

COMMISSION ON CHICAGO LANDMARKS

ANNUAL REPORT FOR 2021

SPECIAL NOTE REGARDING THE YEAR 2021

The global COVID-19 pandemic continued into 2021 with public health emergency measures at both state and local levels. Beginning with the stay-at-home order issued by Mayor Lightfoot in March of 2020 which paralleled that of Governor Pritzker, staff continued to work from home for the first half of 2021. With the successful creation of effective vaccines and the federal Food and Drug Association's Emergency Use Authorization of these in December 2020, a tiered roll-out of vaccines began in the United States such that they became available to all Department of Planning & Development (DPD) employees beginning in April of 2021. DPD employees returned to in-person work at City Hall on June 28.

Commission and Committee meetings continued to be held virtually throughout 2021 as allowed by Governor Pritzker's 2020 amendments to the Open Meetings Act. Chairman Wong amended the Commission's emergency rules on January 19, 2021, further refining how meetings were conducted and how the public participated in them. Despite the highly unusual circumstances of 2021, Commission members and the staff that support them continued to serve the people of the City of Chicago.

OVERVIEW

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and affirmed by 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 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.

The Commission is staffed by planning, design, and historic preservation professionals in the Bureau of Citywide Systems & Historic Preservation of the Department of Planning and Development. The year 2021 began with eight full-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 full-time staff person joined the Division.

1. 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 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 2021, ten proposed landmark designations were initiated by the Commission, with seven 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 2022. In addition, the City Council approved three landmark designations in 2021 that were initiated by the Commission in 2020.

LANDMARKS DESIGNATIONS APPROVED BY CITY COUNCIL IN 2021



Illinois Bell Building
225 West Randolph Street
Ward 42
Designated January 27, 2021

The Illinois Bell Building is a thirty-one-story skyscraper completed in 1966 and designed by the Chicago architecture firm of Holabird & Root. It has a glass and marble curtain wall on all four elevations, cantilevered above a recessed first floor lobby and is an excellent example of a New Formalist skyscraper. The building was the home of the Illinois Bell Telephone Company for decades, a corporation which employed thousands in the Chicago region and played a major role in the advancement of telephone technology.

Perkins-Nordine House
6106 North Kenmore Avenue
Ward 48
Designated January 27, 2021

The home is one of the last remaining large-scale, single-family residences in Edgewater, a community developed in the 1880s as a “railroad suburb.” The architectural firm of Pond and Pond designed the home in the Arts and Crafts tradition, using colonial American architecture and the Queen Anne style for inspiration. The home was completed in 1903 for corporate executive Herbert Perkins, but is more closely associated with Ken Nordine, the spoken word artist who lived and worked out of the home from 1951 to 2019.





Emmett Till and Mamie Till-Mobley House

6427 South St. Lawrence Avenue

Ward 20

Designated January 27, 2021

The two-flat on South St. Lawrence Avenue is modest architecturally, but of monumental historic and memorial significance as the home of Emmett Till and his mother, Mamie Till-Mobley. It was from this house that Emmett Till left to board a train with his great uncle to visit relatives in Mississippi in 1955. This visit turned tragic when the fourteen-year-old Till was lynched. Emmett Till's murder and Mamie Till-Mobley's subsequent work throughout her life to end racism were integral to the civil rights movement in the United States.

The Miracle House

2003 North Nordica Avenue

Ward 29

Designated April 21, 2021

The Miracle House was built in 1954 by the St. William parish in Austin as a raffle prize to raise funds for a new church building. To boost ticket sales, the priests at St. William urged young architect Edo Belli to create a boldly futuristic design. The result was a house hung from exposed steel trusses allowing for glass walls and open floor plans. Edo Belli went on to have a long career in architecture in Chicago marked by structural innovation and expressive modernism.



Pentecostal Church of Holiness

4208 West 15th Street

Ward 24

Designated May 26, 2021



The Pentecostal Church of Holiness was completed in 1932. Originally the Roman Catholic church known as Our Lady of Lourdes, the Romanesque Revival-style church building was the achievement of a predominantly Czech-speaking parish founded in 1892. In the 1960s, as the surrounding community experienced social change, Bishop Michael Dempsey became the pastor of the church and initiated a community employment agency out of the building called Lawndale for Better Jobs which eventually became citywide and helped find employment for over 93,000 jobless workers by 1973.

Morton Salt Company Warehouse Complex

1357 North Elston Avenue
Ward 27
Designated June 25, 2021

The Morton Salt Company Warehouse Complex was completed in 1930 and designed by the Chicago architecture firm Graham, Anderson, Probst & White. The complex was designed to house the salt storage, packaging, and distribution operations of the Morton Salt Company which was founded in Chicago in 1848. The complex is an excellent example of an early twentieth-century industrial complex with a “production shed” building type designed for the efficient bulk storage of salt destined for a range of consumers and products.



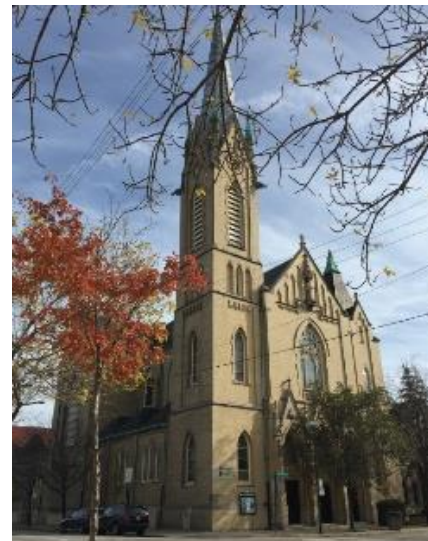
(Former) Schlitz Brewery-Tied House
1393-1399 West Lake Street
Ward 27
Designated July 21, 2021

In the late nineteenth century, brewery control of the tavern trade in Chicago through the “tied house” system began with the purchase of existing saloon buildings, but soon evolved into the acquisition of choice neighborhood real estate and the design and construction of tavern buildings. Brewing companies often employed high-quality architectural designs using popular historical styles for their tied houses to attract customers and convey legitimacy in the face of rising social opposition to alcohol consumption. The (former) Schlitz Brewery-Tied House at 1393-1399 West Lake Street is one of the earlier (1892) and more architecturally ornate examples of the Chicago taverns built by breweries around the turn of the twentieth century.

Monastery of the Holy Cross

3111 South Aberdeen Street
Ward 11
Designated October 14, 2021

Since its completion in 1909, the Monastery of the Holy Cross building has served as an important center of religious life in the community. Originally known as Immaculate Conception Church, the Gothic Revival-style building was the achievement of a Roman Catholic German-speaking parish founded in 1883. The church was designed by architect Hermann J. Gaul. In 1991, it became the home of the Monastery of the Holy Cross, a Roman Catholic Benedictine monastery.





Halsted Willow Group

Four buildings located at 1800 North Halsted Street, 1732 North Halsted Street, 1727-1729 North Halsted Street, and 1733 North Halsted Street Wards 2 and 43
 Designated October 14, 2021

The Halsted Willow Group of four buildings are located in the Lincoln Park Community Area. The mixed-use buildings dating from the 1880s were built in the Italianate and Queen Anne styles and have served as a gateway to the residential neighborhoods to the east and west since that time. Home to a variety of small business establishments including Schulien’s restaurant and tavern at 1800 North Halsted, the buildings reflect the German American heritage of Chicago and the growth of Lincoln Park in particular during the 1880s.



Muddy Waters House
 4339 South Lake Park Avenue
 Ward 4
 Designated October 14, 2021

Blues singer and guitarist Muddy Waters was one of the most important figures in the development of the distinctive urbanized sound that came to be known as the Chicago Blues. One of the rare blues artists to have achieved a level of financial security from his craft by 1954, Muddy Waters moved into the 1891 two-flat at 4339 South Lake Park Avenue and took ownership of the home by 1956. It became an unofficial center of artistic activity where his band rehearsed and multiple band members lived as well as a place of hospitality to the larger blues community, open to friends, fans, and those who needed a bite to eat or a place to stay.

2. 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 both permit 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 Division staff review all other applications on behalf of the Commission.

In 2021, the Commission reviewed 1,973 permit applications and performed 2,161 reviews in total:

- The number of permits reviewed in 2021 was 2 more than in 2020.
- The average number of days to issue an approval or corrections was 2.8 days.
- One permit application was denied.
- The PRC reviewed 51 projects in 2021 compared to 42 projects in 2020.

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

3. MONITORING AND STEWARDSHIP

Historic Preservation staff work with the Department of Buildings, Department of Law, and owners to address violations and propose alternatives to demolition. Historic Preservation staff monitor active court cases involving landmarks on an ongoing basis. Staff also provide support to the city’s Department of Law when it initiates cases against owners of historic properties for violations of the city’s building and other codes or use the administrative hearing process to enforce building code violations for landmarked properties.

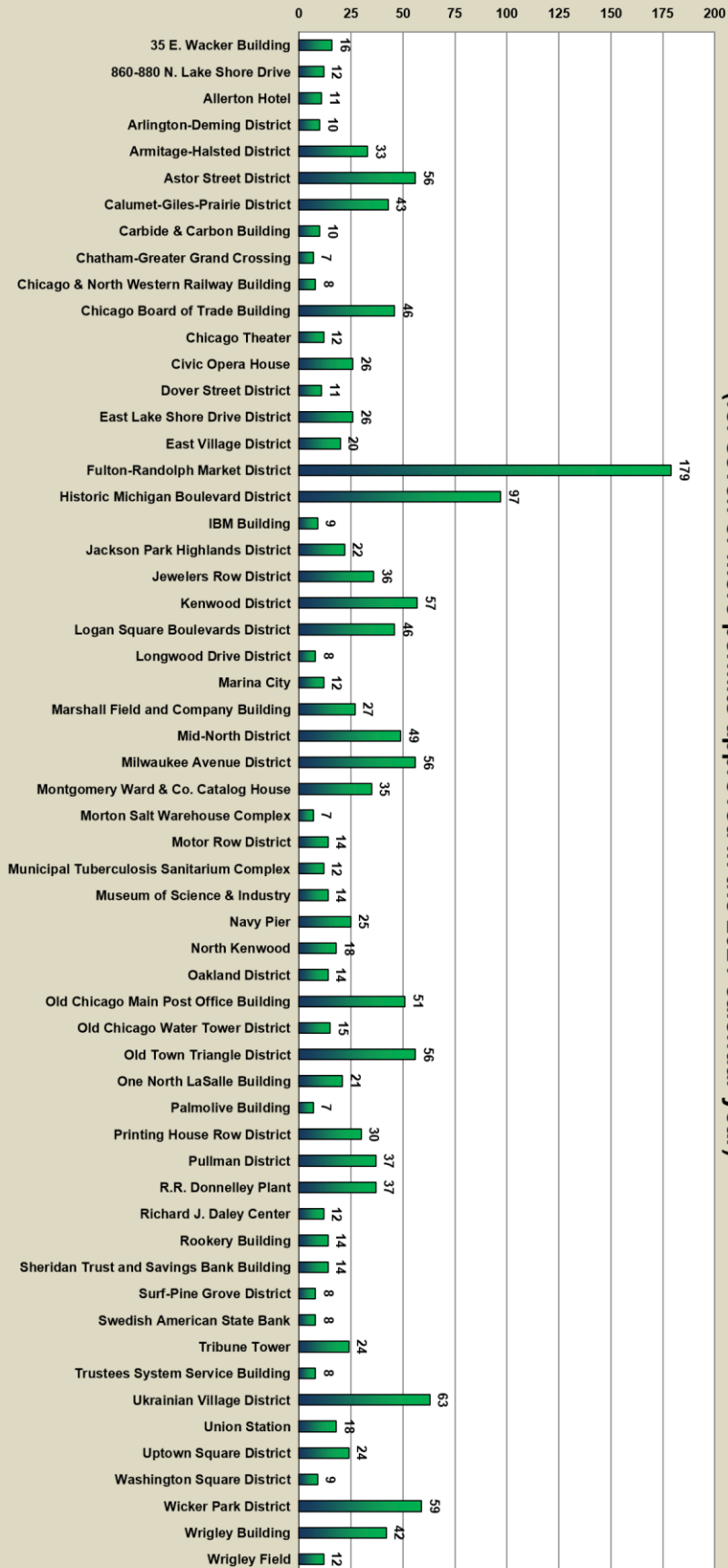
4. ECONOMIC INCENTIVES FOR LANDMARKS

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

Total Number of Approvals by District/Landmark (for seven or more permits approved in the 2021 calendar year)



Of the funds collected under the new downtown bonus ordinance, ten percent are deposited in a Citywide Adopt-a-Landmark Fund. These funds are earmarked for restoration of individually designated buildings and contributing buildings in 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.

ADOPT-A-LANDMARK – COMPLETED PROJECT



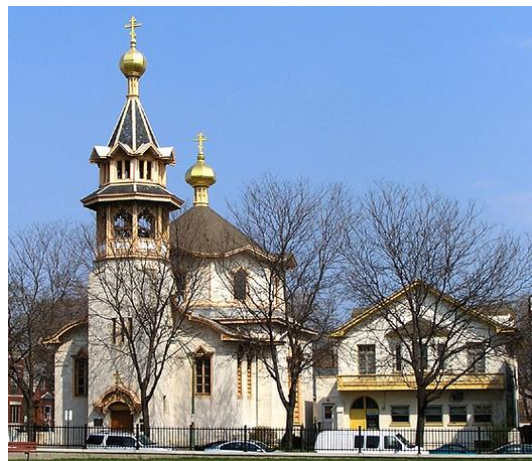
Givins Castle – 10244 South Longwood Drive
Longwood Drive District
Ward 19

Initially approved in March 2020, grant funds for the distinctive Givins Castle (Beverly Unitarian Church) were used to conduct critical repairs to the exterior envelope including complete replacement of the roof and drainage systems and repointing of the parapet. The scope of work also addressed critical masonry repairs needed to the three Joliet limestone turrets suffering from displaced and cracked stone, water infiltration, and deteriorated mortar. The project received a \$240,000 Adopt-a-Landmark grant that augmented approximately \$500,000 in private fundraising.

ADOPT-A-LANDMARK – FUNDED PROJECTS

Holy Trinity Orthodox Cathedral and Rectory
1121 North Leavitt Street
Ward 2

The picturesque church located in Chicago’s Ukrainian Village neighborhood was designed by Louis H. Sullivan utilizing a centralized plan and was completed in 1903. DPD provided \$250,000 in funding as part of an Adopt-a-Landmark agreement with Holy Trinity Orthodox Cathedral. The project includes stucco repair, metal fascia work, window replacement, and painting and augments approximately \$400,000 in additional private financing.





Norwegian Lutheran Memorial Church of Chicago – 2614 North Kedzie Avenue

Logan Square Boulevards District
Ward 35

This Gothic Revival-style church helps frame the western edge of Logan Square and was the only religious institution consenting to inclusion in the Logan Square Boulevard District. DPD provided \$250,000 in funding as part of an Adopt-a-Landmark agreement with Norwegian Lutheran Memorial Church. The project includes masonry and steel repair, copper and roofing work, brick harvesting, and limited interior work to the property and augments approximately \$475,000 in additional private financing.

Pilgrim Baptist Church

3301 South Indiana Avenue
Ward 3

The former synagogue designed by Adler and Sullivan and built in 1890 burned down to all but the exterior stone walls during a 2006 fire. DPD provided \$216,960 in funding as part of an Adopt-a-Landmark Agreement with Pilgrim Baptist Church to maintain the existing portions of the structure. The project includes wall stabilization, brick salvage, and other work to the property needed due to a windstorm event in August 2020.



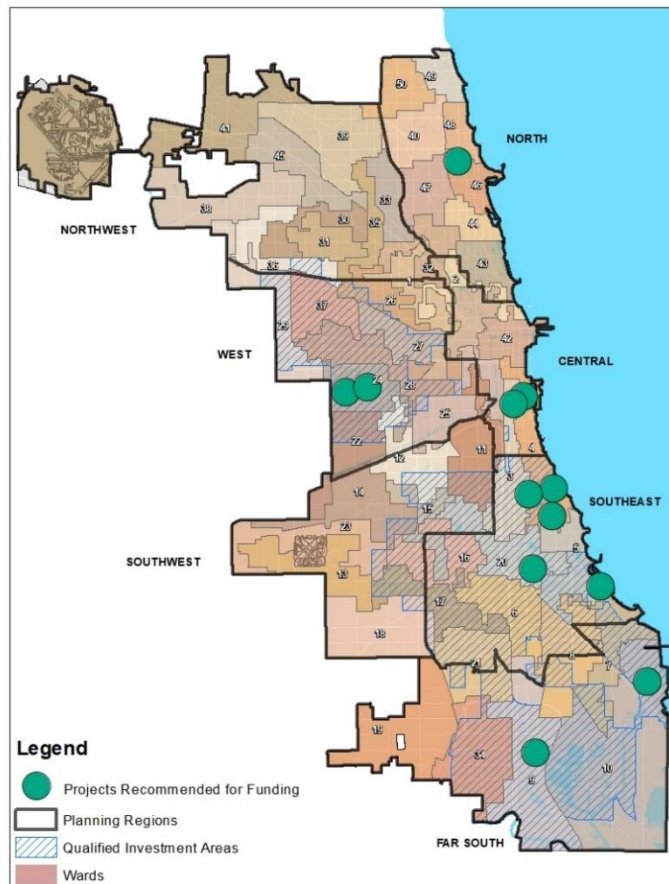
ADOPT-A-LANDMARK – PRELIMINARY PROJECTS

In May, DPD opened the 2021 Adopt-a-Landmark application funding round and submissions were due by August. The funding priority for 2021 projects was Neighborhood Anchor buildings and Neighborhood Commercial buildings to focus on landmark buildings in Chicago’s neighborhoods that are centers or aspiring centers of community life or commercial/mixed-use buildings that reinforce local commerce and pedestrian activity. Twelve projects were selected for conditional Adopt-a-Landmark grants:

- John J. Glessner House - 1800 South Prairie Avenue
- Muddy Waters House – 4339 South Lake Park Avenue
- Emmett Till and Mamie Till-Mobley House – 6427 South St. Lawrence Avenue
- Greenstone Church (Pullman District) – 11211 South St. Lawrence Avenue
- Pentecostal Church of Holiness – 4208 West 15th Street
- Second Presbyterian Church – 1936 South Michigan Avenue
- K.A.M. Isiah Israel Temple – 5039 South Greenwood Avenue

- Ebenezer Missionary Baptist Church – 4501 South Vincennes Avenue
- Stone Temple Baptist Church – 3622 West Douglas Boulevard
- (Former) Schlitz Brewery-Tied House – 9401 South Ewing Avenue
- 1215 West Gunnison Building (Uptown Square District) – 1215 West Gunnison Street
- 6901 Oglesby Cooperative Apartment Building – 6901 South Oglesby Avenue

Three of these projects are either existing/aspiring public museums/educational centers; six projects are houses of worship which also function as centers of local community life; two projects are commercial/mixed-use buildings that add or will add to local commercial vibrancy; and the remaining project is a high-rise residential building. Successful applicants were located across the City (see map below) and represent \$4.3 million in preliminary awards while leveraging additional millions of dollars in private investment.



When ready, each of the projects and their respective scopes of work and budgets will be presented to the Commission for approval and, in the case of grant awards over \$250,000, City Council approval as well. In addition, all projects will be subject to an executed Adopt-a-Landmark grant agreement between the City and each applicant within two years.

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 Assessor’s 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 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 2021, the Commission recommended that two building projects receive the Class L incentive. Both projects were subsequently approved by City Council. The Commission also reviewed and issued final certifications for the rehabilitation of four properties.

CLASS L ORDINANCES APPROVED BY CITY COUNCIL IN 2021

Continental and Commercial National Bank Building

208 South LaSalle Street

Ward 42

The rehabilitation project will convert floors 18-22 of the building into a 232-key hotel. Exterior work includes replacement of the mansard roof, clerestory windows, and windows on floors 18-20. Masonry will be repaired on all elevations above the twelfth floor and a new projecting cornice will be installed at the seventeenth floor. The interior scope of work includes build-out for hotel rooms, hotel reception areas, ballroom space, and back-of-house spaces on floors 18-22 as well as upgrades to the mechanical, HVAC, plumbing, electrical, fire, and life safety systems.

- Amount invested by the applicant: \$73,750,000
- Estimated completion date: December 31, 2022
- Employment: 200 construction jobs, 150 permanent jobs

Morton Salt Company Warehouse Complex

1357 North Elston Avenue

Ward 27

The complex will be rehabilitated and converted for mixed-use, office, commercial, retail, and entertainment purposes. The planned exterior work includes extensive masonry repairs, window and door replacement, roof repairs, replacement of the West Shed roof, and restoration of the Morton Salt roof sign.

- Amount invested by the applicant: \$45,737,981
- Estimated completion date: November 1, 2022
- Employment: 200 construction jobs, 180 permanent jobs

CLASS L PROPERTY CERTIFICATIONS – COMPLETED PROJECTS



Cook County Hospital Administration Building
1835 West Harrison Street
Ward 27

The rehabilitation project converted the building to a 210-key hotel with office space and ground-floor retail. Extensive exterior work included terra cotta and brick repairs, new windows and storefronts to match the historic configurations, and new cladding along portions of the rear facade. The interior work included restoration of lobby and corridor spaces, repairs to the exit stairs per code requirement, improvements to five passenger elevators, and all new electrical, plumbing, fire protection, and mechanical systems.

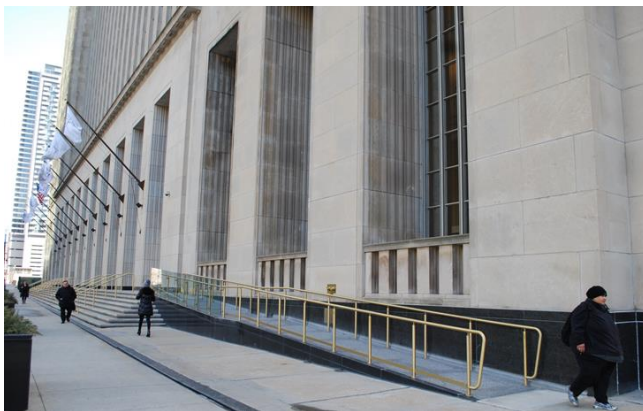
- Investment: \$139,873,539
- Employment: 250 construction jobs, 255 perm. jobs

Essex Inn

800 South Michigan Avenue
Ward 4

Exterior work included cleaning and repair of facades, alterations to the entry, and a new, vegetative, “green” roof. Interior renovation included reconfigured and remodeled guest rooms and amenity spaces, upgraded HVAC, mechanical, electrical, plumbing, and fire protection systems, new utility connections, and improvements to meet ADA requirements.

- Investment: \$34,872,928 (excl. acquisition)
- Employment: 200 constr. jobs, 122 perm. jobs



Old Chicago Main Post Office Bldg.

401-439 W. Van Buren St., 401-535 S. Canal St., & 400-436 W. Harrison St.
Ward 25

The multi-phase transformation of the building included extensive exterior and interior work. Exterior work included masonry cleaning and repairs, restoration of entrances, restoration and replacement of windows, and construction of rooftop amenity spaces. The interior of the building was rehabilitated for office use with

amenities including a fitness center/spa, indoor parking, a restored main lobby with retail, a conference center, and a dining and indoor entertainment venue.

- Investment: \$402,511,724 (excluding acquisition cost)
- Employment: 6,000 construction jobs, 17,000 net new annual operating jobs



Marshall Field and Company Building

111 North State Street

Ward 42

Exterior work included select masonry repairs on all elevations, select window repair/restoration, masonry cleaning, a new dedicated entrance for upper-floor office spaces, replacement of exterior architectural lighting fixtures, rehabilitation of existing canopies, new façade infill (floors 10-14), roofing replacement, and repair of skylights. The interior scope of work included a new elevator core and lobby in the central atrium, updates to Macy’s retail spaces, rehabilitation of floors 8-13 as a “white box” core and shell ready for future office tenants, and new mechanical and fire protection systems.

- Investment: \$202,565,871 (excluding acquisition cost)
- Employment: 1,500 constr. jobs, 4,500 net new annual operating jobs

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. Twelve permit fee waivers were approved for landmark properties in 2021 compared with three in 2020. (See table below.)

2021 Permit Fee Waivers			
Project Address	Landmark/District Name	Ward	Permit Fee Waiver Value
1441 North Milwaukee Avenue	Milwaukee Avenue District	1	\$ 4,000
1913 North Humboldt Boulevard	Logan Square Boulevards District	1	3,200
2146 West Pierce Avenue	Wicker Park District	2	4,500
26 West Chestnut Street	Washington Square Extension District	2	3,500
2115 West Evergreen Avenue	Wicker Park District	2	15,000
3118 South Prairie Avenue	Calumet-Giles-Prairie District	3	2,400
3324-3334 South Prairie Avenue	Calumet-Giles-Prairie District	3	30,000
1936 South Michigan Avenue	Second Presbyterian Church of Chicago	3	6,500
523-529 South Plymouth Court	Printing House Row District	4	5,000
11345 South Forrestville Avenue	Pullman District	9	350
5801 North Pulaski Road	Municipal Tuberculosis Sanitarium	36	64,586
560 West Fullerton Parkway	Mid-North District	43	2,400
Total Value - 2021 Permit Fee Waivers			\$ 141,436

5. HISTORIC PRESERVATION PLANNING

Neighborhood Plans & Large-Scale Developments

The Historic Preservation Division provides ongoing support in the form of project review, historic resource determinations, and design review to department staff assigned to seven geographic planning areas across the City of Chicago. Through this work, Preservation staff are able to convey opportunities for the retention and reuse of existing buildings within larger redevelopment plans. Preservation staff participate in design review meetings to alert regional planners and staff of sister agencies of potential historic resources and to provide preservation-based comments for projects requiring review by the city's Commission on Chicago Landmarks and Permit Review Committee.

Industrial Heritage Historic Context Statement

As part of the city's Industrial Corridor Modernization, DPD has commissioned the research and development of a citywide industrial historic context statement. The purpose of the Industrial Corridor Modernization is to evaluate the need for updates to land-use regulations in order to promote job creation and expand the city's manufacturing base citywide while also identifying the physical features of the industrial corridors that best exemplify its history and add value to the built environment. A citywide windshield survey conducted in the 1980s was unable to capture many industrial sites due to the nature of their often sprawling, campus-like settings and limitations for access. Consequently, the city will complete an Historic Context Statement of Chicago's industrial development, following criteria outlined in National Register Bulletin 16b, with the goals of summarizing changes to the city's built environment in response to various industrial uses over time (ca.1840s-1970) and creating an analytical framework for city planners and preservation staff to identify and evaluate buildings related to those themes of development.

6. 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 2021, some 783 applications were reviewed with a total of 23 permit applications involving partial or full demolition which triggered the Demolition Delay Ordinance (6 applications more than in 2020). 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 2021, 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.

7. PRESERVATION EXCELLENCE AWARDS

In its twenty-second year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks to 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.

2021 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 virtually on October 28.

1134 East 44th Street

North Kenwood District

Ward 4

Rehabilitation

Recipient: SWA Investments

Owners carefully uncovered the façade previously hidden beneath a coat of white paint, taking great care not to damage the distinctive band of patterned brick at the first floor. Missing and badly damaged windows were removed, and compatible replacements installed. Nonhistoric stairs were replaced with new wood entry stairs with wrought iron railings. Now this row house's standout cornice, patterned bands of brick, and limestone courses are once again in harmony with those of its neighboring row house.



4404 South Berkeley Avenue

North Kenwood District

Ward 4

Rehabilitation

Recipient: SWA Investments

Prior to the start of the project, the first-floor balcony showed signs of damage and deferred maintenance, with concrete blocks providing structural support in place of missing stone balustrades. A large metal awning concealed historic details in the stonework above the door and arched first-floor window. Front stair treads were heavily worn and uneven from years of continued use. Façade work included balcony railing restoration using new cast stone balusters to match the historic profiles, leveling of the front treads, installation of compatible new windows, removal of the metal security gate from the front entrance, and restoration of the historic wood entry door.

6203 North Lundy Avenue

Old Edgebrook District

Ward 39

Rehabilitation

Recipient: Jessica DeBruin and John Lee

At the exterior of this two-and-a-half-story, wood-frame residence, deteriorated wood siding and trim were replaced and the stucco on gable ends was repaired. New windows were installed where necessary. At the rear, a hipped-roof dormer was modified into a taller gable roof in keeping with the house’s prevailing roof forms. On the ground floor the deteriorated front and side porches were demolished and reconstructed to match their historic design.



6219 North Lundy Avenue

Old Edgebrook District

Ward 39

Rehabilitation

Recipient: Jonathan and Angie Rush

Selective demolition of nonhistoric siding on the gabled wood-frame home revealed original wood clapboard. Sound material was repaired, and the rest replaced with new wood siding to match historic. Stucco wall sections were also repaired. Select windows were replaced with compatible units where necessary. A new front porch was built with historic wood railing and column details. The attic was built out and lower floors reconfigured. A one-story rear addition was built with wood siding to match the home and the garage expanded to the rear.

Jeweler’s Building

15 South Wabash Avenue

Ward 42

Adaptive Reuse

Recipient: Honore Holdings and Peerless Development

Over time, ground floor storefronts were altered, creating a disconnect between the first floor and Adler & Sullivan’s more organic design language above. New owners converted the building into a boutique hotel. Archival photos and historic drawings informed replication of masonry detailing. Windows were retrofitted to better block sound from the nearby El tracks without compromising historic sash profiles. Historically appropriate storefronts were installed and piers separating these were restored or recreated to stitch the ground floor back into the overall building design. The project was able to utilize historic preservation tax credits as part of the \$7 million adaptive reuse project.





4649 North Broadway
Uptown Square District
Ward 46
Rehabilitation
Recipient: TAG Capital LLC

Originally constructed in 1905 as a fireproof warehouse, in 1940, the two-story brick and terra cotta façade was remodeled with a metal panel cladding system. Added signage obscured the building. Removal of the metal-panel cladding showed that anchor points into the backing wall had caused extensive damage to the underlying brick. New bricks to match the historic in size,

color, and texture were sourced as an acceptable replacement. Terra cotta window surrounds were cleaned and repaired, and a missing one replaced with glass fiber reinforced concrete. New wood windows were installed on the upper floor, and new metal storefronts with historic glazing proportions inserted at the ground floor to complete the dramatic transformation of this commercial structure.

2245 South Michigan Avenue
Motor Row District
Ward 3
Rehabilitation
Recipient: Windy City Realty

The former showroom for the Moline Automobile Company was completed in 1917. Ground-floor showroom windows had been modified through the insertion of vertical brick columns that greatly reduced the level of transparency into the retail space. New storefront systems with large-scale glazing were installed. Improvements to the building's primary façade help tie the ground floor back into the overall language of the historic design and create a more inviting retail frontage.



West Pullman School
11941 South Parnell Avenue
Ward 34
Adaptive Reuse
Recipient: Celadon Partners

The West Pullman School was constructed in 1894 and is Classical Revival in style with Sullivanesque stone detailing. Closed in 2013, the vacant school has been given new life as affordable senior house.

Exterior work included masonry repairs and window replacement. Former classrooms were partitioned and replumbed to accommodate additional cooking and bathroom facilities. Original woodwork was preserved, and old chalkboards were retained for use by residents. Former school assembly spaces were repurposed as communal meeting rooms. The \$20 million project utilized historic preservation and low-income housing tax credits to offset expenses.



10244 South Longwood Drive
Longwood Drive District
Ward 19
Restoration
Recipients: Beverly Unitarian Church

The three-story building with castellated turrets was built in 1886 as a residence for real estate developer Robert Givins but has been the home of the Beverly Unitarian Church for nearly eighty years. The Joliet limestone-clad structure was beset with water infiltration. Masonry needed repair including the three corner turrets. The top of each turret was dismantled, and every stone catalogued to ensure reinstallation in their original location. Most of the stone was salvaged, but thirty percent was deteriorated beyond repair and had to be replaced. Lannon stone was used to

replace regular cut stone. Decorative stone was patched to recreate their profiles. Additional work included structural reinforcement, roof replacement, mortar joint repointing, and installation of new gutters and downspouts.

**Cook County
Hospital
Administration
Building**

1835 West Harrison
Street
Ward 27
Adaptive Reuse
Recipient: Murphy
Development
Group



Opened in 1914, the once ground-breaking hospital had sat vacant since its closure in 2002

and fallen into grave disrepair. Developers proposed converting the building to a 210-key dual-brand hotel (Hyatt Place and Hyatt House) with 24,540 square feet of ground-floor retail space including a food hall, childcare facility, and a museum dedicated to the history of the hospital along with 72,330 square feet of office space for Cook County Health and Hospital Systems. Extensive exterior work included masonry cleaning and select terra cotta and brick repairs/replacement on all elevations. Nonhistoric infill was removed, windows were replaced to match their historic appearance, and existing historic doors were repaired or replaced to match. Nonhistoric rooftop enclosures and infill on the south elevation were removed. Interior work included restoration of the double-height lobby and corridor spaces, upgrading of exit stairs, improvements to passenger elevators, and all new electrical, plumbing, fire protection, and mechanical systems. The game-changing \$140 million dollar project took advantage of both the Class L and federal historic preservation tax incentives.

Chicago Union Station

500 West Jackson Boulevard
Ward 42
Rehabilitation and Restoration
Recipient: Amtrak

First put into service in 1925, the building has served as a grand entrance to downtown Chicago. Its Great Hall functioned as a passenger waiting room with shops, restaurants, lounge areas, and even a jail. After decades of heavy use and a fire in 1981, most amenities were gone, the Great Hall's travertine stairs were worn and uneven, ornamental plaster was missing, and the historic skylight was leaking. Rehabilitation was completed in multiple phases from 2015-2021. Work in the Great Hall included plaster restoration, travertine stone repairs, ornamental painting based on historic color analysis, and installation of a secondary protective skylight above the 219-foot-long barrel-vaulted skylight. Final phases restored a previously concealed retail space, brought back the grand windows facing Clinton Street, added a new canopy at the western entrance, and reintroduced long-missing double-height windows to greet travelers once again with a station as great as the city it serves.



Old Chicago Main Post Office Building

404 West Harrison Street
Ward 25
Adaptive Reuse
Recipient: 601W Companies
and Jones Lang Lasalle

First constructed in 1921 as a seven-story structure, the Old Chicago Main Post Office grew to its current size through later additions that wrapped three sides and subsumed the original Terminal Building. The north half of the former post office is a twelve-story office block with

two 15-story towers built as administrative offices with the main post office lobby. The southern portion of the building – of equal height and with matching corner towers – housed mail processing functions. The building footprint measures one city block in width by three city blocks in length, and spans both the Eisenhower Expressway and rail tracks to Union Station. When an expansion was completed in 1934, the building exceeded 2.5 million square feet and was the largest post office in the world. Changes to postal operations over time led the United States Post Office to declare that the structure was obsolete and in 1997, operations were relocated to the current Main Post Office south of Harrison Street, and the historic facility remained vacant for two decades.

After several failed reuse proposals from the prior owner, 601W Companies was selected in response to a city RFP. A multi-phase rehabilitation brought back the building's impressive edifice on the exterior while creating modernized, efficient office space and expansive, open-floor retail space on the inside. To

accomplish this, exterior brick and limestone repairs were made across the entire building envelope. Large-scale historic windows at the building base were restored. Double-hung windows on the remainder of the building were replaced to closely match historic profiles. The first-floor interior was redesigned with a centrally located grand escalator. Examples of historic post office equipment were incorporated into the plans, including a parcel scale, a spiral-shaped mail chute, and an inspector's catwalk (used to monitor postal worker activity below). The redesigned interior allows for small- and large-scale gatherings in a multitude of common areas, including a former bank vault that has been converted for use as a bar and lounge.

The project restored the Van Buren Street lobby in the north office section, the only interior space included in the local landmark designation. Work included cleaning and restoration of the marble walls and flooring, ornamental bronze grillwork, original light fixtures, and decorative plaster ceilings. The main entrance was retained and made accessible. Atop the structure, a 3.5-acre roof deck was built with amenities including an open-air bar and event space, basketball and tennis courts, and walking paths that lead through a rooftop garden. The LEED Gold project cost \$800 million to complete and used both Class L and federal historic preservation tax incentives.

8. NATIONAL REGISTER NOMINATIONS

Three nominations for the National Register of Historic Places were reviewed during 2021 (compared to zero during 2020). Of these, the Ramova Theater, located at 3508-3519 South Halsted Street (Ward 11), was added to the Register on December 17, 2021. The other two nominations remain in process.

9. SECTION 106 REVIEW

The Historic Preservation Division coordinates with other departments and agencies including the Chicago Park District, the Chicago Department of Transportation, the Chicago Transit Authority, the Chicago Housing Authority, the Illinois Historic Preservation Agency, and the Federal Highway Administration on large-scale projects triggering Section 106 of the National Historic Preservation Act or Section 107 of the Illinois State Agency Historic Resource Preservation Act. Triggered by the use of federal or state permits, licenses, or funds, staff participate as part of the responsibilities of being a Certified Local Government. Historic Preservation staff were involved in reviews for the following projects/locations in 2021:

- Amtrak Union Station Power Plant
- CTA State/Lake Loop Elevated Station
- CTA Red Line Extension
- General Jones Armory Renovation
- Jackson Park/Obama Presidential Center
- Metra Union Pacific-North Bridge Replacement
- Metra Van Buren Station and Millennium Station
- North Lake Shore Drive
- O'Hare Rotunda Building

Staff also review smaller-scale projects triggering Section 106 review such as porch repair or collocation of cellular antennae. In 2021, staff reviewed 23 of these projects compared to 59 projects in 2020.

10. PUBLIC OUTREACH AND OTHER ACTIVITIES

On a daily basis, Historic Preservation staff assist the public with 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 digitized resources on the Department of Planning & Development's website at: Chicago.gov/CCL.

Historic Preservation staff participated in the following in 2021:

- 150th Anniversary of Palmer House (speaker)
- Big Cities Preservation Network (participant)
- Citywide Adopt-a-Landmark Program 2021 Online Overview for potential applicants (host and presenters)
- Landmarks Illinois online window replacement seminar (speaker)
- National Trust for Historic Preservation Annual Conference (attendees)
- National Trust for Historic Preservation's Southside Modern Trolley Tour (content developer)
- Oak Park Preservation Awards (panelist)
- Preservation Partners meetings for state and nonprofit entities (host and speaker)
- PreserveMN 2021 Conference (attendee)
- School of the Art Institute of Chicago's Historic Preservation Program (thesis reviewer and speaker)

11. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2021 were:

- Ernest Wong, Chairman, (Reappointed 1.27.21 to serve through 3.11.23)
- Gabriel Ignacio Dziekiewicz, Vice Chairman (Reappointed 1.27.21 to serve through 3.11.23)
- Maurice D. Cox, Secretary, Ex-Officio Member as Commission of DPD (Appointed 9.16.19)
- Suellen Burns (Appointed 1.15.20 to serve through 3.11.23)
- Tiara Hughes (Appointed 10.16.19 to serve through 3.11.23)
- Lynn Osmond (Appointed 11.20.19 to serve through 3.11.23)
- Alicia Ponce (Appointed 2.26.21 to serve through 3.11.23)
- Richard Tolliver, Program Committee Chair (Reappointed 9.24.15 to serve through 3.11.19)
- Rafael M. Leon, former Chairman (Reappointed 9.24.15 to serve through 3.11.19; Served through 1.26.21)
- Paola Aguirre (Appointed 10.16.19 to serve through 3.11.23; Resigned 9.3.21)

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

- January 7--Leon, Wong, Cox, Aguirre, Burns, Dziekiewicz, Hughes, Osmond, Tolliver
- February 4--Wong, Dziekiewicz, Cox, Aguirre, Burns, Hughes, Osmond, Tolliver
- March 4--Wong, Dziekiewicz, Cox, Aguirre, Burns, Hughes, Ponce, Tolliver
- April 1--Wong, Dziekiewicz, Cox, Aguirre, Burns, Hughes, Osmond, Ponce, Tolliver
- May 6--Wong, Dziekiewicz, Cox, Aguirre, Burns, Hughes, Osmond, Ponce, Tolliver
- June 3--Wong, Dziekiewicz, Cox, Aguirre, Hughes, Osmond, Ponce, Tolliver
- July 1--Wong, Dziekiewicz, Aguirre, Burns, Hughes, Osmond, Ponce, Tolliver
- August 5--Wong, Dziekiewicz, Cox, Aguirre, Hughes, Osmond, Ponce, Tolliver

- September 2--Wong, Dziekiewicz, Cox, Aguirre, Burns, Hughes, Osmond, Ponce, Tolliver
- October 7--Wong, Dziekiewicz, Burns, Hughes, Ponce, Tolliver
- November 4--Wong, Dziekiewicz, Cox, Burns, Hughes, Osmond, Ponce, Tolliver
- December 2--Wong, Dziekiewicz, Cox, Hughes, Osmond, Ponce, Tolliver

In 2021, the Commission operated with the following committees:

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

Permit Review Committee (Gabriel Dziekiewicz, 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.

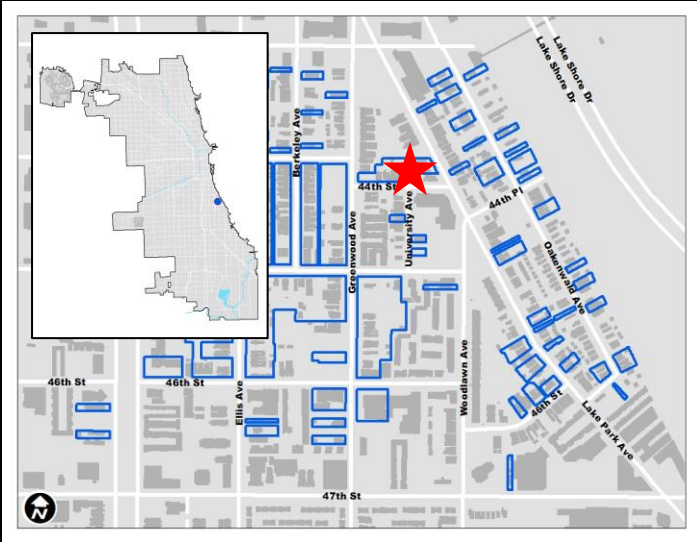


Preservation Excellence Awards 2021

COMMISSION ON CHICAGO LANDMARKS



OCTOBER 28, 2021



1134 E. 44th NORTH KENWOOD DISTRICT



WARD 4
Alderman Sophia
King

Kenwood

Project Team

Developer | SWA Investments
Architect | Ralph Donald Johnson



1134 E. 44TH – NORTH KENWOOD DISTRICT

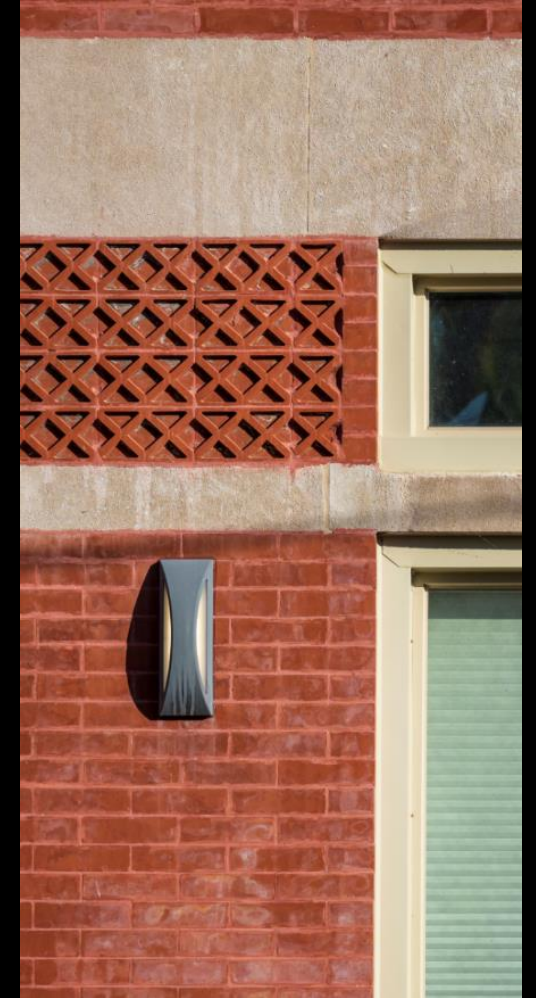
REHABILITATION



Cornice After



After



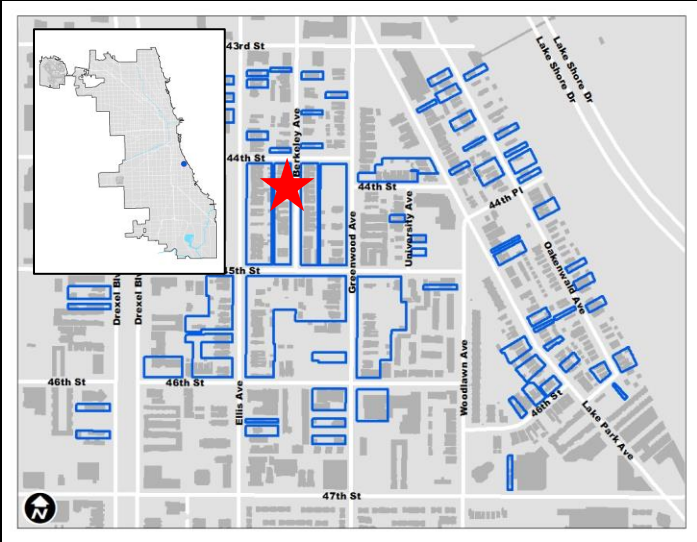
Pressed Brick After



After

1134 E. 44TH – NORTH KENWOOD DISTRICT

REHABILITATION



4404 S. Berkeley
NORTH KENWOOD DISTRICT

Project Team

WARD 4
Alderman Sophia
King

Kenwood

Developer | SWA Investments
Architect | Daniel Ford
General Contractor | Aaron Shavers





4404 S. BERKELEY- NORTH KENWOOD DISTRICT

REHABILITATION



Before





4404 S. BERKELEY- NORTH KENWOOD DISTRICT

REHABILITATION

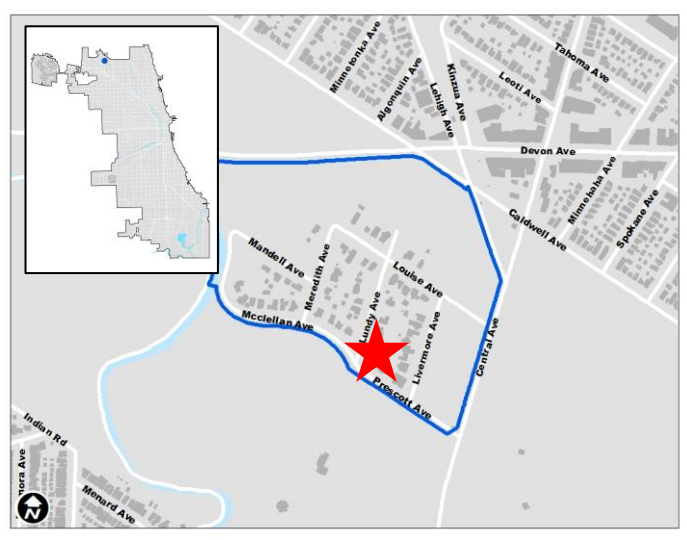
6203 N. Lundy

OLD EDGEBROOK DISTRICT



Project Team

Owners | Jessica DeBruin and John Lee
Architect | Morgante Wilson Architects
Contractor | DOM79 Inc.



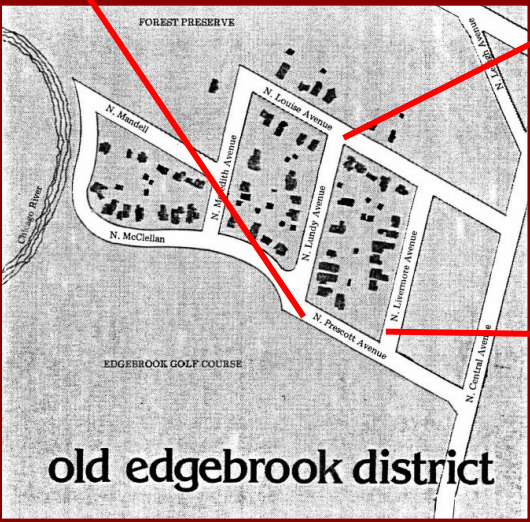
WARD 39
Alderman Samantha
Nugent
Forest Glen



6203 N. Lundy From Prescott Ave.



Intersection of Lundy Ave. And Louise Ave.



old edgebrook district



Livermore Ave. Looking North



Diagram Showing Dormer Revision



Before

Photos Courtesy of Architect

REHABILITATION

6203 N. LUNDY – OLD EDGEBROOK DISTRICT

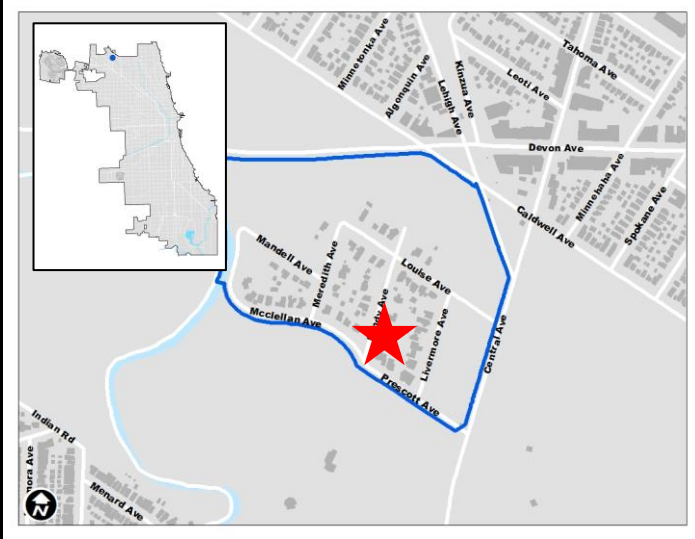


Front Elevation - After



Side Elevation - After





6219 N. Lundy
OLD EDGEBROOK DISTRICT



Project Team

Owners | Jonathan and Angie Rush
Architect | Besch Design, Ltd.
General Contractor | TMP Development

WARD 39
Alderman Samantha
Nugent
Forest Glen



c. 1920



Before



Concealed Original Siding



Before - Porch altered



Before

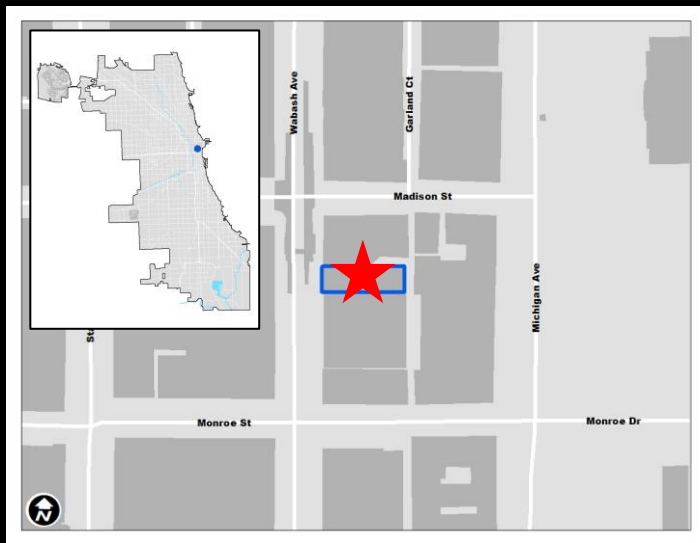


After



After





15 S. Wabash

JEWELER'S BUILDING

Project Team

Developer/Owner | Honore Holdings, Peerless Development

Architect | SPACE Architects + Planners

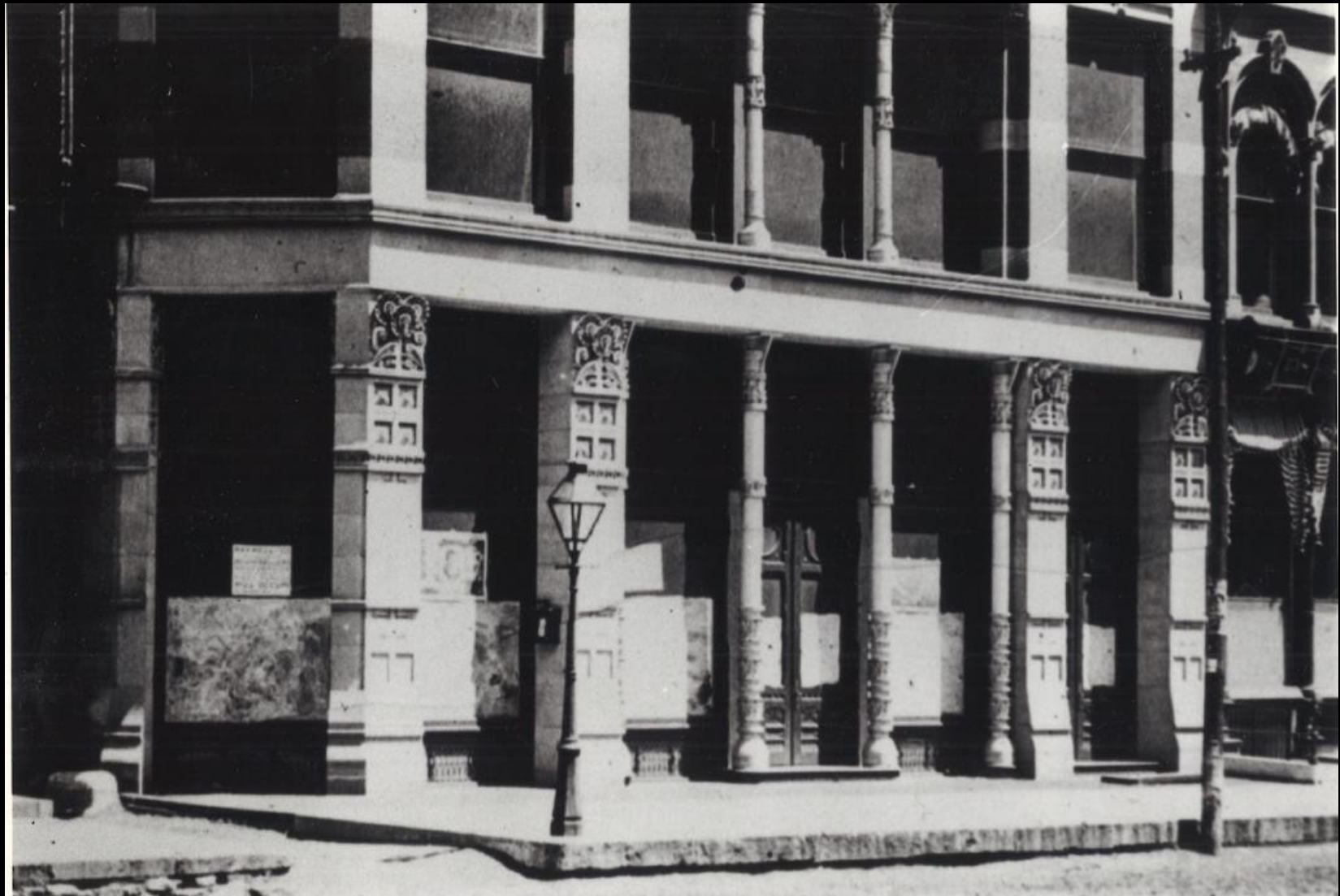
Contractor | Cubed Construction

Historic Consultant | MacRostie Historic Advisors LLC

WARD 42

Alderman Brendan Reilly

Loop



c. 1884



c. 2018



c. 1960

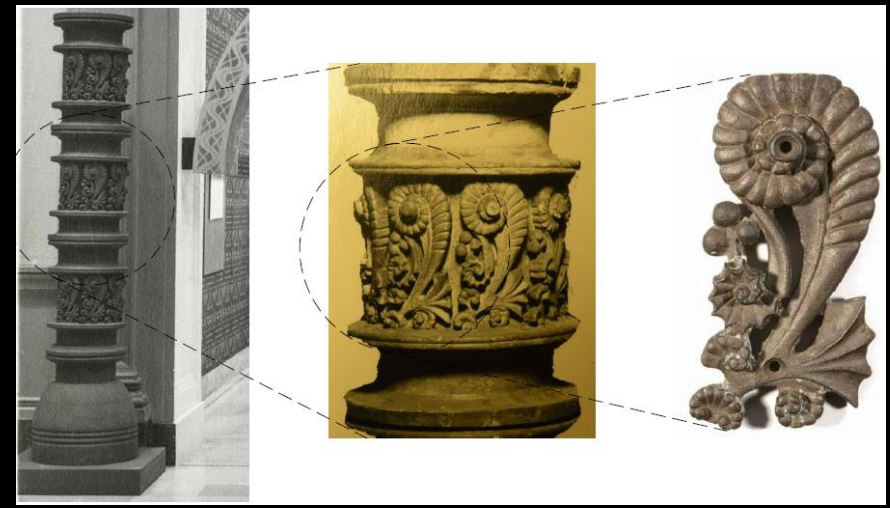


Exterior Detailing



Ryerson and Burnham Archives - Richard Nickel

Jeweler's Building Behind 'El' Tracks



Cast Iron Column References



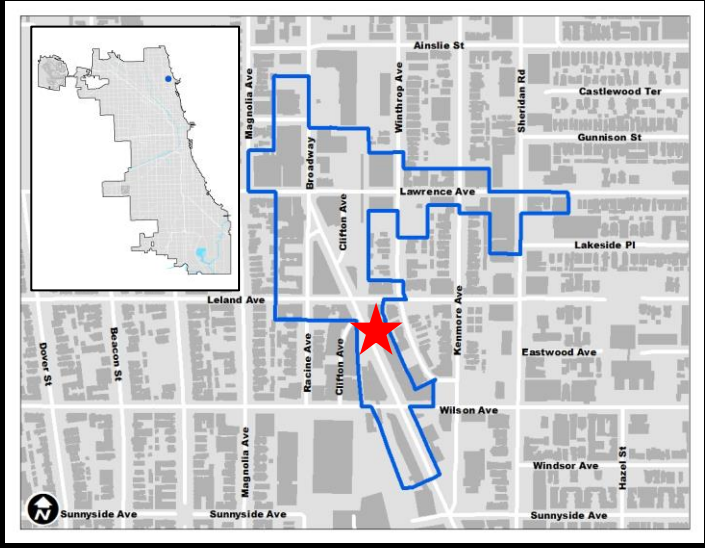
Ryerson and Burnham Archives - Richard Nickel



After



Restored Column Detail



4649 N. Broadway

UPTOWN SQUARE DISTRICT

Project Team

Developer | TAG Capital LLC
Project Manager | Engelmann Entities
Architect | MDT Architects
General Contractor | Formed Space
Mason | Bricks Inc.

WARD 46
Alderman James
Cappleman
Uptown



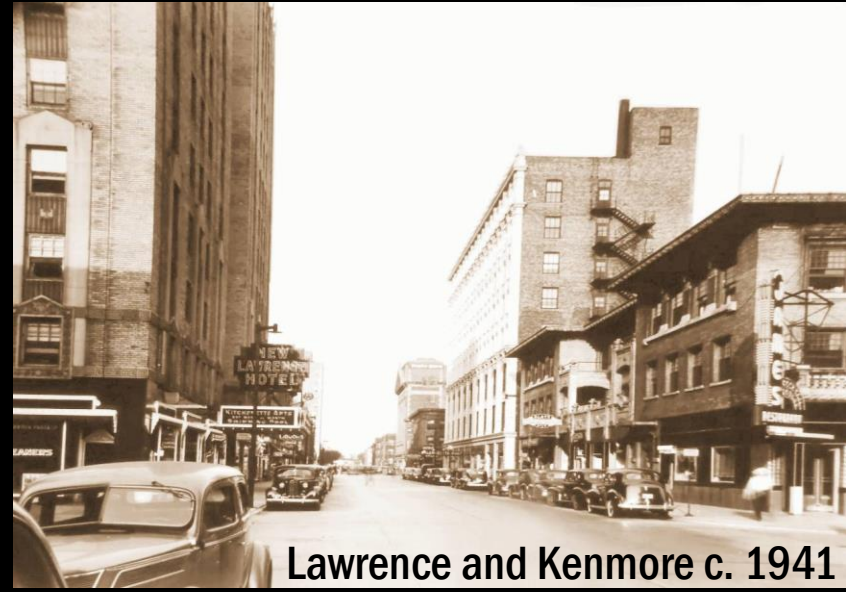
Uptown Aerial View (c.1929) - subject property visible east of the elevated tracks



www.Chicago-L.org

Photo from the Krambles-Peterson Archives

Wilson 'El' Stop c. 1917



Lawrence and Kenmore c. 1941

4649 N. BROADWAY – UPTOWN SQUARE DISTRICT

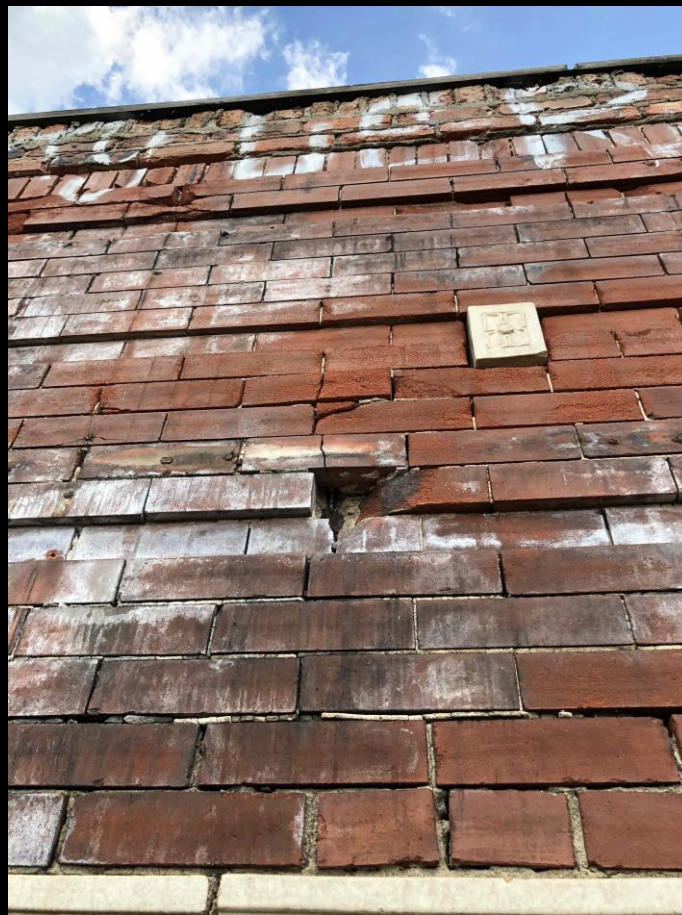
REHABILITATION



Before



After Removal of Metal Panels





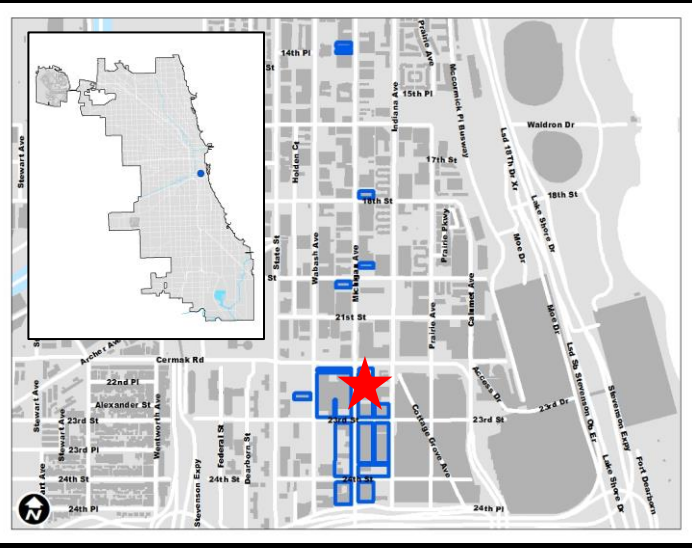
After: Interior



After: Exterior

2245 S. Michigan

MOTOR ROW DISTRICT



WARD 3
Alderman Pat Dowell
Near South Side

Project Team

Owner/Developer | Windy City Real Estate
Architect | Bugaj Architects



After



1905 Moline Advertisement



FIG. 1. AUTOMOBILE ROW.
West Side, from 14th to 16th Streets, Michigan Boulevard, Chicago. Various Architects.

c. 1910



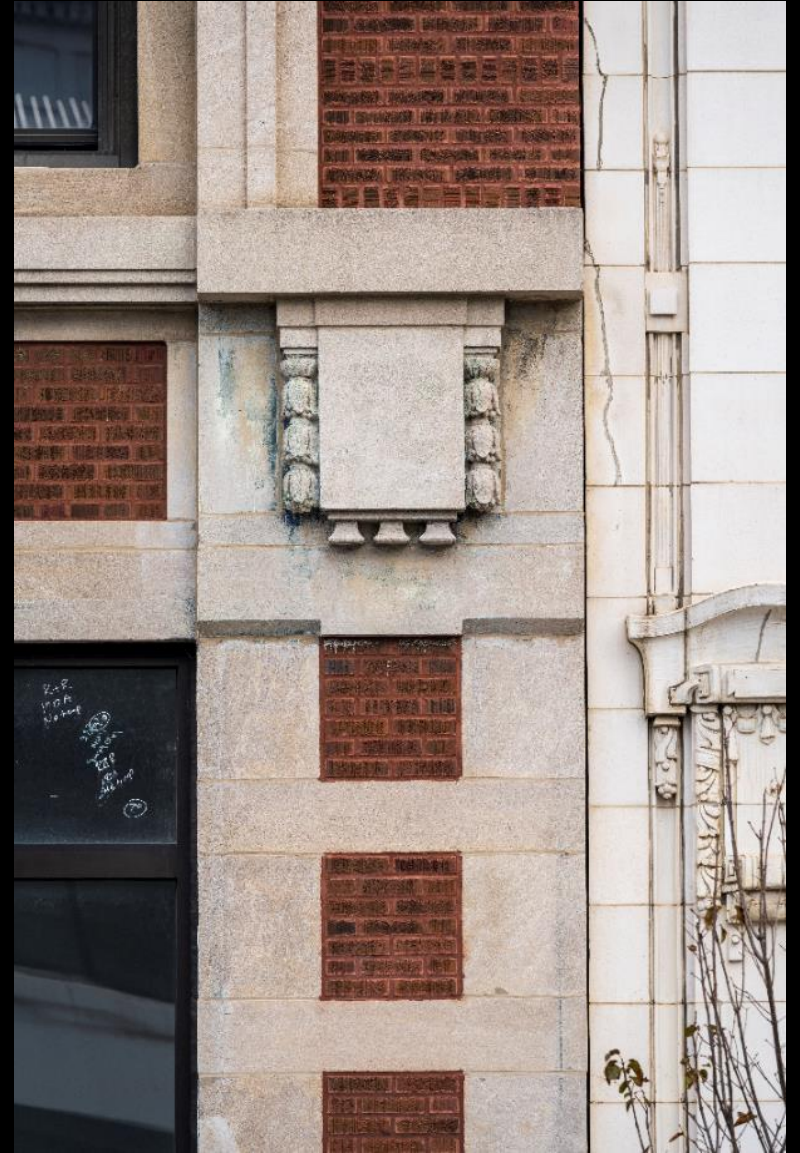
Before



After



After





2229 S. Michigan



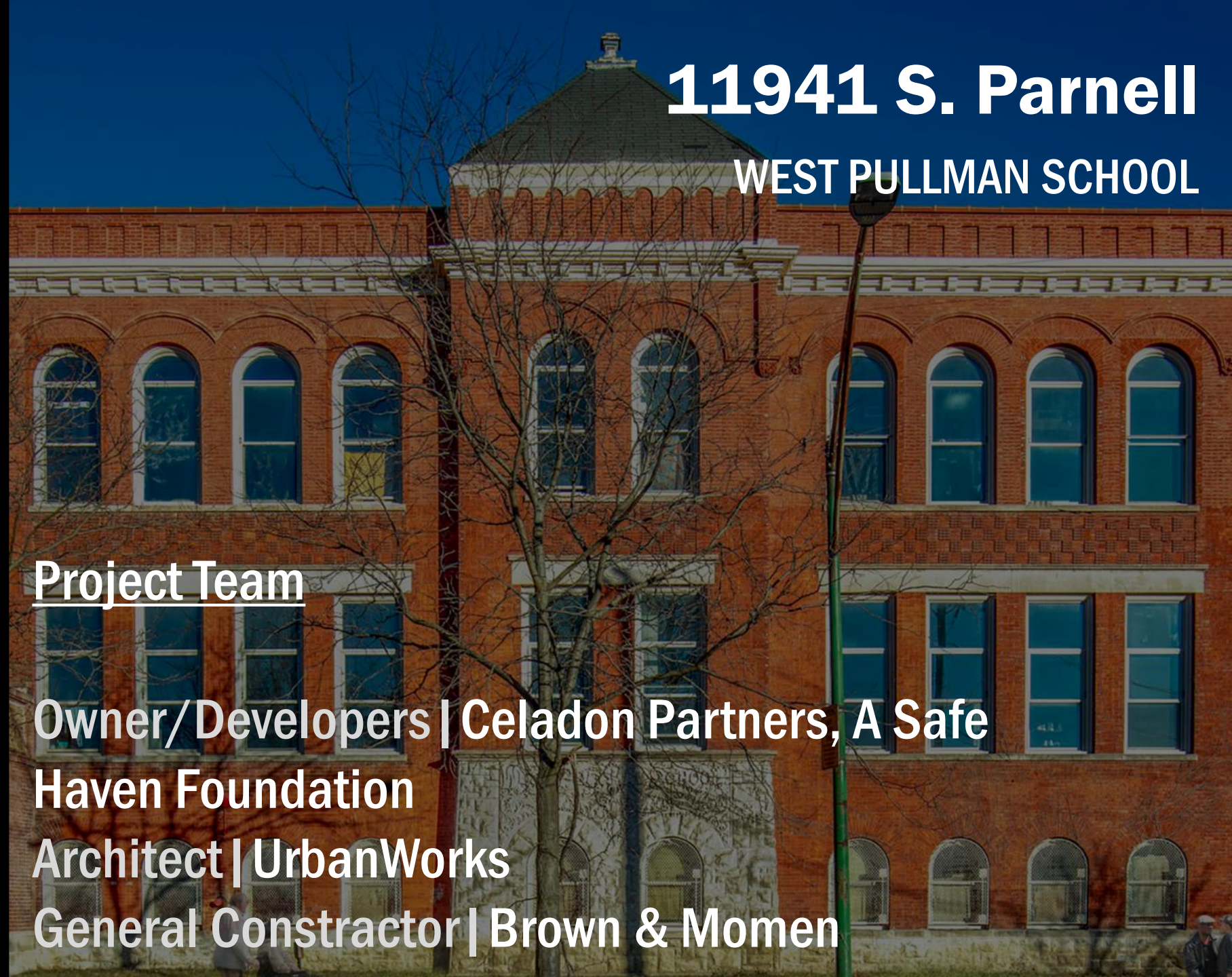
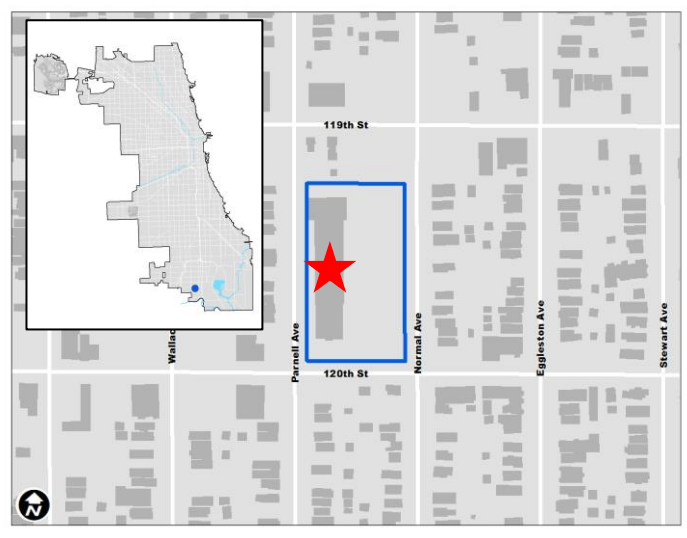
2218 S. Michigan



2245 S. Michigan

11941 S. Parnell

WEST PULLMAN SCHOOL



Project Team

Owner/Developers | Celadon Partners, A Safe Haven Foundation

Architect | UrbanWorks

General Contractor | Brown & Momen

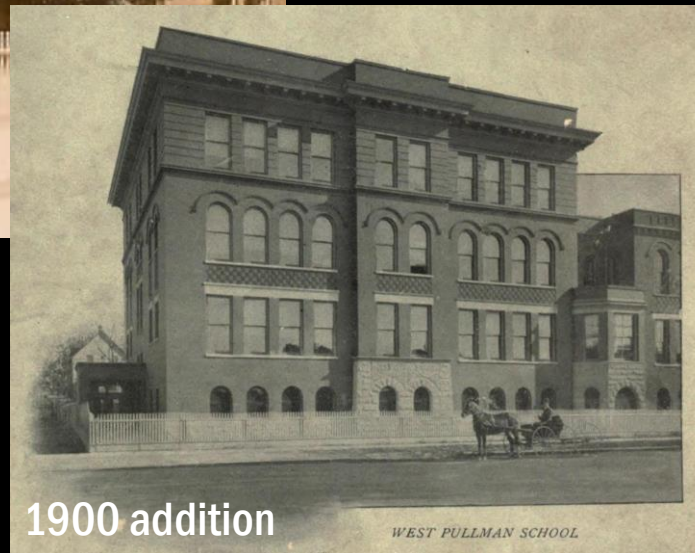
WARD 34

Alderman Carrie Austin

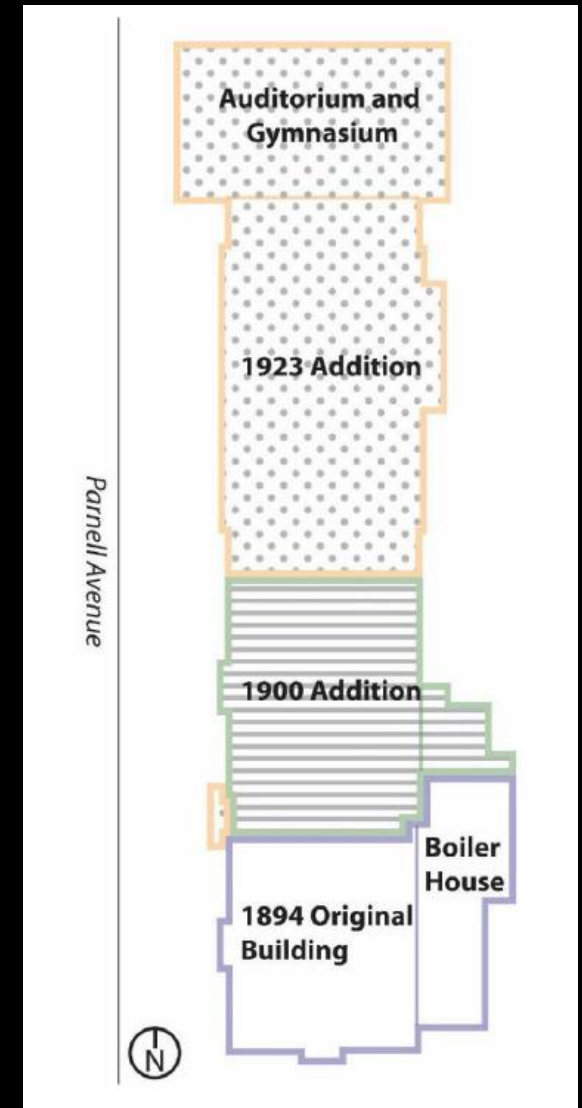
West Pullman



Original 1894 school (foreground)
c. 1910 postcard, Courtesy of Celadon Partners



1900 addition



Additions Over the Years



Metal Cornice Pre-Rehab



East Elevation & Boiler House Pre-Rehab



Former classrooms and Auditorium, c. 2017



Historic Interiors:
Corridor &
Auditorium



During Construction



Finished Apartment

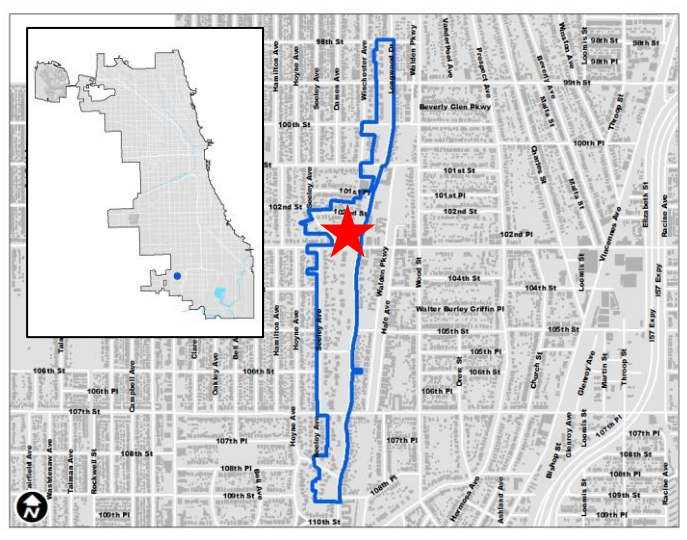


Photos Courtesy of Celadon Partners



After: West Pullman School Senior Community
Courtesy of Celadon Partners

10244 S. Longwood LONGWOOD DRIVE DISTRICT

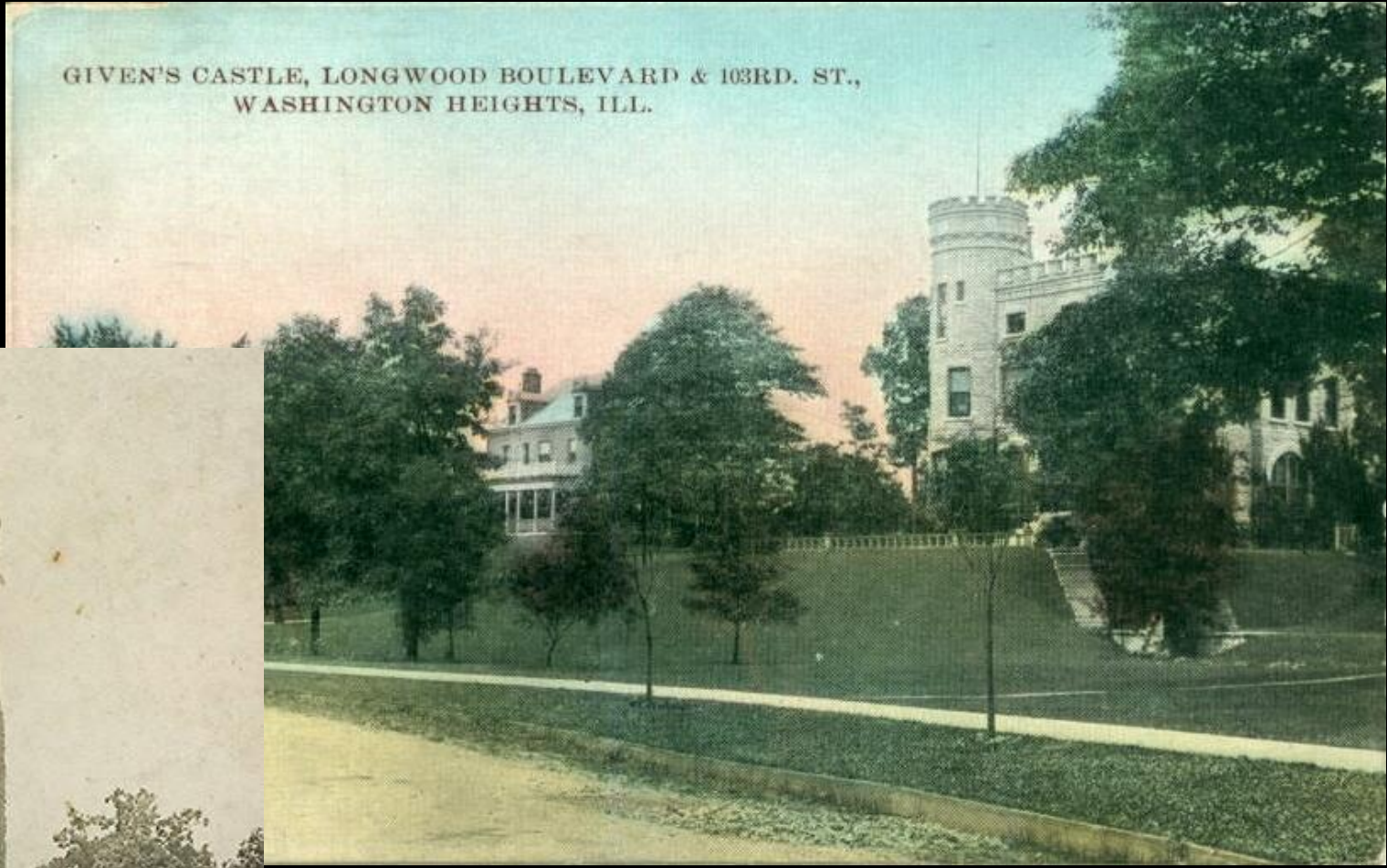


Project Team

Owner | Beverly Unitarian Church, Project
Management Advisors, Inc.
Architect | Revive Architecture LLC
General Contractor | Mark 1 Restoration
Stone Supplier | Galloy & Van Etten

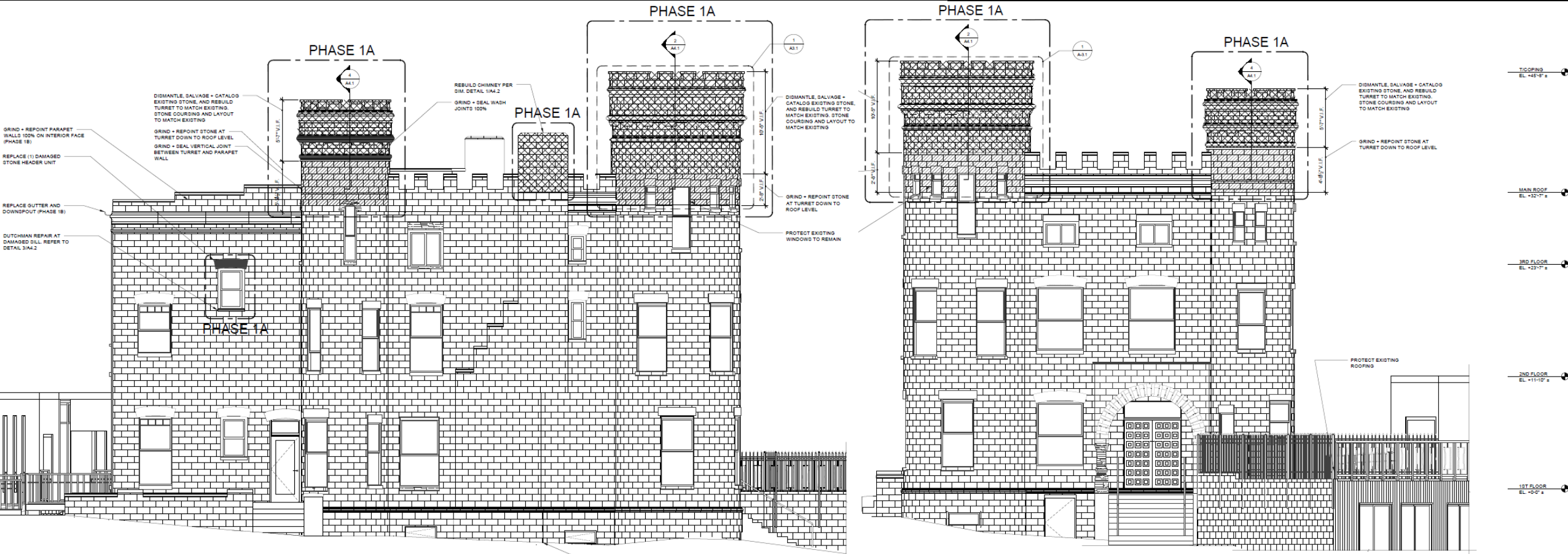
WARD 19
Alderman Matt
O'Shea
Beverly

GIVEN'S CASTLE, LONGWOOD BOULEVARD & 103RD. ST.,
WASHINGTON HEIGHTS, ILL.



Early Photos/Renderings of Givens Castle

Courtesy of Digital Research Library of Illinois

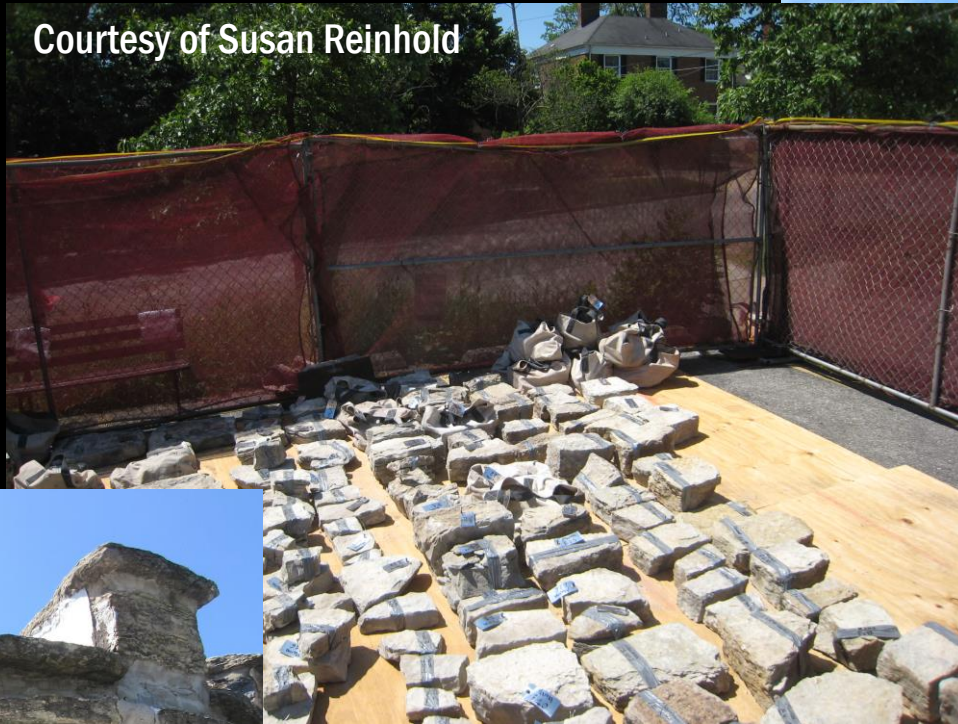


Rehabilitation Plans



Courtesy of Brian Otto

Before



Courtesy of Susan Reinhold

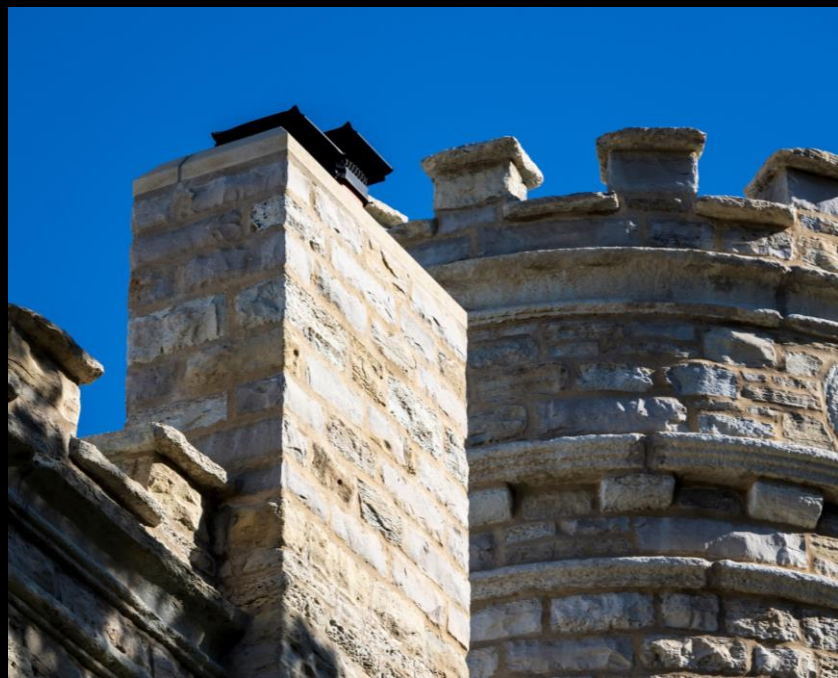
During Cataloguing
and Construction



Courtesy of Adair Small



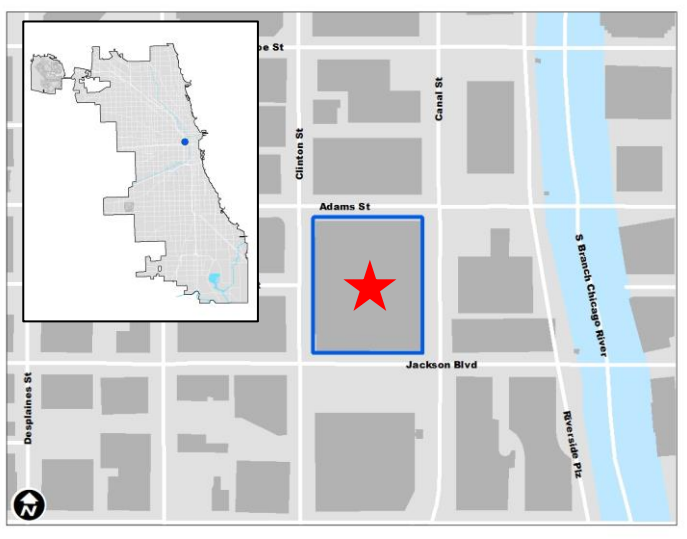
Courtesy of Ken Small



After

Chicago Union Station

500 W. JACKSON



Project Team

Owner | Amtrak – National Railroad Passenger Corporation

Architect | Goettsch Partners

Structural Engineer | Klein & Hoffman

Building Management | CBRE

General Contractors | Berglund Construction, Pepper Construction, and Clune Construction

WARD 42

Alderman Brendan Reilly

Near West Side



C. 1915



c. 1948

Photos Courtesy of Chicago History Museum



Original Construction



Mid-Restoration



After Restoration

Courtesy of Amtrak

CHICAGO UNION STATION – 500 W. JACKSON

REHABILITATION +
RESTORATION



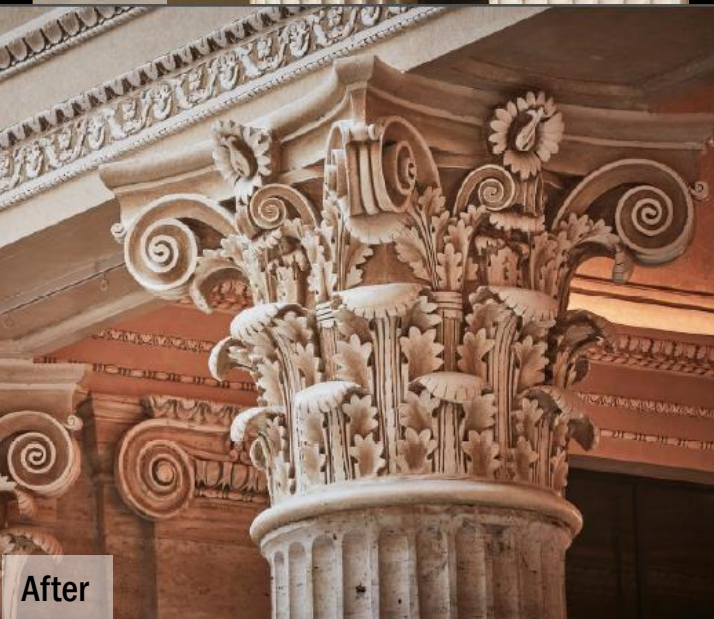
Before



Before



Before



After



After

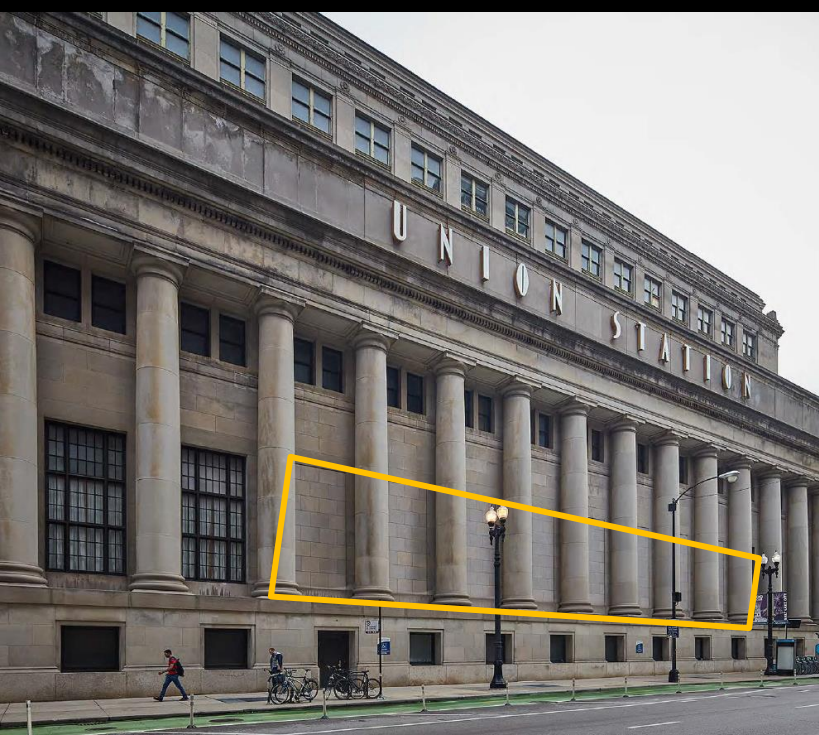


After

Courtesy of Amtrak

CHICAGO UNION STATION – 500 W. JACKSON

**REHABILITATION +
RESTORATION**



Before – Clinton Street

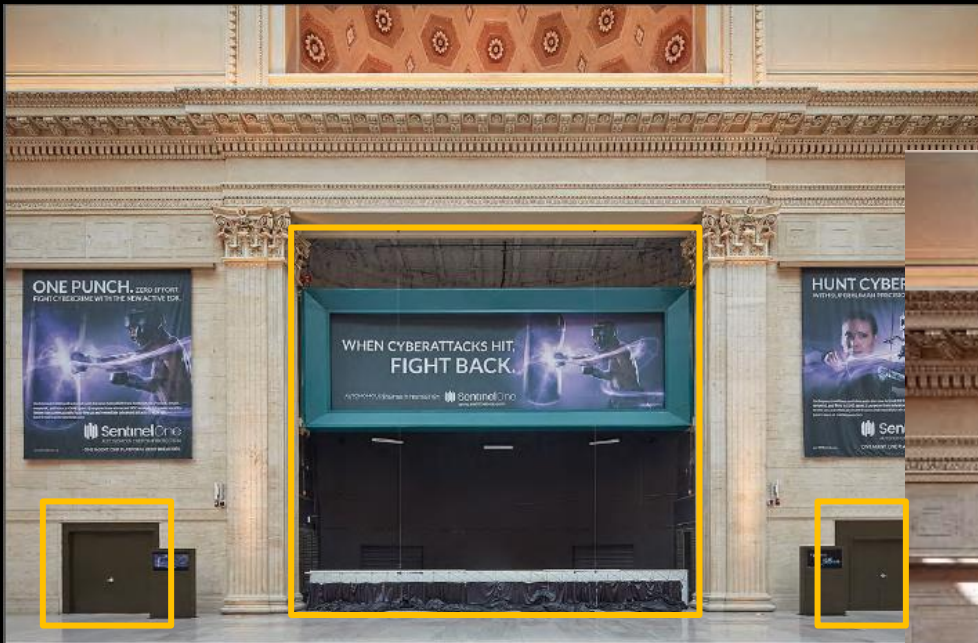


After

Courtesy of Amtrak

CHICAGO UNION STATION – 500 W. JACKSON

REHABILITATION + RESTORATION



Before



After

Courtesy of Amtrak

CHICAGO UNION STATION – 500 W. JACKSON

REHABILITATION +
RESTORATION



1835 W. Harrison

OLD COOK COUNTY HOSPITAL
ADMINISTRATION BUILDING

Project Team

Developers | Murphy Development Group LLC

Owners | Cook County

Architect | Skidmore, Owings & Merrill

General Contractor | Walsh Construction Co.

Mason | Mark 1 Restoration

Historic Consultant | MacRostie Historic

Advisors LLC

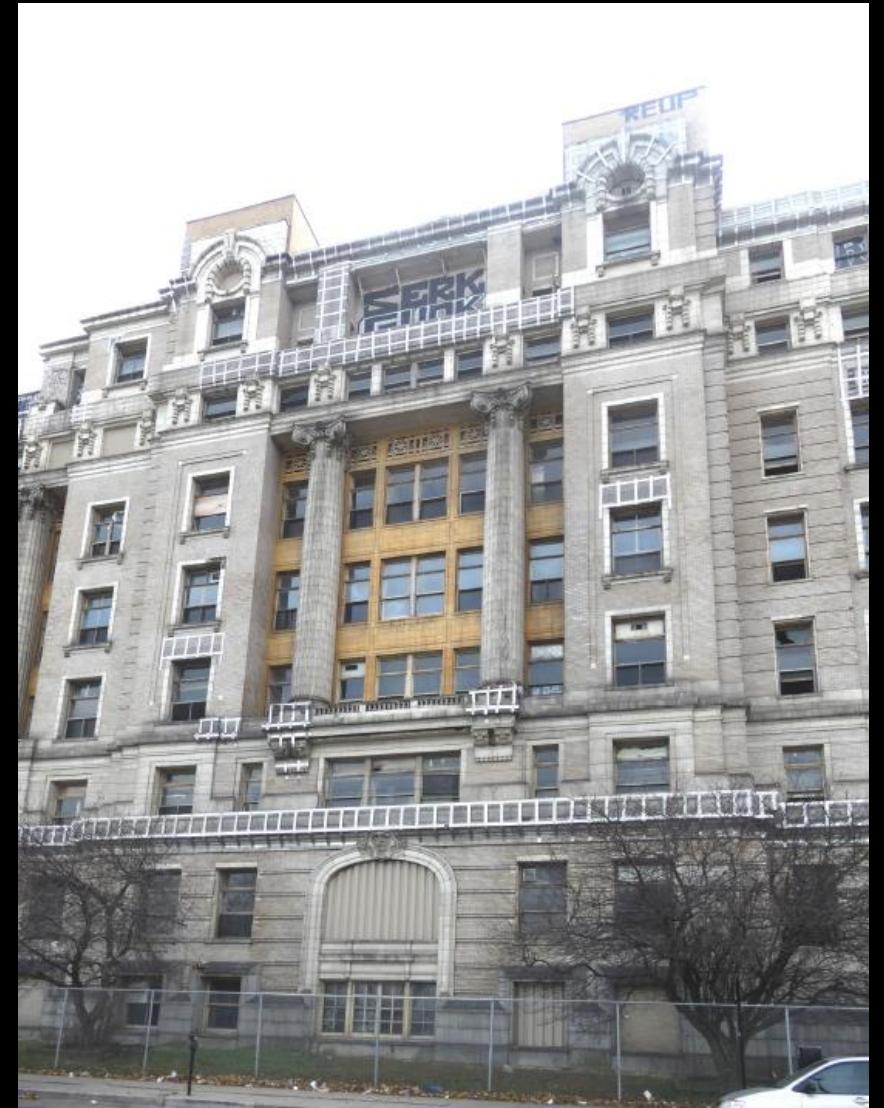
WARD 27

Alderman Walter
Burnett Jr.

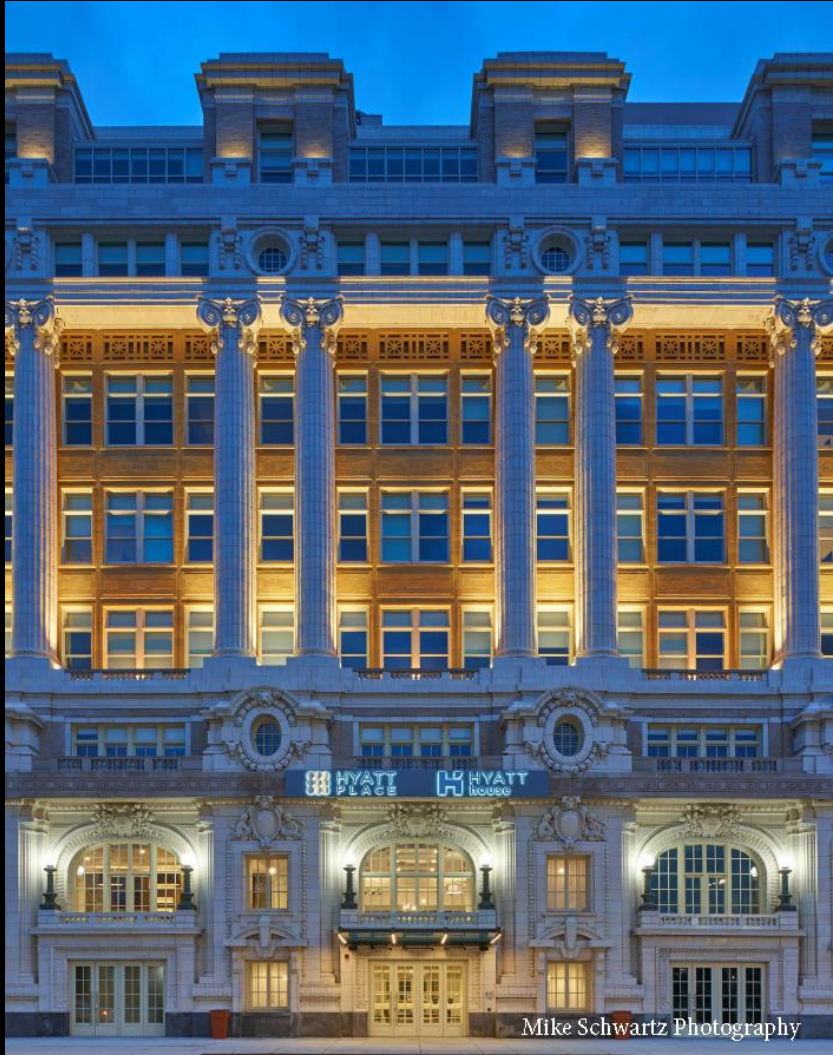
Near West Side



Historic Photo c. 1913



Before - c. 2017



Architectural Lighting



Masonry Cleaning



Rear Contemporary Cladding



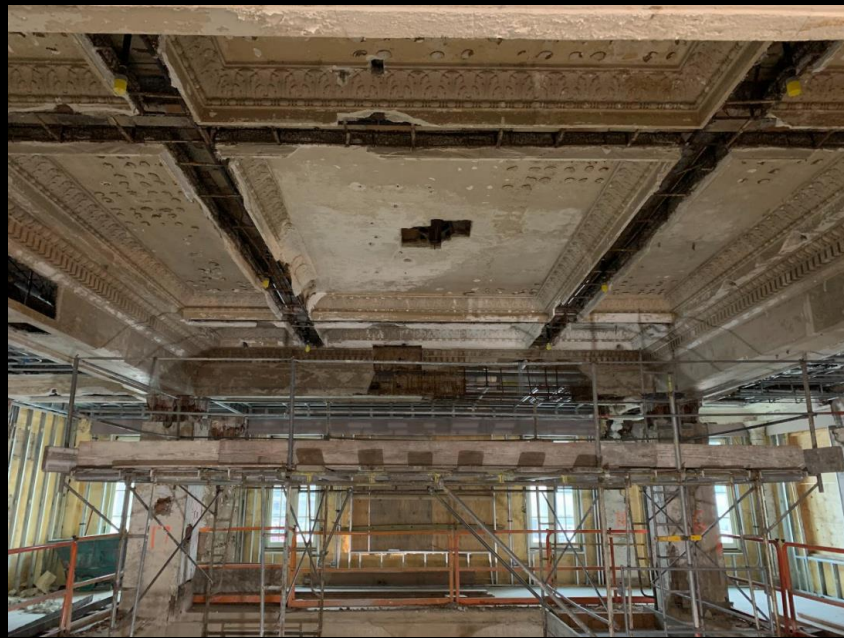
Mike Schwartz Photography



Mike Schwartz Photography



Before

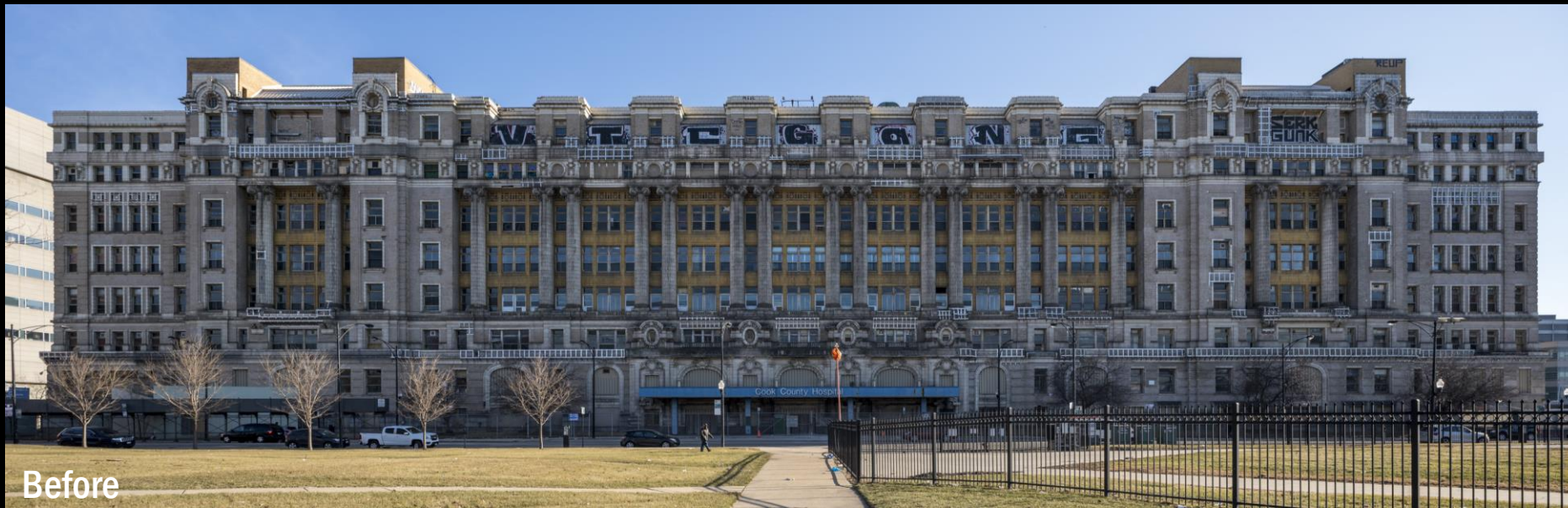


During Construction



Mike Schwartz Photography

New Lobby

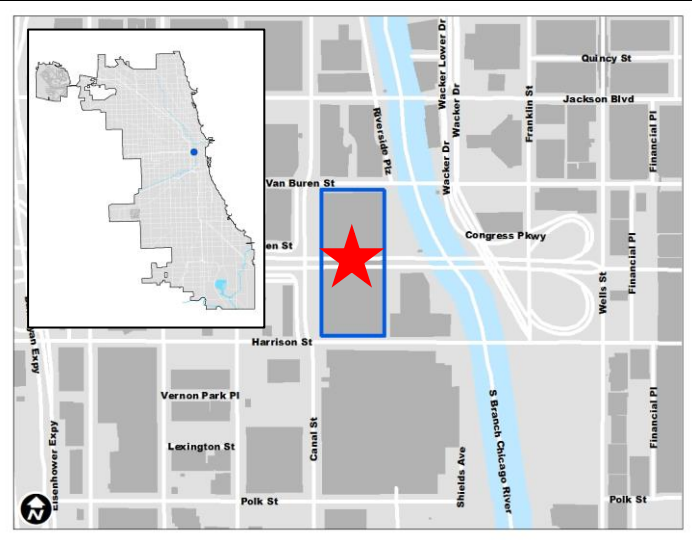


Before



After

Photos Courtesy of Developer



404 W. Harrison

OLD CHICAGO MAIN POST OFFICE BUILDING

Project Team

WARD 25
Alderman Byron
Sigcho-Lopez

Near West Side

Owner/Developer | The 601W Companies
Building Management | Jones Lang Lasalle
Leasing Firm | The Telos Group
Architect | Gensler
Historic Consultant | MacRostie Historic Advisors LLC



Northwest Corner, 1935



Roof and West Elevation, 2017



Mail Sorting 1951



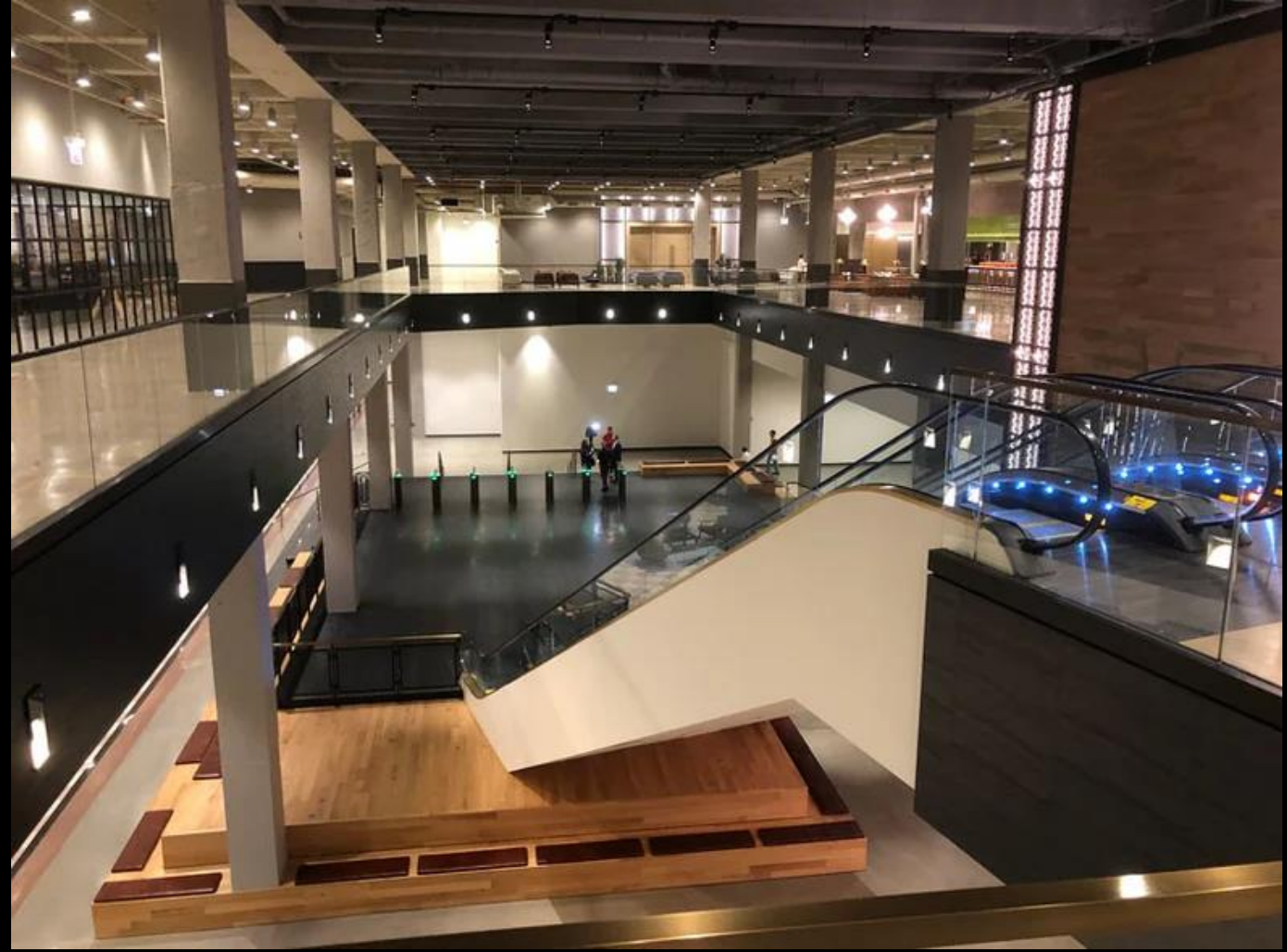
Before



Courtesy of Tom Rossiter



Photo credit: Eric Laignel



After



Parcel Scale



Vertical Mail Chute



Inspector Catwalk



After





Before



Photo credit: Eric Laignel

After

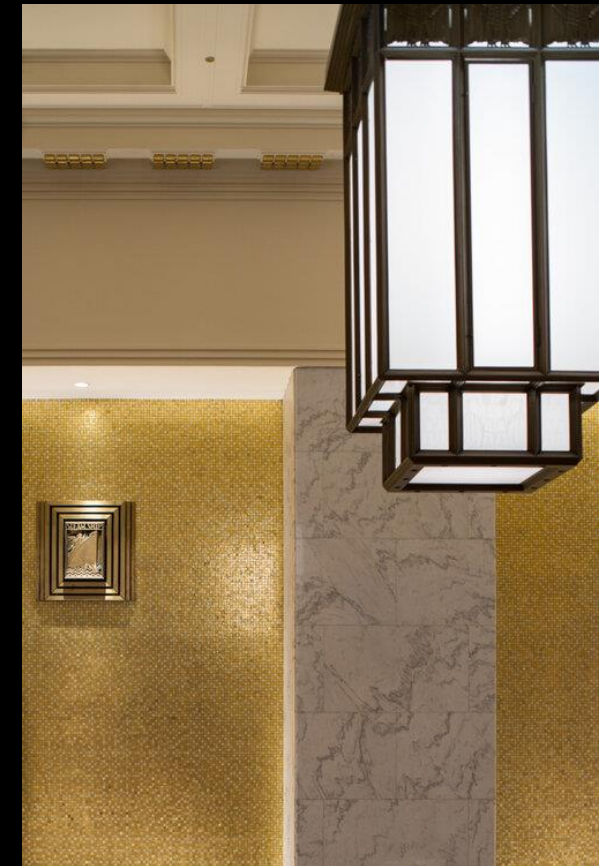


Photo credit: Tom Rossiter

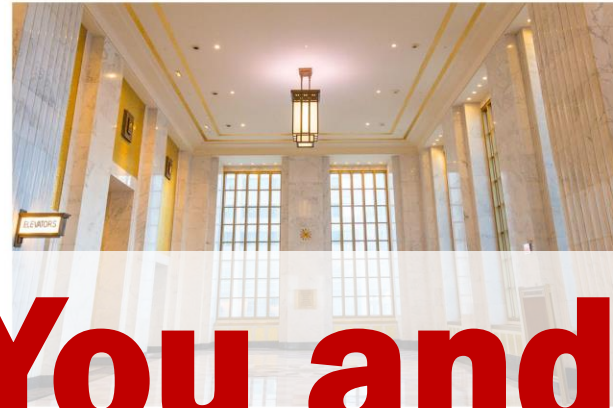
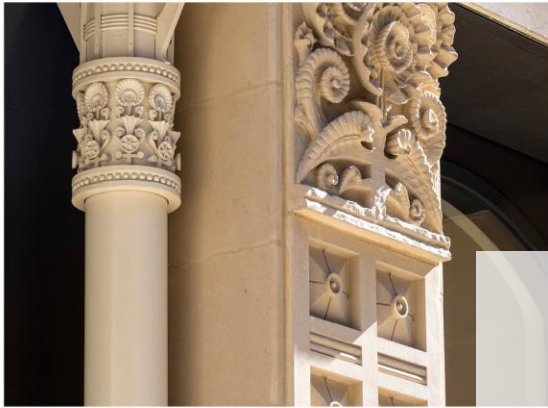
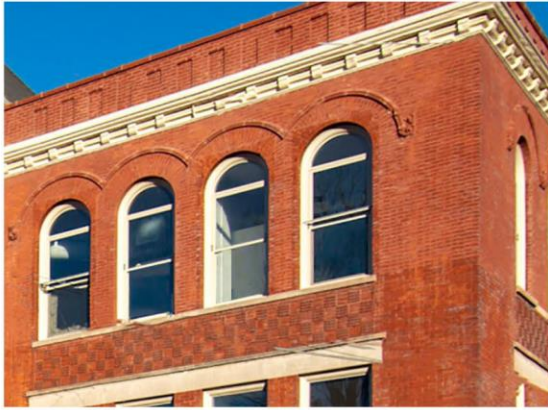


Before



Photo credit: Eric Laignel

After - "The Meadow" & Programmed 3.5-Acre Rooftop



**Thank You and
Congratulations!**

