



TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN
LAWRENCE TO BRYN MAWR MODERNIZATION

West Argyle Street Historic District

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INTRODUCTION

This Historic Preservation Plan (HPP) for the West Argyle Street Historic District was prepared by the Chicago Transit Authority (CTA) in partnership with the City of Chicago Department of Planning and Development to support the continued preservation of the district. The HPP is intended to serve as a guide for property owners, developers, and others with an interest in preserving and enhancing the district's distinctive architectural character.

The West Argyle Street Historic District was listed on the National Register of Historic Places (NRHP) in 2010 and the boundaries expanded in 2013. It encompasses the segment of Argyle Street that is located between North Broadway and North Sheridan Road in Chicago's Uptown community area.

The district represents the transformation of Uptown in the late 1890s from a rural suburb to a dense, urban community. Its architectural and historical development represents the socio-economic status of the residents who were attracted to the area's mixed commercial and residential uses. The district is an intact and cohesive group of building types with high-quality craftsmanship rendered with traditional building materials. Its historical uses continue today and are reflected in the district's diverse buildings and unique streetscape.

Many of the district's older buildings have architectural integrity and retain their original exterior materials. Some have been restored or well-maintained while others have undergone numerous or extensive alterations. Many have been adapted to contemporary uses.

This HPP commenced with an on-site survey of the district to identify, describe, and classify each building within the NRHP district. Following the survey and evaluation, a historical overview of the district that identified its historical themes, key development

periods, general preservation principles, prioritized preservation goals, and design guidelines was prepared. The HPP provides information on the architectural and historical significance of the district, available financial incentives and offers preservation recommendations and guidelines. The district's history, pattern of development, and rich contemporary character provide a basis to help guide compatible infill redevelopment in the district and in the surrounding area.

Maps of the district are provided on the next page. The first map identifies the contributing and non-contributing properties in the district. The second map identifies each building in the district by decade of construction.

CURRENT MAP OF THE DISTRICT



CONSTRUCTION OF DISTRICT BY DECADE



DISTRICT DESCRIPTION

ORIGINS & EARLY DEVELOPMENT

In 1872, William C. Goudy, a skilled litigator and twice-elected senator, purchased a large tract of sandy shore, primarily used for hunting, north of the city. Goudy envisioned a prominent suburb, named Argyle Park, as a tribute to the memory of his Scottish mother. The Panic of 1873 delayed Goudy's plans until 1883, at which point he secured the construction of the Evanston and Lake Superior Railroad (later the Evanston Division of the Chicago, Milwaukee, & St. Paul Railroad), which began service in 1885 and connected Argyle Park, which was then located beyond the city's limits, to Chicago. Argyle Park was annexed to Chicago in 1889 as part of Lakeview Township and by 1894 was composed of 65 two-story homes scattered along the blocks of North Winthrop and Kenmore Avenues and two- and three-story buildings with first floor storefronts occupied the block of West Argyle Street directly east of the train tracks.

After Goudy laid the initial groundwork in the 1870s and 1880s with the establishment of the Chicago, Milwaukee, & St. Paul commuter line, the extension of the Northwestern Elevated Railroad Company in 1900 spurred development a second time. The Northwestern Elevated Railroad Company organized in 1892 and connected communities between Lincoln Avenue and downtown. When the company extended its line north to Wilson Avenue in 1900, it encouraged residential development in Argyle Park.

Following the residential development at the turn of the twentieth century, a commercial corridor began to develop along West Argyle Street, with several small groups of one-story commercial buildings and multi-story, hybrid buildings with storefronts on the first floor and residential at the upper floors.

DEVELOPMENT AND URBANIZATION: 1908-1938

In 1908, when another extension of the Northwestern Elevated Railroad reached Argyle Street, a number of two- and three-story flat buildings were constructed in the area. Land values were rising and a population boom was occurring in the northern lakefront communities of Uptown and Edgewater, creating increasingly dense development in Argyle Park. At this time, the area saw the construction of several large two-part commercial blocks which transformed the character of Argyle Street between Broadway and Sheridan Road. Two-part commercial blocks with first floor storefronts and residential on the upper floors subsequently became the predominant form of development on West Argyle Street. Existing flat buildings were remodeled to reflect the new commercial environment.

By the mid-1920s, the Argyle Street commercial corridor was completely composed of one-part and two-part commercial blocks. In 1922, the Northwestern Elevated Railroad Company elevated the street-level tracks and replaced the at-grade station.

In 1923, Chicago enacted its first zoning ordinance which included the designation of Argyle Street as one of the few commercial corridors in Uptown. This ordinance allowed retail businesses, banks, offices, theaters, and other activities to mix with residential uses.

On the blocks immediately north and south of the Argyle Street commercial corridor, residential development was becoming increasingly concentrated from smaller two and three flat buildings into significantly larger apartment hotels. In 1910, there were ten apartment buildings within the district, of which only one contained more than six units. Nine years later, in 1919, an additional ten apartment buildings had been constructed, but with an average of 21 units per building.

As Uptown became a popular neighborhood for a younger demographic, the trend in construction shifted to apartment hotels that

combined smaller and less expensive living arrangements with hotel type amenities including maid service, dining rooms, and common lounges. These apartment hotels appealed to single professionals and young couples without children who valued location and services over large private living quarters. Today, the apartment hotels within the West Argyle Street Historic District serve as a tangible representation of the rapid urbanization of the Uptown community during the 1920s.

UPTOWN & ARGYLE PARK POST-1938

As one of the last apartment hotels was being completed in the fall of 1929, the building boom that had transformed Uptown and Argyle Park from a suburban to an urban neighborhood was ending. The Great Depression halted speculative building through most of the 1930s. Additionally, with the extension of Lake Shore Drive to Foster Avenue in 1933, Uptown's direct access to the lakefront was cut off. Chicagoans would choose to bypass Uptown for places farther north.

At the end of the 1940s, many of the residential units were subdivided into smaller low-cost rental units to combat the housing shortage after World War II.

Despite its challenges, Uptown remained a desirable and viable community into the 1950s, at which time the population hit an all-time high of 84,000. During the 1950s, suburbanization encouraged the young singles and couples that had chosen to live in Uptown to buy homes in the suburbs. These long-term residents were replaced by successive waves of poor, transient migrants including displaced coal miners from Appalachia in the 1950s and Native Americans from the Midwest in the 1960s. Vietnamese, Korean, Cambodian, Cuban, African, and Middle Eastern refugees also arrived during the 1970s and 1980s, and they often settled in the residential area around their businesses located in the commercial corridors. As of 2017, the area is known as

“Asia on Argyle” and remains a vibrant commercial corridor within the Uptown community.

PHYSICAL DESCRIPTION

The West Argyle Street Historic District is distinguished by its range of architectural styles, building materials, height, scale, commercial uses, and pedestrian-scale architecture. This section describes the district's significant defining features, architecture, and the building types that make the district visually unique and distinct from its immediate surroundings.

Defining or Unique Visual Features

The West Argyle Street Historic District is distinguished from its surroundings by the prevalence of residential and commercial mixed-use buildings on Argyle Street, in contrast to the solely residential buildings within the neighborhood. Except for the residential properties on Winthrop and Kenmore Avenues and the one-story commercial buildings on Argyle Street, all buildings have first floor storefronts with one or two upper residential floors, blending commerce and residential uses and creating an urban and diverse streetscape.

The district is composed of 87 buildings, predominately of masonry construction of brick, limestone, and terra cotta with some early frame residences clad in wood siding. Buildings range in height from one-to-12 stories, with 24.5% being one-story in height, 21% being two-stories in height, 46% being three-stories in height, and the remaining 8.5% ranging from four-to-12 stories. The predominately low heights of the buildings provide a pedestrian-friendly scale. The tallest buildings are located on Sheridan Road, at the eastern edge of the district.

Commercial buildings and larger multi-unit residential dwellings are predominately constructed to the sidewalk while setbacks on single-family residences and smaller multi-unit residential dwellings vary from 5, 10, 15, 20, or 30 feet.

Landscaping is not a feature of the district and varies between major and minor streets. Newly installed streetscape on Argyle Street includes small trees and planters. Sheridan Road has small to medium sized trees planted at regular intervals on the east and west sides, between Ainslie and Winona Streets. Broadway has small trees, but they are located at greater distances apart and spaced at sporadic intervals. Both Winthrop and Kenmore Avenues are tree-lined streets.

Typical for Chicago's arterial and collector streets, West Argyle Street has a 66-foot right-of-way, including 12-foot wide sidewalks. Throughout the remainder of the district, sidewalk widths vary from 24-foot wide on Broadway and the west side of Sheridan Road and 8-foot wide on Winthrop and Kenmore Avenues and the east side of Sheridan Road.

In 2016, Argyle Street between Broadway and Sheridan Road was reconstructed as a Shared Street by the Chicago Department of Transportation. It was designed to be shared by pedestrians, cyclists and drivers. Asphalt streets and concrete sidewalks were replaced with colored pavers, light sandstone-colored pavers designate parking spots, brown pavers are used for pedestrian areas and traffic lanes, and dark gray grooved pavers mark the curb line. The new road slightly curves with the help of planters, which will collect storm water. It also features raised crosswalks and retains parking and loading areas.

The area is well served by public transit, with the CTA's Red and Purple 'L' Lines elevated above Argyle Street, between Broadway and Winthrop Avenue, along with access to CTA bus routes including Broadway (#36), and a nearby Divvy bike share station on Broadway.

The architecture of the historic district is a tangible representation of its predominate development period (1897-1951). Buildings were constructed in popular styles from the development period, including the revival styles popular during the 1910s and 1920s - Late Classical Revival, Late Gothic Revival, Italian Renaissance Revival, and Spanish Eclectic. Additionally, some buildings

represent the Romanesque Revival, Queen Anne, Tudor Revival, Craftsman, Art Deco, and Mid-Century Modern building styles, which are unique architectural examples, interspersed between the predominate earlier revival styles. Newer buildings within the district represent the Contemporary architectural style.

The historic buildings of the West Argyle Street Historic District retain good architectural integrity and character. Building alterations are often substantial at first floor storefronts. Original windows, doors, and most signage have been removed or altered and most original storefronts have been replaced with new glazing and a contemporary aluminum frame. Some original fenestration openings have been reconfigured. At upper floors, many architectural details including the cornices, terra cotta and stone ornament, entablatures, window trim, bay windows, and stringcourses remain intact and with excellent integrity.

ARCHITECTURAL STYLES & BUILDING TYPES

Architectural Styles

The West Argyle Street Historic District is predominately a commercial corridor and thus contains typical commercial building types popular during the district's main development period (1897-1951).

Buildings in the West Argyle Street Historic District can be categorized by architectural style and/or building type. An architectural style is well-defined by features that are distinctive in overall massing, floor plan, materials, and architectural detailing. Architectural styles in the district are most often applied to the one-part or two-part commercial block type and often display stylistic elements of these styles rather than the forms and massing typically associated with that style. *For additional information on building types see the section "Building Types" in this report.*

Late Classical Revival (c.1895-c.1950)

Late Classical Revival is inspired by stylistic details of the Greek Revival style. Classical Revival style buildings often have massive columns with classical capitals, topped by a front facing pediment. The Late Classical Revival style was frequently used for civic, institutional and commercial buildings, and applied to residential buildings in Chicago. Typical architectural characteristics can include symmetrical façades; smooth masonry exterior surfaces; a prominent centered pediment; semi-circular transom above the paneled front door; broken pediment over the entry door; and modillions and dentils lining the cornice. There are 42 buildings or 48.3% of the district identified as Late Classical Revival.



Example of Late Gothic Revival in the district.



Example of Late Classical Revival in the district.

Late Gothic Revival (c.1895-c.1945)

The Gothic Revival style is based on medieval design precedents, and was promoted as an ideal, picturesque style. This style is characterized by steeply pitched roofs with cross gables, windows that commonly extend into gables, pointed-arch windows and doors (Gothic arch); and decorative crowns (gable or drip mold) over windows and doors. There are 4 buildings or 4.6% of the district identified as Late Gothic Revival.

Queen Anne (c.1880-c.1910)

For many, the Queen Anne style typifies the architecture of the Victorian era. This popular style of the 1880s and 1890s has asymmetrical massing characterized by projecting bays and prominent, compound roof shapes. Buildings were typically clad in a variety of materials and with multiple textures including patterned shingles. In this district, buildings are masonry and characterized by large, heavy proportional front bays. Typical architectural characteristics can include decorative spindlework and gable trim; projecting pressed metal bays; turrets or conical towers; irregular roofline with many dormers and chimneys; and single pane windows, some paired, with small decorative panes or stained glass. There are 4 buildings or 4.6% of the district identified as Queen Anne.



Example of Queen Anne in the district.

Romanesque Revival (c. 1880-c. 1900)

Buildings in the Romanesque Revival style are always heavy, massive masonry construction, usually with some rough-faced stonework. Wide, rounded arches in Roman or Romanesque architecture are an important identifying feature, often resting on squat columns. Frequently, decorative floral detail appears in the stonework, and sometimes on column capitals. Typical architectural characteristics can include masonry construction; round arches at entrance windows; heavy and massive appearance; polychromatic stonework details; round towers; squat columns; and decorative plaques. There is 1 building or 1.2% of the district identified as Romanesque Revival.



Example of Romanesque Revival in the district.

Tudor Revival (c. 1890-c. 1940)

A popular romantic revival style from the first half of the twentieth century, Tudor Revival was inspired by English Medieval architecture. The style is recognized by steeply pitched side gabled or hipped roofs, with one or more front facing, asymmetrically placed gables. Tudor Revival also features masonry, brick, or stucco with half-timbering walls; rounded Tudor arch door openings; multiple and overlapping dormers; massive chimneys, often stone or stucco with stone ornament; and steeply pitched roofs. Windows are tall and narrow, either double hung or casement, often with decorative leaded glass and stone mullions and trim. There are 8 buildings or 9.2% of the district identified as Tudor Revival.



Example of the Tudor Revival style in the district.

Italian Renaissance Revival (c.1890-c.1935)

The Italian Renaissance Revival style developed at the end of the nineteenth century and was inspired by Italy and the ancient world. This style has a studied formalism, symmetrical composition, rectangular forms, simple flat façades, and low-pitched roofs and architectural features including: restrained decoration; minimal use of columns or decoration at the entry; wide roof overhangs; rounded roof tiles; and roof line parapets or balustrades. There are 4 buildings or 4.6% of the district identified as Italian Renaissance Revival.



Example of Italian Renaissance Revival in the district.

Craftsman (c.1905-c.1930)

This style developed in California at the turn of the twentieth century and was inspired by the English Arts and Crafts movement which brought a renewed interest in hand crafted materials and harmony with the natural environment. The style quickly spread throughout the country by pattern books and popular magazines. By the end of the 1920s, the style was fading from popularity and few were built after 1930.

Typical architectural characteristics can include low pitched, gabled or hipped roofs with a wide, unenclosed eave overhangs; exposed roof rafters; decorative beams or knee braces under gable; porches, full or partial width, with roof supported by tapered square columns, often of brick or stone material; dormers often have exposed rafter ends and knee braces; usually with a shed or gable roof; and windows designed with a horizontal emphasis.

A subset of the Craftsman style in the district, is the American Foursquare, nationally popular between c.1890-c.1930. American Foursquare houses are typically square or nearly square in plan with four equal-sized rooms (an entrance hall, living room, dining room, and kitchen) in each corner. The type became popular with residential buildings because it was practical and comfortable for the working and middle classes.

Typical architectural characteristics can include simple box shape; two or two and half stories tall; two to three bays wide; four-room floor plan; low-hipped roof with deep overhang; large central dormer; full-width porch with wide stairs; and brick, stone, stucco, concrete block, or wood siding. There are 2 buildings or 2.2% of the district identified as Craftsman.



Example of Craftsman American Foursquare in the district.

Spanish Eclectic (c.1915-c.1940)

The Spanish Eclectic style, also known as the Spanish Colonial Revival style, results from the traditional Spanish architectural themes of Spain's American colonial settlements. Other architectural details may be derived from later periods of Spanish architecture and reference Moorish, Byzantine, Gothic, or Renaissance designs. This revival style debuted to a national audience at the Panama-California Exposition, held in San Diego in 1915. Architectural characteristics can include low-pitched, clay tile roof, rounded arches, low-relief carving at doorways, windows and cornices, elaborately carved doors; decorative window grills of wood or iron; spiral columns; multi-paned windows; balconies or terraces, and a curvilinear gable. There are 4 buildings or 4.6% of the district identified as Spanish Eclectic.



Example of Spanish Eclectic in the district.

Art Deco (c.1925-c.1940)

The Art Deco style is defined by its characteristic sharp-edges and stylized geometrical details. Its name was derived from the Exposition Internationale des Arts Décoratifs et Industriels Modernes, held in Paris in 1925, where the style was first exhibited, as an intentional break with past precedents. Typical architectural characteristics include: low-relief decorative panels at the entrances, around windows, along roof edges or as string courses; smooth building materials such as stucco, concrete block, glazed brick or mosaic tile; stylized decorative elements using geometrical forms, zigzags, chevrons; strips of windows with decorative spandrels; and reeding and fluting around doors and windows. There is 1 building or 1.2% of the district identified as Art Deco.



Example of Art Deco in the district.

Mid-Century Modern (c. 1935-c. 1965)

Mid-Century Modern design dominated mid-twentieth century American architecture and became increasingly popular after World War II. Designers simplified architecture to its most essential form. Architects experimented with materials such as poured concrete, rather than just steel and glass, and used various prefabricated methods of construction. This style is defined by clean, linear, and sweeping lines, either straight or angled; no applied ornamentation, innovative uses and large expanses of glass exterior walls, a mixture of various materials, and flat roofs. There is 1 building or 1.2% of the district identified as Mid-Century Modern.



Example of Mid-Century Modern in the district.

Contemporary (c. 1945-c. 1990)

This style was favored for architect-designed buildings constructed between 1945 and 1990. The contemporary style is simple and predominately features flat wall and roof planes without applied ornamentation; natural materials wood, brick, and stone; broad expanse of uninterrupted wall surface; and the absence of traditional detailing. There are 7 buildings or 8% of the district identified as Contemporary.



Example of Contemporary in the district.

Building Types

The commercial building, as a distinct architectural form, did not develop until the 19th century, although trading centers and market halls have been in existence since antiquity. Typically they are freestanding or share party walls, with the commercial business on the first floor and offices or residences above. The commercial building almost always fits on its entire lot and is built to the sidewalk.

One-Part and Two-Part Commercial Blocks

Early commercial buildings in the late 1800s often are a one-part commercial block: a one or two-story box with an ornamented façade or false-front façade. The first-floor façade is comprised of plate glass windows, an entry and a cornice or tall parapet above.

Commercial blocks, in the West Argyle Street District, are one-to-four stories, typically built before 1950. This building type shares party walls with adjacent buildings. Generally, only the front of a commercial block has any architectural detailing. For both one and two-part commercial blocks, the buildings are located at the front of lot lines, along public sidewalks, and have display windows facing that sidewalk.

One-story commercial blocks are almost always one-part commercial. This distinction is made according to the visual arrangement of the principal façade. Two or more story commercial blocks may be classified as one-part commercial blocks if the façade can be read as a single design element, with no

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN WEST ARGYLE STREET HISTORIC DISTRICT

projecting cornice or other strong horizontal design element dividing the first floor from the upper floors.



Example of a typical One-Part Commercial Block in the district.

A two-part commercial block is generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones. The two-part division reflects the separation of uses on the interior, with more public uses found at the street level and private uses such as offices or residences located on the upper levels. The buildings are located at the front of lot lines, along public sidewalks, and have display windows facing that sidewalk. Side walls are typically party walls and usually do not have display windows, public entrances, or architectural treatment. Occasionally, larger or corner commercial blocks may have part or all the side façades treated similarly to the front.



Example of a typical Two-Part Commercial Block in the district.

Two-Part Vertical Block (Apartment Hotels)
Located throughout the West Argyle Street Historic District, apartment hotels were mixed-use buildings, usually with a commercial use(s) on the first floor and residences on the upper floors. The apartment hotel was a popular property type during the 1910s and 1920s and developed in response to increasing land prices and offered middle-and upper-middle class families a reprieve from the undesirability of apartment living and provided residents with a list of amenities.

These buildings, and the Reebie Brothers Storage building (5035 N. Broadway), represent the two-part vertical block used in the late nineteenth century as a means of simplifying the exterior of tall, commercial buildings. On the two-part vertical block, the façade is divided horizontally into two major zones that are different but carefully related to one another to create a unified whole. The lower zone rises one or two stories and serves as a visual base of the dominant "shaft", or upper zone. The two-part vertical block must be at least four stories in height to possess a sufficient sense of verticality.



Example of a typical Two-Part Vertical Block in the district.

RECOMMENDATIONS

GENERAL PRINCIPLES & PRIORITIZED PRESERVATION GOALS

The following General Principles and Prioritized Preservation Goals were developed through discussions with neighborhood representatives, through public meetings, research, and a survey of the West Argyle Street Historic District. The principles and goals aim for the continued preservation of the historic buildings, and to encourage appropriate rehabilitation to preserve and enhance the area's diverse history and architecture, while allowing for compatible new construction that retains the pedestrian-scale, uses, and strong sense of community.

Historically and architecturally important materials and features that convey the district's period of significance (1897-1951) **should be preserved.**

- Distinctive historic architectural elements should be retained. Removal and replacement of historic architectural features is discouraged.

Significant architectural features and details should be **repaired rather than replaced.**

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

If significant architectural features cannot be repaired or are missing, **replace with compatible features or materials.**

- If replacement of such features is unavoidable, then evidence, in the form of physical evidence, historic photographs, or archival records, should be referenced for accurate replacement.

Replacement features should **draw from existing examples within the district.**

- When replacement or reconstruction is necessary and historical evidence is not available, similar contributing buildings from the same architectural style and time period in the district may be used as a reference.

New construction should be differentiated from the historic resources, but **respect the historic character of the district.**

- New designs should be creative and contemporary, but should strive to preserve the integrity and scale of the district.

Demolition of significant resources within the district should be avoided.

- Interior demolition and/or modification is expected to be part of any rehabilitation and reuse project. Such work should not adversely impact significant exterior architectural and design features.

Support the historically transit-oriented nature of district.

- Preserve the compact, walkable, and pedestrian-oriented nature of the district.
- Provide streetscapes with pleasant walking environments that connect easily to transit.
- Promote the historically mixed-use buildings in the district.
- Encourage increased density and residential development near transit.
- Promote redevelopment that reduces auto-dependency.
- Enhance the existing street wall with engaging storefront designs and active ground floor uses.

Flexibility in Implementation.

- The historic, “contributing,” buildings within the district comprise its historic and architectural fabric, and demonstrate the evolution of the district over time. The following guidelines are not intended to freeze the district’s future development, but instead support compatible new construction, repairs, and sympathetic improvements.

To ensure the district is preserved and allows for new development, the following Prioritized Preservation Goals should be implemented:

- Rehabilitation of non-historic storefronts and first floors to be compatible with the historic character of the district.
- Restore/reuse prominent historic buildings.
- Remove and rehabilitate insensitive alterations. Storefront alterations should be reviewed for historic significance before being removed or restored.
- Restore/reconstruct visually unique historic features that were removed from or are in need of repair.
- Install new streetscape features that are in character with the historic streetscape, compatible with the district, and promote pedestrian comfort, safety, and walkability.

DESIGN GUIDELINES FOR DISTRICT BUILDINGS

Design guidelines provide helpful, interpretive, and explanatory recommendations for rehabilitation, additions, alterations, or new construction in historic districts. The following design guidelines are recommended based on *The Secretary of the Interior’s Standards for Rehabilitation*, the National Park Service’s Preservation Briefs, the “Pedestrian Streets” Ordinance in the Chicago Zoning Code, and the Rules and Regulations of the Commission on Chicago Landmarks. *See the section “Suggested Resources” for information on how to obtain copies of these sources and others.*

ALTERATIONS TO BUILDINGS

Masonry

Existing masonry throughout the district includes brick, limestone, and terra cotta. Primary façades are clad in face brick, terra cotta, or limestone while secondary and rear façades are constructed of common brick.

Deterioration

- Signs of brick deterioration may include crumbling or spalling of the brick surface, cracked or missing bricks, missing mortar, and efflorescence. Efflorescence is the migration of mineral-rich water to the surface of a porous material, such as brick, where it forms a white powdery coating. Causes of deterioration may include water-related deterioration, freeze/thaw degradation, water-soluble salts, acid precipitation, air pollution, and poor repairs.
- Signs of mortar deterioration include disintegrating mortar, cracks in mortar joints, loose masonry, damp walls, or damaged plaster. Causes of mortar deterioration include poor original mortar, differential settlement, extreme weather exposure, or water exposure.

(Masonry cont'd.)

Repair/Restoration

- Historic masonry should be preserved and retained.
- It is encouraged that mismatched brick from earlier alterations be replaced or stained to match the original brick. Masonry should not be painted.
- Repointing (tuckpointing) should match the original in joint width, color, tooling, profile, and mortar composition.
- Terra cotta and stone that has deteriorated can be patched and cracks repaired.
- Deteriorated brick should be replaced with matching brick.

Replacement

- Replacement is appropriate only for historic masonry that is beyond repair.
- New masonry and mortar should match the original in color, texture and unit size. There is no substitute material for brick.
- Limestone should be replaced in kind.
- Terra cotta that is severely damaged may be replaced either in kind or with a carefully selected substitute material, such as glass fiber reinforced concrete (GFRC).
- It is discouraged to clad or cover masonry with a veneer or exterior insulation finishing system (EIFS).

Dismantlement / Reconstruction

- The dismantlement and subsequent reconstruction of existing masonry should only be undertaken if it is demonstrated to be structurally necessary.
- Should major reconstruction be required, such work shall support, repair and retain in-place as much of the historic material as possible.

- The reconstruction should be guided by *The Secretary of the Interior's Standards for Reconstruction*. Brick should be salvaged from non-primary façades, if appropriate, and reinstalled or install a compatible substitute to match historic coursing.

Cleaning

Masonry should be cleaned to remove retardant deterioration (soiling materials that are potentially harmful to the masonry), to provide a clean surface for repairs, for masonry inspection, or to improve appearance.

- Cleaning masonry should be done using the gentlest effective means, avoiding the use of harsh acids.
- Cleaning products should be selected specifically for the type of masonry and type of soiling.
- Prior to cleaning a large area, test panels should be undertaken to confirm that the selected cleaner is appropriate.
- Masonry should never be sandblasted or abrasively cleaned. Previously sandblasted masonry may require a protective coating.

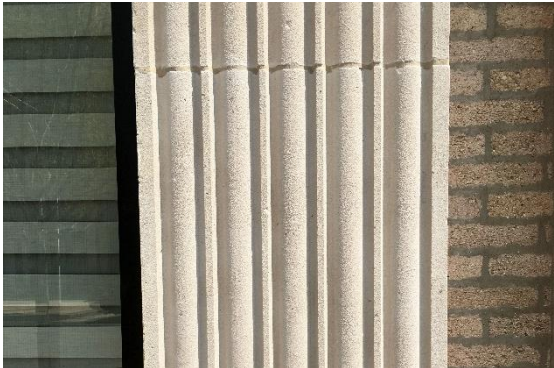
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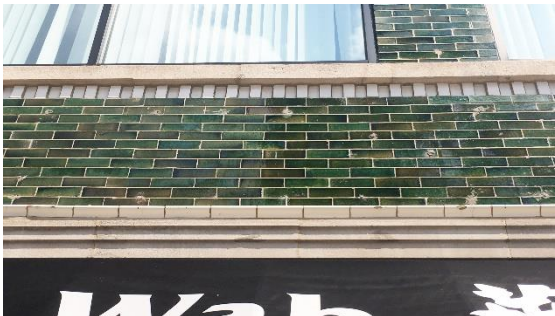
Example of terra cotta cladding in the district.



Example of brick cladding in the district.



Example of limestone cladding in the district.



Example of glazed brick in the district.



Example of granite cladding in the district.

Windows

Windows reflect the period, style, or regional characteristics of the building, and represent technological development. Existing historic and non-historic windows in the West Argyle Street Historic District include the following types:

Historic

- Varieties of historic and appropriate replacements of the double hung window with a multi-light upper sash and single or multi-light lower sash.
- Historic and replacement multi-light casement windows.
- Fixed stained glass windows.
- Historic multi-light fixed windows.

Non-Historic

- One-over-one vinyl or aluminum replacement windows.
- Replacement single-light fixed windows.

Though there are one-over-one aluminum or vinyl replacements and single-light fixed windows referenced above in the district, they are considered inappropriate replacements for historic properties. If an existing inappropriate window (aluminum or vinyl) is replaced on a historic building, an appropriate window, such as wood or wood clad, should be used. *For additional information, see Preservation Brief No. 9 "The Repair of Historic Wooden Windows."*

Deterioration

- Signs of window deterioration include paint failure, rough surfaces, UV damage, rot, and separation of sash and frame joints. With steel windows, metal may corrode and components may become misaligned or bow.
- Causes of deterioration may include structural settling, water, vandalism, deferred maintenance, or improper maintenance practices including lack of paint or paint build-up.



Example of a historic wood sash window in the district.

Repair/Restoration

- Preservation of historic windows and masonry openings is encouraged. If possible, historic windows should be retained and repaired.
- Conduct regular evaluations of the window including: window location, condition of the paint, condition of the frame and sill, condition of the sash, glazing problems, hardware, and the overall condition of the window to determine an appropriate restoration and maintenance plan.
- Conduct regular maintenance of windows in good condition or recently restored.
- Make necessary repairs in place, if possible, using stabilization and splicing techniques.
- If fully restoring historic windows, consider making the windows thermally efficient by adding a high-quality storm window. An additional layer of glazing in certain cases can be added to steel windows to improve the thermal efficiency of the existing window.
- If removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

(Windows cont'd.)

Replacement

- The creation of new, non-historic masonry window openings on primary façades is discouraged.
- If historic windows are beyond repair, the window should be replaced with a similar window type, configuration, number of panes, dimensions, and profiles. Details such as arched tops, hoods, or other decorative elements should be included.
- Wood windows can be replaced with wood, aluminum clad wood, or vinyl clad wood windows. Steel windows should be replaced in-kind with steel or aluminum windows.
- Window openings that have been infilled with siding, glass block, or masonry can be reintroduced or left as is. If restoration of the infilled openings is selected an appropriate window type should be re-installed.
- Dropped ceilings should be set back from the plane of the window glazing to minimize appearance of the dropped ceiling.
- Glazing should be clear and not mirrored, reflective or dark-tinted.

Balconies and balconets are predominately located on the larger, historic multi-unit apartment buildings and some new construction located on Winthrop and Kenmore Avenues. There is no evidence that shutters were historically found in the district and, if desired, should not be located on the primary façade(s).



Example of an inappropriate use of mirrored glass windows on a historic building not in the district.

Doors

Doors contribute to the character of the building through their size, placement, materials, and detail. A significant number of original doors in the district have been replaced. *For additional information on doors and storefront entries, see Storefronts.*

Repair/Restoration

- Preservation of existing exterior historic doors, including entrance doors to storefronts or upper floors, is encouraged. Existing historic materials should be repaired rather than replaced. Historic materials that are damaged beyond repair should be replaced in kind. Missing historic elements may be replaced with appropriate new materials.

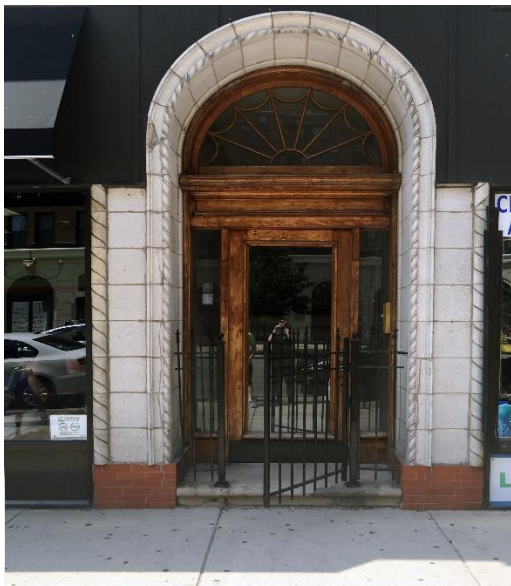
(Doors cont'd.)

Replacement/Alteration

- Building openings, including doors and transoms, should be maintained in their historic location.
- Restoration of doors, and transoms, to their historic configuration is encouraged.
- A new fenestration opening or the alteration of a historic opening should not be made on the primary façade.
- New security grilles should be located on the interior of the glass if possible. Exterior grilles should be placed as inconspicuously as possible.



Example of a historic residential entry door in the district, with an intact, original opening.



Example of a historic residential entry door in the district.



Example of a contemporary door type that is appropriate to this historic building not in the district.



Example of a historic door and transom not in the district.



Example of an inappropriate contemporary replacement door and opening not in the district.

Storefronts

Throughout the West Argyle Street Historic District, storefronts are located at the first-floor level. Storefronts do not include secondary doors which provide access to other areas of the building, such as the rear of the first floor or the upper floors. Historic storefronts were made of wood, metal, or masonry and glass elements. Storefronts are typically composed of a bulkhead (base), display windows, and an entry to one side or centered with a transom above. The entry historically may have been flush with the storefront or recessed. In the West Argyle Street Historic District, 66% of storefront entrances are recessed.

For additional information, see Doors. See also Suggested Resources: Preservation Brief 11 “Rehabilitating Historic Storefronts”.



Example of a typical contemporary, historically-appropriate storefront in the district with historic exterior tile entrance.

General

- Before determining whether to repair/renovate or replace a historic storefront, the architectural features and condition of the storefront should be evaluated to determine the appropriate course of action.
- If the original or a historically significant storefront exists, repair and retain its historic features.

(Storefronts cont'd.)

- If the original or historically significant storefront no longer exists or is too deteriorated to save, undertake an accurate restoration based on historical research and physical evidence or undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture.
- Where an original or significant storefront no longer exists and no evidence exists to document its early appearance, a contemporary storefront compatible with surrounding streetscape is appropriate. The contemporary design should be compatible with architectural details of the building and not obscure any significant features.
- Retain transparency of the storefront. Retail displays should not obstruct storefront windows.
- Dropped ceilings should be recessed from the storefront glazing to minimize visual impact of the dropped ceiling.
- The storefront should be preserved even if there is a new use on the interior.
- Choose paint colors appropriate to the building's style and setting or consider a paint analysis, if an accurate restoration is desired. Do not coat surfaces that were not historically painted.
- Alterations to a storefront may be required for public safety, improved accessibility, and fire codes. These alterations should be discussed with the appropriate officials to ensure that all applicable codes are being met while maintaining the historic character and significant architectural features of the building.

Repaired/Renovated

- Existing historic storefronts should be retained and preserved.

- Historic materials that are damaged beyond repair should be replaced in kind. Missing historic elements may be replaced with compatible new materials.
- When renovating a storefront remove inappropriate alterations from the past. Later storefronts should be evaluated for historic significance prior to removal.

Replacement

- A new design should not replicate stylistically different details or features from neighboring buildings or other structures of the period, as it may create a false historical appearance that never existed on the building.
- New storefronts should be compatible with the building including: proportions; materials; cornice; frame; fenestration design (windows and doors); and secondary design elements such as graphics and/or awnings.
- Glazing should be clear and not mirrored, reflective, or dark-tinted glass.
- Avoid the use of materials that were unavailable when the storefront was originally built; this may include vinyl and aluminum siding, anodized aluminum, mirrored or tinted glass, artificial stone, and brick veneer.

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN
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Example of an appropriate contemporary interpretation of a historic storefront not in the district.



Example of an inappropriate contemporary storefront alteration not in the district. The original storefront would have been recessed.



Example of an intact mid-twentieth century storefront with few contemporary alterations in the district



Example of historic prism glass storefront transom, evident under the paint, in the district. Prism glass was introduced in the 1890s as a popular and practical way of directing daylight into building interiors. The glass had ridges or other raised patterns on the inside surface that refracted sunlight toward the rear of the building.



Example of an inappropriate, contemporary storefront alteration not in the district. Incompatible limestone veneer has been applied to the original storefront and glass block windows installed which are disproportionate in size, type, and material.



Example of a storefront, located outside of the district. It is inappropriate due to the painted brick cladding and reconfigured storefront, but has preserved some original elements, including the brick and limestone bulkhead and a cast iron column (painted blue).



Example of an incompatible alteration to the storefront design and window type not in the district.

Lighting

Historically, lighting in the district was not mounted to the exterior of buildings. Owners are encouraged to work within these guidelines and the *Secretary of the Interior's Standards* to develop an appropriate lighting plan for buildings in the district.

Appropriate New Exterior Lighting for Buildings Includes:

- Concealed lighting used to illuminate architectural features, storefronts, and signs. Lighting is concealed and selectively accentuates façade elements.
- Integrate fixtures and wiring with architectural elements to the greatest extent. Avoid exterior surface-mounted transformer boxes, raceways and conduit.

Types of Lighting to Avoid:

- Industrial wall pack lights.
- Box lights.
- Lighting that creates glare.
- Animated, flashing, or "rope" lighting.



Example of an inappropriate contemporary storefront alteration, outside of the district, where the historic storefront has been infilled with brick.



Example of historic architectural lighting not in the district.



Example of contemporary architectural lighting, located outside of the district, that appropriately lights an architectural feature, but is not concealed.



Example of inappropriate gooseneck exterior lighting and exposed conduit not in the district.

Awnings

Awnings are mounted to buildings to protect individual storefronts and entrances. In the district, only 23% of storefronts currently have awnings and based on available historic photographs, awnings do not appear to be a predominate feature during the district's period of significance (1897-1951). As a whole, awning types are not consistent throughout the district. Canopies, typically mounted to protect a main entrance, are also not common in the district. Only one building in the district, which is non-contributing, has a canopy. The use of awnings and canopies are encouraged only for buildings that historically had an awning or canopy. *For additional information, see Preservation Brief 44 "The Use of Awnings on Historic Buildings, Repair, Replacement and New Design."*



Example of a historically-appropriate "standard" awning in the district.

(Awnings cont'd.)

Repair/Restoration

- Existing canopies or awnings should be evaluated to determine if they are appropriate to the age, style, and scale of the building. If so, the canopy or awning should be retained and preserved.

Replacement or New Awnings

- Comply with all applicable zoning codes.
- For replacement awnings: if historically appropriate to the building and district, the existing awning should be used as a basis for selecting the replacement awning. When a historic awning is missing, owners should first look for evidence of a previous awning installation.
- Fixed or retractable shed type awnings should be mounted in a location that respects the design of the building. Awnings should be designed to project over individual masonry openings and not be a continuous feature across the storefront. Awnings should be mounted within masonry openings and should not obscure or overlap decorative features.
- Awning material was historically woven fabric. Plastic, vinyl, or rubber awnings are incompatible with the character of the district. "Standard" type awnings are encouraged.
- Waterfall, concave, box or other exaggerated shaped awnings or canopies are discouraged as they are not appropriate.
- Signage on awnings should be limited to valance area.
- Internally illuminated awnings or canopies are discouraged in the district.



Example of an inappropriate contemporary "waterfall" awning, located outside of the district.



Example of an inappropriate contemporary "concave" awning, located outside of the district.



Example of an inappropriate contemporary "box" awning, located outside of the district.

Signage

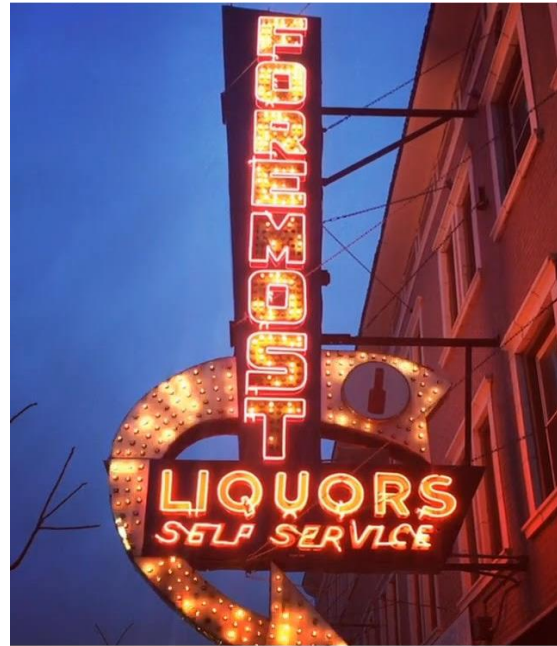
Signage contributes to the neighborhood character of the district. Existing historic and contemporary signage in the district includes hanging or projecting signs (any non-translucent sign which is affixed at a right angle to the building wall, which include fin, blade, and symbol signs), posters, awnings, neon signs, signs integrated into the storefront of a building, and signage carved into masonry elements. Rooftop signs are discouraged, as there is no evidence that they were historic to the district. Painted wall signs (a sign painted on or attached and parallel to the wall of a building) may have been used in the district, but were probably uncommon given that many buildings are close in proximity or abut each other. *For additional information, see the City of Chicago Sign Ordinance and Preservation Brief 25 “The Preservation of Historic Signs.”*

Repair/Restoration/Maintenance

- Historic signs should be retained whenever possible.
- Maintain signage with periodic inspections for evidence of damage and deterioration.



Example of historically-appropriate signage integrated into a façade in the district.



Example of a historic neon projecting sign in the district.



Example of a well-maintained historic neon sign not in the district.

(Signage cont'd.)



Example of a well-maintained historic projecting sign not in the district.

Reusing Historic Signs

- If a building or business has changed hands, historic signs associated with the building should be reused, if possible.
- Keep the historic sign unaltered. The historic sign could be left as is and a new sign added elsewhere to the building.
- Leave the historic sign in its original location or move it to a historically appropriate location if necessary, to accommodate a new sign. While less preferable, relocating the sign to a prominent interior space could also be an option.
- Design a new sign to be compatible, but differentiated from the historic sign.
- Modify the sign for use with the new business, if possible without destroying essential features. For example, a historic sign may be painted with new text and contribute to the overall district character.
- If a historic sign cannot be reused or retained, consider donating the sign to a local museum, preservation organization, or other group.

New Signs

- Comply with the applicable sign ordinance.
- Rooftop, wall billboards, flashing and moving signs are discouraged.
- Signs should be integrated into the design of the building and should not obscure or extend over any significant architectural features.
- Illuminated signs or any sign which is lighted by artificially generated light, either directly or indirectly with an opaque or non-transparent background and routed lettering (letter or logo cut out of a specified sign material) may be appropriate.
- Hanging signs, blade signs (a projecting sign mounted on a building façade or storefront pole or attached to a surface perpendicular to the normal flow of traffic), banner signs (any piece of fabric displaying a distinctive insignia, identifying wording and/or symbolic representation of a business, service or activity) are compatible with the historic character and are encouraged.
- Lettering on storefront glazing and individual lettering is encouraged.
- New signs should not damage any historic fabric. Fittings should penetrate mortar joints rather than brick, for example, and sign loads should be properly calculated and distributed. Signs on awnings should be located on the valance. See "Awnings".
- New signs should respect the size, scale, and design of the historic building, as well as neighboring buildings and should not shadow or overpower the adjacent structures.
- Materials for new signs should be inspired by the building's historic architecture or historic signs.

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 WEST ARGYLE STREET HISTORIC DISTRICT



Example of an inappropriate contemporary sign not in the district. The letters are disproportionately scaled and obscure the historic storefront/transom configuration.



Example of an inappropriate box sign not in the district. This sign is not integrated into the design of the building, obscures a larger portion of the main façade, and is mounted directly into the brick.



Example of appropriate gold leaf signage not in the district. Gold leaf lettering has been used since the mid-to-late-nineteenth century on storefront display windows and entrances or on wooden projecting signs for lettering.



Example of appropriate contemporary, minimalistic signage not in the district.



Example of inappropriate excessive signage and signage mounted to brick not in the district.



Example of inappropriate sign mounting, located outside of the district, as the sign is directly attached to the historic cast iron header.



Example of appropriate contemporary signage, located outside of the district, that is appropriately attached into the mortar joints and not the masonry façade of the building.



Example of an inappropriate digital banner sign not in the district, that is directly mounted into the building's limestone cladding and obscures architectural features at the first floor.



Example of inappropriate freestanding signage not in the district. Signage should not be located in the pedestrian right-of-way.

RECOMMENDATIONS FOR CONTEXTUALLY-APPROPRIATE DESIGN

Design guidelines provide helpful, interpretive, and explanatory recommendations for rehabilitation, additions, alterations, or new construction in historic districts. The following design guidelines are recommended based on the established guidelines and standards of *The Secretary of the Interior's Standards for Rehabilitation*, the National Park Service Preservation Briefs, the "Pedestrian Streets" Ordinance in the Chicago Zoning Code, and the Rules and Regulations of the Commission on Chicago Landmarks. See the section "Suggested Resources" for information on how to obtain copies of these sources and others.

Additions

The following principles refer to vertical additions and rear additions to existing buildings. Additions can include both habitable and non-habitable structures such as rooftop additions, mechanical penthouses, and green roofs.

These principles are intended to guide the contextually appropriate design of additions. Buildings within the district are predominately one to three-stories in height, yet extend to 12 stories. The Floor-Area-Ratio (FAR) for the district varies from 1.2 to 5 depending on the zoning districts. All additions must also comply with city's zoning code. *For additional information, see Preservation Brief 14 "New Exterior Additions to Historic Buildings: Preservation Concerns."*

Massing/Scale

- Vertical additions (including rooftop additions and mechanical penthouses) should be minimally visible from the public right-of-way.
- If allowed under the zoning code, rear additions are encouraged. Rear additions on corner lots should be setback from the street.
- New additions should be smaller than the historic building and should be subordinate in both size and design to the historic building.

Design

- Additions should be visually compatible but differentiated from the existing building.
- The new addition should respect the scale of the district.
- The addition should be connected to the existing building in a way that does not alter, change, obscure, damage, or destroy any significant critical features.
- Designs that unify the historic building and a new addition are discouraged.

(Additions cont'd.)

- The size, pattern, and alignment of the new addition's windows and doors should be in keeping with the historic building.

Materials

- New materials should be compatible in character, color, and texture with the existing building and the district. Additions may use contemporary materials, such as glass, metal, wood, while maintaining a form and scale that is appropriate to the historic building.
- Materials that are not compatible with the district, including split face block concrete block, rough wood, stucco, exterior insulation finishing system (EIFS), and vinyl siding are discouraged.
- The use of color and texture as a finish should be appropriate to the building and not detract from the character of the district.

Setbacks/Heights

- The height of new floors for rooftop additions should be compatible with the floor heights of the existing and adjacent buildings.
- It is recommended that a rooftop addition be set back, based on sight line considerations, from the primary elevation of the building and other elevations if the building is highly visible from the pedestrian right-of-way.



Example of appropriate contemporary rear addition not in the district. It uses contemporary materials and respects the overall scale and shape of the historic building.



Example of a rooftop addition, located outside of the district, that maintained the building's pedestrian-scale by preserving the historic ground floor storefront, but is incompatible with the historic building due to its scale, and contemporary design and materials.

Demolition

Demolition of a historic, contributing building in the West Argyle Street Historic District is acceptable if the building is structurally deficient. Prior to demolition, the building should be comprehensively documented using architectural photography and other records, as available, and made available to a local preservation organization or historical society. Demolition of a non-contributing building in a National Register district is acceptable. The following provides guidelines and considerations for new construction in the district.

New Construction

New construction should be compatible with the district's historic character. All new construction must comply with the Chicago Zoning Code.

Setbacks/Orientation

- To respect the character of the historic district, new infill construction should not have front or side setbacks. Buildings should abut or be within five feet of the property line.
- The primary façade and main entrance should be oriented to the street.
- New construction located on a corner site may take advantage of a corner entrance.

Massing/Scale

- The height of new infill construction should be compatible with the surrounding buildings. Existing buildings in the district range in height from one to 19 stories and the current Floor-Area-Ratio (FAR) for the district varies from 1.2 to 5.
- Current Transit-Oriented Development (TOD) guidelines encourage increased residential density and reduced parking requirements near transit stations. This is consistent with the historical pattern of the district and should continue to be encouraged.

- Except at corner sites, curved or angled building lines are discouraged.

Design

- New construction should be consistent and compatible with design elements already found in the district.



Example of inappropriate new construction not in the district. Design is pseudo-historic and out of scale with its surroundings.



Example of inappropriate non-historic construction not in the district. The building is disproportionate in scale and massing to its surroundings and setback from the street.

Storefronts

Storefronts in the district that retain their historic configuration feature bulkheads, recessed entries, and transoms, while new construction is not required to incorporate these elements, including them would positively contribute to the character of the district.

(Storefronts cont'd.)

- Primary façades should include storefronts or display windows that provide visibility from Argyle Street or Sheridan Road, depending on building location.
- If a bulkhead is included in the design, its height should be comparable to the nearby historic buildings.
- Storefronts should be adjacent to the property line and with the primary entrance facing Argyle Street or Sheridan Road, depending on building location.
- Entrances should be recessed and should not exceed more than one-story in height.
- Design should be simple and contemporary and avoid exaggerated design motifs, replications, elements not found in the district, and blank walls lacking fenestration on primary façades.
- Per the Pedestrian Streets Ordinance, a minimum of 60% of the street-facing façade should be composed of non-reflective windows to allow views of the interior commercial space and/or product displays.

Materials

- The use of masonry materials such as brick, limestone, and terra cotta are encouraged.
- Materials that are not compatible with the district should not be used on façades visible from the public right-of-way. These include: split face block concrete block, rough wood, EFIS, and vinyl siding.



Example of appropriate new development not in the district. The design maintained the scale and massing and reassembled the original masonry material and cornice while integrating a contemporary aesthetic.



Located outside of the district, this new infill construction maintains an appropriate scale and massing and rhythm of the storefront at the first floor, but uses inappropriate materials such as painted brick and wood shakes and siding.



Located outside of the district, this new infill construction maintained the pedestrian-scale of the neighborhood through the incorporation of storefronts at the first floor. It uses compatible materials, but is disproportionate in scale and massing to its surroundings.

- Lighting Type No. 1: A typical iron short post with a tapered globe was located east of the elevated tracks on Argyle Street. The short post appears to be just under one-story in height and may have been originally designed for gas and later retrofitted to electricity.
- Lighting Type No. 2: Along Sheridan Road and Argyle Street there were narrow concrete posts that were tapered and terminated into a white globe light. Below the globe was a metal, Art Deco ornament in a streamlined design. These posts were common along Sheridan Road and are still found along the Lake Shore Trail in the Edgewater community.

Streetscape

The following streetscape principles apply to the district. The main east-west thoroughfare through the district is Argyle Street with north-south crossings at Winthrop and Kenmore Avenues and Sheridan Road. Street furniture and vegetated landscaping are not historic features of the district, based on available historic photographs. Landscaping varies throughout the district, between commercial and residential areas.

A streetscape that incorporates pedestrian amenities such as lighting, landscaping, and street furniture tend to improve the desirability and walkability of the district.

For additional information, see the *City of Chicago Landscape Ordinance and Chicago's Rules and Regulations for Sidewalk Cafés*.

Lighting

Streetscape lighting contributes to the area's sense of safety and provides a high-quality pedestrian experience. Based on available historic photographs, there were two types of historic street light fixtures in the district area:



Historic streetscape looking west from Sheridan Road and Argyle Street, December 14, 1936. Note: Lighting Type No. 2 on the left side of the photograph and Type No. 1 in the background. Courtesy of: University of Illinois at Chicago Library, Special Collections Department.

Lighting in the district today is the contemporary version of the mast-arm post.

It is recommended that pedestrian-scale lighting, such as the historic short posts, be incorporated into the streetscape design to enhance the pedestrian experience and character of the district. Future streetscape improvements should look to restore the existing lighting plan including the historic Art Deco posts along Sheridan Road.



Example of contemporary lighting in the district along Argyle Street.



Example of contemporary lighting in the district along Broadway.

Landscaping

Landscaping can provide an inviting and comfortable environment and enhance the corridor. Though vegetation was not historically part of the streetscape, it is recommended that historically compatible planters be used. Planter design should look to the existing built environment for inspiration in relation to shape, size, material, and color. Small trees are compatible with the district and should be placed at regular intervals to provide a visual buffer between pedestrian and vehicular traffic along Argyle Street.

Café Seating

When allowed, barriers, tables and chairs required for outdoor seating should not detract from the streetscape or obstruct the sidewalk.

Accessibility

Historically, most buildings were not designed to be universally accessible. Due to the Americans with Disability Act (ADA) regulations, historic conditions that may require alterations to meet accessibility standards include: steps at storefront entrances, ramps at exterior or interior level changes, widening of doors, and power door operators. For additional information: *The Secretary of the Interior's Standards for Rehabilitation Preservation Brief No. 32 "Making Historic Properties Accessible"*, the *Mayor's Office for People with Disabilities*, *Chicago Building Code*, *Illinois Accessibility Code*, *Uniform Federal Accessibility Standards (UFAS)*, *2010 ADA Standards for Accessible Design*; WWW.ADA.GOV, and *ADA Title II and III Technical Assistance Manuals distributed by the Department of Justice*.

General

- Accessibility alterations should be installed to provide access, while retaining the building's historic features.

(Accessibility cont'd.)

The National Park Service recommends the following three-step approach to identify and implement accessibility modifications:

- Review the historical significance of the property and identify character-defining features.
- Assess the property's existing and required level of accessibility.
- Evaluate accessibility options within a preservation context.

Modifications should then be based on the following priorities to improve accessibility:

- Make the main entrance and primary public spaces accessible, including a path to the entrance.
- Provide accessible access to goods, services, and programs.
- Provide accessible restroom facilities.
- Provide accessible access to amenities and secondary spaces.

Historic Entrances

- Automatic door openers connected to push plates can be used to make historic and contemporary entrance doors accessible.
- Off-set hinges may be installed at historic doors to increase the clear opening width of an entry.
- Historic door hardware should be retained and retrofitted to meet accessibility standards.
- Historic thresholds that do not meet accessibility standards may be altered or replaced. A historic threshold can be adapted by adding a beveled element. Or a new, visually compatible threshold may be installed.
- If possible, ADA access should be provided through a primary public entrance. If this cannot be achieved without damage to character defining features, an alternative entrance may be made accessible. In the latter circumstance, directional signs should

be installed to direct visitors to the accessible entrance.

- Additionally, if it is not possible to modify the existing entrance, it may be possible to create an entirely new opening or modify a secondary window to make a new entrance opening. This solution should only be considered after evaluating all other options.

Exterior Grading

- If it is necessary, construct a landing and ramp. It should be ADA-compliant and not obscure any architectural features.

Raised Interior Floor Levels

- If needed, interior entry halls or retail spaces can be ramped to provide access to a raised interior.
- If room permits, an interior platform lift may be installed to provide access to a raised interior.

Railings

- A path of travel that incorporates gently sloping (versus steep) walkways is encouraged as it may avoid the need for railings.

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WEST ARGYLE STREET HISTORIC DISTRICT



Example of an appropriate contemporary exterior ramp at a front entrance not in the district.



Example of an appropriate contemporary interior ramp within a retail space not in the district.



Example of an ADA-compliant threshold not in the district.



Example of an appropriate contemporary exterior ramp at a side entrance not in the district.

EXISTING INCENTIVES AND PROGRAMS

The federal incentives and programs listed here are available to developers and private property owners rehabilitating a historic building that is individually listed on the National Register of Historic Places or that contributes to a National Register-listed or eligible historic district as of June 2018. The information provided is for general reference only; check current requirements.

20% Federal Rehabilitation Tax Credit

A 20% Federal Rehabilitation Tax Credit is available for rehabilitating an "income-producing" building such as offices, shops, hotels, or rental housing. The minimum investment required is 100% of the building's "adjusted basis". The "adjusted basis" is the purchase price minus the land cost and depreciation, plus prior improvements. The tax credit can apply to commercial, agricultural, industrial, or rental residential buildings that are a certified historic structure. To be eligible for the 20% Federal Rehabilitation Tax Credit the provisions below must be met:

- Have a certified historic structure: listed individually on the National Register of Historic Places or as a contributing building in a National Register historic district or eligible for the National Register.
- The building's proposed use must be income-producing: rental-residential, commercial, agricultural, or industrial.
- The rehabilitation must be in accordance with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.
- Spend, at a minimum, the building's "adjusted basis".
- Work must be completed in a timely manner. Applicant may take up to five years to complete a phased project if the plans and specifications have already been approved prior to construction, but the project must meet the minimum expenditure test within a two-year period.

- Pay a fee to the National Park Service: the fee is based upon the qualifying rehabilitation expenditures and shall be no less than \$250 and no greater than \$2,500.

Property Tax Assessment Freeze

The Property Tax Assessment Freeze program freezes the assessed value of a historic, owner-occupied residence for a period of eight years, followed by a four-year period during which the property's assessed value gradually steps up to an amount based upon its current market value. The result is twelve years of reduced property taxes for the private owner. To be eligible for the Property Tax Assessment Freeze you must meet the four provisions below:

- Be owner-occupied housing and the principal residence of the owner.
- Be a registered historic building: listed individually on the National Register of Historic Places or as a contributing building to a National Register historic district or eligible for the National Register.
- The rehabilitation must be in accordance with the *Secretary of the Interior's Standards for Rehabilitation*.
- Undergo a substantial rehabilitation with a budget whose eligible expenses equal or exceed 25% of the property's fair cash value, as determined by the local assessor, for the year the rehabilitation started.

Preservation Easement Donation

A Preservation Easement is a one-time charitable donation eligible for a federal income tax deduction equal to the appraised value of the preservation easement. A Preservation Easement is a legal agreement which assigns the right to review and approve alterations to a qualified non-profit organization (e.g., Landmarks Illinois) for preserving the property in perpetuity. To receive the income tax deduction, the property must be contributing to a local landmark or National Register historic district or listed on

the National Register of Historic Places or local landmark as an individual property.

Uptown Special Service Area Curb Appeal Rebate Program

The Curb Appeal Rebate Program provides incentives via a rebate for physical improvements to storefronts and facades along the public way. The program is administered by Uptown United, the Uptown SSA #34 Sole Service Provider agency, and under the oversight of the Chicago Department of Planning and Development.

Only properties within the boundaries of the Uptown SSA #34 are eligible for the rebate. All properties within the West Argyle Street Historic District are eligible.

Approved applicants who make improvements may receive a rebate up to 50% for eligible exterior improvements with a maximum rebate amount not to exceed a total of \$5,000.

Improvements must be visible from the public right-of-way and have a positive impact on the building-front appearance. Additionally, all improvements must be completed in accordance with the specifications described in the application form. Uptown United has also published a *Guide to Good Storefront Design* for property owners to follow when planning improvements.

Eligible improvements include, but are not limited to:

- Tuck-pointing and masonry
- Exterior lighting
- Window/door replacements
- Landscaping
- New café corrals or full replacement of café corrals.
- Awnings
- New signage or sign graphics
- Parking lot landscaping, decorative fencing, and/or lighting visible from the street

- Improvements done to vacant buildings.
- Improvements to residential structures.

For more information:

<http://exploreuptown.org/about-us/ssa34/shop-uptown/>

Uptown United's *Guide to Good Storefront Design*:

<http://exploreuptown.org/wp-content/uploads/2015/09/Uptown-Guide-to-Good-Storefront-Design.pdf>

APPENDIX

The information provided is for general reference only; check current requirements.

SUGGESTED RESOURCES

2010 ADA Standards for Accessible Design

<https://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>

City of Chicago – Economic Incentives

https://www.cityofchicago.org/dam/city/depts/zlup/Historic_Preservation/Publications/Incentives_Flyer.pdf

City of Chicago – Mayor’s Office for People with Disabilities

<https://www.cityofchicago.org/city/en/depts/mopd.html>

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

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

City of Chicago – Rules and Regulations for Sidewalk Cafes

<https://www.cityofchicago.org/content/dam/city/depts/bacp/rulesandregs/SWC-RULES-REGS-V.01.05.2015.pdf>

Illinois Accessibility Code

https://www2.illinois.gov/cdb/business/codes/illinoisaccessibilitycode/documents/illinois_accessibility_code_full_version.pdf

Illinois State Historic Preservation Office – Historic Preservation Financial Incentives

<https://www2.illinois.gov/dnrhistoric/preserve/pages/financial-incentives.aspx>

Information and Technical Assistance on the American with Disabilities Act

www.ada.gov

Information and Technical Assistance on the Americans with Disabilities Act, State and Local Governments (Title II)

https://www.ada.gov/ada_title_II.htm

Information and Technical Assistance on the Americans with Disabilities Act, Public Accommodations and Commercial Facilities (Title III)

https://www.ada.gov/ada_title_III.htm

Landmarks Illinois –Incentives and Grants

<http://www.landmarks.org/resources/financial-resources/other-incentives-and-grants/>

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN WEST ARGYLE STREET HISTORIC DISTRICT

Municipal Code of Chicago, Division 11 Accessibility and Title 17 Chicago Zoning Ordinance, Chapter 17-3 Business and Commercial Districts, Chapter 17-11 Landscaping and Screening, [and](#) Chapter 17-12 Signs

[http://library.amlegal.com/nxt/gateway.dll/Illinois/chicago_il/municipalcodeofchicago?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:chicago_il](http://library.amlegal.com/nxt/gateway.dll/Illinois/chicago_il/municipalcodeofchicago?f=templates$fn=default.htm$3.0$vid=amlegal:chicago_il)

National Register of Historic Places

<https://www.nps.gov/nr/>

Preservation Briefs

<https://www.nps.gov/TPS/HOW-TO-PRESERVE/BRIEFS.HTM>

Preservation Tech Notes

<https://www.nps.gov/TPS/how-to-preserve/tech-notes.htm>

The Secretary of The Interior's Standards for The Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Uniform Federal Accessibility Standards

<https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-aba-standards/ufas>

Uptown Historical Society

<https://uptownhistory.org/>

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National Park Service Preservation Briefs:

- No. 1: Cleaning and Water-repellent Treatments for Historic Masonry Buildings - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/1-cleaning-water-repellent.htm>
- No.9: The Repair of Historic Wooden Windows - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/9-wooden-windows.htm>

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- No. 11: Rehabilitating Historic Storefronts - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/11-storefronts.htm>
- No. 13: The Repair and Thermal Upgrading of Historic Steel Windows - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/13-steel-windows.htm>
- No. 14: New Exterior Additions to Historic Buildings: Preservation Concerns - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/14-exterior-additions.htm>
- No. 25: The Preservation of Historic Signs - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/25-signs.htm>
- No. 32: Making Historic Properties Accessible - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/32-accessibility.htm>
- No. 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design - <https://www.nps.gov/TPS/HOW-TO-PRESERVE/briefs/44-awnings.htm>

The West Argyle Street Historic Preservation Plan (HPP) is part of a comprehensive Transit-Oriented Development (TOD) Plan for the Chicago Transit Authority's Phase One of the Red and Purple Modernization (RPM) Program of the Lawrence to Bryn Mawr Modernization Project and was prepared by McGuire Iglesias & Associates, Inc. during 2017-2018.

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN
 WEST ARGYLE STREET HISTORIC DISTRICT

BUILDING INVENTORY



	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	C/ NC
1	ARGYLE	W.	1000-1014	1908	N/A	TPCB	LCR/IRR	C
2	ARGYLE	W.	1016-1020	1937	N/A	OPCB	NS	C
3	ARGYLE	W.	1017-1029	1910	N/A	AH/TPCB	LCR	C
4	ARGYLE	W.	1022-1032	1915	N/A	TPCB	LCR	C
5	ARGYLE	W.	1038-1052	1913	Argmore Building	AH/TPCB	IRR	C
6	ARGYLE	W.	1054-1068	1914	N/A	OPCB	LCR	C
7	ARGYLE	W.	1055-1075	1908	EdgeLake Hotel	AH/TPCB	LCR	C
8	ARGYLE	W.	1100-1102	1925	Win-Gyle Building	AH/TPCB	LGR	C
9	ARGYLE	W.	1101-1103	1919	N/A	OPCB	NS	C
10	ARGYLE	W.	1105-1107	1909	N/A	OPCB	NS	C

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	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	C/ NC
11	ARGYLE	W.	1106-1110	1938	Franklin Life Insurance Co.	OPCB	NS	C
12	ARGYLE	W.	1109	post-1938	N/A	OPCB	CNT (Façade)	C
13	ARGYLE	W.	1113-1115	1897	Ingal Block	OPCB	LCR	C
14	ARGYLE	W.	1125	1923	N/A	TPCB	LGR / IRR	C
15	ARGYLE	W.	1126-1130	1911	N/A	TPCB	LCR	NC
16	ARGYLE	W.	1127	1911	N/A	TPCB	LCR	C
17	ARGYLE	W.	1129	c. 1920	N/A	OPCB	NS	C
18	ARGYLE	W.	1132-1134	1902	N/A	TPCB	QA	C
19	ARGYLE	W.	1136-1144	1904	N/A	TPCB	NS	NC
20	BROADWAY	N.	4939	1910	N/A	TPCB	LCR	C
21	BROADWAY	N.	4941	1928	N/A	OPCB	LCR	C
22	BROADWAY	N.	4951-4955	1908	N/A	OPCB	LCR	C
23	BROADWAY	N.	5000	1910	N/A	TPCB	TR/ LCR	C
24	BROADWAY	N.	5004-5012	1922	N/A	OPCB	CNT (Façade)	C
25	BROADWAY	N.	5014	1899	N/A	TPCB	CNT (Façade)	NC
26	BROADWAY	N.	5018-5022	1911	N/A	OPCB	LCR	C
27	BROADWAY	N.	5024-5026	1910	N/A	TPCB	LCR	C
28	BROADWAY	N.	5029	c. 2005	N/A	TPCB	CNT	NC

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WEST ARGYLE STREET HISTORIC DISTRICT

	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	C/ NC
29	BROADWAY	N.	5035	1919	W.B. Reebie Brothers Storage	TPVB	LCR	C
30	BROADWAY	N.	5041	1914		TPCB	LCR	C
31	KENMORE	N.	4943	1923	The Northmere Apartments	AH	LCR	C
32	KENMORE	N.	5013-5015	1925	N/A	MUD	LCR	C
33	KENMORE	N.	5014	c. 2000	N/A	MUD	CNT	NC
34	KENMORE	N.	5018	c. 2000	N/A	MUD	CNT	NC
35	KENMORE	N.	5021	c. 2000	N/A	MUD	CNT	NC
36	KENMORE	N.	5022	1908	N/A	SFR	CRF/ PRA	C
37	KENMORE	N.	5026	1902	N/A	SFR	QA	C
38	KENMORE	N.	5029	1925	Agudas Achim Synagogue	SYN.	RR	C
39	KENMORE	N.	5030-5032	1902	N/A	MUD	LCR	C
40	KENMORE	N.	5033	1949	Hebrew School/ Agudas Achim Synagogue	SCH.	LCR	C
41	KENMORE	N.	5036-5038	1916	N/A	MUD	LCR	C
42	KENMORE	N.	5040-5042	1926-1938	The Kengyle Apartments	AH	IRR	C
43	KENMORE	N.	5041-5047	1994	N/A	MUD	NS	NC
44	KENMORE	N.	5050-5058	1923	N/A	MUD	TR	C
45	KENMORE	N.	5051-5053	1924	Brinmore Apartments	AH	TR	C

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN
WEST ARGYLE STREET HISTORIC DISTRICT

	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	C/ NC
46	KENMORE	N.	5057-5063	1909	Unknown	MUD	LCR	C
47	SHERIDAN	N.	4938-4940	1920	Cascades Dance Hall and Butterfly Cafeteria	TPCB	IRR	C
48	SHERIDAN	N.	4944-4956	1915	Morlond Hotel	AH/ TPCB	SE	C
49	SHERIDAN	N.	5009	1919	N/A	AH	LCR	C
50	SHERIDAN	N.	5010-5012	1947	N/A	OPCB	LCR	C
51	SHERIDAN	N.	5016-5018	1912	N/A	MUD	LCR	C
52	SHERIDAN	N.	5020-5024	1937	N/A	OPCB	AD	C
53	SHERIDAN	N.	5025-5027	1909	Sherwood School for Children	MUD	LCR	C
54	SHERIDAN	N.	5026	2015	N/A	OPCB	CNT	NC
55	SHERIDAN	N.	5035-5045	1951	Jewel Food Stores (5045)	OPCB	MCM	C
56	SHERIDAN	N.	5036-5038	1927	Sheridan Glengyle Apartment	AH	SE	C
57	SHERIDAN	N.	5042-5054	1929	The Lakeview Sheridan	AH	LGR	C
58	SHERIDAN	N.	5047-5049	1912	N/A	MUD	TR	C
59	SHERIDAN	N.	5053-5055	1912	N/A	MUD	LCR	C
60	SHERIDAN	N.	5057-5061	1914	N/A	MUD	TR/ CRF	C
61	WINTHROP	N.	4910-4912	1916	N/A	MUD	TR	C

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN
WEST ARGYLE STREET HISTORIC DISTRICT

	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	C/ NC
62	WINTHROP	N.	4911	1923	The Chatelaine Hotel	AH	TR	C
63	WINTHROP	N.	4916	1903	N/A	SFR	LCR	C
64	WINTHROP	N.	4917	1900	N/A	MUD	LCR	C
65	WINTHROP	N.	4918	1903	N/A	SFR	LCR	C
66	WINTHROP	N.	4920-4922	1901	N/A	MUD	LCR	C
67	WINTHROP	N.	4921-4923	1908	N/A	MUD	LCR	C
68	WINTHROP	N.	4926	1903	N/A	SFR	LCR	C
69	WINTHROP	N.	4927-4929	1909	N/A	MUD	LCR	C
70	WINTHROP	N.	4928	1898	N/A	SFR	LCR	C
71	WINTHROP	N.	4930-4934	1925	N/A	MUD	LCR	C
72	WINTHROP	N.	4933	c. 2000	N/A	MUD	CNT	NC
73	WINTHROP	N.	4936-4938	1925	N/A	MUD	LCR	C
74	WINTHROP	N.	4939	1901	N/A	SFR	QA	C
75	WINTHROP	N.	4940-4942	1926	The Hotel Glenn	AH	LCR	C
76	WINTHROP	N.	4943	1903	N/A	MUD	LCR	C
77	WINTHROP	N.	5012	1925	The Hotel Warren	AH	IRR	C
78	WINTHROP	N.	5016	1924	The Hotel Surrey	AH	LCR	C
79	WINTHROP	N.	5022-5030	1914	N/A	MUD	CRF	C
80	WINTHROP	N.	5032	1905	N/A	MUD	LCR	C
81	WINTHROP	N.	5036-5038	1914	N/A	MUD	TR	C

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN
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	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	C/ NC
82	WINTHROP	N.	5042	1926	The Hotel Regent	AH	SE	C
83	WINTHROP	N.	5046-5048	1923	The Hotel Del Mar	AH	SE	C
84	WINTHROP	N.	5050	1901	N/A	MUD	LCR	C
85	WINTHROP	N.	5052	1901	N/A	MUD	LCR	C
86	WINTHROP	N.	5054	1926	The Hotel Frances	AH	LGR	C
87	WINTHROP	N.	5060-5062	1905	N/A	MUD	QA	C

ABBREVIATIONS:

DIR: Direction; **NO:** Street Number; **C:** Contributing; **NC:** Non-Contributing

DES: Description; **AH:** Apartment Hotel; **MUD:** Multiple-Unit Dwelling; **OPCB:** One-Part Commercial Block; **SCH:** School; **SFR:** Single-family Residence; **SYN:** Synagogue; **TPCB:** Two-Part Commercial Block; **TPVB:** Two-Part Vertical Block

ARCH: Architectural Style **AD:** Art Deco; **CNT:** Contemporary; **CRF:** Craftsman; **IRR:** Italian Renaissance Revival; **LCR:** Late Classical Revival; **LGR:** Late Gothic Revival; **MCM:** Mid-Century Modern; **NS:** No Style; **PRA:** Prairie; **QA:** Queen Anne; **RR:** Romanesque Revival; **SE:** Spanish Eclectic; and **TR:** Tudor Revival