

COLUMBIA COLLEGE CHICAGO
CAMPUS PRESERVATION PLAN

Volume IV

33 EAST CONGRESS PARKWAY

Submitted by
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COLUMBIA COLLEGE CHICAGO CAMPUS PRESERVATION PLAN

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INTRODUCTION

This report contains the results of the research, survey and assessment of 33 East Congress Parkway. Evaluation of the building was completed in three stages beginning with a broad historical and architectural assessment for landmark eligibility, continuing with the classification of the building into zones and concluding with the survey and assessment of individual architectural elements.

Research, Evaluation and Building Classification

33 East Congress Parkway was researched and evaluated to determine its eligibility for landmark status based on the classification levels listed below. The classification identifies buildings of outstanding architectural quality or associative value, and distinguishes them from buildings of lesser importance. The building has been evaluated based on the National Register of Historic Places' criteria, assessing the building's significance and the level of significance, (i.e. local, state, or national). In the text NR refers to National Register and CL refers to Chicago Landmarks. The building classification levels are:

- CLASS 1 – A building listed, or eligible for listing, as a National Historic Landmark.
- CLASS 2 – A building on, or eligible for, the National Register at the National significance level
- CLASS 3 – A building on, or eligible for, the National Register at the State or Local significance level or City of Chicago Landmark listing
- CLASS 4 – A building that is potentially eligible for the National

Register or City of Chicago Landmark listing

- CLASS 5 – A building 50 years old or older that has not been evaluated for National Register or City of Chicago Landmark eligibility
- CLASS 6 – 45-50 Pending. A building 45-50 years old that is not eligible for the National Register or City of Chicago Landmark listing, but with the passing of time may become eligible and needs re-evaluation
- CLASS 7 – A building which has been determined to be ineligible for the National Register or City of Chicago Landmark listing
- CLASS 8 – Non-Historic

Research was performed to identify the following general information:

- Building Name/Historic name
- Address
- Type
- Architectural Style/Description
- Age/Date of Construction
- Uniqueness
- Site Context
- Use
- Condition
- Modifications
- Historical Associations/Significance
- Size
- Existing documentation
- References in publications and reports

Building Zones

Areas of the building were surveyed, assessed and assigned zone designations. Zoning divides the building into spaces based on the Phase I historic documentation and landmark evaluation and takes into

consideration historic context, architectural significance, changes over time, style, materials, and features.

Zoning recognizes that the building has different spaces holding varying degrees of historic value. This hierarchy of spaces includes primary facades, secondary facades, highly ornamented public spaces, plainly detailed public spaces, and non-public / support spaces. Zones transcend delineation by floor; it is typical that the zones divide public from private and private from utilitarian spaces. Stairways for example, are zoned vertically.

The zone level assigned to a space influences the degree of preservation treatment recommended for that space. Zoning is used to apply restoration standards to significant areas and determine areas that are open to greater degrees of modification. Definitions of the six different zones follow.

Level 1: Preservation Zone

Areas exhibiting unique or distinctive qualities, original materials or elements; or representing examples of skilled craftsmanship; the work of a known architect or builder; or associated with a person or event of preeminent importance define the Level 1 Preservation Zone. Level 1 areas are distinguished from Level 2 areas by a higher concentration of finish material and detail.

The character and qualities of this zone should be maintained and preserved as the highest priority. Preserving the character of a zone

means preserving a space as it was originally designed, including its scale, ornament, and materials. Spaces in this zone represent the highest degree of detail and finish.

Level 2: Preservation Zone

Areas exhibiting distinguishing qualities, original materials or elements; or representing examples of skilled craftsmanship define the Level 2 Preservation Zone. Level 2 zones are less rich in historic materials and detail compared to spaces in a Level 1 zone, nonetheless; the space is considered important to defining the unique character of the building.

Every effort should be made to maintain and preserve the character and qualities of this zone. Preserving the character of a zone means preserving the space as it was originally designed, including its scale, ornament, and materials.

Level 3: Rehabilitation Zone

Areas which are modest in nature, not highly ornamented but nonetheless, may be original, with historic features which have been maintained at an acceptable level define this zone. This zone includes secondary and tertiary spaces and areas generally out of public view.

Work in this zone should be undertaken as sensitively as possible; however, contemporary methods, materials and designs may be selectively incorporated. The characteristics of this zone contribute to the historic appearance, date to the period of historic significance or

represent later, sensitive repair or replacement work, which should be preserved and maintained. New work in this zone should respect the existing historic fabric.

Level 4: Free Zone

Areas whose modification would not represent loss of character, code violation or intrusion to an otherwise historically significant structure define this zone. This zone may include undistinguished repetitive or recently constructed areas and additions.

Treatments, while sympathetic to the historic qualities and character of the building, may incorporate extensive changes or total replacement through the introduction of contemporary methods, materials and designs.

Level 5: Cautionary Zone Overlay

A cautionary zone overlay has been assigned in conjunction with one of the zones 1-4 described above.

This overlay zone describes areas exhibiting potentially hazardous materials or conditions. Materials may include flammable liquids or chemicals. Conditions may include high voltage equipment, sensitive communications equipment, elevator equipment, chillers, air handling units and other mechanical equipment.

Special treatments in this area may not be required.

Level 6: Impact Overlay Zone

An impact overlay zone has been assigned in conjunction with one of the zones 1-4 described above.

Areas insensitively adapted resulting in a loss of significant historic fabric or elements define this overlay zone. Examples include large stylistically distinctive public spaces which have been inappropriately altered or subdivided into smaller spaces resulting in loss of character. An impact overlay zone can also be applied to exterior façades.

Deficiencies in this zone should be corrected and loss of fabric or historic elements mitigated when possible.

Evaluation of Integrity

Each space identified as a Level 1 or Level 2 Preservation Zone was also evaluated for integrity. The integrity was ranked as High, Medium, or Low based on the description of integrity as defined in the National Register Bulletin No. 16: Guidelines for Completing the National Register Nomination Form, 1991 which states: integrity must be evident through historic qualities including location, materials, workmanship, feeling or association. Historic integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period. Historic integrity is the composite of seven qualities:

- Location
- Design
- Setting

- Materials
- Workmanship
- Feeling
- Association

Not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period of significance. All seven qualities do not need to be present for eligibility as long as the overall sense of a past time and place is evident.

Survey and Assessment of Elements and Features

An on-site survey of the exterior and the interior of the building was performed to identify, describe and rate building elements and features. The exterior was observed from the ground and from roof tops. Interior spaces were observed on site with Columbia College staff accompanying team members in non-public areas. The team was supplemented with lighting consultant, Schuler Shook and mechanical, electrical and structural engineers, Calor Design Group, Ltd. Their role was to evaluate conditions and consult with team professionals on appropriate corrective actions for lighting and building systems that impact facades and areas zoned for preservation.

During the on-site survey, information was gathered for each building element and feature. This information was collected on survey forms, one for each zone, and included the following:

- **Description:** A brief description of the physical characteristics

of each element or feature, original and non-original.

- **Rating:** A preliminary treatment rating of each element that takes into account the building's historic and architectural importance.
- **Inventory:** An approximate quantity of the elements or features rated for preservation (i.e. square footage of marble veneer or number of ornamental light fixtures).
- **Condition:** A condition assessment of each element rated for preservation as Good, Fair or Poor.

Each element was rated for its historic importance. The rating categories are as follows:

- 1: Preserve
- 2: Preserve wherever possible – replace in kind if too deteriorated to save
- 3: Preserve wherever possible – if too deteriorated, replace with compatible material and design
- 4: Preserve where there is no compelling reason to remove
- 5: Remove/Alter/Replace
- 6: Specified treatment not required, if any work is done it should be sympathetic

Elements rated as preservation categories 1 and 2 were photographed and the condition and quantity of each element was noted. The condition categories are as follows:

- Good** The element is intact, structurally sound, and performing its intended purpose.
There are few or no cosmetic imperfections.
The element needs one repair and only minor or routine maintenance.

Fair There are early signs of wear, failure, of deterioration, though the element is generally structurally sound and performing its intended purpose.
There is failure of a subcomponent of the element.
Replacement of up to 25% of the element or replacement of a defective component is required.

Poor The element is no longer performing its intended purpose.
The element is missing.
Deterioration or damage of more than 25% of the element and cannot be adjusted or repaired.
The element shows signs of imminent failure or breakdown.
The element requires major repair or replacement.

The information gathered in the field was entered into a database. The survey data was grouped by zone and significant original material and elements were evaluated, taking into consideration their importance and condition. Based on the evaluation, prioritized recommendations have been made to address items found to be deficient as well as items that impact the integrity of areas zoned for preservation. If additional studies or professional assessments are required, these are noted in the report.



Photo: McGuire Igleski & Associates, Inc., 2004

Name: Columbia College 33 East Congress Building

Address: 500 – 08 South Wabash Avenue / 27 – 35 East Congress Parkway

Size: 7 stories / 144 feet x 165 feet
Approximately 167,700 square feet

Historic Information:

Architect: Alfred S. Alschuler, 1925-26. Contractor: R.F. Wilson.

Original Name: Congress-Wabash Bank.

Subsequent Names: Congress Bank Building; Peck Building;
Congress-Wabash Building

Present Name: Columbia College 33 East Congress Building

Acquired by Columbia College: 1997

Original Building Type: Office

Style: Renaissance Revival

HBPP Building Classification:

Class #7: A building which has been determined to be ineligible for National Register listing or City of Chicago Landmark designation.

Significance: Not applicable without reversal of alterations.

City of Chicago Historic Resources Survey:

Color Code – GREEN. “Green properties are those that have no known significant historic associations and have been substantially changed, although their original character is evident; more than 10% of the original exterior has been altered from its original appearance. These properties were viewed as possibly having individual significance if restored to their original appearance.”

Drawings:

The Chicago Historical Society (CHS) Architectural Drawings & Materials Archive: Alfred Alschuler Collection.

See: Alschuler & Friedman file (accession #1980.311):

- Job # 826, “Peck Building/Congress-Wabash Building” (91 drawings, dated 1925-32, including plans, elevations, sections, and details) filed on Shelf M-24 in the following folders: #1 Mechanical; #2 Architectural; #3 Linen sheets 1-15; #4 Linen sheets 16-29; and #5 miscellaneous)
- Job # 1777, “Alterations to cocktail lounge – Peck Building, for Philip F.W. Peck, 500-14 South Wabash” (3 drawings, dated 1937: plan, elevation, section). No location notated.

Existing Publications and Reports:

Chicago Central Business and Office Building Directory, 1929.

Photographic Documentation:

Chicago Historical Society, Hedrich-Blessing Collection, HB-18587, HB-28877.

Terminology

National Register of Historic Places (NR)

City of Chicago Landmark (CL)

Statement of Significance

The former Congress-Wabash Bank Building is not eligible for listing on the National Register of Historic Places due to issues of low integrity and lack of known significant historic associations. However, if the Congress Parkway alteration was renovated to a more appropriate design, the primary facades could be improved to a Level 1: Preservation.

Historic Information

The building on the southwest corner of Congress and Wabash was originally built for the Congress Trust and Savings Bank and commissioned by real estate magnate Philip Ferdinand W. Peck (b. 1871), in the name of his father's estate. Philip was the son of Ferdinand Peck (1848-1924), a lawyer and one of Chicago's great real estate developers and entrepreneurs. In 1886, as president of the Chicago Auditorium Association, the father hired architects Dankmar Adler and Louis Sullivan to design the Auditorium Building, which stands on the opposite corner of the same intersection of Congress and Wabash, and is one of Chicago's most famous landmarks. He was also the finance committee chairman for the World's Columbian Exposition of 1893; vice president of the Chicago Board of Education for four years; a founding trustee of the University of Chicago; and a co-founder of the Illinois Humane Society. His son Philip is recorded as a real estate developer and investor, and caretaker of his father's estate. Upon completion of this building, Peck moved his offices into its sixth floor. Another tenant was the Midwestern School of Commerce, which also occupied part of the sixth floor.

This building represents one of the first actions by the Peck estate after Ferdinand's death on November, 4, 1924. The Congress-Wabash Building was built to house a bank, stores, offices and recreation rooms. The importance of its recreational functions was apparent in its use as a site for major billiards tournaments during the late 1920s and early 1930s.

From the 1930s through the 1950s the building was known for its major tenant, the Congress Bank. Since the early 1980s, when it became the home of MacCormac College, it has been known as the 33 East Congress Building. It was acquired by Columbia College in 1997, and is used by the Academic Studies, Radio, and English departments for classrooms and offices.

Architectural Information

The Congress-Wabash Building was designed by Alfred S. Alschuler (1876-1940), a graduate of the Armour Institute of Technology who began his architectural practice in the office of Dankmar Adler in 1899. With Adler's death the next year, he moved to the office of Samuel Treat, and by 1904 the firm was known as Treat & Alschuler. In 1907 he established his own firm. Alschuler was noted for designing a wide variety of building types, from industrial buildings to warehouses, department stores, offices, and synagogues. Among his most prominent designs, all in Chicago, were the Brach's Candy Factory, the Florsheim Shoe Factory, the Garment Center Building, Wieboldt's Department

Store (CL), the London Guarantee Building (CL, NR), Sinai Temple, and Isaiah Temple.



Photo: Chicago Central Business and Office Building Directory, 1929

Alschuler was a capable designer in a variety of historic and modern architectural styles. His factories were direct, modern expressions of their reinforced concrete frames. In his office and religious buildings he demonstrated a detailed knowledge of historic motifs, particularly in the classical style. The Congress-Wabash Building is one of many lesser-known buildings that exemplify the architect's work. The building is outwardly a civic statement of its primary original tenant, a bank.

Design Philosophy

The classical design philosophies of the Parisian Ecole des Beaux-Arts became the preferred stylistic expression in public architecture at the turn of the 20th century in the United States. This was particularly true in Chicago, site of the World's Columbia Exposition of 1893, which was known as the White City for its predominantly classical revival landscape and building designs. This event spurred what came to be known as the City Beautiful movement, an attempt to reorganize American urban spaces on a classically-inspired hierarchical model. In order to emphasize order in civic life, planners and architects envisioned an urban environment wherein the design of buildings and their placement indicated their relative civic importance. In this hierarchy, public buildings and cultural institutions were held in the highest esteem, and were therefore given the most prominent locations and elaborate decorative schemes. Prominent businesses, although not as highly regarded, were also expected to perform civic duties through their business practices and charitable patronage. As such, they too commissioned buildings of architectural significance in prominent locations.

The Congress-Wabash Building was designed in a classical style that continued the 19th century tradition of the Ecole des Beaux-Arts and the City Beautiful Movement. These associations are reinforced by the articulation of its exterior with brick pilasters, its terra cotta classical detailing, and articulated metal cornice.

Description

The building occupies its entire lot, which is open to Wabash Avenue to the east, to Congress Parkway to the north, and to an alley on the west. The west half of the block is occupied by the recently completed University Center of Chicago, which provides student housing for area colleges and universities. The lot immediately to its south is vacant, as is the parcel across the street to its east. To the north is the red brick 1886 Richardson Building, home of a travel hostel, and on the opposite corner to the northeast is the 1886-89 Auditorium Building (NR, CL) by Adler and Sullivan.

The former Congress Bank Building is a seven story reinforced concrete frame structure. On its principal facades, facing Congress Parkway and Wabash Avenue, it is faced with terra cotta in an off-white glaze on its first two floors, and yellow brick with terra cotta detailing on its third through seventh floors. The other elevations are faced with common brick.

The building on its two street facades is composed of a two story terra cotta clad base with large storefront openings on the first floor and large Chicago Style windows on the second floor. Floors three through seven consist of a regular rhythm of pilasters each divided by a masonry pier and infilled with recessed single windows and spandrel panels. There is a pressed metal cornice which expresses the pilaster caps and is decorated with dentals. Terra cotta trim is used for window sills on the

upper floors. Because the colors of the various exterior materials are similar there is no overall horizontal or vertical effect.

Overall, the building does not reflect a distinct style. The classical revival details on the façade are called “Italian Renaissance” in the only found published reference to this building, an advertisement in the *Chicago Central Business and Office Building Directory* for 1929. This attribution owes its inspiration to the modest scale of the ornament, which is reminiscent of that found on Northern Italian buildings of the 1400s.

Overall, the building is in good condition and has a medium degree of integrity.



Photo: Chicago Historical Society, Hedrick-Blessing Collection

Major Alterations

The 500-08 South Wabash Building has undergone some extensive exterior alterations since its construction in 1925-26. Alterations to the storefronts were made in 1927, 1928 and 1930. Additional metal fire escapes were added in 1936. The most extensive alteration was the 1951 demolition of part of the first floor interior to create the arcaded sidewalk on the Congress Parkway side of the building. This work was the result of the widening of Congress Parkway, eliminating the original

storefronts and some first floor interior space. The newly created arcaded storefronts differ from the design and materials originally used in the building and have contributed to the loss of integrity.

The windows and doors are a mixture of original wood and replacement metal. Other interior alterations have included interior partitions and office remodeling. In 1993 a 2,700 square foot area of the first floor was altered.

Zone Numbers & Descriptions

The exterior and interior spaces of the 33 East Congress Building have been assigned zone level numbers which identify the level of significance that facades and spaces possess. The building Classification is #7: Determined ineligible for National Register or City of Chicago Landmark designation. This designation is based on the significant alteration of the first floor, a result of the Congress Parkway widening. Thus the primary facades have been rated Zone Level 3: Rehabilitation. However, if the Congress Parkway alteration was renovated to a more appropriate design, the primary facades could be improved to a Level 1: Preservation; thus the attention to the primary facades below. The zones identified are listed below.

Zone Level 1: Preservation

N/A

Zone Level 2: Preservation

2A – Main Lobby and Main Stairway at Lobby

2B – Main Stairway (North, to basement and above Lobby)

Zone Level 3: Rehabilitation

3A – Primary Exterior Elevations (East and North) and Return (West)

3B – Secondary Exterior Elevations (South, West and Lightcourt)

3C – Roof

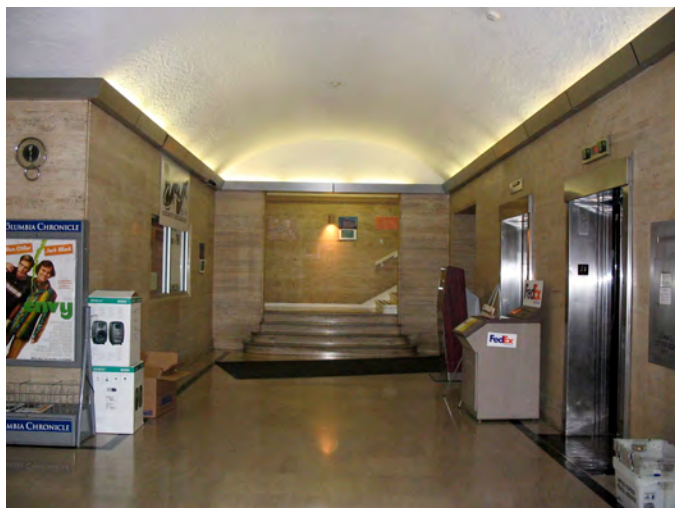
Zone Level 4: Free

4A – Non-historic / Significantly Altered Spaces

Detailed Zone Description – Zone 2: Preservation

<u>Zone number</u>	<u>Zone name</u>
2A	Main Lobby and Main Stairway at Lobby

The Main Lobby connects the two main building entrances from the east and north (Wabash Avenue and Congress Parkway, respectively). The Main Stairway is located at the west end of the lobby, near the north entrance and a bank of four elevators with newer stainless steel features, is located along the north wall.



Main Stairway at west end of lobby and elevator bank

The walls are of travertine as are the risers of the first four steps of the Main Stairway. The floor throughout the Main Lobby and at the first landing of the Main Stairway is grey Tennessee marble with a dark green marble border. The arched ceiling is surfaced in plaster and is

accentuated by newer cove lighting set behind stainless steel molding.

The Main Lobby and Stairway at the Lobby retain their historic configuration and materials. Due to some alterations such as at the plaster ceiling, the addition of cove lighting, changes to the elevator doors, and the infill of an interior door with travertine, these spaces have a medium degree of integrity.



View toward east, Wabash Avenue, entrance

Architectural Recommendations

The Main Lobby and Stairway are significant spaces in the building and exhibit distinctive qualities and historic materials and elements. As such they have been designated as a Zone Level 2: Preservation. Every effort should be made to maintain and preserve the character and qualities of this zone, including the scale, ornament, materials and use. Any new

work should be completed in a manner sympathetic to the historic character of the spaces.

Historic elements have been rated for preservation. These elements appear to be in good condition. If any of the original material is damaged, sensitive repairs should be made; and if beyond repair, replication in identical materials is recommended.

- Preserve and clean travertine and marble surfaces.

Lighting Recommendations

Due to the changes made in a series of remodelings, little evidence remains of the original lighting in the main lobby. The current lighting consists primarily of fluorescent striplights in a metal cove around the lobby perimeter, uplighting the arched ceiling. Indirect fluorescent, rectangular brushed aluminum pendants, fed by exposed conduit, lights the entry vestibules. A wall-mounted, adjustable spotlight has been placed above one door, though it does not appear to be lighting anything in particular.

The same spotlight is located at the landing of the main stairway, again without a clear relation to the architecture. Additional lighting for the stairway is provided by a surface-mounted fluorescent troffer above the landing. The polycarbonate eggcrate louver has yellowed significantly over time.

With no indication of the original lighting in this zone, any changes made

should be sensitive to the building's architectural character.

- None of the current lobby lighting appears to be original. These fixtures should be removed and replaced with lighting and materials that are sympathetic to the building's original design.
- New, historical fixtures may need to be supplemented with additional functional lighting. The impact and visibility of these fixtures should be minimized.

Mechanical/ Electrical Recommendations

- Air lock heating at both entrances is important. Presently there is no heating source in these vestibules. The addition of heat to these spaces should be done in a sensitive way.
- There is a large free-standing convector at the east end of the lobby. When making lobby improvements, consider the replacement of this heater with a concealed type.

Detailed Zone Description – Zone 2: Preservation

<u>Zone number</u>	<u>Zone name</u>
2B	Main Stairway (North, to basement and above Lobby)

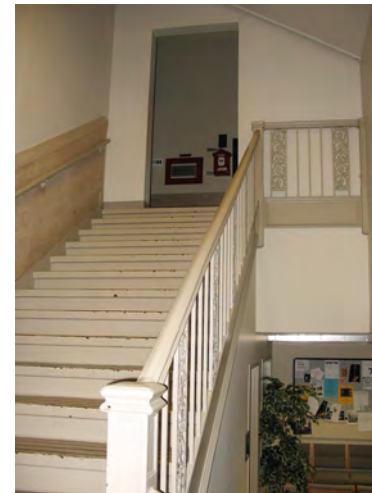
The Main Stairway is located at the north end of the building, near the Congress Parkway entrance. The stair continues to the seventh floor from the marble landing at the Main Lobby and has a U configuration above the second floor. This zone also encompasses the portion of this stair that continues to the basement.



Typical floor landing in Main Stairway

The stair and landings are of metal construction with steel risers, stringers, and moldings. The landings and treads are surfaced with terrazzo. The stair railing is composed of square, cast iron balusters capped with a wood handrail. The balustrade from the first to third

floors is additionally ornamented with foliate panels as is the railing at the stair to the basement. Square cast iron newel posts are located at each landing.



Main Stairway, view from basement (left) and up to first floor (right)

The walls and ceiling of the stairwell are of flat plaster. The walls have travertine wainscoting between the first floor and basement as well as between the first and second floors. At the second floor and above, the walls have green terrazzo base trim at the landings.

Above the second floor, a wooden picture rail is intact at most floor landings and on the outer wall at each floor are original wooden doors that access a utility sink alternating with electrical closet and fire hose closet at each floor. Originally, the south wall of the stairway was open to the main corridor on each floor. However, the stair is now separated

from the corridors with a wall and door. Due to alterations, the Main Stairway has a medium degree of integrity.

Architectural Recommendations

As the primary stair for the building, the Main Stairway has been designated as a Zone Level 2: Preservation. The stairway exhibits distinguishing qualities and historic materials and elements and is important to defining the character of the building. Every effort should be made to maintain and preserve the character and qualities of this zone, including the scale, ornament, materials and use. Any new work should be completed in a manner sympathetic to the historic character of the space.

Historic elements have been rated for preservation and appear to be in good to fair condition. If any of the original material is damaged, sensitive repairs should be made. If beyond repair, replication in identical materials is recommended.

- Clean travertine.

Lighting Recommendations

Like the rest of the building, the Main Stairway above the lobby offers no signs of the original lighting scheme. The current lighting consists of two types of fixtures. At the floor landings, rows of ceiling surface-mounted fluorescent troffers provide the majority of the stairway illumination. The polycarbonate eggcrate louvers on these fixtures have yellowed significantly over time. Bare-lamp fluorescent striplights are located at

each intermediate landing, although the majority are in various states of disrepair. Emergency lighting is provided by wall-mounted battery-powered units. None of the fixtures appear to be original.

With no indication of the original lighting in this zone, any changes made should be sensitive to the building's architectural character.

- The existing fixtures should be removed and replaced with lighting that is more sensitive to the architectural character of the space.
- New, historical fixtures may need to be supplemented with additional functional lighting. The appearance of these fixtures should be minimized.
- If permissible by code, the battery-powered emergency units should be removed. New emergency lighting should be provided through emergency circuits in existing light fixtures.

Mechanical/ Electrical Recommendations

- Exposed piping, conduit or ductwork intrusions should be rerouted and/or eliminated if work is done to the area.

Detailed Zone Description – Zone 3: Rehabilitation

<u>Zone number</u>	<u>Zone name</u>
3A	Primary Exterior Elevations (East and North) and Return (West)

The Columbia College 33 East Congress Building, formerly the Congress-Wabash Bank, was designed in the Renaissance Revival Style and is located on the southwest corner of Wabash Avenue and Congress Parkway.

The primary facades are on the north and east sides and include a return on the west elevation. The north façade is comprised of nine bays and the east façade is comprised of eight bays. The first two floors of these elevations are of glazed terra cotta. On floors three through seven, piers of yellow face brick articulate each bay. These upper levels are detailed with glazed terra cotta spandrels and trim. A pressed metal cornice with dentils and pilaster caps crown this building.

In 1951, unsympathetic changes were made to the first level of the north façade as a result of the widening of Congress Parkway. Changes included a new arcade to accommodate an exterior sidewalk under the building. The existing terra-cotta pilasters became columns and were clad with cast stone along with the recessed walls.

Large storefront windows line the first floor while Chicago Style windows line the second floor; all original units have been replaced. The exterior doors at the main entrances, located on Wabash Avenue and Congress

Parkway, have been replaced as well.



East and North facades viewed from above



North façade with impact overlay zone at first floor

Floors three through seven have two double-hung windows per bay. Original steel windows remain at the fourth and fifth floors of the primary facades and at the second and fifth floors of the west return. Most original windows are 1-over-1 light, while a few at the return are 3-over-3. Some replacement windows on the fourth floor of the north elevation are set in the original steel frames. Terra cotta detailed face brick spandrels are located above the third floor windows while face brick

spandrels are located at the fourth floor and above.

Two fire escapes are located on the East Elevation (all original doors at the fire escapes have been replaced.)

Due to alterations, the primary facades have a low degree of integrity.

Impact Overlay:

The arcade on both the first level of the Congress Parkway façade and the northern most bay on the Wabash Avenue Façade was built in 1951 and is not compatible with the historic character of the building. The storefronts at the Wabash Avenue façade have also been altered. However, with appropriate design of the Congress Parkway arcade and Wabash Avenue storefronts, the building's integrity could be improved.

Architectural Recommendations

Due to the alterations, this building has been classified as ineligible for National Register listing or designation as a Chicago Landmark.

However, in light of additional information that has been gathered and according to Landmarks' definition of a "Green" property, if restored to its original appearance, this property may have individual significance.

The primary facades are defining features to the historic character of the building, which was designed by prominent Chicago architect, Alfred Alschuler. In their current state, the facades have been designated as a Zone Level 3: Rehabilitation. Work in this zone should be undertaken as sensitively as possible; however, contemporary methods and materials

may be selectively incorporated. New work in this zone should respect the existing historic fabric.

Original elements of these facades have been rated for preservation. All of these elements appear to be in good to fair condition. If any of the historic material is damaged, sensitive repairs should be made; if missing or beyond repair, replication in identical material is recommended.

- Continue regular façade inspections and maintenance.
- Maintain sheet metal cornice. Keep painted to avoid corrosion and select a color to match the terra cotta to return façade to original appearance.
- Repair and clean terra cotta. The terra cotta wall surfaces are in fair condition, with areas of soiling and cracking and some inappropriate repairs. Terra cotta repair includes the repair and replacement of deteriorated terra cotta and anchors as necessary, tuckpointing with an appropriate mortar and new sealants at wash joints and windows. Replacement units for terra cotta that is beyond repair should match the profile, texture and color of the original units.
- Maintain original masonry. The terra cotta ornament and brick wall surfaces at some window spandrels have been compromised by the installation of louvers. Avoid alterations to these facades that would require the removal of original materials, especially ornamented or unique elements.

- Redesign storefronts and arcade. Explore options for redesigning the Congress Parkway arcade and Wabash Avenue storefronts to make these features compatible with the historic character of the building. This includes replicating original materials and design elements such as terra cotta piers and wall surfaces and metal storefronts.
- Repair and maintain original steel windows, casings and sills. Some of the windows are difficult to operate and are in poor condition. The casings and sills are generally in good condition.
- When replacement of the non-original windows and doors is considered, the new units should reflect the appearance of the original. This work should be done based on available historic documentation and should incorporate restoration of both materials and design, including sash configuration and profiles.
- Avoid contact with detrimental deicing salts that can damage the wall and entry floor surfaces.

Lighting Recommendations

The primary elevations of 33 East Congress do not appear to have had any lighting installed originally, and except for the north arcade, none appears to be there now. Historical photographs and renderings do not show evidence of any exterior lighting.

With no evidence of historical lighting in this zone, any changes made should be sensitive to the building's architectural character.

- If lighting is desired for the building's façade and the north arcade, it should be integrated into the architecture or nearby street lighting poles.

Mechanical/ Electrical Recommendations

- On the east and north facades through-the-wall air conditioners have been cut into building. Large (approximately 36" by 14") louvers are evident below windows on the fourth and fifth floors. The air conditioners serving classrooms and offices could be eliminated with the cooling loads picked up by interior mounted HVAC equipment. Once the air conditioning louvers are removed, the east and north elevations will be clear of mechanical infringement. There are also mechanical vents in window openings on the northwest façade return. These could be moved to less obvious locations.
- Interior soffits at storefronts and windows, often used for HVAC and lighting, are set back from the glass. Because soffits can adversely impact the exterior facades, it is important to continue to keep soffits minimal and away from the glass.



Detail of primary façade showing louvers cut through terra cotta ornament and brick.

Detailed Zone Description – Zone 3: Rehabilitation

<u>Zone number</u>	<u>Zone name</u>
3B	Secondary Exterior Elevations (South, West and Lightcourt)

The West and South Facades as well as the Lightcourt are secondary exterior elevations and are of common brick. The south façade faces a parking lot where a building formerly stood. The west façade faces an alley which is adjacent to university dormitories. The lightcourt is located on floors five through seven at the southwest corner of the building.

Although most windows on the secondary facades have been replaced with newer metal units, original steel windows remain at the fifth floor and near fire escapes on the west façade.



South facade



Lightcourt on floors five through seven

The west elevation, on the alley, has several ventilation louvers. At the first floor level there are exhaust louvers and the emergency generator ventilation. The generator engine exhaust is piped from the 1st floor up the west elevation to a roof discharge.

Most of the south elevation is without window or ventilation openings. Some window openings on the 5th, 6th and 7th floors have ventilation louvers. Roof mounted mechanical equipment is visible on the south façade.

The south light court above the fifth floor has mechanical equipment on the lower roof and protruding from south and west elevator openings. The former window openings have some flush ventilation louvers, ventilation ductwork extend out and away for the openings, and air

conditioning hoods and duct fittings. Also, there is refrigerant piping running up the south façade to upper roof mounted air conditioning condensers.

Architectural Recommendations

The South, West and Lightcourt elevations, as secondary façades, have been assigned Zone Level 3: Rehabilitation. These are areas modest in nature, not highly ornamented but with historic features and materials which have been preserved and maintained. There should be continued preservation of the brick masonry, clay tile coping, concrete sills, and steel windows. Work in this zone should be undertaken as sensitively as possible; however, contemporary methods and materials may be selectively incorporated. New work in this zone should respect the existing historic fabric.

- Continue regular façade inspections and maintenance.

Lighting Recommendations

- The building mounted alley lighting should be reviewed for efficiency.
- The primarily solid south elevation is used for college promotion and should have suitable lighting.

Mechanical/ Electrical Recommendations

- There are some actions that would reduce the mechanical

apparatus on the south light court elevation. These would include moving the existing and any new refrigerant piping into the building and replacing the older through the wall air conditioners on 6th and 7th floors with water-cooled or remote air-cooled models.

Detailed Zone Description – Zone 3: Rehabilitation

<u>Zone number</u>	<u>Zone name</u>
3C	Roof

The flat roof is multi-leveled and surfaced with a built-up bituminous roofing. Each level of the roof is surrounded by a parapet wall of common brick capped with pressed metal at the Primary Elevations and clay tile coping at the remaining walls.



Penthouse toward northeast corner of roof

The main roof (over the seventh floor) is accessed from the original two-story, elevator penthouse, located toward the northeast corner of the roof. The penthouse has brick walls capped by a sheet metal cornice

and is recessed from all four facades. Original window openings on the penthouse have been bricked in, however the terra cotta sills and ornamented lintels remain. An original flag pole is located in the northeast corner of the main roof.



South portion of roof (left) and southwest corner (right)

Cautionary Zone Overlay:

Mechanical equipment on the surface of the roof includes an air conditioning cooling tower at the south end of the lightcourt, an abandoned cooling tower on the north side of the roof, three older condensing units on the west side of the fifth floor roof and two older HVAC units on the east seventh floor roof. Elevator equipment and a domestic water tank and pump are located within the northeast penthouse. Original brick chimneys and a metal smokestack are located at the southwest corner of the roof.

Architectural Recommendations

The roof has been assigned Zone Level 3: Rehabilitation because additions and alterations to the roof can impact the Primary Facades of

the building. Elements that have been identified as historically important, such as the brick masonry, sheet metal cornice, terra cotta window sills and lintels and flag pole, should be preserved. Elements visible from the ground should be maintained. If replacement is necessary, use compatible material and design. Elements appear to be in good to fair condition. Work in this zone should be undertaken as sensitively as possible; however, contemporary methods, materials and designs may be selectively incorporated. New work in this zone should respect the existing historic fabric.

should be removed if no longer in use.

Mechanical / Electrical Recommendations

Some rooftop equipment is visible from the ground at secondary elevations. As the cycle of updating and replacing mechanical equipment continues, new systems should be designed, in part, to reduce the amount of visible roof top equipment and for removal of obsolete equipment. Rooftop equipment should have a low profile and be located away from the perimeter and other areas where it can be visible from grade.

- The air conditioning cooling tower is highly visible at the roof line of the south elevation. If the water-cooled heat rejection system is expanded, new cooling tower(s) could be placed on the lower fifth floor roof out of the line of sight. The exhaust vents and chimney top at the west side of the south elevation could be improved aesthetically when upgraded.
- The abandoned cooling tower on the north side of the roof

Detailed Zone Description – Zone 4: Free

<u>Zone number</u>	<u>Zone name</u>
4A	Non-historic / Significantly Altered Spaces

This zone encompasses all floors of the building, excluding the Main Lobby and Stairway. Due to extensive interior remodeling, most original floor layouts are not evident, however some of the present corridors appear to be laid out within the historic configuration. Presently, the basement, first, and sixth floor plans are asymmetrical; the second through fourth floor plans are laid out around a rectangular corridor; the fifth floor plan is laid out around a U-shaped corridor; and the seventh floor plan is laid out around an L-shaped corridor.



Typical corridor

The second through seventh floors house offices and classrooms

arranged along the exterior walls, with a core of classrooms, restrooms and resource rooms at two through four. The lightcourt begins above the fourth floor, causing the fifth floor to be laid out in a U-shape, and the sixth and seventh floors to be L-shaped in plan. Elevators are located near the northeast portion of the building with restrooms opposite.

Throughout the building, most walls are painted gypsum board and most ceilings are suspended acoustical tile. Floors have generally been surfaced with carpet or synthetic tile.



Original subdivision of offices, each with wood door, transom and sidelight.

Original building elements visible at some locations within this zone include:

- Terrazzo baseboard trim and thresholds
- Plaster walls and ceilings
- Wood doors, some with glass panels
- Wood stools and steel casings at some exterior windows
- Wood picture rail located above dropped ceilings
- Cast iron radiators
- Two offices on the fifth floor have their original configuration and have; wood baseboard trim, wood picture rail, wood wall partition with doors and windows, plaster walls, radiator and window surrounds (other rooms still have part of this configuration)

Cautionary Zone Overlay:

Most of the mechanical and electrical equipment for the building is located in the basement. Two low-pressure steam boilers with feed pumps, a 100 KW emergency generator, the fire pump, water heater, and the domestic water booster pumps, are in the southwest quadrant. The main electrical equipment is in the northwest corner. Sewer and natural gas service connections are from Wabash Avenue, on the east side of the basement.

Mechanical closets on the first through seventh floors contain two to four air handling units that provide ventilation and air conditioning. The air handlers range in age from + 30 years old to under 2 years old. The

methods of heat rejection include condenser (cooling tower) water-cooled, through the wall air cooled and remote air-cooled. Closets on these floors also contain electrical panels and telephone equipment.

The passenger elevator shaft extends from the pit in the basement to the roof penthouse where the operating equipment is located.



Elevator lobby showing plaster wall and ceiling and woodwork visible above dropped ceiling.



Original plaster, wood base trim and window stool, and radiator

Architectural Recommendations

The basement through seventh floor of the building (excluding the Main Lobby and Stairway) has been designated as Zone Level 4: Free. This area has a limited amount of historic fabric and has undergone extensive redesign and renovation. Treatments, while sympathetic to the historic qualities and character of the building, may incorporate extensive changes or total replacement through the introduction of contemporary methods, materials, and designs. Historic features and materials within this zone have been identified and rated for preservation. These elements appear to be in good to fair condition.

- Continued preservation of terrazzo wall trim is recommended.
- Continued preservation of the wood wall trim obscured above dropped ceilings is recommended. Although the dropped

ceilings are used to hide ductwork and wiring, preservation of the wood elements leaves the option for uncovering it later.

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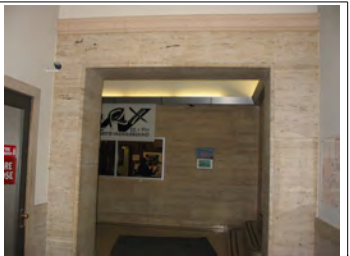
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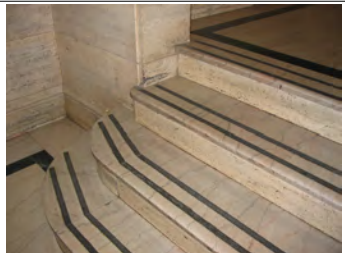
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Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Lobby and Main Stairway at Lobby	Wall Ornament	Cast Iron Grille	1	Good	2 each	 33_122104_05.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	2 each	
2A - Main Lobby and Main Stairway at Lobby	Ceiling Ornament	Plaster Ornament	2	Good	15 lf	 33_122104_11.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	15 lf	
2A - Main Lobby and Main Stairway at Lobby	Ceiling Surface	Plaster	2	Good	1,725 sf	 33_122104_09.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	1,725 sf	
2A - Main Lobby and Main Stairway at Lobby	Floor Surface	Marble	2	Good	1,625 sf	 33_122104_01.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	1,625 sf	


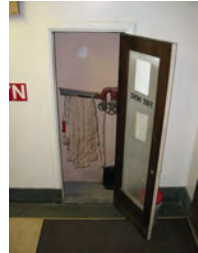


Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Lobby and Main Stairway at Lobby	Framed Opening	Travertine	2	Good	40 lf	 33_122104_23.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	40 lf	
2A - Main Lobby and Main Stairway at Lobby	Interior Door	Wood and Glass	2	Good	1 each	 33_122104_20.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	
2A - Main Lobby and Main Stairway at Lobby	Interior Door Casing/Trim	Travertine	2	Good	17 lf	 33_122104_20.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	17 lf	
2A - Main Lobby and Main Stairway at Lobby	Interior Door Hardware	Bronze/Brass	2	Good	1 each	 33_122104_21.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Lobby and Main Stairway at Lobby	Interior Window Casing/Trim	Wood	2	Good Fair Poor Unknown Total:	30 lf lf lf lf 30 lf	 33_122104_19.jpg
2A - Main Lobby and Main Stairway at Lobby	Interior Window Sash	Wood, Fixed	2	Good Fair Poor Unknown Total:	1 each each each each 1 each	 33_122104_19.jpg
2A - Main Lobby and Main Stairway at Lobby	Stair	Marble	2	Good Fair Poor Unknown Total:	65 sf sf sf sf 65 sf	 33_122104_12.jpg
2A - Main Lobby and Main Stairway at Lobby	Stair	Travertine	2	Good Fair Poor Unknown Total:	30 sf sf sf sf 30 sf	 33_122104_12.jpg

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Lobby and Main Stairway at Lobby	Wall Surface	Plaster	2	Good	630 sf	 33_122104_03.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	630 sf	
2A - Main Lobby and Main Stairway at Lobby	Wall Surface	Travertine	2	Good	1,930 sf	 33_122104_02.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	1,930 sf	
2A - Main Lobby and Main Stairway at Lobby	Wall Trim	Plaster	2	Good	80 lf	 33_122104_06.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	80 lf	
2A - Main Lobby and Main Stairway at Lobby	Wall Trim (Base)	Travertine	2	Good	185 lf	 33_122104_04.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	185 lf	



Zone Number & Description	Element Name	Description	Rating
2A - Main Lobby and Main Stairway at Lobby	HVAC Equipment	Radiator	3
2A - Main Lobby and Main Stairway at Lobby	Interior Door Frame	Wood	3
2A - Main Lobby and Main Stairway at Lobby	Interior Window Frame	Wood	3
2A - Main Lobby and Main Stairway at Lobby	Ceiling Finish	Paint	6
2A - Main Lobby and Main Stairway at Lobby	Ceiling Intrusions	Conduit	6
2A - Main Lobby and Main Stairway at Lobby	Ceiling Surface	Metal	6
2A - Main Lobby and Main Stairway at Lobby	Elevators	Passenger	6
2A - Main Lobby and Main Stairway at Lobby	Fire Detection	Alarm/Pull	6
2A - Main Lobby and Main Stairway at Lobby	Fire Egress	Lighted Exit Signage	6
2A - Main Lobby and Main Stairway at Lobby	Fire Suppression	Fire Extinguisher	6
2A - Main Lobby and Main Stairway at Lobby	Fire Suppression	Wall Hose	6
2A - Main Lobby and Main Stairway at Lobby	Floor Surface	Entrance Mat	6
2A - Main Lobby and Main Stairway at Lobby	Floor Surface	Synthetic Tile	6
2A - Main Lobby and Main Stairway at Lobby	Floor Surface	Terrazzo	6
2A - Main Lobby and Main Stairway at Lobby	Furnishings	Reception	6
2A - Main Lobby and Main Stairway at Lobby	HVAC Equipment	Free Standing Electric Baseboard	6
2A - Main Lobby and Main Stairway at Lobby	HVAC Equipment	Register/Grille	6
2A - Main Lobby and Main Stairway at Lobby	Interior Door	Aluminum and Glass	6
2A - Main Lobby and Main Stairway at Lobby	Interior Door	Sidelight	6
2A - Main Lobby and Main Stairway at Lobby	Interior Door	Transom	6
2A - Main Lobby and Main Stairway at Lobby	Interior Door Casing/Trim	Aluminum	6
2A - Main Lobby and Main Stairway at Lobby	Interior Door Finish	Factory Finish	6
2A - Main Lobby and Main Stairway at Lobby	Interior Door Finish	Paint	6
2A - Main Lobby and Main Stairway at Lobby	Interior Door Frame	Aluminum	6

Zone Number & Description	Element Name	Description	Rating
2A - Main Lobby and Main Stairway at Lobby	Interior Door Hardware	Aluminum	6
2A - Main Lobby and Main Stairway at Lobby	Interior Window Finish	Factory Finish	6
2A - Main Lobby and Main Stairway at Lobby	Interior Window Finish	Paint	6
2A - Main Lobby and Main Stairway at Lobby	Interior Window Frame	Aluminum	6
2A - Main Lobby and Main Stairway at Lobby	Interior Window Glazing	Clear, Single Glazed	6
2A - Main Lobby and Main Stairway at Lobby	Interior Window Sash	Aluminum, Fixed	6
2A - Main Lobby and Main Stairway at Lobby	Lighting	Ceiling Mounted Fixture	6
2A - Main Lobby and Main Stairway at Lobby	Lighting	Suspended Fixture	6
2A - Main Lobby and Main Stairway at Lobby	Lighting	Wall Mounted Fixture	6
2A - Main Lobby and Main Stairway at Lobby	Smoke Detection	Device/Equipment	6
2A - Main Lobby and Main Stairway at Lobby	Stair Surface	Skid Strips	6
2A - Main Lobby and Main Stairway at Lobby	Wall Finish	Paint	6
2A - Main Lobby and Main Stairway at Lobby	Wall Intrusions	Conduit	6
2A - Main Lobby and Main Stairway at Lobby	Wall Intrusions	Elevator Call Box	6
2A - Main Lobby and Main Stairway at Lobby	Wall Intrusions	Grille	6
2A - Main Lobby and Main Stairway at Lobby	Wall Intrusions	Letter Box	6
2A - Main Lobby and Main Stairway at Lobby	Wall Intrusions	Security/Alarms	6
2A - Main Lobby and Main Stairway at Lobby	Wall Intrusions	Signage	6
2A - Main Lobby and Main Stairway at Lobby	Wall Intrusions	Television	6
2A - Main Lobby and Main Stairway at Lobby	Wall Ornament	Metal Grille	6
2A - Main Lobby and Main Stairway at Lobby	Wall Surface	Gypsum Board	6
2A - Main Lobby and Main Stairway at Lobby	Wall Trim (Base)	Rubber/Plastic	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2B - Main Stairway Above Lobby	Stair Railing	Steel / Cast Iron	1	Good	290 lf	 33_102004_12.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	290 lf	
2B - Main Stairway Above Lobby	Interior Door	Wood and Glass	2	Good	6 each	 33_102004_20.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	6 each	
2B - Main Stairway Above Lobby	Interior Door	Wood, Paneled	2	Good	each	 33_102004_16.jpg
				Fair	4 each	
				Poor	each	
				Unknown	each	
				Total:	4 each	
2B - Main Stairway Above Lobby	Interior Door Casing/Trim	Travertine	2	Good	sf	 33_102104_04.jpg
				Fair	20 sf	
				Poor	sf	
				Unknown	sf	
				Total:	20 sf	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2B - Main Stairway Above Lobby	Interior Door Casing/Trim	Wood	2	Good	150 lf	 33_102004_20.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	150 lf	
2B - Main Stairway Above Lobby	Interior Door Hardware	Steel / Cast Iron	2	Good	10 each	 33_102004_17.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	10 each	
2B - Main Stairway Above Lobby	Stair	Steel	2	Good	1,165 sf	 33_102104_02.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	1,165 sf	
2B - Main Stairway Above Lobby	Stair	Terrazzo	2	Good	1,805 sf	 33_102004_13.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	1,805 sf	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2B - Main Stairway Above Lobby	Stair Railing	Wood	2	Good	420 lf	 33_102104_02.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	420 lf	
2B - Main Stairway Above Lobby	Wall Surface	Plaster	2	Good	2,700 sf	 33_102104_03.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	2,700 sf	
2B - Main Stairway above Lobby	Wall Surface	Travertine	2	Good	210 sf	 33_122104_30.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	210 sf	
2B - Main Stairway Above Lobby	Wall Trim	Plaster	2	Good	5 lf	 33_122104_14.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	5 lf	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2B - Main Stairway Above Lobby	Wall Trim	Wood	2	Good	If	
				Fair	60 If	
				Poor	If	
				Unknown	If	
				Total:	60 If	
2B - Main Stairway Above Lobby	Wall Trim (Base)	Terrazzo	2	Good	If	
				Fair	75 If	
				Poor	If	
				Unknown	If	
				Total:	75 If	





33_102004_24.jpg



33_102004_18.jpg

Zone Number & Description	Element Name	Description	Rating
2B - Main Stairway Above Lobby	Ceiling Surface	Plaster	3
2B - Main Stairway Above Lobby	Interior Door Finish	Varnish	3
2B - Main Stairway Above Lobby	Interior Door Frame	Wood	3
2B - Main Stairway Above Lobby	Floor Surface	Concrete	4
2B - Main Stairway Above Lobby	HVAC Equipment	Radiator	4
2B - Main Stairway Above Lobby	Interior Door	Wood Ceiling Hatch	4
2B - Main Stairway Above Lobby	Wall Surface	Clay Tile	4
2B - Main Stairway Above Lobby	Ceiling Finish	Paint	6
2B - Main Stairway Above Lobby	Ceiling Surface	Gypsum Board	6
2B - Main Stairway above Lobby	Ceiling Surface	Plaster	6
2B - Main Stairway Above Lobby	Fire Egress	Emergency Lighting	6
2B - Main Stairway Above Lobby	Fire Suppression	Fire Extinguisher	6
2B - Main Stairway Above Lobby	Fire Suppression	Wall Hose	6
2B - Main Stairway Above Lobby	Interior Door	Wood and Glass	6
2B - Main Stairway Above Lobby	Interior Door	Wood, Flush	6
2B - Main Stairway Above Lobby	Interior Door Casing/Trim	Steel	6
2B - Main Stairway Above Lobby	Interior Door Finish	Paint	6
2B - Main Stairway Above Lobby	Interior Door Frame	Steel	6
2B - Main Stairway Above Lobby	Interior Door Hardware	Aluminum	6
2B - Main Stairway Above Lobby	Interior Door Hardware	Bronze/Brass	6
2B - Main Stairway Above Lobby	Lighting	Ceiling Mounted Fixture	6
2B - Main Stairway above Lobby	Lighting	Suspended Fixture	6
2B - Main Stairway above Lobby	Lighting	Wall Mounted Fixture	6
2B - Main Stairway above Lobby	Stair Surface	Carpet	6

Zone Number & Description	Element Name	Description	Rating
2B - Main Stairway above Lobby	Stair Surface	Skid Strips	6
2B - Main Stairway Above Lobby	Wall Finish	Paint	6
2B - Main Stairway Above Lobby	Wall Intrusions	Bulletin/Peg Board	6
2B - Main Stairway Above Lobby	Wall Intrusions	Conduit	6
2B - Main Stairway Above Lobby	Wall Intrusions	Pipes	6
2B - Main Stairway Above Lobby	Wall Intrusions	Signage	6
2B - Main Stairway Above Lobby	Wall Surface	Concrete Masonry Unit	6
2B - Main Stairway Above Lobby	Wall Surface	Gypsum Board	6
2B - Main Stairway Above Lobby	Wall Trim	Wood	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3A - Primary Exterior Elevations (East and North) and Return (West)	Cornice	Sheet Metal	1	Good	335 lf	 33_092404_04.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	335 lf	
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Ornament	Terra Cotta Ornament	1	Good	2,725 sf	 33_102004_06.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	2,725 sf	
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Glazed Terra Cotta	1	Good	sf	 33_102004_05.jpg
				Fair	2,575 sf	
				Poor	sf	
				Unknown	sf	
				Total:	2,575 sf	
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Casing/Trim	Steel	2	Good	1,080 lf	 33_030305_0028.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	1,080 lf	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Steel, Double Hung	2	Good	each	 33_030305_0028.jpg
				Fair	60 each	
				Poor	each	
				Unknown	each	
				Total:	60 each	
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sill	Limestone	2	Good	If	 33_102004_10.jpg
				Fair	40 If	
				Poor	If	
				Unknown	If	
				Total:	40 If	
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sill	Steel	2	Good	300 If	 33_030305_0028.jpg
				Fair	If	
				Poor	If	
				Unknown	If	
				Total:	300 If	
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sill and Lintel	Glazed Terra Cotta	2	Good	If	 33_102004_06.jpg
				Fair	1,345 If	
				Poor	If	
				Unknown	If	
				Total:	1,345 If	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Base	Granite	2	Good	120 lf	
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	120 lf	
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Face Brick	2	Good	sf	
				Fair	10,910 sf	
				Poor	sf	
				Unknown	sf	
				Total:	10,910 sf	

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33_092404_01.jpg

Zone Number & Description	Element Name	Description	Rating
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Frame	Steel	3
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Glazing	Clear, Single Glazed	3
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Ornament	Canopy Brackets	3
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Glazing	Wire Glass	4
3A - Primary Exterior Elevations (East and North) and Return (West)	Stair	Steel	4
3A - Primary Exterior Elevations (East and North) and Return (West)	Arcade Ceiling Surface	Concrete	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door	Aluminum and Glass	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door Casing/Trim	Aluminum	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door Casing/Trim	Cast Stone	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door Frame	Aluminum	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door Hardware	Aluminum	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Storefront Finish	Factory Finish	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Storefront Frame	Aluminum	6

Zone Number & Description	Element Name	Description	Rating
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Storefront Glazing	Insulated Glass	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Storefront Sash	Aluminum, Fixed	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Casing/Trim	Aluminum	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Finish	Factory Finish	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Finish	Paint	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Frame	Aluminum	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Frame	Steel	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Glazing	Clear, Single Glazed	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Glazing	Insulated Glass	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Glazing	Opaque Glass	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Aluminum, Double Hung	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Aluminum, Fixed	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Aluminum, Transom	6

Zone Number & Description	Element Name	Description	Rating
3A - Primary Exterior Elevations (East and North) and Return (West)	Floor Surface	Terrazzo	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Lighting	Wall Mounted Fixture	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Base	Cast Stone	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Intrusions	Firehose Hookup	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Intrusions	Signage	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Intrusions	Vent	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Aluminum	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Cast Stone	6
3A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Steel	6


Zone Number & Description	Element Name	Description	Rating
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Casing/Trim	Steel	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Frame	Steel	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Clear, Single Glazed	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Steel, Double Hung	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sill	Concrete	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Parapet	Clay Tile Coping	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Structure	Cast Concrete	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Surface	Common Brick	3
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Chimney	Brick	4
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Chimney	Metal	4
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Obscured Wireglass	4
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Stair	Steel	4
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Firehose Hookup	4

Zone Number & Description	Element Name	Description	Rating
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door	Overhead	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door	Steel, Flush	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door	Wood, Flush	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door Finish	Paint	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door Frame	Steel	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door Hardware	Security Bars	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Finish	Factory Finish	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Frame	Steel	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Insulated Glass	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Wire Glass	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Aluminum, Double Hung	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Aluminum, Transom	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Steel, Double Hung	6

Zone Number & Description	Element Name	Description	Rating
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Lighting	Wall Mounted Fixture	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Finish	Paint	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Conduit	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Signage	6
3B - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Vent	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3C - Roof	Cornice	Sheet Metal	2	Good Fair Poor Unknown Total:	162 lf lf lf lf 162 lf	 33_102004_01.jpg
3C - Roof	Exterior Window Sill and Lintel	Glazed Terra Cotta	2	Good Fair Poor Unknown Total:	68 lf lf lf lf 68 lf	 33_102004_02.jpg
3C - Roof	Roof Fixtures	Flag Pole	2	Good Fair Poor Unknown Total:	1 each each each each 1 each	 33_102004_03.jpg
3C - Roof	Wall Surface	Face Brick	2	Good Fair Poor Unknown Total:	4,050 sf sf sf sf 4,050 sf	 33_102004_34.jpg

Zone Number & Description	Element Name	Description	Rating
3C - Roof	Parapet	Brick	3
3C - Roof	Parapet	Clay Tile Coping	3
3C - Roof	Stair	Steel Ladder	4
3C - Roof	Drainage	Downspouts	6
3C - Roof	Drainage	Hose	6
3C - Roof	Drainage	Roof Drains	6
3C - Roof	Exterior Door	Steel, Flush	6
3C - Roof	Exterior Door Casing/Trim	Steel	6
3C - Roof	Exterior Door Finish	Factory Finish	6
3C - Roof	Exterior Door Frame	Steel	6
3C - Roof	Exterior Door Hardware	Aluminum	6
3C - Roof	Exterior Door Hardware	Steel	6
3C - Roof	Parapet	Brick	6
3C - Roof	Roof Flashing/Trim	Metal	6
3C - Roof	Roof Surface	Built-up Bituminous	6
3C - Roof	Roof Surface	Gravel	6
3C - Roof	Roof Surface	Limestone Pavers	6
3C - Roof	Stair	Steel Ladder	6
3C - Roof	Wall Intrusions	Antena / Satellite Dish	6
3C - Roof	Wall Intrusions	Pole	6
3C - Roof	Wall Intrusions	Vent	6
3C - Roof	Wall Surface	Face Brick	6

Zone Number & Description	Element		Rating	Condition	Quantity	Photograph
	Name	Description				
4A - Non-Historic / Significantly Altered Spaces	Wall Trim (Base)	Terrazzo	2	Good	UN/KN	
				Fair	UN/KN	
				Poor	UN/KN	
				Unknown	UN/KN	
				Total:	UN/KN	

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Zone Number & Description	Element Name	Description	Rating
4A - Non-Historic / Significantly Altered Spaces	Exterior Window Hardware	Bronze/Brass	3
4A - Non-Historic / Significantly Altered Spaces	Exterior Window: Interior Casing/Trim	Steel	3
4A - Non-Historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Wood	3
4A - Non-Historic / Significantly Altered Spaces	Floor Surface	Terrazzo	3
4A - Non-Historic / Significantly Altered Spaces	Floor Surface	Terrazzo Threshold	3
4A - Non-Historic / Significantly Altered Spaces	HVAC Equipment	Radiator	3
4A - Non-Historic / Significantly Altered Spaces	HVAC Equipment	Radiator Cover	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door	Vault Door	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door	Wood and Glass	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door	Wood, Paneled	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door Casing/Trim	Steel	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door Casing/Trim	Wood	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door Frame	Wood	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door Hardware	Bronze/Brass	3
4A - Non-Historic / Significantly Altered Spaces	Interior Door Hardware	Steel	3
4A - Non-Historic / Significantly Altered Spaces	Interior Window Casing/Trim	Wood	3
4A - Non-Historic / Significantly Altered Spaces	Interior Window Glazing	Textured Glass	3
4A - Non-Historic / Significantly Altered Spaces	Interior Window Hardware	Steel	3
4A - Non-Historic / Significantly Altered Spaces	Interior Window Sash	Transom	3
4A - Non-Historic / Significantly Altered Spaces	Interior Window Sash	Wood, Fixed	3
4A - Non-Historic / Significantly Altered Spaces	Interior Window Sash	Wood, Hopper	3
4A - Non-Historic / Significantly Altered Spaces	Stair	Terrazzo	3
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Wall Chute	3
4A - Non-Historic / Significantly Altered Spaces	Wall Structure	Concrete Columns	3

Zone Number & Description	Element Name	Description	Rating
4A - Non-Historic / Significantly Altered Spaces	Wall Surface	Brick	3
4A - Non-Historic / Significantly Altered Spaces	Wall Surface	Plaster	3
4A - Non-Historic / Significantly Altered Spaces	Ceiling Surface	Plaster	4
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Built-in Cabinet	4
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Toilet Room Fixtures	4
4A - Non-Historic / Significantly Altered Spaces	Stair	Concrete	4
4A - Non-Historic / Significantly Altered Spaces	Stair	Steel	4
4A - Non-Historic / Significantly Altered Spaces	Stair Railing	Iron	4
4A - Non-Historic / Significantly Altered Spaces	Wall Trim	Wood	4
4A - Non-Historic / Significantly Altered Spaces	Wall Trim (Base)	Wood	4
4A - Non-Historic / Significantly Altered Spaces	Ceiling Finish	Paint	6
4A - Non-Historic / Significantly Altered Spaces	Ceiling Intrusions	Conduit	6
4A - Non-Historic / Significantly Altered Spaces	Ceiling Intrusions	Vent/Louver	6
4A - Non-Historic / Significantly Altered Spaces	Ceiling Surface	Accoustical Tiles (Affixed)	6
4A - Non-Historic / Significantly Altered Spaces	Ceiling Surface	Accoustical Tiles (Suspended)	6
4A - Non-Historic / Significantly Altered Spaces	Ceiling Surface	Gypsum Board	6
4A - Non-Historic / Significantly Altered Spaces	Elevators	Passenger	6
4A - Non-Historic / Significantly Altered Spaces	Exterior Door: Interior Casing/Trim	Aluminum	6
4A - Non-Historic / Significantly Altered Spaces	Exterior Window: Interior Finish	Paint	6
4A - Non-Historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Laminate	6
4A - Non-Historic / Significantly Altered Spaces	Fire Detection	Alarm/Pull	6
4A - Non-Historic / Significantly Altered Spaces	Fire Egress	Emergency Lighting	6
4A - Non-Historic / Significantly Altered Spaces	Fire Egress	Exit Signage	6
4A - Non-Historic / Significantly Altered Spaces	Fire Egress	Lighted Exit Signage	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-Historic / Significantly Altered Spaces	Fire Suppression	Fire Extinguisher	6
4A - Non-Historic / Significantly Altered Spaces	Fire Suppression	Wall Hose	6
4A - Non-Historic / Significantly Altered Spaces	Fire Suppression	Water Pipe Hook-Up	6
4A - Non-Historic / Significantly Altered Spaces	Floor Surface	Carpet	6
4A - Non-Historic / Significantly Altered Spaces	Floor Surface	Ceramic Tile	6
4A - Non-Historic / Significantly Altered Spaces	Floor Surface	Synthetic Tile	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Appliances	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	AV Screen	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Built-in Cabinet	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Counter	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Kitchen Fixtures	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Office Equipment	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Office Furniture	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Shade/Blinds	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Sound Equipment	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Toilet Room Fixtures	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Toilet Room Partitions	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Vending	6
4A - Non-Historic / Significantly Altered Spaces	Furnishings	Wall Partitions	6
4A - Non-Historic / Significantly Altered Spaces	HVAC Equipment	Baseboard Heater	6
4A - Non-Historic / Significantly Altered Spaces	HVAC Equipment	Forced Air Ducts	6
4A - Non-Historic / Significantly Altered Spaces	HVAC Equipment	Radiator	6
4A - Non-Historic / Significantly Altered Spaces	HVAC Equipment	Thermostat	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door	Aluminum and Glass	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-Historic / Significantly Altered Spaces	Interior Door	Steel	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door	Wood and Glass	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door	Wood, Flush	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Casing/Trim	Aluminum	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Casing/Trim	Steel	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Casing/Trim	Wood	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Finish	Factory Finish	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Finish	Paint	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Frame	Aluminum	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Frame	Steel	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Frame	Wood	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Hardware	Aluminum	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Hardware	Bronze/Brass	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Hardware	Plastic	6
4A - Non-Historic / Significantly Altered Spaces	Interior Door Hardware	Steel	6
4A - Non-Historic / Significantly Altered Spaces	Interior Window Casing/Trim	Steel	6
4A - Non-Historic / Significantly Altered Spaces	Interior Window Glazing	Clear, Single Glazed	6
4A - Non-Historic / Significantly Altered Spaces	Interior Window Glazing	Insulated Glass	6
4A - Non-Historic / Significantly Altered Spaces	Interior Window Sash	Aluminum, Fixed	6
4A - Non-Historic / Significantly Altered Spaces	Interior Window Sash	Steel, Fixed	6
4A - Non-Historic / Significantly Altered Spaces	Lighting	Ceiling Mounted Fixture	6
4A - Non-Historic / Significantly Altered Spaces	Lighting	Motion Sensor	6
4A - Non-Historic / Significantly Altered Spaces	Lighting	Recessed Fixture	6
4A - Non-Historic / Significantly Altered Spaces	Lighting	Suspended Fixture	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-Historic / Significantly Altered Spaces	Lighting	Track Lighting	6
4A - Non-Historic / Significantly Altered Spaces	Lighting	Wall Mounted Fixture	6
4A - Non-Historic / Significantly Altered Spaces	Smoke Detection	Device/Equipment	6
4A - Non-Historic / Significantly Altered Spaces	Space Intrusions	Conduit	6
4A - Non-Historic / Significantly Altered Spaces	Space Intrusions	Partial Wall	6
4A - Non-Historic / Significantly Altered Spaces	Stair Railing	Wood	6
4A - Non-Historic / Significantly Altered Spaces	Stair Surface	Rubber/Plastic	6
4A - Non-Historic / Significantly Altered Spaces	Stair Surface	Synthetic Tile	6
4A - Non-Historic / Significantly Altered Spaces	Wall Finish	Paint	6
4A - Non-Historic / Significantly Altered Spaces	Wall Finish	Wallpaper	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Bulletin/Peg Board	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Chalkboard/Dry Erase Board	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Circuit Breaker Panel	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Coat Rack	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Conduit	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Display Case	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Drinking Fountain	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Lockers	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Mechanical Box	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Mirror	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Phone	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Shelf	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Signage	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Speakers	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Vent/Louvers	6
4A - Non-Historic / Significantly Altered Spaces	Wall Intrusions	Wires	6
4A - Non-Historic / Significantly Altered Spaces	Wall Ornament	Mural	6
4A - Non-Historic / Significantly Altered Spaces	Wall Surface	Ceramic Tile	6
4A - Non-Historic / Significantly Altered Spaces	Wall Surface	Gypsum Board	6
4A - Non-Historic / Significantly Altered Spaces	Wall Surface	Solid Composite Surface	6
4A - Non-Historic / Significantly Altered Spaces	Wall Trim	Wood	6
4A - Non-Historic / Significantly Altered Spaces	Wall Trim (Base)	Ceramic Tile	6
4A - Non-Historic / Significantly Altered Spaces	Wall Trim (Base)	Rubber/Plastic	6



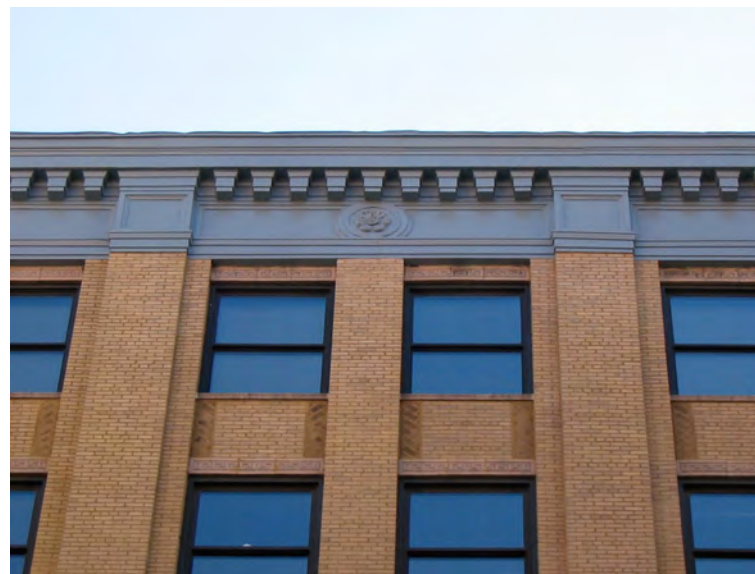
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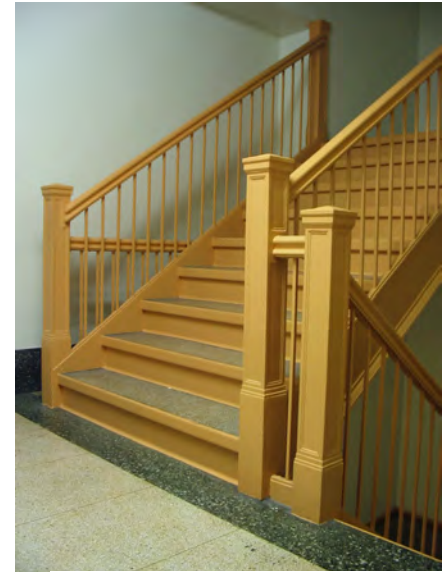
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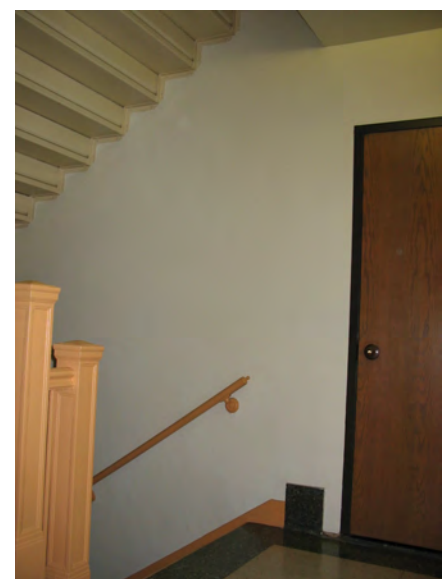
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33 East Congress Parkway

<u>Zone number</u>	<u>Zone name</u>
1A	Primary Exterior Elevations (East and North) and Return (West)

The primary elevations of 33 East Congress do not appear to have had any lighting installed originally, and none appears to be there now. Historical photographs and renderings do not show evidence of any exterior lighting.

Recommendations: With no evidence of historical lighting in this zone, any changes made should be sensitive to the building's architectural character.

- If lighting is desired for the building's façade, it should be integrated into the architecture or nearby street lighting poles.



North elevation.

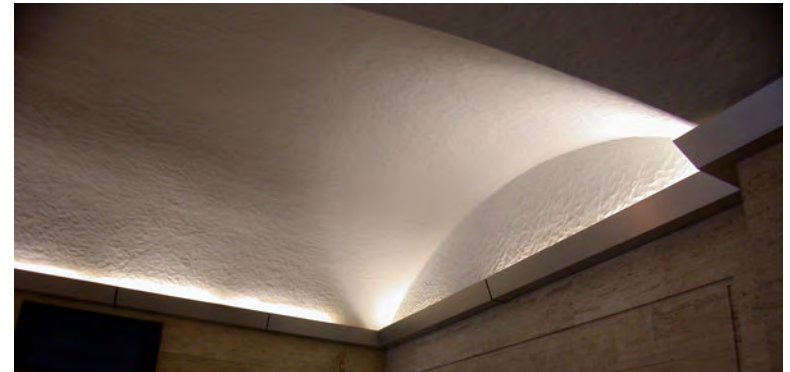
<u>Zone number</u>	<u>Zone name</u>
1B	Main Lobby and Main Stairway at Lobby

Due to the changes made in a series of remodelings, little evidence remains of the original lighting in the main lobby. The current lighting consists primarily of fluorescent striplights in a metal cove around the lobby perimeter, uplighting the arched ceiling. *[See picture.]* An indirect, rectangular brushed aluminum pendant, fed by exposed conduit, lights the entry vestibule. *[See picture.]* A wall-mounted, adjustable spotlight has been placed above one door, though it does not appear to be lighting anything in particular. *[See picture.]*

The same spotlight is located at the landing of the main stairway, again without a clear relation to the architecture. Additional lighting for the stairway is provided by a surface-mounted fluorescent troffer above the landing. The polycarbonate eggcrate louver has yellowed significantly over time. *[See picture.]*

Recommendations: With no indication of the original lighting in this zone, any changes made should be sensitive to the building's architectural character.

- None of the current lobby lighting appears to be original. These fixtures should be removed and replaced with lighting and materials that are sympathetic to the building's original design.

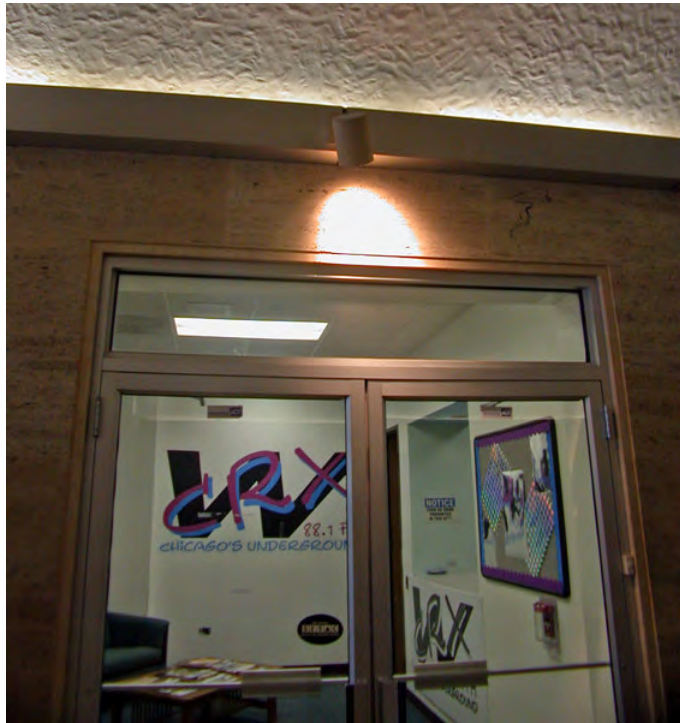


Main lobby – uplighting cove.



Main lobby – pendant in entry vestibule.

- New, historical fixtures may need to be supplemented with additional functional lighting. The impact and visibility of these fixtures should be minimized.



Main lobby – wall-mounted spotlight.



Main stairway at lobby – surface-mounted troffer and wall-mounted spotlight.

Zone number
2A

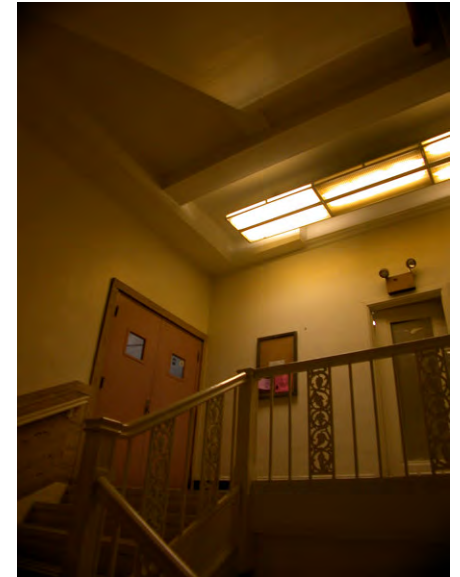
Zone name
Main Stairway above Lobby

Like the rest of the building, the main stairway above the lobby offers no signs of the original lighting scheme. The current lighting consists of two types of fixtures. At the floor landings, rows of ceiling surface-mounted fluorescent troffers provide the majority of the stairway illumination. *[See picture.]* The polycarbonate eggcrate louvers on these fixtures have yellowed significantly over time. Bare-lamp fluorescent striplights are located at each intermediate landing, although the majority are in various states of disrepair. *[See picture.]* Emergency lighting is provided by wall-mounted battery-powered units. None of the fixtures appear to be original.

Recommendations: With no indication of the original lighting in this zone, any changes made should be sensitive to the building's architectural character.

- The existing fixtures should be removed and replaced with lighting that is more sensitive to the architectural character of the space.
- New, historical fixtures may need to be supplemented with additional functional lighting. The appearance of these fixtures should be minimized.

- If permissible by code, the battery-powered emergency units should be removed. New emergency lighting should be provided through emergency circuits in existing light fixtures.



Main stairway above lobby – surface-mounted troffers and battery-powered emergency units. (right) Broken striplight at intermediate landing. (below)

