COLUMBIA COLLEGE CHICAGO

CAMPUS PRESERVATION PLAN

Volume V

600 SOUTH MICHIGAN AVENUE

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 600 South Michigan Avenue. 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

600 South Michigan Avenue 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 Main Campus

Address: 600 – 606 South Michigan Avenue

Size: 15 stories / 75 feet x 175 feet
Approximately 193,000 square feet

Historic Information:

Architect: Christian A. Eckstorm, 1907-08.
Additional work by Holabird & Root, various dates; planned addition by Holabird & Root, 1930, unexecuted.

Original Name: Harvester Building.

Subsequent Names: Fairbanks-Morse Building.

Present Name: Columbia College Main Campus.

Acquired by Columbia College: 1974

Original Building Type: Office

Style: Classical

HBPP Building Classification:

Class # 3: A building on, or eligible for, the National Register or City of Chicago Landmark designation.

Significance:

National Register Designation: Eligible
City of Chicago Historic Designation: Significant contributor to the Historic Michigan Boulevard Landmark District - 1993

City of Chicago Historic Resources Survey:

Color Code – ORANGE. "Orange properties possess some architectural feature or historical association that made them potentially significant in the context of the community."

Drawings:

The Chicago Historical Society (CHS) Architectural Drawings & Materials Archive: C.A. Eckstorm Collection.
See: accession # x.1583.1990

- Job: "SW corner Michigan & Harrison, Harvester Building for Mrs. Julia Heyworth." (One folder of blueprints, sheets 2-13, dated 1906, including plans, elevations, and sections)

See also:
Holabird & Roche / Holabird & Root Collection.
File # CHS DF-5813. Folder contains:

- 5 drawings and 1 typed sheet related to a proposed, un-built, five-story addition dated 1930.

Existing Publications and Reports:

Bruegmann, Robert. *Holabird & Roche / Holabird & Root,* vol. 1, 1991.

Commission on Chicago Landmarks. *Chicago Historic Resources Survey*. Chicago: City of Chicago, Department of Planning & Development, 1996.

Commission on Chicago Landmarks. *Preliminary Summary of Information on the Historic Michigan Boulevard District.* City of Chicago: Commission on Chicago Landmarks, 2000.

Sinkovitch, Alice, ed. *The AIA Guide to Chicago.* New York: Harcourt Brace & Company, 1993.

Photographic Documentation:

Chicago Central Business and Office Building Directory, 1929.

Chicago Historical Society, Trowbridge Collection, #I-Chi-26966. View dated c.1910.

Commission on Chicago Landmarks. *Chicago Historic Resources Survey*. Chicago: City of Chicago, Department of Planning & Development; data and photographic materials collected October, 1990.

Commission on Chicago Landmarks. *Preliminary Summary of Information on the Historic Michigan Boulevard District.* City of Chicago: Commission on Chicago Landmarks, 2000.

Curt Teich Postcard Archives, #2CH1604, "Fairbanks-Morse Building," dated 1952.

Gilbert, Paul T., and Charles Lee Bryson. *Chicago and Its Makers.* Chicago: Felix Mendelsohn Publishing, 1929.

Wisconsin Historical Society, Image ID: 9363, "International

Harvester Building," c1920.

Terminology

National Register of Historic Places (NR)

City of Chicago Landmark (CL)

Statement of Significance

The Columbia College Main Building at 600 South Michigan Avenue has important historic associations with significant corporations and economic development, and is an archetypal example of a skyscraper of its era, distinguished by its overall design, fine materials and details.

Historic Significance

The building at 600 South Michigan Avenue was built for the International Harvester Corporation, who intended it as a major architectural statement one of the largest and most important corporations in the United States. International Harvester was created on July 28, 1902, through the merger of the Plano Manufacturing Company; the Warder, Bushnell & Glessner Company; the Milwaukee Harvesting Company; the Deering Harvester Company; and the McCormick Reaper Works. The new firm was the largest farm machinery company in the world, having extensive foreign as well as domestic markets. It used its size and resources to expand into the new market for gasoline-powered tractors and pickup trucks in 1906.

> "Between 1905 and 1910, Harvester's total sales nearly doubled, growing from $55.7 million to $101.2 million, while profits jumped eightfold.... In 1909, Harvester's assets of $172.7 million placed it fourth in size among American corporations. Only U.S. Steel, Standard Oil of New Jersey, and American Tobacco Company, all industrial amalgamations, were larger." (Marsh, *A Corporate Tragedy,* p. 47).

To symbolize its new status as a corporation, celebrate its accelerating profitability, and house the combined operations of its inherited firms, International Harvester commissioned Christian Eckstorm to design the building at 600 South Michigan as their new headquarters in 1907. The design was intended not only as a statement of the company's importance, but was also meant as a symbol of its standing as a good corporate citizen.

It was during the same years that the Theodore Roosevelt administration was investigating and, in some cases, pursuing legal action against some of the nation's largest corporations in an effort to breakup monopolistic corporations. This process was known as "trust-busting". In 1906, International Harvester was notified that it was under investigation by the Federal Bureau of Corporations. To combat this threat to its survival, the corporation

> "pushed along development of an impressive array of employee pension, profit-sharing, and sickness and accident insurance plans; then... publicly claimed the programs were proof of the sort of progressive partnership between management and labor possible when a "good" trust like Harvester could operate in an environment unburdened by fierce competition." (Marsh, *A Corporate Tragedy,* p. 47).

In 1927 Harvester moved from the building to the new building designed by Alfred Alschuler at 180 North Michigan Avenue. Ten years later, the 600 South Michigan Building was purchased by the Fairbanks-Morse Company, which became famous in the mid-19th century as makers of industrial scales, pumps, and farm windmills. Among its 19th century founders, the Fairbanks family, were two governors of Vermont and a speaker of the Vermont House. During the 20th century the firm expanded into railroad equipment, and its diesel engines were used in locomotives, tugboats, ships and submarines.

Fairbanks-Morse bought 600 South Michigan to house their expanding operations and raise their profile as a prominent company. Their products, particularly in pumps and hydraulic equipment, were essential to the infrastructure built during the Works Projects Administration in the 1930s. Among these products were water purification equipment for newly-built city water systems, water control, and hydroelectric systems for dams. During their tenure at 600 South Michigan, Fairbanks-Morse became the primary provider of diesel engines to the U.S. Navy. The timing proved propitious as, with the attack on Pearl Harbor and the onset of World War II, the demand for these engines increased dramatically.

The fortunes of the company slowly deteriorated after World War II, when the railroad business declined and the Navy began to move to nuclear-powered vessels. With the deterioration of its business, the company, the building, and many of the surrounding businesses in the

Photo: Chicago Historical Society, post 1900.

surrounding neighborhood went through a prolonged period of decline and neglect lasting from roughly the late 1950s to about 1980. It was during this period, in 1974, that Columbia College purchased 600 South Michigan as its first campus building. In its early years as the home of Columbia College, it was adaptively used to house classrooms, the library, darkrooms, studios, and an auditorium. When the campus expanded through the acquisition of other buildings, especially after 1990, some of these functions, such as the greatly expanded library, were moved to other locations, and the spaces were again adapted for

new uses. The building continues to serve as the administrative center of the College, and houses the Museum of Contemporary Photography on its first two floors.

The 600 South Michigan Building reflects the importance of its historic corporate owners through its size, design, and high quality materials. Its several owners have taken care of the building; its high degree of integrity assures its historic associations remain evident.

Architectural Significance

The 600 South Michigan Avenue Building was one of many examples of good corporate citizenship. Its Classical Style design was meant as an outward expression of the "good trust" principle at work within its walls.

The building, like the company, was to be viewed as a solid contributor to its city and as a benevolent force in the lives of its employees, customers, and the public. To these ends the design outwardly made use of the traditional materials of limestone and brick, articulated in the universally accepted vocabulary of the Classical Revival, particularly derived from the Beaux Arts Style. This design vocabulary is expressed most strongly through the banded brick at the corners of every intermediate floor, and the massive cornice with story-tall volute brackets on the upper floors which is noted as "one of the most colossal cornices remaining on a Chicago high rise" (Sinkovitch, ed. *The AIA Guide to Chicago,* p. 141). The carved stone brackets at the second floor were removed when the exterior of the lower two floors were remodeled incorporating Art Moderne features which stressed a smooth stone finish.

Like the company it housed, the building took advantage of the latest technology. Six Hundred South Michigan is a thoroughly modern skyscraper of its era, built with a steel skeleton, high-speed elevators, electric lighting, the most advanced mechanical systems available and a floor plan designed to maximize natural light for all of its interior office spaces. While later architectural critics may have seen the difference between the historic ornament of the exterior and the advanced technology of the interior as disjointed or contrasting, at the time it was seen as practical, meeting the inwardly functional and outwardly symbolic needs of the corporation.

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 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.

Architect Christian Albert Eckstorm began his career in the office of Henry Ives Cobb, a designer of many prominent civic buildings. Among Cobb's more notable works were the Chicago Historical Society Building (CL) at 632 North Dearborn Street (today the Excalibur Club), the Newberry Library (CL), and the original plan for the University of Chicago campus, including many of its early buildings. Eckstorm was the chief draftsman in Cobb's office during the late 1890s. When Cobb left Chicago for New York in 1902, Eckstorm started his own firm.

Like his mentor, Eckstorm was expert at interpreting historic architectural styles for various building types; however his clientele did not share the same high profile. Nonetheless, Eckstorm's works included many prominently located industrial buildings, like the Pugh Warehouses (now called the North Pier Terminal Building), and several well-known high rises, including the Patten Building of 1905 (CL, NR); the Mallers Building of 1912 (CL) at Madison and Wabash Avenues; the Garland Building of 1915 (CL) at Washington and Wabash Avenues; and three buildings owned by Columbia College: the Harvester Building at 600 South Michigan Avenue, the Musical College at 624 South Michigan, and the Sherwood School of Music at 1014 South Michigan (all CL, Historic Michigan Boulevard District).

The period, style, quality of materials, scale, and location of the 600 South Michigan Building make it an example of the City Beautiful movement, and a contributor to the ideal of civic conscientiousness that anticipates the 1909 Plan of Chicago by architect Daniel Burnham.

Description

The 600 South Michigan Building occupies its entire lot, which is open to Michigan Avenue to the east, to Harrison Street to the north, and to an alley on the west. Although the south adjacent lot is vacant, and the building to its north is a small, non-contributing building built in 1958, it is otherwise surrounded by buildings of similar period, scale, style, and materials. These include, to its north, the Congress Hotel and to the south the 624 South Michigan Building.

The 600 South Michigan Building is 15 stories with a basement. It is a steel frame structure on a pile foundation. The building is faced with Bedford limestone on the first three floors of its Michigan Avenue and Harrison Street frontages, and with brick on its upper floors and side elevations. Stone trim is used for window sills and on the upper four floors, which are crowned by a massive limestone cornice.

The tall building design is classically detailed and ordered with a three story stone base, a nine story red brick masonry shaft and a three story

stone cap. The base, altered on the lower two floors, retains the Classical Style rustication at the third floor above a stone cornice line. On the Michigan Avenue façade, the contracting red brick shaft consists of two larger bays flanked by narrower corner bays; and on the Harrison façade consists of five bays flanked by the narrower corner bays. The corner bays have recessed belt courses giving the brick a rusticated appearance as is found at the third floor stone base. The upper floors cap the building with limestone and are separated from the shaft by a small cornice and are topped by a large cornice with decorative brackets of carved stone.

Photo: Phillip Livingston, 2004

The first floor lobby features Art Moderne design in keeping with the remodeled lower two floors of the exterior. Overall, the building is in good condition and has a high degree of integrity.

Major Alterations

The 600 South Michigan Building has undergone exterior alterations since its construction in 1907-8 most notably Art Moderne inspired alterations to the exterior at the lower two floors. This alteration made over 50 years ago is part of the building's history and significance. Most of the windows and doors were replaced with metal units between 1975 and 1990. The second floor street side windows retain the only intact, historic, wood framed sash on the building. The exterior storefront was replaced in 1999 and signage was added.

On the interior, alterations have been made repeatedly as the uses and users of the building have changed. The first of these extensive interior alterations occurred in 1922-23, including reconfiguration of some spaces. Later work included unspecified interior alterations in 1926, 1934, and 1937, and a "tile penthouse addition" in 1937, interior alterations in 1938, and renovations of the lobby in 1949 and 1954.

Many renovations have been made since 1993 including the addition of antennas and an equipment shed on the roof in 1996 and new cellular equipment added in 2000. Between 1994 and 1999 renovations have been made to floors 2 though 7 and 11 through 13.

Today the building and its exterior design clearly evoke the period of its construction and, with the exception of some later remodeling at the lower two floors, clearly communicates its original design.

Zone Numbers & Descriptions

The exterior and interior spaces of the Columbia College Main Campus Building, formerly the Harvester Building, have been assigned zone level numbers which identify the level of significance that spaces possess. The zones identified are listed below.

Zone Level 1: Preservation
- 1A – Primary Exterior Elevations (East and North) and Return (West)
- 1B – Entrance Lobby and Main Stairway (Floors 1-2)
- 1C – Main Stairway (Floors 2-15)

Zone Level 2: Preservation
- N/A

Zone Level 3: Rehabilitation
- 3A – Secondary Exterior Elevations (South, West and Lightcourt)
- 3B – Roof
- 3C – West Stairway
- 3D – Fifteenth Floor Elevator Lobby

Zone Level 4: Free
- 4A – Non-Historic / Significantly Altered Spaces

Detailed Zone Description – Zone 1: Preservation

Zone number	Zone name
1A	Primary Exterior Elevations (East and North) and Return (West)

The Columbia College Main Campus building, formerly the Harvester Building, was designed in the Classical Style. The primary elevations are east (facing South Michigan Avenue) and north (facing Harrison Street) and include a one bay return at the west, alley facade. The building is fifteen stories high. The fifteenth floor is taller than the building's typical floors and includes two levels of windows, those between the cornice brackets and those at the attic story above the main cornice. The east façade is four bays wide and the north façade is seven bays wide. The facades and the west return are of limestone and red face brick with limestone ornament.

The building is divided according to Classical order: a three story limestone base, a nine story brick masonry shaft, and a three story limestone cap. The first two stories of the base were altered c1935 in the Art Moderne Style; however, the third story retains its original rusticated blocks of limestone positioned between projecting limestone bands finely detailed with egg-and-dart motif. The shaft is red brick with the inner bays having four windows each and the outer bays two windows each. The brick of the outer bays projects slightly from the wall and is patterned like the limestone blocks on the third story. The top of the shaft is delineated with a projecting limestone cornice supported by scrolled limestone modillions. The upper three stories are limestone

Primary facades, facing east and north

and capped by a monumentally scaled cornice with stylized modillions in the shape of single volutes, some further decorated with swags, scrolls and acanthus leaves. The attic story is surfaced with stucco and is

capped with a very simple metal coping. Each corner of the attic coping originally had short balustrade walls with large end columns topped with urns. The building has two main entrances at the primary facades. The Michigan Avenue entrance has three doors within a recess at the south end of the facade. The Harrison Street entrance has two doors within a recess at the center of the facade. Also within the Harrison Street recess, west of the main entrance, is a single door that accesses the theater lobby.

Detail of lower floors at north end of Michigan Avenue facade

The windows on the upper floors are a combination of original wood and replacement metal. Large wood windows with transoms remain across the second floor and are flanked by vertically oriented steel windows. Some wood, double hung windows remain at the ninth and twelfth floors of the Harrison Street elevation. The remainder of the windows at the primary facades are metal replacements. The sills are limestone.

The most significant change to the exterior is the alteration of the first two stories from Classically detailed to Art Moderne in style. This alteration was completed prior to 1945 and included: the installation of vertical bands of steel windows flanked by fluted stone ornament at the end bays, reconfiguration of the entrances, removal of some stone ornament and installation of a cast stone wall base. This alteration has achieved significance over time. Later alterations, outside of the period of significance, include the addition of travertine wall surfaces and replacement of doors at the entrances, replacement of the first floor storefront windows and replacement of most upper floor windows. Overall the façades retain a high degree of integrity.

The cast stone wall base was observed as having some spalling and is in need of patch repair. The brick wall surface was observed as having some spalling and inappropriate patch repairs.

The limestone wall surface and ornament has some cracks and spalls. Some of the damaged limestone has been poorly and insensitively patched. These inappropriate patches adversely affect the building's

appearance.

The wood window elements were observed as having damage from weathering and missing paint. The steel windows have been sealed with caulk from the interior.

Architectural Recommendations

As a contributing building to the local Historic Michigan Boulevard Landmark District and as a building eligible for listing on the National Register, the character and qualities of the Columbia College Main Campus Building should be maintained and preserved as the highest priority. The continued preservation of the exterior character of the building includes preserving its design, scale, materials and ornament. Work should be undertaken with the highest consideration to preserving the original design character and materials, and new work or repair should be completed in a manner sympathetic to the historic character of the building.

Historic 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 deteriorated or damaged, sensitive repairs should be made; if missing or beyond repair, replication in identical material is recommended.

- Continue regular façade inspections and maintenance.
- Repair cast stone base including minor patching using appropriately matching material.
- Patch damaged limestone using material to match existing. Consider staining the present, poorly matched limestone patches with appropriate color. Maintain by performing routine inspections to locate and correct causes of deterioration.
- Repair and maintain brick using appropriately matched materials and color. Restore areas previously repaired in poorly matched brick and mortar.
- Repair wood windows, casings and sills. Maintain all wood elements with paint to protect them from deterioration.
- Repair and maintain steel windows and frames.
- When replacement of the non-original windows, storefronts 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.
- Avoid contact with detrimental deicing salts that can damage the wall and entrance floor surfaces.

Lighting Recommendations

The exterior elevations of 600 South Michigan show no signs of historic lighting fixtures. The current lighting scheme includes several floodlights, to illuminate flags and entries. Fixtures are mounted at the second floor level and have exposed conduit. No building-specific lighting is apparent

in historic photographs or renderings.

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

- The black floodlights and exposed electrical conduit are not integrated within the architecture. These fixtures should be removed and a new lighting scheme, integrated with the building or nearby street lighting poles, should be designed.

Mechanical/ Electrical Recommendations

There are mechanical intrusions on the north and east façades. Window air conditioners are seen in two 15th floor east openings and two north (9th and 13th floors) openings. Mechanical louvers and hoods are present in at least six upper floor openings on the north elevation. Above the north entrance, southeast entrance and north east storefront are mechanical louvers. The aforementioned mechanical openings are providing a minor portion of the building's required air conditioning and ventilation.

- Replace the window air conditioners with internal cooling sources.
- Relocate the ventilation exhaust and/or intake openings to less important exterior areas.
- 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.

Detailed Zone Description – Zone 1: Preservation

Zone number	Zone name
1B	Main Lobby and Stairway (Floors 1-2)

The Main Lobby is "L" shaped, connecting entrances from the east and north, and finished in the Art Moderne Style. A bank of six elevators is located along the south wall and each opening is framed with stream-lined, vertically fluted aluminum. The floor and baseboard trim is terrazzo. Newer finishes include polished stone walls and a ceiling of suspended acoustical tile recessed within a gypsum border.

Main floor elevator lobby

The stairway is located at the lobby's 90 degree turn and is part of the original 1908 design of the building. The stair ascends to the second floor where it terminates at a large landing. The treads and risers are marble. The balustrade is also marble and has ornate cast iron panels located in the field between the base and the handrail. The walls are of flat plaster with marble wainscoting.

Detail of main stairway

The Art Moderne finishes of the Main Lobby have achieved significance over time. The wall surfaces of polished stone appear to be more recent than the Art Moderne remodeling and are not historic. This space retains a medium degree of integrity.

Architectural Recommendations

The Main Lobby and Stairway are significant spaces in the building,

exhibiting distinctive qualities, historic materials and elements and a high level of finish detail. As such they have been designated as a Zone Level 1: Preservation. The character, configuration and qualities of these spaces should be maintained and preserved as the highest priority. These spaces are well maintained and with some exceptions, have been preserved in their historic design. Work in these spaces should be undertaken with the highest consideration to preserving the historic design character and materials, and new work or repair should be completed in a manner sympathetic to the historic character of the spaces.

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

- Repair marble wainscoting in stairway. The marble elements of the stairway are generally in good condition, except for one damaged area that requires patching.
- Clean marble surfaces.
- Organize and locate the newspaper boxes, free standing signage and other containers to minimize a cluttered appearance.

Lighting Recommendations

Little evidence remains of the original lighting in the entrance lobby. Recessed 2' x 2' fluorescent troffers have been installed in the suspended acoustic tile ceiling, and several unshielded R-lamp trackheads are used as accent lights. In the northern portion of the lobby, there are two plates on the wall, approximately 7'-6" above the floor, which may represent sconce locations; however, this is unclear and does not appear to be the case in the rest of the lobby.
The main stairway is illuminated via several white cylinder trackheads mounted to the ceilings above. At the landing, there appears to be a junction box cover at the center of the niche, which would likely be an original sconce location. The locations of any additional light fixtures are not apparent.

Without any historical reference to original fixtures and locations, any changes made should be sensitive to the original architecture.

- The current fluorescent troffers should be replaced with fixtures more sensitive to the lobby's character; though they provide a sufficient quantity of light, they create noticeable, distracting reflections in the marble walls and other polished surfaces. The original fixtures were likely pendants, though no evidence exists of their original appearances or locations. Replacement pendants should be selected and/or designed to be as sympathetic to the space as possible.
- The trackheads should be removed and, if desired, replaced with less obtrusive accent lights.
- A replacement sconce should be installed at the landing of the

main stairway. Without any information regarding the appearance of the original fixture, the replacement should be as sympathetic to the space as possible.

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

Mechanical/ Electrical Recommendations

- The east vestibule has radiators behind decorative grilles which should be retained and preserved.

Detailed Zone Description – Zone 1: Preservation

Zone number	Zone name
1C	Main Stairway (Floors 2-15)

The Main Stair circulation continues in an enclosed stairwell and ascends to the fifteenth floor. The stair treads are marble, the risers, rails and newel posts are cast iron, the wall wainscot is painted wood with plaster above, and the ceiling is plaster.

The stairway at floors two and three has been altered in the Art Moderne Style and has aluminum, stream lined handrails and solid panels in the field between the base and the handrail. The stairway at floors four through fifteen has retained the original cast iron railings and newel posts. This stairway has high integrity as the Art Moderne changes have achieved significance over time.


East Stair: detail of Art Moderne finishes and design (left) and detail of original stair finish (right)

Architectural Recommendations

The East Stairway is a significant space in the building, exhibiting distinctive qualities, historic materials and elements and a high level of finish detail. As a primary circulation space for the building, the stairway has been designated as a Zone Level 1: Preservation. The character, configuration and qualities of this space should be maintained and preserved as the highest priority. This space is well maintained and with some exceptions, has been preserved in its historic design. Work in this space should be undertaken with the highest consideration for preserving the historic design character and materials, and new work or repair should be completed in a manner sympathetic to the historic character of the space.

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

- Repair terrazzo floor surfaces and wall base trim. The terrazzo floor surfaces found at some landings require minor patching.
- Remove paint from the terrazzo base trim.
- Restore historic floor surfaces at landings. Marble and terrazzo floor surfaces are covered with synthetic tile at most of the floor landings. Explore the possibility of removing the applied floor surfaces and restoring the terrazzo and marble.
- Restore varnish finish of wood handrail.

Lighting Recommendations

The current lighting scheme for the east stairway consists of two types of linear fluorescent fixtures: ceiling-mounted wraparounds at the floor landings and wall-mounted up/downlights at the landings between floors. During the c1930s renovation, it appears that light fixtures were installed on the undersides of the stairs as far up as the twelfth floor; junction box covers are still visible. The lack of fixture positions at the top floors suggests that the original lighting was provided by a series of sconces, mounted at each landing.

Without any historical reference to original fixtures, any changes made should be sensitive to the original architecture.

- The current fluorescent fixtures should be removed and replaced with fixtures replicating the original character of the space. These should either be sconces at each landing, ceiling-mounted fixtures in the c1930s locations, or a combination of the two.
- The fixtures added during the c1930s renovation were likely included to remedy low light levels on the stairs. If additional lighting is needed to supplement the historic fixtures, the appearance of these fixtures should be minimized.

Mechanical/ Electrical Recommendations

- Any exposed piping, conduit or ductwork intrusions should be rerouted and/or eliminated.

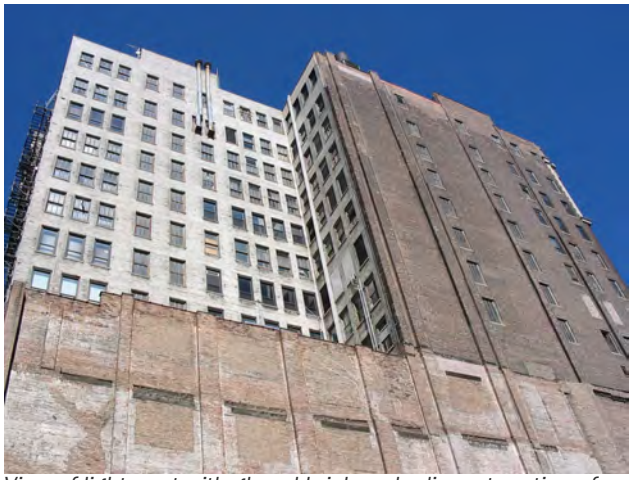
Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3A	Secondary Exterior Elevations (South, West and Lightcourt)

The secondary exterior elevations face an empty lot to the south, the site of the planned ten-story Spertus Building, and an alley to the west. The lightcourt is located at the southwest corner of the building and begins above the 6th floor. The south and west façades are of common brick, with the exception of the lightcourt walls, which are of glazed brick.

View of south elevation

Steel service doors and loading dock bays are recessed into the first floor of the alley (west) facade. The windows on this façade are spaced in horizontal groupings of three, two and four. A fire escape is located near the north end of the elevation.



View of lightcourt with glazed brick and adjacent portion of south elevation

At the south façade floors one through seven have a blank wall. Floors eight through fifteen (seven through fifteen at the lightcourt) have a regular pattern of windows.

Most original steel windows remain at the secondary elevations; although, some windows have been replaced with newer metal units, and other openings have been bricked in or filled with intakes and exhausts for mechanical equipment. All window openings have limestone sills.

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 which have been preserved and maintained. Historic elements appear to be in good to fair condition. There should be continued preservation of the brick masonry, limestone 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.
- Repair the limestone window sills as necessary.
- Tuckpoint brick as necessary.

Mechanical/ Electrical Recommendations

The west elevation on the alley has several ventilation openings, primarily on the first floor. There are exhaust louvers near the locking dock opening. The emergency generator has intake and outlet vent louvers on the alley. The generator engine exhaust is run on the surface of the west elevation.

The upper west portion of the south elevation makes up the light court. The west face wall of the light court has many ventilation louvers in former window openings. These louvers serve the air handling equipment in mechanical rooms on floors eight through fifteen. Several of the closed window openings of south side of sixth floor have ventilation louvers. There are older ventilation louvers taking up half or full sash on the 12th, 13th, 14th and 15th floor south façade. Two 12 inch diameter rusting sheet metal flues in the middle of the south elevation run from the 14th floor to above the roof.

- When the windows and other south façade surfaces are restored the old louvers, if still required, should be replaced. The aforementioned flues serve the dark room domestic water heaters. These flues could be replaced with new interior mounted breeching and be run up through the roof in a less intrusive manner.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3B	Roof

The roof is flat and surfaced with a built-up bituminous material. The downspout system is internal. A brick parapet wall is located along all sides of the roof and is capped with metal coping at the east and north facades and clay tile coping at the south and west. Mechanical equipment and three penthouses are located on the roof. Three trusses span the width of the roof and are regularly spaced from east to west.

Cautionary Zone Overlay:
HVAC units and a cell phone relay station are located on the surface of the roof and elevator equipment and a water tank are located in the penthouses.

Roof view looking northwest

Roof view looking east

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 at the parapets, should be preserved. Elements visible from the ground should be maintained and if necessary replaced with 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.

Mechanical / Electrical Recommendations

Although most of the roof top equipment is contained within the penthouses or is located away from the parapet walls, the cell phone relay station is visible from grade.

The upper roof contains two HVAC units and four condensing units. This equipment is not visible from lower elevations. The (rusting) exhaust hood on one of the northern penthouses is visible at the top of the building. The vent could be replaced with a lower contoured outlet.

The equipment on the lower, southwest roof is for the most part below the perimeter parapets. The southern and western most condensers and air vents can be seen over the parapet walls.

- As the cycle of updating and replacing mechanical equipment continues, new systems should be designed, in part, to incorporate sensitive placement of equipment, keeping its profile as low as possible, locating equipment away from the perimeter and other areas where it can be visible from grade.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3C	West Stairway

The west stairway has a low level of ornament. The stair is cast iron with textured metal treads and stringers. The railings are steel pipe. The floor surface at each landing is concrete.

The walls and ceiling of the stairwell are smooth, painted plaster. A steel window with wood casing and stool is located at each floor and consists of a pivot sash over a fixed sash, each with vertically divided lights.

Detail of west stairway

Architectural Recommendations

The West Stairway has been assigned Zone Level 3: Rehabilitation. This area is modest in nature and not highly ornamented but has historic features that have been preserved and maintained. 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.

Historic elements have been rated for preservation and appear to be in good condition. These include the wood window casings and stools, and metal stair elements.

- There should be continued preservation of historic materials and configuration.

Mechanical/ Electrical Recommendations

- Eliminating mechanical intrusions and providing appropriate lighting should be considered when upgrading the stairways.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3D	Fifteenth Floor Elevator Lobby

The Fifteenth Floor Elevator Lobby is circular in plan with a doorway from the lobby to the hall corridor. The floor is covered with synthetic sheet and the walls and ceiling are painted plaster. The top of the wall is encircled with a painted crown moulding.

View of elevator lobby showing plaster walls, ceiling and decorative molding

The entrance to the corridor is framed in stained wood. Inside the lobby is a simple band of wood above the opening while on the outside the opening is framed with a large transom area. The doors have been removed.

View of door opening from elevator lobby (left) and from corridor looking into elevator lobby (right)

Architectural Recommendations

The Fifteenth Floor Elevator Lobby has been assigned Zone Level 3: Rehabilitation. This area is modest in nature and not highly ornamented but has historic features which have been preserved and maintained. 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.

Historic elements have been rated for preservation and appear to be in good condition. These include the plaster walls, ceiling and cornice molding, and the wood framed opening to the hallway.

- Consider implementing a paint scheme that would enhance the historic features of the lobby.
- There should be continued preservation of historic materials and configuration.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
4A	Non-historic / Significantly altered spaces

This zone encompasses the basement, the first floor (excluding the lobby and main stair) and the second through fifteenth floors (excluding the stairwells and the fifteenth floor elevator lobby). Each floor has been remodeled at different times and with different layouts to accommodate the unique needs of various departments. Thus, the original circulation patterns at these floors are not evident. This building is the administrative center for the university and houses a mixture of offices, reception areas, and classrooms. This zone also includes freight and passenger elevators, mechanical and electrical rooms and toilet rooms.

Typical corridor

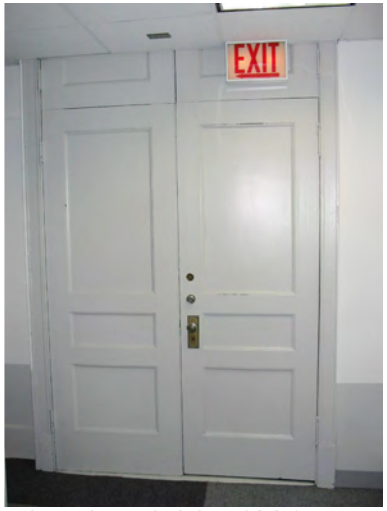
Throughout the building, the walls are gypsum board and most ceilings are suspended acoustical tile. Most floors have been carpeted or surfaced with synthetic tile.

Original building elements visible within this zone include:

- Plaster walls
- Wood or steel casing and stools at most windows.
- Wood wainscoting or wood base trim at some walls
- Terrazzo floor and wall base at 10th floor elevator lobby
- Radiators and radiator covers
- Wood doors and door hardware

One type of original window casings and radiator. Original wood

trim is also visible along base of wall.



Wood door with textured glass panel (left) and wood paneled door (right)

Cautionary Zone Overlay:

The majority of the mechanical and electrical equipment is located in the basement. The heating boilers and associated equipment, water booster pumps and water heaters are in southwest quadrant of the basement. The electrical switchboards, fire alarm panels, telephone terminal panels and gas meters are in west section of the basement. The water service with domestic and fire protections meters and fittings are on the north side. The sewer connection is in the southeast corner of the lower level. There are two air handlers serving the basement lounge and food service facilities.

One to three air handlers are on each floor providing ventilation and air conditioning. Air system ages vary from 2 to +30 years. As with the other buildings, this equipment is continually being upgraded. Closets on each floor 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.

There are darkroom areas where chemicals, potentially flammable, are stored in sealed containers. Because these containers are highly transportable, a specific location for them has not been designated as an overlay, it should simply be recognized that these materials are present in the darkroom areas.

Architectural Recommendations

The basement, first floor (excluding the lobby and main stair) and the second through fifteenth floors (excluding the stairwells and the fifteenth floor elevator lobby) have 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.

Mechanical / Electrical Recommendations

Appropriate mechanical systems need to be provided for the specialized uses in the building. As equipment is changed, the space allocations,

the ventilation openings and the methods of heat rejection must account for the space functions. There also should be consideration for the intrusive impact of the mechanical equipment on the exterior envelope.

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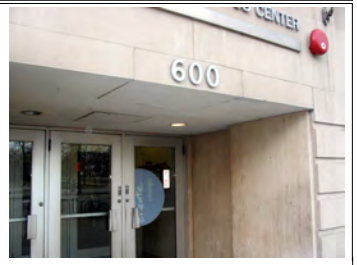
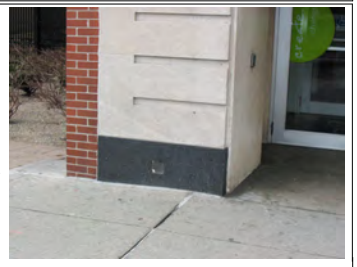
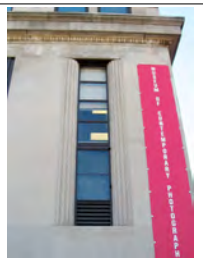
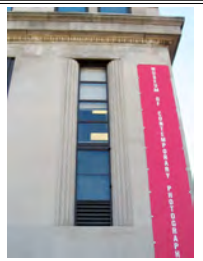
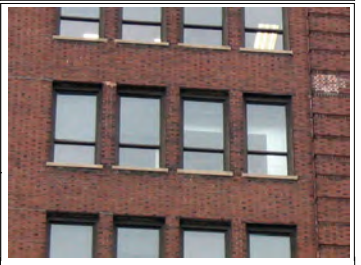
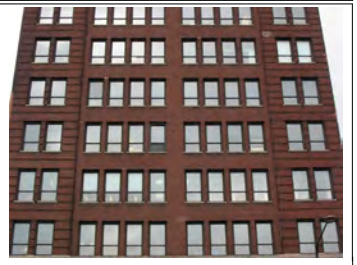
Appendix B: Survey Data

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevations (East and North) and Return (West)	Cornice	Limestone	1	Good Fair Poor Unknown **Total:**	290 lf lf lf lf 290 lf	 *600_092404_0001.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Entry Ceiling Surface	Limestone	1	Good Fair Poor Unknown **Total:**	12 sf sf sf sf 12 sf	 *600_030705_0019.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Base	Cast Stone	1	Good Fair Poor Unknown **Total:**	lf 215 lf lf lf 215 lf	 *600_030705_0020.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Ornament	Carved Stone	1	Good Fair Poor Unknown **Total:**	1,100 sf sf sf sf 1,100 sf	 *600_092004_0002.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Limestone	1	Good Fair Poor Unknown **Total:**	sf 11,800 sf sf sf 11,800 sf	 *600_030705_0028.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Trim	Aluminum	1	Good Fair Poor Unknown **Total:**	21 lf lf lf lf 21 lf	 *600_030705_0022.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Casing/Trim	Wood	2	Good Fair Poor Unknown **Total:**	lf 1,300 lf lf lf 1,300 lf	 *600_030705_0029.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Glazing	Clear, Single Glazed	2	Good Fair Poor Unknown **Total:**	112 each each each each 112 each	 *600_030705_0034.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Steel, Casement	2	Good Fair Poor Unknown **Total:**	each 3 each each each 3 each	 *600_092004_0005.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Steel, Hopper	2	Good Fair Poor Unknown **Total:**	each 12 each each each 12 each	 *600_092004_0005.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Transom, Wood	2	Good Fair Poor Unknown **Total:**	each 33 each each each 33 each	 *600_030705_0029.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Wood, Double Hung	2	Good Fair Poor Unknown **Total:**	each 19 each each each 19 each	 *600_030705_0034.jpg*

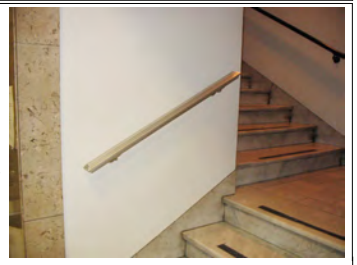
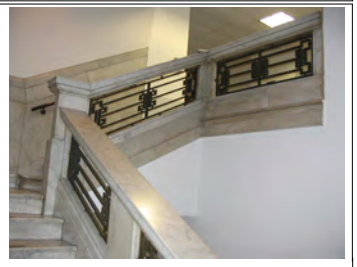
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Wood, Hopper	2	Good Fair Poor Unknown **Total:**	each 16 each each each 16 each	 *600_030705_0029.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sill	Limestone	2	Good Fair Poor Unknown **Total:**	2,500 lf lf lf lf 2,500 lf	 *600_030705_0031.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sill	Wood	2	Good Fair Poor Unknown **Total:**	lf 95 lf lf lf 95 lf	 *600_030205_0009.jpg*
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Face Brick	2	Good Fair Poor Unknown **Total:**	16,700 sf sf sf sf 16,700 sf	 *600_030705_0025.jpg*

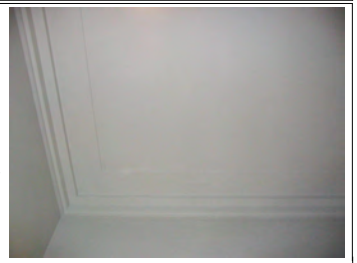
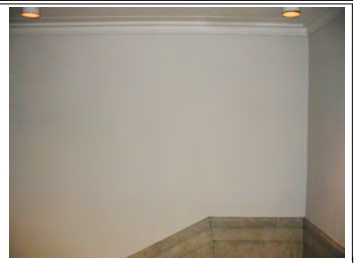
Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Frame	Wood	3
1A - Primary Exterior Elevations (East and North) and Return (West)	Parapet	Sheet Metal Coping	3
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Ornament	Canopy Brackets (Metal)	3
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Cement Plaster	3
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Granite	3
1A - Primary Exterior Elevations (East and North) and Return (West)	Drainage	Gutter	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Entry Ceiling Finish	Paint	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Entry Ceiling Surface	Cement Plaster	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Entry Floor Surface	Concrete	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door	Aluminum and Glass	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door Casing/Trim	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door Frame	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Door Hardware	Aluminum	6

Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Storefront Finish	Factory Finish	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Storefront Frame	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Storefront Glazing	Insulated Glass	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Casing/Trim	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Finish	Factory Finish	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Finish	Paint	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Frame	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Glazing	Insulated Glass	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Infill	Louvers	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Aluminum, Double Hung	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Exterior Window Sash	Aluminum, Fixed	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Lighting	Wall Mounted Fixture	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Intrusions	Flag Pole/Mount	6

Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Intrusions	Signage	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Intrusions	Vent	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Steel	6
1A - Primary Exterior Elevations (East and North) and Return (West)	Wall Surface	Travertine	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Framed Opening	Aluminum	1	Good Fair Poor Unknown **Total:**	80 lf lf lf lf 80 lf	 *600_030205_0064.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Furnishings	Mailbox	1	Good Fair Poor Unknown **Total:**	1 each each each each 1 each	 *600_030205_0065.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door	Aluminum and Glass	1	Good Fair Poor Unknown **Total:**	2 each each each each 2 each	 *600_030205_0066.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door Frame	Aluminum	1	Good Fair Poor Unknown **Total:**	20 lf lf lf lf 20 lf	 *600_030205_0066.jpg*

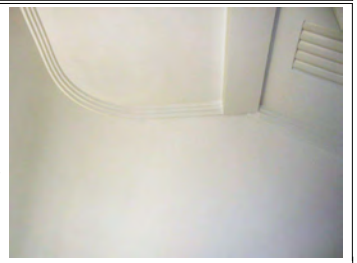
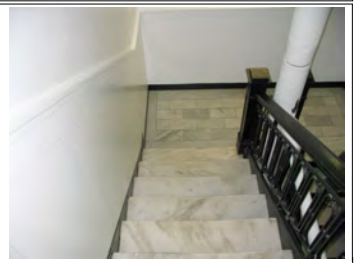
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Stair	Marble	1	Good Fair Poor Unknown **Total:**	250 lf lf lf lf 250 lf	 *600_030205_0060.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Stair Railing	Aluminum	1	Good Fair Poor Unknown **Total:**	10 lf lf lf lf 10 lf	 *600_030205_0059.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Stair Railing	Marble and Cast Iron	1	Good Fair Poor Unknown **Total:**	20 lf lf lf lf 20 lf	 *600_030205_0057.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Surface	Marble Wainscoting	1	Good Fair Poor Unknown **Total:**	160 sf sf sf sf 160 sf	 *600_030205_0054.jpg*

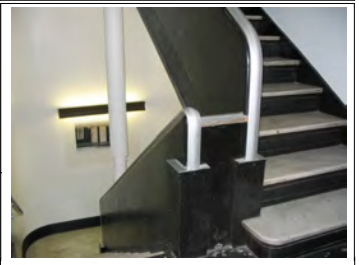
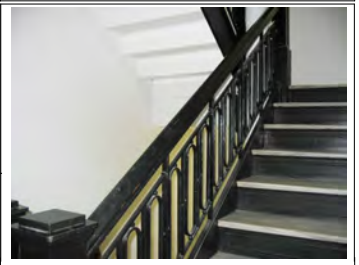
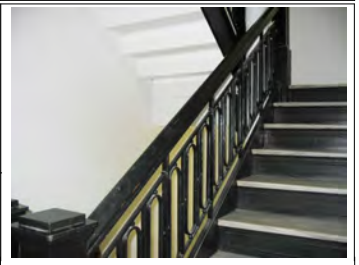
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Ceiling Surface	Plaster	2	Good Fair Poor Unknown **Total:**	300 sf sf sf sf 300 sf	 *600_030205_0056.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Ceiling Trim	Plaster Cornice Moulding	2	Good Fair Poor Unknown **Total:**	60 lf lf lf lf 60 lf	 *600_030205_0056.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Floor Surface	Terrazzo	2	Good Fair Poor Unknown **Total:**	1,250 sf sf sf sf 1,250 sf	 *600_030205_0061.jpg*
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Surface	Plaster	2	Good Fair Poor Unknown **Total:**	1,500 sf sf sf sf 1,500 sf	 *600_030205_0055.jpg*

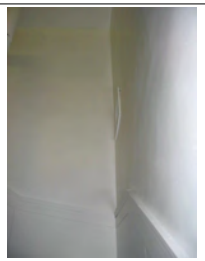
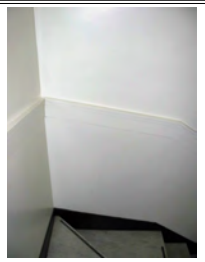
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Trim (Base)	Terrazzo	2	Good	210 lf	
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	210 lf	
						600_030205_0061.jpg

Zone Number & Description	Element Name	Description	Rating
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door Hardware	Aluminum	3
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Ceiling Finish	Paint	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Ceiling Surface	Accoustical Tiles (Suspended)	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Ceiling Surface	Gypsum Board	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Fire Detection	Alarm/Pull	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Fire Egress	Lighted Exit Signage	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Fire Suppression	Fire Extinguisher	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Fire Suppression	Wall Hose	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Furnishings	Kiosk	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door	Aluminum and Glass	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door	Wood and Glass	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door	Wood, Flush	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door Casing/Trim	Wood	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door Frame	Aluminum	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door Frame	Wood	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door Hardware	Aluminum	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Interior Door Hardware	Bronze/Brass	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Lighting	Ceiling Mounted Fixture	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Stair Railing	Steel	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Finish	Paint	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Intrusions	Display Case	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Intrusions	Signage	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Surface	Polished Stone	6
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Surface	Stainless Steel	6

Zone Number & Description	Element Name	Description	Rating
1B - Entrance Lobby and Main Stairway (Floors 1-2)	Wall Trim (Base)	Rubber/Plastic	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1C - Main Stairway (Floors 2-15)	Ceiling Surface	Plaster	2	Good Fair Poor Unknown **Total:**	2,150 sf sf sf sf 2,150 sf	 *600_030205_0046.jpg*
1C - Main Stairway (Floors 2-15)	Ceiling Trim	Plaster Cornice Moulding	2	Good Fair Poor Unknown **Total:**	400 lf lf lf lf 400 lf	 *600_030205_0047.jpg*
1C - Main Stairway (Floors 2-15)	Stair	Marble	2	Good Fair Poor Unknown **Total:**	sf 1,450 sf sf sf 1,450 sf	 *600_030205_0043.jpg*
1C - Main Stairway (Floors 2-15)	Stair	Steel	2	Good Fair Poor Unknown **Total:**	1,050 sf sf sf sf 1,050 sf	 *600_030205_0042.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1C - Main Stairway (Floors 2-15)	Stair	Terrazzo	2	Good Fair Poor Unknown **Total:**	sf 330 sf sf sf 330 sf	 *600_030205_0051.jpg*
1C - Main Stairway (Floors 2-15)	Stair Railing	Aluminum and Steel	2	Good Fair Poor Unknown **Total:**	420 lf lf lf lf 420 lf	 *600_030205_0049.jpg*
1C - Main Stairway (Floors 2-15)	Stair Railing	Steel and Cast Iron	2	Good Fair Poor Unknown **Total:**	65 lf lf lf lf 65 lf	 *600_030205_0045.jpg*
1C - Main Stairway (Floors 2-15)	Stair Railing	Wood	2	Good Fair Poor Unknown **Total:**	65 lf lf lf lf 65 lf	 *600_030205_0045.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1C - Main Stairway (Floors 2-15)	Wall Surface	Plaster	2	Good Fair Poor Unknown **Total:**	12,400 sf sf sf sf 12,400 sf	 *600_030205_0039.jpg*
1C - Main Stairway (Floors 2-15)	Wall Surface	Wood Wainscoting	2	Good Fair Poor Unknown **Total:**	450 sf sf sf sf 450 sf	 *600_030205_0040.jpg*
1C - Main Stairway (Floors 2-15)	Wall Trim (Base)	Terrazzo	2	Good Fair Poor Unknown **Total:**	35 lf lf lf lf 35 lf	 *600_030205_0052.jpg*
1C - Main Stairway (Floors 2-15)	Wall Trim (Base)	Wood	2	Good Fair Poor Unknown **Total:**	275 lf lf lf lf 275 lf	 *600_030205_0050.jpg*

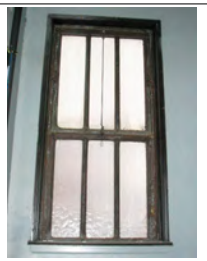
Zone Number & Description	Element Name	Description	Rating
1C - Main Stairway (Floors 2-15)	Space Intrusions	Pipe	4
1C - Main Stairway (Floors 2-15)	Ceiling Finish	Paint	6
1C - Main Stairway (Floors 2-15)	Fire Suppression	Fire Extinguisher	6
1C - Main Stairway (Floors 2-15)	Fire Suppression	Wall Hose	6
1C - Main Stairway (Floors 2-15)	Interior Door	Steel, Flush	6
1C - Main Stairway (Floors 2-15)	Interior Door Finish	Paint	6
1C - Main Stairway (Floors 2-15)	Interior Door Frame	Steel	6
1C - Main Stairway (Floors 2-15)	Interior Door Hardware	Aluminum	6
1C - Main Stairway (Floors 2-15)	Lighting	Ceiling Mounted Fixture	6
1C - Main Stairway (Floors 2-15)	Lighting	Wall Mounted Fixture	6
1C - Main Stairway (Floors 2-15)	Stair	Synthetic Tile	6
1C - Main Stairway (Floors 2-15)	Wall Finish	Paint	6
1C - Main Stairway (Floors 2-15)	Wall Intrusions	Signage	6
1C - Main Stairway (Floors 2-15)	Wall Surface	Gypsum Board	6
1C - Main Stairway (Floors 2-15)	Wall Trim (Base)	Rubber/Plastic	6

Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Chimney	Brick with Stone Coping	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Casing/Trim	Steel	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Frame	Steel	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Wire Glass	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Steel, Casement	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Steel, Double Hung	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Steel, Pivot and Fixed	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sill	Limestone	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sill	Steel	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Surface	Common Brick	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Surface	Glazed Brick	3
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Stair	Steel	4
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door	Overhead	6

Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door	Steel, Flush	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Door Frame	Steel	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Casing/Trim	Aluminum	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Casing/Trim	Steel	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Finish	Factory Finish	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Frame	Aluminum	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Insulated Glass	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Insulated Obscured Glass	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Glazing	Insulated Wire Glass	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Aluminum, Double Hung	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sash	Steel, Double Hung	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Exterior Window Sill	Steel	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Lighting	Wall Mounted Fixture	6

Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Base	Concrete Curb	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Conduit	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Exhaust Flue	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Pipes	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Signage	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Intrusions	Vent	6
3A - Secondary Exterior Elevations (South, West and Lightcourt)	Wall Surface	Face Brick	6

Zone Number & Description	Element Name	Description	Rating
3B - Roof	Parapet	Brick	3
3B - Roof	Chimney	Metal	4
3B - Roof	Exterior Door	Steel	4
3B - Roof	Exterior Window Frame	Steel	4
3B - Roof	Exterior Window Glazing	Obscured Wire Glass	4
3B - Roof	Exterior Window Sash	Steel, Pivot	4
3B - Roof	Drainage	Downspout	6
3B - Roof	Drainage	Gutter	6
3B - Roof	Exterior Door	Steel, Flush	6
3B - Roof	Exterior Door Frame	Steel	6
3B - Roof	Exterior Window Glazing	Glass Block	6
3B - Roof	Roof Openings	Hatch	6
3B - Roof	Roof Surface	Built-up Bituminous	6
3B - Roof	Wall Finish	Paint	6
3B - Roof	Wall Intrusions	Conduit	6
3B - Roof	Wall Intrusions	Vent / Louver	6
3B - Roof	Wall Surface	Parging	6
3B - Roof	Wall Trim	Metal Coping	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3C - West Stairway	Exterior Window: Interior Casing/ Trim	Wood	2	Good Fair Poor Unknown **Total:**	210 lf lf lf lf 210 lf	 *600_030705_0006.jpg*
3C - West Stairway	Exterior Window: Interior Stool	Wood	2	Good Fair Poor Unknown **Total:**	90 lf lf lf lf 90 lf	 *600_030705_0014.jpg*
3C - West Stairway	Stair	Cast Iron	2	Good Fair Poor Unknown **Total:**	1,500 sf sf sf sf 1,500 sf	 *600_030705_0012.jpg*
3C - West Stairway	Stair Railing	Steel and Cast Iron	2	Good Fair Poor Unknown **Total:**	800 lf lf lf lf 800 lf	 *600_030705_0015.jpg*

Zone Number & Description	Element Name	Description	Rating
3C - West Stairway	Ceiling Surface	Plaster	3
3C - West Stairway	Exterior Window: Interior Finish	Varnish	3
3C - West Stairway	Stair	Concrete	3
3C - West Stairway	Wall Surface	Plaster	3
3C - West Stairway	Ceiling Finish	Paint	6
3C - West Stairway	Ceiling Intrusions	Pipes	6
3C - West Stairway	Fire Suppression	Fire Extinguisher	6
3C - West Stairway	Fire Suppression	Wall Hose	6
3C - West Stairway	Interior Door	Steel, Flush	6
3C - West Stairway	Interior Door Frame	Steel	6
3C - West Stairway	Interior Door Hardware	Aluminum	6
3C - West Stairway	Lighting	Ceiling Mounted Fixture	6
3C - West Stairway	Lighting	Wall Mounted Fixture	6
3C - West Stairway	Wall Finish	Paint	6
3C - West Stairway	Wall Intrusions	Conduit	6
3C - West Stairway	Wall Intrusions	Pipes	6
3C - West Stairway	Wall Intrusions	Signage	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3D - Fifteenth Floor Elevator Lobby	Ceiling Surface	Plaster	2	Good Fair Poor Unknown **Total:**	175 sf sf sf sf 175 sf	 *600_030205_0036.jpg*
3D - Fifteenth Floor Elevator Lobby	Ceiling Trim	Plaster Cornice Moulding	2	Good Fair Poor Unknown **Total:**	45 lf lf lf lf 45 lf	 *600_030205_0035.jpg*
3D - Fifteenth Floor Elevator Lobby	Framed Opening	Wood	2	Good Fair Poor Unknown **Total:**	20 lf lf lf lf 20 lf	 *600_030205_0038.jpg*
3D - Fifteenth Floor Elevator Lobby	Wall Surface	Plaster	2	Good Fair Poor Unknown **Total:**	525 sf sf sf sf 525 sf	 *600_030205_0034.jpg*

Zone Number & Description	Element Name	Description	Rating
3D - Fifteenth Floor Elevator Lobby	Interior Door	Wood and Glass	3
3D - Fifteenth Floor Elevator Lobby	Interior Door Casing/Trim	Wood	3
3D - Fifteenth Floor Elevator Lobby	Interior Door Frame	Wood	3
3D - Fifteenth Floor Elevator Lobby	Ceiling Finish	Paint	6
3D - Fifteenth Floor Elevator Lobby	Fire Detection	Alarm/Pull	6
3D - Fifteenth Floor Elevator Lobby	Floor Surface	Synthetic Sheet	6
3D - Fifteenth Floor Elevator Lobby	Interior Door Finish	Paint	6
3D - Fifteenth Floor Elevator Lobby	Interior Door Hardware	Aluminum	6
3D - Fifteenth Floor Elevator Lobby	Lighting	Ceiling Mounted Fixture	6
3D - Fifteenth Floor Elevator Lobby	Smoke Detection	Device/Equipment	6
3D - Fifteenth Floor Elevator Lobby	Wall Finish	Paint	6
3D - Fifteenth Floor Elevator Lobby	Wall Intrusions	Signage	6

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 Hardware	Silver Plated	3
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/Trim	Steel	3
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/Trim	Wood	3
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Wood	3
4A - Non-historic / Significantly Altered Spaces	Floor Structure	Clay Tile	3
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Terrazzo	3
4A - Non-historic / Significantly Altered Spaces	Furnishings	Mail Chute	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	Steel, Safe	3
4A - Non-historic / Significantly Altered Spaces	Interior Door	Wood, Paneled	3
4A - Non-historic / Significantly Altered Spaces	Interior Door Casing/Trim	Wood	3
4A - Non-historic / Significantly Altered Spaces	Interior Door Frame	Steel	3
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Bronze/Brass	3
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Plated	3
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Terrazzo	3
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Plaster	4
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Concrete	4
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Wood	4
4A - Non-historic / Significantly Altered Spaces	Furnishings	Built-in Cabinet	4
4A - Non-historic / Significantly Altered Spaces	Interior Door	Steel, Flush	4
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Steel	4
4A - Non-historic / Significantly Altered Spaces	Wall Structure	Structural Clay Tile	4

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Brick	4
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Plaster	4
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Wood Wainscoting	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	Duct Work	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Pipes	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	Elevators	Passenger	6
4A - Non-historic / Significantly Altered Spaces	Exterior Window Stool	Wood	6
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/Trim	Aluminum	6
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/Trim	Steel	6
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Finish	Paint	6
4A - Non-historic / Significantly Altered Spaces	Fire Detection	Alarm/Pull	6
4A - Non-historic / Significantly Altered Spaces	Fire Egress	Exit Signage	6
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	Floor Surface	Carpet	6
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Ceramic Tile	6
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Synthetic Sheet	6
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Synthetic Tile	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Wood	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	Curtain	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Fixed Seating	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Shade/Blinds	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Shelving	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Speakers	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Steel Railing	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Toilet Room Fixtures	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Wood Handrail	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Baseboard Heaters	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Radiator Cover	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Aluminum and Glass	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Aluminum, Sidelight	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Glass	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Steel, Flush	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 Frame	Aluminum	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Frame	Steel	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Aluminum	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Chrome	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Interior Window Glazing	Clear, Single Glazed	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Glazing	Wire 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	Recessed Fixture	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Stage Lighting	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Wall Mounted Fixture	6
4A - Non-historic / Significantly Altered Spaces	Space Intrusions	Mezzanine	6
4A - Non-historic / Significantly Altered Spaces	Space Intrusions	Partition	6
4A - Non-historic / Significantly Altered Spaces	Space Intrusions	Steel Cage	6
4A - Non-historic / Significantly Altered Spaces	Stair	Carpet	6
4A - Non-historic / Significantly Altered Spaces	Stair	Steel	6
4A - Non-historic / Significantly Altered Spaces	Stair	Synthetic Tile	6
4A - Non-historic / Significantly Altered Spaces	Stair Railing	Steel	6
4A - Non-historic / Significantly Altered Spaces	Stair Railing	Wood	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	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

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Mirror	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Pipes	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Security Camera	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Signage	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Television	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Vents/Louvres	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Acoustic Surface	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Ceramic Tile	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	CMU	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Egg Crate Foam	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Glass Block	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Gypsum Board	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Stainless Steel	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Wood Board Paneling	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim	Wood	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Rubber/Plastic	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Wood	6

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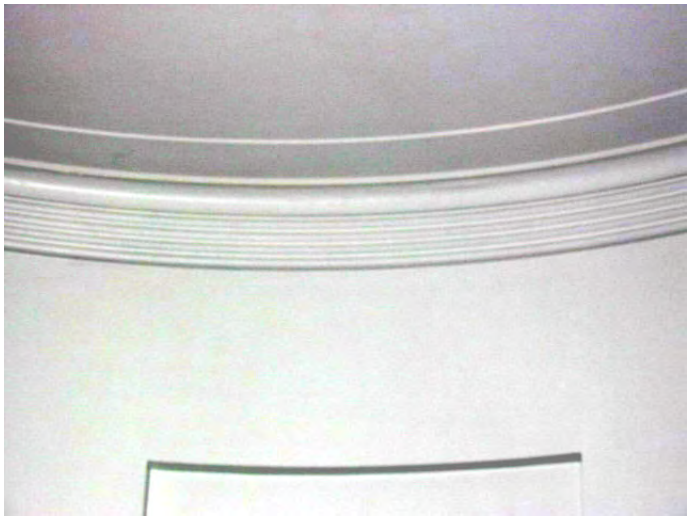

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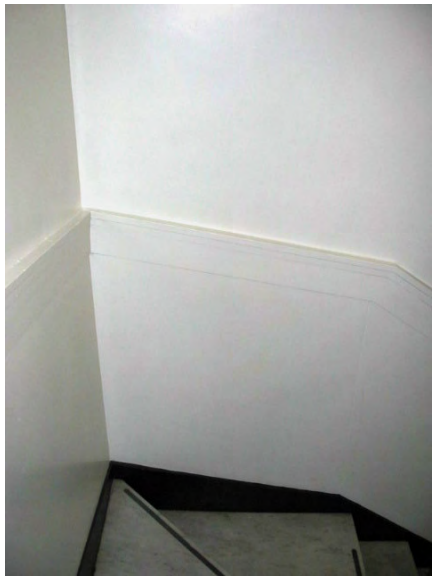

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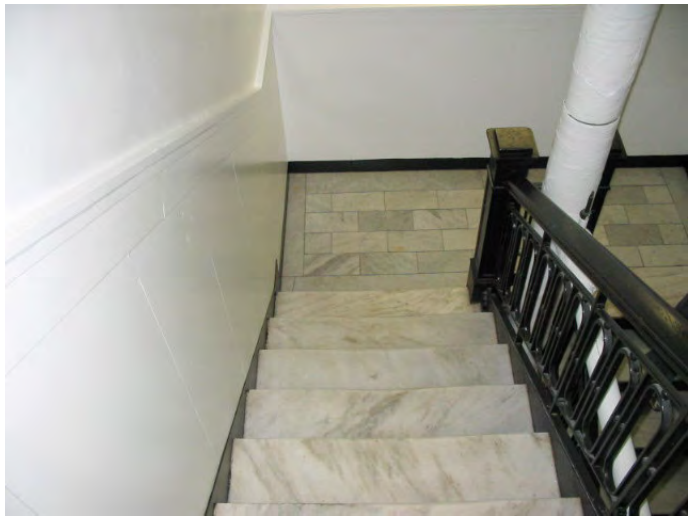

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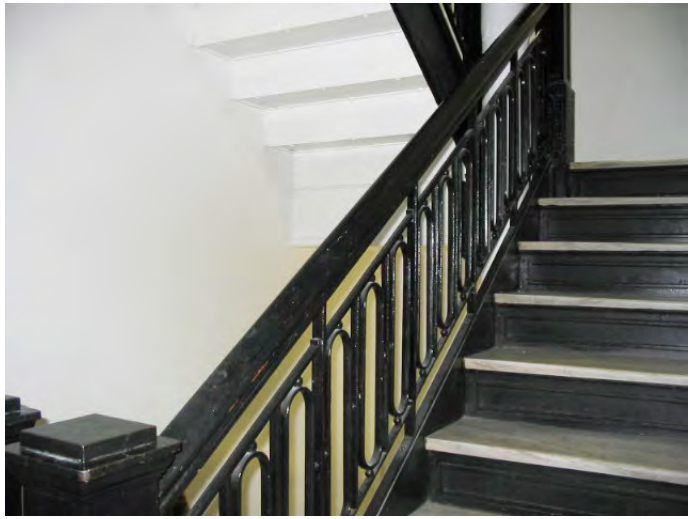

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Appendix C: Lighting Consultant Report

600 South Michigan Avenue

Zone number	Zone name
1A	Primary Exterior Elevations (East and North) and Return (West)

The exterior elevations of 600 South Michigan, the Columbia College Main Campus Building, show no signs of historic lighting fixtures. The current lighting scheme includes several floodlights, to illuminate flags and entries. Fixture are mounted at the second floor level and have exposed conduit. ***[See pictures.]*** No building-specific lighting is apparent in historic photographs and renderings.

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

- The black floodlights and exposed electrical conduit are not integrated within the architecture. These fixtures should be removed and a new lighting scheme, integrated with the building or nearby street lighting poles, should be designed.

East elevation – floodlights and exposed conduit.

North elevation – floodlights.

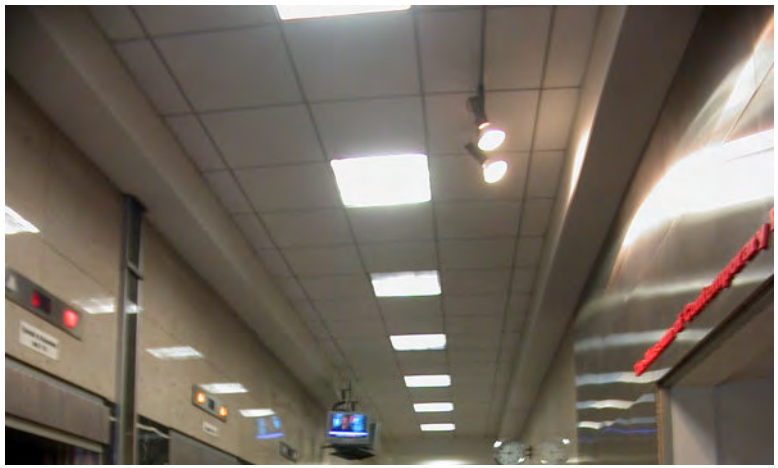
Zone number	Zone name
1B	Entrance Lobby and Main Stairway (East, Floors 1 & 2)

Little evidence remains of the original lighting in the entrance lobby. Recessed 2' x 2' fluorescent troffers have been installed in the suspended acoustic tile ceiling, and several unshielded R-lamp trackheads are used as accent lights. ***[See picture.]*** In the northern portion of the lobby, there are two plates on the wall, approximately 7'-6" A.F.F., which may represent sconce locations; however, this is unclear and does not appear to be the case in the rest of the lobby.

The main stairway is illuminated via several white cylinder trackheads mounted to the ceilings above. ***[See picture.]*** At the landing, there appears to be a junction box cover at the center of the niche, which would likely be an original sconce location. ***[See picture.]*** The locations of any additional light fixtures are not apparent.

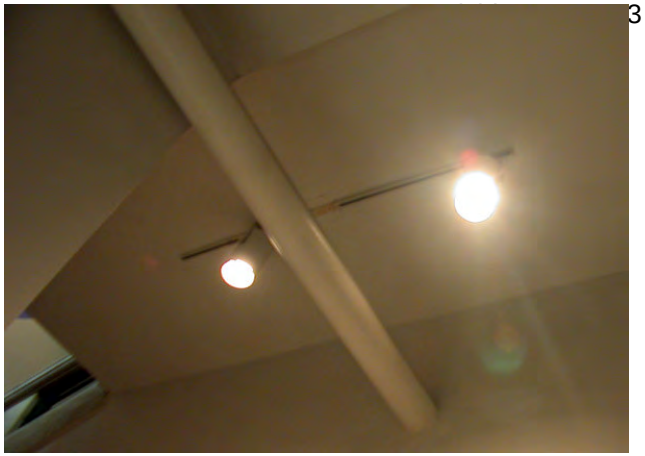
Recommendations: Without any historical reference to original fixtures and locations, any changes made should be sensitive to the original architecture.

- The current fluorescent troffers should be replaced with fixtures more sensitive to the lobby's character; though they provide a sufficient quantity of light, they create noticeable, distracting reflections in the marble walls and other polished surfaces. The original fixtures were likely pendants, though no evidence exists of their original appearances or locations. Replacement pendants should be selected and/or designed to be as sympathetic to the space as possible.
- The trackheads should be removed and, if desired, replaced with less obtrusive accent lights.
- A replacement sconce should be installed at the landing of the main stairway. Without any information regarding the appearance of the original fixture, the replacement should be as sympathetic to the space as possible.

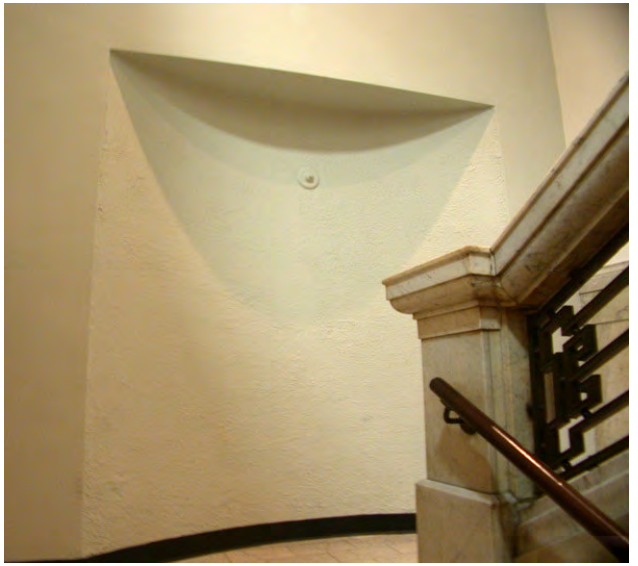


Entrance lobby – recessed troffers and trackheads. Note the bright reflections in the space's polished surfaces.

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



Main stairway – surface-mounted track.



Main stairway – possible original sconce location.

Zone number 1C

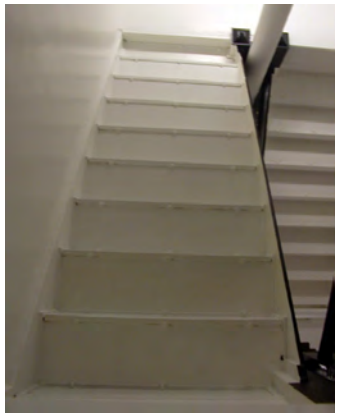
Zone name East Stairway (Floors 3 through 15)

The current lighting scheme for the east stairway consists of two types of linear fluorescent fixtures: ceiling-mounted wraparounds at the floor landings and wall-mounted up/downlights at the landings between floors. ***[See picture.]*** During the 1930s renovation, it appears that light fixtures were installed on the undersides of the stairs as far up as the twelfth floor; junction box covers are still visible. ***[See picture.]*** The lack of fixture positions at the top floors suggests that the original lighting was provided by a series of sconces, mounted at each landing.

Recommendations: Without any historical reference to original fixtures, any changes made should be sensitive to the original architecture.

- The current fluorescent fixtures should be removed and replaced with fixtures replicating the original character of the space. These should either be sconces at each landing, ceiling-mounted fixtures in the 1930s locations, or a combination of the two.
- The fixtures added during the 1930s renovation were likely included to remedy low light levels on the stairs. If additional functional lighting is needed to supplement the historic fixtures, the appearance of these fixtures should be minimized.

East stairway – existing fixture (A) and previous fixture location (B).



East stairway – original stair underside (left); 1930s stair underside with previous fixture location (right).