

COMMISSION ON CHICAGO LANDMARKS

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT FOR 2020

SPECIAL NOTE REGARDING THE YEAR 2020

The global pandemic which advanced across the world in 2020 led to COVID-19 public health emergency measures at both state and local levels. In mid-March, Mayor Lightfoot issued a stay-at-home order paralleling that of Governor Pritzker. City Hall was closed and most employees were required to work from home remotely, many for the first time. Having handled much of their work online, Historic Preservation staff were able to continue serving the public while transitioning to working and meeting remotely. Fortunately no agenda items had to be heard in April so the Commission canceled that month's meeting. Meanwhile, staff worked to transition future Commission and Committee meetings to virtual ones as allowed per City Council emergency legislation later codified statewide by the Governor. Chairman Leon issued emergency rules and the first virtual Commission on Chicago Landmarks and Permit Review Committee meetings were held in May. As of the end of 2020, meetings continued to be held virtually and staff continued to work remotely for the majority of time. As you will see from this report, work continued unabated for the Commission and its staff who proudly served the City of Chicago through this difficult and unprecedented time.

OVERVIEW

The Commission on Chicago Landmarks, whose nine 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 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 planning, design, and historic preservation professionals in the Bureau of Citywide Systems, Historic Preservation and Central Area Planning of the Department of Planning and Development. The Bureau leads planning, design, and preservation initiatives throughout the city. The eight full-time staff of the Historic Preservation Division carry 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.

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 2020, six proposed landmark designations were initiated by the Commission, with one of these approved by the City Council. The remaining five designations are in process, and it is expected that they will be approved by City Council in 2021. In addition, the City Council approved five landmark designations in 2020 that were initiated by the Commission in 2019. Another designation initiated by the Commission in 2018, the Pilsen Historic District, was voted down by the City Council in 2020.

LANDMARKS DESIGNATED BY CITY COUNCIL IN 2020

John Nuveen House

3916 North Tripp Avenue
Ward 45

Designated January 15, 2020

The John Nuveen House was built in 1892. With its wide lot, large size, and picturesque architecture, the Nuveen House represents the Irving Park neighborhood's early stage of development as one of Chicago's "railroad suburbs" in the nineteenth century. The house is an excellent example of residential architecture in the Queen Anne style, an architectural style of great significance in the history of Chicago and the United States. The house is also significant for its original owner, John Nuveen, who was an important figure in Chicago's economic history. In 1898 Nuveen founded his own investment banking firm in Chicago, John Nuveen & Co., which became a nationally significant investment bank by the mid-twentieth century.





Mt. Pisgah Missionary Baptist Church Complex

4600-4628 South Dr. Martin Luther King Jr., Dr.

Ward 3

Designated April 24, 2020

The Mt. Pisgah Missionary Baptist Church Complex has served as a center for community, religion, culture, and society in the Grand Boulevard community and Bronzeville neighborhood since its completion in 1912. Originally the home of Sinai Temple, Chicago's first Jewish Reform congregation, then Corpus Christi (Catholic) High School, the complex has been home

to Mt. Pisgah Missionary Baptist Church since 1962. Designed in the neoclassical style by the prolific architect Alfred Alschuler, the complex exhibits fine architectural details and craftsmanship through its design and use of traditional masonry materials. Moreover, the complex is associated with significant national figures who led the nation in social reform, philosophy, religion, politics, and civil rights activism in different eras, including Dr. Martin Luther King, Jr., Reverend Jesse Jackson, Ralph Metcalfe, and Eleanor Roosevelt.

Chicago & North Western Railway Office Building

226 West Jackson Boulevard

Ward 42

Designated May 20, 2020

The CNW Building was designed by the Chicago firm of Frost and Granger and completed in 1905. The fourteen-story, Classical Revival-style building served as the headquarters for the Chicago & North Western Railway, the most extensive rail line in the Midwest. The railway company directly linked Chicago with other regions of commerce and facilitated the exchange of goods and people, significantly contributing to the economic growth and commercial vitality of Chicago. As the company's headquarters, the CNW Building was essential to the successful operation of the railroad during the early twentieth century and reflects the significant role that railroads played in the development of the city.





Near North Side Multiple Property District

Roughly bounded by Chicago Avenue on the north, LaSalle Drive on the west, Grand Avenue on the south, and Fairbanks Court on the east

Ward 42

Designated May 20, 2020

The Near North Side Multiple Property District is a non-contiguous district of fifteen buildings of a similar type, age, and architectural quality that collectively have a distinctive physical presence in the Near North Side. The buildings are architecturally significant buildings originally built as single-family houses, attached houses, and small-scale flats buildings built in the

nineteenth century and, in the case of one, given an architecturally significant remodeling in the 1920s. The group includes structures designed by Treat and Foltz, Burling & Whitehouse, and Henry Ives Cobb who designed the single-family home at 716 North Rush Street for himself.

**Blackwell-Israel Samuel
A.M.E. Zion Church Building**

3956 South Langley Avenue

Ward 4

Designated May 20, 2020

This Romanesque Revival-style church was designed by Edbrooke & Burnham and constructed in 1886. Under the Oakland Methodist Episcopal Church, the Building's first congregation, it served as a multi-faceted community center, hosting its own organizations but also opening the Building to local and national clubs, unions, and associations such as the Woman's Christian Temperance



Union to meet. When Blackwell-Israel Samuel A.M.E. Zion Church moved into the Building in 1929, they continued to offer use of the Building as a center of community, education, and culture. The firm of Edbrooke and Burnham was nationally recognized during the mid-to-late nineteenth century and responsible for several buildings at the University of Notre Dame, Mecca Flats (Chicago, 1892, now demolished), and the Georgia State Capitol (Atlanta, Georgia, 1889).



(Former) Schlitz Brewery-Tied House
9401 South Ewing Avenue
Ward 10
Designated October 7, 2020

Brewery-tied houses were buildings built between the 1890s and 1910s that housed taverns directly owned and commissioned by larger breweries to sell only the alcohol produced by that brewer. In the face of rising opposition to alcohol consumption, these structures were crafted with quality materials and attractive architectural details as part of an effort to make them appear as more legitimate places to drink. The Ewing Tied House is an excellent example of the architecturally distinctive Chicago taverns built by breweries around the turn of the twentieth century. Constructed in 1907 and designed by architect Charles Thisslew on behalf of the Schlitz Brewing Company, it shows the influence of the Queen Anne style of architecture, with its simplified

arched parapet corner, and its use of a mixture of exterior textures and building materials, including brick, limestone, and a metal cornice. The Ewing Avenue Tied House joins nine other such buildings designated in Chicago since 2011.

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.

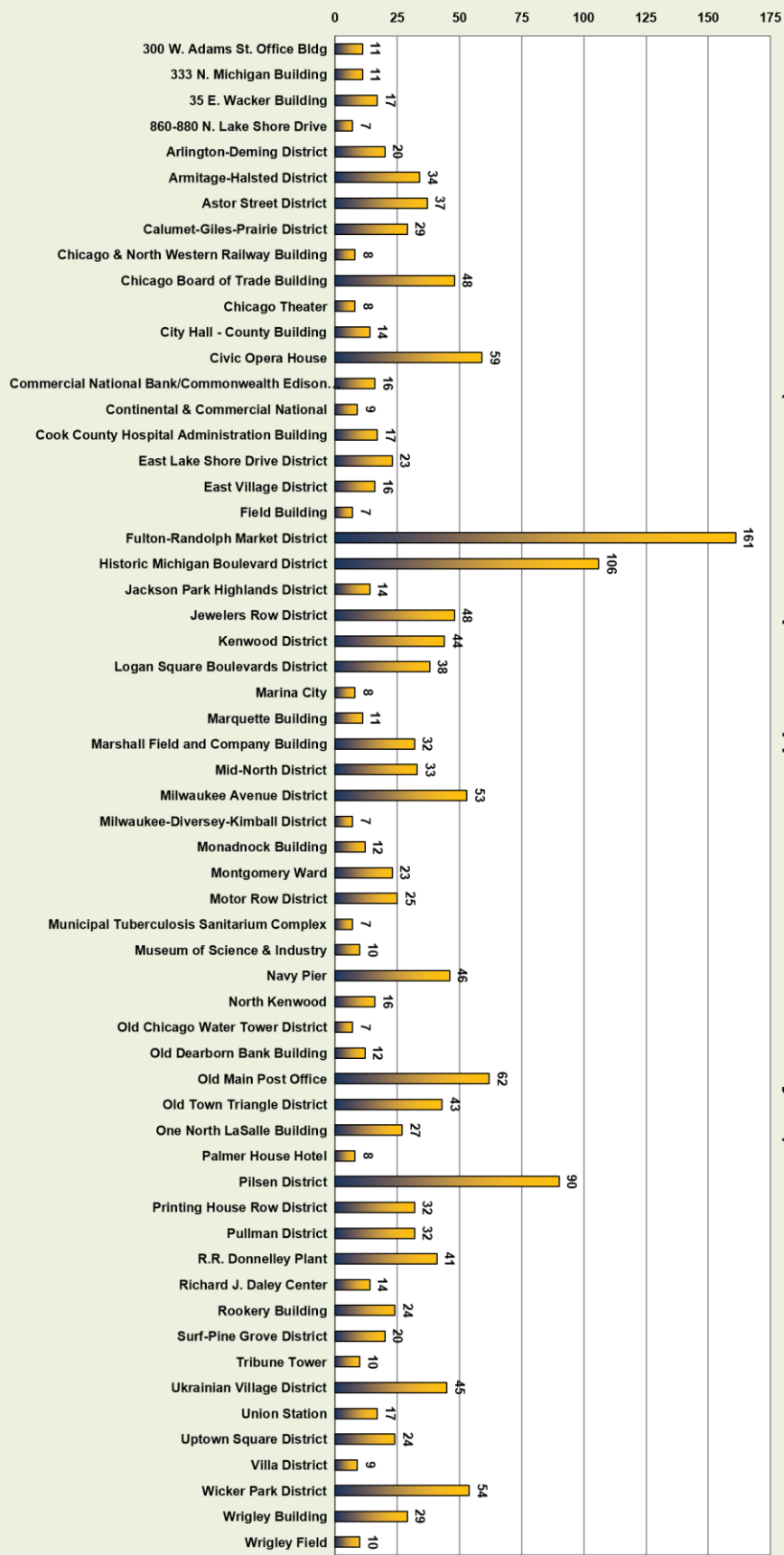
The Permit Review Committee (PRC), comprised of five Commission members, typically reviews design policy issues and pre-permit applications for major projects such as new infill construction, significant alterations, construction of visible additions, and demolitions. The PRC meets once per month. Historic Preservation Division staff review all other applications on behalf of the Commission.

In 2020, the Commission reviewed 1,971 permit applications and performed 2,159 reviews in total:

- The number of permits reviewed in 2020 was 779 less than in 2019.
- The average number of days to issue an approval or corrections was 3.6 days.
- No permit applications were denied.
- The PRC reviewed 42 projects in 2020 compared to 58 projects in 2019.

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

Total Number of Approvals by District/Landmark (for seven or more permits approved in the 2020 calendar year)



3. MONITORING AND STEWARDSHIP

At the close of 2020, Historic Preservation staff continued to monitor approximately thirty 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.

The pandemic and COVID-19-related closures temporarily eliminated interior inspections and reduced overall inspections by the Department of Buildings. Hearings at both Administrative Hearings and Circuit Court went virtual beginning in March. As the City's COVID-19 restrictions decrease, the number of inspections and court cases are expected to return to pre-pandemic levels.

4. ECONOMIC INCENTIVES FOR LANDMARKS

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

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 PROJECTS APPROVED BY THE COMMISSION IN 2020

In 2020, the Commission approved the scope of work and budget for the Adopt-a-Landmark project for the Beverly Unitarian Church, located at 10244 South Longwood Drive. In addition, staff continued its review of the ongoing restoration work for a project previously approved by the Commission at the First Church of Deliverance, located at 4301 South Wabash Avenue.

ADOPT-A-LANDMARK – COMPLETED PROJECT



11127-11149 South Langley Avenue and 704-706 East 112th Street
Ward 9
Certified March 2020

In 2020, Historic Preservation staff certified as complete one Adopt-a-Landmark project known as Pullman Artspace Lofts, located at 11127-11149 South Langley Avenue and 704-706 East 112th Street

(initially approved in September 2018). Two vacant, multi-unit residential structures were substantially rehabilitated as part of a larger project with new construction to provide 38 affordable housing units. Work to the historic structures included demolition of non-historic windows, doors, porches, fire escapes, and the roof of one structure; rebuilding the roof with parapet, cornice, and dormers to match historic; installation of new windows, doors, and porches; removal of paint from the masonry; and repointing and spot replacement of masonry. The project received a \$250,000 Adopt-a-Landmark grant.

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 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 2020 the Commission recommended that two building projects receive the Class L incentive. One project was subsequently approved by City Council. The second application (for 225 West Randolph Street) is expected to be reviewed by City Council in 2021. The Commission also reviewed and issued final certifications for the rehabilitation of two properties.

CLASS L ORDINANCES APPROVED BY CITY COUNCIL IN 2020

Cook County Hospital Administration Building

1835 West Harrison Street

Ward 27

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

- Amount invested by the applicant: \$132,577,827
- Estimated completion date: September 1, 2020
- Employment: 200 construction jobs, 175 permanent jobs

Chicago & North Western Railway Office Building

226 West Jackson Boulevard

Ward 42

Rehabilitation of this structure will convert the building into two hotels. The planned exterior work includes extensive masonry repairs, tuckpointing as necessary, masonry cleaning of all facades, coating of brick parapets to match surrounding masonry, and repair of windows and cast iron elements. New entrances will be provided at the first floor and a one-story rooftop addition will be constructed. The interior work includes the full buildout of 350 hotel rooms and associated amenities, work to stairs and elevators, and new HVAC, plumbing, electrical, and fire protection systems.

- Amount invested by the applicant: \$136,027,372
- Estimated completion date: May 31, 2021
- Employment: 400 construction jobs, 126 permanent jobs

2300 South Indiana Avenue

Motor Row District

Ward 3

Upon completion, the project at 2300 South Indiana will convert the property to a Dual-Brand Studio 6/Motel 6 Hotel with 200 rooms and 4,600 square feet of commercial, retail, and office space on the ground floor. Planned exterior work includes extensive masonry repair/replacement, masonry tuckpointing and cleaning, and new windows and storefronts. The interior work includes a full buildout for a hotel with a lobby on the first floor, three retail spaces, a new light well at the center of the building, new stairs, new elevators, and new HVAC, plumbing, electrical, and fire protection systems.

CLASS L PROPERTY CERTIFICATIONS – COMPLETED PROJECTS

911-915 West Randolph Street
Fulton-Randolph Market District
Ward 27

The exterior scope of work included masonry repairs, new windows and storefronts, and construction of a new, one-story rooftop addition and deck. The interior scope of work included structural reinforcement and new structural members, a new exit stair, a new elevator, and new HVAC, plumbing, and water/gas systems. The project complies with the Chicago Sustainable Development Policy.



- Investment: \$3,654,661 (excluding acquisition cost)
- Employment: 60 construction jobs, 19 permanent jobs



Wrigley Field
1060 West Addison Street
Ward 44

The multi-phase rehabilitation and modernization of the ballpark included restoration of the significant exterior features of the park, rehabilitation of interior spaces and the structure of the park, upgrades of the back-of-house facilities, and new signs. The project complies with the 2017 Chicago Sustainable Development Policy.

- Investment: \$677,645,919 (excluding acquisition cost)
- Employment: 1,965 construction jobs, 14,080 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. Three permit fee waivers were approved for landmark properties in 2020 compared with eight in 2019. See table (below) for details.

Project Address	Landmark/District	Ward	Permit Fee Waiver Total
1444 West Augusta Boulevard	Elizabeth Peabody School	2	\$18,500.00
5023, 5029, and 5035 South Greenwood Avenue	K.A.M. Isaiah Israel Congregation	4	\$ 1,500.00
1035 South Claremont Avenue	Claremont Cottages District	28	\$ 3,000.00
Total			\$23,000.00

5. HISTORIC PRESERVATION PLANNING

Special Character Overlay District

In the fall of 2019, DPD's planning staff procured a consultant to evaluate and provide recommendations on how to establish a new planning tool and to draft design guidelines for two areas that have unique architectural and historical characteristics that did not qualify for landmark district designation. Two specific areas were identified to pilot this new planning tool: a residential area in Bronzeville that spans between two landmark districts and a residential area in Englewood that was included as a recommendation for the adopted plan Green Healthy Neighborhoods. In the fall of 2020, DPD submitted an ordinance that was approved by City Council which revised the Special Character Overlay District zoning code to allow for these zoning overlays to have district-specific design guidelines for both rehabilitation of character buildings and new construction. This ordinance revision now allows the overlays to work similar to other U.S. cities' Neighborhood Conservation Districts. The draft overlay boundaries, character buildings, and design guidelines for both pilot areas have been completed. DPD is working with the impacted Aldermen to set up focus groups to gather feedback before continuing the community engagement process and before the overlay designation ordinance can be submitted for City Council review.

African American Civil Rights Grant for Stone Temple Baptist Church

In the summer of 2018, the National Park Service (NPS) awarded a grant of \$445,500 to DPD for architectural services and repair work to the landmarked Stone Temple Baptist Church. Since that time, DPD staff have been coordinating with corporation counsel, NPS, the church pastor, the approved

architect of record (Bauer Latoza Studios) and the approved general contractor (Bruno Tuckpointing). By the end of 2020, the architect completed the grant scope of work drawings and specifications for NPS approval. Section 106 and NEPA reviews were completed. The general contractor was selected and approved by NPS. Permits for the grant scope of work were issued and new roofing was installed and the inner masonry parapet walls repaired. For 2021, the general contractor will continue with the remaining grant scope of work pursuant to NPS approval of the masonry repair samples.

Industrial Heritage Historic Context Statement

As part of the city's Industrial Corridor Modernization Initiative, DPD is conducting a comprehensive review of Chicago's industrial corridors. The purpose of this initiative 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. Currently, the department lacks a contextual history of Chicago's industrial development and current historic survey data to effectively evaluate buildings in the city's industrial corridors for potential architectural and historic significance. In response, 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 identifying and evaluating 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 2020, some 738 applications were reviewed with a total of 17 permit applications involving partial or full demolition which triggered the Demolition Delay Ordinance (the same number of applications as in 2019). 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 2020, 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-first 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.

2020 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 November 17th.



11127-11129 South Langley and 704-706 West 112th Street

Pullman District

Ward 9

Adaptive Reuse and New Construction

Recipient: Artspace Projects, Chicago

Neighborhood Initiatives, and

PullmanArts

Completed in 1881 and designed by S. S. Beman, two of the three multi-family buildings at Langley and 112th Street remained from what was part of the first construction phase of the town envisioned by George Pullman. Over the years, doors, windows, and porches had been replaced, metal fire stairs had

been installed, masonry had been painted over, and the north building's mansard was replaced with a flat roof. Development partners Artspace Projects, Inc., Chicago Neighborhood Initiatives, and PullmanArts worked with the State of Illinois to receive federal historic tax credits, the Department of Housing to utilize affordable housing incentives, and the City of Chicago to qualify for an Adopt-a-Landmark grant. At the north building, paint was chemically removed from the walls and the nonhistoric roof replaced with the original mansard form including dormers, stepped gables, and projecting, corbelled chimneys. After exterior walls were repaired as needed, both structures received new windows, doors, and porches. On the interior, units were remodeled and updated while the historic central staircases were restored. With six units in each of the historic buildings, Pullman Artspace Lofts offers 38 affordable live-work apartments for artists with ample exhibition and community space with units reserved for veterans and those receiving supportive services. This exemplary project shows how new and old can be integrated to create a unified project, one which promises to bring new life to one of Chicago's nationally-recognized and most treasured neighborhoods.

905 West Fulton Market

Fulton-Randolph Market District
Ward 27

Rehabilitation and New Construction
Recipient: Thor Equities

Developers of the 905 West Fulton project purchased four buildings at 216-232 North Peoria. Two one-story, non-contributing buildings were demolished. The two larger masonry structures at 216 and 226 showed the wear and tear of having been used for meatpacking for well over a century and their rehabilitation posed some challenges.



Structurally unsound and fire-damaged portions of the structures were removed and rebuilt and the remaining structures reinforced. At the front facades, infill was removed, masonry was cleaned and repaired, and the historic parapets rebuilt. New windows, compatible storefronts, and a partial canopy were installed. To the north, a compatible, new, four-story, masonry building was integrated with 226, creating larger floor plates that could be served by a single core of elevators and stairs. A contiguous rooftop addition was set back behind decks and a green roof. The development team put together by Thor Properties oversaw the complex rehabilitation and new construction. In an area where development pressure remains intense, this project shows how historic structures can be integrated into more expansive schemes.



West Side YMCA/YWCA Complex

1515 West Monroe

Ward 28

Adaptive Reuse

Recipient: Cedar Street

For over seven decades, the West Side YMCA/YWCA complex provided physical recreation, educational programs, and housing for young men and women. In the 1970s the complex was acquired by the Salvation Army for use as a halfway house until the early 2000s. As part of the Cedar Street redevelopment of the property begun in 2017, the complex's six

historic properties designed between 1907 and 1931 by a roster of leading Chicago architects were landmarked. The resulting complex was, and is, a handsome and intact grouping of Classical Revival and Georgian Revival buildings stretching over two city blocks. Cedar Street successfully adapted the institutional complex into 260 residential units and 46 on-site affordable units with ground-floor retail. Work included substantial repairs and cleaning of brick and limestone, installation of over 270 historically appropriate windows, replacement and restoration of entrance doors, and construction of rooftop decks and other tenant amenities. Cedar Street's \$30 million investment is part of a larger pattern of reinvestment in the West Loop and Near West Side that includes historic preservation



2218 South Michigan Avenue

Motor Row District
Ward 3
Rehabilitation
Recipient: Windy City RE

The Motor Row District is considered to be the country’s largest, intact, early “motor colony” from the first decades of the twentieth century. Circa 1970 the front façade of the bank building at 2218 South Michigan was encased in masonry, leaving only a door opening at the ground floor. With this masonry “slip cover” it was not possible to know what portions of the historic façade remained, but investigation showed intact elements. Developers removed the outer masonry wall to reveal the original façade beneath. Large sections remained intact, while other elements were gone including the parapet, cornice, and portions of the decorative second-floor window, entry, and piers. Undeterred, the owners not only decided to retain and repair as much of the historic fabric as possible but chose to bring back a majority of the historic elements. Missing or badly damaged limestone units were replaced. A new cornice incorporated brackets and panels based on historic photos and was

capped by a simplified parapet. Second-floor windows with decorative grilles were taken offsite for restoration. When re-installed, the missing center section had been re-created and the decorative screen was once again whole. A new storefront and entry were installed at the ground floor. In 2019 interior renovations and a roof deck were approved. Windy City Real Estate and Revive Architecture are being recognized for their commitment to the stunning transformation of this two-story commercial structure. The rehabilitated building now stands proudly along Motor Row with plans to house a new restaurant.

1639 N. North Park

Old Town Triangle District
Ward 2
Rehabilitation
Recipient: Martin and Brianna Barboza

Worker's cottages are an iconic feature of the Old Town Triangle District. The cottage at 1639 N. North Park Avenue was counted among these but suffered from years of deferred maintenance. The former owner’s estate applied for a demolition permit in 2016. The Commission on Chicago Landmarks found that the structure contributed to the district and denied the application. Owners then submitted an application for economic hardship, arguing that rehabilitation of the building was not economically viable. The Commission found that this was not supported by the evidence. The Barboza saw the potential of the house and purchased it. The exterior was restored based on historic photos. Work included repair to existing wood siding and installation of historically compatible windows. The missing front stairs were reconstructed using salvaged pipe hand rails and newel posts and a new, two-story, rear addition created the extra space owners needed. The transformation confirms the value of the property and the need for vision to look past problems to see what is possible.





1425 North Milwaukee Avenue

Milwaukee Avenue District

Ward 1

Rehabilitation

Recipient: Realterm

The Milwaukee Avenue District is one of Chicago's most historic commercial corridors. The street reads as a patchwork of heights, colors, and textures. The three buildings at 1421-1427 date from the 1880s to the 1910s and were each designed in a different architectural style – Classical Revival, Renaissance Revival, and

Italianate respectively. They were previously interconnected to accommodate the Mayer Furniture Warehouse which operated there until the mid-1960s. Continental Furniture occupied the space for subsequent decades up until 2014. The rehabilitation project by Realterm involved replacement of nonhistoric glass block infill from upper-floor windows with new, historically appropriate windows. New, compatible storefronts were inserted on the first floor, and all of the masonry was gently cleaned, repaired, and repointed as necessary. The newly renovated buildings have retail on the first two floors and apartments above. Because the project is seeking a 20% Federal Rehabilitation Tax Credit, a number of original interior features were retained as well including the original tin ceilings in the first-floor retail spaces. What was once a collection of underutilized buildings is now an outstanding example of architecture in the district.

1579 North Milwaukee Avenue

Milwaukee Avenue District

Ward 1

Restoration

Recipient: Berger Realty Group

Known as the “Flat-Iron” building in the Milwaukee Avenue District, the façade of this triangular building incorporates white, red, and black geometric-patterned and classically inspired terra cotta detailing. The three-story building was designed in 1913 by Holabird & Roche and was built to house professional offices with retail at street level.



Over the years, the building's terra cotta began to spall and crack, with some pieces missing entirely and a comprehensive façade restoration was needed. Berger Realty retained a structural engineer and a preservation contractor to evaluate the façade's condition. Repair work included documentation of over 700 terra cotta units and repair or replacement of tiles with GFRC. To complete the exterior makeover, the owner replaced all existing windows with new, historically compatible windows. The painstaking restoration ensures that it can be enjoyed by the creative community for years to come.



Garfield ‘El’ Station
 319 East Garfield Boulevard
 Ward 3
 Restoration
 Recipient: Chicago Transit Authority

The Garfield “El” Station and Overpass form one of the oldest intact elevated stations in the country. It was built in 1892 as part of a transit line providing access to the following year’s World’s Columbian Exhibition. The station and accompanying ornamental steel overpass

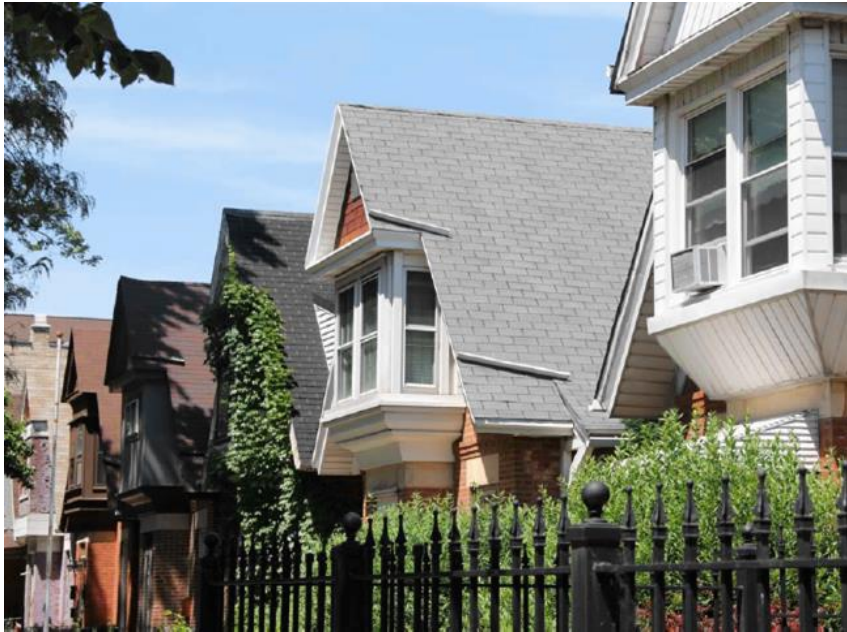
provide a gateway to the Washington Park community. The Chicago Transit Authority hired McGuire Igleski Architects to oversee the restoration. Historic photos showed that the Arts and Crafts-style structure had walls of pressed brick and terra cotta with rough-textured brick interspersed in a diamond pattern along the upper portion of the walls. Layers of paint were removed. Masonry was retained to the greatest extent possible. At the terra cotta cornice, displaced units were reset and units which could not be salvaged were replicated in GFRC. Double-hung windows on the bow were taken offsite for restoration and new, wood, paneled doors installed. At the canopy, intact portions of the bead board ceiling, moldings, trim, rafters, and curved brackets were retained. A new standing seam copper roof, fascia, and gutter were installed. On the interior where no historic features remained, a new slab floor was poured and the walls and ceilings refinished. The University of Chicago worked with the CTA to open a “business accelerator”/retail shop in the space, choosing three South Side entrepreneurs as fellows for a comprehensive mentorship and training program. They will be able to grow their businesses in this truly one-of-a-kind space which sat dormant for years until this project brought it back to life.

11305-11309 South St. Lawrence Avenue
 Pullman District
 Ward 9
 Restoration
 Recipients: Nydia Cahue, Wyatt Ollestad,
 and Dagoberto Cahue



Homeowners at 11305, 11307, and 11309 South St. Lawrence restored the shared mansard roof of their three contiguous row houses. The prominent mansard was covered with layers of differently colored and shaped asphalt shingles. Aluminum panning on the dormers hid original decorative features.

The neighbors researched what the roof and dormers looked like historically and decided to re-clad the roof with real slate shingles with copper flashing to match historic. Asphalt shingles are the common choice when homeowners re-roof, but these owners invested in dense, durable, slate shingles which can easily last a century or longer. All non-historic materials were removed and minor repairs made to the decking, ridge molding, and wood dormers. Aluminum panning was removed from the dormers and they were re-painted and detailed in historic Pullman colors. A new, painted, copper-lined, wood, box gutter system was installed to ensure proper drainage for the long-term. The proud owners of Pullman’s historic homes continue to repair and restore their buildings but this coordinated effort is a true testament to the celebrated community nature of neighborhood.



Claremont Cottages District
1000-block of South Claremont
Avenue
Ward 28
Advocacy Award
Recipient: Claremont Cottage
Neighbors and Landmarks
Illinois

The 1000-block of South Claremont Avenue is lined on both sides by nineteen one-and-one-half-story cottages primarily built in 1884. Historic worker's cottages in Chicago are usually simple, but those on Claremont are distinguished by their highly decorative Queen Anne ornament. The tightly-

knit neighbors that reside in these cottages always felt that their neighborhood was special. In 2018, one of the historic cottages on the block was threatened with demolition and replacement with a new larger building. This impelled neighbors on the block, led by Lori Christopher and Brad Apland, to start a grass-roots effort to preserve their historic block of cottages. Working with Lisa DiChiera at Landmarks Illinois, the neighbors learned about the benefits and responsibilities of living in a Chicago Landmark district. After multiple community meetings and rounds of correspondence to share this information, neighbors were overwhelmingly in support of landmarking their street and were able to convince the owner of the threatened property to pursue a rehabilitation and rear addition instead. In the spring of 2018, the owners made a formal suggestion for designation to the Commission's Program Committee, and soon thereafter hired Katy Gallagher to prepare a designation report with financial assistance from Landmarks Illinois. After months of hard work, commitment of resources, and multiple Commission meetings, the designation was made official in late 2019. The time and effort spent by these motivated neighbors to create the Claremont Cottages District reflects the important role of advocacy and serves as an inspiration to other neighborhoods throughout Chicago.

8. NATIONAL REGISTER NOMINATIONS

No nominations for the National Register of Historic Places were reviewed during 2020 (compared to two during 2019). Of the two reviewed in 2019, the Chicago Municipal Tuberculosis Sanitarium, located at 5601-6000 North Pulaski Road (Ward 39), was listed the same year, and the Gage Park Bungalow Historic District, roughly bounded on the north by West 55th Street, on the east by South Washtenaw Avenue, on the south by West 59th Street, and on the west by South Sacramento Avenue (Wards 14, 15 & 16), was listed on March 13, 2020.

9. PRESERVATION ENVIRONMENTAL CLEARANCES FOR SECTION 106 REVIEW

In 2020, the Bureau of Citywide Systems, Historic Preservation and Central Area Planning of the Department of Planning and Development, in cooperation with the Chicago Department of Transportation and the Chicago Park District, continued with federal review processes under the National Environmental Policy Act (NEPA) as well as Section 106 of the National Historic Preservation Act for several roadway improvement projects in Jackson Park that will support the Obama Presidential Center and the South Lakefront Plan. The purpose of these reviews 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. In addition to this major project, the Bureau continues to coordinate with other departments and agencies including the Chicago Department of Transportation, the Chicago Transit Authority, the Chicago Housing Authority, and the Illinois Historic Preservation Agency on projects triggering Federal Section 106 and State Section 107 reviews. The Bureau reviewed a total of 59 projects pursuant to the Section 106 review process and the city's Certified Local Government status compared to 35 projects in 2019.

10. PUBLIC OUTREACH AND OTHER ACTIVITIES

During the year, Historic Preservation staff assisted the public with thousands of 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 library and its pages on the Department of Planning & Development's website. Historic Preservation staff answer inquiries by phone, e-mail, and in person.

Historic Preservation staff participated in the following in 2020:

- Chicago Architecture Center, Open House Chicago – 'Investment Through Preservation in Roseland' (panelist)
- Landmarks Illinois Preservation Easements (monitor)
- Roseland Community, oral history interviews for the Michigan Avenue Business District (interviewer)
- School of the Art Institute of Chicago, Historic Preservation Graduate Program (guest lecturers)
- ULI Chicago Women's Leadership Initiative Breakthrough Series, Women of the Post Office – Waking the Sleeping Giant (Panelist)

11. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2020 were:

- Rafael M. Leon, Chairman (Reappointed 9.24.15 to serve through 3.11.19)
- Ernest Wong, Vice Chairman, Permit Review Committee Chair (Reappointed 9.24.15 to serve through 3.11.19; Appointed Vice Chairman 10.22.19)
- Maurice D. Cox, Secretary, Ex-Officio Member as Commission of DPD (Appointed 9.16.19)
- Paola Aguirre (Appointed 10.16.19 to serve through 3.11.23)

- Suellen Burns (Appointed 12.18.19 to serve through 3.11.23)
- Gabriel Ignacio Dziekiewicz (Appointed 9.24.15 to serve through 3.11.19)
- Tiara Hughes (Appointed 10.16.19 to serve through 3.11.23)
- Lynn Osmond (Appointed 11.20.19 to serve through 3.11.23)
- Richard Tolliver, Program 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 9: Leon, Wong, Aguirre, Dziekiewicz, Hughes, Osmond, Tolliver
- February 6: Leon, Wong, Cox, Aguirre, Burns, Dziekiewicz, Hughes
- March 5: Leon, Wong, Cox, Dziekiewicz, Hughes, Osmond, Tolliver
- April 2: Cancelled
- May 7: Leon, Wong, Cox, Aguirre, Burns, Dziekiewicz, Hughes, Osmond, Tolliver
- June 4: : Leon, Wong, Cox, Aguirre, Burns, Dziekiewicz, Hughes, Osmond, Tolliver
- July 1 (Special Meeting): Leon, Wong, Cox, Aguirre, Burns, Dziekiewicz, Hughes, Osmond, Tolliver
- July 9: Leon, Wong, Cox, Aguirre, Dziekiewicz, Hughes, Osmond, Tolliver
- August 6: Leon, Wong, Cox, Aguirre, Burns, Dziekiewicz, Hughes, Tolliver
- September 3: Leon, Wong, Cox, Burns, Dziekiewicz, Hughes, Osmond, Tolliver
- October 1: Leon, Wong, Cox, Aguirre, Burns, Hughes, Osmond, Tolliver
- November 5: Leon, Wong, Cox, Aguirre, Burns, Dziekiewicz, Hughes, Osmond, Tolliver
- December 3: Leon, Cox, Burns, Dziekiewicz, Hughes, Tolliver

In 2020, the Commission operated with the following committees:

Program Committee (Richard Tolliver, Chair): The Commission’s Program Committee reviews public suggestions generally three 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,



Ernest C. Wong
Chairman, Commission on Chicago Landmarks

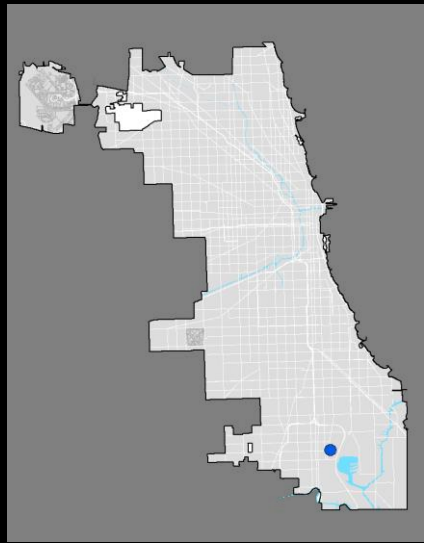


Preservation Excellence Awards 2020

COMMISSION ON CHICAGO LANDMARKS



NOVEMBER 17, 2020



WARD 9
Alderman Anthony
Beale



Pullman Artspace Lofts

11127-29 S. LANGLEY and 704-06 E. 112th St.

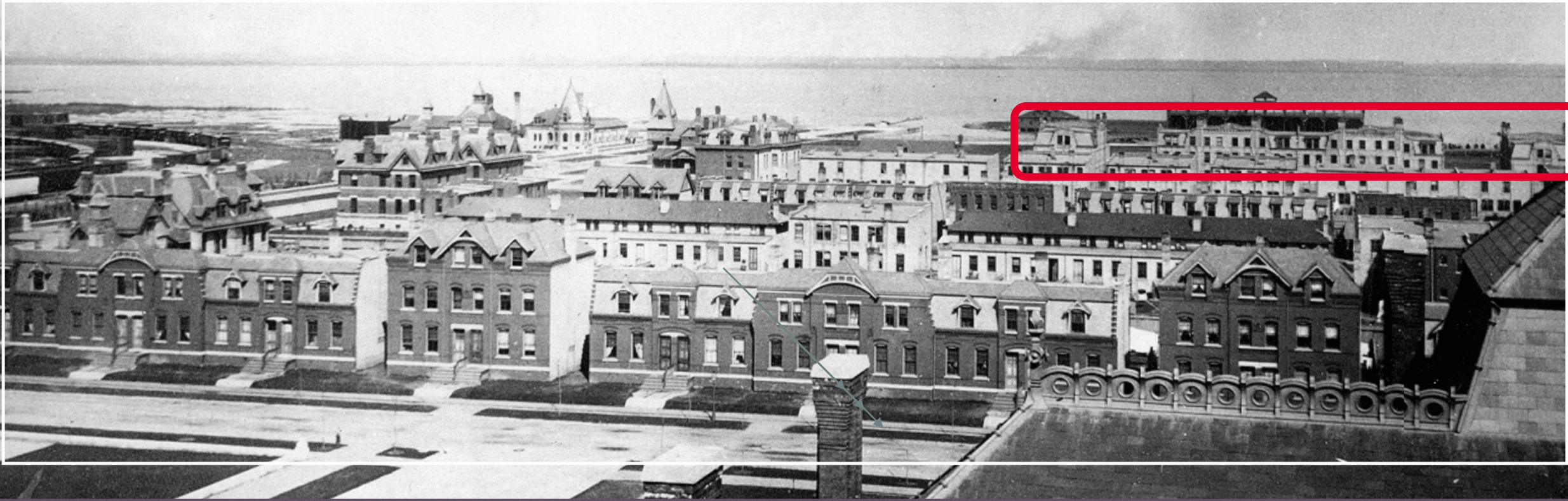
PULLMAN DISTRICT

Project Team

Development Partners | Artspace Projects, Inc.,
Chicago Neighborhood
Initiatives, and PullmanArts

Architect | STANTEC

HP Consultant | MacRostie Historic Advisors



Looking east from the top of the Arcade Building, 1883. Photo courtesy of the Paul Petraitis Collection at Pullman State Historic Site.



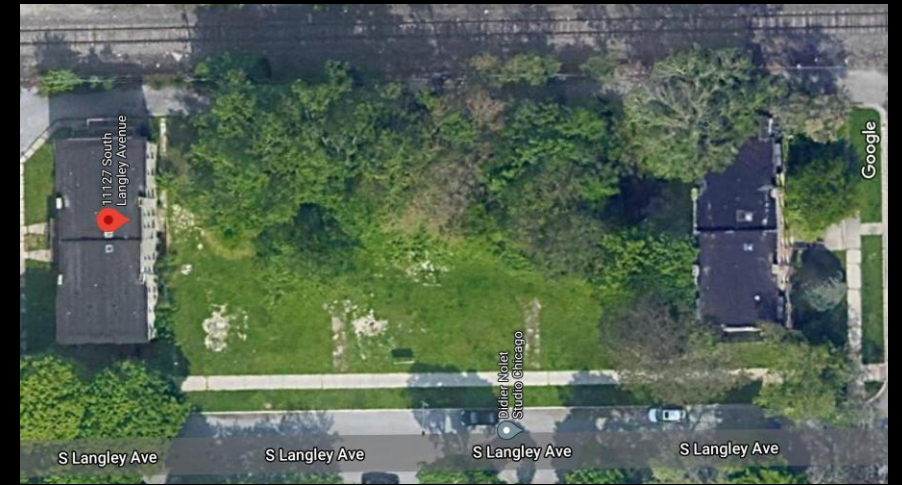
Ca. 1881



1882 Hyde Park Map



2018



2018

PULLMAN ARTSPACE LOFTS – 11127-49 S. LANGLEY & 704-06 E. 112th St. – PULLMAN DISTRICT

NEW CONSTRUCTION + ADAPTIVE REUSE



Before



North Building (11127-29 S. Langley)



After



**PULLMAN ARTSPACE LOFTS – 11127-49 S. LANGLEY & 704-06 E. 112th St. –
PULLMAN DISTRICT**

**NEW CONSTRUCTION +
ADAPTIVE REUSE**



Before



After

South Building (704-706 E. 112th St.)





Interiors



Before

After

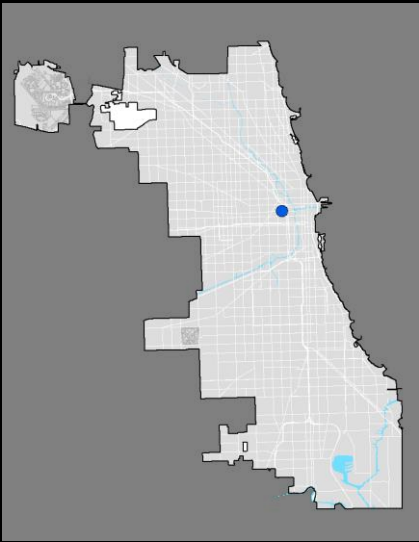


From Langley Avenue

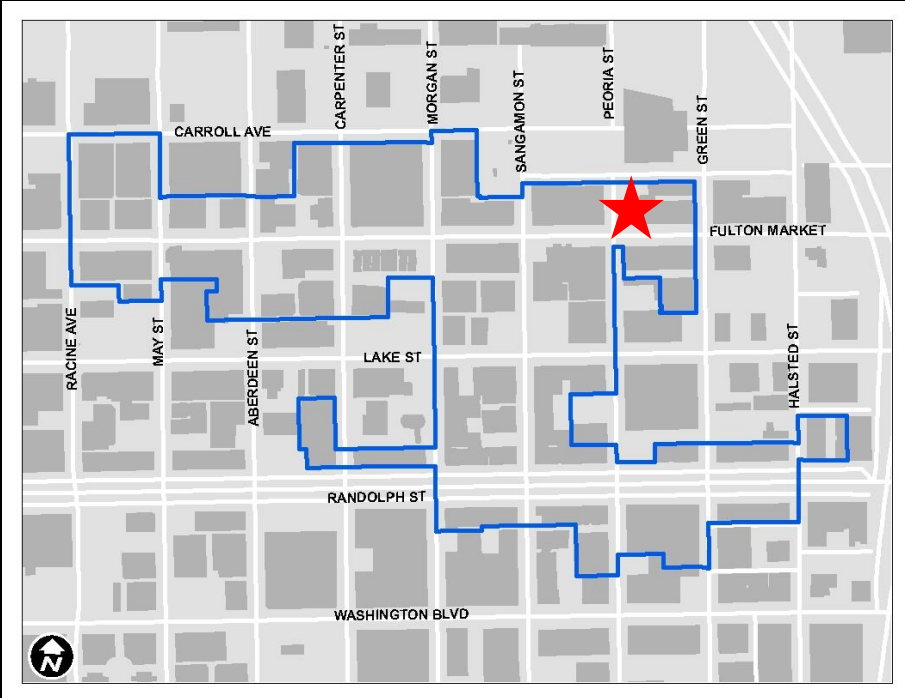


PULLMAN ARTSPACE LOFTS – 11127-49 S. LANGLEY & 704-06 W. 112th St. – PULLMAN DISTRICT

NEW CONSTRUCTION + ADAPTIVE REUSE



WARD 27
Alderman Walter
Burnett Jr.



905 W. Fulton Market

FULTON-RANDOLPH MARKET DISTRICT

Project Team

Developer/Owner | Thor Equities
Architect | Hartshorne-Plunkard Architects
Engineer | IMEG
Structural Engineer | Forefront
GC | Summit Design Build





ca. 1955



2018

Buildings on 200 North Block of Peoria Street between Lake Street & Fulton Market

905 W. FULTON MARKET – FULTON-RANDOLPH MARKET DISTRICT

NEW CONSTRUCTION +
ADAPTIVE REUSE



Before



After

216 N. Peoria St.



Before



After

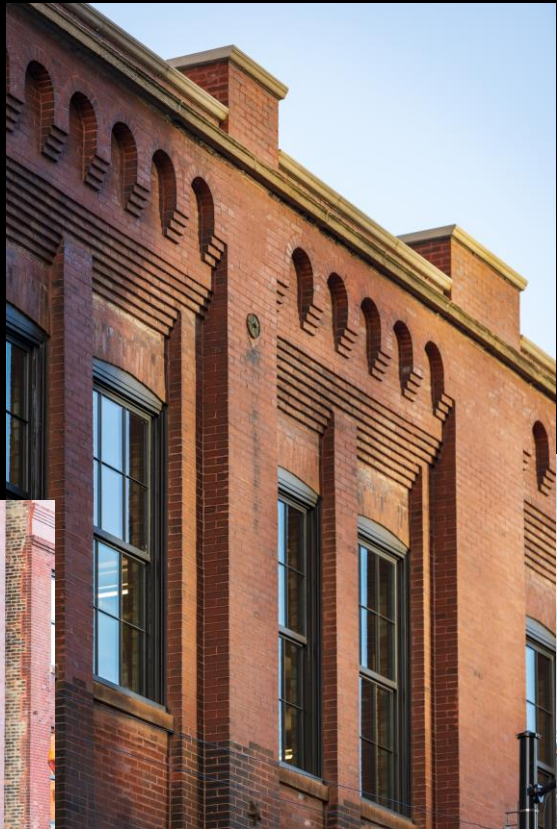
226 N. Peoria St.

905 W. FULTON MARKET – FULTON-RANDOLPH MARKET DISTRICT

NEW CONSTRUCTION +
ADAPTIVE REUSE

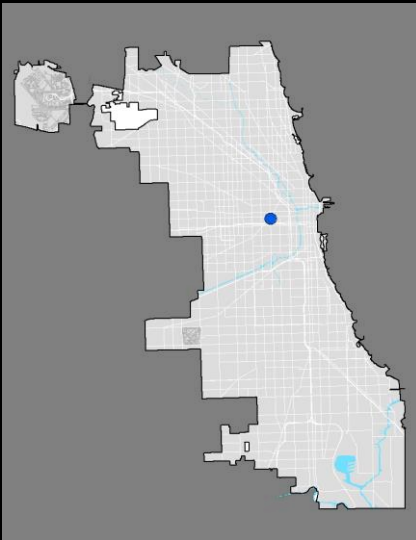


905 W. Fulton Market – New Construction



905 W. FULTON MARKET – FULTON-RANDOLPH MARKET DISTRICT

NEW CONSTRUCTION +
ADAPTIVE REUSE



WARD 28
Alderman Jason
Ervin

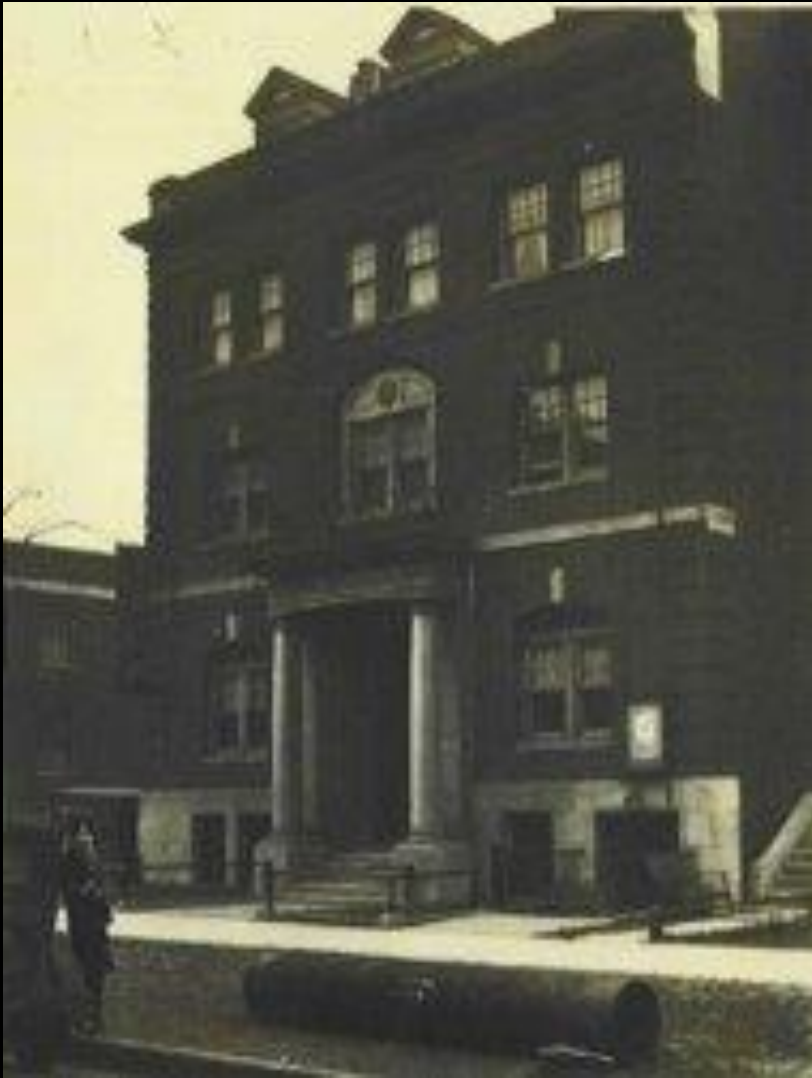


1515 W. Monroe
WEST SIDE YMCA/YWCA COMPLEX

Project Team

Developer/Owner | Cedar Street
Architect | Booth Hansen
Contractor | METHOD Construction





Undated Historic Photos





2020 Photo Courtesy of Cedar Street



Complex Map



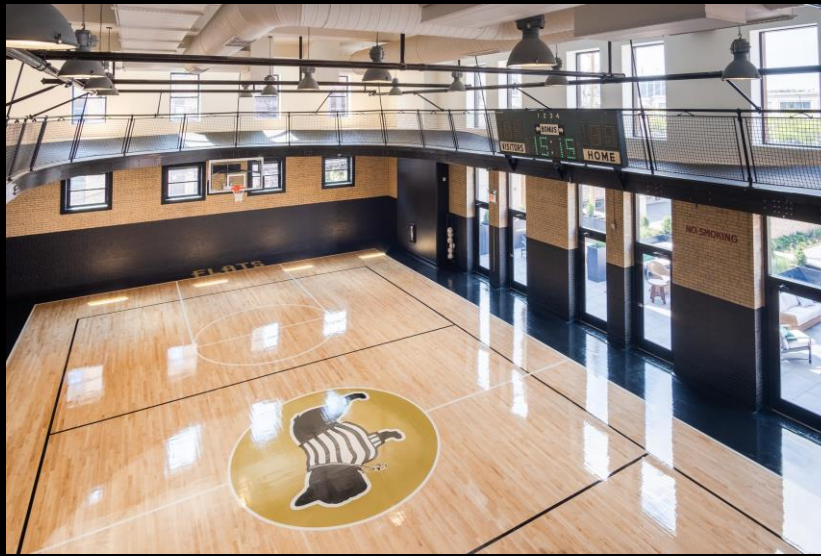
Basement Pool - Before



Pool - After



Double-Height Gym - Before



Gym - After



Lobby - After

Photos Courtesy of Cedar Street



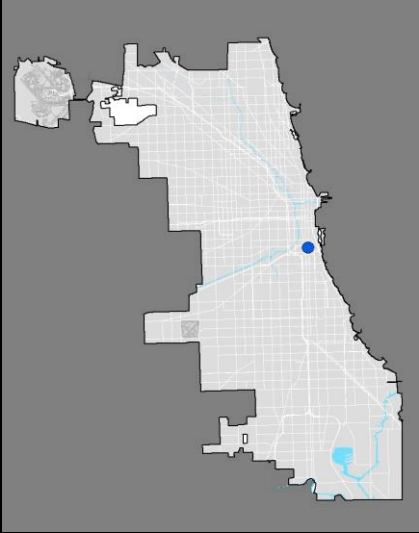
Before



After



Exterior - After



WARD 3
Alderman Pat Dowell

2218 S. Michigan

MOTOR ROW DISTRICT

Project Team

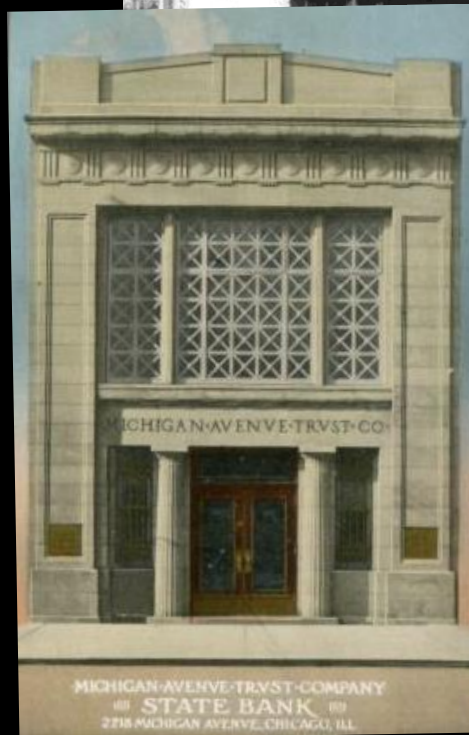
Owner | Windy City RE LLC

**Architect | Susan E. Reinhold/
Revive Architecture**

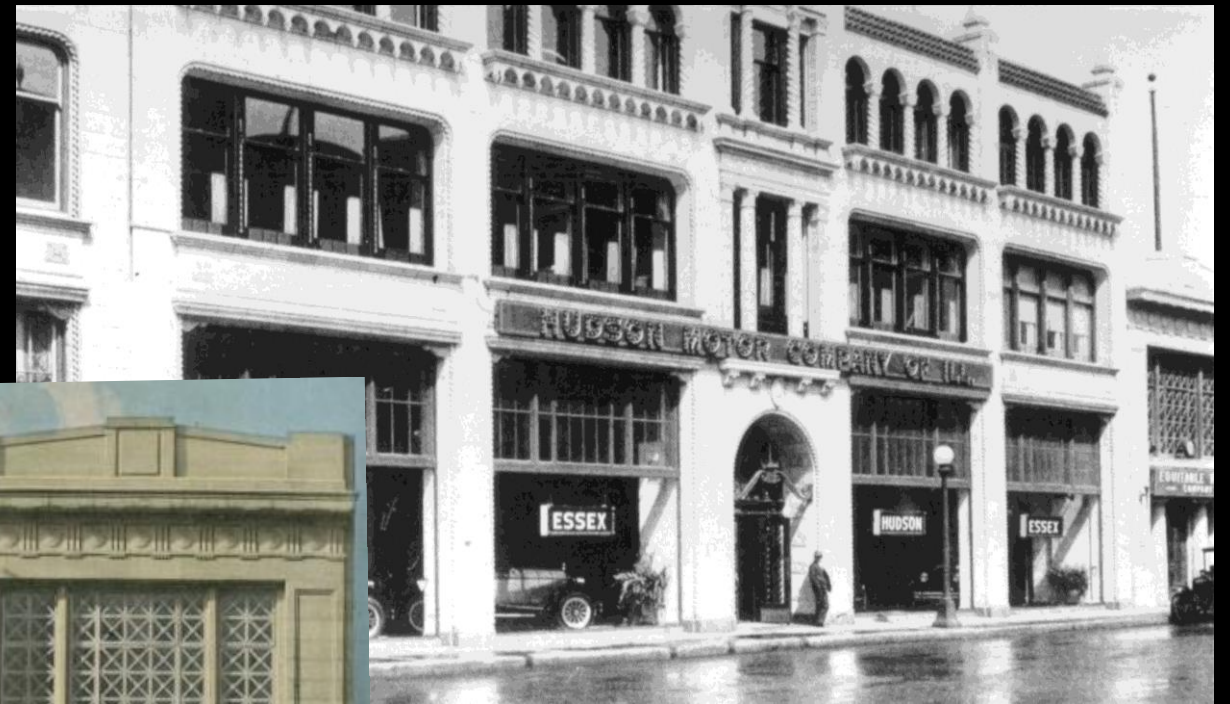




Undated Historic Photo



Historic Postcard



Hudson's Showroom at left
2218 S. Michigan on Far Right

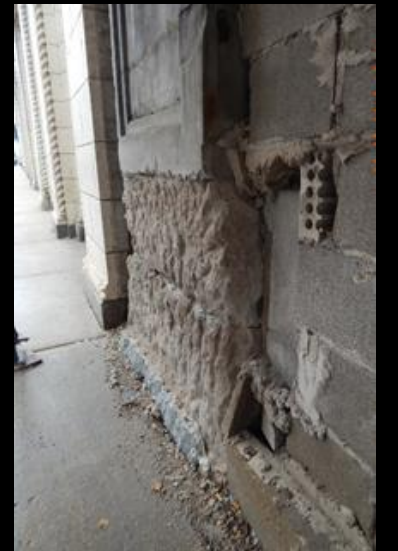


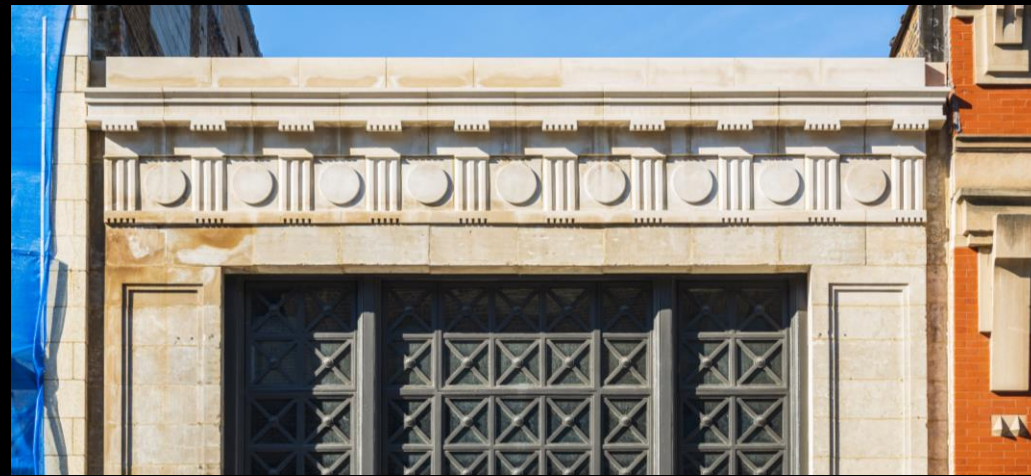
ca. 2016





ca. 2017





2218 S. MICHIGAN – MOTOR ROW DISTRICT

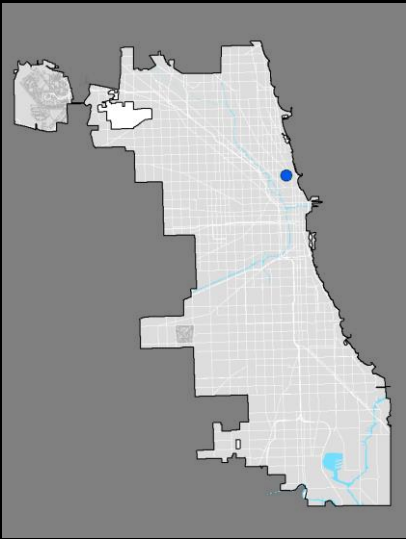
REHABILITATION



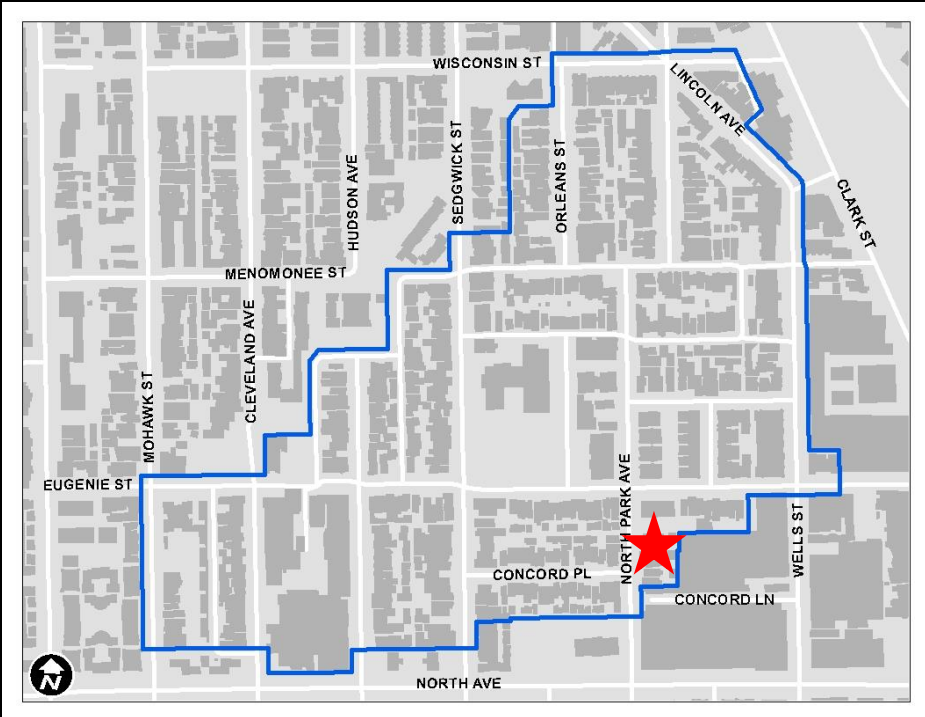
Before



After



WARD 2
Alderman Brian
Hopkins



1639 N. North Park
OLD TOWN TRIANGLE DISTRICT

Project Team

Owners | Martin and Brianna Barboza
Architect | SPACE Architects+Planners
Contractor | MBGL Properties LLC





Old Town Workers Cottages



1639 N. North Park - After



Before





Undated Historic Photo



ca. 2016

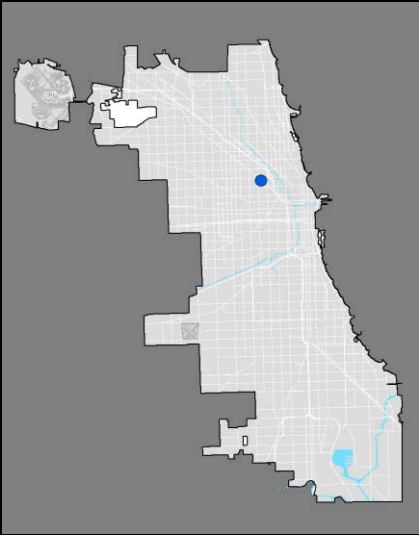


2020



1639 N. NORTH PARK – OLD TOWN TRIANGLE DISTRICT

REHABILITATION



WARD 1
Alderman Daniel La Spata



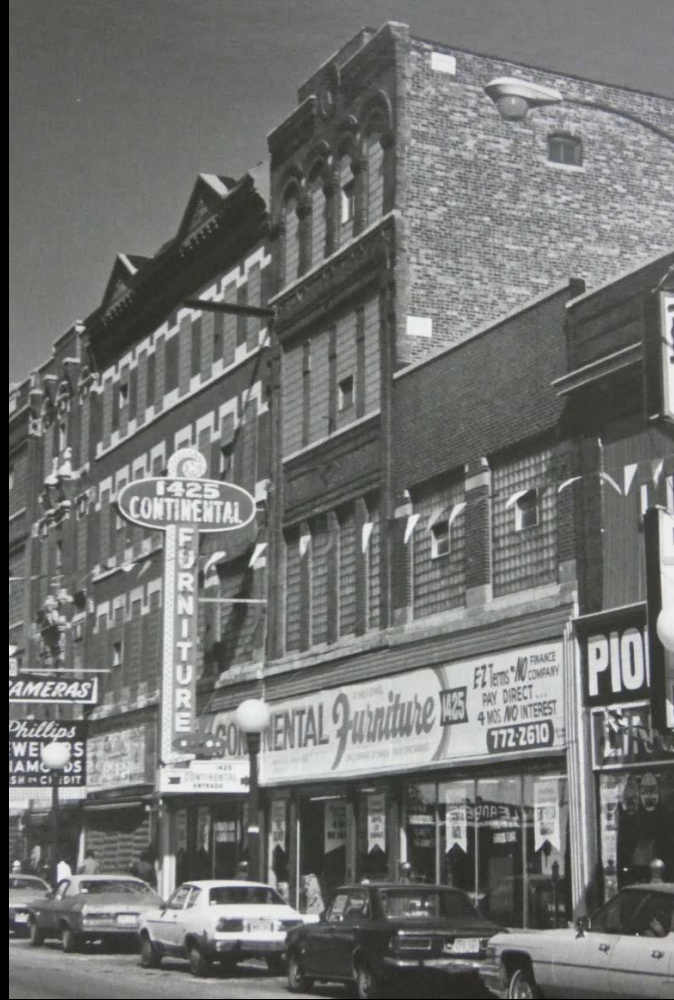
1425 N. Milwaukee
MILWAUKEE AVENUE DISTRICT

Project Team

Owner/Developer | Realterm
Architect | Pappageorge Haymes Partners
HP Consultant | MacRostie Historic Advisors



ca. 1966



ca. 1984



ca. 2007



c. 2007

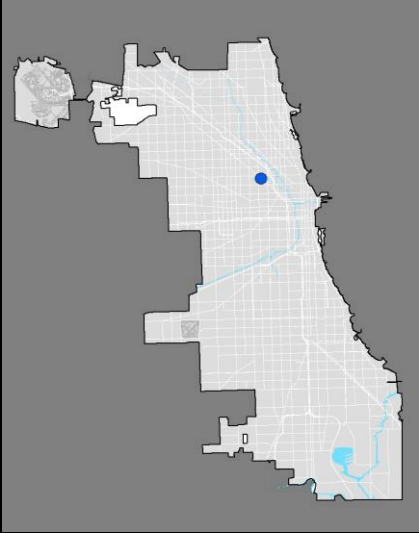


2020 - Completed Work

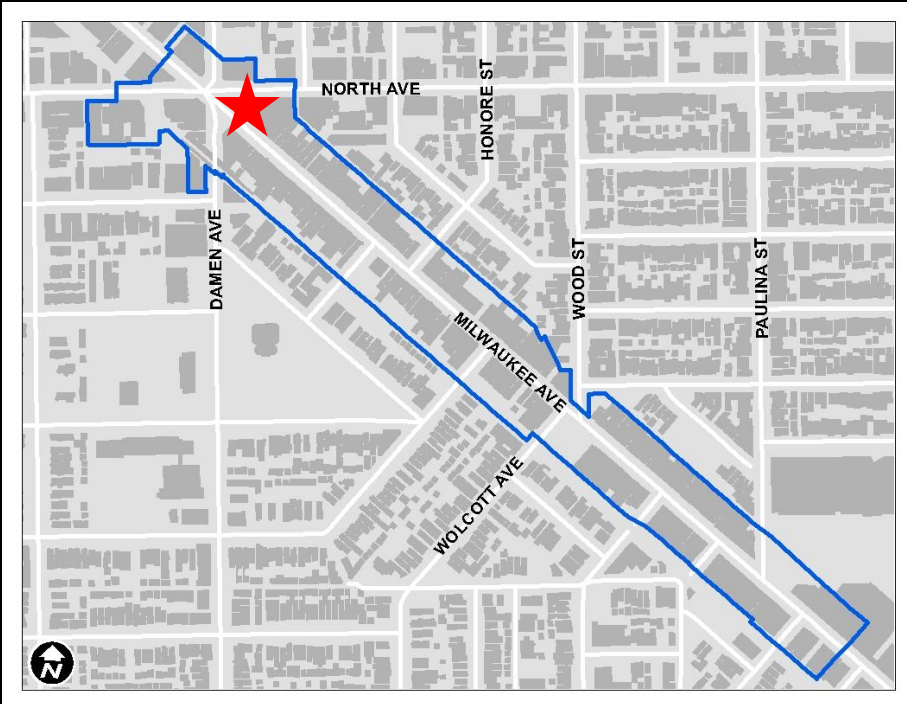


1425 N. MILWAUKEE – MILWAUKEE AVENUE DISTRICT

REHABILITATION



WARD 1
Alderman Daniel La Spata



1579 N. Milwaukee
MILWAUKEE AVENUE DISTRICT

Project Team

Owner | Berger Realty Group
Contractor | Mark 1 Restoration Company
Structural Engineer | Klein and Hoffman



Undated Historic Photo



1986



2020 - Completed Work



Before

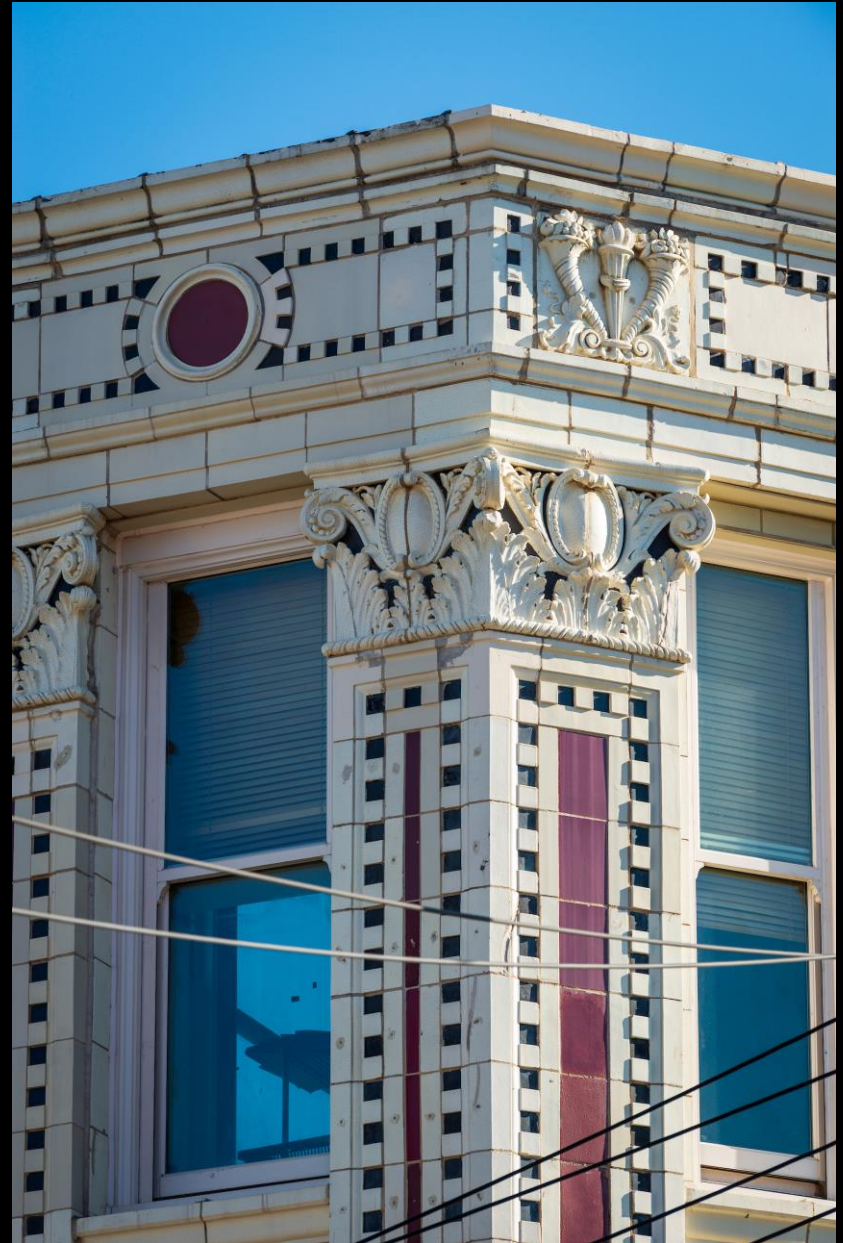


Before



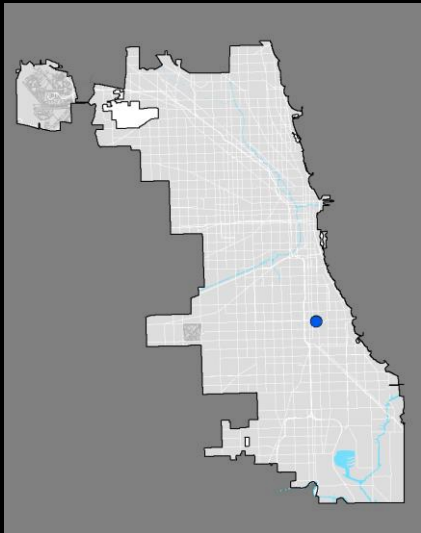
After

Photos Courtesy of Mark 1 Masonry Restoration

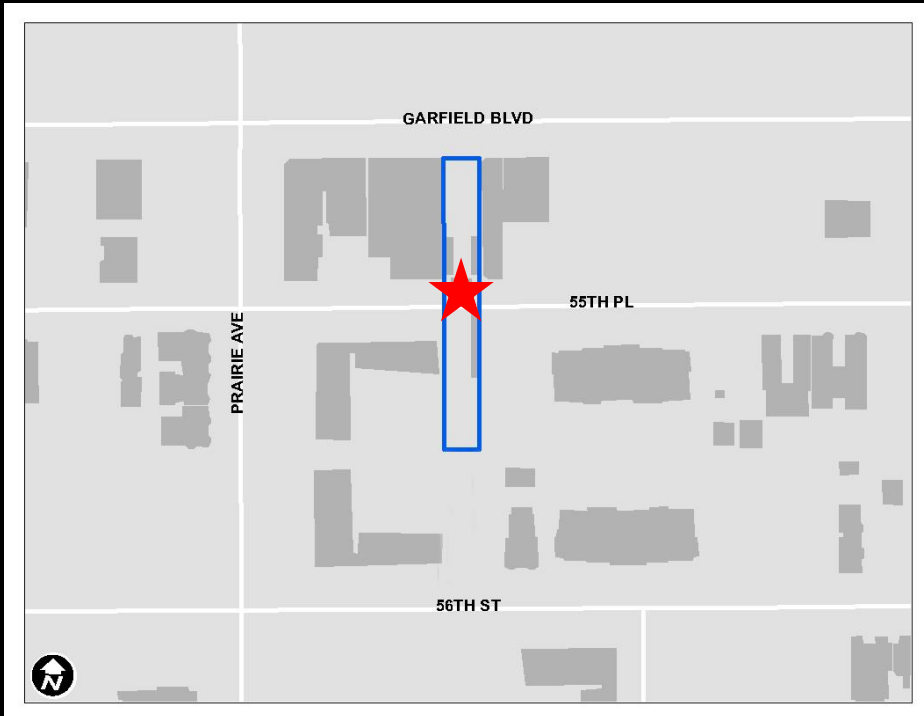


1579 N. MILWAUKEE – MILWAUKEE AVENUE DISTRICT

RESTORATION



WARD
Alderman Pat Dowell



319 E. Garfield

GARFIELD 'L' STATION

Project Team

Owner | Chicago Transit Authority

Architect | McGuire Iglesias & Associates

GC | Walsh Construction

Engineer | ETC



Indiana Street Station
ca. 1895



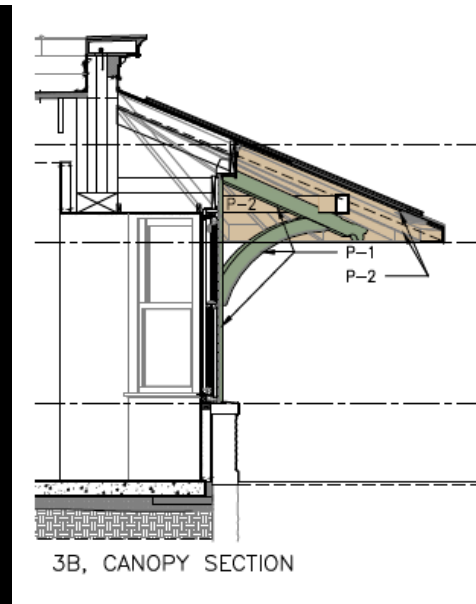
Garfield Station, 1946. Photo by
Charles E. Keevil.

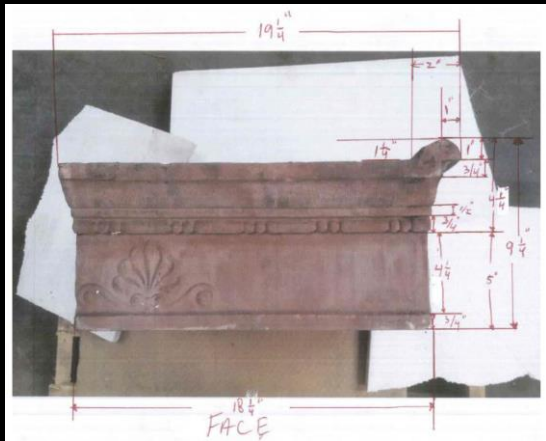


58th Street Station,
1981. Photo by
Bruce Moffat.



Before





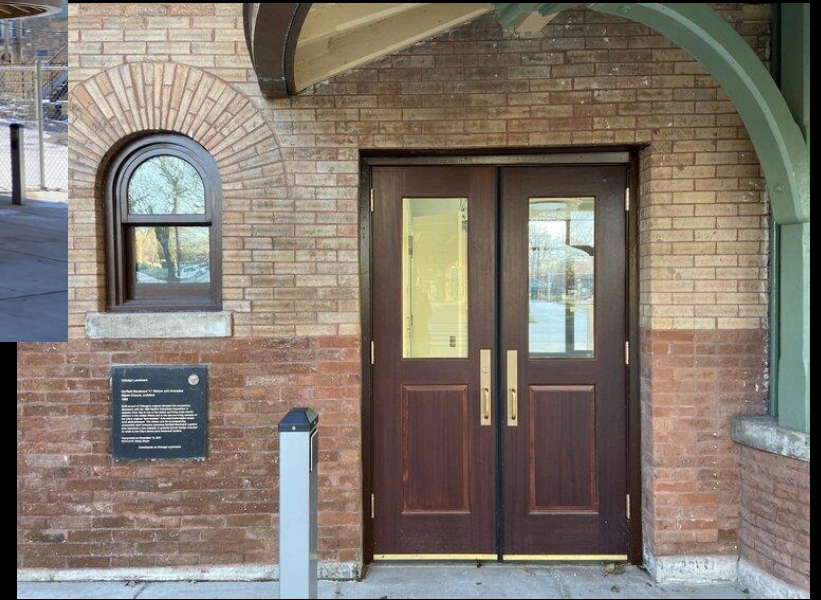
During



Before



After



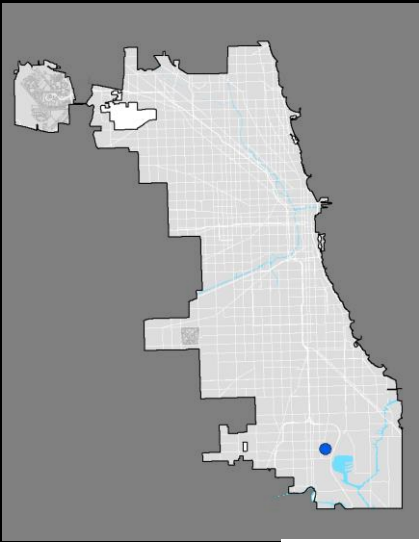
GARFIELD 'L' STATION – 319 E. GARFIELD

RESTORATION



GARFIELD 'L' STATION – 319 E. GARFIELD

RESTORATION



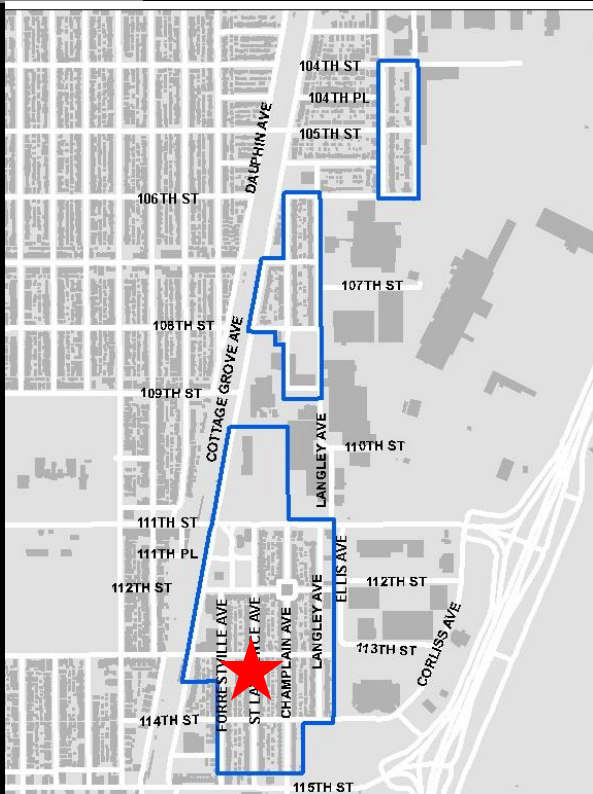
WARD 9
Alderman Anthony
Beale

11305-11309 S. St. Lawrence

PULLMAN DISTRICT

Project Team

Owners | Nydia Cahue, Wyatt Ollestad, and
Dagoberto Cahue





Before



After



ca. 2020



Undated Historic Photo

11305, 11307, 11309 S. ST. LAWRENCE – PULLMAN DISTRICT

RESTORATION



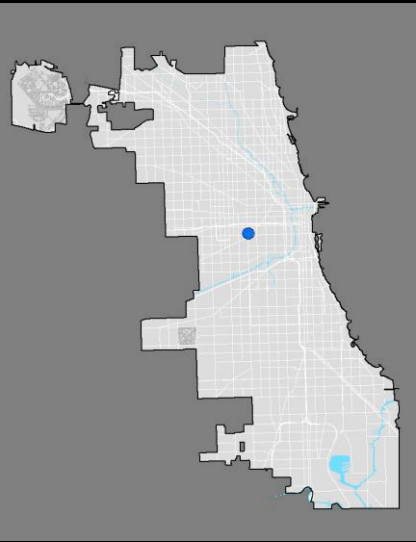
11305, 11307, 11309 S. ST. LAWRENCE – PULLMAN DISTRICT

RESTORATION



11305, 11307, 11309 S. ST. LAWRENCE – PULLMAN DISTRICT

RESTORATION



WARD 28
Alderman Jason
Ervin



Claremont Cottage Neighbors and Landmarks Illinois

CLAREMONT COTTAGES DISTRICT

Advocacy Team

Claremont Cottage Neighbors | Lori Christopher,
Brad Apland, and MANY more
Advocacy Organization | Landmarks Illinois
Chief Researcher | Katy Gallagher









**Thank You and
Congratulations!**

