

COMMISSION ON CHICAGO LANDMARKS

Certified Local Government Annual Report for 2018



DPD

CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT

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BACKGROUND

The Commission on Chicago Landmarks (CCL), whose members are appointed by the Mayor and the City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to City Council which areas, districts, places, buildings, structures, works of art, and other similar objects within the City of Chicago should be designated as Chicago landmarks. Landmark status provides legal protection to the significant historic and architectural features of the property.

This annual report has been prepared in fulfillment of the city's

annual reporting requirement under the National Park Service's Certified Local Government Program established under the National Historic Preservation Act. The City of Chicago has been a "Certified Local Government" since 1985.

The Commission is staffed by historic preservation professionals in the Bureau of Planning, Historic Preservation & Sustainability of the Department of Planning and Development (DPD). The Bureau leads economic, planning, and design initiatives throughout the city. The year 2018 began with

five full-time and two part-time staff carrying out the duties outlined in the Landmarks Ordinance and the Rules and Regulations of the Commission on Chicago Landmarks. This work includes, but is not limited to, landmark designations, permit review, review of economic incentive applications for landmark properties, and administration of the demolition delay process. During the course of the year one part-time staff person was lost.

CHICAGO LANDMARK DESIGNATION

The landmark designation process begins with a preliminary vote by the Commission on Chicago Landmarks. This vote not only initiates the formal designation process, but places the review of building permits for the proposed landmark under the jurisdiction of the Commission unless there is a final denial action by the Commission or City Council.

In 2018, six proposed landmark designations were initiated by the Commission, with three of these approved by the City Council. The remaining three designations are in process, and it is expected that they will be approved by City Council in 2019. In addition, City Council approved four landmark designations in 2018 that were initiated by the Commission in 2017. The landmark designation of the Tribune Tower was also amended in 2018 to align it with standard designation ordinances and to better ensure the building's preservation.

LANDMARKS DESIGNATED BY CITY COUNCIL IN 2018:

Logan Square Boulevards District Extension: Episcopal Church of the Advent and Parish House

Ward 32

2900 West Logan Boulevard

Designated February 28, 2018

The Logan Square Boulevards District was extended to include the Episcopal Church of the Advent and its associated Parish House. The buildings were first constructed between 1905 and 1906 with an addition constructed from 1926

to 1927, at which time the older church became the Parish House. Both buildings were designed by prominent Chicago architect Elmer C. Jensen, who was a founding member of the church, and a partner in the firm of Jenney, Mundie and Jensen and later Mundie and Jensen. Jensen was known as the "Dean of Chicago Architects" and was involved in the construction of over 30 of the city's skyscrapers. The Episcopal Church of the Advent is significant for its neighborhood-scaled ecclesiastical architecture and as a smaller, personal project of Jensen's.



Daniel O. Hill House / Serbian American Museum St. Sava

Ward 44

448 West Barry Avenue

Designated March 28, 2018

The Hill House is a handsomely-designed American Four Square mansion with Prairie-style proportions and Classical-style ornament. Located in East Lake View, it exemplifies the large, well-crafted, single-family houses that dominated this lakefront neighborhood's streetscapes during the years immediately after its annexation to Chicago in 1889. The building is a rare surviving house by the significant Chicago architect Frederick W. Perkins, known for his high-style mansions for wealthy businessmen and entrepreneurs built throughout the Midwest.



Charles M. Netterstrom House

Ward 44

833 West Aldine Avenue

Designated March 28, 2018

The Charles M. Netterstrom House, built around 1873 and expanded circa 1891-1894, exemplifies the early history of Lake View in the late nineteenth century when the neighborhood was a suburb of Chicago. Very few houses from Lake View's suburban development survive today. This excellent example of Italianate architecture over time acquired elements of the Queen Anne style. It was built by Charles Netterstrom, a Swedish immigrant who started working in the building trades in Chicago and who became a leader in the Swedish immigrant community. This role propelled him to a career in local and state politics.



Old Chicago Main Post Office Building

Ward 25

433 West Van Buren Street

Designated March 28, 2018

The Old Main Chicago Post Office Building was first constructed in 1921. A large addition, completed in 1934, subsumed the original building and was designed in a modern Art Deco version of the Classical Revival style. Both designs were by the prominent Chicago architectural firm of Graham, Anderson, Probst and White, best known for their monumental architectural works, including the Merchandise Mart, the Civic Opera House, and the Field Museum. The Old Main Post Office is one of the most significant buildings that resulted from the 1909 Plan of Chicago which called for a post office next to rail lines.



West Pullman Elementary School

Ward 34

11917-11951 South Parnell Avenue

Designated May 25, 2018

The West Pullman Elementary School is a handsomely-designed and visually-detailed public school building, a significant building type in the context of Chicago history. The block-long school building was built in three stages between 1894 and 1923, and served the West Pullman neighborhood for almost 120 years until it closed in 2013.



St. Peter's Episcopal Church and Parish House

Ward 44

615-623 West Belmont Avenue

Designated October 31, 2018

St. Peter's Episcopal Church and Parish House have a long history at 615 to 623 West Belmont Avenue. Founded in 1887 by a small group of Lakeview parishioners, the growing community constructed the church in 1895 and the parish house in 1926. In recent decades the neighborhood's changing demographics led the parish to look outward and alter its role in the community to better serve its needs. St. Peter's Episcopal Church and Parish House constitute an exemplary Chicago neighborhood church complex which not only provided a place for ecclesiastical services, but also functioned as central spaces for community groups, activities, and socialization. William A. Otis, architect of St. Peter's Church (1895), is a significant architect in the history of Chicago known for his designs of single-family homes built in fashionable late nineteenth- and early twentieth-century Chicago and North Shore neighborhoods.



West Side YMCA/YWCA Complex

Ward 28

1513-1539 West Monroe Street and
101-109 South Ashland Avenue

Designated November 14, 2018

The West Side YMCA/YWCA Complex served as a regional headquarters for the Chicago YMCA and a center for social, educational, and recreational activities in the Near West Side neighborhood for nearly 70 years. The buildings exemplify the Classical Revival and Georgian Revival architectural styles. They were constructed between 1907 and 1931 and were designed by the noted architecture firms of Robert Berlin, Perkins, Chatten & Hammond, Robert DeGolyer, and Shattuck & Hussey.



**LANDMARK DESIGNATION
AMENDED BY CITY COUNCIL
IN 2018:**

Tribune Tower

Ward 42

435 North Michigan Avenue

*Designation amended November 14,
2018*

In 1989, the City Council designated the Tribune Tower as a Chicago landmark. The 1989 designation ordinance included a number of significant limitations on the Commission's authority to preserve the building. These limitations were the result of negotiations between the Chicago Tribune Company, the owner of the Building at the time, and the Commission to obtain the owner's consent to the designation. Large portions of the south and east facades were excluded from the designation as were broad categories of exterior work. The designation ordinance was amended in 2018 in order to protect the building's exterior in its entirety and to remove other limitations. This brings the ordinance into alignment with standard designation ordinances for other landmarks.



PERMIT REVIEW FOR CHICAGO LANDMARKS

The Commission reviews permit applications for designated landmark properties and, upon a preliminary landmark recommendation initiating the consideration process, permit applications for work on proposed landmark properties. Prior to the issuance of permits by the city, the Commission must approve proposed construction projects as part of the review process. The Commission urges applicants to discuss proposed changes prior to seeking permits, and often reviews proposals on a preliminary, “pre-permit” basis.

The Permit Review Committee (PRC), comprised of five Commission members, typically reviews design policy issues and pre-permit applications for major projects such as new infill construction, significant alterations, construction of visible additions, and demolitions.

The PRC meets once per month. Historic Preservation staff review all other applications on behalf of the Commission.

- In 2018, the Commission reviewed 2,583 permit applications and performed 2,874 reviews in total.
- The number of permits reviewed in 2018 was 74 less than in 2017.
- The average number of days to issue an approval or correction was 2.6 days.
- No permit applications were denied.
- The PRC reviewed 38 projects in 2018; 45 projects were reviewed in 2017.

(For a breakdown of permits by district/landmark, please see the bar graph on the next page.)

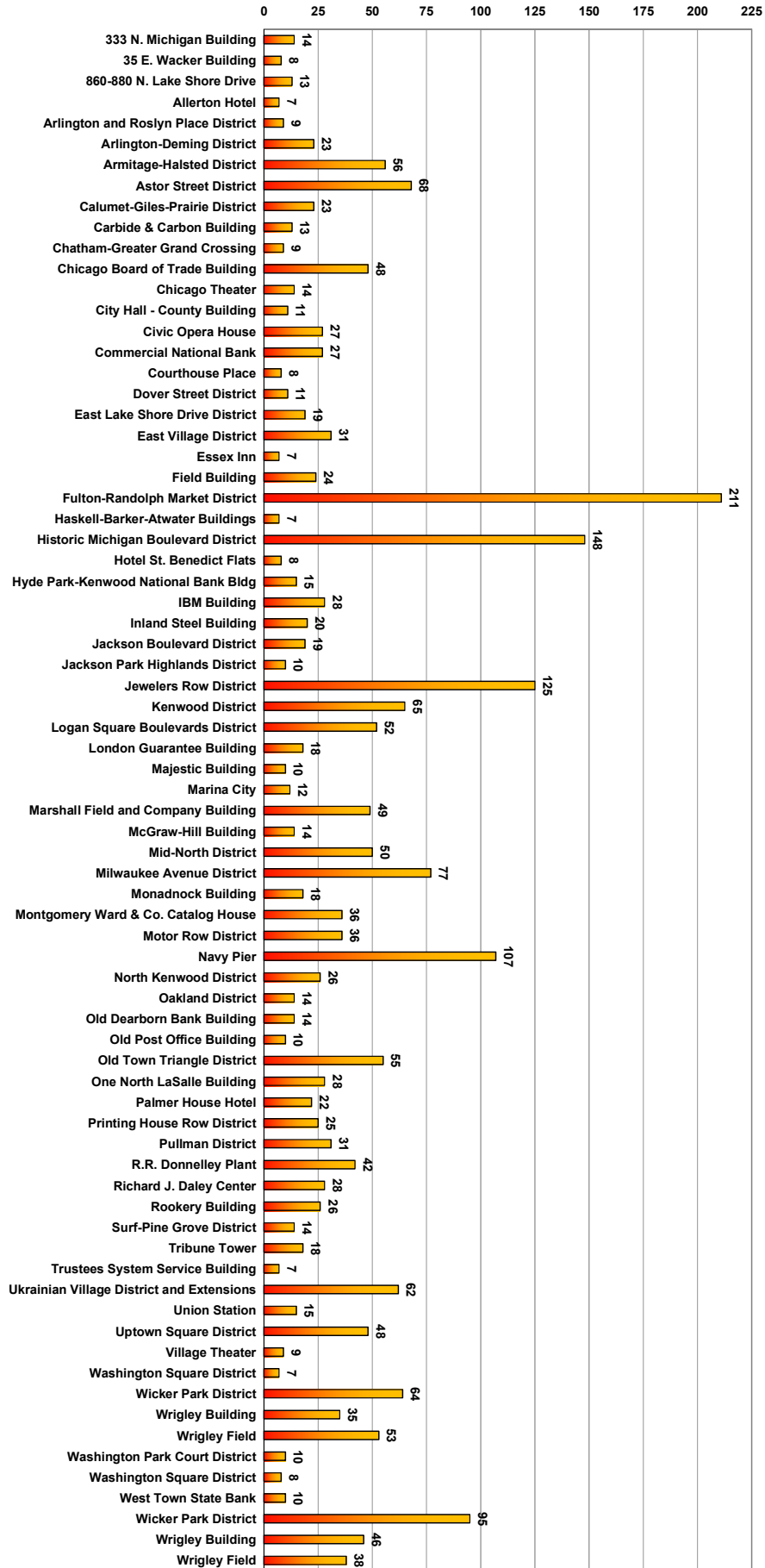
Phase 5 of the expansion of Wrigley Field continued in 2018 with modifications to left and right field corners, improvements to the suite level, truss level, and upper deck, addition of exterior signage, and changes to railings and fencing. The two-story, triangular addition on the south elevation, approved as part of the Master Plan, has been removed and the southeast elevation of the stadium will be restored consistent with its original appearance. The Five-year Master Plan and Master Sign Plan, as approved by the CCL and updated, guide this multi-phase renovation. Historic Preservation staff made multiple site visits to monitor this important project on behalf of the Commission.



Wrigley Field

Total Number of Approvals by District / Landmark

(for seven or more permits approved in the 2018 calendar year)



MONITORING AND STEWARDSHIP

At the close of 2018, Historic Preservation staff continued to monitor approximately fifty active court cases. The city's Department of Law initiates cases against owners of historic properties for violations of the city's building and other codes. The administrative hearing process is also used to enforce building code violations. Historic Preservation staff work with the Department of Buildings, Department of Law, and owners to address violations and propose possible alternatives to demolition.

In the past few years, the regularity with which the Commission has seen violations of the Landmarks Ordinance has been concerning. In the worst cases, demolition of landmarked structures has occurred as the result of work without or exceeding the scope of a permit or as a result of allowing buildings to deteriorate to the point that they become structurally compromised.

To address these issues and provide more effective remedies, a substitute ordinance to amend Section 2-120-910 Penalties and Remedies for Violations was approved by City Council on April 18, 2018. Alderman Hopkins, 2nd Ward, sponsored the substitute ordinance. Commission staff, along with the Departments of Law, Buildings, and Administrative Hearings, coordinated with the alderman regarding the language of the substitute ordinance.

The amended ordinance modified Section 2-120-910 to provide (1) clarity with regard to violations and the process to address them; (2) penalties addressing the responsibility of owners to maintain landmark structures so they do not become structurally compromised; and (3) greater penalties for violation of the Landmarks Ordinance including higher fines and suspension of permitting for new construction for up to 10 years.

ECONOMIC INCENTIVES FOR LANDMARKS

The City of Chicago promotes the use of local, state, and federal preservation incentives, as well as other available city development incentives (e.g. Tax Increment Financing [TIF], facade rebate program, etc.), to assist in the preservation of the city's landmark buildings and other historic properties.

CITYWIDE ADOPT-A-LANDMARK FUND

In 2016, the City Council adopted a new downtown bonus ordinance, the Neighborhood Opportunity Bonus, to support downtown growth while at the same time providing revenue for a variety of public benefits. The ordinance authorizes the city to grant floor area bonuses in exchange for contributions from developers to support neighborhood economic development, local improvements, and landmark restoration.

Of the funds collected under the new downtown bonus ordinance, ten percent will be deposited in a new Citywide Adopt-a-Landmark Fund. These funds will be earmarked for restoration of locally-designated Chicago landmarks and contributing buildings in locally-designated Chicago landmark districts throughout the city, subject to certain criteria and guidelines.

To be eligible:

- The restoration project must be consistent with Commission standards and guidelines;
- The Adopt-a-Landmark funds must be used for substantial interior or exterior renovation work that is visible from a public street or is located within a portion of the interior that is open to the public. Such work must exceed normal maintenance work, such as the restoration of a missing cornice or the replacement of deteriorated terra cotta; and
- The Commission on Chicago

Landmarks must approve the scope of work and associated budget for the restoration project pursuant to its standard review and approval process.

In 2018 the Commission recommended that three building projects receive the Adopt-a-Landmark Fund grant including a \$228,000 grant for rehabilitation of the First Church of Deliverance located at 4315 South Wabash Avenue and a \$250,000 grant for rehabilitation of buildings at 11127-11129 South Langley Avenue and 704-706 East 112th Street in the Pullman District. A \$3,000,000 grant for rehabilitation of the historic Uptown Theater located at 4816 North Broadway will be reviewed by City Council in 2019.

CLASS L PROPERTY TAX INCENTIVE

A special property tax assessment classification for landmark rehabilitation was developed by the City of Chicago along with the Cook County Assessors' Office and approved by the Cook County Board in 1998.

The Class L incentive reduces the tax assessment level over a twelve-year period for commercial and industrial buildings designated as local landmarks provided their owners invest at least half of the building's value in an approved rehabilitation program. The Class L incentive was expanded in 2002 to include buildings used for multi-family rental (seven units or more) and certain not-for-profit-owned, income-producing properties. Individually designated buildings and contributing buildings in landmark districts are both eligible for the Class L incentive.

Granting a Class L incentive for a building begins with review of the proposed scope of work and budget by the Commission to determine if the proposal meets the minimum investment threshold and the standards and guidelines for rehabilitation of historic buildings. The Commission then recommends that

City Council approve an ordinance for the proposed project. Once the ordinance is passed, project work can begin. Certification is the final step of the Class L incentive process and occurs when the Commission reviews the project to determine if the proposed scope of work has been substantially completed according to the approved Class L budget.

In 2018 the Commission recommended that six building projects receive the Class L incentive. Four projects were subsequently approved by City Council. The remaining applications (for the Uptown Theater and the Cook County Hospital Administration Building) will be reviewed by City Council in 2019.

The Commission also reviewed and issued final certifications for the rehabilitation of four properties.

CLASS L ORDINANCES APPROVED BY CITY COUNCIL IN 2018

Courthouse Place

Ward 42

54 West Hubbard Street

The exterior work includes fire escape removal, window caulking, granite façade cleaning, and architectural illumination. The interior scope of work includes upgrades to the electrical, plumbing, fire protection, and mechanical systems, elevator improvements and upgrades for ADA accessibility, and new bathrooms. The project will meet DPD's Sustainable Development Policy.

- Amount invested by the applicant: \$14,552,171 (excluding acquisition cost)
- Estimated completion date: End of 2018
- Employment: 50 temporary jobs, 181 permanent jobs retained

911-915 West Randolph Street (Fulton-Randolph Market District)

Ward 27

- The exterior work includes masonry repairs, new windows and storefronts, a rooftop terrace, and a one-story, rooftop addition. The interior scope of work includes structural repairs, a new exit stair and elevator, and all new sprinkler, electrical, plumbing, fire protection, and mechanical systems. The project will meet DPD's Sustainable Development Policy.
- Amount invested by the applicant: \$3,092,400 (excluding acquisition cost)
- Estimated completion date: End of 2018
- Employment: 12 temporary jobs, 25 permanent jobs

1113-1115 West Fulton Market (Fulton-Randolph Market District)

Ward 27

The exterior work includes removal of non-historic masonry infill, masonry repairs, tuckpointing, and cleaning, new windows and storefronts, a new rooftop deck, and rehabilitation of the existing canopy. The interior scope of work includes demolition, a new stair and elevator, and new HVAC, plumbing, electrical, and fire protection systems.

- Amount invested by the applicant: \$9,962,632 (excluding acquisition cost)
- Estimated completion date: January 2018
- Employment: 55 temporary jobs, 45 permanent jobs

201-209 South Ashland Avenue (Jackson Boulevard District)

Ward 28

The exterior work includes masonry repairs and cleaning as well as select repair of stained glass windows and wood doors. The interior scope of work includes rehabilitation of the church sanctuary into an 8,500-square-foot event space, construction of a new, 3,535-square-foot gallery space in the church's basement, and rehabilitation of the two-story, 12,688-square-foot parish house into new event and support spaces. The complex will be made fully accessible with the introduction of new, code-compliant stairs and elevators and all new mechanical, electrical, plumbing, and fire protection systems will be installed.

- Amount invested by the applicant: \$4,856,790 (excluding acquisition cost)
- Estimated completion date: End of 2019
- Employment: 50 temporary jobs, 10 permanent jobs

CLASS L PROPERTY CERTIFICATIONS - COMPLETED PROJECTS

London Guarantee and Accident Building

Ward 42

360 North Michigan Avenue

This project included extensive exterior and interior rehabilitation for a hotel. A portion of the building at the ground and second floors will be leased for restaurant or retail purposes. The exterior scope of work included masonry repairs, tuckpointing, and cleaning, removal of fire escapes, window repair and replacement, and a new, one-story, rooftop addition and rooftop deck. The interior scope of work included build-out for 375 hotel rooms, meeting and ballroom space, a fitness center, and retail spaces, elevator modernization, and upgrades to the mechanical, plumbing, fire protection, and electrical systems. The renovation project's energy performance exceeds ASHRAE 90.1-2004 by at least 14% and documentation has been submitted to USGBC for LEED Certification.

- Investment: \$137,097,288 (excluding acquisition cost)
- Other financing: 20% Federal Tax Credit
- Employment: 350 temporary jobs and 385 permanent jobs



Photo courtesy of Tom Rossiter



Photo courtesy of Tom Rossiter

**912-924 West Randolph Street,
151-185 North Sangamon
Street, and 913-925 West
Lake Street (Fulton-Randolph
Market District)**

Ward 27

The exterior scope of work included restoration of historic window openings, installation of new windows, lowering of sills to enlarge select masonry openings, installation of new storefronts, masonry repairs including parapet rebuilding, cleaning and repointing masonry, removal of fire escapes, and restoration of a Juliet balcony. The buildings' interiors were reconfigured for new retail and office tenant spaces, public lobbies, and egress corridors, and all new sprinkler, electrical, plumbing, and fire protection systems were installed. The renovation project's energy performance exceeds ASHRAE 90.1-2004 by at least 14%.

- Investment: \$24,931,866 (excluding acquisition cost)
- Employment: 100 temporary jobs, 400 permanent jobs



**Commercial National Bank
Building**

Ward 42

125 South Clark Street

This project included extensive exterior and interior rehabilitation for retail uses at grade and office uses on upper floors. The exterior work included masonry cleaning; repair or replacement of terra cotta units with GFRC; replacement of stone infill with GFRC to match original terra cotta at the Adams Street façade and floors 17-19 on Clark Street; and coating of remaining infill on Clark Street to match existing. The cast-iron window surrounds on floors 2-4 and 17-19 were repaired and painted. Nonhistoric storefronts and cladding at the base of the building were repaired. An outdoor patio containing 1,520 square feet of vegetation was created on the 6th floor roof (courtyard) area. The interior scope of work included

new office spaces, common hallways, and bathrooms, updating of first floor lobbies, and installation/updating of fire sprinkler, mechanical, electrical, and plumbing systems.

- Investment: \$48,197,012 (excluding acquisition cost)
- Employment: 500 temporary jobs



932-940 West Fulton Market (Fulton-Randolph Market District)

Ward 27

The building was rehabilitated for retail and office uses. The exterior scope of work included repair and cleaning of all masonry, infill removal for a new storefront compatible with historic, and second-floor windows to match historic. The interior scope of work included structural repairs, new exit stairs, a new elevator, and upgrades to the electrical and fire protection systems, with a new mechanical system exceeding ASHRAE 90.1-2004 by 14%. The project complies with the Chicago Sustainable Development Policy.

- Investment: \$4,954,126 (excluding acquisition cost)
- Employment: 98 temporary jobs, 10 permanent jobs



After



Before

PERMIT FEE WAIVERS

In 1997, the City Council passed legislation to enable owners of landmark properties to apply for a waiver of Chicago building permit fees. Thirteen permit fee waivers were approved for landmark properties in 2018 compared with eighteen in 2017. See table (below) for details.

Project Address	Landmark/District Name	Ward	Permit Fee Waiver Total
11411 South Forrestville Avenue	Pullman District	9	\$ 275.00
4915 South Washington Park Court	Washington Park Court District	4	1,250.00
11241 South Champlain Avenue	Pullman District	9	275.00
11439 South Champlain Avenue	Pullman District	9	275.00
11222 South St. Lawrence Avenue	Pullman District	9	275.00
11221 South Forrestville Avenue	Pullman District	9	275.00
11417 South Forrestville Avenue	Pullman District	9	275.00
739 North Ada Street	John Lothrop Motley School	27	25,000.00
2036 West Thomas Street	Ukrainian Village District	2	800.00
11313 South Cottage Grove Avenue	Pullman District	9	275.00
1501-1555 West Monroe Street, 101-139 South Ashland Avenue, and 100-115 South Laflin Street	West Side YMCA / YMCA Complex	28	150,000.00
1133 North Damen Avenue	Ukrainian Village District	2	1,250.00
6855 South Euclid Avenue	Jackson Park Highlands District	5	1,500.00
Total Potential Permit Fee Waivers for 2018			\$ 181,725.00

HISTORIC PRESERVATION PLANNING

For several years the city has worked to preserve historic buildings through redevelopment agreements with private developers. DPD reached an agreement with a private developer who purchased city-owned land which included the historic St. Boniface Church, built in 1902 at 1340 West Chestnut Street in Chicago's West Town community. The agreement, passed by Chicago's City Council in the summer of 2018, allows the developer to preserve the church by building 17 dwelling units in the church structure and 28 new homes surrounding the Church.

In the Loop, the city assisted the U.S. Government by issuing a request for proposals for the redevelopment of four federally-owned buildings located at 202–220 South State Street. Two of the buildings are contributing structures to the National Register Loop Retail Historic District. DPD selected a developer who plans to refurbish the two buildings as part of a four-building development plan to provide micro residential units for young professionals.

DPD and the Department of Transportation have been working for several years with Amtrak on a master development plan to refurbish Chicago's Union Station. In October 2018, the Chicago Plan Commission provided zoning approval for a

1.5-million-square-foot office tower on the site of a formerly Amtrak-owned parking garage adjacent to Union Station. At the same time, the city and Amtrak executed a memorandum of understanding to ensure that sale proceeds will be used to renovate the historic Union Station Head House over the next several years.

Bureau of Planning, Historic Preservation and Sustainability staff worked with consultants and community representatives to finalize neighborhood design guidelines for the Jefferson Park and Chatham/Greater Grand Crossing neighborhoods. Because these areas contain historic buildings, the guidelines included best practices, resources, and graphics compatible with general review criteria

for historic districts including storefront design, commercial signage, and infill development. Staff also worked with non-profit planning agencies and community representatives to establish strategies to encourage the rehabilitation of historic buildings in the North Lawndale community.

As part of Mayor Emanuel's Industrial Corridor Modernization Initiative, staff studied four industrial corridors in 2018, two of which---Kinzie and Ravenswood---included a focus on historic industrial structures. The Ravenswood Industrial Corridor (RIC) Framework Plan identifies approximately 64 buildings within the southern portion of the Corridor as Character Buildings: buildings that contribute to the distinctive industrial heritage of the Corridor. A portion of the RIC also lies within the East Ravenswood National Register District. An important goal of the Framework Plan is to encourage the preservation and re-use of these historic industrial buildings as well as preservation strategies for the southern portion of the RIC such as a National Register District nomination.

The Kinzie Industrial Corridor, also, has a distinctive industrial history and a number of buildings contribute to the historic character of the area. DPD has hired a consultant to perform a multiple property evaluation of the corridor for potential submission to the National Register either as a district or for individual structures. Staff also initiated a request for proposal to convey and rehabilitate two city-owned, historic, industrial buildings in the National Register Central Manufacturing District as part of the C40 Reinventing Cities program. In addition, staff continue to work with the National Park Service, the State of Illinois, and other public and private organizations in the development of the Pullman National Monument Visitor's Center and grounds in anticipation of a 2020/2021 opening.

DEMOLITION DELAY ORDINANCE

Conducted from 1983-1995, and published in 1996, the Chicago Historic Resources Survey (CHRS) identified more than 17,000 properties throughout the city that were considered to have potential architectural and/or historical importance. This information is available at city libraries and research institutions as well as on the Chicago Landmarks website. The two highest survey ratings ("red" and "orange") are also mapped as a GIS layer on the city's online Zoning Map.

In 2003, the City Council passed an amendment to the Chicago Building Code to establish a delay of up to ninety days for the issuance of any demolition permits for buildings identified in the CHRS as "red" or "orange." The delay allows DPD to explore options, as appropriate, to preserve the structures, including possible landmark designation.

In 2018, some 1,144 applications were reviewed with a total of 23 permit applications involving partial or full demolition which triggered review by DPD under the provisions of the Demolition Delay Ordinance (vs. 24 applications in 2017). The majority of demolition applications received were for neighborhood residential buildings and small-scale commercial buildings.

While we can report on demolition applications which triggered the Demolition Delay Ordinance in 2018, it is impossible to measure how often the ordinance deterred property owners or potential purchasers from considering demolition as an option for real estate development.

PRESERVATION EXCELLENCE AWARDS

In its nineteenth year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks for designated Chicago landmarks, properties within Chicago landmark districts, and other projects that promote Chicago's architectural history. These awards recognize and acknowledge the critical role property owners, businesses, and citizens play in the preservation of the city's historic and cultural heritage.

2018 AWARD WINNERS

Selected by the Commission's Permit Review Committee, this year's projects were drawn from throughout the city. The awards program was held October 23rd at LondonHouse Chicago.



London Guarantee Building Ward 42

360 North Michigan Avenue

Adaptive Reuse and Addition: The London Guarantee Building is one of Chicago's best examples of the Beaux Arts Classical Revival style. Oxford Capital purchased the building with the intention of converting it from obsolete office space to mixed use hotel/retail. Utilizing the Class L Property Tax Incentive and the 20% Federal Historic Tax Credit, interior and exterior alterations accommodated new programming. Exterior work included masonry repairs and cleaning on all elevations, historic window repair, replication of missing ornamental metalwork, and a new, one-story addition and roof deck. Interior work included build-out of hotel rooms, meeting spaces, and ballrooms. In addition to the renovations to the London Guarantee Building, the owner constructed a new, 21-story addition in the adjacent surface parking lot adding 78,000 square feet to the property. The London Guarantee Building was designated a Chicago Landmark on April 16, 1996.



Before (Photo courtesy of Goettsch Partners)



After (Photo courtesy of Goettsch Partners)

920 East 42nd Place (Oakland District)

Ward 4

Rehabilitation: The residence at 920 East 42nd Place along with its five neighboring row houses were among the last historic residences built in the Oakland District. The vacant limestone row house at 920 had fallen into disrepair before the current owners purchased the property and began an extensive rehabilitation project. The historic copper bay was in poor condition and was replicated to match the historic details. The limestone stairs were repaired and a new railing system was fabricated based on remnants of the historic cast-iron railing. Many historic interior features were also repaired and retained. This project qualified for the State Property Tax Assessment Freeze Program. The Oakland District was designated a Chicago landmark district on March 25, 1992.



Before (Photo courtesy of Lauren Williams)



After

4858 South Kenwood Avenue (Kenwood District)

Ward 4

Rehabilitation: The Blossom House was designed by Frank Lloyd Wright in 1892 in the Colonial Revival architectural style. It is one of the last houses Wright designed in a historical revival style before he became a pioneer of the Prairie style characterized by elongated proportions and broad horizontal lines. This evolution is reflected in the carriage house designed by Wright in 1907. New owners undertook a major restoration project to address deferred exterior maintenance and condition issues for both structures and to update the kitchen and bathrooms. Deteriorated siding and trim were replaced to match existing and original art-glass windows, many of them badly warped and bowing, were carefully restored. The deteriorated front and side porches were repaired and reconstructed to match the original design and the brick base was repaired with salvaged

brick. A one-story addition was built on the rear elevation. At the carriage house, deteriorated framing, roofing, and sheathing were replaced to match original profiles and the brick was repointed. The Kenwood District was designated a Chicago landmark district on June 29, 1979.



Before

After



1032 North Honore Street (East Village District)

Ward 2

Rehabilitation: The 1891 home at 1032 North Honore Street is a classic example of a Chicago two-flat and characteristic of East Village architecture. The owner extensively rehabilitated the property while converting it into a single-family home. Work included a new rear addition, a rooftop addition, and installation of historically-appropriate windows and doors. A new fiberglass cornice was designed to be compatible with the historic character of the building and replaced the highly altered parapet. Many multiple-unit historic buildings are converted into single family homes, but this dramatic transformation serves as a great example of how it can be done sensitively. The East Village District was designated a Chicago landmark district on January 11, 2006.



Before



After

10353 South Seeley Avenue (Longwood Drive District)

Ward 19

Rehabilitation: After an extended effort on behalf of the Commission to save this home from demolition, this 1916 Craftsman-style building in the Longwood Drive District was sold to new owners who saw its potential for rehabilitation. Original drawings were used to restore the open, wrap-around, front porch which had been altered and enclosed. New windows and wood cladding were installed to match the historic. A substantial rear addition was also added to the property. The Longwood Drive District was designated a Chicago landmark district on November 13, 1981.



Before



After

First Baptist Congregational Church

Ward 27

1613 West Washington Boulevard

Rehabilitation: Although it survived the Great Chicago Fire, the narrow steeple at the First Baptist Congregational church was toppled and destroyed in the blizzard of 2011. The church explored options to replicate the steeple and proposed a new, lightweight version constructed of Fiberglass Reinforced Plastic (FRP) to recreate the stone coursing, color, and texture. In 2017 the new spire was lifted into place and affixed to the historic church, restoring the roofline to its original form. Today, the church remains a cornerstone in its community and a valuable example of the appropriate use of substitute material on a historic property. The First Baptist Congregational Church was designated a Chicago landmark on January 21, 1982.



Before



After

Commercial National Bank Building

Ward 42

125 South Clark Street

Rehabilitation: Located prominently at the northeast corner of Clark and Adams Streets in the Loop, the Commercial National Bank Building is twenty stories tall and was completed in 1907 by the noted Chicago-based architecture firm of D.H. Burnham & Co. Blue Star Properties acquired the vacant property in 2014 and, utilizing the Class L Property Tax Incentive, embarked on an extensive exterior and interior rehabilitation. Exterior work included much-needed cleaning of the facades and repair of original terra cotta. All non-original infill on the south elevation was replaced with GFRC units matching original profiles including highly detailed, classically-inspired, decorative reliefs on the upper floors. The cornice, storefronts, and entries were repaired. Historic, cast-iron window surrounds on floors 2-4 and 17-19 were repaired and

repainted. The Commercial National Bank Building was designated a Chicago landmark as a part of this rehabilitation effort in 2016.



437 West Arlington Place (Arlington & Roslyn Place District)

Ward 43

Restoration: Windows are a key feature of 437 West Arlington Place. When owners Jonathan and Ela Lewis realized they had fallen into disrepair, they committed to restoring the unique curved windows. Broken and partially rotted sashes allowed gaps at the edges of the curved glass and previous improper preparation of surfaces had allowed paint to crack and surfaces to be uneven. As many original elements as possible were retained and restored and when necessary, replaced in kind. Original ornamental iron grilles at the basement level were repaired, scraped, and repainted. The owner then went above and beyond by installing curved, clear-glass, wooden storm windows to further improve energy efficiency. As a finishing touch, the front door was refinished to give this beautiful greystone new life. The Arlington & Roslyn Place District was designated a Chicago landmark district on November 15, 1989.



Before



After

Graeme Stewart Public School Building

Ward 46

4525 North Kenmore Avenue

Adaptive Reuse: The former Graeme Stewart Public School Building was built in 1906 with a compatible addition added to the south in 1940. The building exhibits a wide, horizontal composition that is characteristic of the Prairie School movement with Renaissance Revival stylistic details. The developer transformed the decommissioned CPS building into residential units including amenities such as roof decks, balconies, and terraces. Work to rejuvenate the building included a new roof, masonry cleaning and repair, and a fully restored cornice. New, compatible windows and doors were inserted on primary and secondary elevations to accommodate new rental units and provide accessibility. Portions of the rear of the building were converted

into parking. This project serves as an excellent example of how civic architecture can be reused in a community. The Graeme Stewart Public School Building was designated a Chicago landmark on November 16, 2016.



After (Photo courtesy of Morningside Equities Group)



After (Photo courtesy of Morningside Equities Group)

American Book Company Building

Ward 3

330 East Cermak Road

Adaptive Reuse: The American Book Company Building was built in 1912 and was designed by Nelson Max Dunning, a prominent Midwest architect. The building had been vacant for many years until the Metropolitan Pier and Exposition Authority (MPEA) undertook an extensive exterior and interior rehabilitation project. The restored ABC Building is part of and connected to the \$350-million Marriott Marquis Chicago Hotel which has 1,205 keys and offers state-of-the-art amenities and impressive skyline and lakefront views. The ABC Building has meeting rooms for the hotel, office spaces on the upper floors, and retail spaces on the first floor. The rehabilitation project included masonry repairs and cleaning, window and door replacement, and restoration of the historic lobby finishes, including

the vaulted ceiling, the marble stair and balustrade, and the tiled walls. The ABC Building was designated a Chicago landmark on July 29, 2009.



After (Photo courtesy of Bill Zbaren Photography)

Plymouth Building

Ward 4

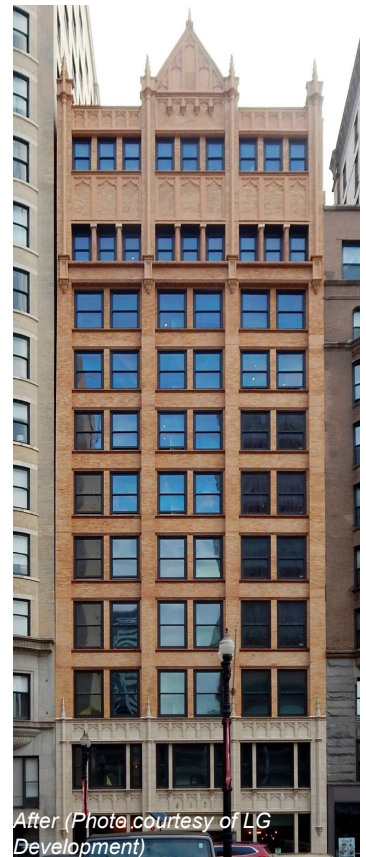
417 South Dearborn Street

Adaptive Reuse: Designed by Simeon B. Eisendrath and completed in 1899, the Plymouth Building combines fine detailing and craftsmanship that exemplify the revolution in high-rise design which occurred in Chicago in the last two decades of the 19th century. The building's early steel-frame construction and Collegiate Gothic ornament added in 1945 convey an evolutionary history that reflects its various roles within the city's central business district. The developer purchased the property and undertook an extensive rehabilitation for a new residential use. In addition to exterior and interior renovations including installation of new, aluminum-clad windows and repair of the ornamental, historic storefronts, a one-story, rooftop addition and roof deck were constructed. The building

owner applied for a 20% Federal Rehabilitation Tax Credit. The Plymouth Building was designated a Chicago landmark on November 16, 2016.



Before (Photo courtesy of LG Development)



After (Photo courtesy of LG Development)

Preservation Advocacy Award

Save Our Story – Save Our Street

After demolition threatened a building on their street, a group of neighbors and preservationists banded together to stop the encroaching development and to further protect their neighborhood by procuring designation for the West Burton Place District. This district is a compact residential enclave in Old Town comprised of late 19th-century, urban dwellings mixed with “handmade houses” designed as studios for artists from the 1920s through 1940s.

Although designating this neighborhood had long been a goal of some residents, the movement didn’t take off until they were notified of a new development and a demolition application for 159 West Burton Place. Every member of this group played a unique role in ensuring the neighborhood’s architecture would survive, from writing the landmarking proposal to gathering community support for the designation process. Without their tireless effort, this unique

residential district could have been altered and lost forever. The district met five of the six designation criteria mandated by the Chicago Landmarks Ordinance and was officially designated on June 22, 2016.



The John Baird Award

The John Baird Award for Stewardship was created to recognize those who advocate for preservation through long-term ownership of a historic landmark or extraordinary efforts to further preservation awareness.

Recipient: Geoffrey Baer

Geoffrey Baer is a seven-time Emmy-winning, Public Television writer, producer, and program host. He has been a fixture on Chicago's PBS station WTTW for 29 years. His work includes more than 20 feature-length "television tours" of the city and suburbs, a culinary special called "The Foods of Chicago" that was nominated for a coveted James Beard Award, and specials including "Chicago Time Machine" and the quiz show "Where in Chicago." He also appears weekly

on WTTW's flagship nightly news program "Chicago Tonight," answering viewers' questions about Chicago architecture and history in a segment called Ask Geoffrey.

Nationally he hosts the PBS primetime series "Ten that Changed America" about game-changing buildings, homes, parks, towns, monuments, and engineering wonders across the country. He traveled to Cuba just days after the death of Fidel Castro to host the PBS primetime special "Weekend in Havana." His other national public television specials include documentaries about acclaimed architects Robert A. M. Stern and Michael Graves and "Saved from the Wrecking Ball," a documentary about the rescue of Mies van der Rohe's Farnsworth House.

He has been a docent for the Chicago Architecture Center since 1987, and has served on the boards of the Art Institute of Chicago's Architecture and Design Society and Chicago's acclaimed Lookingglass Theatre Company. In addition to his Emmy awards, Geoffrey has been honored by the Society of Architectural Historians, the American Society of Landscape Architects, the Corporation for Public Broadcasting, and the Chicago Headline Club. He has a master's degree in theatre from Northwestern University and a B.S. in radio-TV-film from Miami University in Ohio.



(Photo courtesy of WTTW Chicago)

NATIONAL REGISTER NOMINATIONS

During 2018, the Commission reviewed three Chicago nominations to the National Register of Historic Places:

- West Pullman Elementary School - 11941 South Parnell Avenue (Ward 34)
- South Side Community Art Center - 3831 South Michigan Avenue (Ward 3)
- Hermosa Bungalow Historic District - Roughly bounded by West Belmont, North Lowell, West Diversey, and North Kolmar Avenues (Ward 31)

These projects were reviewed at the May and September meetings of the Commission's Program Committee. As of December 31, 2018, two of the recommended nominations were listed by the Keeper of the National Register. The listing of the Hermosa Bungalow Historic District has been delayed by the federal government shutdown which has impacted the National Park Service. The district is anticipated to be formally listed in February 2019.

PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION 106 REVIEW

In 2018 the Bureau of Planning, Historic Preservation and Sustainability of the Department of Planning and Development, in cooperation with the Chicago Department of Transportation and the Chicago Park District continued working on several roadway improvement projects in Jackson Park that will support the Obama Presidential Center and the South Lakefront Plan. These projects require federal-level environmental review under the National Environmental Policy Act (NEPA) as well as consultation under Section 106 of the National Historic Preservation Act.

NEPA and Section 106 are separate – but related – processes. The city will conduct the review process in conjunction with the federal agencies. The purpose of this review is to provide a process for the Federal Highway Administration to work closely with the City of Chicago, the State Historic Preservation Office, other federal and state agencies, and the public to evaluate and, if necessary, mitigate the effects of the projects. Both NEPA and Section 106 require that federal agencies study the impacts of proposed plans on historic sites, buildings, and other cultural resources. Jackson Park is listed on the National Register as part of the Jackson Park and Midway Plaisance Historic Landscape District. The evaluation of potential impacts to historic resources, including Jackson Park, will be an important component of the review process. The Bureau of Planning, Historic Preservation and Sustainability will be facilitating these review processes through 2018.

In addition to this major project, the Bureau continues to coordinate with other city departments and agencies, including the Chicago Department of Transportation, the Chicago Transit Authority, the Chicago Housing Authority, and the Illinois Historic Preservation Agency on city projects triggering Federal Section 106 and State Section 107 reviews. The Bureau also reviewed a total of 69 projects pursuant to the Section 106 review process and the city's Certified Local Government status compared to 36 projects in 2017.

PUBLIC OUTREACH & OTHER ACTIVITIES

During the year Historic Preservation staff assisted the public with over 10,000 information requests, including questions on Chicago history and architecture, individual house histories, permit review, the Chicago Historic Resources Survey, economic incentives, technical assistance, and local and National Register designations. The public also uses the Commission's website and library.

Historic Preservation staff answer inquiries by phone, e-mail, and in person.

Historic Preservation staff attended, hosted, participated in, and spoke at meetings, conferences, events, and classes in 2018, including:

- AIA events and lectures (attendee)
- C40 Land Use and Planning Network (workshop host)
- C40 Reinventing Cities RFP (conference host)
- Chicago Investors Conference (tour host)
- Existing Buildings Code Modernization Technical Group (member)
- Illinois Historic Sites Advisory Council (attendee)
- International delegations from Canada, Denmark, and Germany (host, presenter)
- Jefferson Park community meeting (attendee)
- Kinzie Industrial Corridor community meeting (attendee)
- Landmarks Illinois event (attendee)
- MPC Calumet River Tour (attendee)
- McKinley Park Development Council community meeting (speaker, attendee)
- North Lawndale community meeting (attendee)
- Ravenswood Industrial Corridor community meeting (speaker, attendee)
- Richard H. Driehaus Foundation Award (jury member, attendee)
- School of the Art Institute of Chicago (speakers)
- ULI's Partnership for Building Reuse (task force member)

COMMISSION MEMBERS & MEETINGS

Members of the Commission on Chicago Landmarks for 2018 were:

- Rafael M. Leon, Chairman (Reappointed 9.24.15, to serve through 3.11.19)
- James Houlihan, Vice Chairman (Reappointed 9.24.15, to serve through 3.11.19)
- David L. Reifman, Secretary, Ex-Officio Member as Commissioner of DPD (Appointed 10.28.15)
- Gabriel Ignacio Dziekiewicz (Appointed 9.24.15, to serve through 3.11.19)
- Juan Gabriel Moreno (Appointed 9.24.15, to serve through 3.11.19)
- Carmen Rossi (Appointed 9.24.15, to serve through 3.11.19)
- Mary Ann Smith (Reappointed 9.24.15, to serve through 3.11.19)
- Richard Tolliver, Program Committee Chair (Reappointed 9.24.15, to serve through 3.11.19)
- Ernest Wong, Permit Review Committee Chair (Reappointed 9.24.15, to serve through 3.11.19)

The Commission meets the first Thursday of every month except for holidays. The list of meeting attendance follows:

January 11: Leon, Reifman, Dziekiewicz, Moreno, Smith, Wong

February 1: Leon, Houlihan, Rossi, Smith, Tolliver, Wong

March 8: Leon, Houlihan, Reifman, Dziekiewicz, Rossi, Smith, Tolliver, Wong

April 12: Cancelled

May 3: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Rossi, Smith, Wong

June 7: Leon, Houlihan, Eleanor Gorski (Bureau Chief, Bureau of Planning, Historic Preservation and Sustainability, DPD as Designee of Reifman), Dziekiewicz, Moreno, Rossi, Smith, Tolliver, Wong

July 12: Leon, Eleanor Gorski (Bureau Chief, Bureau of Planning, Historic Preservation and Sustainability, DPD as Designee of Reifman), Dziekiewicz, Moreno, Rossi, Smith, Tolliver

August 2: Leon, Houlihan, Reifman, Dziekiewicz, Moreno, Tolliver, Wong

September 6: Leon, Houlihan, Reifman, Dziekiewicz, Rossi, Tolliver

October 4: Houlihan, Dziekiewicz, Moreno, Tolliver, Wong

November 1: Leon, Houlihan, Reifman, Moreno, Rossi, Tolliver, Wong

December 6: Leon, Houlihan, Reifman, Eleanor Gorski (Bureau Chief, Bureau of Planning, Historic Preservation and Sustainability, DPD as Designee of Reifman upon his leaving the meeting), Dziekiewicz, Rossi, Smith

In 2018, the Commission operated with the following committees:

Program Committee (Richard Tolliver, Chair): The Commission's Program Committee reviews public suggestions generally two times a year and forwards them to DPD for further review and consideration. It also meets as needed to review nominations to the National Register of Historic Places as part of the city's Certified Local Government responsibilities.

Permit Review Committee (Ernest Wong, Chair): The Commission's Permit Review Committee reviews pre-permit proposals and permit applications for work on designated and proposed landmark buildings to assure compliance with preservation standards. This committee meets monthly.

Respectfully submitted,



Rafael M. Leon

Chairman, Commission on Chicago Landmarks

PREPARED BY:

CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT
BUREAU OF PLANNING, HISTORIC PRESERVATION AND SUSTAINABILITY
HISTORIC PRESERVATION DIVISION

WWW.CITYOFCHICAGO.ORG/DPD

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602

CHICAGO LANDMARKS



2018 PRESERVATION EXCELLENCE AWARDS

Welcome 2018 Preservation Excellence Award Winners

In its nineteenth year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks for designated Chicago Landmarks, properties within Chicago Landmark Districts, and other projects that promote Chicago's architectural history. These awards are to recognize and acknowledge the critical role property owners, businesses, and citizens play in the preservation of the city's historic and cultural heritage. Selected by the Commission's Permit Review Committee, this year's projects are a cross-section of the great work being done throughout the city.



CHICAGO LANDMARKS



2018 PRESERVATION EXCELLENCE AWARDS

The London Guarantee Building
360 North Michigan Avenue
Adaptive Reuse and Addition
Recipient: Oxford Capital Group, LLC.

Located at 360 North Michigan Avenue, the London Guarantee Building is one of Chicago's best examples of the Beaux Arts Classical Revival style. Oxford Capital purchased the building with the intention of converting it from obsolete office space to mixed use hotel/retail. Utilizing the Class L Property Tax Incentive and the 20% Federal Historic Tax Credit, interior and exterior alterations accommodated new programming. Exterior work included masonry repairs and cleaning on all elevations, historic window repair, replication of missing ornamental metalwork, and a new, one-story addition and roof deck. Interior work included a full interior build-out of hotel rooms, meeting spaces, and ballrooms. In addition to the renovations to the London Guarantee Building, the owner constructed a new, 21-story addition in the adjacent surface parking lot adding 78,000 square feet to the property. The London Guarantee Building was designated a Chicago Landmark on April 16, 1996.



before

after



before and after photos courtesy of Goettsch Partners

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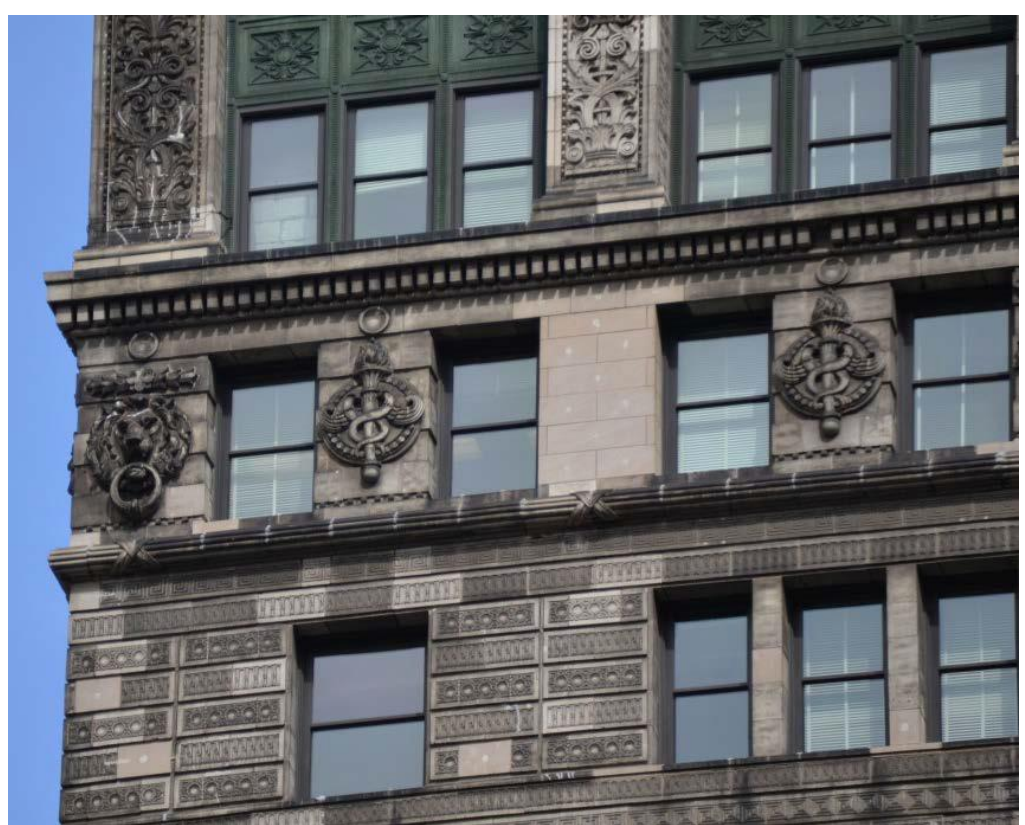


2018 PRESERVATION EXCELLENCE AWARDS

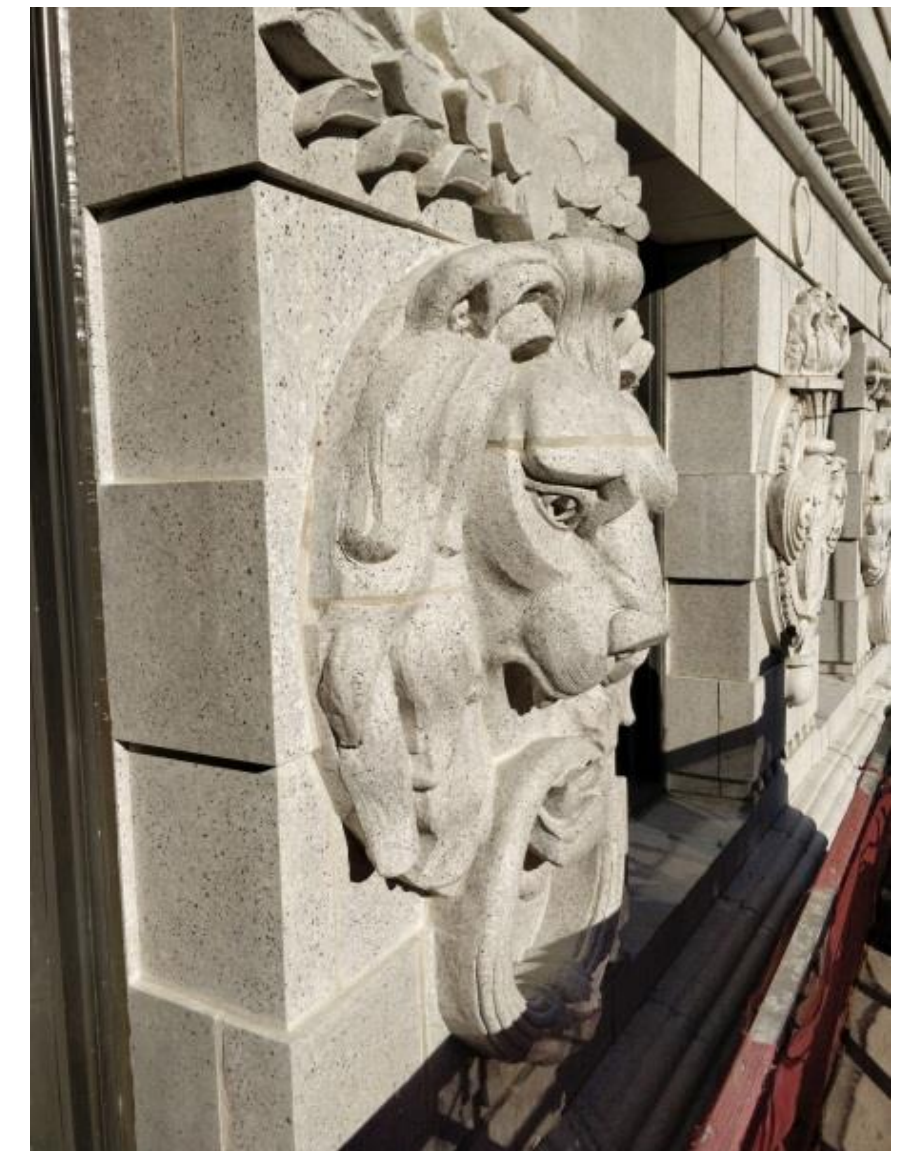
The Commercial National Bank Building 125 South Clark Street Rehabilitation

Recipient: Blue Star Properties

Located prominently at the northeast corner of Clark and Adams Streets in the Loop, the Commercial National Bank Building is twenty stories tall and was completed in 1907 by the noted Chicago-based architecture firm of D.H. Burnham & Co. Blue Star Properties acquired the vacant property in 2014 and, utilizing the Class L Property Tax Incentive, embarked on an extensive exterior and interior rehabilitation. Exterior work included much-needed cleaning of the facades and repair of original terra cotta. All non-original infill on the south elevation was replaced with GFRC units matching original profiles including highly detailed, classically-inspired decorative reliefs on the upper floors. The cornice, storefronts, and entries were repaired. Historic cast iron window surrounds on floors 2-4 and 17-19 were repaired and repainted. The Commercial National Bank Building was designated a Chicago Landmark as a part of this rehabilitation effort in 2016.



before



after



before and after photos courtesy of Blue Star Properties

CHICAGO LANDMARKS



2018 PRESERVATION EXCELLENCE AWARDS

The Plymouth Building 417 South Dearborn Street Adaptive Reuse

Recipient: LG Development Group

Designed by Simeon B. Eisendrath and completed in 1899, the Plymouth Building at 417 S. Dearborn St. combines fine detailing and craftsmanship that exemplifies the revolution in high-rise design that occurred in Chicago in the last two decades of the 19th century. The building's early steel-frame construction and Collegiate Gothic ornament added in 1945 conveys an evolutionary history that reflects its various roles within the city's central business district. The developer purchased the property and undertook an extensive rehabilitation for a new residential use. In addition to exterior and interior renovations, including installation of new aluminum-clad windows and repair to the ornamental historic storefronts, a one-story rooftop addition and roof deck were constructed. The building owner applied for a 20% Federal Rehabilitation Tax Credit. The Plymouth Building was designated a Chicago Landmark on November 16, 2016.



before



after



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PLANNING & DEVELOPMENT

before and after photo courtesy LG Development

CHICAGO LANDMARKS



2018 PRESERVATION EXCELLENCE AWARDS

The American Book Company Building 330 East Cermak Road Adaptive Reuse

Recipient: Metropolitan Pier and Exposition Authority

The American Book Company Building was built in 1912 and was designed by Nelson Max Dunning, a prominent architect in the Midwest. The building had been vacant for many years until the Metropolitan Pier and Exposition Authority (MPEA) undertook an extensive exterior and interior rehabilitation project. The restored ABC Building is part of and connected to the \$350 million Marriott Marquis Chicago Hotel, which has 1,205 keys and offers state-of-the-art amenities and impressive skyline and lakefront views. The ABC Building has meeting rooms for the hotel, office spaces on the upper floors, and commercial retail spaces on the first floor. The rehabilitation project included masonry repairs and cleaning, window and door replacement, and restoration of the historic lobby finishes, including the vaulted ceiling, the marble stair and balustrade, and the tiled walls. The ABC Building was designated a Chicago Landmark on July 29, 2009.



before photo courtesy Goettsch Partners



after photos courtesy Bill Zbaren Photography



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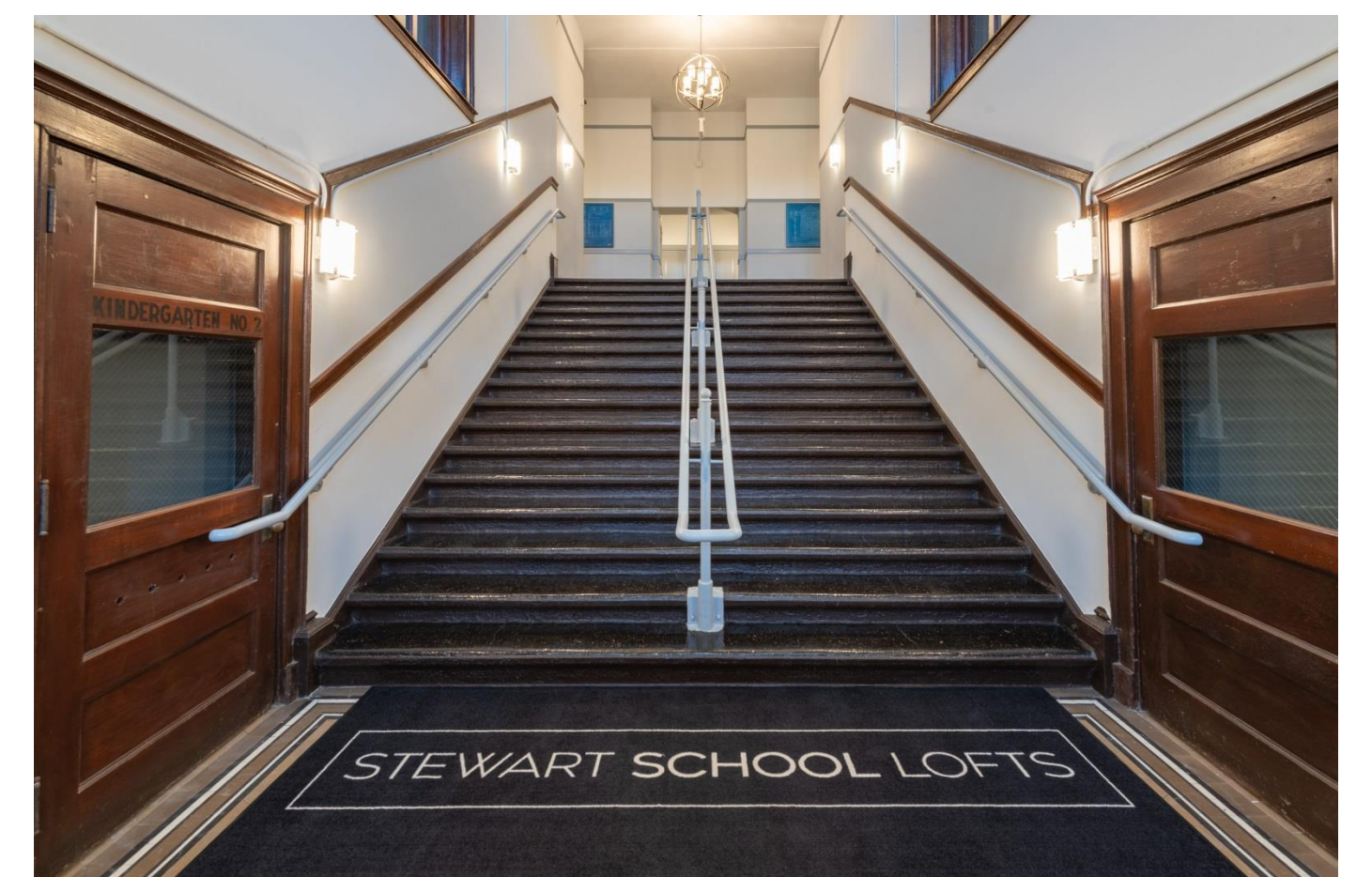


2018 PRESERVATION EXCELLENCE AWARDS

The (Former) Graeme Stewart Public School Building 4525 North Kenmore Avenue Adaptive Reuse

Recipient: Morningside Equities Group

The former Graeme Stewart Public School Building was built in 1906 with a compatible addition added to the south in 1940. The building exhibits a wide horizontal composition that is characteristic of the Prairie School movement with Renaissance Revival stylistic details. The developer transformed the decommissioned CPS building into residential units, including amenities such as roof decks, balconies, and terraces. Work to rejuvenate the building included a new roof, masonry cleaning and repair, and a fully restored cornice. New compatible windows and doors were inserted on primary and secondary elevations to accommodate new rental units and provide accessibility. Portions of the rear of the building were converted into parking. This project serves as an excellent example of how civic architecture can be reused in a community. The (Former) Graeme Stewart Public School Building was designated a Chicago Landmark on November 16, 2016.



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before and after photos courtesy of Morningside

CHICAGO LANDMARKS



2018 PRESERVATION EXCELLENCE AWARDS

437 West Arlington Place Arlington & Roslyn Place District Restoration

Recipient: Jonathan and Ela Lewis

Windows are a key feature of 437 West Arlington. When owners Jonathan and Ela Lewis realized they had fallen into disrepair, they committed to restoring the unique curved windows. Broken and partially rotted sashes allowed gaps at the edges of the curved glass and previous improper preparation of surfaces had allowed paint to crack and surfaces to be uneven. As many original elements as possible were retained and restored and when necessary, replaced in kind. Original ornamental iron grilles at the basement level were repaired, scraped, and repainted. The owner then went above and beyond by installing curved, clear-glass, wooden storm windows to further improve energy efficiency. As a finishing touch, the front door was refinished to give this beautiful greystone new life. The Arlington & Roslyn Place District was designated a Chicago Landmark on November 15, 1989.



before



after



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2018 PRESERVATION EXCELLENCE AWARDS

920 East 42nd Place Oakland District Rehabilitation

Recipient: Lauren & Michael Williams

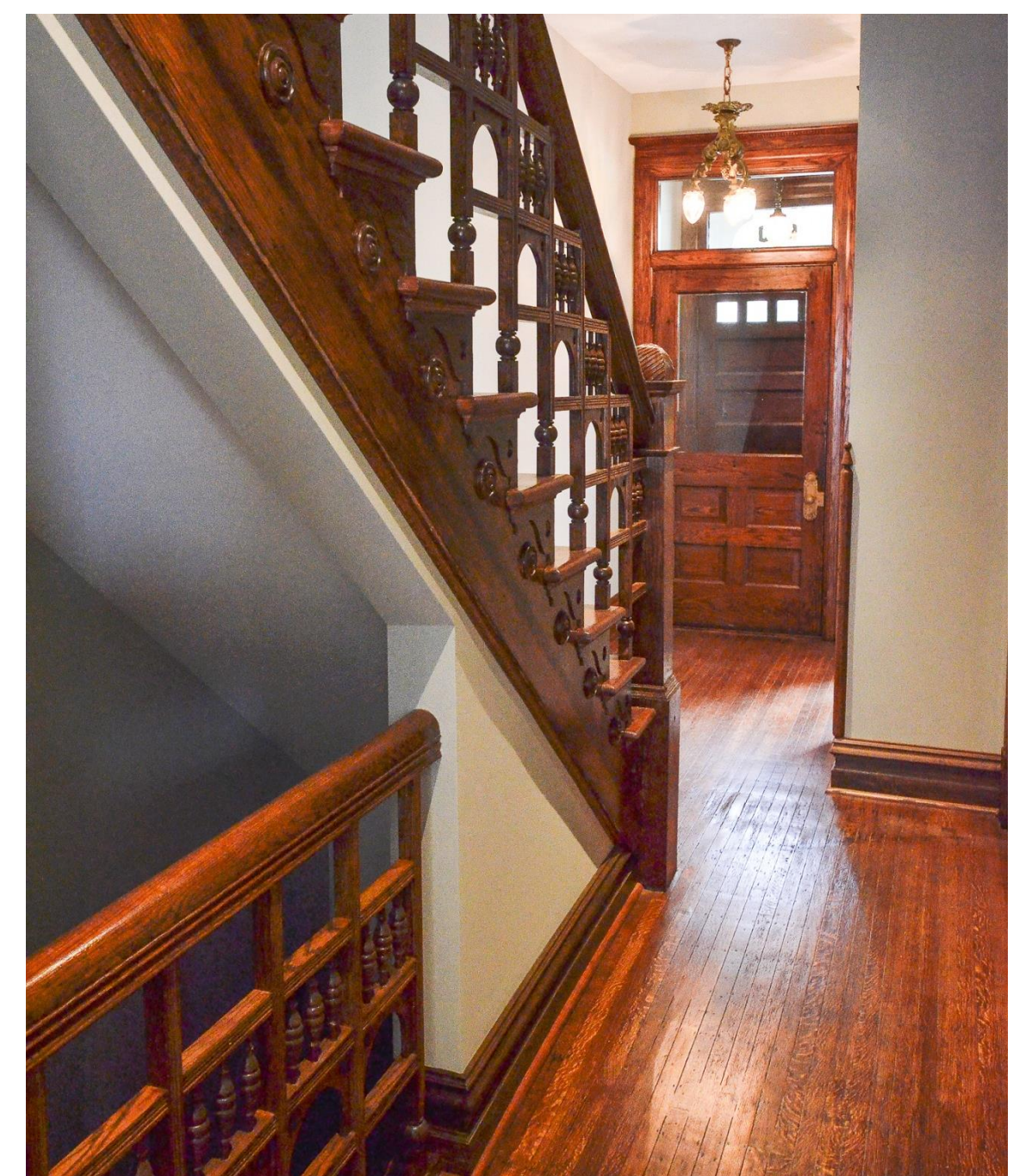
920 E. 42nd Place, along with its five neighboring row houses, was among the last historic residences built in the Oakland District. The vacant limestone row house had fallen into disrepair before the current owners purchased the property and began an extensive rehabilitation project. The historic copper bay was in poor condition and was replicated to match the historic details. The limestone stairs were repaired and a new railing system was fabricated based on remnants of the historic cast iron railing. Many historic interior features were also repaired and retained. This project also qualified for the Property Tax Assessment Freeze Program. The Oakland District was designated a Chicago Landmark on March 25, 1992.



before



after



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before photos courtesy of Lauren Williams

CHICAGO LANDMARKS



2018 PRESERVATION EXCELLENCE AWARDS

First Baptist Congregational Church 1613 West Washington Boulevard Rehabilitation

Recipient: First Baptist Congregational Church

Although it survived the Great Chicago Fire, the narrow steeple at the First Baptist Church of Chicago was toppled in the blizzard of 2011 and was destroyed. The church explored options to replicate the steeple and proposed a new lightweight version constructed of Fiberglass Reinforced Plastic (FRP) to recreate the stone coursing, color and texture. In 2017 the new spire was lifted into place and fixed to the historic church, restoring the roofline to its original form. Today, the church remains a cornerstone in its community, and a valuable example of the appropriate use of substitute material on a historic property. The First Baptist Congregational Church was designated a Chicago Landmark on January 21, 1982.



before



after



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2018 PRESERVATION EXCELLENCE AWARDS

10353 South Seeley Avenue Longwood Drive District Rehabilitation

Recipient: Nick & Ashley LoMaglio

After an extended effort on behalf of the Commission to save this home from demolition, this 1916 Craftsman-style building in the Longwood Drive District was sold to new owners who saw its potential for rehabilitation. Original drawings were used to restore the open, wrap-around front porch which had been altered and enclosed. New windows and wood cladding were installed to match the historic configuration. A substantial rear addition was also added to the property. The Longwood Drive District was designated a Chicago Landmark on November 13, 1981.



before



after



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2018 PRESERVATION EXCELLENCE AWARDS

1032 North Honore Street East Village District Rehabilitation

Recipient: Kristi & Robert Stephens

The 1891 home at 1032 N. Honore is a classic example of a Chicago 2-flat and characteristic of East Village architecture. The owner extensively rehabilitated the property while converting it into a single-family home. Work included a new rear addition, a rooftop addition, and installation of historically compatible windows and doors. A new fiberglass cornice was designed to be compatible with the historic character of the building and to replace non-historic alterations of the parapet. Many multiple-unit historic buildings are converted into single family homes, however this dramatic transformation serves as a great example of how it can be appropriately done. The East Village District was designated a Chicago Landmark on January 11, 2006.



before



after



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2018 PRESERVATION EXCELLENCE AWARDS

4858 South Kenwood Avenue Kenwood District Rehabilitation

Recipient: Arthur & Elisa Reliford Jr.

The Blossom House was designed by Frank Lloyd Wright in 1892 in the Colonial Revival architectural style. It is one of the last houses Wright designed in a historical revival style before becoming a pioneer of the Prairie style characterized by elongated proportions and broad horizontal lines. This evolution is reflected in the carriage house designed by Wright in 1907. New owners undertook a major restoration project to address the deferred exterior maintenance and condition issues for both structures and to update the interior kitchen and bathrooms. Deteriorated siding and trim were replaced to match existing, original art-glass windows, many of them badly warped and bowing, were carefully restored. The deteriorated front and side porches were repaired and reconstructed to match the original design, and the brick base was repaired with salvaged brick. A one-story addition was built on the rear elevation. At the carriage house, deteriorated framing, roofing, and sheathing were replaced to match original profiles and the brick was repointed. The Kenwood District was designated a Chicago Landmark on June 29, 1979.



before

after



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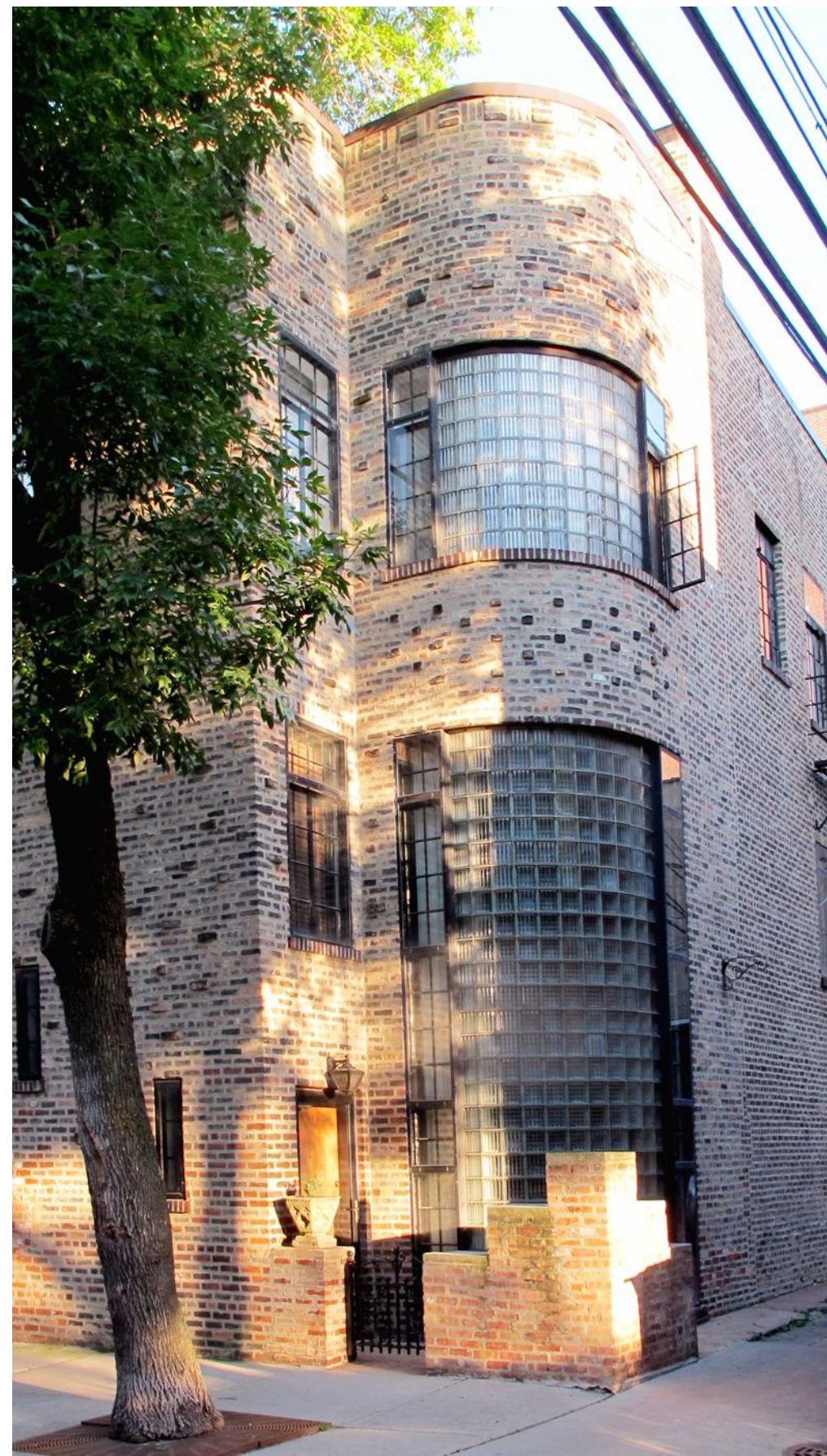


2018 PRESERVATION EXCELLENCE AWARDS

Preservation Advocacy Award

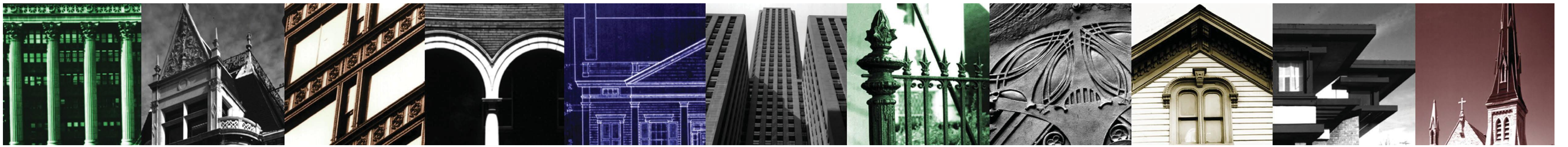
Recipient: Save Our Story – Save Our Street

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CHICAGO LANDMARKS



2018 PRESERVATION EXCELLENCE AWARDS

The John Baird Award

Recipient: Geoffrey Baer

The John Baird Award honors outstanding individuals and groups that further historic preservation in Chicago. Geoffrey Baer is a seven-time Emmy-winning Public Television writer, producer and program host. He has been a fixture on Chicago's PBS station WTTW for 29 years. His work includes more than 20 feature-length "television tours" of the city and suburbs, a culinary special called The Foods of Chicago that was nominated for a coveted James Beard Award, and specials including Chicago Time Machine and the quiz show Where in Chicago. He also appears weekly on WTTW's flagship nightly news program Chicago Tonight, answering viewers' questions about Chicago architecture and history in a segment called Ask Geoffrey.

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photos courtesy of WTTW Chicago



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