



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

## Uptown Square Historic District

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## TABLE OF CONTENTS

<u>INTRODUCTION</u>	<u>2</u>
<u>DISTRICT DESCRIPTION</u>	<u>5</u>
Origins & Early Development	5
Uptown's Heyday: 1900-1930	5
Urban Decline: 1930-1950	6
Uptown Post World War II	7
Physical Description	8
Architectural Styles & Building Types	9
<u>RECOMMENDATIONS</u>	<u>17</u>
General Principles & Prioritized Preservation Goals	17
Permit Review Application Process for City of Chicago Landmark Properties	18
Guidelines for Historic Buildings	21
Guidelines for New Construction	26
Existing Incentives & Programs	28
<u>APPENDIX</u>	<u>31</u>
References	31
Building Inventory	33

## INTRODUCTION

This Historic Preservation Plan (HPP) for the Uptown Square Historic District was prepared by the Chicago Transit Authority (CTA) 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.

Within the HPP study area, referred to hereafter as "districts", there are three designated historic districts: the Uptown Square National Register District (USHD(NR)), the Sheridan Park National Register District (SPD (NR)), and the City of Chicago Uptown Square District (USHD (COC)). As shown in the map on page 4, the USHD (COC) overlaps the National Register districts with the exception of one building.

The USHD (NR), SPD (NR), and USHD (COC) were designated in 2001, 1985, and 2016, respectively. The USHD (NR) is bounded by Broadway, Lawrence Avenue, North Sheridan Road, and West Leland

Avenue. The period of significance for the district is 1900 to 1956 with 43 contributing<sup>1</sup> properties, 10 non-contributing properties<sup>2</sup>, and two properties individually-listed on the National Register of Historic Places (NRHP). The two properties individually-listed on the NRHP, in 1986, are the Uptown Theater (4814-16 N. Broadway) and the Uptown Broadway Building (4701 N. Broadway). The USHD (COC) closely follows the boundaries of the National Register district but it does not include the property at 4833 North Broadway and does include four properties located within the SPD (NR). Those four properties are: 1151, 1200-1214, and 1201-1213 West Leland Avenue and 4706-4734 North Racine Avenue. The period of significance for the USHD (COC) is from 1901-1940. The USHD (COC) has 41 contributing properties, 15 non-contributing properties, and one potentially contributing property<sup>3</sup>.

The USHD (NR) and USHD (COC) are significant for the area's development as a center for entertainment, recreation,

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<sup>1</sup> Contributing: A contributing resource adds to the historical associations or historic architectural qualities for which a district is significant. A contributing resource has the following characteristics: It was present during the period of significance; it relates to the documented significance of the district; and it possesses historical integrity.

<sup>2</sup> Non-Contributing: A noncontributing resource does not add to the historical associations or historic architectural qualities for which a district is significant because: it was not present during the period of significance; it does not relate to the documented significance of the district; or due to alterations, additions, or other changes, it no longer possesses historical integrity.

<sup>3</sup> Potentially Contributing: Potentially contributing resources are only located in City of Chicago designated landmark districts. The categorization of whether a property is contributing, non-contributing or potentially contributing to the USHD COC represents a preliminary determination by the Historic Preservation Division staff

only. It is solely provided as guidance for property owners and the public to anticipate how these properties might be treated under the Chicago Landmarks Ordinance. Individual property owners retain the right to petition the Commission on Chicago Landmarks and the City Council on whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process. The Commission and the City Council reserve the right to make a final determination in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations. The staff's preliminary determination remains preliminary—it is not binding on the Historic Preservation Division staff or the Commission on Chicago Landmarks, nor does the Commission or the City Council adopt it as part of the designation. A potentially contributing resource is one which was constructed during the period of significance and relates to the documented significance of the district, but has suffered a loss of integrity. If the integrity is restored through restoration or rehabilitation, then the property may be contributing to the district.

transportation, and commerce and later as one of Chicago's significant entertainment and retail corridors, from the turn of the twentieth century until the 1950s.

Within the USHD (COC) there are three individual Chicago Landmarks: the Uptown Theater, the former Sheridan Trust and Savings Bank Building, and the Mutual Insurance Building. These properties were landmarked in 1991, 2008, and 2013, respectively. The landmark designations protect the exteriors of each of these buildings, as well as the significant interiors of the Uptown Theater and the former Sheridan Trust and Savings Bank Building.

The SPD (NR) is bounded by Lawrence, Racine, and Montrose Avenues and Clark Street. The period of significance for the district is 1891 to 1929. The district contains 351 contributing properties and 17 non-contributing properties. The SPD (NR) is only included here in relation to those properties centered around Racine and Leland Avenues that are also located within the boundaries of the USHD (COC).

Rehabilitation and new construction projects in all districts discussed in this report is encouraged to follow the Secretary of the Interior's Standards. For NRHP districts, the listing of a property on the NRHP places no restrictions on private property, unless the rehabilitation, new construction, or demolition work receives Federal assistance, usually funding or licensing/permitting.

Rehabilitation, new construction, and demolition work in the USHD (COC) must adhere to the Chicago Landmark Ordinance and the Commission on Chicago Landmarks "Guidelines for Alterations to Historic Buildings and New Construction." When a property is proposed for Chicago Landmark status, and after its designation, all building permit applications are evaluated to determine whether the work will affect the "significant historical and architectural features" of the landmark; work on these features must be approved by the Commission on Chicago Landmarks.

Properties are also eligible for financial incentives based on their designation status. Rehabilitation or restoration projects at NRHP-listed properties can take advantage of the Federal Historic Tax Credit or Preservation Easement Donation. Projects at City of Chicago landmarked properties may be eligible for permit fee waivers, Class L Property Tax Incentive, and the Citywide Adopt-A-Landmark fund. General reference and web sources are provided in the "Existing Incentives & Programs" section.

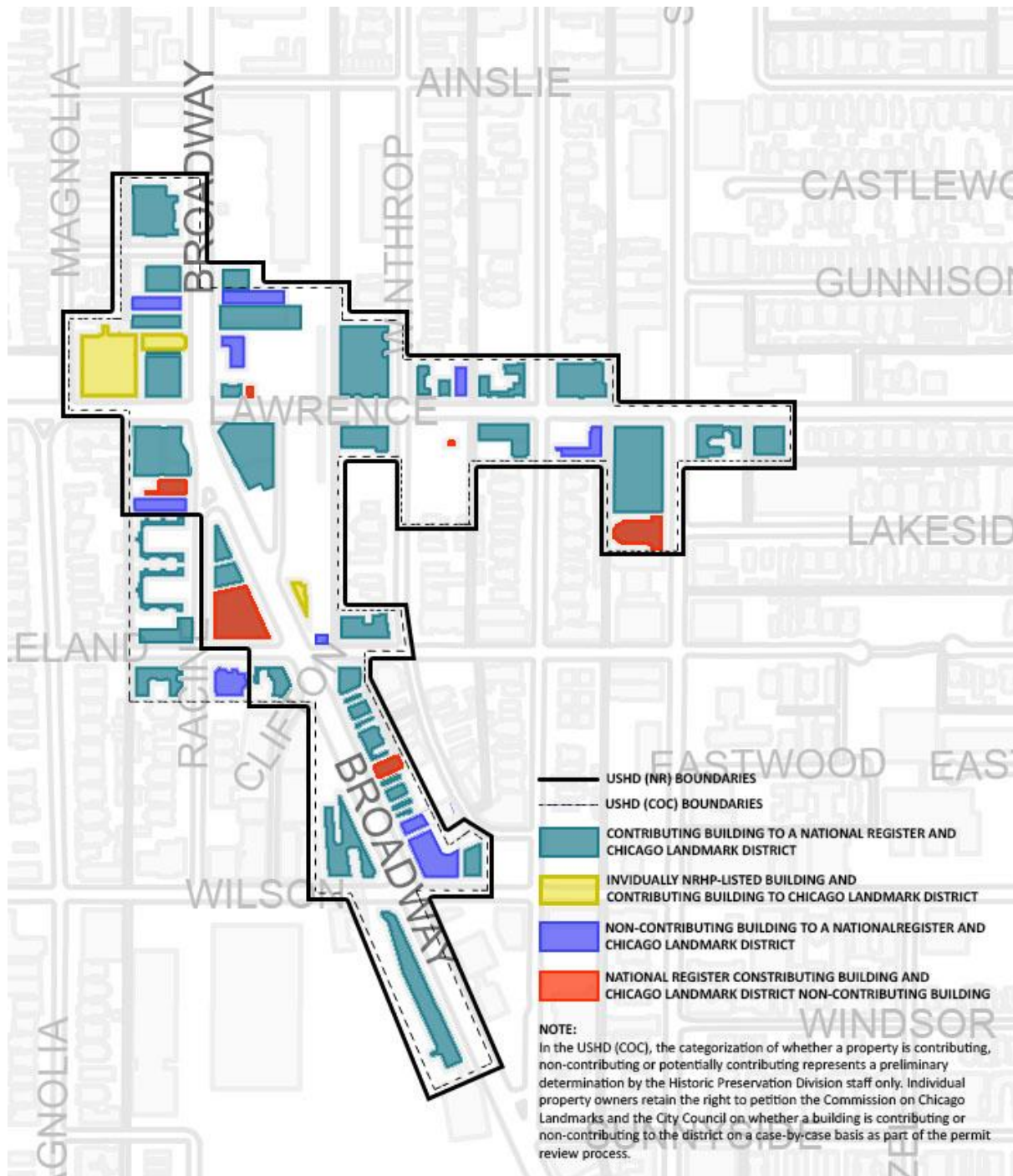
Many of the districts' historic buildings retain a high degree of integrity and retain their original exterior materials. Some have been restored or well-maintained while others have undergone numerous or extensive alterations. Many have been adapted to contemporary uses.

This HPP commenced with an on-site survey of the districts to identify, describe, and classify each building. Following the survey and evaluation, a historical overview of the districts 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 districts, available financial incentives, and offers preservation recommendations and guidelines. The districts' history, pattern of development, and rich contemporary character provide a basis to help guide compatible infill redevelopment in the districts and in the surrounding area.

A map of the districts is provided on the following page. It identifies the contributing, non-contributing, and individually-listed National Register properties and the City of Chicago landmark properties.



## MAP OF THE DISTRICTS



## DISTRICT DESCRIPTION

### ORIGINS & EARLY DEVELOPMENT

The districts are located in Chicago's Uptown community area, along North Broadway between Wilson Avenue and Gunnison Street on the city's far North Side, approximately six miles from the Loop. The area known as Uptown was a rural suburb of the City of Chicago in the 1840s, when German and Swedish immigrants slowly established farms in the area. After the opening of Graceland Cemetery in 1860, daily streetcar service to Chicago was provided along Broadway in 1870, before extending west to the cemetery's main entrance gate on Clark Street. In 1885, the Chicago, Milwaukee and St. Paul Railroad laid track through the area, connecting the North Side with downtown Chicago.

As local amenities continued to develop during the 1860s and 1870s, prominent Chicagoans built large country homes along the lakefront. In 1889, the area was annexed to the City of Chicago and transportation was improved with the introduction of cable cars, elevated steam railroads and electric surface lines. During the 1890s, streetcar lines were expanded along Broadway and Clark and in 1896 streetcar service was inaugurated on Lawrence Avenue, from Broadway west to Milwaukee



*Historic photograph of the Riviera Theatre and office building at the intersection of Lawrence Avenue and Broadway, undated. Courtesy of: Chicago Architectural Photographing Company.*

Avenue, and a transit center at the intersection of Lawrence Avenue and Broadway was created. The expansion of the transit network, along with Uptown's access to the Lakefront at Wilson Beach and Clarendon Beach, would be the catalyst for the Uptown commercial and entertainment corridor.

### UPTOWN'S HEYDAY: 1900-1930

The area's transportation network expanded in 1900, when the Northwestern Elevated Railroad Company extended its elevated, or 'L' line, the origin of today's Red Line 'L' service, to Wilson Avenue. This extension allowed for a significant residential and commercial building boom that transformed the acres of rural land into a densely populated commercial district from Wilson Avenue north along Broadway and an entertainment district centered at the intersection of Broadway and Lawrence Avenue.

In 1908, the Northwestern Elevated Railroad Company extended its line to the north, along street-level tracks, from Wilson Avenue to Evanston. Between 1914 and 1922, the street-level tracks were raised from Wilson Avenue to Howard Street on the Chicago, Milwaukee, & St. Paul embankment. This increased transportation development continued to promote commercial development which sparked nearby residential construction.

Uptown's origins as an entertainment district began in 1909 with the opening of the Wilson Avenue Theater at 1050 W. Wilson Avenue, a Standard Vaudeville theater. In 1914, the Lakeside Theater opened at 4730 N. Sheridan Road. The 1920s marked the height of Uptown as a premier entertainment and commercial district. Larger scale buildings were constructed throughout the Uptown area, and the Wilson Avenue-Broadway-Lawrence Avenue commercial corridor was brimming with restaurants, theaters, cafes, nightclubs, and dance halls, and retail stores to serve the needs of the surrounding neighborhoods. The Green Mill Gardens (1914) at 4800-4810 North Broadway was one of Chicago's more popular nightclubs. The 2,000-seat Riviera Theater (1918) at 4746 North Broadway was

the first movie palace built by Balaban and Katz on the city's North Side. It was followed in 1925 by their crown jewel, the Uptown Theater, at 4814 North Broadway, which seated nearly 4,500 and attracted over 90,000 people to Uptown on a weekly basis. Then in 1926, the renowned Aragon Ballroom located at 1106 West Lawrence Avenue opened next to the Lawrence Avenue 'L' station and drew thousands of dancers from across Chicago and the surrounding suburbs.



*Historic photograph of the intersection of Lawrence Avenue and Sheridan Road, May 11, 1937. Courtesy of: University of Illinois at Chicago, Library, Special Collections Department.*

Beyond Uptown's history as a premier entertainment center, it also served as one of Chicago's significant commercial centers outside of the Loop. The 12-story Sheridan Trust and Savings Bank Building (later Uptown National Bank), completed in 1928, is prominently sited at the southeast corner of Broadway and Lawrence Avenue and accommodated the demand for high class office space in Uptown.

Simultaneously, with the advent of the automobile at the turn of the twentieth century, the country's built environment was transformed to meet the needs of automobile ownership and use. Across the county, "Automobile Rows" developed, clustering sales, service, and marketing companies in

proximity of each other. In Chicago, these "Automobile Rows" were located near downtown and along major arterial streets, including Michigan Avenue's Motor Row, which remained the primary center of automobile sales and service into the 1930s.

With the City's tremendous growth during the 1920s, automobile sales and service companies spread throughout Chicago's outlying neighborhoods and smaller "Automobile Rows" emerged along several major arterial streets, including Ashland, Western, Milwaukee, Lawrence, and Archer Avenues, and Broadway.

North Broadway was one of the more substantial "Automobile Rows," which stretched from Lawrence Avenue on the south to Devon Avenue on the north. In the 1920s, dozens of automobile showrooms, auto service and repair shops, automobile storage garages, filling stations, and stores selling automotive supplies and ancillary equipment were constructed along North Broadway.

By 1929, North Broadway had more than 30 automobile dealers selling either new or used cars. Within the boundaries of the Uptown Square Historic District, the block between Ainslie Street and just south of Gunnison Street was developed with automobile storage, auto sales, and a service station. Also, there were multiple automobile garages dedicated to serving patrons of the theaters and jazz clubs such as the Riviera Theater garage (built 1910, extant) and the Lakeside Theater garage (built ca. 1905-1928, demolished).

#### URBAN DECLINE: 1930-1950

By the mid-1920's, Uptown boasted two large banks, a handsome office building, elegant restaurants and two movie theaters, surrounded by hundreds of three-story apartment buildings that sprang up to meet the growing demand for rental housing. Uptown became one of the more densely populated areas in the United States. As the demand for more housing skyrocketed so did the land values in Uptown, leading to the loss of single-family homes east of Clark Street.



These homes, along with smaller apartment buildings, were replaced with larger multi-unit structures that increased the area's population. Uptown's lakeside location, accessible transportation, and abundant commercial and recreational amenities made the community especially popular among young singles and couples who moved into the new kitchenette apartments and apartment hotels.

Uptown's decline began during the Great Depression. New construction ended and with the extension of Lake Shore Drive to Foster Avenue in 1933, Uptown's direct access to the lake was severed. Chicagoans would now bypass Uptown for places farther north.

#### UPTOWN POST WORLD WAR II: 1950-2017

In the years following World War II, the popularity of the district as a reputable entertainment and retail destination waned, and Uptown entered into a cycle of decline that was characterized by a more transient population. By 1940, historian Roger Guy writes, "Uptown was one of the most densely populated community areas in the city with over 12,500 people per square mile." The large number of cheap and easily accessible apartments turned Uptown into a port of entry for recent migrants. Tens of thousands of white Appalachian and American Indian migrants settled in Uptown during the 1950s and 1960s. This trend continued through the 1970s and 1980s with large numbers of Cuban, Hispanic, Middle Eastern, African, Korean, and Vietnamese and Cambodian refugees settling in Uptown.

During this tumultuous period of Uptown's history, residents, business owners, community organizers and public officials all sought to protect the unique character and diversity of the area. In 1955, long-time residents and business owners formed the Uptown Chicago Commission (UCC). In 1966, the UCC successfully secured designation of the Uptown community as a "conservation area," a designation under the Urban Community Conservation Act of 1953 that made the community eligible for improvement funds and city planning services that were

akin to other post-war urban renewal programs.



*View of Goldblatt's Department Store, originally Sheridan Trust & Savings Bank at the intersection of Racine Avenue and Broadway, January 16, 1989. Courtesy of: Chicago Public Library, Sulzer Regional Library.*

Other groups were formed to advocate for specific subsets of Uptown's diverse population. The Council of the Southern Mountains, headquartered in Berea, Kentucky, established the Chicago Southern Center in 1963 in Uptown to serve the Appalachian immigrants. Between 1964 and 1968, Students for a Democratic Society (SDS) operated a community organizing project for the poor in Uptown called "JOIN" (Jobs or Income Now). During the 1960s and 1970s, the Montrose Urban Progress Center opened at Montrose Avenue and Hazel Street, the Heart of Uptown Coalition was formed, and a satellite office of the Hull House Organization was formed in Uptown, all joining the campaign to improve living conditions and economic opportunity.

While people still poured into the district, by the mid-twentieth century Uptown Square was not the entertainment destination it had been in the 1910s and 1920s. Crowds no longer packed dances at the Aragon, and far fewer



came to see movies at the Uptown, Riviera, and Lakeside. The Aragon Ballroom remained open until March 31, 1958, when a fire and explosion in the restaurant next door ripped a hole in the lobby and caused extensive damage. Following a \$250,000 remodeling project, the Aragon reopened, but the already scant crowds failed to return and the ballroom was sold in 1963. In the following years, it was used as a roller rink, a discotheque, an indoor flea market, a bingo hall, a boxing arena, and, finally, as a venue for concerts.

The Uptown Theater was closed in 1981, although the Riviera and Aragon continue to operate as popular venues for live music. Patrons also still flock to the Green Mill to sit in velvet booths beneath hand-painted murals with elaborately carved wood frames. The New Lawrence Hotel, was converted to senior housing in the 1980s, and was rehabilitated for market rate apartments in 2016. In recent years, the Uptown National Bank building (4753 North Broadway) and Loren Miller Department Store (4720-4726 North Broadway) building have undergone extensive rehabilitation.

### PHYSICAL DESCRIPTION

The districts are distinguished by their intact high-style architecture, building materials, height, scale, commercial and entertainment uses, and pedestrian-scale architecture. This section describes the districts' 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 districts are distinguished from their surroundings by the prevalence of mixed-use commercial, in contrast to the solely residential buildings within the neighborhood. Except for the north side of Lawrence Avenue between Winthrop and Kenmore Avenues and the Riviera and Uptown theaters, all buildings are either one-story commercial or multi-story buildings with first floor storefronts with upper residential floors, blending commerce and

residential uses and creating an urban and diverse streetscape.

Taken together, the three designated districts in the area are composed of 58 buildings, predominately of masonry construction clad in brick, limestone, and terra cotta. Buildings range in height from one to 12 stories, with 25% being one-story in height, 17.5% are two-stories in height, 26% being three-stories in height, 12.3% are four-stories in height, and the remaining 19.2% ranging from five-to-12 stories. The tallest buildings are located at the intersections of Broadway and Lawrence Avenue and Lawrence Avenue and Sheridan Road, making the interior scale of the district pedestrian-oriented.

Buildings in the districts, including residential properties, are predominately constructed to the sidewalk without setbacks.

Landscaping in the districts varies north and south of the elevated tracks. There is minimal landscaping south of where the elevated tracks cross over Broadway. Trees are located in front of the Wilson (CTA) station and on half of the block between Wilson and Leland Avenues. North of the elevated tracks landscaping is more common on Broadway with small to medium trees spaced at regular intervals. Leland and Racine Avenues are tree-lined streets which act as a buffer between pedestrian and vehicular traffic. Additionally, there is a small landscaped pedestrian plaza to the south of the Bridgeview Bank building. Lawrence Avenue is sparsely landscaped with small trees. The exception to the limited landscaping on Lawrence Avenue is the north side of the block between Winthrop and Kenmore Avenues which improves continuity between the residential tree-lined streets of Winthrop and Kenmore Avenues with Lawrence Avenue.

Currently, the streetscape along Broadway between Wilson Avenue and Gunnison Street is being upgraded under the Broadway Streetscape Plan. Designed by the City of Chicago and Chicago Department of Transportation, the plan includes new

sidewalks, new lighting, new crosswalks, community identifiers and the construction of a pedestrian plaza on Racine Avenue.

Streetlights are designed to be reminiscent of historic street lights south of the elevated tracks on Broadway with contemporary mast-arm post streetlights through the rest of the district located at regular intervals along Broadway and Lawrence Avenue.

Sidewalk widths vary greatly throughout the districts. Sidewalks along Broadway and the east side of Racine Avenue are 20' wide; widths at Lawrence Avenue and the west side of Racine Avenue appear to be 8' wide; at Leland Avenue west of Broadway appear to be 15' wide; and Leland Avenue east of Broadway appear to be approximately 12' wide. Most of the roads in the districts including Broadway, Sheridan Road, and Lawrence Avenue are vehicular-focused, whereas Racine and Leland Avenues are more pedestrian-focused with narrower roads and landscaping buffers between the sidewalk and street parking.

The area is well served by public transit, with CTA's Red and Purple 'L' Lines above Broadway and Lawrence Avenue, between Wilson and Lawrence Avenues, access to CTA bus routes including Broadway (#36) and Lawrence Avenue (#81), and a nearby Divvy station on Broadway.

The architecture of the districts is a tangible representation of the predominant development period of the districts (NR: 1900-1956; COC: 1901-1940). Buildings were constructed in styles from the development period, including the revival styles popular during the 1910s and 1920s - Late Classical Revival, Venetian Gothic Revival, and Spanish Baroque. Additionally, some buildings represent the Art Deco and Mid-Century Modern styles, which are unique architectural examples, interspersed between the predominant earlier revival styles.

The buildings of the districts retain a high to medium degree of architectural integrity and character. Buildings that have suffered a

degree of integrity loss have had original windows, doors, and most signs have been removed or altered and original storefronts replaced with new glazing and aluminum frame. Some are complete reconfigurations. At upper floors, many architectural details including the cornices, entablatures, window trim, stringcourses, and terra cotta ornament remain intact.

## ARCHITECTURAL STYLES & BUILDING TYPES

### Architectural Styles

The districts are predominantly a commercial and entertainment corridor with multiple-unit residential buildings interspersed and thus follow typical commercial building types.

Buildings in the districts 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 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.*

### Arts and Crafts (c.1880-c.1920)

The Arts and Crafts architectural style originated in England during the mid-nineteenth century. Founded under the ideas of English art critic John Ruskin and English designer William Morris, this style was seen as the antithesis to industry and looked to recreate a time before machines replaced craftspeople. The style first appeared in the United States toward the end of the 1800s. In Chicago and across the Midwest, the style most notably overlaps with the Prairie School and Bungalow styles of architecture. Typical architectural characteristics can include: structural "authenticity" such as exposed

beams, strong posts, and rafters that extend beyond the roof line; locally-sourced materials such as wood and/or stone, stucco, and brick; hand-made materials such as hand hammered metals or handmade tile; the preservation of the natural qualities of the materials; focus on linear quality and the flattened sense of space and form; and a focus on not overly-complex ornament and patterned surfaces. There are two buildings or 3.5% of the districts identified as Arts and Crafts.



*Example of Arts and Crafts in the districts.*

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

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 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 33 buildings or 57% of the districts identified as Classical Revival.



*Example of Classical Revival in the districts.*

#### Gothic Revival/Venetian 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 is one building or 1.7% of the districts identified as Gothic Revival.



*Example of Gothic Revival in the districts.*



*Spanish Eclectic/Spanish Baroque/Spanish Revival- Moorish (c.1915-c.1940)*

The Spanish Eclectic 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 roofs; 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 four buildings or 7% of the districts identified as Spanish Eclectic.



*Example of Spanish Eclectic in the districts.*

*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/or fluting around doors and windows. There are only three buildings or 5.1% of the districts identified as Art Deco.



*Example of Art Deco in the districts.*

*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 essential forms. Architects experimented with materials such as poured concrete, steel, and glass, and used various prefabricated methods of construction. This style is defined by clean, linear, and sweeping lines, either straight or angled; without applied ornamentation; innovative uses and large expanses of glass exterior walls; a mixture of various materials; and flat roofs. There is one building or 1.7% of the districts identified as Mid-Century Modern. The Mid-Century Modern style is only contributing to the USHD (NR).



*Example of Mid-Century Modern in the districts.*

#### *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 featured flat wall and roof planes without applied ornamentation; natural materials such as wood, brick, and stone; broad expanses of uninterrupted wall surface; and the absence of traditional detailing. There are 10 buildings or 17.2% of the districts identified as Contemporary. The Contemporary style is only contributing to the USHD (NR).



*Example of Contemporary in the districts.*

The remaining four buildings or 6.8% of the districts is identified as “no style” (3 or 5.1%) and “utilitarian” (1 or 1.7%).

#### *Building Types*

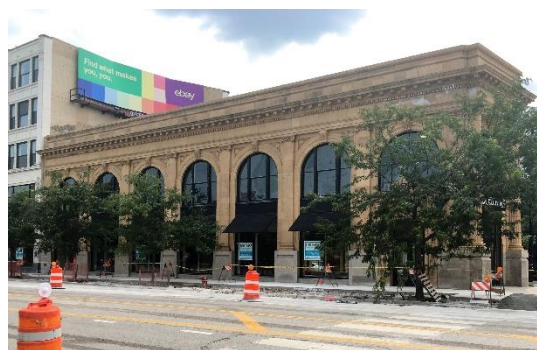
The commercial corridor of the districts runs along Broadway from Wilson Avenue to Gunnison Street can be considered a traditional commercial district. In a traditional commercial or business district, buildings are densely clustered together on small blocks on an orthogonal grid oriented to the street and sidewalk. Multiple-unit residential buildings are located only on the north side of Lawrence Avenue between Winthrop Avenue and Sheridan Road and are a continuation of the predominately residential area directly to the north of the district.

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. Commercial buildings are typically freestanding or sharing party walls, with the 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.

#### *Arcaded Block*

The Arcaded Block is characterized by a series of tall, evenly spaced, round-arched openings extending across a wide façade with no separate bracketing elements at the ends. The Arcaded Block is generally two to three stories in height.



*Example of an Arcaded Block in the districts.*

#### *Freestanding*

Freestanding buildings are typically one-story, occasionally two-stories, but differ from commercial blocks in that they have architectural treatment on two or more sides. They are newer, having been built in the age of automobile access. The entry is usually accessible from the street, often oriented to a parking lot on the side or surrounding the building. The structure may occupy an entire city block and be surrounded by parking. In the districts this is considered a non-historic building type, as it was constructed outside of the periods of significance.





*Example of a non-historic Freestanding commercial building in the districts.*

#### *Multi-Unit Dwelling*

A Multi-Unit Dwelling is a residential housing classification with multiple individual housing units contained within one building or several buildings within one complex. Common multi-unit dwelling forms in the districts are the six-flat and courtyard apartment building.



*Example of a six-flat in the districts.*



*Example of a courtyard apartment building in the districts.*

**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 districts are one to four stories, typically built before 1950. However, a later commercial structure may have been built on an infill parcel on a traditionally commercial street. This building type shares party walls with adjacent buildings. Generally, only the front of a commercial block has any architectural detailing.

One-story commercial buildings are almost always one-part commercial blocks. 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 projecting cornice or other strong horizontal design element dividing the first floor from the upper floors.

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. 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.

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.



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



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

#### *Stacked Vertical Block*

Used for buildings with five or more stories, the stacked vertical block has at least three or more horizontal divisions. Each division is treated in a different manner and none of them receive more emphasis than the other.



*Example of a Stacked Vertical Block in the districts.*

#### *Strip Malls*

Strip malls are one-story single structures that combine multiple commercial (usually retail) occupants. They may be rectangular, “L”, or “U” shaped, or some other configuration. They usually sit on large sites surrounded by parking and are oriented to the automobile user, not the pedestrian. In the districts this is considered a non-historic building type, as it was constructed outside of the period of significance.



*Example of a non-historic Strip Mall in the districts.*

#### *Temple-Front*

The temple-front commercial building is directly modeled after ancient Greek and Roman temples. These buildings are typically two to three stories in height and were often for public, institutional, and religious uses. Temple-front buildings are easily distinguished by a portico of four or more columns extending across the façade or by a recessed entry front by twin columns set in between an enframing wall.



*Example of a Temple-Front in the districts.*

#### *Two-Part and Three-Part Vertical Blocks*

The two-part and three-part vertical block gained popularity 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.

The three-part vertical block is identical to the two-part vertical block though it has a distinct upper zone of one to three stories in height. Thus, the composition is analogous to the divisions of the classical column: base, shaft, and capital.

Additionally, the apartment hotels located on Lawrence Avenue, are examples of the two and three-part vertical block. 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 building type during the 1910s and 1920s. It was 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.



*Example of a Two-Part Vertical Block in the districts.*



## TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN UPTOWN SQUARE HISTORIC DISTRICT

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*Example of a Three-Part Vertical Block in the districts.*

### *Vault*

Generally, two-to-three stories in height, the vault has a façade penetrated by a large, tall and comparatively narrow center opening and sometimes by much smaller ones on either side.



*Example of a Vault in the districts.*



## RECOMMENDATIONS

### GENERAL PRINCIPLES & PRIORITIZED PRESERVATION GOALS

The following General Principles and Prioritized Preservation Goals were developed through discussions with neighborhood representatives, public meetings, research, and a survey of the districts. These recommended principles and goals aim for the continued preservation of the historic buildings and 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 districts' period of significance (NR: 1900-1956; COC: 1901-1940) **should be preserved.**

- Distinctive historic architectural elements should be retained. Removal or replacement of historic architectural features is discouraged, and not permitted in the USHD (COC).

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 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 districts 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 districts.

**Demolition** of significant resources **within the districts should be avoided** and demolition of City of Chicago landmark properties is not allowed.

- 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.
- The Uptown Theater and the former Sheridan Trust and Savings Bank Building are individually designated as Chicago Landmarks and the landmark designation includes interior areas of these buildings where demolition is prohibited and modifications must be approved.

**Support the historically transit-oriented nature of district.**

- Preserve the compact, walkable, and pedestrian-oriented nature of the districts.
- Provide streetscapes with pleasant walking environments that connect easily to transit.

- Return to or promote the use of historically mixed-use buildings in the districts.
- Encourage 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 districts comprise its historic and architectural fabric and demonstrate the evolution of the districts over time. The following guidelines are not intended to freeze the districts’ 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:

- Rehabilitate non-historic storefronts and first floors to be compatible with the historic character of the districts.
- 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 the building or are in need of repair.
- Install new streetscape features that are in character with the historic streetscape, compatible with the districts, and promote pedestrian comfort, safety, and walkability.

#### **PERMIT REVIEW PROCESS FOR CITY OF CHICAGO LANDMARK PROPERTIES**

##### **Alteration, Relocation, or Demolition of Landmarks**

All work on designated Chicago Landmarks requiring City-issued permits is reviewed by the Commission on Chicago Landmarks in order to protect and enhance the landmark qualities of the property. All properties, including vacant lots, within designated landmark districts, as well as individually designated buildings, fall under this review which is mandated by the Municipal Code of Chicago (2-120-740). Decisions of the Commission are enforceable under law.

The Historic Preservation Division staffs the Commission on Chicago Landmarks and reviews all permit applications for work involving designated and proposed Chicago landmarks and landmark districts. The reviews ensure that proposed projects will not adversely affect the significant historical or architectural features of Chicago landmarks or landmark districts.

The Landmarks Commission encourages applicants to seek its advice and guidance before filing a permit application. A pre-permit submission can clarify landmark requirements and help expedite the commission’s review during the application process. While staff can provide direction on most projects, some types of proposed work are reviewed by the commission at a public meeting, such as new infill construction and addition projects and demolitions requiring City Council review.

A permit for alteration, construction, reconstruction, erection, demolition, relocation, or other work shall not be issued to any applicant by any department of the City of Chicago without the written approval of the Commission for any area, district, place, building, structure, work of art, or other object for which the Commission has made a preliminary recommendation for landmark status or which has been designated as a “Chicago Landmark” in the following instances:

- Where such permit would allow the alteration or reconstruction of or addition to any improvement which constitutes all or a part of a landmark or proposed landmark.
- Where such permit would allow the demolition of any improvement which constitutes all or a part of a landmark or proposed landmark.
- Where a permit would allow the construction or erection of any addition to any improvement or the erection of any new structure or improvement on any land within a landmark district.
- Where a permit would allow the construction or erection of any sign or billboard within the public view which may be placed on, in, or immediately adjacent to any improvement which constitutes all or part of any landmark or proposed landmark.

#### **Permit Review for Pre-Existing Work**

Erection, construction, reconstruction, alteration, or demolition work begun pursuant to a properly issued permit prior to a preliminary recommendation for landmark status shall not be subject to review by the Commission unless such permit has expired, been canceled or revoked, or the work is not diligently proceeding to completion in accordance with the Chicago Building Code.

#### **Preliminary Decision by Commission**

Within 15 days of its receipt of an application for a permit, the Commission shall issue in writing a preliminary decision approving or disapproving the application and shall notify the applicant and the appropriate City departments of its preliminary decision.

#### **Preliminary Approval of Permit by Commission**

If the Commission finds that the proposed work will not adversely affect any significant historical or architectural feature of the improvement or of the district, and is in accord with the Standards for Rehabilitation set forth

by the United States Secretary of the Interior at 36 C.F.R. 67, as amended from time to time, as well as the Commission's published procedures, the Commission shall issue a preliminary approval of the application.

#### **Preliminary Disapproval of Permit by Commission**

If the Commission finds that the proposed work will adversely affect or destroy any significant historical or architectural feature of the improvement or of the district or is inappropriate or inconsistent with the designation of the structure, area, or district or is not in accordance with the spirit and purposes of this ordinance or does not comply with the Standards for Rehabilitation established by the Secretary of the Interior, the Commission shall issue a preliminary decision disapproving the application for permit. However, if the construction, reconstruction, alteration, repair, or demolition of any improvement would remedy conditions imminently dangerous to life, health, or property, as determined in writing by the Department of Buildings, or the Board of Health, or the Fire Department, the Commission shall approve the work notwithstanding other considerations relating to its designation as a "Chicago Landmark" or to the fact that the Commission has made a preliminary recommendation for landmark status.

#### **Informal Conference**

Within 10 days after receiving the Commission's notice of preliminary disapproval, the applicant for permit may request in writing an informal conference before the Commission for the purpose of securing compromise regarding the proposed work so that the work will not in the opinion of the Commission adversely affect any significant historical or architectural feature of the improvement or district and will be appropriate and consistent with the spirit and purposes of this ordinance. The Commission shall hold such conference within 15 days after receipt of the request. The Commission shall consider with the applicant every means



for substantially preserving, protecting, enhancing, and perpetuating the special historical or architectural feature of the improvement or district, including investigating the possibility of modifying the proposed work, the possibility of any alternative private use of the structure or structures that would substantially preserve its special features, and the possibility of public incentives for enhancing the use of the structure or structures or district involved. If the Commission and the applicant for permit reach accord through the informal conference, the Commission shall issue its approval of the application for permit as modified and so notify the applicant and the appropriate City departments in accordance with Sections 2-120-760 and 2-120-770.

#### **Public Hearing on Permit Application**

If within 30 days after the conclusion of an informal conference under Section 2-120-790, the Commission and applicant for permit have failed to reach accord or if the applicant fails to request an informal conference within 10 days of receiving notice as provided in Section 2-120-790 [also see Article IV-E of the Rules and Regulations], the Commission shall commence a public hearing on the permit application in accordance with Sections 2-120-670 and 2-120-680. The public hearing shall be concluded within 90 days after the Commission has disapproved the permit unless the applicant requests or agrees in writing to an extension of time. The Commission shall, within 30 days after the conclusion of the hearing, issue a written decision approving or disapproving the permit application. The decision shall contain the findings of fact that constitute the basis for the decision consistent with the criteria in Section 2-120-740. The Commission shall send written notice of its decision to the applicant by certified mail return receipt requested, to the appropriate City departments, to all parties registered at the public hearing, and to the City Council.

#### **Final Commission Decision**

Unless the decision is subject to City Council review under Section 2-120-825, the written decision of the Commission approving or disapproving an application for a permit under Section 2-120-800 shall be on the date it issues a final administrative decision appealable to the Circuit Court of Cook County under the provisions of the Illinois Administrative Review Act, Ill. Rev. Stat. Chapter 110. Sec. 3-101 et seq.

#### **Permits for Demolition of Landmarks (City Council Approval Required)**

Notwithstanding any other provision of this ordinance to the contrary, except as noted, in the case of any permit application for the demolition of 40% or more of any building or other structure designated as a “Chicago Landmark” or located in any district designated as a “Chicago Landmark”, the Commission’s decision approving an application issued under Section 2-120-770, Section 2-120- 790 or Section 2-120-800 shall be subject to review by the City Council.

Upon issuing its decision approving an application, the Commission shall forward a recommendation for the approval of the permit application, in writing, to the Committee on Historical Landmark Preservation of the City Council. Within 75 days after the receipt of the Commission’s recommendation, the Committee on Historical Landmark Preservation shall vote to consider the Commission’s recommendation and vote to recommend that the City Council accept or reject the Commission’s recommendation. At the next regular meeting of the City Council following the following the Committee’s vote, unless the matter is deferred and published in accordance with state law, the City Council shall, by passage of an appropriate order, accept or reject the Commission’s recommendation. If the matter is deferred and published, the City Council shall, by passage of an appropriate order, accept or reject the Commission’s recommendation at the next regular meeting of the City Council following the meeting at which the matter was deferred

and published. If the City Council does not accept or reject the Commission's recommendation within the time specified herein, the Commission's recommendation shall be deemed to be accepted. The City Council's decision shall be based on whether the proposed demolition will adversely affect any significant historical or architectural feature of the improvement or the district, and is in accord with the Standards for Rehabilitation set forth by the United States Secretary of the Interior at 36 C.F.R. 67, as amended from time to time, as well as the criteria to review demolition as set forth in the Rules and Regulations of the Commission.

For purposes of this section, 40% or more of a building or structure shall mean 40% or more of the significant historical or architectural features identified in the ordinance designating the building or structure or the district in which the building or structure is located a "Chicago Landmark"; provided that, if no significant features were identified in the designation ordinance, the entire building or structure shall be deemed a significant feature for purposes of this section.

This shall not apply to permit applications for the demolition of:

- Any building or structure that is necessary to remedy conditions imminently dangerous to life, health or property, as determined in writing by the Department of Buildings, the Board of Health or the Fire Department.
- Auxiliary buildings or structures such as garage.

Within 30 days of the Commission's decision approving a permit application for a building or structure, the Commission shall forward to the Committee on Historical Landmark Preservation of the City Council a written report informing the Committee of the Commission's decision and stating the reasons for its decision.

### Exceptions

A permit shall not be required for any minor repairs as may be necessary to maintain existing parts of buildings, but such work or operations shall not involve changes in the materials of roofs, and windows and exterior walls visible from a public street of properties designated as Chicago landmarks.

### Construction Contrary to Permit (Stop Work Order)

It is unlawful for any owner, agent, architect, structural engineer, contractor, or builder engaged in erecting, altering, or repairing any building, structure or portion thereof to make any departure from the drawings or plans, as approved by the Commissioner of Buildings, of a nature which involves any violation of the provisions of this Code on which the permit has been issued. Any such departure from the approved drawings and plans involving a violation of requirements, shall operate to void the permit which has been issued for such work.

Where any work done under a permit authorizing erection, alteration, or repair of a building, structure or portion thereof, is being done contrary to the approved drawings and plans, the Commissioner of Buildings or the President of the Board of Health shall have the power to stop such work at once. This shall not be construed to prevent minor changes in arrangement or decoration which do not affect the requirements of any provisions of this Code, except where they affect significant features of a Chicago landmark.

### GUIDELINES FOR HISTORIC BUILDINGS

Design guidelines provide helpful, interpretive, and explanatory recommendations for rehabilitation, additions, alterations, or new construction in historic districts. The following guidelines and standards are excerpted from the City of Chicago in the publication "*The U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and Guidelines for Alterations to Historic Buildings and New Construction*" and the Rules and

*Regulations of the Commission on Chicago Landmarks. Please note that the Commission's Guidelines, the Chicago Landmarks Ordinance and the Commission's Rules and Regulations may be amended from time to time. For the most current information, please consult the documents posted on the City of Chicago's website at:*

**[http://www.cityofchicago.org/city/en/depts/dcd/supp\\_info/chicago\\_landmarks-publicationsandadditionalinformation.html](http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html)**

All historic buildings within the USHD (COC) are required to abide by the following guidelines and standards. All buildings which are contributing to the USHD (NR) are encouraged to follow these guidelines and standards in conjunction with Secretary of the Interior's Standards.

#### **STANDARDS AND CRITERIA FOR REVIEW OF PERMIT APPLICATIONS**

##### **Determination of Significant Historical and Architectural Features**

- The significant historical or architectural features shall be those identified in the ordinance designating the area, district, place, building, structure, work of art, or other object as a landmark. In the case of the USHD (COC) landmark district, the significant historical or architectural features are identified as: all exterior elevations, including rooflines, of the district buildings visible from the public right-of-way.
- The Uptown Theater and the former Sheridan Trust and Savings Bank Building are individually designated as Chicago Landmarks and the landmark designation includes interior areas of these buildings as well.

##### **Standards**

The U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as well as

other criteria, standards, and guidelines that may be adopted and published by the Commission, including but not limited to these Rules and Regulations, govern the Commission in evaluating the effect of work proposed in a permit application.

##### **Criteria for Determining Adverse Effect**

Work proposed as part of a permit application that is contrary to any of the following criteria will be deemed to have an adverse effect.

- The work will maintain the significant historical or architectural feature with no material change to that feature.
- The work will repair the significant historical or architectural feature with no material change to that feature.
- The work will replace the significant historical or architectural feature where the original feature is deteriorated beyond reasonable methods of repair, and the replacement feature is in kind—that is, similar in design, construction, function, appearance, material, and other characteristics.
- The work will restore the significant historical or architectural feature to its original character where the feature has been removed or altered and the alteration is not in itself significant in terms of its design, character, or material, and where the restoration is based upon documented evidence, such as photographs or drawings, of the original feature.
- The work will restore the significant historical or architectural feature to its original character where the feature has been removed or altered and the alteration is not in itself significant in terms of its design, character, or material, and where the restoration, lacking documentary evidence, is intended to restore the general historic character of the feature as evidenced by similar building features and types.



- The work constitutes an addition of a feature where the new feature will not adversely alter, change, obscure, damage, or destroy any significant historical or architectural feature.
- The work constitutes new construction or an addition to a building or structure that meets the established criteria, standards, and guidelines of the Commission.
- The work will alter a non-contributing building in a landmark district, meets the established criteria, standards, and guidelines of the Commission, and will not otherwise have an adverse effect on the significant historical or architectural features of the landmark district.
- The work otherwise meets the Commission's criteria, standards, and guidelines and will not have an adverse effect on the significant historical or architectural features.

Demolition of either (i) a building or structure designated as a landmark or (ii) a contributing building or structure within a landmark district, shall be deemed a per se adverse effect on the significant historical or architectural features. Demolition of buildings contributing to the Uptown Square National District should also be avoided.

#### *GUIDELINES FOR ALTERATIONS*

##### **Awnings and Canopies**

Traditionally, awnings and canopies have been used to shelter people and building elements from the summer sun and inclement weather. In the districts, only 12 or 20.7% of buildings currently have awnings, as many of the storefronts and entrances are recessed. Canopies, typically to protect a main entrance, are not common in the districts. Two buildings or 3.4% of the district have canopies.

Awnings and canopies are two elements of a larger passive system, which includes blinds, shutters, interior transoms, and even trees and shrubs, which provided relief from

excessive weather prior to the introduction of mechanical ventilation and air-conditioning. Awnings and canopies are allowed on historic structures when they are appropriate to the building, employed for traditional reasons (shelter), and use traditional shapes, forms and materials. The overall size, shape, and projection from the building must be in proper proportion and scale to the building and be contained within the window or door opening that they shelter. They must not obscure or spread out over adjacent wall surfaces. In most instances, the only acceptable material for awnings and canopies is canvas; exceptions will be considered if appropriate for historic reasons. Signs or lettering should be kept to a minimum, most appropriately a street number on canopies. The addition of logos or names for business identification will be considered on a case-by-case basis, but in no case will they dominate the visual character of the awning or canopy to which they are attached. Awnings and canopies used for the sole purpose of advertising and unrelated to their functional purpose are not acceptable (see "Signs").

##### **Curb Cuts**

Accommodating cars in historic districts presents a serious threat in maintaining the ambience of such neighborhoods. Most city blocks, however, were built with alleys which allow for access to the rear of the lot where barns or coach houses were built; now garages can be located there. New curb cuts along street frontages to allow for parking in the front of the property, or driveways leading to the side or rear yard, are not acceptable in historic districts where curb cuts are not characteristic of the original development. Such cuts erode the historic pedestrian scale and character of districts. In addition, they exacerbate the parking problem by removing curb side parking spaces.

##### **Inappropriate Changes Made in The Past**

Many buildings have been altered over time; often these alterations represent inappropriate changes. When rehabilitation work is being undertaken, consideration should be given to

removing inappropriate additions and changes, restoring the building to its original design and character. Existing situations that are inappropriate may be maintained if no substantial work is to be undertaken on them. However, existing changes that are inappropriate may not be retained if they are to be rebuilt or substantially altered.

### **Millwork**

The manufacture of doors, sashes, moldings, and other wood products (millwork) relied almost exclusively on solid lumber prior to World War II. Using tools and techniques developed by woodworkers over hundreds of years, a seemingly endless variety of moldings, paneling, and trim evolved. Anyone who has ever tried to match a molding or a paneled door is all too aware of the choices. Intricate millwork can be found on even the simplest nineteenth-century cottage, and millwork design and craftsmanship is often the most significant architectural feature of a house. Every effort should be made to maintain and repair original millwork: stripping off successive layers of paint to reveal detail; regluing panels and frames; consolidating deteriorated wood; replacing worn parts, such as an overabundance of holes left by previous door locks and handles, by splicing in new wood (a "dutchman"); and properly finishing with a protective coat of paint or varnish can restore unique but seemingly irretrievable millwork to most houses.

### **Paint**

Because a permit is not required, painting and paint color do not fall within the Commission's jurisdiction. However, paint can have a profound effect upon the appearance of a building and an impact on neighboring buildings. A few words of caution: masonry buildings should not be painted. Aside from the fact that historically they were rarely painted, painting a masonry building creates a continuing maintenance problem. Painting seals an otherwise porous material, trapping moisture in the masonry; once painted, periodic repainting is required. On the other hand, wood and metals other than lead and

copper should be well protected by a good coat of paint. What color to paint a building is a more subjective matter. Many paint manufacturers today market appropriate period colors. It is also possible through paint analysis to determine the original colors used on a building. Duplicating the original colors through analysis is the preferred choice. The Commission's staff can assist property owners in determining original colors.

### **Raising Structures**

Enlarging buildings by raising them and adding a new first floor was common at one time. Many of the cottages in the Old Town Triangle District, for example, were originally one and one-half stories high and set on wood pilings which were later replaced by masonry ground floor foundations, thus making them two and one-half stories high. Despite the historic precedents, raising structures in historic districts today is no longer appropriate because their existing condition is the historic one which the landmark designation seeks to conserve.

### **Roofs**

Roofs and roof lines are major elements which give buildings their picturesque silhouettes and characterize many of the building types and architectural styles of the late nineteenth-century. The gable roof of the frame cottages with which Chicago was rebuilt immediately after the fire of 1871 gives to them their characteristic shape. Alterations to historic roofs and roof lines are inappropriate. Additions to roofs that change characteristic roof shapes and lines will not be approved (see "Additions"). City houses, because they are not freestanding in a landscape, tend to have simplified roof lines; however, even the flat roof of the typical city house can be a most telltale feature. Its street face, the ubiquitous cornice of brackets, rosettes, and dentils, identifies its architectural style even if all other design elements are nondescript. A variety of gables, dormers, turrets, mansards, and more elaborate roof forms are found in the city. Roof shapes and materials are highly exposed to the elements. Good maintenance and

repair are essential, particularly since many historic materials are today very expensive or more difficult to obtain. Materials such as copper and slate have extremely long life-spans when properly maintained; their use is often decorative, with the bulk of the roof not being visible and made of less expensive materials. If these materials deteriorate beyond repair, they must be replaced. Man-made products that approximate the texture, scale, and color of natural materials are available to a limited extent, but it is always better to replace with the original materials.

### **Sandblasting**

The use of sandblasting or other abrasive and/or corrosive methods to clean buildings of paint or accumulated grime is not allowed. These methods destroy materials by eroding their hard exterior surfaces, exposing their softer interiors which are then subject to accelerated deterioration. There are acceptable alternatives to sandblasting for cleaning masonry, such as chemicals or water.

### **Signs**

The Commission recognizes the need for commercial establishments to advertise. Such advertising has a long and rich history in America, one that has at times elevated the sign board to an art form. 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), wall signs (a sign painted on or attached and parallel to the wall of a building), awnings, neon signs, signs carved into stone entablatures, vertical and horizontal marquees, and historic and contemporary box signs. Rooftop signs were historically used on the larger commercial and entertainment buildings. Painted wall signs were used in the district on the taller buildings on Lawrence Avenue, but were not prevalent

given that many buildings are close in proximity or abut each other.

Conversely, signs on landmarks or in landmark districts can be a source of visual clutter when the effectiveness of the sign is equated with its size and flashiness, rather than its compatibility to the historic architectural character of the landmark or district. A sign's location, size, material, and means of illumination are areas of concern. Storefront structures often were designed to accommodate signs. The appropriate location in these cases is the one originally intended: typically for nineteenth-century buildings, this is the horizontal band above the storefront windows and below the second-story windows. In cases where the original sign location is not evident, the best location, and most likely the intended one, is within the glazed area of the storefront window so that the building frames the storefront without being obscured. Signs should be mounted parallel to and flush with the plane of the storefront. Signs projecting over the sidewalk, perpendicular to the storefront, will be considered on a case-by-case basis. Bigger is not better when it comes to the size of the sign. The sign should be of a size appropriate and proportional to the storefront and building on which it is located. Traditional materials wood, metal, paint are preferred materials. Historically, most business signs were silver- or gold-leafed, or painted letters on glass. Lighting for signs should be external; signs should not be light boxes. Lighting elements such as neon tubing and exposed bulbs will be reviewed on a case-by-case basis. Awnings and canopies are not appropriate places for advertising (see "Awnings").

### **Windows**

Windows reflect the period, style, or regional characteristics of the buildings, and represent technological development. Existing historic and non-historic windows in the districts include the following types:



#### Historic

- Historic variations of the wood double hung window include those with a multi-light upper and single or multi-light lower sash.
- Historic leaded glass double-hung windows.

#### Non-Historic Replacements

- Historically compatible variations of the double-hung window with a multi-light upper and single or multi-light lower sash.
- Historically compatible monumental multi-light fixed windows.
- Historically compatible large retail display windows.
- Historically compatible Chicago Style windows.
- Double-hung windows with inappropriate light design.
- Inappropriate single-light fixed windows on upper floor residential.
- Inappropriate glass block.

Shutters, balconies or false balconies were not historically found in the districts and, should not be located on the primary façade(s).

Windows are frequently the most difficult aspect of any rehabilitation project. The first and best answer to the question of how to treat windows is not to replace them but rather to retain and repair the existing sash and frames. Where this is not possible, replacing only deteriorated parts a new sill or a sash for instance is preferable to total replacement. If total replacement is unavoidable, the replacement windows must match the historic windows in design and operation, material, glass size, muntin arrangements, profiles, and trim such as brick mold and sill. Seemingly minor changes in these elements can greatly alter the appearance of an historic building.

Often, window replacement is dictated by concerns for energy conservation, particularly replacing single-glazed sash with double-glazed sash. A wide variety of double-glazed

units are available, some designed especially for historic buildings. However, properly weather-stripped, single-glazed sash can greatly reduce or eliminate air infiltration between sash and frame where most energy is lost. The cost of weather stripping is nominal compared to the price of replacement windows, yet the effect can be considerable.

#### GUIDELINES FOR NEW CONSTRUCTION

The following design guidelines for adaptive reuse, additions, demolitions, and new construction are excerpted from “*The U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings and Guidelines for Alterations to Historic Buildings and New Construction*”, and the *Rules and Regulations of the Commission on Chicago Landmarks*.

#### CRITERIA FOR DEMOLITION, NEW CONSTRUCTION, AND ADDITIONS

Permit applications for new construction, additions, and alterations to non-contributing buildings are reviewed to ensure that they are compatible with and complement existing significant historical or architectural features and qualities. The intent is to encourage excellence in contemporary design that does not imitate, but rather complements, existing architectural and environmental characteristics of the subject property or district.

The following criteria shall be considered in evaluating permit applications for new construction, additions, and alterations to non-contributing buildings:

- The new structure exhibits the general size, shape, and scale of the features associated with the property or district.
- The site plan exhibits the general site characteristics associated with the property or district.
- The design respects the general historic and architectural characteristics associated with the property or district in general character, color, and texture.

- The materials are compatible with the existing structures in the district in general character, color, and texture.
- In the case of additions, the addition is so connected to the property that it does not adversely alter, change, obscure, damage, or destroy any significant critical features.
- In the case of minor alterations to non-contributing buildings, minor alterations compatible with the architectural character of the existing building shall be deemed to not have an adverse effect on the significant historical or architectural features of the landmark.

### **Adaptive Reuse**

The Secretary of the Interior's Standard Number One states: "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics [that is, significant historical or architectural features] of the building and its site and environment." Adapting the use of a building from retail to residential or vice versa, for instance to meet new needs has played a significant role in preserving historic structures. The Commission has no jurisdiction over the use of a property; land use is regulated by the Zoning Ordinance of the City of Chicago. However, the rehabilitation of a property to accommodate a new use does fall within the Commission's purview of seeking to preserve and enhance its significant features. As an example, in adapting a storefront structure to residential use, a significant architectural feature, namely the configuration, design and material of the storefront, must be retained despite the new residential use. Design solutions for adapting buildings to different uses must provide for the retention and rehabilitation of significant features.

#### **Additions**

Working within the existing envelope of an historic structure in order to accommodate space needs is always preferable to building an addition. Additions will be allowed only if

they do not alter, change, obscure, damage, or destroy any significant features of the landmark or district. Of particular concern are the effects of an addition on a building's historic relationship to its site; on a building's size, shape, and roof line; and on individual design details, elements, or materials which constitute all or part of a building's significant features. If an addition is appropriate, its design will be guided by the criteria for new construction (see "New Construction").

### **Demolition**

The purpose of designating landmark districts is to conserve the historic building stock and encourage maintenance, repair, and restoration. Demolition is not a means toward this end. The Commission recognizes that in a few RARE situations demolition may be acceptable when a structure does not contribute to the landmark qualities and character of a district or is an intrusion on that character. Also, a building may be damaged beyond any reasonable means of repair. The criteria established to evaluate demolition applications are included in the Commission's Rules and Regulations, as are criteria for considerations of economic hardship.

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.

### **New Construction**

Some historic districts provide an opportunity for new construction. Dealing sensitively with the districts historic resources is of critical importance when designing infill buildings. The Commission encourages good contemporary design that respects the districts existing architectural and historic qualities, but does not necessarily replicate historic designs. Of particular concern are the issues of siting, size, shape, scale, proportion, materials, and the relationship of these to the prevalent character of the immediate neighbors and the district. Replication of original designs may be appropriate in some

cases, for example, in replacing a missing unit in a group of row houses.

### EXISTING INCENTIVES AND PROGRAMS

#### *INCENTIVES AND PROGRAMS ONLY FOR CONTRIBUTING NATIONAL REGISTER PROPERTIES*

The incentives and programs listed here are available to developers and private property owners rehabilitating historic buildings that are individually listed on the National Register of Historic Places, contribute to a National Register-listed district, or is for listing on the National Register as of June 2018. Incentives and programs for designated City of Chicago landmarks or for properties which contribute to a designate City of Chicago landmark district follow. The information provided is for general reference only, check for current availability 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 property must be listed individually on the National Register of Historic Places, as a contributing building in a National Register historic district, or eligible for the National Register. The minimum investment required is 100% of the building's "adjusted basis". The tax credit can apply to commercial, agricultural, industrial, or rental residential buildings. The rehabilitation must be in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

For more information:

<https://www.nps.gov/tps/tax-incentives.htm>

#### **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 locally landmarked as an individual property.

For more information:

<http://www.landmarks.org/preservation-programs/preservation-easements/>

#### **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 Uptown Square historic districts 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>

#### **INCENTIVES AND PROGRAMS ONLY FOR CITY OF CHICAGO LANDMARKS**

##### **Class-L Property Tax Incentive**

Cook County offers the Class L property tax incentive to encourage the preservation and rehabilitation of landmark commercial, industrial, and income-producing non-for-profit buildings. The property tax assessment levels are reduced for a 12-year period, provided at least half of the value of the landmark building in an approved rehabilitation project is invested.

Under the Class L incentive, the assessment levels for the improvement or building portion of the assessment are reduced to 10% for the first 10 years, 15% in year 11, 20% in year 12, and back to the regular assessment level in year 13. The land portion is also eligible for

the incentive if the building has been vacant or unused continuously for the prior two years.

For more information:

[https://www.cityofchicago.org/city/en/depts/dcd/provdrs/hist/svcs/class\\_1\\_propertytaxincentive.html](https://www.cityofchicago.org/city/en/depts/dcd/provdrs/hist/svcs/class_1_propertytaxincentive.html)

##### **Citywide Adopt-A-Landmark Fund**

The Citywide Adopt-a-Landmark Fund allocates funding generated by downtown construction projects to support restoration of buildings individually designated as Chicago Landmarks, or contributing buildings in designated landmark districts. Single-family homes and residential buildings of six units or less are excluded.

Projects must meet the following conditions:

- Restoration project must be consistent with Commission standards and guidelines.
- Scope of work and budget must be pre-approved.
- Scope of work must be substantial interior or exterior renovation work that is visible from a public street or within a portion of the interior that is open to the public. This work must exceed normal maintenance.

See the Citywide Adopt-a-Landmark Fund application at the weblink below for details on submission requirements and review process.

Availability is dependent upon bonus payment amounts deposited into the Citywide Adopt-a-Landmark Fund.

For more information:

[https://www.cityofchicago.org/city/en/depts/dcd/supp\\_info/citywide-adopt\\_a-landmark-fund--alf-.html](https://www.cityofchicago.org/city/en/depts/dcd/supp_info/citywide-adopt_a-landmark-fund--alf-.html)

### **Permit Fee Waiver**

The City of Chicago offers a Permit Fee Waiver as an additional financial incentive to encourage rehabilitation for owners of locally landmarked buildings. This incentive waives all building permit fees for individual landmark buildings or buildings contributing to a landmark district. Fees can only be waived on permits requiring Historic Preservation Commission approval and must be applied for before a permit has been issued.

For more information:

[https://www.cityofchicago.org/content/dam/city/depts/zlup/Historic\\_Preservation/Publications/Permit\\_Fee\\_Waiver\\_Info\\_Sheet\\_2014.pdf](https://www.cityofchicago.org/content/dam/city/depts/zlup/Historic_Preservation/Publications/Permit_Fee_Waiver_Info_Sheet_2014.pdf)

## APPENDIX

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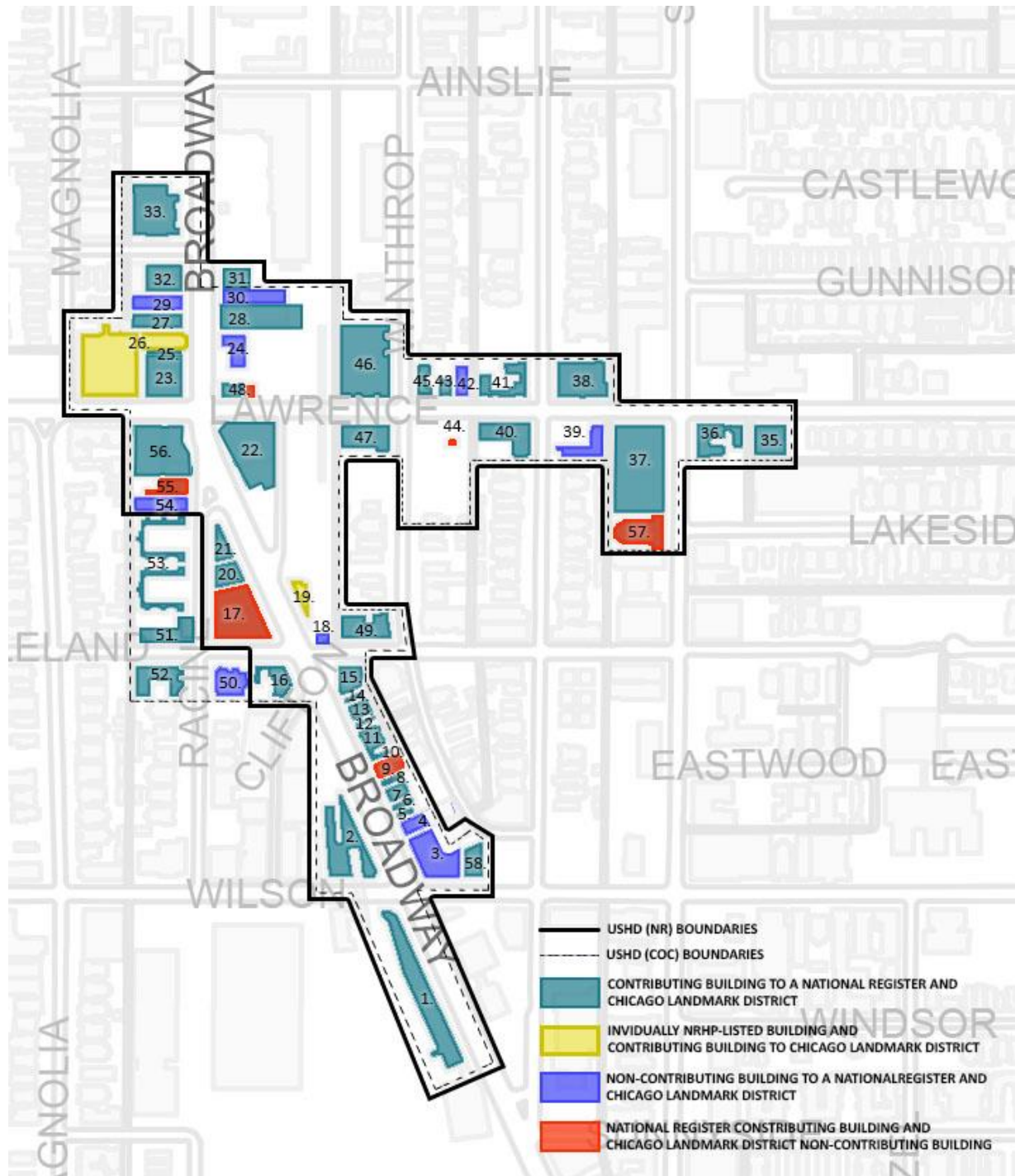
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The Uptown Square Historic Preservation Plan (HPP) is part of a comprehensive Transit-Oriented Development (TOD) Plan for the Chicago Transit Authority's Phase One of the Red and Purple Modernization (RPM) Program of the Lawrence to Bryn Mawr Modernization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

## BUILDING INVENTORY



TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN  
UPTOWN SQUARE HISTORIC DISTRICT

	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	NR <sup>4</sup> C/ NC	COC <sup>5</sup> C/NC	IL
1	BROADWAY	N.	4520-4570	1923	McJunkin Building	TPCB	CR	C (US)	C	
2	BROADWAY	N.	4600-4620	1923	Uptown Station	TS	CR	C (US)	C	
3	BROADWAY	N.	4601-4611	1972	N/A	OPCB	CNT	NC (US)	NC	
4	BROADWAY	N.	4613-4617	c. 1940	N/A	OPCB	CNT	NC (US)	NC	
5	BROADWAY	N.	4619	1907	N/A	TPCB	NS	C (US)	C	
6	BROADWAY	N.	4621	1902	N/A	TPCB	CR	C (US)	C	
7	BROADWAY	N.	4623-4627	1916	N/A	TPCB	CR	C (US)	C	
8	BROADWAY	N.	4629	1930	N/A	OPCB	AD	C (US)	C	
9	BROADWAY	N.	4631	1948	Hillman's Inc.	OPCB	CNT	C (US)	NC	
10	BROADWAY	N.	4635-4641	1903	N/A	TPCB	CR	C (US)	C	
11	BROADWAY	N.	4643	1905	N/A	TPCB	CR	C (US)	C	
12	BROADWAY	N.	4645	1905	N/A	TPCB	CR	C (US)	C	

<sup>4</sup> The abbreviation for the applicable National Register Historic District, is listed after each contributing or non-contributing status.

<sup>5</sup> The categorization of whether a property is contributing or non-contributing to the City of Chicago Uptown Square District (USHD (COC)) represents a preliminary determination by the Historic Preservation Division staff only. It is solely provided as guidance for property owners and the public to anticipate how these properties might be treated under the Chicago Landmarks Ordinance. Individual property owners retain the right to petition the Commission on Chicago Landmarks and the City Council on whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process. The Commission and the City Council reserve the right to make a final determination in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations. The staff's preliminary determination remains preliminary—it is not binding on the Historic Preservation Division staff or the Commission on Chicago Landmarks, nor does the Commission or the City Council adopt it as part of the designation.



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13	BROADWAY	N.	4647-4651	1905	Livingston Fireproof Storage Warehouse	TPCB	CR	C (US)	C	
14	BROADWAY	N.	4653	1901	N/A	OPCB	CR	C (US)	C	
15	BROADWAY	N.	4657-4663	1928	S.S. Kresge Building	TPCB	CR	C (US)	C	
16	BROADWAY	N.	4660-4666	1905	Barry Building	TPCB	CR	C (US)	C	
17	BROADWAY	N.	4700-4714	1912	Uptown Hotel	AH	NS	C (US)	C	
18	BROADWAY	N.	4701	1921	Terra cotta Façade of the former H.W. Rubloff Building	OPCB	CR	NC (US)	NL	
19	BROADWAY	N.	4703-4715	1927	Uptown Broadway Building	TPCB	SE	NR	C	
20	BROADWAY	N.	4720-4726	1915	Loren Miller & Co. Store	TPVB	CR	C (US)	C	
21	BROADWAY	N.	4728-4744	1914	Sheridan Trust & Savings Bank	AB	CR	C (US)	C	
22	BROADWAY	N.	4743-4763	1924	Sheridan Trust & Savings Bank/ Uptown Bank Building	SVB	CR	C (US)	C	IL

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	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	NR <sup>4</sup> C/ NC	COC <sup>5</sup> C/NC	IL
23	BROADWAY	N.	4800-4810	1914	Green Mill Gardens	TPCB	CR	C (US)	C	
24	BROADWAY	N.	4807-4809	1967	N/A	FRE	CNT	NC (US)	NC	
25	BROADWAY	N.	4812	1925	N/A	TPCB	CR	C (US)	C	
26	BROADWAY	N.	4814-4816	1925	Uptown Theatre	VLT	SE	NR	C	IL
27	BROADWAY	N.	4818-4822	1904	North Shore Fireproof Storage Building #1	TPVB	CR	C (US)	C	
28	BROADWAY	N.	4821	1910	North Shore Fireproof Storage Building #2	THPVB	CR	C (US)	C	
29	BROADWAY	N.	4824-4826	c.1920	N/A	OPCB	CNT	NC (US)	NC	
30	BROADWAY	N.	4829	1910	Riviera Garage Building	OPCB	CNT (Façade)	NC (US)	NC	
31	BROADWAY	N.	4833	1956	Chicago Motor Club	TPCB	CNT	C (US)	NL	
32	BROADWAY	N.	4840	1926	Spiegel Furniture Store	TPCB	CR	C (US)	C	

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	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	NR <sup>4</sup> C/ NC	COC <sup>5</sup> C/NC	IL
33	BROADWAY	N.	4850	1939	U.S. Post Office-Uptown Branch	VLТ	AD	C (US)	C	
34	BROADWAY	N.		2017	CTA Elevated Track Structure	STR	UTL	C (US)	NL	
35	LAWRENCE	W.	941	1925	The Peoples Church of Chicago	TF	CR	C (US)	C	
36	LAWRENCE	W.	947-959	1907	Lawrence-Sheridan Apartments	TPCB	CR	C (US)	C	
37	LAWRENCE	W.	1001-1015	1922	Mutual Insurance Building	SVB	CR	C (US)	C	IL
38	LAWRENCE	W.	1020	1933	Lawrence House Retirement Hotel	AH	AD	C (US)	C	
39	LAWRENCE	W.	1025-1037	1987	Lake Side Plaza	STM	CNT	NC (US)	NC	
40	LAWRENCE	W.	1039-1053	1926	Viceroy Hotel	AH	GR	C (US)	C	



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	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	NR <sup>4</sup> C/ NC	COC <sup>5</sup> C/NC	IL
41	LAWRENCE	W.	1042-1048	1901	Middlekauff Apartments	MUD	CR	C (US)	C	
42	LAWRENCE	W.	1054-1056	2006	N/A	TPCB	CNT	NC (US)	C	
43	LAWRENCE	W.	1058-1060	1902	The Serena	MUD	CR	C (US)	C	
44	LAWRENCE	W.	1063	1952	Bulk Petroleum Gas Station	FRE	MCM	C (US)	NC	
45	LAWRENCE	W.	1064	1905	Fleur-de-Lis Apartments	MUD	CR	C (US)	C	
46	LAWRENCE	W.	1100-1108	1926	Aragon Ballroom	TPVB	SE	C (US)	C	
47	LAWRENCE	W.	1101-1113	1922	Lawrence Professional Building	TPCB	CR	C (US)	C	
48	LAWRENCE	W.	1136	1903	Clancy Building	TPCB	CR	C (US)	C	
49	LELAND	W.	1100-1116	1905	Monroe Building	TPCB	CR	C (US)	C	
50	LELAND	W.	1151	2006	Buddhist Temple of Chicago	TEM	NS	NC (SP)	NC	
51	LELAND	W.	1200-1214	1910	Darlington Hotel	AH	AC	C (SP)	C	
52	LELAND	W.	1201-1213	1926	Leland Hotel	AH	SE	C (SP)	C	
53	RACINE	N.	4706-4734	1909	Darling Apartments	MUD	AC	C (SP)	C	

TRANSIT ORIENTED DEVELOPMENT PLAN: HISTORIC PRESERVATION PLAN  
UPTOWN SQUARE HISTORIC DISTRICT

	STREET	DIR.	NO.	BUILT	HISTORIC NAME	DES.	ARCH.	NR <sup>4</sup> C/ NC	COC <sup>5</sup> C/NC	IL
54	RACINE	N.	4734-4736	1911	Fox Building	OPCB	CR	C (US)	NC	
55	RACINE	N.	4740	1911	Kean Building	OPCB	CNT (Façade)	NC (US)	NC	
56	RACINE	N.	4746	1917	Riviera Theater and Office Building	VLT	CR	C (US)	C	
57	SHERIDAN	N.	4730	1914	Lakeside Theater	VLT	CR	C (US)	PC	
58	WILSON	W.	1050	1909	Wilson Avenue Theater	VLT	CR	C (US)	C	

**ABBREVIATIONS:**

**DIR:** Direction; **NO:** Street Number; **NR:** National Register Historic District; **C:** Contributing; **COC:** Uptown Square Chicago Landmark; **IL:** Individually-listed Chicago Landmarks; **NC:** Non-Contributing; **NL:** Not Listed; **NR:** Individually-listed on the National Register of Historic Places; **PC:** Potentially Contributing; **SP:** Sheridan Park Historic District; and **US:** Uptown Square Historic District

**DES:** Description; **AB:** Arcaded Block; **AH:** Apartment Hotel; **FRE:** Freestanding; **MUD:** Multiple-Unit Dwelling; **PL:** Parking Lot; **OPCB:** One-Part Commercial Block; **STM:** Strip Mall; **STR:** Structure; **SVB:** Stacked Vertical Block; **THPVB:** Three-Part Vertical Block; **TEM:** Temple; **TF:** Temple Front; **TPCB:** Two-Part Commercial Block; **TPVB:** Two-Part Vertical Block; **TS:** Train Station; **VLT:** Vault

**ARCH:** Architectural Style; **AC:** Arts and Crafts; **AD:** Art Deco; **CNT:** Contemporary; **CR:** Classical Revival; **GR:** Gothic Revival; **MCM:** Mid-Century Modern; **NS:** No Style; **SE:** Spanish Eclectic; and **UTL:** Utilitarian