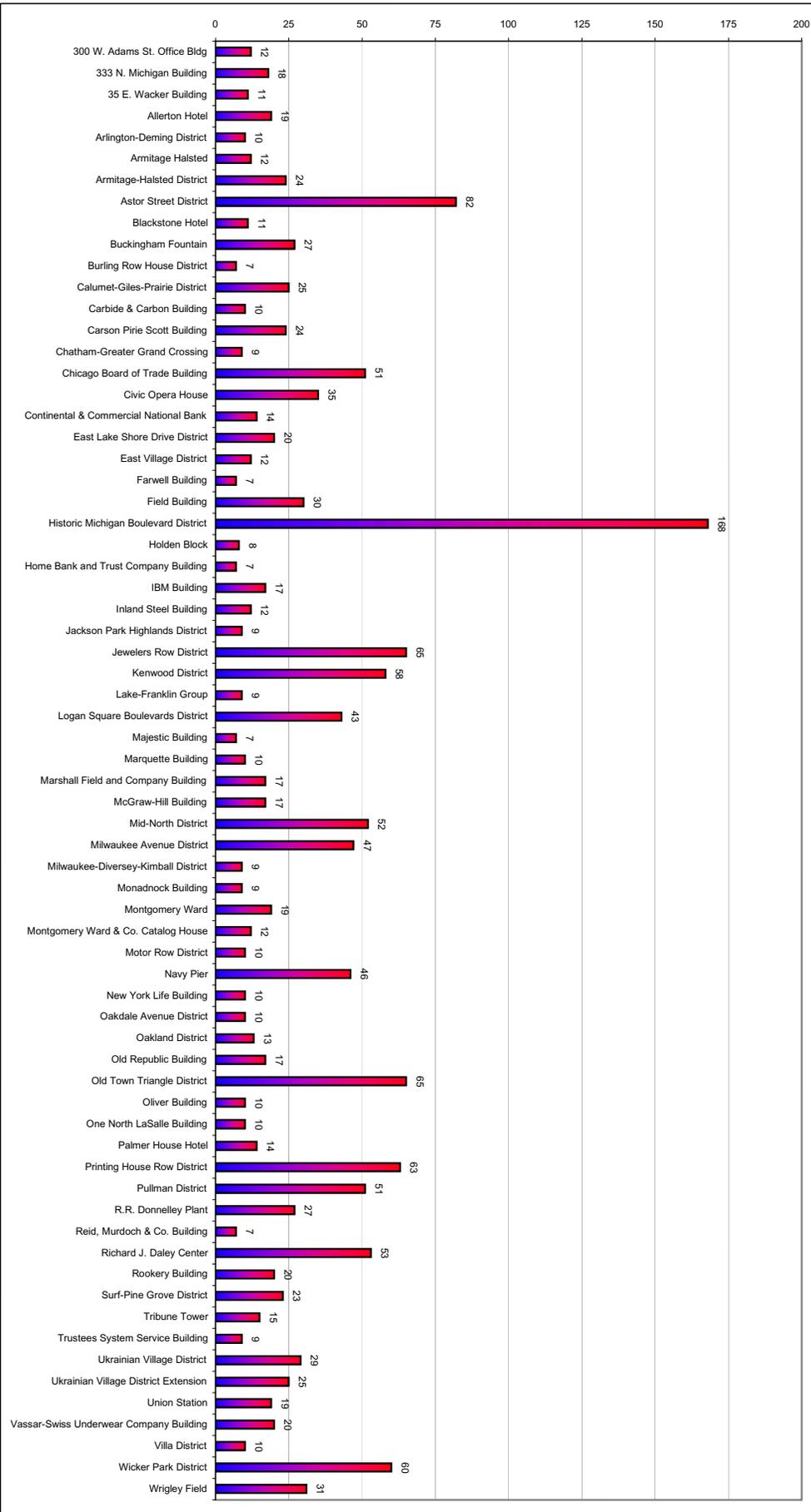
- The number of permits reviewed in 2011 was 248 more than in 2010.
- 93% of reviews were performed the same day, 98% in one business day, and 100% within fourteen days.
- No permit applications were denied.
- The Permit Review Committee reviewed 42 projects in 2011; the same number of projects were in 2010 and 57 projects were reviewed in 2009.

2011 Permit Applications Permit Review “Turn-Around” Times

Review Time for Complete Applications	Number of Reviews	Percentage of Total	Cumulative Total
Same day	2,009	93%	93%
In 1 day	103	5%	98%
In 2 days	22	1%	99%
In 3-14 days	16	1%	100%
In 15+ days	0	0%	100%
Denied	0	0%	0%
TOTAL	2,150		

Note: By Ordinance, the Commission must complete its review within 15 days of the date of receipt of a permit application. An applicant can waive the 15-day review time in order to revise their proposal or go before the Permit Review Committee.

Total Number of Approvals by District/Landmark (for seven or more permits approved in 2011 calendar year)



3. CHICAGO HISTORIC RESOURCES SURVEY

Conducted from 1983-95, and published in 1996, the Chicago Historic Resources Survey (CHRS) undertaken by the City identified more than 17,000 properties throughout the city 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.

The original citywide CHRS evaluated only properties built before 1940. In 2011, Historic Preservation Division staff continued work on an update of the CHRS focusing on “Recent Past” resources built after 1940. This “Recent Past Survey” will augment the original survey with an inventory of potentially significant properties built from 1940 to 1976. The survey update is targeted to be completed during 2012.

Demolition-Delay Ordinance

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 Chicago Historic Resources Survey (those rated as “red” or “orange”). The delay allows HED to explore options, as appropriate, to preserve the structures, including possible landmark designation.

In 2011, some 684 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 (24 applications were reviewed in 2010). Five of the reviewed applications (4235 W. Madison, 5201 S. Justine, 214-16 S. Whipple, 11015 S. Michigan, and 2445 S. Rockwell) were in response to court-ordered demolitions as the result of fires or other unsafe structural conditions.

An application to renovate the “red-rated” Esquire Theater building at 58-68 E. Oak Street was reviewed as it included demolition of a portion of the building’s façade. In 1987, Commission on Chicago Landmarks recommended designation of the building to City Council, however that body rejected the proposal 1994. Under Section 2-120-730 of the Municipal Code, a designation may only be reconsidered under limited conditions which were not met in this instance. Furthermore, demolition of the building had been approved as part of a Planned Development. The demolition application was released prior to the expiration of the 90-day hold period.

An application to demolish an “orange-rated” structure at 259 E. Erie St. was applied for by Northwestern Memorial Health Care. The seven-story brick industrial building stood in the way of a new outpatient care facility and Northwestern stated that incorporating portions of the old building’s façade into the new facility were not feasible. The application was held for the full 90-days.

An application to demolish a portion of the former Brand Brewery complex at 2530 N Elston Ave. was applied for by Mr. Jason Gigot. The two-story brick structure housed the offices of the Brand Brewery on the first floor and the residence of the brewery’s owner, Virgil Brand, on the second floor. The building was part of the larger complex of buildings that formed Brand Brewery; however the complete loss of the cold storage buildings in that complex as well as the substantial loss of floors to the brew house impairs the site’s ability to convey its historic function. The application was held for the full 90-days.

2445 S. Rockwell remains under review, with the 90-day period continuing into 2012.

4. ECONOMIC INCENTIVES FOR LANDMARKS

The City of Chicago promotes the use of local, state and federal preservation incentives, as well as other available city development incentives (e.g. Tax Increment Financing (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.

In 2011, the Commission on Chicago Landmarks recommended to the City Council approval of a Class-L incentive for the rehabilitation of the Holden Block. On May 4, 2011, the City Council approved an ordinance supporting the application for the Holden Block.

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. The Commission approved a final Class L certification in 2011 for the \$295 million conversion and rehabilitation of the Continental and Commercial Bank Building located at 208 S. LaSalle Street.

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-six aldermanic permit fee waivers were approved for landmark properties in 2011.

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 2011, include: the ongoing 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 ongoing 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.

Adopt-a-Landmark Floor Area Bonus

A change in the Chicago Zoning Code in the mid-1990s created an "adopt-a-landmark" floor area bonus for downtown development projects. To qualify, a new development "adopts" a Chicago Landmark by providing funds for a substantial renovation project. The Zoning Code sets the maximum amount of floor area bonus available to the developer as well as the minimum required financial contribution to qualify. In addition, the property owner of the landmark building must enter into an agreement with the City of Chicago and the Commission regarding the use of the bonus.

The Commission must determine the eligibility of the landmark building for the adopt-a-landmark bonus. In addition, the Commission approves the scope and budget of the restoration project to ensure that it is consistent

with landmark guidelines, exceeds normal maintenance work, and involves substantial interior or exterior renovation work that is visible or otherwise open to the public.

In 2011, a covenant was executed to protect the interior of the sanctuary of the Scottish Rite Cathedral, 929 N. Dearborn St. (Washington Square District). The final certification of the work completed to the Cathedral, as part of the adopt-a-landmark floor area bonus, was approved by the Commission in 2010.

5. NATIONAL REGISTER NOMINATIONS

During 2011, the Commission reviewed eight Chicago nominations to the National Register of Historic Places:

- **Sutherland Hotel**, 4859 S. Drexel Bl., Ward 4
- **Chicago Park Boulevard System Historic District**, Wards 1, 3, 4, 5, 11, 12,14, 15, 16, 20, 24, 25, 26, 27, 28, and 35
- **Parkway Garden Homes**, 6330-6546 S. Dr. Martin Luther King, Jr. Dr., Ward 20
- **Creamery Package Manufacturing Co. Building**, 1245 W. Washington Bl., Ward 27
- **Wholesale Florists Exchange**, 1313 W. Randolph St., Ward 27
- **Theodore Rozek House**, 6337 N. Hermitage Av., Ward 40
- **High-rise apartment building at 2440 N. Lakeview Avenue**, Ward 43
- **Cermak Road Bridge Historic District**, Cermak Rd. between Grove & Jefferson Sts., Ward 25

These nominations were reviewed at the March, September, and December 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, 2011, six of the eight recommended nominations were listed by the Keeper of the National Register. The remaining nominations are awaiting final action by the Keeper. The Chicago Park Boulevard System Historic District and the Cermak Road Bridge Historic District were nominated by the Department of Housing and Economic Development.

6. MONITORING AND ENFORCEMENT

At the close of 2011, the Historic Preservation Division staff was continuing to monitor approximately 60 active court cases brought by the City of Chicago against owners of Chicago Landmarks and other historic properties for violations of the City's building and other codes. Other violations have been addressed through the building and administrative code enforcement hearing process. Historic Preservation staff is also working closely with the City's Housing, Troubled Buildings and Demolition Divisions to identify buildings listed in the Chicago Historic Resources Survey and to propose possible alternatives to demolition.

The amount of vacant and abandoned building stock within the city has dramatically increased in some neighborhoods as part of the ongoing foreclosure crisis. Almost every landmark residential district also has one or more properties in foreclosure. The slow housing market has delayed the post-foreclosure sale of many of these properties, and the vacant buildings must be monitored through the building courts for maintenance and safety. The New Regal Theater, one of the largest Chicago landmark buildings in foreclosure, is now under the oversight of the FDIC. The building has been stabilized and Historic Preservation staff continues to actively monitor it and work with the FDIC in marketing the building.

7. PUBLIC OUTREACH AND OTHER ACTIVITIES

During the year the Historic Preservation Division staff assisted approximately 10,000 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. Use by the public is also made of the Commission's website, library and photo collection. Historic Preservation Division staff answers inquiries by phone, e-mail, and in person.

In 2011, the highlights included:

- The Commission conducted its annual "Preservation Excellence Awards," selected by the Commission's Permit Review Committee and intended to honor the outstanding rehabilitation efforts of building owners of Chicago Landmarks. Fourteen projects, ranging from restoration to new construction to publications and exhibitions, were recognized at a ceremony held on September 1, 2011, at the Chicago Cultural Center, 78 E. Washington St. A list of the award recipients and detailed information of the honored projects is attached;
- Thirty-one bronze plaques and street signs marking designated Chicago Landmarks and Chicago Landmark Districts were installed throughout the city;
- Over the course of 2011, staff presented its annual Landmark Districts Workshop (May 19, 2011) for community groups representing the city's landmark districts and conducted informational meetings for property owners in the Chicago Park Boulevard System Historic District proposed for listing on the National Register of Historic Places;
- Historic Preservation Division staff attended several conferences and training sessions in 2011, including participating as speakers, panelists and moderators. These included:
 - Architectural Institute of Japan and Japan Association for Fire Science and Engineering, hosted delegation for discussion of historic preservation practices
 - Illinois Historic Preservation Agency, National Register Workshop, Chicago
 - Illinois Historic Preservation Agency, Statewide Preservation Conference, Godfrey, Illinois
 - International Masonry Institute's Masonry Restoration Workshop, Chicago
 - Rogers Park West Ridge Historical Society, Lecture: "Typology of Courtyard Apartments in Rogers Park, 1910-1933: Some History and Architecture of an Overlooked Building Type." Chicago
 - Society of Architectural Historians Annual Conference, New Orleans, Louisiana
 - Traditional Building, Webinar Lecture: "Differences of Opinion - How do you balance 'compatibility' and 'differentiation' when adding on to historic structures"

8. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2011 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)
Phyllis Ellin (term expired 7.8.11)
James Houlihan (appointed 7.28.11, to serve through 3.11.15)
Tony Hu (appointed 7.28.11, to serve through 3.11.15)
Yvette M. LeGrand (term expired 7.8.11)
Andrew Mooney, Commissioner of HED, Ex-Officio Member (appointed 1.1.11)
Dr. Christopher Reed (reappointed 7.29.09)
Mary Ann Smith (appointed 7.28.11, to serve through 3.11.15)
Edward Torrez (term expired 7.8.11)
Ben Weese (term expired 7.8.11)
Ernest Wong (reappointed 7.28.11, to serve through 3.11.15)

The Commission customarily meets the first Thursday of every month. On July 28, 2011, the Chicago City Council approved the appointment of four new members to the Commission: Dr. Anita Blanchard, James Houlihan, Tony Hu, and Mary Ann Smith. Attached are the relevant pages from the *Journal of Proceedings* of the July 28, 2011, meeting of the Chicago City Council confirming these appointments.

The list of meeting attendance follows:

January 6:	Meeting Cancelled
February 3:	Leon, Ellin, LeGrand, Mooney, Reed, Torrez, Weese
March 3:	Baird, Ellin, LeGrand, Mooney, Reed, Torrez, Weese, Wong
April 7:	Leon, Baird, Ellin, LeGrand, Mooney, Reed, Torrez, Weese
May 5:	Leon, Baird, Ellin, LeGrand, Mooney, Reed, Weese, Wong
June 2:	Leon, Baird, Ellin, LeGrand, Mooney, Reed, Torrez, Weese, Wong
July 7:	Leon, Baird, Ellin, LeGrand, Mooney, Reed, Torrez, Weese, Wong
August 4:	Leon, Baird, Blanchard, Houlihan, Hu, Mooney, Reed, Wong
September 1:	Leon, Baird, Blanchard, Hu, Mooney, Reed, Smith, Wong
October 6:	Leon, Blanchard, Houlihan, Hu, Mooney, Reed, Wong
November 3:	Leon, Baird, Blanchard, Houlihan, Hu, Mooney, Reed, Smith, Wong
December 1:	Baird, Houlihan, Mooney, Reed, Wong

In 2011, the Commission operated with the following committees:

- *Program Committee* (Chair: Ellin, term expired 7.8.11; Reed, appointed 8.4.11): The Commission's Program Committee reviews public suggestions generally two times a year and forwards them to the 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. Meets as needed.
- *Permit Review Committee* (Chair: Weese, term expired 7.8.11; Wong, appointed 8.4.11): Reviews permit applications for proposed work on designated and proposed landmark buildings to assure compliance with preservation standards. Meets monthly.

9. PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION-106 REVIEW

The Historic Preservation Division reviewed 787 projects pursuant to the Section-106 review process and the City's status as a Certified Local Government, compared to 514 projects in 2010. The division also coordinated with the City's Department of Environment, other City departments, and the Illinois Historic Preservation Agency on City projects triggering Federal Section-106 and State Section-107 reviews.

In fulfillment of the Section-106 review process, the City and the Illinois Historic Preservation Agency entered into 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 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 2011, review times averaged 2-3 days for 95% of submittals.

10. RELATED ACTIVITIES

Historic Preservation Division staff also provided technical assistance to HED staff as well as to other City departments and agencies in the review of projects involving historic buildings in 2011. Some of these projects included:

- Cermak Road Creative Industries
- Roosevelt University Academic Center, 425 S. Wabash Avenue
- Tower Olds Building, 1241 N. Wells Street
- Du Sable High School, 4934 S. Wabash Avenue
- Rosenwald Apartments, 4600 S. Michigan Avenue
- 2648 W. North Avenue
- Historic Chicago Firehouses
- John Raber House, 5760 S. Lafayette Avenue
- Ramova Theater, 3508 S. Halsted Street
- Pershing Clock Tower, 2001 W. Pershing Road
- Stock Yards National Bank Building, 4146 S. Halsted Street
- Stony Island Bank Building, 6758 S. Stony Island Avenue
- 7901 S. Halsted Street
- Former Chicago Main Post Office, 324 W. Harrison Street

Respectfully Submitted,

Rafael M. Leon
Chairman
Commission on Chicago Landmarks

Permit Fee Waiver Applications Approved in 2011
Total Count: 26

<u>Project Address</u>	<u>Landmark/District Name</u>	<u>Ward</u>
1200-08 N. Ashland/1600-12 W. Division	Home Bank and Trust Company Bldg	1st Ward
852 N. Hermitage	East Village	1st Ward
1552-54 N. Milwaukee	Milwaukee Avenue	1st Ward
1925 S. Michigan	Motor Row	2nd Ward
3207 S. Calumet Ave	Calumet-Giles-Prairie	2nd Ward
4160 S. Lake Park	Oakland	4th Ward
4929 S. Washington Pk Ct	Washington Park Court	4th Ward
5454 S. Shore Dr	Shoreland Hotel	5th Ward
7000 S. Constance	Jackson Park Highlands	5th Ward
11247 S. Forrestville	Pullman	9th Ward
11232 S. Langley	Pullman	9th Ward
11415 S. Forrestville	Pullman	9th Ward
2047 W. Thomas	Ukrainian Village	32nd Ward
2258 W. Iowa St	Ukrainian Village	32nd Ward
2510 N. Kedzie	Logan Square	35th Ward
2907-2909 W. Logan	Logan Square	35th Ward
2850 W. Logan	Logan Square	35th Ward
182 W. Lake St/201 N. Wells	Trustees System Service Building	42nd Ward
919 N. Dearborn	Washington Square District	42nd Ward
408 W. Webster	Mid-North	43rd Ward
331 W. Menomonee	Old Town Triangle	43rd Ward
1618 N. Cleveland	Old Town Triangle	43rd Ward
1739 N. North Park	Old Town Triangle	43rd Ward
415 W. Roslyn	Arlington and Roslyn	43rd Ward
1725 N. Fern Court	Old Town Triangle	43rd Ward
550 & 559 W. Surf	Surf-Pine Grove	44th Ward

**2011 Preservation Excellence Awards
Project Descriptions**

White Castle #16
43 East Cermak Road
Exterior Rehabilitation

2510 North Kedzie Boulevard
Front Porch Reconstruction
Logan Square Boulevards District

300 West Adams Street Office Building
Exterior Restoration

The Scottish Rite Cathedral (Former
Unity Church)

935 North Dearborn Street

600 South Michigan Avenue
Historic Michigan Boulevard District
Exterior Restoration

Exterior Restoration
Washington Square District

*The Complete Architecture of Adler and
Sullivan*
Monograph

McCormick Double House
660 North Rush Street
Exterior Restoration

“Louis Sullivan’s Idea”
The Sullivan Exhibit at the Chicago
Cultural Center

10742-10744 South Champlain Avenue
Exterior Restoration
Pullman District

4727 South Greenwood Avenue
Exterior and Interior Rehabilitation
Kenwood District

Home Bank and Trust Company
Building
1200 North Ashland Avenue
Exterior Restoration and Adaptive Reuse

4853 South Kimbark Avenue
Exterior Restoration
Kenwood District

4401 South Berkeley Avenue
Exterior Restoration
North Kenwood Multiple Resource
District

54 East Scott Street
New Construction
Astor Street District

CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

White Castle #16 43 East Cermak Road Exterior Rehabilitation

Recipient: Chef Luciano, Inc.

Located on Chicago's Near South side, this small 80-year old building is the city's best surviving example of an original White Castle restaurant. White Castle is significant for its pioneering and much-copied use, among restaurant chains, of distinctive-looking programmatic architecture. Known as White Castle #16, the building was among the first generation of restaurants which made eating hamburgers widely accepted and paved the way for modern fast-food franchises transforming American eating habits and streetscapes in the twentieth century. Last year, the owners of the building, who have run the Chef Luciano & Gourmet Chicken restaurant at this location since 1982, undertook an extensive rehabilitation. The project was the recipient of a matching grant from the city's Small Business Improvement Fund, created to help business owners repair or remodel their facilities. Work included recreating the name-sake crenellated tower, restoring and replacing the white, beige, and green glazed exterior brick, and installing signs and custom light fixtures in their historic locations. Other work included new storefronts for the connecting building, also part of the restaurant, and updated interior spaces. Although already located in the Motor Row Chicago Landmark District, on July 7, 2011, the Commission on Chicago Landmarks adopted the final landmark recommendation to City Council for the White Castle #16 building.



HISTORIC



BEFORE



AFTER



City of Chicago
Rahm Emanuel, Mayor

Housing and Economic Development
Andrew J. Mooney, Commissioner

CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

300 West Adams Street Office Building Exterior Restoration

Recipient: Sterling Bay Companies and Annenberg Investments

As a 1920s-era office building in the West Loop, the 300 West Adams building exemplifies the outward expansion of Chicago's central business district from its historic core into former warehouse districts along the Chicago River. The twelve-story terra-cotta building was built in 1927 and designed by prominent architect Jens J. Jensen. It is an excellent example of the Gothic Revival architectural style and a fine example of the important use of architectural terra cotta for large-scale commercial buildings in Chicago. Over the last two years, the owner of the building repaired the exterior envelope to restore the building to its original appearance. The exterior work included masonry repair, reconstructing the masonry parapets, installing new windows, restoring the decorative ground-floor storefront surrounds, and installing a vegetative 'green' roof. Interior work included updating the main lobby and installing sprinklers throughout the building. The \$6 million restoration project utilized the Cook County Class L Property Tax Incentive program for historic preservation. The 300 West Adams Office Building was designated a Chicago Landmark on May 13, 2009.



HISTORIC

1928



AFTER



City of Chicago
Rahm Emanuel, Mayor

Housing and Economic Development
Andrew J. Mooney, Commissioner

CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

600 South Michigan Avenue Historic Michigan Boulevard District Exterior Restoration

Recipients: Columbia College Chicago

The Historic Michigan Avenue Boulevard District exemplifies the city's development as a handsome lakefront metropolis during the late nineteenth and early twentieth centuries. As the location of many significant cultural institutions, clubs, hotels, and prestigious office buildings, the district played a decisive role in the social, economic, and cultural history of the city and contains some of Chicago's finest buildings. Designed by prominent architect Christian Eckstorm in a Neoclassical style, this building was completed in 1906 as the headquarters of the International Harvester Company. Acquired by Columbia College in 1975, it is the university's main building for their South Loop campus and houses their administrative offices, the Museum of Contemporary Photography, a 180-seat theater, photography rooms, television studios and classrooms. As part of an overall campus improvement plan, the college undertook an extensive masonry repair project for this building. The visually distinctive bracketed stone cornice was severely deteriorated and had to be completely replaced with a new glass-fiber-reinforced-concrete cornice in a design to match the original detailing. Other work included significant brick and limestone repair, window lintel repair, and masonry tuckpointing. The Historic Michigan Avenue Boulevard District was designated as a Chicago Landmark on February 27, 2002.



BEFORE



1984 Bob Thal



AFTER



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Housing and Economic Development
Andrew J. Mooney, Commissioner

CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

The Complete Architecture of Adler and Sullivan

Recipients: Richard Nickel Committee Represented by: Ward Miller and John Vinci

Beginning more than fifty years ago by Aaron Siskind and Richard Nickel, a collaborative photography and research endeavor has recently culminated in the publication of a comprehensive catalogue of the works of Chicago architects Dankmar Adler and Louis Sullivan. In 1972, following Nickel's tragic death inside the Chicago Stock Exchange, the Richard Nickel Committee was formed with a mission to complete the book. This effort was led by John Vinci and Ward Miller and with funding from various individuals and foundations, including the National Endowment for the Arts, Edwin and Alyce Decosta and the Water E. Heller Foundation, the Alphawood Foundation, the Richard H. Driehaus Foundation, and the Gaylord and Dorothy Donnelley Foundation. The book includes every known project that Adler and Sullivan worked on together and separately, including many of Chicago's most-beloved landmark buildings. Stunning black and white photographs are accompanied by drawings and insightful essays, and the book allows readers to experience the iconic buildings that still remain, the smaller-scale buildings that received little public attention, and those that have since been demolished. *The Complete Architecture of Adler and Sullivan* was completed by the Richard Nickel Committee in September 2010.



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

“Louis Sullivan’s Idea”

The Sullivan Exhibit at the Chicago Cultural Center

Recipient: Department of Cultural Affairs and Special Events

Last year, the Department of Cultural Affairs and Special Events opened a temporary exhibit on the influential Chicago architect Louis Sullivan. Curated by the city’s cultural historian, Tim Samuelson, and designed by graphic artist Chris Ware, the exhibit included a selection of large-scale photographs and renderings, building models, touchable artifacts and ornaments, and even personal correspondence. Displayed in three interconnected spaces, the exhibit chronicled the major phases of Sullivan’s career and enabled the viewer to journey through the compelling story about the life and work of this famous architect and his iconic buildings. Expanding on Sullivan’s famous statement, “form ever follows function,” the exhibit emphasized the importance of his theory and practice which combined function, material, and nature in expressive works of architecture.



*Photos courtesy of the Chicago Tribune
article dated 6/30/10*



City of Chicago
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Department of Zoning and Land Use Planning
Patricia A. Scudiero, Commissioner

CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

4727 South Greenwood Avenue Kenwood District Exterior and Interior Rehabilitation

Recipient: James and Irene Pillars

Once referred to as the "Lake Forest of the South Side," Kenwood developed as a pleasant residential suburb between the late -1850s and 1880s. The area retained its suburban character even after annexation to Chicago in 1889 and includes one of the city's finest collections of residential architectural styles, ranging from Italianate and Queen Anne to Colonial Revival and Prairie School. This limestone single-family residence designed in the Romanesque architectural style was severely damaged by a fire in 2009. The home owners immediately undertook an extensive interior and exterior rehabilitation project which included salvaging and reusing the limestone to reconstruct the damaged third story, window replacement, installing a new roof to match the historic profile, and gutter and trim replacement. The Kenwood District was designated as a Chicago Landmark on June 29, 1979.



FIRE DAMAGE



AFTER



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

4853 South Kimbark Avenue Kenwood District Exterior Restoration

Recipient: David and Rebecca Rubin

The Kenwood District is known for its large nineteenth-century homes on spacious lots. This picturesque frame house, built in the 1880s in the Queen Anne style, was in considerable disrepair and had been left vacant for many years. The current owners purchased the house several years ago and began a three-year-long project to completely rehabilitate the building. Exterior work included repairing the deteriorated roof, restoring the leaded windows, repairing siding, and reconstructing the front porch. Other work included interior remodeling, constructing a new rear addition and a detached garage, and new landscaping. This house has been returned to its historic appearance, once again incorporating the craftsmanship and elegant detailing typical of the district. The Kenwood District was designated as a Chicago Landmark on June 29, 1979.



BEFORE



photos courtesy of David and Rebecca Rubin



AFTER



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

4401 South Berkeley Avenue North Kenwood Multiple Resource District Exterior Restoration

Recipient: 4401 S. Berkeley, LLC.

The surviving elements of North Kenwood's nineteenth-century development reveal a diverse and exceptional heritage comprised largely of masonry row houses dating from 1890-1905. The core of this district centers on the intersection of 45th and Berkeley and also includes approximately 100 surrounding structures. This corner three-story greystone row house on the north end of the district core had been boarded and vacant for many years. The owner who purchased the house recently completed a full exterior renovation project which included repair of the front stone stair, installing a new entry door and new wood windows, replacement of new cedar siding and balcony railings for the deteriorated side-gable, stone repair and tuckpointing, and the repair of original dentils and decorative elements at the eaves on the corner of the building. With this house restored, the intersection of 44th and Berkeley now appears very similar to when this area originally developed. The North Kenwood District was designated as a Chicago Landmark on June 9, 1993.



BEFORE



AFTER



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

54 East Scott Street Astor Street District New Construction

Recipient: Mark and Christiane Ladd

Situated on Chicago's Near North Side, the Astor Street District reflects the fashionable architectural styles built by Chicago's wealthy families over a period of more than 60 years. Nineteenth-century houses, which are designed in a variety of historical revival styles, are interspersed with apartment buildings and townhouses from the twentieth century, forming a unique reminder of the city's history. This new three-story single-family house demonstrates how new contemporary construction can compliment the historic character of a district without literally copying or detracting from historic architectural features. Modern design elements such as smooth limestone cladding installed as a rain screen system reinterpret this traditional building material. Dark bronze anodized aluminum windows and spandrel panels incorporate a combination of clear and translucent glazing. The building also includes sustainable design principles such as a vegetative 'green' roof and energy efficient standards to achieve a Gold rating under the Leadership in Energy and Environmental Design (LEED) building certification system. The Astor Street District was designated as a Chicago Landmark on April 18, 1985.



AFTER



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

2510 North Kedzie Boulevard Logan Square Boulevards District Front Porch Reconstruction

Recipient: 2510 North Kedzie Condo Association

The Logan Square Boulevard District is marked by its landscaped boulevards lined with high-quality, finely-detailed buildings in a variety of architectural styles. This six-flat, designed in the Classical Revival style, was built in the early 1900s and has a distinctive 2-story front porch with a gracious stone entry stair, ornamental caps and brackets, and decorative brickwork. Last year, faced with potentially dangerous structural conditions of the porch, the building owners undertook reconstructing this most visible feature of the building. The work included carefully dismantling each element, salvaging the limestone and bricks, and then reconstructing the porch to match the historic configuration. Additional structural reinforcement was incorporated, a code-compliant railing was installed on the inside of the porch walls, and the brick pattern and mortar-joint color and narrow width were meticulously reconstructed. The Logan Square Boulevards District was designated as a Chicago Landmark on November 1, 2005.



BEFORE



IN PROGRESS



Photos courtesy of Dudnik Architects

AFTER



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

935 North Dearborn Street The Scottish Rite Cathedral (Former Unity Church) Washington Square District Exterior Restoration

Recipient: The Enterprise Companies and Mesirow Financial Real Estate

Built in 1867 as Unity Church, this building survived the Great Chicago Fire but was severely damaged – all that remained were its limestone walls. Famed Chicago architect Dankmar Adler, in one of his first commissions, rebuilt the structure's roof and redesigned the acoustics and seating arrangements. The Scottish Rite, associated with the Masonic Fraternal Organization, took over the building in 1910 and made several changes over the years, including infilling the rose window and covering over the stained-glass windows. In 2005, The Enterprise Companies purchased the Cathedral along with the adjacent mansions and vacant land. The developer took advantage of the Adopt-A-Landmark bonus to restore the exterior of the Cathedral in exchange for additional development rights for the adjacent new development project. The work on the Cathedral included stone repair, cleaning, and replacement of missing elements; the uncovering and restoration of the stained-glass windows; roof repair; and installation of a new rose window based on historic documentation. The Washington Square District was designated a Chicago Landmark on May 16, 1990 and subsequently amended in 2008 to modify the designation boundary to include part of the planned development project.



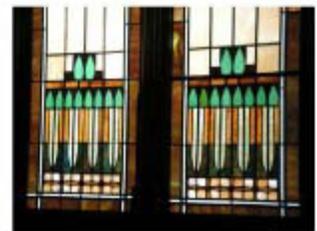
BEFORE



POSTCARD



AFTER



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Andrew J. Mooney, Commissioner

CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

McCormick Double House 660 North Rush Street Exterior Restoration

Recipient: Boker Investment Management, Inc.

This Joliet limestone-clad house was originally built in 1875 as a double house for Leander James McCormick and his son Robert Hall McCormick, members of one of Chicago's most important families. The house is among the city's best and oldest surviving Italianate-style houses with finely-incised pediment window hoods and an intact pressed-metal cornice. The owners recently restored the building by carefully removing the yellow paint from exterior surfaces, repairing the original stone, re-pointing the mortar joints, and replacing some missing pieces of the cornice. Other work included interior alterations and landscaping. With the masonry detailing restored, the house has now been returned to its original grandeur. The McCormick Double House was designated as a Chicago Landmark on October 6, 2005.



HISTORIC

Image by Antunovich Associates and Boker Investment Management, Inc.



BEFORE



AFTER

Photos courtesy of Antunovich Associates



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

10742-44 South Champlain Avenue Pullman Historic District Exterior Restoration

Recipients: Chicago Neighborhood Initiatives

Designed by architect Solon S. Beman from 1880 to 1894 and built by George Pullman for his Pullman Palace Car Company, the town of Pullman was the first planned industrial community in the United States containing everything necessary for a self-sustaining community all carefully placed in landscaped surroundings. Designed with a variety of housing types, Pullman homes often have distinctive rooflines, fine brick work and characteristic multi-pane wood windows. Chicago Neighborhood Initiatives, a bank-affiliated, non-profit community development organization, deconverted these two row houses back into single-family-residences. Exterior work included masonry repair, installation of new divided-light wood windows, new wood doors with glass transoms, and extensive interior work. All of the exterior woodwork has been painted using historic Pullman colors, and the historic masonry detailing and architectural features of these row houses are once-again evident. The Pullman Historic District was designated a Chicago Landmark on October 16, 1972.



BEFORE C. 1986



AFTER

Photo courtesy of Chicago Neighborhoods Initiatives



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CHICAGO LANDMARKS



2011 PRESERVATION EXCELLENCE AWARDS

Home Bank and Trust Company Building 1200 North Ashland Exterior Restoration and Adaptive Reuse

Recipients: RDM Development and Investment LLC & CVS/Pharmacy

This neighborhood bank building, designed by significant architect Karl Vitzthum in 1925, exemplifies the critical role that banks played in the history and development of Chicago neighborhoods in the late nineteenth and twentieth centuries. Built in the heart of Chicago's historic "Polish downtown," this monumental Classical Revival-style building is ornamented with finely-carved low-relief sculpture and has a dramatic banking hall. Working together, the building owner and the ground-floor tenant, CVS/Pharmacy, restored the exterior and creatively adapted the interior banking hall space for its new use as a pharmacy retail space. The building owner's scope of work included removing the non-historic masonry infill at the original window openings and repairing and repainting the windows that had been uncovered. CVS/Pharmacy worked closely with Commission staff so that the store layout, shelving design, floor finishes, lighting fixtures, and signage would be well integrated and respectful of the original decorative wood work, plaster moldings, pendant lights, and mezzanine ornamental railings. This project highlights the benefits of adoptively reusing an important neighborhood building. The Home Bank and Trust Building was designated as a Chicago Landmark on February 6, 2008.



HISTORIC



BEFORE



AFTER



INTERIOR



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