

Fulton-Randolph Market District Design Guidelines

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DPD

CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

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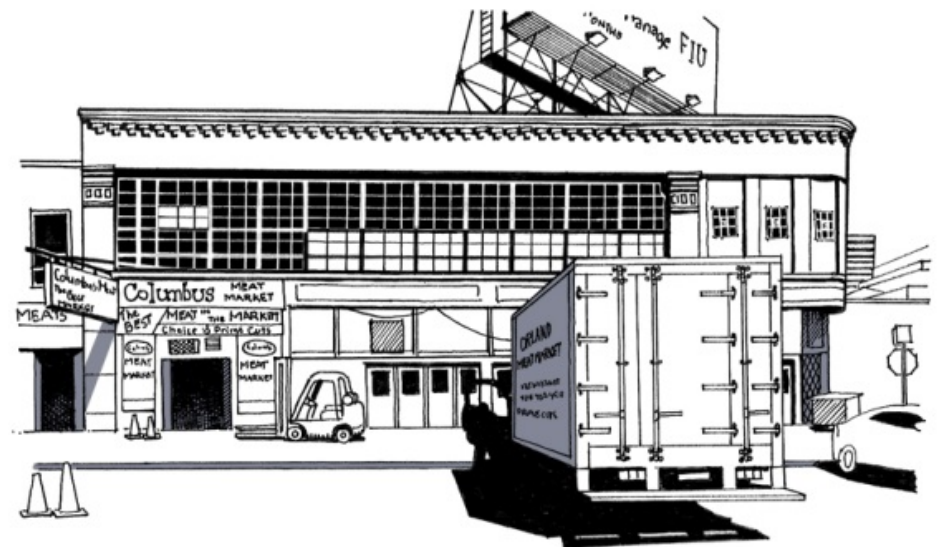
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INTRODUCTION

The Historic Fulton-Randolph Market Chicago Landmark District was the result of a comprehensive planning effort in the Near West Side community area by the City of Chicago Department of Planning and Development. Historically this area developed as primarily a food distribution center with wholesale and warehouse spaces, later light manufacturing with purpose-built structures were added. These uses continue here today and are reflected in the diverse existing construction and unique streetscape throughout.

A portion of the Near West Side that retains especially strong historic integrity and best represents the historic significance and developmental history of this area is proposed to be designated as a Chicago Landmark District as well as certified as a National Register District. This designation will serve to recognize and preserve the character of this significant historic area as well as conserve the historic building stock and encourage maintenance, repair and restoration. To further encourage conservation of the buildings, historic buildings within this district will be eligible for various historic incentive programs. These include the Class-L Property Tax Incentive, 20% Federal Rehabilitation Tax Credits, Façade Easement Donations, and/or Permit Fee Waivers. Buildings within the district may also be eligible for special allowances from certain building and zoning code requirements.

Purpose of Guidelines

This district has been designated on July 29, 2015, so any proposed changes to the buildings and streetscape are reviewed by city staff to ensure that the historic integrity is preserved. National standards to preserve historic buildings are set by the National Park Service; local guidelines are often written to interpret these national standards and apply them to the specific district conditions.

These design guidelines have been prepared to guide the treatment of properties and streetscapes throughout the Fulton-Randolph Market District Area in order to preserve and enhance its unique character.

- Overall these guidelines aim to help strengthen the identity of this area and support existing uses, while encouraging new, compatible development.
- Renovation of existing buildings for contemporary use is encouraged and new construction and additions are allowed throughout.
- Streetscape guidelines aim to maintain existing uses, such as loading, to best serve existing businesses, while improving pedestrian safety and comfort and promoting other streetscape improvements.

These guidelines are meant to allow flexibility within historic standards for adaptive reuse of historic structures. The guidelines may be updated from time-to-time as needed. The guidelines are intended to assist residents, business owners, property owners, property managers, builders, developers,

architects, planners and other stakeholders in making decisions regarding changes to their properties. Guidelines for streetscapes are also intended to assist property owners and public agencies such as the Chicago Department of Transportation (CDOT) when planning infrastructure improvements. The guidelines defer to existing Zoning and Landscape Ordinances and also reference CDOTs Complete Street Guidelines.

As a designated Chicago Landmark District, all exterior changes requiring a permit within the Historic Fulton-Randolph Market District will require review by the historic preservation staff of DPD. New construction and addition projects must be reviewed by the Commission on Chicago Landmarks. Review procedures, established by the Commission, are contained in the *Chicago Landmark Ordinance* and in the Commission's *Rules and Regulations*. These documents are available online and from the Department of Planning and Development, Historic Preservation Division. When planning a renovation or new construction project within the historic district, property owners should reference these guidelines and historic preservation staff will reference these guidelines in their recommendation.

The Commission reviews changes to existing buildings, additions, new construction and demolition using standards that are based on the *U.S. Secretary of the Interior Standards for Rehabilitation of Historic Buildings*. (See Appendix). Established by the Secretary of the Interior to meet their responsibilities in reviewing work to historic buildings and determining appropriate treatments, these Standards have been widely adopted by state and local agencies throughout the country.

DESIGN GUIDELINES: GENERAL PRINCIPLES

These Guidelines were developed to ensure that the historic and architectural character of the Historic Fulton-Randolph Market District is protected and enhanced while allowing compatible new construction and expansion. The following general design principles form the basis of the Commission's review:

- *Preserve original or historically significant materials and architectural features that correspond to the District's period of significance, as identified in the District's Landmark Designation Report.*

Distinguishing historic architectural elements, as well as the character of a building's structure, should not be destroyed. Removal and replacement of historic architectural features is strongly discouraged, and is usually approved only if such features cannot be stabilized, repaired, or restored.

- *Repair rather than replace.*

Deteriorated architectural features should be repaired rather than replaced whenever possible. Repair and maintenance can stabilize existing features and prevent deterioration.

- *Replace with compatible features or materials.*

Removal or alteration of significant architectural features should be avoided whenever possible. However, if replacement of such features is unavoidable, historic evidence, in the form of physical, photographic, or historic record should be referenced for accurate replacement.

- *Draw from existing examples within the district.*

When replacement or reconstruction is necessary and there are no clues from the building or through research, other contributing buildings in the district may provide usable prototypes. For alterations, new elements, and new buildings, lessons can be learned from other buildings about the design of a building element and use of materials in a way that respects its neighbors. New designs may be interpretive, but should always preserve the integrity and scale of the district's character and scale. *Allow for creative and contemporary design solutions.*

- The Commission on Chicago Landmarks encourages inventiveness in new construction but such projects must also respect the historic character of the district. In addition, new materials and technologies in repair and construction will be considered by the Commission for use as appropriate within the district. *View Corridors of Fulton and Randolph are of primary importance.*

The view corridors of Fulton and Randolph streets should be preserved. Rooftop additions to buildings will be allowed on buildings fronting these streets but they should be of a compatible height and design that does not detract from the view corridor.

- *Demolition within the District.*

As with many older structures, buildings within the district have been subject to additions built at different periods, visible repairs, and antiquated structural systems. The Commission anticipates that interior structural demolition and/or modification will be part of any renovation and reuse project. Such work is acceptable provided that it does not adversely impact protected exteriors. When it can be shown that additions to contributing buildings were constructed outside of the period of significance those additions may be removed. However, if proposed work includes demolition of 40% or more of the significant historical or architectural features of any building within the district it will require review and approval by City Council.

- *Flexibility in Implementation.*

The contributing buildings within the district represent important historic characteristics of the district, which encompasses substantial changes over time. These guidelines are not intended to freeze the current development of the area, but to allow compatible new construction and sympathetic additions and improvements. For that reason the guidelines are intended to remain flexible in order to address current and future needs of the area.

CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

Properties within the historic district have been preliminarily identified as contributing or non-contributing to the historic district. For a preliminary staff determination of contributing and non-contributing properties, refer to the district map on the following page. Final determination of non-contributing structures is made by the Commission or the Permit Review Committee in response to a proposal for demolition or major alteration.

Contributing Properties

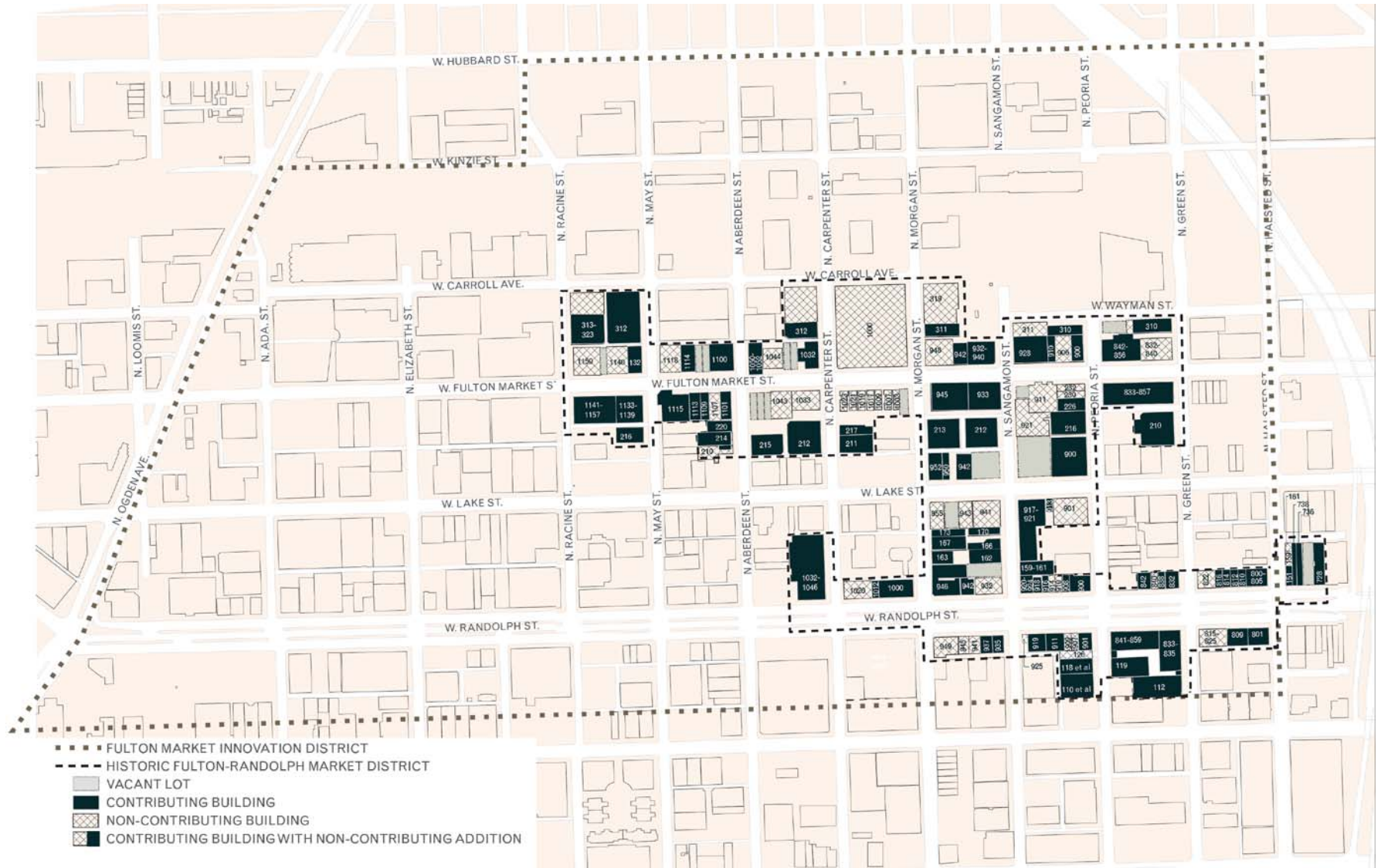
Contributing properties are those containing buildings that are integral to defining the historic character of the Historic Fulton-Randolph Market District.

The district's period of significance incorporates the main period of development, up to 1931. These buildings represent the district's period of significance and the significant features of these buildings (exterior elevations and rooflines) should be preserved. Changes to contributing properties will be reviewed using applicable rehabilitation guidelines. Because the district has such an extended history of use as a place of wholesale produce marketing and meat packing, many buildings within it have sustained alterations and changes to their historic functions that may have acquired their own historic significance.

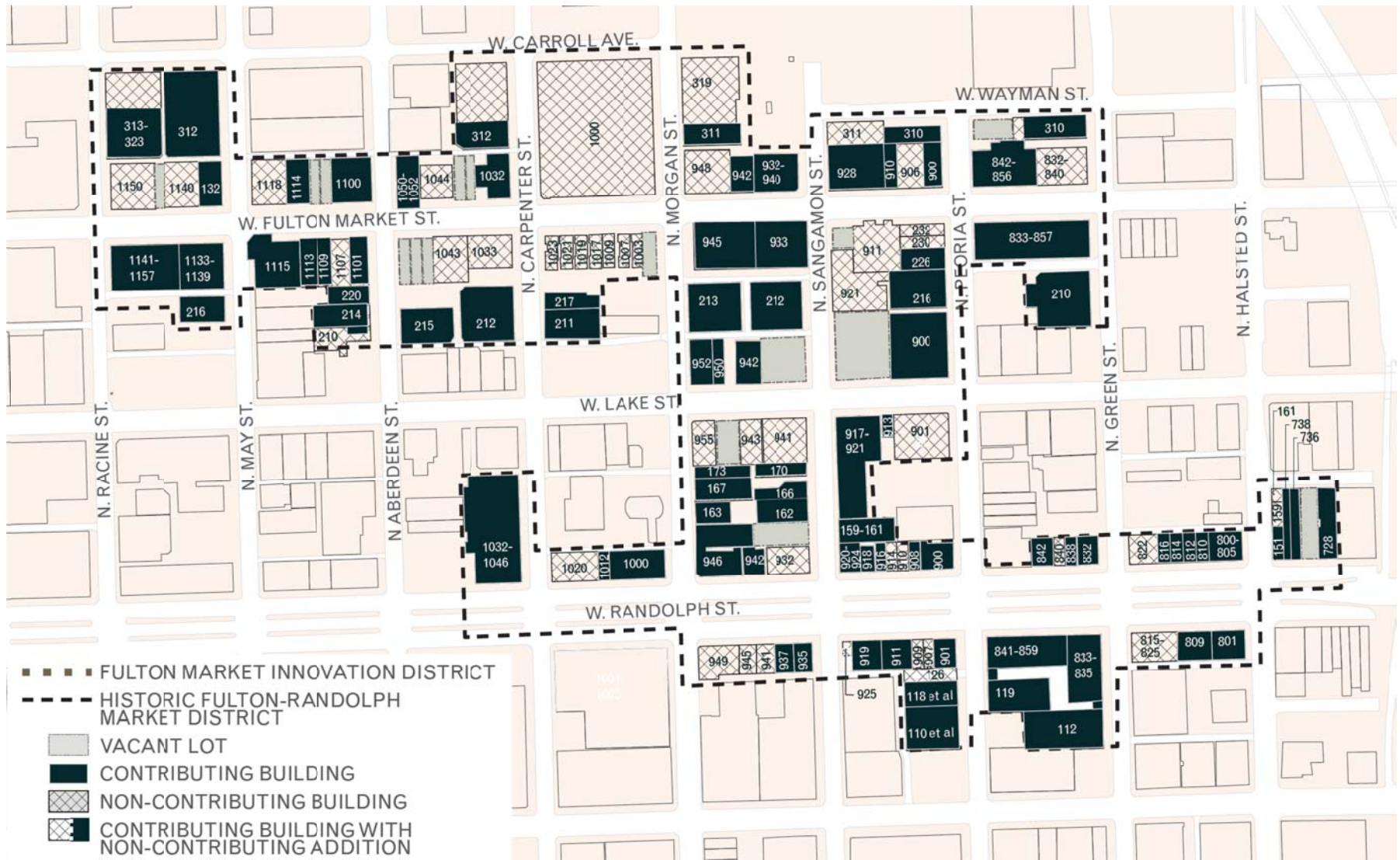
The National Register of Historic Places, a national program that recognizes historic significance, has adopted a fifty-year rule which is used by the National Register staff to evaluate historic significance. The Commission on Chicago Landmarks does not have a fifty-year rule; however the Commission does apply the National Register standards in much of its work. Therefore, the period of significance for building construction should be considered up to 1931, and for alterations the period of significance should follow the fifty year rule, or 1965.

Non-Contributing Properties

Non-contributing properties are those that do not contribute to the historic character of the district. These properties include vacant lots, buildings built outside of the district's period of significance, buildings that have been so altered that they no longer convey the historic and architectural character of the district, or buildings unrelated to the historic meat-packing/wholesale character of the district. Changes to non-contributing properties will be reviewed under guidelines for non-contributing buildings and new construction.



The categorization of whether a property is contributing or non-contributing to the district is intended to provide guidance for property owners and the public to anticipate how these properties might be treated under the Chicago Landmarks Ordinance and which of the sections in this guide would apply to individual buildings. The Commission on Chicago Landmarks reserves the right to make a final determination of whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations.



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DESIGN REVIEW

Design review by DPD or the Commission on Chicago Landmarks is only prompted when changes that require a building permit are proposed to existing properties. If no work is proposed, existing construction may remain. Consult with Historic Preservation Division staff prior to submitting a permit application. Minor work, such as masonry repair or window replacement, may be reviewed at the staff level without a public meeting. Design review is also prompted when an owner chooses to participate in tax incentives such as the Illinois Property Tax Assessment Freeze program or the Federal Historic Preservation Tax Credits program. Consult with the Illinois State Historic Preservation Office, as these programs may have slightly different requirements than the Commission on Chicago Landmarks.

Permit Review Process

The permit review process consists of the following basic steps:

1. Determine scope of project.
2. Meet with or call Commission staff to discuss the project and determine if the Commission's Permit Review Committee needs to review the project.
3. Prepare concept drawings for review.
4. Review by the local community groups or associations and the Permit Review Committee (if required).
5. Prepare construction drawings and apply for building permit application

Pre-Permit Review

Building owners and architects contemplating future projects are strongly encouraged to contact Commission staff before applying for a building permit. Building owners can preview the proposed scope of work and identify any potential issues early with staff, laying the groundwork for a quick building permit application review. Owners are encouraged to bring photos, drawings or building material literature with them, which will help to illustrate their proposal. In some cases Historic Preservation staff may have access to historic photos of buildings within the district. Based on monthly permit activity report, **about 90% percent of complete permit applications are reviewed in 1 day or less.**

Large renovation projects, new construction and visible additions must be reviewed by the Commission's Permit Review Committee. This should be done in the design stage, prior to applying for a building permit. The applicant should still meet as early as possible in the process with staff to receive initial comments. When the application materials are complete, staff will schedule

the project for review by the Committee if warranted. Larger projects are encouraged to be reviewed at a community meeting or by a community group.

Detailed information about the monthly Permit Review Committee schedule, submittal requirements and submittal deadlines are available online or can be obtained by contacting Commission staff. Procedures of the Permit Review Committee can be found in the *Chicago Landmark Ordinance* and in the Commission's adopted *Rules and Regulations*, both of which are available online and from the Department of Planning and Development, Historic Preservation Division.

Review by Other Agencies

Changes to properties within the district must comply with all applicable building and zoning codes in the city. Review for compliance with these codes occurs during the permit review process by other city departments. If conflicts occur between these guidelines and code requirements, staff will work with the applicant and the respective agency to resolve conflicts on a case-by-case basis.

The National Park Service and the Illinois Historic Preservation Agency also have requirements to take advantage of tax incentive programs including the Illinois Property Tax Assessment Freeze and Federal Historic Preservation Tax Credits. These requirements may be more restrictive than local landmark requirements. If a building owner is contemplating participating in one of these programs, the Illinois Historic Preservation Agency should be contacted in the early stages of the design process.

Additional information about these programs is available online and from the Department of Planning and Development, Historic Preservation Division.

HISTORIC FULTON-RANDOLPH MARKET DISTRICT

The Historic Fulton-Randolph Market District encompasses properties along Randolph Street, Fulton Market and Lake Street beginning just west of the Kennedy Expressway and extending approximately nine blocks west to Racine Avenue. The City of Chicago has developed a Landmark Designation Report for this district, which can be found online or requested through the Historic Preservation Division.

Historic Significance and Development

The Historic Fulton-Randolph Market District is the oldest food marketing district in Chicago with an ensemble of historic mercantile buildings that continue to support wholesale produce and meat packing outlets as well as new uses. Though the majority of the historic buildings in the district were built between 1880 and 1929, it began to function as a food market in 1850 when the then-Town of Chicago built a municipal market hall building in the middle of Randolph Street at the intersection of Des Plaines.



As Chicago grew, the Historic Fulton-Randolph Market District developed areas of commodity specialization, with Randolph Street focused on regionally-grown produce and Fulton Market Street specializing in meat packing. In addition to food marketing and processing, the Historic Fulton-Randolph Market District includes a number of historic manufacturing and warehouse buildings. These reflect a larger pattern of industrial development on the Near West Side in the late-19th and early-20th centuries.

The period of significance of the district is identified as 1850 to 1964. The start date refers to the city's construction of a market hall in Randolph Street in 1850 which established the district's function as a food market, a use which continues to a substantial degree to the present day. Because the district has such an extended history of use as a place of wholesale produce marketing and meat packing, many buildings within it have sustained alterations and changes that are related to their historic functions and that may have their own historic significance.

While historic warehouse, wholesale and other commercial uses remain within the district, this area has also begun to attract new uses and development. Randolph Street has become a destination for upscale restaurants and bars, while new residential, professional services, retail and gallery uses have also located throughout the district.

Physical Description

This area is a dense, urban space with buildings built up to their lot lines and with no setbacks from the sidewalk. Many buildings share party walls. Construction throughout is generally low-rise, primarily two or three stories, with a limited number of buildings as low as one story and as tall as ten stories. Most existing historic buildings are two or three stories, with a number of larger commercial and warehouse buildings ranging up to seven stories.

Buildings throughout were historically built for mercantile, warehouse and light manufacturing purposes. While each of these building types can be found throughout the district, mercantile buildings are concentrated on Randolph Street while Fulton Market is composed primarily of light manufacturing and warehouse buildings. Lake Street and the side streets within the district are made up of mixture of these building types. Truck and loading activities are present throughout the district. These activities are most prevalent on and near Fulton Market where they frequently intersect with pedestrian use of the sidewalks.

Streetscapes

While historic construction is similar throughout the district the streetscape appearance varies between the main east-west arteries of Randolph Street, Lake Street and Fulton Market.

Randolph Street

Randolph Street is a wide boulevard, with planted medians that separate two center traffic lanes from additional traffic lanes and parking at either side of the street. These medians were installed in 1996 as part of the greening initiative of the last Daley administration.

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The street width and building construction along Randolph Street reflects its historic use as a wholesale produce market. Historically, the street was enlarged incrementally to accommodate its growing use as an open-air farmers market. Farmers would set up their trucks in the widened portion of the street. The center of the street historically remained open for traffic lanes and included a street car line. Buildings along Randolph Street generally consist of smaller scale, mercantile buildings constructed to supplement the wholesale market activities here.

Lake Street

Lake Street is largely defined by the elevated track structure that runs above the street, with support posts located at the curb line. This track was completed in 1893 with original stops at Racine, Morgan and Halsted. The Morgan station has been recently rebuilt. There are no remnants of the other two stations. Lake Street carries two lanes of traffic with parking lanes at the curb. Building construction along Lake Street primarily consists of buildings with larger footprints, constructed to house warehouse and light-manufacturing uses.

Fulton Market

Fulton Market is characterized by heavy truck and loading activities. Curb heights throughout Fulton Market vary and were historically determined by loading requirements for adjacent businesses. Fulton Market carries one lane of one-way traffic with parking lanes and loading docks at the curbs. Buildings along Fulton tend to be older and larger than those along Randolph Street and were historically constructed to house meat packing and associated food-related businesses that located here.

Architectural Design

The utilitarian function of buildings throughout the district is reflected in their simple architectural expression, as compared to the more elaborate architectural treatment of commercial buildings in the nearby Loop. Ornament on these utilitarian buildings is generally secondary to function. However, simplified treatment does not equal unimportant or poor design and craftsmanship. Rather, these buildings are often well crafted and robustly constructed to support their historic uses.

Historic buildings throughout typically have ordered facades with regularly spaced window openings at the upper floors and first floor arrangements that reflect the building's use through placement of entry doors, storefronts, windows, full-bay openings, and overhead doors. While some first floor

openings may have had traditional storefronts or display windows, many were designed to open to facilitate vehicular access and the loading of goods. With the exception of selected warehouses, buildings were rarely designed to exhibit windowless expanses of plain masonry at the street facades. Over time, many original window and door openings have been filled in with masonry or glass block and new doors and windows have been installed.

Building facades are almost exclusively of masonry, with exception of limited newer construction that incorporates glass curtain walls, precast panels and other materials. Historic facades are primarily composed of brick and detailed in brick, stone or terra cotta. A limited number of historic facades are entirely of stone. These include: 812 and 814 W. Randolph and 942 W. Fulton Market. Detailing and ornament at historic buildings ranges from patterned brickwork and simple limestone detailing to carved stone and elaborate terra cotta ornament. Buildings feature patterned, banded and corbeled brickwork. Stone detailing is common at the face brick facades and ranges from utilitarian coping and window sills and simplified belt courses and ornament, to more elaborate ornamental treatments that frame and articulate building features. Elaborate terra cotta detailing and trim is found at selected buildings, including polychrome treatment at the Richters Building and rich foliate and geometric ornament at 833-39 W. Randolph Street.

Masonry ornament is also used for functional purposes at these buildings as signage integrated into the facades. Examples of pressed brick and terra cotta signage include terra cotta lettering at 946 W. Randolph Street and 932 W. Fulton Market as well as a pressed brick panels at 853 W. Fulton Market.

Buildings throughout have flat roofs and street facades are typically terminated with simple parapet walls that are sometimes angled or otherwise varied to add interest to the facade. Projecting cornices at buildings are composed of sheet metal, stone and corbeled and patterned brickwork.

Loading docks of warehouse buildings are often protected with large metal canopies that frequently span multiple openings and in some cases extend across entire facades. These canopies are historic features of the district. At some buildings only the structural framing and tie backs for these canopies remain. Elsewhere, the canopies have been re-clad in new materials.

Alterations and New Construction

Changes within the district include alterations and additions to existing buildings, limited loss of historic buildings, new construction and streetscape

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alterations. Common alterations in the district include cornice removal, window and door replacement and changes to commercial storefronts. A limited number of historic buildings have been altered with new facades, leaving little to no evidence of their historic appearance. At some buildings, window openings have been filled in with masonry, glass block or other materials. In some cases, window and door openings have been filled in to accommodate smaller doors or windows. The most dramatic streetscape changes in the district occurred at Randolph Street, with installation of the planted medians.

Building Types

The district is composed primarily of mercantile, warehouse and manufacturing buildings that were carefully designed to house specific and demanding uses. These buildings can be generally categorized into the following three types: 1) commission houses for wholesale produce and compact meat-related commodities like eggs, butter, cheese and poultry; 2) meatpacking buildings where meat was processed into products for sale to grocers and institutional buyers; and 3) buildings for manufacturing and warehousing. Built for different but related uses, these distinct building types share common characteristics that provide for a coherent architectural expression throughout the district.

Commission Houses

Commission houses were specifically designed for the wholesale marketing of produce and other compact foodstuffs such as poultry, chicken, butter, cheese and eggs. These buildings were typically built by speculators and most examples within the district are located on Randolph Street. Primarily built between 1908 and 1923, this collection of commission houses represents a rare concentration of this building type in the context of Chicago's architectural history.

A small number of commission houses in the district occupy a single, 25-foot wide lot and have only a single structural bay. However, this building type more commonly occupies multiple lots and historically may have housed several tenants. Structural bays are typically demarcated by projecting vertical piers, giving the facades a modular appearance.

Commission houses were designed to provide for the frequent and efficient movement of crated goods and vehicles in and out of the building. A defining feature of this building type is the large street-level loading bays that helped to facilitate the movement of goods. These bays typically consist of vehicular

access doors that span each structural bay. These openings historically contained large wood carriage doors, often with a band of transom windows above to admit light when the doors were closed.

The upper floors of commission houses are characterized by large window openings designed to admit as much light as possible into the deep, narrow interior spaces. While few commission houses retain their original window sash, historic photographs show that most were multi-light, double hung windows. An example of industrial steel windows can be found at the commission house at 900 W. Randolph Street.



Examples of commission house buildings at 1133 W. Fulton Market (left) and 1052 W. Fulton Market (right)

Meatpacking Buildings

Buildings built specifically for meatpacking companies were constructed in the district between 1887 and 1931. These buildings were designed with large open floor areas to accommodate the manual processing of animal carcasses. Facilities included refrigerated chilling rooms and were equipped for industrial hygiene and waste removal.

Meatpacking buildings in the district range in height from two to six stories and generally have long street frontages ranging from 80 to 260 feet. These buildings may consist of multiple buildings that have been combined or a main building with a series of additions that were made over time as a company expanded.

Similar to commission houses, meatpacking plants required the frequent movement of goods, in this case carcasses in and dressed meat products out, and they were designed with large ground floor loading bays spanned by vehicular access doors. While many of these first floor openings have been

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bricked in or reduced in size to accommodate fork lifts rather than carriages or trucks, the original openings are clearly delineated with historic cast iron and brick pier framing. The original functions of these buildings are also expressed through features such as raised loading docks and projecting sidewalk canopies.



Examples of meatpacking buildings include the Fulton Street Wholesale Market Company on W. Fulton Market between Peoria and Green Streets (left) and the Vette & Zuncker Packing Co. at 210 N. Green Street (right).

Manufacturing and Warehouse Buildings

Manufacturing and warehouse buildings within the district were built between 1884 and 1921. These buildings tend to be located on the north-south sides streets, as the Randolph and Fulton Market corridors were primarily devoted to produce wholesaling and meatpacking. Many of the district's manufacturing and warehouse buildings were built by investors and were designed to be flexible in use so they could be marketed to a variety of tenants.

Manufacturing and warehouse buildings in the district range from 3 to 5 stories in height. These buildings generally have street frontages averaging 100 feet and depths averaging 120 feet to the alley. However, larger and smaller examples exist throughout the district. The smallest is only two stories and occupies a single city lot, while the largest examples occupy up to an entire block front.

Whether to support large quantities of warehoused goods or carry heavy machinery, this building type required substantial structural frames to carry heavy floor loads. The manufacturing and warehouse functions of these buildings also demanded unobstructed floor space with as few columns as possible. Mill construction is the most common structural system found in this building type, although examples of concrete as well as steel-framed structural systems do exist. Constructed with brick, load-bearing walls, the

facades of these buildings typically feature projecting piers and are detailed with patterned and corbelled brick coursing. These brick techniques were an economical design solution to relieve the monotony of what otherwise would be plain wall surfaces.

Compared to the commission and meatpacking buildings, the facades of the manufacturing and warehouse buildings are more visually unified, with less division between the street level and upper floors. The first floors of these buildings typically have only pedestrian entrances and limited vehicular entrances. Canopies and loading docks are rare at this building type. Windows throughout were designed to be as large as was structurally possible to provide daylight and ventilation to the interior. The few original windows that remain are wood with multi-light, double hung sash. Industrial steel windows became more common for this building type after 1910; however none remain at the manufacturing and warehouse buildings in the district.



Examples of manufacturing and warehouse buildings include the Davis and Rankin Building at 900 W. Lake Street (left) and the Edward Katzinger & Co. building at 118 N. Peoria Street (right).

Architectural Styles

Architectural styles are often used to categorize and analyze a large number of buildings in historic districts. Typically, styles are based on a vocabulary of architectural ornament, yet by the late nineteenth century, both building owners and architects believed that such ornament was inappropriate for utilitarian structures such as commission houses, meatpacking buildings, and manufacturing and warehouse buildings. Therefore a majority of the buildings in the district do not exemplify familiar styles of architecture, and stylistic categorization fails to provide a useful framework for analysis of the district.

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Instead of style, the buildings of the district display a utilitarian aesthetic defined by how well a building functioned, how sturdily it was built, how little was wasted in material or space, and how well it articulated its structure. If designed well, a building with “no style” could still be aesthetically pleasing. Simplicity and a lack of ornament became the ideal, not a defect.

This utilitarian aesthetic manifested itself in a variety of ways. The historic functions of the buildings in the district are represented in features such as the street-level openings and canopies in commission house and meatpacking buildings. In warehouse and manufacturing buildings, their function is conveyed by large, regularly-spaced windows which were needed for ample light and ventilation. Sturdy construction in the district is demonstrated through load-bearing brick masonry walls, the thickness of which is revealed by deeply set window openings. Efficiency in design is shown by the absence of expensive ornament and, in its place, the use of economical techniques in brick such as corbelling, rustication and strip frames to relieve monotony and add interest. A direct expression of the underlying building structures is found in vertical piers and arched window openings.

While the majority of buildings in the district are defined by this utilitarian aesthetic, there are a few exceptions that are fully-developed representations of eclectic styles of architecture popular at the time of their construction. The choice to build in a particular style in the district was likely the personal choice of business owners or speculators to create a specific image for their business or to attract renters.

Romanesque Revival

The Fulton Street Wholesale Market Company buildings at 833-57 W. Fulton Market St. and 842-56 W. Fulton Market St. (1887) exemplify the Romanesque Revival style. The Romanesque Revival combined round-arched elements of classical architecture with medieval elements such as pilasters and corbelling. The sturdy quality of the style and its reliance on economical brick with few flourishes allowed for economical construction thus it became popular for utilitarian building types before advancing to residential and institutional buildings. Characteristic features of the style of the Fulton Street Wholesale Market Company buildings are its round- and segmented arch windows at the second and third floors.



The Fulton Street Wholesale Market Company on W. Fulton Market between Peoria and Green Streets, an example of the Romanesque Revival style.

Chicago School

During the 1880s and 90s, Chicago architects designed buildings with exteriors clearly expressing their frame structural systems. These frames were typically of steel, but examples of this style in the district show that it was also applied to mill construction buildings with heavy timber frames. Characteristic features of the Chicago School buildings include facades dominated by bay-spanning window openings, projecting vertical piers, recessed spandrel panels, and minimal use of ornament. Examples of the style include the Wolf, Sayer & Heller warehouse at 310 N. Peoria (1893), the Kennedy Baking Company at 1001-1025 W. Randolph St. (1884), and the Morgan & Wright building at 312 N. May (1893).



Kennedy Baking Company, 1001-1025 W. Randolph Street, an example of the Chicago School style of architecture.

Tudor Revival

Three, multi-bay commission houses in the district at 932-40 W Fulton Market St., 946-956 and 1000 W. Randolph St. are designed in the Tudor Revival style of architecture. The Tudor Revival style was based on sixteenth-century English architecture and became one of several eclectic revival styles that gained popularity in the 1920s. Characteristic features of the style exhibited

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by these three buildings are its tabbed limestone piers, shaped parapets, patterned brickwork and the use of heraldic and strapwork ornament in carved limestone.



Examples of Tudor Revival design at the Central Market Building, 946 W. Randolph Street (left) and at the Howard Building, 1000 W. Randolph Street (right).

Art Deco

The 1931 design for the former Richters Food Products building is an excellent example of the Art Deco style rendered in polychrome terra cotta. The style emerged from the 1925 Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes, which influenced a modern aesthetic for art, design and architecture, characterized by smooth surfaces, vertical emphasis and abstracted floral and geometric ornament.



Richters Building, 1044 W. Randolph Street, an example of Art Deco design.

Masonry

Existing masonry wall materials found throughout the district include brick, limestone, cast stone and terra cotta. With limited exceptions walls are primarily of brick with limestone elements. Cast stone and terra cotta embellish the lower stories and spandrel panels below windows of a few of buildings.

Deterioration:

Signs of brick deterioration include crumbling or spalling of the brick surface, cracked or missing brick units, missing mortar, and efflorescence.

Causes of deterioration include water-related deterioration, freeze/thaw degradation, water-soluble salts, acid precipitation, air pollution, and poor repairs including inappropriate repointing.

Signs of mortar deterioration include disintegrating mortar, cracks in mortar joints, loose masonry, damp walls, or damaged plaster. Causes of mortar deterioration include poor original mortar, differential settlement, extreme weather exposure, or water exposure.

Reasons to clean masonry include the need to remove retardant deterioration (soiling materials that are potentially harmful to the masonry), to provide a clean surface for repairs, for masonry inspection, or to improve appearance.

Repair/Restoration

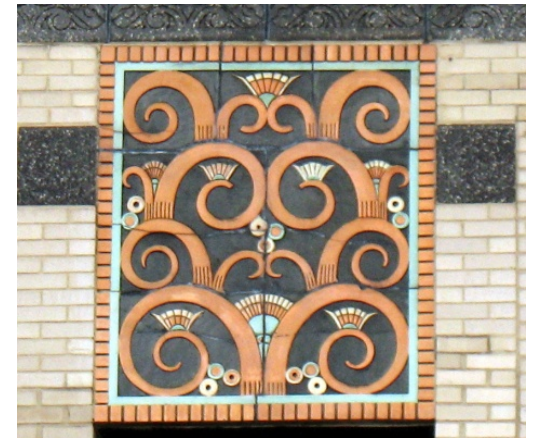
- Historic masonry should be preserved and retained.
- Mismatched brick from earlier alterations may be replaced or stained to match the original brick. Masonry should not be painted unless existing brick has been painted.
- Repointing (tuckpointing) should match the original in joint width, color, tooling, profile, and mortar composition.
- Terra cotta or cast stone that is deteriorated can be patched and cracks repaired. Deteriorated brick should be replaced with matching brick.
- Remove masonry from in-filled storefronts. See Storefronts.
- Windows that were historically in-filled with glass block may remain glass block or may be replaced with historically appropriate windows. See Windows.

Replacement

- Replacement is appropriate only for historic masonry that is demonstrated to be beyond repair.
- New brick and other masonry should match original in color, texture and unit size. There is no substitute material for brick.
- Limestone should be replaced in kind.
- Terra cotta and cast stone units that are severely damaged may be replaced either in kind or with a carefully selected substitute material. Substitute materials to consider include: limestone, cast concrete, glass fiber reinforced concrete (GFRC). Consult a professional.
- Masonry should not be clad or covered over with a veneer or exterior insulation finishing system (EIFS).



Historic brick masonry with limestone detailing



Historic terra cotta ornament on Randolph Street



Historic terra cotta at base of building.

Further Information:

For an in depth discussion of masonry see:

- Preservation Brief No. 1 "Cleaning and Water Repellant Treatments for Historic Masonry Buildings,"
- Preservation Brief No. 2 "Repointing Mortar Joints," and
- Preservation Brief No. 6 "Dangers of Abrasive Cleaning to Historic Buildings."

Dismantlement / Reconstruction

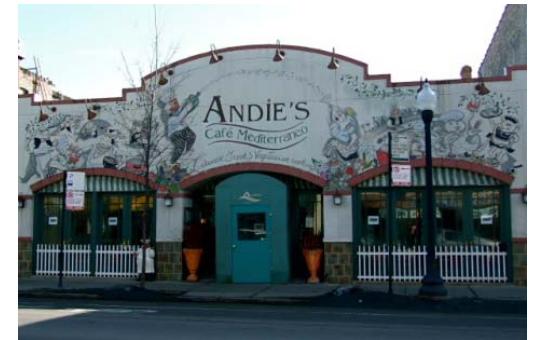
- Dismantlement and reconstruction of existing masonry is permissible only when such treatment can be demonstrated to be structurally necessary.
- Should major reconstruction be required, such work shall support, repair and retain in-place as much of the historic material as possible.
- Stone, cast stone and terra cotta units that will be dismantled and reconstructed shall be cataloged for reinstallation at original locations. This includes tagging individual masonry units and keying each unit to elevation drawings.
- Brick shall be salvaged and reinstalled to match historic coursing.
- Retention of entire building is preferred. Only when a building has been determined to be structurally unsound, may the retention of the façade only be considered.
- New construction behind a historic façade should respect the floor level, windows, doors and storefront openings. Openings should not be obstructed and the depth of the historic masonry façade shall be maintained and expressed.

Cleaning

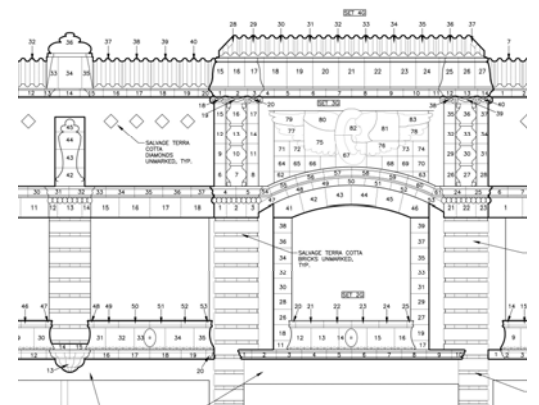
- Cleaning masonry should be done using the gentlest effective means. Cleaning products should be selected specifically for the type of masonry and type of soiling. Avoid the use of harsh acids. Select an appropriate cleaner based on test panels. Masonry shall not be sandblasted or abrasively cleaned. Previously sandblasted masonry may require a protective coating.



Historic glass block



Inappropriate treatment for historic facades - Do not cover masonry



Example of elevation drawing showing tagged terra cotta units

Windows

Except at party walls, windows are found on all facades of historic buildings and served to bring in natural light and ventilation. Windows were placed individually in masonry openings and in groups, often extending the width of a full structural bay. Windows in the historic district fall into two general types: wood with a single pane of glass in each sash and steel in a multi-light configuration typically with an operable sash insert. As the area developed, and with developments in electrification, some windows were filled with glass block or brick. Other windows have been replaced with aluminum windows. Since the district developed over time, consult with staff first when proposing a large window project.

Deterioration:

Signs of window deterioration include paint failure, rough surfaces, UV damage, rot, and separation of sash and frame joints. At steel windows corroded metal and misaligned or bowed components also occurs.

Causes of deterioration may include structural settling, water, vandalism, deferred maintenance, or improper maintenance practices including paint build-up.

Further Information:

For an in depth discussion of windows see:

- *“Repairing Old and Historic Windows” by the New York Landmarks Conservancy,*
- *Preservation Brief No. 9 “The Repair of Historic Wooden Windows,” and*
- *Preservation Brief No. 13 “The Repair and Thermal Upgrading of Historic Steel Windows.”*

Repair/Restoration

- Preservation of historic windows and masonry openings is encouraged. If possible, historic windows should be retained and repaired.
- When evidence exists to show original window configuration it is strongly recommended that those window configurations be restored.

Replacement

- Avoid making new (non-historic) masonry window openings on primary facades.
- If historic windows are beyond repair, replace maintaining historic window type, configuration, number of panes, dimensions, profiles and proportions based on historic data.
- Wood windows may be replaced with wood, aluminum clad wood, vinyl clad wood or aluminum windows. Steel windows that are replaced may be replaced in steel or aluminum.
- For window openings that have been filled in with masonry or monolithic glass units replacement with a double hung or industrial sash unit based on historic data is encouraged.
- Window openings filled in with glass block may remain. Window openings may be filled in with glass block based on functional need and will be reviewed on a case-by-case basis.
- On secondary facades windows may be retained, replaced or filled in with masonry or glass block. New window openings will be considered provided they do not adversely affect the primary facades.
- Dropped ceilings should be set back from the plane of the window glazing a minimum of 3 feet at the first floor and a minimum of 18



Historic wood windows on Randolph Street

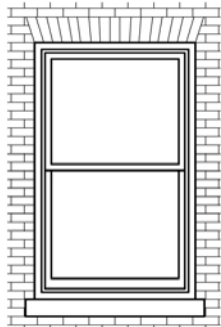


Historic steel windows on Randolph Street

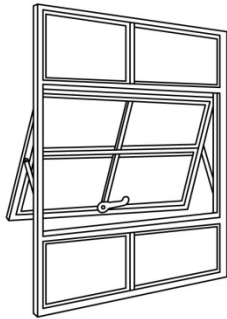


Appropriate new steel windows

Window Types:



WOOD WINDOW



STEEL WINDOW WITH OPERABLE SASH

inches at the second floor and above.

- Glazing is to be clear. Mirrored, reflective or dark-tinted glass is not appropriate.
- Shutters, balconies and false balconies are not historic and are not permitted on primary facades.



Inappropriately proportioned, mirror glass windows



Inappropriately proportioned windows

Doors and Grilles

Doors, in addition to storefronts doors, provide access to a building and display the style and character of the building through their size, placement and detail. Many historic doors have been replaced. Metal rollup industrial doors are located throughout the district. Historic industrial entrance systems at Fulton Market consist of wood and glass folding/retractable doors, with a fixed side door. For doors and entries in storefronts, see Storefronts.

Compliance:

Historic doors may require modification or replacement to comply with current codes.

Repair/Restoration

- Preservation of existing historic doors including historic industrial entrance systems is encouraged. Existing historic materials should be repaired rather than replaced. Historic materials that are damaged beyond repair should be replaced in kind or with materials selected to match the characteristics of the historic material. Missing historic elements may be replaced with compatible new materials.

Replacement/Alteration

- Maintaining door openings in their historic location is encouraged. Restoration of door openings to their historic size in altered buildings is encouraged. Transoms and other historic features can be retained or restored based on historic data.
- Making of new door openings and altering the size of historic door openings on primary facades is discouraged.
- Balconies are not permitted at primary facades.
- Security grilles: new security grilles are to be located on the interior side of the glass when possible. Exterior grilles are to be placed as inconspicuously as possible.
- Solid commercial overhead doors may be installed where required based on functional need.



Historic industrial doors at Fulton Market



Existing industrial doors at Fulton Market

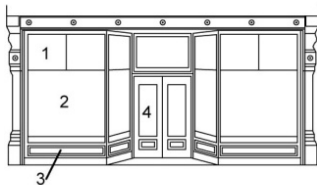


Inappropriate treatment - do not brick in door openings

Storefronts

Historic storefronts located at the first floor filled the areas between the masonry piers or, in some cases, cast iron columns. Storefronts are separate from the door leading to other areas of the building either beyond or above. Storefronts are typically composed of a bulkhead (base), display windows and transom with an entry to one side or centered. The entry was historically aligned with the storefront or recessed. Historic storefronts were made of wood, cast iron and glass elements. Storefronts were proportioned relative to the masonry opening and were designed with large glass display windows to provide light and allow for the display of wares. Historic industrial entrance systems at Fulton Market also include assemblies consisting of wood and glass folding/retractable doors, with a fixed side door. See Doors.

Storefront Terminology:



- STOREFRONT
 1 - TRANSOM
 2 - DISPLAY WINDOW
 3 - BULKHEAD
 4 - RECESSED ENTRY



Example of a historic storefront

Further Information:

For an in depth discussion of historic storefronts see Preservation Brief No. 11 "Rehabilitating Historic Storefronts."

See also: "Design Guidelines" for the City of Chicago Façade Rebate Program for Commercial and Industrial Buildings.

General

- Retain transparency of storefront. Avoid displays that would block storefront windows.
- Locate dropped ceilings behind storefronts a minimum of 3 feet from the plane of the storefront glazing.

Repaired/Renovated

- Existing historic storefronts including historic industrial entrance systems should be retained and preserved.
- Historic materials that are damaged beyond repair should be replaced in kind. Missing historic elements may be replaced with compatible new materials.
- When renovating a storefront remove inappropriate alterations that have been made in the past.

Replacement

- New storefronts including transoms and bulkheads should be compatible with the building in its proportion, placement (relationship to the façade), transparency, scale, materials, color and character.
- Fully operable storefronts are acceptable. Operable storefront glazing panels should not be less than 3 feet wide.
- Unless based on historic data, deeply recessed storefronts are not permitted. Historically storefronts were recessed one or two brick units (4-12 inches). Recessed entrances within storefronts are permitted.
- Glazing to be clear. Mirrored, reflective or dark-tinted glass is not permitted.



Detail of pier at historic cast iron storefront



Do not recess storefronts

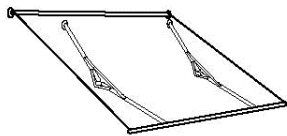


Do not apply cladding over masonry materials

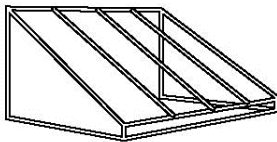
Awnings and Canopies

Awnings and canopies reflect the historic activities of the district. On Randolph Street awnings were historically used and these reflect the retail nature of the street’s historic activities. Unlike Randolph Street, Fulton Market historically utilized metal canopies. These reflect more the industrial history of the area’s activities. Awnings were mounted at individual storefronts, while canopies were typically mounted above the masonry openings and extended to protect multiple openings. Some canopies extended the full width of a facade and some wrap around building at corners. The use of awnings and canopies is encouraged.

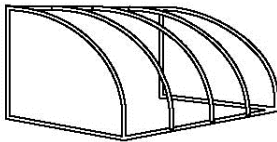
Awning Types:



APPROPRIATE – Retractable Awning



APPROPRIATE – Shed Awning



INAPPROPRIATE – Bubble Awning

Further Information:

For more information on awnings and canopies see the City of Chicago’s “Design Guidelines” for the City of Chicago Façade Rebate Program for Commercial and Industrial Buildings,” and Preservation Brief No. 44 “The Use of Awnings on Historic Buildings.”

Repair/Restoration

- Existing historic canopies should be retained and preserved.

Replacement/New

- Comply with the applicable zoning codes.
- Fixed or retractable shed type awnings should be mounted in a location that respects the design of the building. Awnings should be designed to project over individual masonry openings and not be a continuous feature. Awnings should project out at least 5 feet.
- Flat and shallow-angled metal canopies may be installed where they occurred historically. Canopies may also be installed where they were not historically located provided they are compatible in size, scale, location and design, and do not cover or damage significant architectural features. Canopies may extend over several masonry openings.
- Awning materials may be woven fabric. No plastic, vinyl, or rubber awnings are permitted. Simple shed type shapes are appropriate.
- Curved, bubble or other exaggerated shaped awnings or canopies are prohibited.
- Signage on awnings should be limited to valance area.
- Internally illuminated awnings or canopies are not permitted



Existing historic canopy frame at Fulton Market



Example of appropriate awning design showing shed type awnings located over individual storefronts.



Inappropriate design. Awnings should not cover ornament or other character defining building features

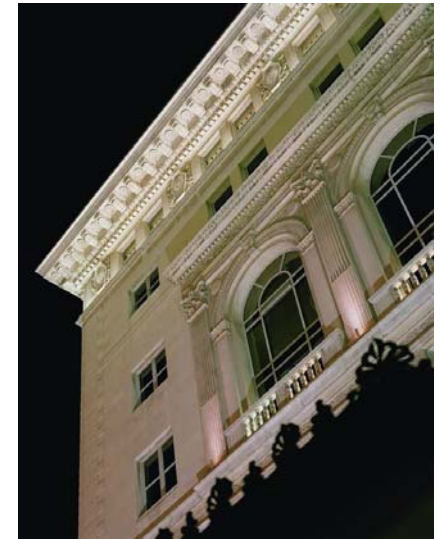
Lighting

Lighting was not historically mounted to the exterior surfaces of buildings.

Owners are encouraged to work with the Commission on Chicago Landmarks to develop an appropriate lighting program for historic buildings.

New Exterior Lighting

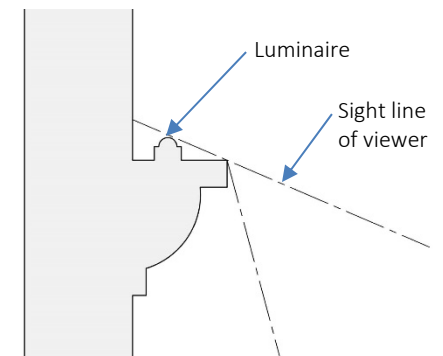
- Lighting may be used to illuminate architectural features, storefronts and signs.
- Animated and flashing lights are prohibited.
- Accentuate façade elements with lighting selectively.
- Integrate fixtures and wiring into the architectural elements. Lighting fixtures should not be visible. Avoid exterior surface mounted transformer boxes, raceways and conduit.
- Individual fixtures selected to be inconspicuous and industrial type fixtures appropriate to the character of the district, including gooseneck fixtures, are permitted.
- Avoid industrial wall pack lights and glare.



Appropriate building lighting



Profile of uplighting on exterior of building



Example of luminaire placement

Signs

Existing historic signs include those made of pressed brick and glazed tile masonry and incorporated into buildings at parapets or above windows or those inscribed in terra cotta above entrances. Historically signs were also located on awnings, above storefronts and on storefront glass. Painted wall signs were located on exposed party walls.

Further Information:

For more information about sign requirements see the City of Chicago Sign Ordinance

Repair/Restoration

- Historic signs including historic painted wall signs are to be retained when possible.

New Signs

- Comply with the applicable sign ordinance.
- Rooftop, wall billboards, flashing and moving signs are prohibited.
- Signs should be integrated into the design of the building and should not obscure or extend over any architectural features.
- The size and scale of a sign should be compatible with the scale of the building.
- Halo lit reverse-channel signs with individual letters may be acceptable
- Illuminated signs with opaque background and routed lettering may also be appropriate.
- Hanging signs, blade signs, banner signs are permitted.
- Too much signage may create visual clutter and should be avoided.
- Lettering on storefront glazing and individual lettering is encouraged.
- Sign attachments shall not damage masonry. Anchorage is to be placed at mortar joints.
- Signs on awnings are to be located on the valance. See Awnings.



Existing historic lettering incised into masonry



Existing historic terra cotta signage



Appropriate new storefront signage



Appropriate new storefront sign

The Commission encourages contemporary design that does not imitate, but rather complements, existing architectural and environmental characteristics of the subject property or district. Types of additions include both habitable and non-habitable structures such as roof top greenhouses, mechanical penthouses and green roofs. Additions are to be visually compatible but differentiated from the historic building. Designs should not mimic historic buildings found within the district.

The following criteria are used by the Commission on Chicago Landmarks for evaluating additions and new construction:

- The new additions respects the general size, shape, and scale of the features associated with the property or district
- The site plan respects the general site characteristics associated with the property or district
- The design respects the general historic and architectural characteristics associated with the property or district.
- The addition is connected to the property in a way that does not alter, change, obscure, damage, or destroy any significant critical features.
- Materials should be compatible with the property and with the district in general character, color and texture.

The following guidelines are intended to assist in designing additions that respect the historic character of the district, which is composed of historic buildings ranging from one to seven stories. Additions in the historic district will be reviewed on a case by case basis. Unique circumstances, location, building type, and other conditions may warrant a solution that varies from these guidelines. *In such cases additional information may be required to allow for complete evaluation of the proposal.* All additions must also comply with zoning codes. For side additions at grade, see guidelines for **new construction**.

Rear Additions

To add square footage to a property, it is first encouraged to expand to the rear if possible before going up. Rear additions are typically not as visible as rooftop additions. Rear additions on corner lots should align with the existing building walls. Rear additions should use compatible materials found in the historic district such as brick masonry, limestone and terra cotta or more contemporary interpretations of these traditional materials.

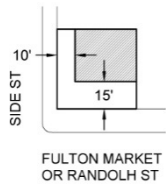
Rooftop Additions

- Rooftop additions and any rooftop elements are encouraged to be positioned so as to minimize their visibility from the public right-of-way. If additions are visible they are not to compromise the historic character of the building or the district.
- Rooftop mechanical penthouses, elevators, cellular antennas and other equipment types should be set back from street facades and located to reduce their visibility.
- For historic buildings that have lost floor levels due to fire or other circumstances, and where this loss can be documented, those floors may be reconstructed to the extent permitted by zoning.
- Rooftop additions may employ alternative materials, i.e. glass, metal, wood, while maintaining a scale appropriate to the historic construction. Materials not compatible to the historic district includes: split face block concrete block, rough wood, monolithic materials, i.e. stucco, synthetic stucco (EFIS) and siding.

Rooftop Additions*:

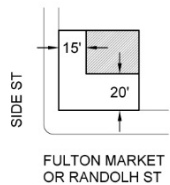
One-Story Addition for Buildings 3-stories or less

Recommended Setback Diagram



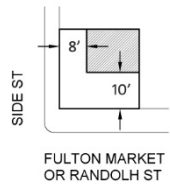
Two-Story Addition for Buildings 4-stories or greater

Recommended Setback Diagram



One-Story Addition for Buildings 4-stories or greater

Recommended Setback Diagram



*Floor heights of rooftop additions should be consistent with floor heights of the historic building.

Rooftop Additions: Setbacks and Heights

Buildings Fronting Randolph and Fulton Market

- Height of individual floors for rooftop additions should be compatible with the floor heights of the existing building and adjacent historic context.
- Additions for buildings with frontage on Fulton Market or Randolph Street are recommended to have the following minimum setbacks and maximum addition heights:
 - One-story addition (for buildings 1-3 stories in height)
 - Set back 15' from Fulton Market or Randolph Street
 - Set back 10' from side street
 - One-story additions (for buildings 4 stories or greater)
 - Set back 10' from Fulton Market or Randolph Street
 - Set back 8' from side streets
 - Two-story additions (for buildings 4 stories or greater)
 - Set back 20' from Fulton Market or Randolph Street
 - Set back 15' from side street

Buildings Fronting on Other Streets

- For buildings fronting on all other streets, more lenient setbacks may apply. In very few instances there may be a case made to not have a setback, such as for buildings with no cornice or ornament. Evaluation of proposed rooftop additions are on a case-by-case basis and may require mock-ups, digital renderings or both.



Example of an appropriate rooftop addition



Diagram showing an appropriate rooftop addition set back from street facades.



Example of poorly designed rooftop addition.

Properties classified as "non-contributing" include vacant lots, buildings built outside of the district's period of significance, and buildings that have been so altered that they no longer convey the historic and architectural character of the district. Because these properties have little to no historic fabric, preservation guidelines do not apply but the general guidelines below are recommended. Please see the district map on page 4 to determine if a building is non-contributing or contributing to the district.

Alterations

- Alterations to non-contributing buildings are acceptable, and may vary from storefront renovation to complete replacement of exterior wall.
- All alterations should deal sensitively with the district's historic character while addressing the existing building features.
- Minor alterations need only be consistent with the character of the existing building.
- For extensive alterations that completely transform the character of the existing structure, the guidelines for new construction should be followed.

Additions

- Additions to non-contributing buildings are generally acceptable, provided that they meet the applicable guidelines regarding new construction.
- For rooftop additions refer to the "Additions" section of the building design guidelines.
- For major building additions that include complete facade replacement, refer to the "New Construction" guidelines.

Demolition

- Demolition of non-contributing buildings is acceptable in the district with City Council approval, and new compatible infill construction is strongly encouraged for these properties. All new construction shall follow the "New Construction" guidelines.

The Commission encourages contemporary design that does not imitate, but rather complements, existing architectural and environmental characteristics of the subject property or district. In addition to these guidelines, all new construction shall comply with zoning codes. Existing historic buildings within the historic district range from 1 to 7 stories. The architectural character of the district includes evolution of historic styles over time. New construction within the district may continue this evolution.



Appropriate new construction built to lot line



Inappropriate new construction. Blank walls and stucco facades are not compatible with the historic character of the district. Street facades should not be set back from adjacent historic construction.

Setbacks/Orientation

To be consistent and compatible with the existing development in the historic district, infill construction should have no front or side setbacks. Entrances should be oriented toward the primary street.

Massing/Scale

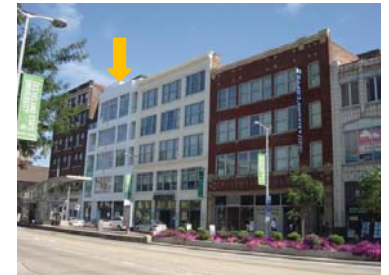
- To reinforce the character of the historic district the maximum height shall be compatible with the historic context of the district. Curved or angled building lines are discouraged.
- Primary facades are to include storefront, display windows or extensive entryways and provide visibility toward the street.
- Floor to floor heights shall be expressed to break down scale.

Design

- Designs should be contextual and may incorporate elements found in the district including parapets, cornices, vertically proportioned masonry window openings at upper floors, storefront/pier configuration at street level and areas for signage.
- The size and rhythm of piers, proportion of window openings, cornice and other elements are encouraged to reflect the proportions found in the district.
- Storefronts when proposed should have bulkheads and transoms.
- Avoid exaggerated design motifs, the introduction of historic styles not found in the district and blank walls lacking fenestration on primary facades.
- Contemporary design is encouraged within the district, provided that the design complements the existing district environment.

Materials

- On primary facades, compatible materials in appropriate colors found in the historic district including brick masonry, limestone, terra cotta (or a contemporary interpretation of these materials) is encouraged.
- Materials not compatible with the historic district should not be used on primary facades or visible elevations. These include: split face block concrete block, rough wood, siding, and monolithic materials, i.e. stucco, EFIS (Exterior Insulation Finishing System).



Appropriate new in-fill construction between existing historic buildings



Appropriate new construction

In order to maintain the historic market integrity of the Fulton-Randolph Historic District, preservation of the streetscape is as important as preservation of the buildings. While historic building construction is similar throughout the district, the streetscape appearance varies between the main east-west arteries of Randolph Street, Lake Street and Fulton Market. Due to their distinct character and wide right-of-way, the streetscapes along Randolph and Fulton are of primary importance to preserve. Though much of the streetscape and its maintenance will be under the purview of the City of Chicago, the following descriptions and guidelines were developed to ensure preservation as the area is redeveloped over time.

The significant streetscape features of the district that are called in in the preliminary summary of information includes: *All streetscapes, including streets, alleys, extensive areas of Belgian-block paving in alleys, sidewalks, reduced-height street-level sidewalks, raised sidewalk loading docks and similar private and public rights-of-way.*

In 2015 the City will be working with the community to develop and implement streetscape and roadway enhancements along Fulton Market St. and Randolph St. between Halsted St. and Ogden Ave. The resulting plan will guide future improvements of the public right of way along these corridors, and some of the adjacent cross streets, for both the City and for any private development. As future development occurs along these corridors, projects should be carefully coordinated with the City’s on-going efforts to ensure a consistent and cohesive approach to improvements in the public right of way and the historic district.

Randolph Street

Randolph Street was widened in 1923 to attract displaced merchants from South Water Street. Historically, farmers set up their trucks in the widened portion of the street, while the center of the street remained open for traffic lanes, including a street car line. This is the distinguishing characteristic of this street and makes it unique in Chicago.

Significant streetscape features identified for preservation:

- The wide right-of-way
- Wide parkways and sidewalks (historically accommodated loading and market activities)

The existing planted medians are not a historic feature of the street and may be modified or eliminated to restore the historic character of the street. These densely planted medians separate the center two travel lanes from additional travel lanes and parking at the curbs. Parkway widths average approximately 16’ wide. Street scape furnishings and plantings would not have been a historic feature of the district.

Lake Street

Lake Street is largely defined by the elevated track structure that runs above the street, with support posts located at the curb line. This track was completed in 1893 with original stops at Racine, Morgan and Halsted. The Morgan station has been recently rebuilt. There are no remnants of the other two stations. Lake Street carries two lanes of traffic with parking lanes at the curb. Building construction along Lake Street primarily consists of buildings with larger footprints, constructed to house warehouse and light-manufacturing uses.

Photos of Randolph Street right-of-way



Photo of Lake Street



Fulton Market

Fulton Market is characterized by heavy truck and loading activities. Curb heights throughout Fulton Market vary and were historically determined by loading requirements for adjacent businesses. Fulton Market is an 80’ right of way, carrying one lane of one-way traffic and with parking lanes and loading docks at the curbs. Heights of the existing loading docks were historically determined by loading requirements for adjacent businesses. As a result, curb heights vary greatly along the length of Fulton Market, ranging from areas that are flush with the street to docks that are up to 4’ tall. Fulton Market carries one lane of one-way traffic with parking lanes and loading docks at the curbs.

Significant streetscape features identified for preservation:

- Varying curb and dock heights
- Reduced-height street-level sidewalks

Pavement

- Whenever possible it is encouraged to expose, repair and retain historic pavements in the public rights-of-way.

Grading

- Raised sidewalks, loading docks and flush curb conditions are a part of the unique character of this corridor. It is encouraged that these elements remain.
- Accessible Routes: Creative solutions should be explored when designing building entries and parkway grading to meet current ADA requirements. When necessary ramps should be located along side streets. Refer also to “Accessibility” guidelines.

Railings

- Careful consideration should be paid when analyzing the need for railings. Avoid conflict with the adjacent business’ daily operations and requirements for loading.
- Material: When applicable, steel railings are encouraged and should be visually compatible with façade treatment. Maintain an industrial aesthetic that is transparent and minimal in design to allow for views to the adjacent building façade.



Example of the existing loading activities



Example of limited railing use. Portions of existing loading docks can be removed to efficiently create ADA accessible entries with steps and elevators

Plantings and Tree Canopy

Trees were not part of the historic streetscape in the Randolph-Fulton Market District until recently. Parkway trees within the district will be reviewed under the following guidelines:

- **Fulton Market:** New parkway trees shall not be installed along Fulton Market.
- **Randolph Street:** New parkway trees shall not be installed along Randolph Street unless part of a comprehensive plan and reconfiguration of the public right-of-way.
- **North-South Streets:** Parkway trees may be installed as long as the parkway is wide enough to provide at-grade landscape area that has a minimum width of four feet, not including the street curb, and a minimum 6-foot wide sidewalk.

Café Seating

- Boundaries, tables and chairs should be inconspicuous and industrial in style, compatible with façade treatment and material selection. Raw materials are encouraged with forms reminiscent of the surrounding architectural and industrial vernacular.

Loading Zones

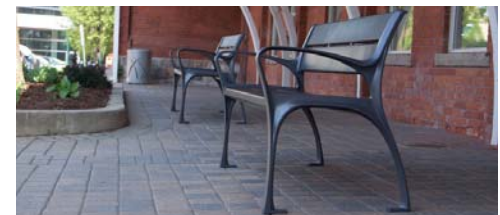
- Careful considerations should be paid when placing streetscape elements to avoid conflict with the business’ daily operations and requirements for loading zones.
- Furnishings should not impede business’ daily operations and should not be located within loading zones.

Street Furniture

- Benches, planters and decorative markers were not part of the historic streetscape.
- Where they are necessary in the district, the design, materials and colors should be as simple as possible to be compatible with the working aesthetic of the district.



Poor example of landscape use, landscape should not obstruct loading dock use



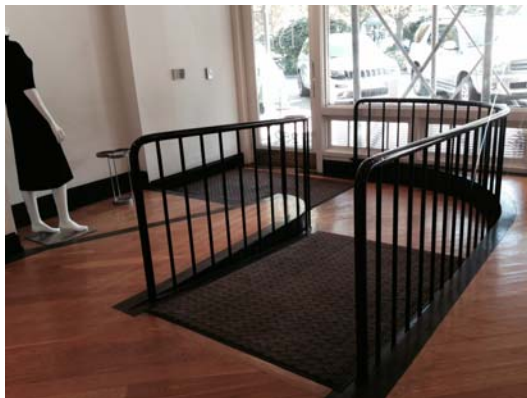
Good example of repurposed materials for site furnishings

Though historic properties in general are often a challenge to accessibility, the unique streetscape and building types in the Randolph –Fulton Market District make it especially challenging. Properties throughout the district present a variety of conditions related to accessibility. Specific conditions at buildings that may require alterations in order to meet accessibility requirements include: steps at entrances, raised interior floor levels, narrow door widths and inaccessible door operation. Sensitively designed alterations can provide accessibility while retaining the character-defining features of the district’s buildings and streetscapes.

Commission staff will work with applicants in developing proposals which both preserve important historic characteristics while addressing accessibility requirements. This assistance will extend to aspects of the general streetscape, when such changes are required for redevelopment such as raised or flush loading docks that also serve as sidewalks.



Push plate to operate automatic door opener



Interior ramp

General

- Significant architectural and streetscape features should be maintained. Accessibility alterations shall be designed to be least intrusive to the historic character of buildings and streetscapes. Avoid altering historic masonry openings and the removal of distinctive historic floor materials such as mosaic tile or terrazzo.



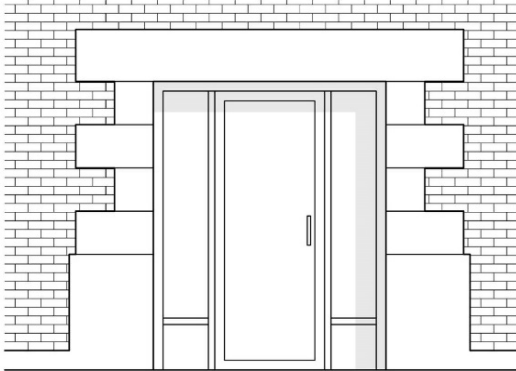
Strong example of creative ADA compliance ramping and railing design along the side street



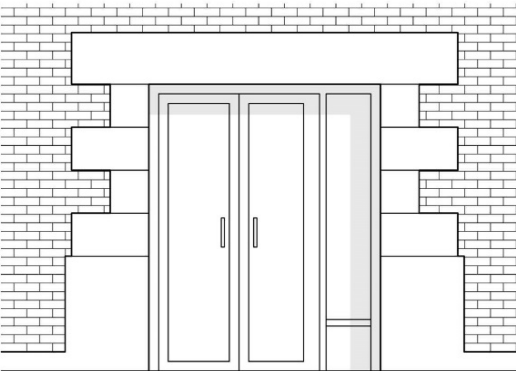
Strong example of a cohesive entry experience integrating ramps and stairs from sidewalk level



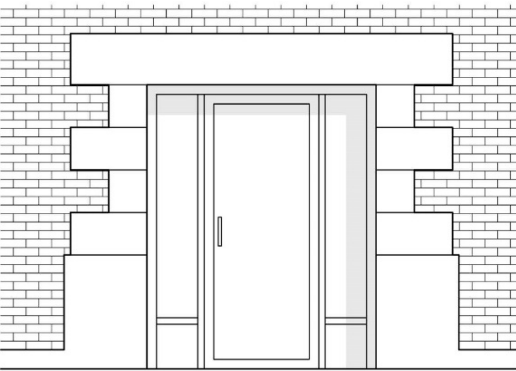
Example of a separation between pedestrian and vehicular zones



Existing door width inadequate



Wider door with narrower side lights



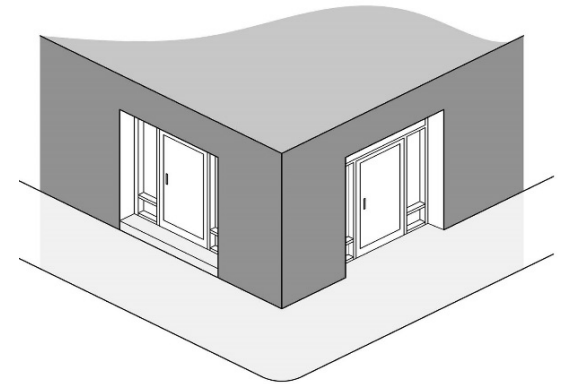
Activate paired doors

Historic Entrances

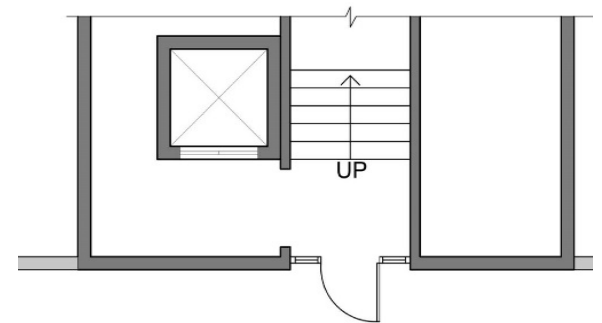
- Automatic door openers connected to push plates can be used to make entry doors accessible.
- Off-set hinges may be installed at historic doors to increase the clear opening width of an entry.
- Historic door hardware should be retained and retrofitted to meet accessibility requirements.
- Historic thresholds that do not meet accessibility requirements may be altered by adding a beveled element or replaced with a new, visually compatible threshold.
- At corner buildings, modifications for accessibility can be made at secondary facades.

Raised Interior Floor Levels

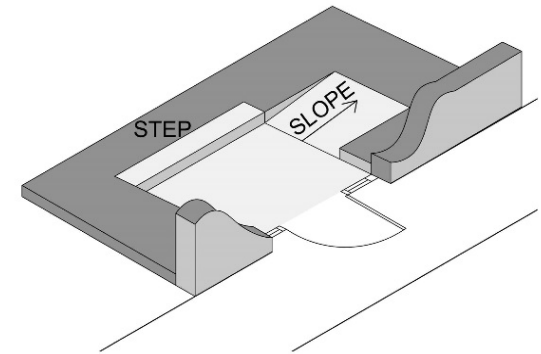
- At entrances and first floor levels one step above the sidewalk, access can be provided by eliminating the step and lowering the interior floor level at the entrance with minimal changes to the exterior appearance. A ramp or sloped floor inside the entrance can transition to the first floor level. For entrances leading to higher first floor levels, an interior platform lift or elevator may be installed.



Eliminate entrance step



Provide interior elevator access for elevated floors



Alternate interior ramp access for elevated floors

HISTORIC DISTRICT DESIGN GUIDELINES

The Secretary of the Interior's Standards were established to assist the agency in evaluating the appropriateness of proposed changes to historic buildings. The Standards have been adopted by state and local agencies across the country, including the Chicago Landmark Commission, to guide the treatment of historic properties. The Standards consist of multiple treatment approaches including Preservation, Rehabilitation, Restoration and Reconstruction. The Rehabilitation approach is the most widely applied Standard and is generally used by the Chicago Landmark Commission in evaluating proposed changes to historic buildings. The Rehabilitation Standards assume that some level of repair and alteration is needed in order for a building to accommodate an efficient contemporary use; however, repairs and alterations must not damage or destroy materials or features that are important in defining a building's historic character.

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

SUGGESTED RESOURCES

City of Chicago Demolition Delay Ordinance:

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/demolition_delay.html

City of Chicago - Ordinance, Publications and Additional Chicago Landmark Information:

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html

National Park Service – Preservation Briefs:

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

<http://www.nps.gov/tps/standards/applying-rehabilitation.htm>

