

Exhibit A

LANDMARK DESIGNATION REPORT



UKRAINIAN VILLAGE DISTRICT EXTENSION: ST. JOHN EVANGELICAL LUTHERAN CHURCH AND SCHOOL BUILDINGS

913 – 925 N. HOYNE AVENUE

Final Landmark Recommendation adopted by the Commission on Chicago
Landmarks, January 10, 2013



CITY OF CHICAGO

Rahm Emanuel, Mayor

Department of Housing and Economic Development
Andrew J. Mooney, Commissioner

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 which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within a designation ordinance adopted by the City Council should be regarded as final.

UKRAINIAN VILLAGE DISTRICT EXTENSION: ST. JOHN EVANGELICAL LUTHERAN CHURCH AND SCHOOL BUILDINGS

913 – 925 N. HOYNE AVENUE

Dates of Construction: 1905-1906

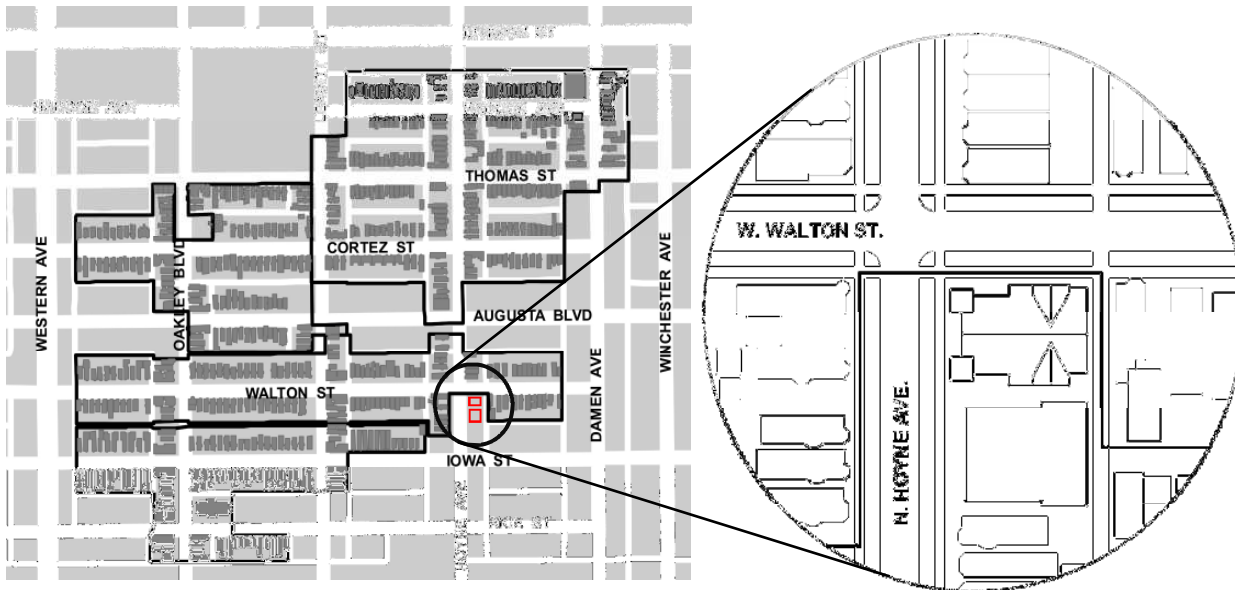
Architects: Worthmann & Steinbach

Ukrainian Village is one of Chicago's most intact historic residential neighborhoods dating from the late nineteenth and early twentieth centuries. Its architectural character is defined by typical Chicago building types from that period: worker's cottages, two- and three-flat buildings, larger apartment buildings and a few high-style single family residences. Though these are common-place building types in the city, Ukrainian Village stands out for its overall cohesiveness and physical integrity, evidence of careful maintenance by the generations of ethnic immigrants who settled there.

Though known as Ukrainian Village, the neighborhood was first settled and built by German immigrants. European immigrants who settled in the city's neighborhoods clung to religious traditions, and built churches, synagogues and religious-based schools, employing architecture to express faith, ethnic identity and pride, leaving neighborhoods such as Ukrainian Village with a rich and varied inventory of historic religious architecture. The former St. John Evangelical Lutheran Church and School Buildings at 913 – 925 N. Hoyne Avenue are fine examples of this tradition.

The historic and architectural significance of Ukrainian Village was first recognized in 2002 when a roughly six block area centered on Hoyne Avenue and Thomas Street was designated as the Ukrainian Village Chicago Landmark District. In 2004 the District was extended southward to include four blocks of Walton Street, and again in 2006 the District was further expanded to include blocks north and south of Walton Street. In terms of their age, architectural quality, and historic context, the St. John Evangelical Lutheran Church and School Buildings are closely connected with the development of the Ukrainian Village District, and this Landmark Designation Report proposes including them in the District as a third district extension.

Built in 1906 by a congregation of German immigrants, the St. John Evangelical Lutheran Church and School Buildings possess a strong historic and architectural connection to the early development of Ukrainian Village. The excellently-crafted brick masonry of the buildings reflects the larger character of the District, and the architects, Worthmann & Steinbach, designed at least thirty residential buildings in the Ukrainian Village District. Furthermore, in 1907 two members of the congregation purchased a five acre plot of undeveloped land to the west of the church. The land was subdivided and sold exclusively to members of the congregation who built their houses on it. These buildings survive today as the 2200-block of West Walton St., which is within the Ukrainian Village District.



The map at left shows the boundaries of the Ukrainian Village District and its extensions. The enlarged portion of the map at right shows the St. John Evangelical Lutheran Church and School buildings which are proposed as a third extension to the District.



Built by German immigrants in 1905-1906, the parish complex of St. John Evangelical Lutheran Church is located in what is now known as Ukrainian Village.

DISTRICT HISTORY AND DEVELOPMENT

The neighborhood known as Ukrainian Village is located in the West Town community area on the Northwest Side of Chicago. In 1843, New York financier Thomas Suffern purchased a 160-acre tract of land bounded by Chicago Avenue to the south, Division Street to the north, Western Avenue to the west and Damen Avenue to the east, the majority of the area now known as the Ukrainian Village neighborhood. For over three decades, Suffern held the land as an investment and it remained largely used for farming by the first European settlers to the area. The City of Chicago annexed land up to Western and North avenues in 1851, but the West Town area remained undeveloped until well after the Great Fire of 1871, when resettlement of outlying neighborhoods was driven by population growth in Chicago.

Development of Ukrainian Village as a residential neighborhood occurred in roughly three phases and areas beginning in the 1880s and lasting into the 1920s. The first phase of development began in 1886 when real estate developer William Kerfoot began to build distinctive brick worker's cottages in the vicinity of Haddon Street and Damen Avenue. Residential construction soon expanded to the southwest on Thomas and Cortez streets between Leavitt Street and Damen Avenue. This first area of residential development was designated as the Ukrainian Chicago Landmark District in 2002. Of the District's 254 buildings, approximately one third are finely-crafted brick worker's cottages built by Kerfoot from 1886-1905. High quality brick three- and two-flats built between 1892 and 1904 make up the majority of the District, though it also includes a handful of larger high-style single family residences.

A second phase of development began in 1890 expanding south and west. The fine worker's cottages, single family homes, and multi-family residential buildings on a four-block stretch of West Walton Avenue, between Damen and Western avenues best represent this second phase of development. As noted above, one of these blocks was developed by members of the congregation of St. John's. An area containing 147 properties was designated as an extension to the Ukrainian Village Chicago Landmark District in 2004. Like the original District, this first extension is made up of high quality brick worker's cottages and flat buildings. The St. John Evangelical Lutheran Church and School buildings were preliminarily included in this first extension. At that time the church was actively used as a house of worship and the congregation did not consent to the designation. Therefore both buildings were removed from the District pursuant to Section 2-120-660 of the landmarks ordinance.

During the third and final phase of development in Ukrainian Village, which lasted until the 1920s, residential development continued to the blocks north and south of Walton Street and west to Western Avenue. These areas were added to the designation as a second extension to the Ukrainian Village Chicago Landmark District in 2006. The 232 buildings in this area are made up almost exclusively of two- and three-story brick flat buildings, with a handful of larger apartment buildings.

Though it became associated with Ukrainian immigrants in the twentieth century, the neighborhood has hosted a variety of ethnic groups, including Germans, who first settled and built the high quality masonry buildings of the neighborhood, reflecting the German immigrants' fond-

ness for brick architecture. As Germans moved up the social ladder and out of the neighborhood they were replaced by waves of Slavic ethnic groups, including Poles, Russians and Ukrainians.

Ukrainian immigrants began to arrive in the neighborhood during the early years of the twentieth century and continued to immigrate in waves throughout the century. Many came to escape tremendous hardship in their homeland, including a lack of an independent state for most of the twentieth century and brutal Soviet rule that included engineered famines in the 1920s and 1930s in which 8 million died. As many perished later during World War II when Ukraine was caught between the German and Russian armies. In the post-war era the Ukrainians struggled for a measure of independence from the Soviet Union. This historical backdrop fostered within the Ukrainian immigrant community in Chicago a strong sense of cultural and national identity, and their close-knit neighborhood became known to Chicagoans as Ukrainian Village.

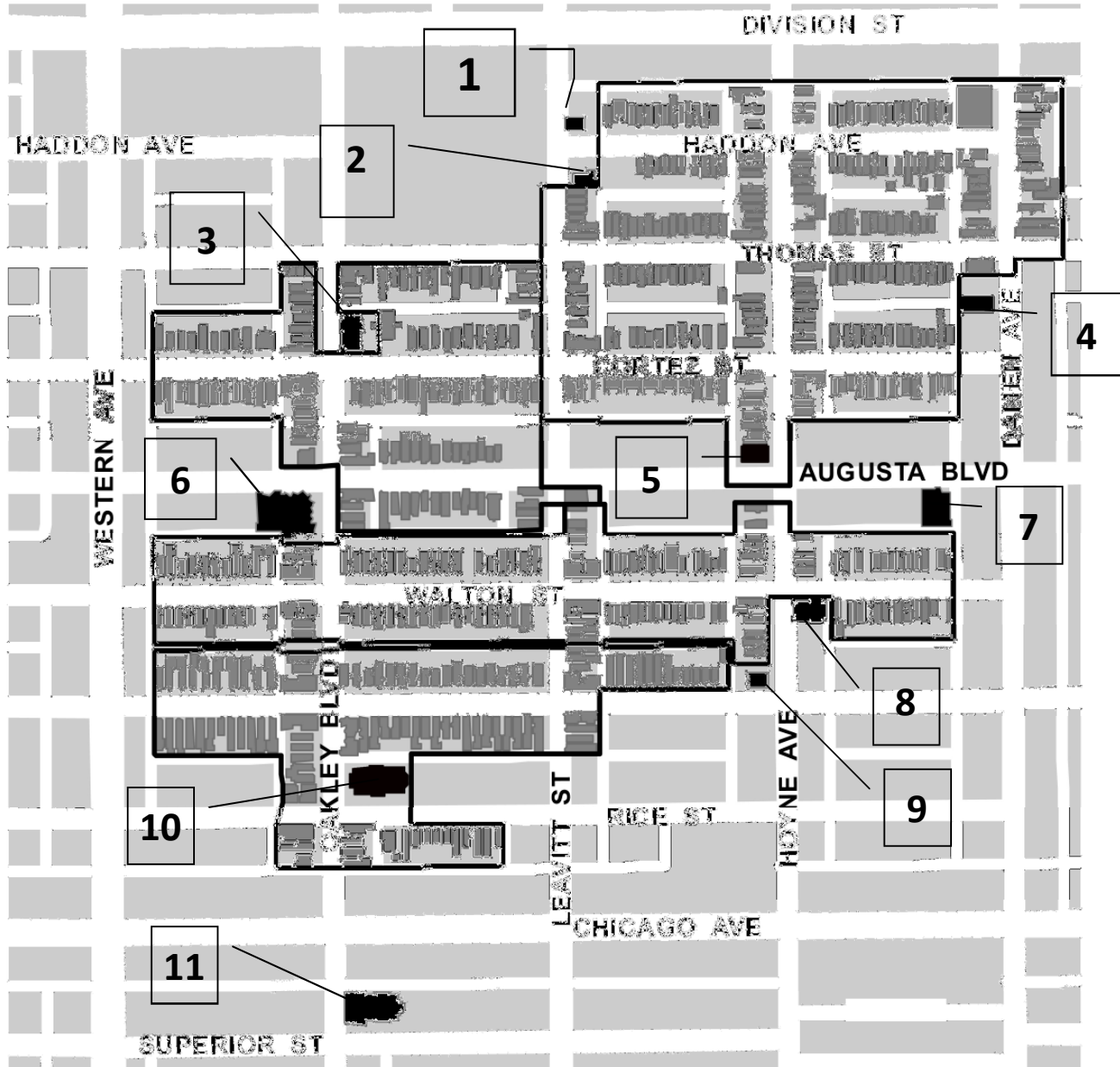
While Ukrainian Village is primarily a residential neighborhood, its blocks are peppered with religious buildings. The prominent role religion played in the daily life of Chicago's ethnic communities is well documented. In addition to worship in native languages, congregations provided a structure for communal advancement in the areas of education, charity, health care and business. In addition to St. John's, there are nine churches and one former synagogue in the one-quarter square mile area of the Ukrainian Village neighborhood. Two are located within the Ukrainian Village Landmark District: St. Nicholas Ukrainian Catholic Cathedral at 2245 West Rice Street, completed 1915; and the former Christ English Lutheran, (now the Moorish Science Temple) at 1000 N Hoyne, built in 1893. The Holy Trinity Orthodox Cathedral at 1121 N. Leavitt, located just outside the boundary of the District, was designed by Louis Sullivan in 1903 and is a designated Chicago Landmark.

The number and variety of houses of worship in the Ukrainian Village neighborhood illustrate the important role religion played in sustaining ethnic communities as well as the religious pluralism that enticed many immigrants to America. They were built in styles familiar to ethnic groups and were designed to be high quality and substantial structures intended to serve for generations.

DESIGN AND CONSTRUCTION OF THE ST. JOHN EVANGELICAL LUTHERAN CHURCH AND SCHOOL BUILDINGS

German Lutherans have a long history in Chicago beginning in 1843, when forty families established St. Paul's German Evangelical Lutheran Church. By 1870 there were seventeen Lutheran congregations in the city, made up primarily of German and Scandinavian ethnic immigrants, and by 1890 Lutherans were the largest Protestant denomination in Chicago.

St. John Evangelical Lutheran Church was established in 1867 at a frame church built by the congregation at Bishop and Superior Streets. In 1869 this 400-seat church building was expanded with the addition of a transept. Even with this addition, the congregation struggled to accommodate an ever-growing number of members, mostly craft and agricultural workers who



Including St. John's, there are ten churches and one synagogue in the one-quarter square mile area known as the Ukrainian Village neighborhood:

1. First Evangelical Lutheran Church, 1894, (now the Leavitt Street Bible Church)
2. Holy Trinity Orthodox Cathedral, 1903 [*Designated Chicago Landmark*]
3. St. Peter's United Evangelical Lutheran Church, 1911, (now St. Volodymyr Ukrainian Orthodox)
4. Congregation Moses Montefiore, 1903 (now a Baptist congregation)
5. Christ English Lutheran, 1893 (now the Moorish Science Temple) [*in the Ukrainian Village District*]
6. St. Helen Roman Catholic Church, founded 1913, current building 1965
7. German Methodist Episcopal Church, 1901 (now St. Stephen, King of Hungary)
8. St. John Evangelical Lutheran Church, 1905
9. German Zion's Evangelical Society Church, 1894 (now Hoyne Avenue Wesleyan)
10. St. Nicholas Ukrainian Catholic Cathedral, 1915 [*in the Ukrainian Village District*]
11. Sts. Volodymyr and Olha Ukrainian Catholic Church, 1973

The congregation of St. John Evangelical Lutheran Church traced its origins in Chicago to 1867 when it built a frame church at Superior and Bishop streets (right). In 1905 the congregation sold the property and began building the new parish on then-undeveloped land at Walton Street and Hoyne Avenue.



Historic photos of the St. John Evangelical Church (left) and School Buildings (below). The church's steeple was destroyed by fire after a lightning strike in 1935.



hailed from Germany's eastern provinces. In 1905 the congregation sold its Superior Street church and school buildings to the Archdiocese of Chicago, which established Holy Innocents parish on the site.

With the proceeds from the sale of this early property, the St. John's congregation purchased an undeveloped plot of land located approximately 1 mile west of its original location. Chicago architect Henry Worthmann was a member of the congregation who had previously completed several church designs, and his firm of Worthmann & Steinbach was the congregation's choice as designer of the new church and school buildings on the east side of Hoyne Avenue (as well as a parsonage at 910 N. Hoyne which is included in the first extension of the Ukrainian Village District). Construction of all three properties began in the summer of 1905. The school opened in September of that year and the church was dedicated on February 11, 1906.

The St. John Evangelical Lutheran Church and School Buildings are located at the southeast corner of Hoyne Ave. and Walton Street in the Ukrainian Village neighborhood. The church occupies the more visible corner at the north end of the lot and is built to the lot line on its west, north and east (alley) elevations. The school is located at the south end of the parcel, separated from the church by a small paved courtyard and slightly set back from the sidewalk. (The circa 1960 enclosed passage connecting the two buildings is not historic.) Together the buildings form a visually unified parish complex through their Gothic Revival-style designs and common use of dark-red face brick with light-colored accents. In relation to the surrounding neighborhood, the buildings employ materials, ornament and scale that are appropriate for a church and school, yet they are restrained so as not to overwhelm their surroundings.

The Church Building

The St. John Evangelical Lutheran Church Building has a cruciform plan with a cross-gabled roof covered with asphalt shingles. The load bearing exterior walls rest on a limestone plinth and are built up with dark-red face brick trimmed with carved limestone and cream-colored brick accents. The front elevation faces west and is composed of a central gable flanked on each end by a tower. The focal point is a Gothic Revival-style limestone portico that frames three entrance doors within pointed-arch openings with finely carved details. Above the entrance, the front façade is dominated by a large pointed-arch stained-glass window with wood tracery. The gabled parapet above the window is decorated with corbelled arches inspired by Romanesque churches. This corbelling, which continues in variations on the towers and side elevations, reveals a high degree of skilled craftsmanship in traditional masonry construction and is a hallmark of German brick architecture.

The majority of the church's windows are set within pointed-arch Gothic openings with wood frames and glazed with leaded glass. The window designs are based upon geometric and floral patterns rendered in colored and textured glass. Most of the windows are covered with non-historic protective glazing.

The towers framing the front façade are square in plan with buttressed corners. The taller north tower is composed of four stages with a louvered belfry at the top stage. Historic photos show

The west elevation of the St. John Evangelical Lutheran Church Building (right) is composed of a central gable flanked by towers. The pointed-arch windows with tracery and limestone entrance portico place the building in the Gothic Revival style of architecture.

A selection of details (below) include:

- a. The belfry stage of the north tower with its bands of corbeling,
- b. The side elevation with tall stained-glass windows and buttresses,
- c. A portion of the entrance portal with Gothic Revival-style ornament in carved limestone, and
- d. Corbelling and blind arches at the gable which exhibit a high degree of craftsmanship in brick masonry.

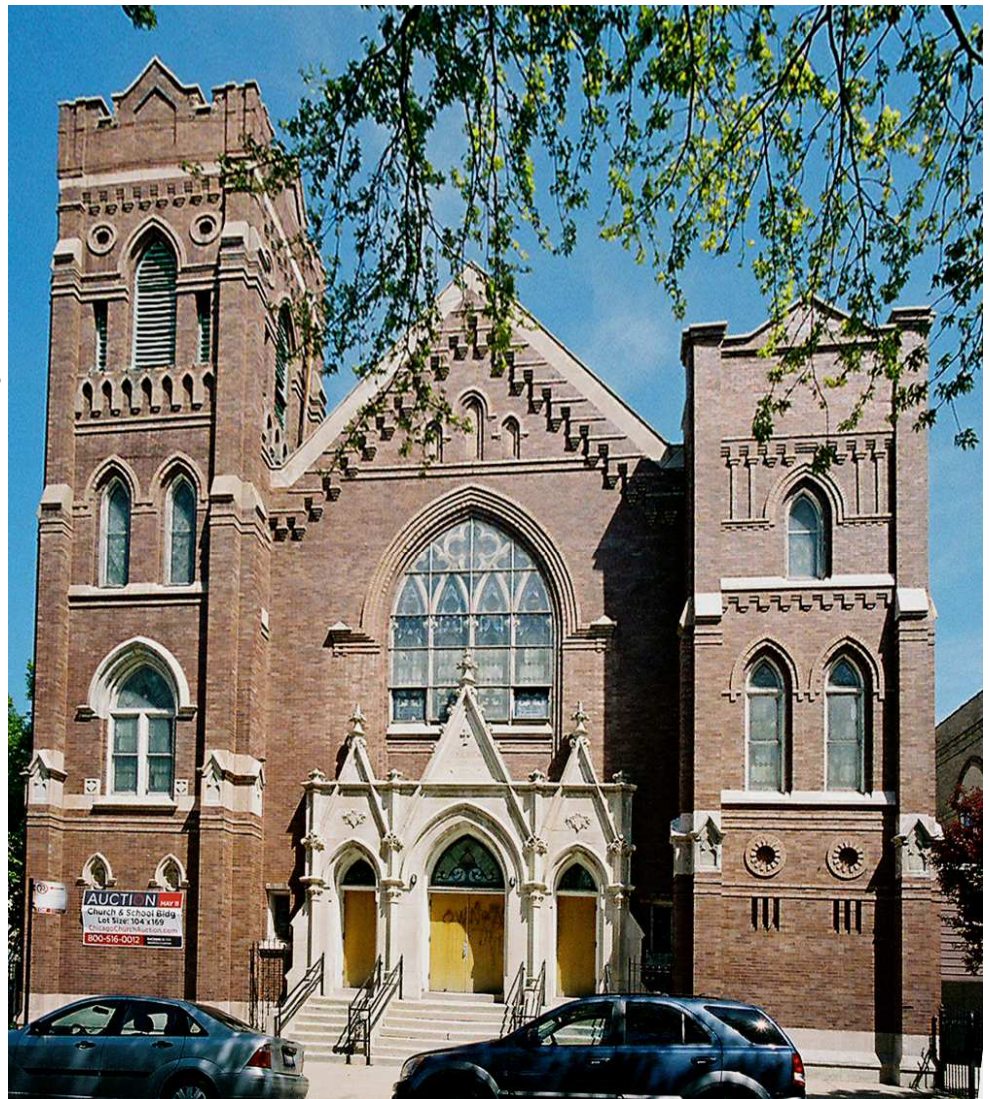


Fig. a.



Fig. b.



Fig. c.



Fig. d.

the north tower was originally topped with a steeple, though this frame structure was destroyed by fire after a lightning strike in 1935. The lower south tower is composed of three stages with pointed arch windows. Both towers are decorated with limestone and cream-colored brick trim, corbelled brickwork and blind openings.

The side elevations, facing north onto Walton Street and south onto the courtyard, are composed with three regularly-spaced bays with tall arched window bays set off by brick buttresses. These elevations are faced with the same face brick as the front elevation, though the transept bay facing the courtyard is common brick, an economizing measure given the minimal visibility of that wall area. Both transept bays are dominated by large windows with pressed-metal spandrels with quatrefoil decoration. The rear elevation facing east onto the alley is common brick decorated with blind arches and crosses, an unusual treatment for such a minimally-visible portion of the building.

As noted above, changes to the building include the loss of the north steeple in a 1935 fire. Decorative finials at the tops of the towers and roof peak have also been removed. Non-historic elements of the church include the protective glazing at the windows and the entrance doors. The interior of the building was not accessed and is not proposed as part of the landmark designation.

The School Building

While many denominations supplemented public education with Sunday Schools to educate their children, Lutheran and Catholic congregations typically built schools that provided both general and religious education. St. John's was no exception. The two-story St. John Evangelical Lutheran School Building is roughly square in plan with load-bearing brick walls and a flat roof. It measures 65 feet across its front façade and 90 feet deep from the sidewalk to the alley. An early Sanborn fire insurance map indicates that each floor contained four classrooms and a T-shaped corridor.

As with the church building, the primary elevation of the school faces west onto Hoyne Avenue and is built with dark-red face brick with cream-colored brick accents. The sidewalk-level entrance to the school is set within a limestone entry portico with Gothic Revival ornament. The German name of the school, *Ev. Lutherische St. Johannis Schule*, engraved above the entrance door graphically conveys the building's former German ethnic identity.

The composition of the front façade is a symmetrical arrangement of five bays with the central bay containing the stone entry portico, an arched window on the second floor and, above the flat roof, a false gable with heavy corbelling and blind arches. The two bays flanking the center have paired flat-headed windows on the first floor, arched windows on the second floor and smaller false gables with geometric panels of cream-colored brick at the roofline. The less-visible north elevation facing the courtyard, the south elevation facing a neighboring two-flat and the east elevation of the school facing the alley are common brick with arched window openings.

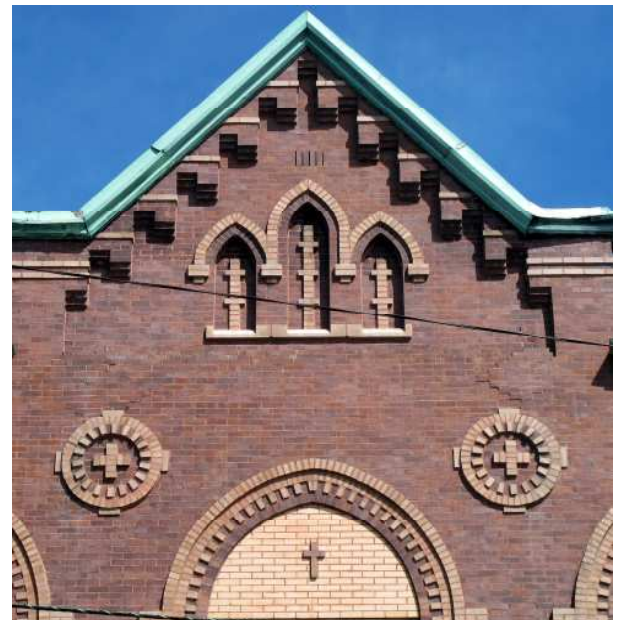
The windows and entrance door of the school building are not historic, and at the second floor, the arched portion of the window openings has been filled in with cream colored brick. The interior of the building was not accessed and is not proposed as part of the landmark designation.



The St. John Evangelical Lutheran School Building employs fine brickwork and Gothic Revival motifs to form, with the Church Building, a visually unified parish complex.



The German name of the school, *Ev. Lutherische St. Johannis Schule*, graphically conveys the building's former German ethnic identity.



A detail of the central gable with heavy corbelling, blind arches, and cream-colored brick accents.

The Gothic Revival Style

A rise of interest in the church and university architecture of medieval France, England, and Germany during the nineteenth century inspired the Gothic Revival, a popular revival style of architecture in America and Europe for a range of building types. In Chicago, very plain examples of the style were found in the city's earliest churches, and the style continued to be used well into the twentieth century. Its association with centers of Christian worship and learning in medieval Europe made it most popular with Christian congregations and college campuses, though the Gothic vocabulary was applied to a range of building types including the Tribune Tower (1925, Howells and Hood).

Characteristic features of the Gothic Revival style are its overall vertical emphasis and the pointed arch combined with a variety of other architectural features such as buttresses, towers, polychrome materials and stained glass windows with ornamental tracery. All of these features are employed in the design of the St. John Evangelical Lutheran Church Building and to some degree at the St. John Evangelical Lutheran School Building.

The corbelled brickwork used in the design of both buildings is not a Gothic element, but a feature of Romanesque architecture, the style of religious architecture that preceded the Gothic in Europe and a style that also enjoyed a revival in the nineteenth century.

Later History of the Congregation

In 1907, two members of the congregation, Albert Beilfuss, who was also a Chicago alderman, and Charles Thoms, purchased a tract of undeveloped land to the west of the church and subdivided the property into house lots sold exclusively to members of the congregation. In his brief history of the congregation, written in 1942 on the occasion of the congregation's 75th anniversary, the congregation's pastor, Reverend Paul Sauer, described the transaction:

Mr. Charles Thoms and Alderman Beilfuss bought five acres of prairie a block west of the church, and had them laid out in lots, for sale only to members of St. John's. Through the center of the plot, Walton Street was extended from Leavitt to Oakley, all lots facing on Walton Street. At our picnic in July 1907, the lots were offered to our members at cost, \$900, except the corner lots which sold higher. Mr. Thoms chose the south side of Walton at the corner of Leavitt Street; Deacon Albert Streger across the street, on the north side of Walton at the corner of Leavitt, where he still lives. Alderman Beilfuss erected his residence on the north side of Walton at the corner of Oakley Avenue. Here was a solid block owned on both sides of Walton Street by our members.

That solid block of St. John's congregants is the 2200-block of Walton Street which is part the first extension to the Ukrainian Village District, designated in 2004. Alderman Beilfuss' two-flat survives at 2258 W. Walton, as does Mr. Thoms' at number 2205 and Deacon Streger's at number 2200. With the exception of one building, the 2200-block of Walton appears today just as it did when occupied by members of the congregation. Most of the buildings are brick two-flats built between 1907 and 1914. Worthmann & Steinbach designed nearly half of these, and not surprisingly there is a strong visual relationship between the designs of the Walton Street

flats and the parish buildings, particularly in the use of two colors of brick and corbelled brick decoration.

In later years the St. John's congregation struggled with whether to continue its worship practice and school instruction in German, a question that rose to prominence during World War I when anti-German sentiments were inflamed. The congregation adopted limited English in 1919, and by 1927 the native language had disappeared from the parish. In 1937 the congregation Anglicized its name from *Evangelisch Lutherische St. Johannis Kirche*. Those words, though mostly effaced, are still visible in a tablet above the church door.

In his 1942 history of St. John's, Reverend Sauer noted that at the time of his writing most of the congregation had moved from the neighborhood, and there were discussions about moving the parish a third time. Indeed new Lutheran congregations were formed by members of St. John's in the Austin and Edgewater neighborhoods. Despite the erosion of members, the congregation of St. John's continued to use the church and operate the school until 1974. The parish was dissolved that year and the building was sold to the Seventh Day Adventists who established a Spanish-speaking congregation at the church and a social service center in the school building.



A circa 1907 photograph taken from the north tower of St. John's Church looking west down Walton Street. The 2100-block is in the foreground, and the yet-undeveloped 2200-block is in the background. The 2200-block would be developed exclusively by members of the congregation. This photograph was likely taken by Reverend Paul Sauer who later wrote the congregation's history.



The 2200-block of W. Walton Street, already part of the Ukrainian Village District, was developed exclusively by and for members of St. John's congregation beginning in 1907.

The photo at upper left shows a row of two-flats on the south side, revealing the visual cohesiveness that characterizes Ukrainian Village.

Fig. a.



Fig. b.



Fig. c.

These three houses on the block were built by prominent members of St. John's and all three were designed by Worthmann & Steinbach:

- a. 2200 W. Walton St. built in 1909 by Albert Streger, Deacon of St. John's,
- b. 2258 W. Walton St, built by congregation member and Alderman, Albert Beilfuss, in 1908, and
- c. 2205 W. Walton St., built in 1907 by Charles Thom.

The St. John Evangelical Lutheran Church and School Buildings were designed by Henry Worthmann, a member of the congregation, and John Steinbach. Their firm of Worthmann & Steinbach designed a great number and variety of buildings in Chicago from 1903 to 1928, but they are perhaps best known for their church buildings. Some of the most impressive of these are:

- a. Holy Innocents (1912, 743 N Armour),
- b. St. Mary of the Angels (1920, 1850 N Hermitage),
- c. St. Hyacinth (1921, 3636 W. Wolfram), and
- d. St. Nicholas Ukrainian Catholic Cathedral (1915, 2238 W. Rice)



Fig. a.



Fig. b.



Fig. c.



Fig. d.

ARCHITECTS HENRY WORTHMANN AND JOHN STEINBACH

The St. John Evangelical Lutheran Church and School Buildings were designed by the Chicago firm of Worthmann & Steinbach, a prolific architectural practice and arguably one of the city's most accomplished church designers.

Henry Worthmann (1857-1946) was born in Germany, where he received his formal education before immigrating to the United States as a young man. He apprenticed in an architectural firm before opening his first office in Chicago in 1888. Worthmann's early commissions were mainly residential projects for clients located in the area now known as Ukrainian Village. However, building permit records in *American Contractor* magazine attribute six churches to Worthmann between 1900 and 1903.

John G. Steinbach (born 1878, date of death not known) was born in Austria and immigrated with his family to the United States while a child. He established himself in independent practice in Chicago before joining Henry Worthmann in 1903 as the junior member of a partnership which would last twenty-five years. City directories locate the firm's early office at 625 W. Chicago Avenue from which they relocated to the Ashland Block on the northeast corner of Clark and Randolph Streets.

Worthmann & Steinbach were an exceptionally prolific firm, with many residential (mostly two- and three-flat buildings), commercial, and institutional commissions. Thirty-one of the firm's flats are included as contributing buildings in the Ukrainian Village Landmark District, including its extensions. Their thirteen-domed Byzantine Revival-style St. Nicholas Ukrainian Catholic Cathedral is included in the second extension of the Ukrainian Village District. Eight of their flat buildings are included as contributing to the Logan Square Landmark District, as are their school and rectory buildings for St. John Berchmans Church. Three commercial buildings by the firm contribute to the Chatham-Greater Grand Crossing Commercial Landmark District on Chicago's South Side.

While their practice was broad in the types of buildings they designed, Worthmann & Steinbach's are best known for churches they designed for Lutheran and Roman Catholic congregations in the city. Many of their Lutheran church buildings resemble St. John's in their moderate scale and high-quality brick construction with Gothic and Romanesque details. Lutheran churches similar to St. John's by Worthmann & Steinbach include Our Savior for the Deaf (1904, 2127 W. Crystal Street), Jehovah Lutheran (1915, 3736 W. Belden Avenue), Bethlehem Lutheran (1919, 10300 S. Avenue H), and Hope Evangelical Lutheran (1921, 6400 S. Washtenaw Avenue). The firm's later Lutheran clients built larger, more elaborate churches than the early immigrant congregations, and a fine example is the former Our Redeemer Lutheran Church (1923, 6430 S. Harvard Avenue), which is a distinguished English Gothic-style church rendered in carved limestone.

Arguably the firm's best-known commissions are three monumental Catholic churches designed for Polish parishes: Holy Innocents (1912, 743 N. Armour Street), St. Mary of the Angels (1920, 1850 N. Hermitage Avenue), and St. Hyacinth (1921, 3636 W. Wolfram Street).

These imposing churches were designed in a combination of Renaissance and Baroque styles with exuberant decoration on both their exterior and interiors. The massive domes and towers of these churches dominate the landscape of the neighborhoods where they are located, and stand as evidence of the historic Polish enclaves centered along Milwaukee Avenue.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation to the City Council 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 the integrity criterion.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Ukrainian Village District Extension, consisting of the St. John Evangelical Lutheran Church and School Buildings, 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.

- Built between 1905 and 1906 by a congregation of German immigrants, the St. John Evangelical Lutheran Church and School Buildings exemplify the history of the Ukrainian Village Chicago Landmark District as a neighborhood built up by German ethnic immigrants for whom religion was a prominent part of daily life.
- The St. John Evangelical Lutheran Church and School Buildings share a common cultural history and architectural character with the 2200-block of West Walton Street, located one block west of the church and part of the Ukrainian Village Chicago Landmark District, which was developed exclusively by members of the St. John's congregation in 1907, just after the congregation moved into the neighborhood and construction of the church and school buildings was completed.
- The congregation that built the St. John Evangelical Lutheran Church and School Buildings had a long history in Chicago, tracing its origins to 1867 and remaining in existence for 107 years. For nearly seven decades of that history, the church was housed in the St. John Evangelical Lutheran Church and School Buildings, and these buildings exemplify the important role that religious congregations have played in the cultural and social 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.



A historic postcard showing Hoyne Avenue looking south from Augusta Boulevard with the St. John Evangelical Lutheran Church Building towering above the neighborhood.



In their materials and design, the school and church buildings of St. John's are visually related to each other and compatible with the surrounding neighborhood.

- The St. John Evangelical Lutheran Church and School Buildings together possess an overall quality of design with similar massing, shared brick and stone materials and unified Gothic Revival-style details, forming a visually cohesive parish complex.
- The St. John Evangelical Lutheran Church and School Buildings exemplify the Gothic Revival architectural style with their pointed-arch windows, buttresses, towers, polychrome materials and stained glass windows with ornamental tracery.
- With their corbelled details, use of two colors of brick, and carved limestone details, the St. John Evangelical Lutheran Church and School Buildings demonstrate a high degree of craftsmanship in traditional masonry.
- The St. John Evangelical Lutheran Church and School Buildings were designed by Worthmann & Steinbach, a proficient Chicago architectural firm best known as designers of Lutheran and Roman Catholic church buildings in the 1910s and 1920s.
- Worthmann & Steinbach designed at least thirty residential buildings in the Ukrainian Village Chicago Landmark District, and there is a distinct architectural relationship between the architectural character of the District and the St. John Evangelical Lutheran Church and School Buildings.

Criterion 6: Distinctive Theme as a District

Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

- The Ukrainian Village Chicago Landmark District (designated in 2002, and extended in 2004 and 2006) is one of Chicago’s most intact historic residential neighborhoods composed of worker’s cottages, two- and three-flat buildings, larger apartment buildings and a few high-style single family residences built by ethnic immigrants. Interspersed within and around the district are churches, including the St. John Evangelical Lutheran Church, a building type closely associated with the development of Chicago neighborhoods.
- The number of church buildings in and around the Ukrainian Village Chicago Landmark District especially conveys the importance of religion in the daily life of Chicago’s immigrant neighborhoods, and their variety highlights the religious plurality that attracted immigrants to America.
- Members of the St. John Evangelical Lutheran Church developed the 2200-block of W. Walton Street, now part of the Ukrainian Village Chicago Landmark District, and the District and St. John Evangelical Lutheran Church and School buildings share a common history and architectural character.

Integrity Criterion

The integrity of the proposed landmark must be preserved in light of its location, design, set-



Despite the loss of a steeple to fire in 1935, a comparison of the historic postcard view of the St. John Evangelical Lutheran Church and School Buildings (left) and a current view shows that both buildings retain excellent physical integrity.



ting, materials, workmanship and ability to express its historic, community, architecture or aesthetic value.

The St. John Evangelical Lutheran Church and School buildings possess excellent physical integrity on their exterior. The parish complex remains in its original location and its historic setting, residential buildings built at the same time as the church and school, remains intact. The building's historic materials, including dark-red brick accented with carved limestone and cream-colored brick, remain in place. The overall Gothic Revival style-design of both buildings remains intact as expressed in its pointed-arch windows with tracery and stained glass, buttresses and vertical towers. The overall quality of the brick masonry, especially the corbelled details, as well as the finely carved limestone entrances, exhibits a high degree of craftsmanship.

The most prominent change to the church building is the loss of its steeple, which was destroyed by fire after a lightning strike in 1935. Destruction of steeples by lightning is not a rare condition for church buildings of this vintage, and the absence of the steeple in this case does not inhibit the building's ability to convey its historic and architectural value. Other changes to the building include the removal of masonry finials at the tops of the towers and at the peak of the gable. Rooftop decoration like this is especially susceptible to the effects wind and weather and was likely removed due to deterioration at some point in the middle of the twentieth century. Other changes to the church building are minor and reversible and include the replacement of the exterior doors and the addition of protective glazing at the windows.

Similarly, changes to the school building are minor and typical for school buildings of this vintage. These include the replacement of the entrance doors and windows. The top of the pointed-arch openings of the second floor window have been infilled with brick, a change that likely occurred when the windows were replaced. Despite these changes, both buildings both continue to express their historic architectural and aesthetic values.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever an area, district, place, building, structure, work of art or other object 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 on its evaluation of the Ukrainian Village District Extension, consisting of the St. John Evangelical Lutheran Church and School Buildings, the Commission staff recommends that the significant features be identified as:

- All exterior elevations, including rooflines, of the buildings visible from public rights of way.

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