

COLUMBIA COLLEGE CHICAGO  
CAMPUS PRESERVATION PLAN

Volume VI

624 SOUTH MICHIGAN AVENUE

Submitted by  
McGuire Igleski & Associates, Inc.

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## **COLUMBIA COLLEGE CHICAGO CAMPUS PRESERVATION PLAN**

VOLUME I: SUMMARY AND PRIORITIZED RECOMMENDATIONS

VOLUME II: DESCRIPTION OF ARCHITECTURAL STYLES, HISTORIC  
BUILDING PRESERVATION GUIDELINES AND GLOSSARY

VOLUME III: 72 EAST 11<sup>TH</sup> STREET

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## INTRODUCTION

This report contains the results of the research, survey and assessment of 624 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

The building 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 624 Michigan Campus

Address: 624 – 26 South Michigan Avenue

Size: 14 stories / 80 feet x 172 feet  
Approximately 172,000 square feet

Historic Information:

Architects: Christian A. Eckstorm, 1908 for the first 7 stories. Alfred Alschuler, 7 story addition, 1922; exterior alterations, 1930.

Old Address: 246-49 Michigan

Original Name: Musical College Building

Subsequent Names: the Blum Building; Grant Park Building; Barnheisel Building; the Torco Building.

Present Name: Columbia College 624 Michigan Campus

Acquired by Columbia College: 1990

Original Building Type: Office

Style: Beaux Arts and Renaissance Classicism

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:

Drawings for the original building are not in the collections of the Chicago Historical Society (CHS) or the Burnham Library of the Art Institute of Chicago.

Several sets of drawings related to the seven story addition (1922), alterations to the first two floors of the façade (c1929), and miscellaneous interior and exterior alterations (1921-1947) are held at the CHS Architectural Drawings & Materials Archive. See the Alschuler & Friedman file (accession #1980.311):

- Job # 872, "Additions and Alterations to Building for Mr. Harry H. Blum, 624 South Michigan Avenue, Chicago, Illinois." August 23, 1921. (38 drawings, mostly complete set of architectural and mechanical plans related to seven story addition)
- Job # 872B, "Alterations and Removal of Theater From Building for Mr. Harry H. Blum, 624 South Michigan Avenue, Chicago, Illinois." June 22 -December 8, 1922. (7 drawings)
- Job # 872P, "Blum Building Additions and Alterations." (59 drawings dated 1921-1947, including plans, elevations, sections, structural, electrical, mechanical, and details)
- Job # 872X, 6 drawings, for a basement restaurant,

dated 1922)

- Job # 1000, 9 drawings, dated 1921-22, all plans
- Job # 1518, 31 drawings, dated 1929-30, including plans, mechanical and structural, 2 folders
- Job # 1518A, "addition to Blum Building," (5 drawings, dated 1948, all mechanical)
- Job # 1675, "Blum Building additions and alterations," (1 drawing and 2 typed letters, dated 1934)
- Job # 1729, "Modernization of elevator hoistway & cabs of Blum Building," (3 drawings, dated 1936, all plans)
- Job # 1749, "alteration for Blum Building," (7 drawings, dated 1936-48, all plans)
- Job # 1749A, "alteration for Blum Building," (3 drawings, dated 1936, all plans)
- Job # 1749B, "alteration for Blum Building," (8 drawings, dated 1937, all plans)
- Job # 1749C, "alteration for Blum Building," (1 drawing, dated April 1937, plan)

Terra cotta shop drawings for the seven story addition are located at the University of Minnesota Libraries, Manuscripts Division, Northwest Architectural Archives.

- “Addition to Harry H. Blum’s Building, 624 S. Michigan Ave., Chicago, ILL.” Terra Cotta Shop Drawings, March 1922.

Drawings maintained by Columbia College and provided by John O’Connell, Engineer:

- Alfred S. Alschuler, Architect. “Alterations To Building For Mr. H.H. Blum, 624 S. Michigan Avenue, Chicago, Illinois.” #872, 3/1/1920. (4 blueprint copies of each sheet 1, 3 and 4; one linen copy of sheets 1 and 4)
- Alfred S. Alschuler, Inc., Architect. “Additions and Alterations to Building for Mr. Harry H. Blum, 624 So. Michigan Ave., Chicago, Ill.” #1518, 12/14/1929. (11 architectural drawings of plans, details and sections and 3 framing plans)
- Alfred S. Alschuler, inc., Architect. “Additions and Alterations to Building for Mr. Harry H. Blum, 624 So. Michigan Ave., Chicago, Ill.” #1518, 1929-1930. (incomplete set of 10 mechanical blueprints)
- Friedman, Alschuler & Sincere, “Additions & Alterations for the Blum Bldg.” #1518-A, 4/23/48. (incomplete set - 1 floor plan, 2 mechanical plans and one structural drawing)
- “Private Offices of Mr. Harry H. Blum.” 1961. (one

trace and one bond copy showing plan of Blum’s fifth floor office including adjoining Secretary’s Office, Dining Room and Dressing Room)

- Alfred S. Alschuler, Inc., Architect. “Blum’s Vogue” (miscellaneous copies on bond of 1<sup>st</sup>-5<sup>th</sup> floor plans)
- Alfred S. Alschuler, Inc., Architect. “Blum’s Vogue - Third Floor Plan” undated. (1 copy on bond and 1 blueprint of same drawing)
- A.S. Alschuler. “Second Floor Rental Plan, Blum Building” undated linen.
- Alfred S. Alschuler, inc., architect “Typical Floor Rental Plan Blum Building” undated. (6 miscellaneous floor plans)
- Miscellaneous drawings dated from the 1940s, 1950s and 1960s showing interior alterations of existing space for tenant office use.

#### Existing Publications and Reports:

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: Department of Planning & Development, 2000.

Graphic Documentation:

*Chicago Central Business and Office Building Directory*, 1916.

*Chicago Central Business and Office Building Directory*,  
1940/41.

Chicago Historical Society, "View South on Michigan Ave.,  
around 624 S. Michigan Avenue," 1921, # I-CHI-26965.

Chicago Historical Society, Hedrick Blessing Collection: # HB-  
29812 and # HB-06465

Chicago Historical Society, Kaufmann and Fabry Photograph  
Collection, #26-6619-7, #27-2233-3 and #27-2355-11 (I-CHI-  
37883).

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

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

Saliga, Pauline, ed. *The Sky's the Limit: A Century of Chicago*

*Skyscrapers*. New York: Rizzoli International Publications, 1990.

University of Minnesota Libraries, Manuscripts Division,  
Northwest Architectural Archives. #H-1937, "Harry Blum  
Building." c1922.

Viskochil, Larry. *Chicago at the Turn of the Century in  
Photographs*. Chicago: Chicago Historical Society, 1983, figure  
91. (Chicago Historical Society, Barnes-Crosby Collection, BC-  
153.)

*Western Architect*, January, 1910.

Terminology

National Register of Historic Places (NR)

City of Chicago Landmark (CL)

Statement of Significance

The former Musical College Building at 624 South Michigan Avenue has  
important historic associations with significant individuals and cultural  
heritage, and is an archetypal example of a skyscraper of its era, with its  
base, shaft and capital. The building is distinguished by its overall  
design, fine materials and details.

Historic Significance

The building at 624 South Michigan Avenue was built in 1908 for the

Chicago Musical College, an institution founded in 1867 by Dr. Florenz Ziegfeld, a classically-trained German immigrant musician who dedicated his career to advancing the art of classical music in Chicago. Through his connections in the German music world, he coaxed Johann Strauss to tour the U.S. for the first time in 1872, and managed the tour. A close friend and associate of Chicago Symphony founder Theodore Thomas, he was involved with the Symphony as a musician and fundraiser from its inception. Thomas and Dr. Ziegfeld shared a vision of what the orchestra should be, as they were advocates of German and Austrian, as opposed to French or Italian, classical music.

Dr. Ziegfeld was hired to provide the music program at the Trocadero Building at the World's Columbian Exposition in 1893. In this effort he was aided by his son, pupil, and, for a brief period, business manager, Florenz Ziegfeld, Jr. (1868-1932). This was the young impresario's first experience with producing a show, and it met with mixed results: the musical entertainment failed, but the spectacle of the strongman he hired, the Great Sandow, was a great hit. Young Ziegfeld would shortly after take the Great Sandow on tour throughout the United States, organizing his first touring production. After some time in Europe, Florenz Ziegfeld, Jr., would settle in New York and go on to great fame as the producer of the "Ziegfeld Follies," the most extravagant musicals on Broadway from 1907 through the teens and twenties.



*Photo: University of Minnesota Northwestern Architectural Archives, c1921*

As early as 1922 the building was known as the Blum Building for its primary retail tenant. Alschuler designed extensive renovations for Mr. Blum including two story entrance façade and remodeling of the lower six floors. By 1940, the Musical College was no longer on the premises, however several new occupants working in the educational and performance fields had moved in. These included a school called the Institute of Modern Business, the offices of the Pi Omicron National

Sorority, and the Motion Picture Herald, publisher of the Motion Picture Daily trade newspaper and the annual Motion Picture Almanac.

The high-fashion retail tenants of the building depended on their proximity to the Grand Central Railroad station, at Harrison and Wells streets, and the fashionable hotels that serviced its passengers, such as the neighboring Blackstone Hotel and the Congress Hotel one block north. With the demise of rail travel, leading to the demolition of the railroad station in 1971, the character of the area changed and the elite tenants left. During this period the building went through several ownerships, being known in the 1960s as the MRCA Building, in the 1970s and '80s as the Torco Building, and finally, since its purchase by Columbia College in 1990, by its address as the 624 South Michigan Building.

#### Architectural Significance

The seven story building Dr. Florenz Ziegfeld, Sr. commissioned at 624 South Michigan was, like nearby Symphony Hall and its neighbor at 600 South Michigan, designed as a Classical Style building facing one of Chicago's most prominent public amenities, Grant Park. Its 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. Eckstorm started his own firm when Cobb left Chicago for New York in 1902.

Like his mentor, Eckstorm was expert at interpreting historic architectural styles for various building types. Among Eckstorm's most important commissions were 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 contributing to the local Historic Michigan Boulevard Landmark District).

The 624 South Michigan Avenue Building was detailed with Classically inspired features: a two-story terra cotta base with storefronts framed by classical columns, a red-brick upper façade framed by terra cotta quoins, windows trimmed with Classical elements, and a terra cotta cornice and balustrade crowned with Grecian urns.

The style, quality of materials, scale, and prominent location of the 624 South Michigan Building make it an example of the City Beautiful movement, and its date, 1908, makes it a contributor to the ideal of civic conscientiousness that anticipated the famous Plan of Chicago of 1909, by architect Daniel Burnham. Significantly, it was similar in materials and decorative program to Burnham's design for the recently completed Symphony Hall (CL), at 220 South Michigan Avenue. Given the professional relationship between the Theodore Thomas and Dr. Ziegfeld, and their shared admiration for German classical music, the

similarity in the designs of these two structures built for musical training and performance must be seen as complimentary. The intended connection, that those who excelled in their training at the Musical College could hope to perform with the orchestra, was made symbolically evident in the designs of the two buildings.



*Photo: Chicago at the Turn of the Century in Photos, 1913.*

By 1916, the Musical College Building was known as the Grant Park Building, although the Musical College was still its most prominent tenant. At that time the interior of the building was described in a way that revealed its aspiration to be seen as a prominent public amenity: “The main corridor has a mosaic floor, with Italian marble for the walls and groined ceiling. The woodwork in the main corridor is of mahogany,

and for the balance of the building of quarter-sawn golden oak” (*Office Building Directory, 1916*, p. 93).

Architect Alfred Alschuler was hired by Mr. Blum to design a seven story addition to the top of the original building. Alschuler (1876-1940), a graduate of the Armour Institute of Technology, began his architectural practice in the office of Dankmar Adler in 1899. With Adler’s death the next year, he moved to the office of Samuel Treat, and by 1904 the firm was known as Treat & Alschuler. By 1907 he left to establish his own firm. Alschuler was noted for designing a wide variety of building types, from industrial buildings and warehouses to department stores, offices, and synagogues. He was a capable designer in a variety of historic and modern architectural styles. His factories were direct, modern expressions of their reinforced concrete frames; while in his office and religious buildings he demonstrated a detailed knowledge of historic motifs, particularly in the Classical Style. Among his most prominent designs, all in Chicago, were the Brach’s Candy Factory, the Florsheim Shoe Factory, the Garment Center Building, Wieboldt’s Department Store (CL), the London Guarantee Building (CL, NR), Sinai Temple, and Isaiah Temple. In addition, he designed the Congress-Wabash Building. The bulk of Alschuler’s work on the 624 South Michigan Building was designed between 1920 and 1930, and included various alterations to the interior and exterior of the building as well as the addition of seven stories on top of the building’s original seven stories. This addition, completed in 1922, was the largest part of the work designed by Alschuler. For this, the original cornice was removed and the existing

design of the third through seventh floors was doubled, so that the eighth through twelfth floors continued the established pattern of window shapes, with bracketed sills and flat arch voussoirs, and quoins at the corners of the north and south bays. The thirteenth and fourteenth floors featured an elaborate colonnade of engaged piers capped by a cornice and balustrade at the center of the elevation, while the flanking bays consisted of balconies on the thirteenth floor, rusticated walls, and piers *in antis* framing the windows. The flanking bays were crowned by broken classical pediments and balustrades with Grecian urns.

While Alschuler designed a number of minor alterations for the building in the interim years, the next significant exterior alteration was the 1930 remodeling of the two story storefront a part of Blum's vision for the fashionable Parisian upscale store. The existing terra cotta columns at the first two floors and the terra cotta balustrade above the second floor were removed and the current limestone-clad storefront was introduced. The new storefront was designed in a style derived from Italian Renaissance palaces, with restrained rustication, a new arched entrance with stepped and keyed voussoirs, and second floor windows of greatly reduced size in classically-inspired frames.

#### 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 20<sup>th</sup> century in the United States. This was particularly true in

Chicago, site of the World's Columbia Exposition of 1893, which was known as the White City for its predominantly classical revival landscape and building designs. This event spurred what came to be known as the City Beautiful movement, an attempt to reorganize American urban spaces on a classically inspired hierarchical model. In order to emphasize order in civic life, planners and architects envisioned an urban environment wherein the design of buildings and their placement indicated their relative civic importance. In this hierarchy, public buildings and cultural institutions were held in the highest esteem, and were therefore given the most prominent locations and elaborate decorative schemes. Educational institutions participated on the level of other cultural institutions and commissioned buildings of architectural significance in prominent locations.

The 624 South Michigan Building as transformed by its new first and second floor façade and seven story addition, is a restatement of the original design philosophy. Its original date of construction, 1908, made it a contributor to the ideal of civic conscientiousness that anticipated the famous Plan of Chicago of 1909, by architect Daniel Burnham. Its addition of 1922 continued the design philosophy and material detailing of the original, thereby reinforcing, rather than interrupting, the associations the design had sought to make manifest. With the addition it became an early skyscraper with a base, shaft and capital expressed in Beaux Arts Classical ornament.



## Description

The building occupies its entire lot, which is open to Michigan Avenue to the east, and to an alley on the west. The lot immediately to its south is occupied by the 21-story Blackstone Hotel, built in 1908. To the north is the Arcade Building, currently known as the Spertus Museum Building, a ten-story 1913 building with a metal and glass façade remodeling from 1958.

The 624 South Michigan Building is a fourteen story, steel frame structure. In keeping with skyscraper design of the period, the building's principal façade is divided into a base, shaft and capital. The two story base is faced with Bedford limestone and is topped with a ten story, red-brick shaft. The shaft is divided into three bays, of which the outer bays are articulated with white terra cotta quoins. Window openings at the third through eleventh floors are defined with bracketed sills and flat-arch window heads, all in white terra cotta. The entire building is topped with a three story capital, composed of a two story, terra cotta engaged colonnade and a brick parapet. The parapet originally consisted of an ornamental entablature with broken segmental arches at the outer bays. The Classical details on the façade are called "Italian Renaissance" in one of the only published references to this building, an advertisement in the *Chicago Central Business and Office Building Directory* for 1929.

In 1930 the exterior first two stories were remodeled in the Renaissance Style. The side elevations of the building are largely not visible, as they stand against the neighboring buildings. The side and rear elevations

are clad in common brick, except for a face-brick return at the east end of each side wall.

The interior of the building has been significantly remodeled, however a few important spaces designed by Alschuler remain including the first floor lobby and the private office on the fifth floor.

Overall, the building is in good condition; however, because of the exterior alterations has a medium degree of integrity.

## Major Alterations

The 624 South Michigan Building has undergone extensive exterior alterations since its construction in 1908-09 as a seven story structure. The most important alterations were the addition of seven stories, which occurred in 1922, and the remodeling of the first two stories of the principal façade, which was completed by 1930. These alterations made more than 50 years ago contribute to the building's overall significance.

Other alterations, which have occurred more recently, include: removal of the terra cotta cornice and related ornament (date unknown), recent replacement of terra cotta ornament with limestone at floors three through fifteen, and replacement of most windows and doors with metal units between 1980 and 1995.

Since 1922 the building has had large advertising signs hung from its upper floors, facing Grant Park. The last of the signs, the "Torco" logo,

was removed in April, 2004.

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 concurrent with the seven story addition in 1922-23 and included reconfiguration of the existing stairs and many floor layouts of the original structure. Significant alterations to the lower floors were made by Mr. Blum in 1930 including the addition of passenger elevators for the store extending to the sixth floor and decorated spaces and rooms for retail use.

When acquired by Columbia College the interior of the building was renovated to accommodate Columbia's library on the first through fifth floors, its college bookstore (1999) in the former first-floor retail space, and classrooms and academic offices on the floors above. Between 1993 and 1999 renovation has occurred at the basement, first through fourth, and seventh through eleventh floors.

### **Zone Numbers & Descriptions**

The exterior and interior spaces of the Columbia College 624 Michigan Campus Building, formerly the Blum 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 Elevation (East)
- 1B – Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)
- 1C – Conference Room (508)

#### Zone Level 2: Preservation

N/A

#### Zone Level 3: Rehabilitation

- 3A – Secondary Exterior Elevations (North, West, South and Lightcourts)
- 3B – Roof
- 3C – Stairways (North)

#### Zone Level 4: Free

- 4A – Non-Historic / Significantly Altered Spaces

### **Detailed Zone Description – Zone 1: Preservation**

<u>Zone number</u>	<u>Zone name</u>
1A	Primary Exterior Elevation (East)

The Columbia College 624 Michigan Campus Building, formerly the Blum Building, was designed in the combined styles of Beaux Arts and Renaissance Classicism. The primary elevation is the east elevation which faces South Michigan Avenue. The building is 14 stories, rectangular, and three bays wide, the center bay being wider than each outer bay. The façade is of red brick, limestone and terra cotta.

The building, altered to the current configuration in the 1920s, is divided according to Classical order: a two story limestone base, a ten story brick masonry shaft, and an altered two story terra cotta and brick cap. The rusticated limestone on the first two stories is banded and topped by a limestone cornice. The brick shaft is detailed with terra cotta quoins at the corners of the projecting outer bays and terra cotta window ornament. There is an ornamental iron railing at the third story, in front of two of the three bays. The top of the shaft is ornamented with a projecting terra cotta cornice supported by modillions on the outer two bays. The cap has Flemish Bond brick spandrel panels between the two floors of windows and terra cotta. Flanking the upper windows of the outer bays are terra cotta Corinthian columns, and pilasters at the center bay. Some of the terra cotta at the thirteenth and fourteenth stories has been replaced in limestone. Other column capitals at the top of the fourteenth story have been replaced with Glass Fiber Reinforced Concrete (GFRC).



*Primary façade, facing east*

The cornice was originally ornamented with “end pavilions” over the windows of the outer bays, since removed. These consisted of terra cotta broken-segmental pediments with terra cotta urns embellished with cascading floral ornament. The cornice detail also included egg-and-dart motif, dentils and laurel leaf wreaths. The windows on the thirteenth floor had terra cotta balustrades. The ornament has been removed and the parapet wall is brick capped with limestone.



*Lower floors showing center and north entrances and bronze windows at second floor*

The entrance to the building’s elevator lobby is at the north of the elevation and the library entrance is at the center. The lobby entrance has a terrazzo floor and three bronze doors decorated with classical motifs. There are bronze flag pole holders on each side of the entrance. The bronze doors are later replacements. Original transoms are above

the doors. The center entrance is a single door recessed within an arched recess. The recess is of limestone with a large-scale, broken pediment over the door. The door is framed in pink marble. Within the tympanum are a rectangular panel, urn and cascading floral ornament. The floor is terrazzo, the door surround marble, and the original door has been replaced in aluminum.



*Detail of quoins and window ornament*

The windows on the upper floors are mostly aluminum double hung replacements. The fifth floor windows have been replaced with single sash, fixed units that have tinted glass. The only remaining wood double hung windows are on the fourth floor, although they are not original. Historic photographic documentation shows the original wood windows were a six-over-one light configuration. Additionally, there were window railings at the outer two bays, on alternate floors between the third story

and the thirteenth story. The windows are detailed with terra cotta flat arches and sills supported by decorative brackets. Some original terra cotta lintels and quoins have been replaced in limestone. The terra cotta wall surface and ornament is in fair condition with some cracks.

The windows on the second story are paired bronze casements with six divided lights in each sash. The storefronts are replacements in aluminum. Because of the removal of the cornice, terra cotta ornament replaced in simplified limestone, and the replacement of the windows this façade has medium integrity.

#### Impact Overlay Zone:

The façade has been significantly altered by the removal of its terra cotta cornice.

#### *Architectural Recommendations*

As a building that is a contributing resource to the City of Chicago's Historic Michigan Boulevard Landmark District, and eligible for listing on the National Register, the character and qualities of the 624 Michigan 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 historic design and materials, and new work or repair should be completed in a manner sympathetic to the historic character of the building. Restoration of the missing cornice would improve the

building's integrity.

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 materials is recommended.

- Continue regular façade inspections and maintenance.
- Repair terra cotta wall cladding, window lintels and sills. If too deteriorated to repair, replacement in kind is recommended for replacements. Routine maintenance of the brick includes appropriate tuckpointing as needed.
- Restore terra cotta cornice based on original drawings and photographic documentation using terra cotta or an appropriate substitute material. For areas of reconstruction, use of substitute materials can be considered.
- Upper floor windows: when the replacement of the non-original windows is considered, the new units should replicate the appearance of the original. This work should be done based on available historic documentation and should incorporate restoration of both materials and design.
- Preserve bronze windows at the second floor.
- There are terra cotta pieces stored under the sheet metal intake hoods. Relocate these pieces inside for storage and

consider restoration onto the façade if possible.

- Avoid contact with detrimental deicing salts that can damage the limestone, marble, terrazzo, and bronze.

#### *Lighting Recommendations*

The eastern elevation of 624 South Michigan has undergone several lighting changes, although significant evidence exists regarding the original lighting scheme. Currently, the exterior fixtures include several small, black floodlights, fed by exposed conduit, that illuminate the flags. Also, a large, surface-mounted, HID industrial downlight is installed in the arched entryway. The original lighting consisted of only one fixture that was a large, lantern-style pendant suspended in the arched entryway.

- 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.
- The existing HID downlight should be removed and replaced with a new fixture that replicates the original lantern. All efforts should be made to recreate the original fixture with regard to detailing, materials and finishes, based on historic documentation.

#### *Mechanical/Electrical Recommendations*

There are no mechanical system intrusions on the east elevation.

- Continue to keep window air conditioners, louvers, and other equipment away from the front façade.
- 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.

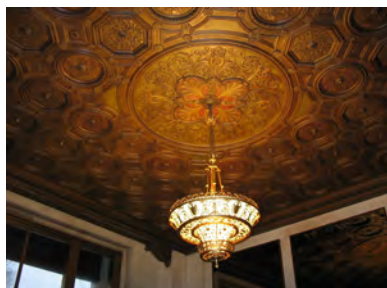


### **Detailed Zone Description – Zone 1: Preservation**

<u>Zone number</u>	<u>Zone name</u>
1B	Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)

The entrance vestibule is rectangular in plan with marble floors now covered with carpet, and marble walls and baseboards. The ceiling is flat with an ornate, low-relief plaster ornament of geometric patterns and floral medallions painted in a polychromatic scheme. This ceiling treatment continues into the elevator lobby.

Originally, there was a stairway from the vestibule down to the basement along the north wall. The opening in the vestibule floor has been covered and surfaced with concrete, all of which is under the carpet. The marble stairs are extant under the floor.



*Detail of vestibule ceiling*



*Doors between lobby and vestibule*

The elevator lobby is rectangular in plan and is accessed from the vestibule through two pairs of 1920s bronze doors. The elevator bank and main stairway are located on the north wall. A newer security desk

is located at the south wall. The floor of Tennessee marble is a beige colored field surrounded by a two tiered marble border: the inner border having black and beige squares, and a solid black outer border. There are areas of damage that include holes created for installing conduit and areas where concrete patching material has been applied.



*View of elevator lobby*

Cream colored marble covers the walls which are detailed with black and gold marble baseboards. The elevator lobby terminates at the west



with a non-original partial wall covered in mirrors. When future alterations are planned for the lobby, removing the mirrors will improve the integrity of the space. The ceiling ornament is the same as the vestibule and has two chandeliers.

Each of the four elevators is placed within an arched marble opening, framed in bronze and ornamented with a bronze transom panel detailed with a geometric pattern of grids and round, floral medallions. At the sides of the elevators is classical ornament in bronze relief. The doors are bronze. The walls between elevators have been repaired with a badly matching patch where wall mounted ashtrays were removed.

The main stairway at the lobby, also set within an arched marble opening, has marble steps, risers and walls. The round handrails on each side are bronze.

These spaces retain a high degree of integrity.



*Main stairway at the lobby*

#### Impact Zone Overlay:

The north and south walls of the entrance vestibule have mirrors which substantially cover the wall. These mirrors are latter additions that detract from the integrity of the space.

#### *Architectural Recommendations*

The Entrance Vestibule, Elevator Lobby and Main Stairway are highly significant spaces, 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 floor in Elevator Lobby.
- Restore marble walls and floor of Entrance Vestibule. This includes removing the mirrors on the walls and the carpet from the floor. Repair marble as needed including infill at former stair to basement level and repairs at door thresholds.
- Repair marble walls between elevators. Remove current patch material, clean and patch using a well matched, permanent Dutchman repair.
- Clean all marble surfaces.
- Clean painted plaster ceiling. Do not repaint.
- Organize and locate the newspaper boxes, free standing signage and other containers to minimize a cluttered appearance.

#### *Lighting Recommendations*

In the entrance vestibule, the only lighting fixture is a central chandelier, which appears to be original but in need of some refurbishment. The fixture has been recently painted and the lamps are shielded with an ill-fitting piece of opal white acrylic. Two of the same chandeliers are currently installed in the elevator lobby. (The 1921 renovation drawings show three fixtures, each centered on an elevator door, although historical photographs show a layout similar to what exists now).

Two sconces, in the same family as the chandeliers, are mounted to a mirrored wall at the end of the elevator lobby. These may be original, but do not appear on the 1921 drawings. The chandeliers and sconces currently use compact fluorescent lamps; the opal white acrylic diffusers may have been added to hide the lamps.

An incandescent ceiling mounted light fixture, without a diffuser is located at the bottom of the main stairway. The remainder of the main stairway is illuminated by jelly jar-style sconces at the landings. Battery-operated units provide emergency lighting.

Also, there appear to have been small sconces above each set of elevator doors, perhaps to act as a marker light for arriving elevator cabs. They are no longer present.

- The chandeliers and sconces, which appear to be original, have been refurbished and relamped with compact fluorescents. Alternatively they could be returned to their original state,

including finishes and lamping, and supplemented with additional lighting. If so, the appearance of fixtures should be minimized.

- The jelly jar-style sconces in the stairway should be removed and replaced with fixtures more sensitive to the architectural character of the building.
- If permissible by code, the battery-powered emergency units and exposed conduit should be removed. New emergency lighting should be provided through emergency circuits in existing light fixtures.

#### *Mechanical/Electrical Recommendations*

The original vestibule heating source was two cast-iron radiators behind an ornamental grille. Apparently one of the radiators was eliminated and the other one replaced with a fan-powered cabinet heater. A free-standing cabinet heater was added to the inner lobby near the reception desk. Heat is required in the vestibule and within the reception area.

- Install two cabinet heaters in the outer lobby, concealed behind the historic decorative metal grille. This grille is currently stored in the basement. The exposed cabinet heater in the elevator lobby would not be needed, if large enough heaters were provided in the vestibule and adequate heat provided directly for the receptionist.
- Clean and reinstall the historic metal grille.

### **Detailed Zone Description – Zone 1: Preservation**

<u>Zone number</u>	<u>Zone name</u>
1C	Conference Room (508)

At the northeast corner of the fifth floor there was a suite of rooms that included an office for Harry Blum from c1925. The executive office is the only space that remains and is currently in use as a conference room. The room is finished in stained wood in the Gothic Revival Style.

The floors are wood parquet. The walls have a black marble baseboard and are wood panels, five panels high with the top row finished in a pointed arch. The wall terminates in a wood cornice with dentils. The ceiling is smooth plaster, arched in the center with an ornamental plaster border of flowers and vines.



*Partial view of conference room showing walls and doors*

The north wall has a false fireplace and full-height overmantle of travertine marble. On each side of the fireplace is an historic wall-sconce light fixture.



*View of fireplace*

The room has three doors, two of which are sealed from behind. All are wood paneled with two diamond panels each containing a fleur-de-lis set within a quatrefoil. Access to this room is through the northwest door, above which is an historic, non-operational, bronze wall clock.

The east wall has two windows, beneath which are two original

ornamented radiators. This room retains a high degree of integrity.

#### *Architectural Recommendations*

The Conference Room is a highly significant space in the building, exhibiting distinctive qualities, historic materials and elements, and a high level of finish detail. As such it 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 as originally designed. Work in this space 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 space.

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

- Protect floor by ensuring finish is well maintained.
- Clean and protect wood wall paneling.
- Restore and maintain original bronze wall clock and remove incompatible contemporary clock.

#### *Lighting Recommendations*

The fifth floor conference room is currently illuminated by an unusual

assortment of lighting fixtures. The conference table is illuminated by large trackheads mounted to two tracks that span the full length of the room. Two torchieres appear to have been added in an attempt to brighten up the dark space.

Two historic sconces are located on the north wall, flanking the fireplace. The only other evidence of original fixtures is a historical photograph showing a pendant of some sort suspended over Harry Blum's desk. Due to the poor quality of the picture, it is difficult to determine many details about the fixture.

- The existing track and torchieres should be removed and replaced with a lighting system that is more sensitive to the architectural character of the space. Since the function of the room is significantly different than that for which it was originally designed, every effort should be made to minimize the impact and visibility of any new, non-historic lighting.

#### *Mechanical/Electrical Recommendations*

The northeast fifth floor conference room does not have its own air conditioning or ventilation systems. Single supply and return registers on the south wall are to provide conditioned air from a central air handling unit. Poor air distribution and the lack of individual HVAC controls have made this space uncomfortable.

- To improve comfort in the historic conference room, a dedicated HVAC unit should be installed, possibly located on

the fourth floor roof. New air registers would have to be sensitively integrated, preferably concealed, into the finished walls and/or ceiling.

### **Detailed Zone Description – Zone 3: Rehabilitation**

<u>Zone number</u>	<u>Zone name</u>
3A	Secondary Exterior Elevations (North, West, South and Lightcourts)

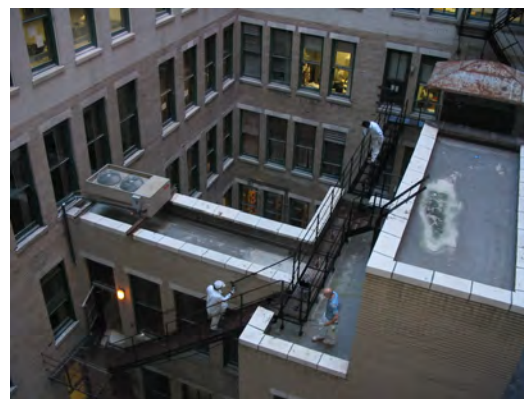
The north elevation is a face brick and common brick party wall with a small light well at the center of the elevation. The light well has been enclosed on some floors to accommodate mechanical equipment.

The west exterior elevation, faces an alley, and reflects its use as a service entrance. The wall is common brick with concrete at the base. Masonry at the upper floors is face brick set in a tromp l'oeil arrangement of brick “bays”. On the ground floor, there is a steel service door toward the north end of the building as well as a bay for loading and receiving. The windows on this elevation have limestone sills, terra cotta heads and the sash have been replaced with metal double hung units. Each floor has one steel door to access the fire escape.



*View of west elevation, facing alley*

The south elevation is a common brick party wall with a larger lightcourt at the center of the elevation. The lightcourt walls are glazed brick with limestone coping. At the fifth and sixth stories, the lightcourt is divided into two halves, separated by an interior corridor and elevator bank. At the seventh floor and above, the lightcourt becomes a unified space.



*View of lightcourts, divided by elevator shaft*

### ***Architectural Recommendations***

The north, west, and south elevations and lightcourts, 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, terra cotta window heads and limestone sills. 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.
- Maintain brick walls including tuckpointing and replacement of brick, particularly glazed brick, as necessary.
- Repair terra cotta window heads as necessary.

#### *Mechanical/ Electrical Recommendations*

The north and west elevations are used extensively for ventilation and other mechanical uses. The inner building elevations also have mechanical system uses, though they are not exposed to view except from the 624 S Michigan building and the building to the south.

The north elevation has numerous intake and exhaust louvers in former window openings. Most of outside air intake, general exhaust and toilet room exhaust for floors 5 through 10 are louvers at the west half of the north elevation. The top four floors have ventilation openings in the north inset well or on the roof. There are also air conditioning vents through window openings on the 11<sup>th</sup> and 12<sup>th</sup> floors.

There are some ventilation openings on the west alley elevation, mostly on the lower four floors. The first floor of the west façade has several exhaust louvers and generator ventilation openings. There are out-of-use outside air intake louvers on the west side of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors.

- As the HVAC systems on each floor are upgraded, we suggest

the necessary ventilation openings on the north and west elevations be replaced in a uniform manner. For example, all of the outside air intakes and exhaust outlets should be installed in the same location on each floor.

- Floors 1 through 4 do not have adequate fresh air intakes.



### Detailed Zone Description – Zone 3: Rehabilitation

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

The roof is flat and surfaced with built-up bituminous roofing. The downspout system is internal. There is a round brick chimney and three penthouses that house mechanical equipment. The walls are common brick, some parged and have a clay tile coping. The east facing parapet walls have been rebuilt with brick and are capped with a limestone coping.



*View of roof looking northwest.*

#### Cautionary Zone Overlay:

Mechanical equipment on the roof includes but is not limited to: elevator penthouses, three cooling towers, two small condensing units, an

exhaust fan and air intake hoods.

#### *Architectural Recommendations*

Additions and alterations to the roof can impact the Primary Facade of the building; therefore, the roof has been assigned Zone Level 3: Rehabilitation. Elements visible from the ground such as masonry penthouse walls and clay tile coping should be maintained and if necessary replaced with compatible material and design. 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.

- Maintain face brick and clay tile including proper tuckpointing.

#### *Mechanical / Electrical Recommendations*

Presently, in addition to the original stair and elevator penthouses, the roof surface has three cooling towers, two small condensing units, an exhaust fan and air intake hoods. The sheet metal intake hoods in the center of the north elevation are highly visible. The building has experienced a continual evolution of the HVAC equipment. The type of exterior-mounted heat rejection equipment impacts the roof of the 624 South Michigan building.

- When the sheet metal intake hoods in the center of the north elevation are updated, their replacements should be less intrusive.

- When new cooling towers, additional air-cooled condensers and/or other equipment are installed, the visible impact should continue to be considered along with life-cycle costs and functional requirements.

### **Detailed Zone Description – Zone 3: Rehabilitation**

<u>Zone number</u>	<u>Zone name</u>
3C	Stairways (North)

There is a pair of stairways on the north side of the building: the east stairway is located above the lobby and the west stairway is at the rear of the building. The stairs are cast iron. The wood handrails are rounded and the iron newel posts are square with small square newel caps. The walls and ceilings are smooth, painted plaster.



*North stair*

Some landings have original wood paneled doors and there are a few remaining cast iron radiators that were originally placed on each floor.



*Cast iron radiator*



*Wood paneled doors*

#### *Architectural Recommendations*

The North Stairways as a secondary egress have been assigned Zone Level 3: Rehabilitation. These areas are modest in nature, not ornamented but with historic features which have been preserved and maintained. Original elements within this zone have been rated for preservation and appear to be in good 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.

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

#### *Mechanical/ Electrical Recommendations*

Any intruding mechanical and electrical piping or conduit should be removed or relocated when remodeling occurs.

### **Detailed Zone Description – Zone 4: Free**

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

The interior of this building has been extensively remodeled beginning with the Blum alterations of the 1920s. At this time floors one through six were dedicated to uses related to Blum's high-end, women's retail clothing store. Lower floors were used for display and sales space; upper floors were for back-office uses. Blum installed a bank of two elevators at the south elevation to only serve the retail operations on floors one through six.

Floors six through fourteen are 'U' – shaped in plan.



*Representative upper elevator lobby with marble walls and baseboards*

The north corridor is single-loaded with a bank of elevators to the east and rooms along the south. At the midway point along the corridor is a small light court. At the west end of the corridor is a freight elevator and lobby. The east and west corridors are double loaded with inner rooms adjacent to the light court and outer rooms placed along the east and west elevations. Originally floors seven through fourteen were commercially used for offices and reception. The building's north bank of elevators originally served all floors; however, these elevators are restricted at floors two through five to ensure secure access in and out of the library. Some of the original finishes remain at these elevator lobbies including marble walls. All floors also retain the historic mail chute system located adjacent to the north passenger elevators. The chutes are bronze and glass and deposit mail into a bronze box in the main lobby.

The north corridor floors are marble, much of which is extant but obscured under carpet. Additionally on floors eight through fourteen, mechanical rooms were created at the location of the north light court by capturing some of the corridor space. As a result, most of these mechanical rooms have the original marble floors.

The north corridor walls and baseboards were originally marble. The marble is exposed in the elevator lobbies. The wall treatment in the corridors varies by floor, some of the marble is visible, some is painted or covered, and some has been removed. The marble walls are also extant in the built out mechanical rooms referenced above. The seventh

floor corridor is unique in that it retains the full corridor width as well as visible marble on corridor walls, the lightcourt windows, and original radiators. The sixth floor retains the corridor width as well as marble on both walls.



*View of seventh floor corridor*

The freight elevator lobbies often have not been altered and retain their original marble floor, decorative wood wall trim and wood paneled doors.

The rooms on these floors have been altered over time, most recently for Columbia College use for classrooms, lab rooms, offices, conference rooms and lounges. Toilet rooms are located on west of the lightwell in the north corridor. The configuration of many of the floors six through

fourteen have been altered from the center U-corridor plan.

The first through fifth floors is the former location of Blum's Vogue, the women's retail clothing store, although the store's layout and finishes no longer remain. The floors are currently arranged to serve as the College's main library with part of the first floor separated for a bookstore. There is a south stairway that only serves the library which has metal stairs covered with carpet and a metal, fitted pipe handrail. There is a T-shaped corridor on floors five and six which provide access to the library's dedicated bank of elevators.



*Typical classroom interior*

Throughout the building, floors are carpeted or covered with synthetic tile. Walls are painted plaster or gypsum board and most ceilings have suspended acoustical tiles. There are soffited ceilings on most floors which provide space between the lowered ceilings and the exterior



windows. This ceiling treatment minimizes the visual affect of the lowered ceilings, as viewed from the exterior.

The basement is included in this zone. The basement space is non-public and serves the mechanical and storage needs of the building. In the southwest corner there is an original metal screen which enclosed the direct current electrical vault. At one time, a small portion of the basement, at the east, had public uses. Consequently, there are remnants of historic finishes in this area including ornamental plaster and terrazzo floors.



*Extant metal screen at former DC vault*

Original building elements visible within this zone include:

- Wood cornice, window surrounds, and baseboards in the freight elevator lobbies
- Exterior terra cotta pieces stored in 14<sup>th</sup> floor freight elevator

lobby

- Marble walls in upper level elevator lobbies
- Marble corridor walls
- Iron radiators

#### Cautionary Zone Overlay:

The majority of the mechanical and electrical equipment is located in the basement and is concentrated at the west half and along the south wall. Equipment includes boilers and associated equipment, water booster pumps and heaters for domestic hot water, electrical switchboards, fire alarm panels, telephone terminal panels, and gas meters. The water service with domestic and fire protections meters and fittings, and sewer connection is in the southeast corner of the basement.

There are air handlers are on each floor providing ventilation and air conditioning. As with the other buildings, this equipment is continually being upgraded. Closets on each floor also contain electrical panels and telephone equipment.

The passenger and freight elevator shafts extend from the pit in the basement to the roof penthouse where the operating equipment is located.

#### *Architectural Recommendations*

The basement, first floor (excluding the vestibule, lobby and main stair) and the second through fourteenth floors (excluding the north stairs and the fifth floor conference room) 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.

- Continued preservation of marble finishes is recommended. As the opportunity warrants, additional marble walls and floors could be uncovered and restored.
- If suspended ceilings remain, continue to maintain distance at the windows using soffits.
- Retain bronze mail chute system.
- Retain marble steps from entrance vestibule to the basement as an historic record.

#### *Mechanical / Electrical Recommendations*

The HVAC systems have been installed in the center of the north side of most floors. Central air handling units are using openings in the light well for exhaust and in the west side of the north wall for outside air intake. The light well on the twelve through fourteen floors was filled with mechanical spaces. The bottlenecks in the north hallways of the

other floors will remain unless there is major relocation of mechanical spaces. Maximizing the use of the lower roof for mechanical systems should be included in building planning.

- If the need for mechanical closets in the north corridors become obsolete, the corridors should be restored.



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Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevation (East)	Entry Floor Surface	Terrazzo	1	Good	sf	 624_022405_0065.jpg
				Fair	30 sf	
				Poor	sf	
				Unknown	sf	
				Total:	30 sf	
1A - Primary Exterior Elevation (East)	Exterior Door Casing/Trim	Bronze	1	Good	lf	 624_092004_07.jpg
				Fair	120 lf	
				Poor	lf	
				Unknown	lf	
				Total:	120 lf	
1A - Primary Exterior Elevation (East)	Exterior Door Casing/Trim	Marble Surround	1	Good	lf	 624_010705_03.jpg
				Fair	65 lf	
				Poor	lf	
				Unknown	lf	
				Total:	65 lf	
1A - Primary Exterior Elevation (East)	Exterior Door Frame	Bronze	1	Good	lf	 624_010705_20.jpg
				Fair	120 lf	
				Poor	lf	
				Unknown	lf	
				Total:	120 lf	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevation (East)	Exterior Window Frame	Bronze	1	Good Fair Poor Unknown <b>Total:</b>	1f 125 1f 1f 1f 125 1f	 624_010705_12.jpg
1A - Primary Exterior Elevation (East)	Exterior Window Sash	Bronze, Casement	1	Good Fair Poor Unknown <b>Total:</b>	each 10 each each each 10 each	 624_010705_12.jpg
1A - Primary Exterior Elevation (East)	Exterior Window Sill	Limestone	1	Good Fair Poor Unknown <b>Total:</b>	1f 80 1f 1f 1f 80 1f	 624_010705_12.jpg
1A - Primary Exterior Elevation (East)	Exterior Window Sill and Lintel	Glazed Terra Cotta	1	Good Fair Poor Unknown <b>Total:</b>	1f 830 1f 1f 1f 830 1f	 624_110504_02 (2).jpg

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevation (East)	Flag Pole/Mount	Bronze	1	Good Fair Poor Unknown Total:	each 1 each each each 1 each	 624_092004_01.jpg
1A - Primary Exterior Elevation (East)	Wall Base	Granite	1	Good Fair Poor Unknown Total:	lf 80 lf lf lf 80 lf	 624_010705_14.jpg
1A - Primary Exterior Elevation (East)	Wall Ornament	Carved Stone	1	Good Fair Poor Unknown Total:	sf 225 sf sf sf 225 sf	 624_092004_05.jpg
1A - Primary Exterior Elevation (East)	Wall Ornament	Cast Iron Railing	1	Good Fair Poor Unknown Total:	lf 60 lf lf lf 60 lf	 624_092004_02.jpg

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevation (East)	Wall Surface	Glazed Terra Cotta	1	Good	sf	
				Fair	2,000 sf	
				Poor	sf	
				Unknown	sf	
				Total:	2,000 sf	
1A - Primary Exterior Elevation (East)	Wall Surface	Limestone	1	Good	sf	
				Fair	1,500 sf	
				Poor	sf	
				Unknown	sf	
				Total:	1,500 sf	
1A - Primary Exterior Elevation (East)	Wall Surface	Face Brick	2	Good	sf	
				Fair	6,300 sf	
				Poor	sf	
				Unknown	sf	
				Total:	6,300 sf	


Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevation (East)	Exterior Window Glazing	Clear, Single Glazed	3
1A - Primary Exterior Elevation (East)	Exterior Door	Aluminum and Glass	6
1A - Primary Exterior Elevation (East)	Exterior Door	Bronze and Glass	6
1A - Primary Exterior Elevation (East)	Exterior Door	Transom	6
1A - Primary Exterior Elevation (East)	Exterior Door Finish	Factory Finish	6
1A - Primary Exterior Elevation (East)	Exterior Door Frame	Aluminum	6
1A - Primary Exterior Elevation (East)	Exterior Door Hardware	Aluminum	6
1A - Primary Exterior Elevation (East)	Exterior Door Hardware	Bronze/Brass	6
1A - Primary Exterior Elevation (East)	Exterior Storefront Finish	Factory Finish	6
1A - Primary Exterior Elevation (East)	Exterior Storefront Frame	Aluminum	6
1A - Primary Exterior Elevation (East)	Exterior Storefront Glazing	Insulated Glass	6
1A - Primary Exterior Elevation (East)	Exterior Storefront Sash	Aluminum, Fixed	6
1A - Primary Exterior Elevation (East)	Exterior Window Casing/Trim	Aluminum	6
1A - Primary Exterior Elevation (East)	Exterior Window Casing/Trim	Wood	6
1A - Primary Exterior Elevation (East)	Exterior Window Finish	Factory Finish	6
1A - Primary Exterior Elevation (East)	Exterior Window Finish	Paint	6
1A - Primary Exterior Elevation (East)	Exterior Window Frame	Aluminum	6
1A - Primary Exterior Elevation (East)	Exterior Window Frame	Wood	6
1A - Primary Exterior Elevation (East)	Exterior Window Glazing	Clear, Single Glazed	6
1A - Primary Exterior Elevation (East)	Exterior Window Glazing	Insulated Glass	6
1A - Primary Exterior Elevation (East)	Exterior Window Sash	Aluminum, Double Hung	6
1A - Primary Exterior Elevation (East)	Exterior Window Sash	Aluminum, Fixed	6
1A - Primary Exterior Elevation (East)	Exterior Window Sash	Wood, Double Hung	6
1A - Primary Exterior Elevation (East)	Exterior Window Sill	Aluminum (wrap?)	6
1A - Primary Exterior Elevation (East)	Floor Surface	Concrete	6
1A - Primary Exterior Elevation (East)	Lighting	Wall Mounted Fixture	6



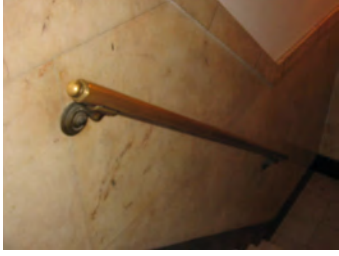

Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevation (East)	Parapet	Cast Stone	6
1A - Primary Exterior Elevation (East)	Roof Surface	Built-up Bituminous	6
1A - Primary Exterior Elevation (East)	Wall Intrusions	Conduit	6
1A - Primary Exterior Elevation (East)	Wall Intrusions	Firehose Hookup	6
1A - Primary Exterior Elevation (East)	Wall Intrusions	Flag Pole/Mount	6
1A - Primary Exterior Elevation (East)	Wall Intrusions	Signage	6
1A - Primary Exterior Elevation (East)	Wall Ornament	Decorative Window Heads	6
1A - Primary Exterior Elevation (East)	Wall Surface	Face Brick	6
1A - Primary Exterior Elevation (East)	Wall Trim	Limestone	6




Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Floor Surface	Marble	1	Good	500 sf	 624_030105_124.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	500 sf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Framed Opening	Bronze	1	Good	120 lf	 624_030105_125.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	120 lf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Interior Door	Bronze and Glass	1	Good	4 each	 624_030105_138.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	4 each	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Interior Door Casing/Trim	Bronze	1	Good	120 lf	 624_030105_138.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	120 lf	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Interior Door Frame	Bronze	1	Good	60 lf	 624_030105_138.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	60 lf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Stair	Marble	1	Good	85 sf	 624_030105_122.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	85 sf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Ornament	Marble	1	Good	8 each	 624_030105_129.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	8 each	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Surface	Marble	1	Good	2,500 sf	 624_030105_133.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	2,500 sf	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Trim (Base)	Marble	1	Good	170 lf	
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	170 lf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Ceiling Surface	Plaster	2	Good	950 sf	
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	950 sf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Ceiling Trim	Plaster Cornice Moulding	2	Good	190 lf	
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	190 lf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Lighting	Ceiling Mounted Fixture	2	Good	1 each	
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	



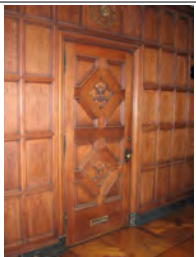
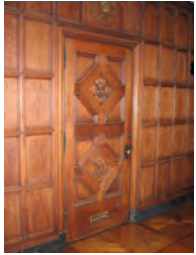
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Lighting	Suspended Fixture	2	Good	3 each	 624_030105_137.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	3 each	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Stair Hardware	Bronze / Brass	2	Good	6 each	 624_030105_123.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	6 each	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Stair Railing	Bronze / Brass	2	Good	10 lf	 624_030105_121.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	10 lf	
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Grille	2	Good	1 each	 624_030105_142.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	

Zone Number & Description	Element		Rating	Condition	Quantity	Photograph
	Name	Description				
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Ornament	Bronze Ornament	2	Good	1 each	
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	


624\_030105\_135.jpg





Zone Number & Description	Element Name	Description	Rating
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Ceiling Intrusions	Fire Detection/Device	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Elevators	Passenger	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Fire Egress	Lighted Exit Signage	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Floor Surface	Carpet	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Furnishings	Counter	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	HVAC Equipment	Radiator	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Lighting	Wall Mounted Fixture	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Smoke Detection	Device/Equipment	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Finish	Paint	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Circuit Breaker Panel	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Conduit	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Display Case	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Elevator Panel	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Fire Panel	6


Zone Number & Description	Element Name	Description	Rating
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Mirror	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Intrusions	Signage	6
1B - Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)	Wall Surface	Gypsum Board	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1C - Conference Room (508)	Floor Surface	Wood	1	Good Fair Poor Unknown Total:	440 sf sf sf sf 440 sf	 624_030105_75.jpg
1C - Conference Room (508)	Furnishings	Fireplace	1	Good Fair Poor Unknown Total:	1 each each each each 1 each	 624_030105_93.jpg
1C - Conference Room (508)	Interior Door	Wood, Paneled	1	Good Fair Poor Unknown Total:	3 each each each each 3 each	 624_030105_90.jpg
1C - Conference Room (508)	Interior Door Casing/Trim	Wood	1	Good Fair Poor Unknown Total:	60 lf lf lf lf 60 lf	 624_030105_90.jpg



Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1C - Conference Room (508)	Wall Ornament	Bronze Clock	1	Good Fair Poor Unknown Total:	each 1 each each each 1 each	 624_030105_71.jpg
1C - Conference Room (508)	Wall Surface	Wood	1	Good Fair Poor Unknown Total:	640 sf sf sf sf 640 sf	 624_030105_76.jpg
1C - Conference Room (508)	Wall Trim (Base)	Marble	1	Good Fair Poor Unknown Total:	70 lf lf lf lf 70 lf	 624_030105_74.jpg
1C - Conference Room (508)	Ceiling Ornament	Plaster	2	Good Fair Poor Unknown Total:	150 sf sf sf sf 150 sf	 624_030105_89.jpg

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1C - Conference Room (508)	Ceiling Surface	Plaster	2	Good	300 sf	 624_030105_88.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	300 sf	
1C - Conference Room (508)	Exterior Window: Interior Casing/ Trim	Wood	2	Good	45 lf	 624_112404_37.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	45 lf	
1C - Conference Room (508)	HVAC Equipment	Radiator	2	Good	2 each	 624_030105_78.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	2 each	
1C - Conference Room (508)	HVAC Equipment	Radiator Cover	2	Good	25 sf	 624_112404_27.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	25 sf	

Element						
Zone Number & Description	Name	Description	Rating	Condition	Quantity	Photograph
1C - Conference Room (508)	Interior Door Hardware	Bronze/Brass	2	Good	2 each	
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	2 each	
						624_030105_91.jpg
1C - Conference Room (508)	Lighting	Wall Mounted Fixture	2	Good	2 each	
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	2 each	
						624_112404_28.jpg

Zone Number & Description	Element Name	Description	Rating
1C - Conference Room (508)	Floor Finish	Varnish	3
1C - Conference Room (508)	HVAC Equipment	Register/Grille	3
1C - Conference Room (508)	Interior Door Finish	Varnish	3
1C - Conference Room (508)	Interior Door Frame	Wood	3
1C - Conference Room (508)	Wall Finish	Varnish	3
1C - Conference Room (508)	Exterior Window: Interior Finish	Varnish	4
1C - Conference Room (508)	Ceiling Finish	Paint	6
1C - Conference Room (508)	Ceiling Intrusions	Lighting	6
1C - Conference Room (508)	Exterior Window: Interior Finish	Paint	6
1C - Conference Room (508)	Exterior Window: Interior Stool	Wood	6
1C - Conference Room (508)	HVAC Equipment	Radiator Cover	6
1C - Conference Room (508)	HVAC Equipment	Register/Grille	6
1C - Conference Room (508)	Lighting	Track Lighting	6
1C - Conference Room (508)	Wall Intrusions	Clock	6
1C - Conference Room (508)	Wall Intrusions	Grille	6

Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Casing/Trim	Steel	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Casing/Trim	Wood	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Frame	Steel	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Frame	Wood	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Lintels	Limestone	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Lintels	Terra Cotta	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Sash	Steel, Double Hung	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Sash	Wood, Double Hung	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Sill	Limestone	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Wall Surface	Common Brick	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Wall Surface	Face Brick	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Wall Surface	Glazed Brick	3
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Door	Steel, Transom	4
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Stair	Steel	4


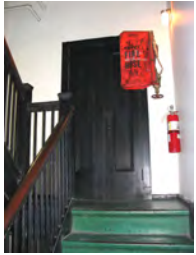
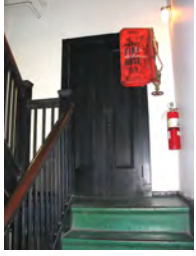

Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Ceiling Surface	Concrete	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Ceiling Surface	Steel	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Drainage	Downspouts	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Door	Steel, Flush	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Door Casing/Trim	Steel	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Door Casing/Trim	Wood	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Door Finish	Factory Finish	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Door Frame	Steel	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Door Hardware	Aluminum	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Finish	Paint	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Glazing	Clear, Single Glazed	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Glazing	Insulated Glass	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Glazing	Obscured Wire Glass	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Glazing	Wire Glass	6



Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Lintels	Concrete	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Sash	Aluminum, Double Hung	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Exterior Window Sill	Concrete	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Floor Structure	Concrete	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Floor Surface	Concrete	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Lighting	Wall Mounted Fixture	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Roof Surface	Built-up Bituminous	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Wall Intrusions	Conduit	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Wall Intrusions	Signage	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Wall Intrusions	Vent	6
3A - Secondary Exterior Elevations (North, West, South and Lightcourts)	Wall Surface	Corrugated Metal	6

Zone Number & Description	Element Name	Description	Rating
3B - Roof	Exterior Window Casing/Trim	Steel	3
3B - Roof	Exterior Window Sill	Limestone	3
3B - Roof	Parapet Coping Caps	Clay Tile	3
3B - Roof	Wall Surface	Face Brick	3
3B - Roof	Chimney	Brick	4
3B - Roof	Exterior Window Casing/Trim	Wood	4
3B - Roof	Exterior Window Frame	Steel	4
3B - Roof	Exterior Window Hardware	Bronze/Brass	4
3B - Roof	Exterior Window Sash	Steel, Hopper	4
3B - Roof	Chimney	Metal	6
3B - Roof	Drainage	Downspouts	6
3B - Roof	Drainage	Gutter	6
3B - Roof	Drainage	Roof Drain	6
3B - Roof	Exterior Door	Steel, Flush	6
3B - Roof	Exterior Door Finish	Factory Finish	6
3B - Roof	Exterior Door Finish	Paint	6
3B - Roof	Exterior Door Frame	Steel	6
3B - Roof	Exterior Door Hardware	Steel	6
3B - Roof	Exterior Window Finish	Factory Finish	6
3B - Roof	Exterior Window Finish	Paint	6
3B - Roof	Exterior Window Glazing	Wire Glass	6
3B - Roof	Parapet	Limestone	6
3B - Roof	Parapet Coping Caps	Cast Stone	6
3B - Roof	Roof Flashing/Trim	Copper Flashing	6
3B - Roof	Roof Flashing/Trim	Sheet Metal	6
3B - Roof	Roof Surface	Built-up Bituminous	6






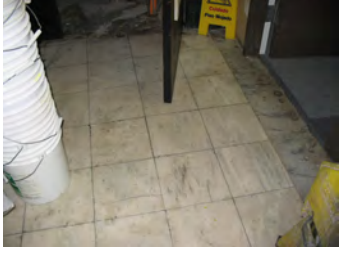
Zone Number & Description	Element Name	Description	Rating
3B - Roof	Stair	Steel	6
3B - Roof	Stair Railing	Steel	6
3B - Roof	Wall Surface	Face Brick	6
3B - Roof	Wall Surface	Parging	6




Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3C - Stairways (North)	HVAC Equipment	Radiator	2	Good	3 each	 624_030105_113.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	3 each	
3C - Stairways (North)	Interior Door	Wood, Paneled	2	Good	9 each	 624_112404_17_a.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	9 each	
3C - Stairways (North)	Interior Door Casing/Trim	Wood	2	Good	130 lf	 624_112404_17_a.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	130 lf	
3C - Stairways (North)	Interior Door Hardware	Bronze/Brass	2	Good	1 each	 624_030105_116.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3C - Stairways (North)	Stair Railing	Steel	2	Good	506 lf	 624_030105_106.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	506 lf	
3C - Stairways (North)	Stair Railing	Wood	2	Good	500 lf	 624_030105_106.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	500 lf	

Zone Number & Description	Element Name	Description	Rating
3C - Stairways (North)	Ceiling Surface	Plaster	3
3C - Stairways (North)	Exterior Window Hardware	Bronze/Brass	3
3C - Stairways (North)	Exterior Window: Interior Casing/Trim	Steel	3
3C - Stairways (North)	Interior Door	Steel, Paneled	3
3C - Stairways (North)	Interior Door Casing/Trim	Wood	3
3C - Stairways (North)	Interior Door Frame	Steel	3
3C - Stairways (North)	Stair	Concrete	3
3C - Stairways (North)	Stair	Steel	3
3C - Stairways (North)	Wall Surface	Plaster	3
3C - Stairways (North)	Stair Railing Finish	Stain with Clear Coat	4
3C - Stairways (North)	Ceiling Finish	Paint	6
3C - Stairways (North)	Ceiling Intrusions	Conduit	6
3C - Stairways (North)	Exterior Window: Interior Finish	Paint	6
3C - Stairways (North)	Fire Detection	Alarm/Pull	6
3C - Stairways (North)	Fire Egress	Emergency Lighting	6
3C - Stairways (North)	Fire Egress	Lighted Exit Signage	6
3C - Stairways (North)	Fire Suppression	Fire Extinguisher	6
3C - Stairways (North)	Fire Suppression	Firehose Hookup	6
3C - Stairways (North)	Fire Suppression	Wall Hose	6
3C - Stairways (North)	Interior Door	Steel, Flush	6
3C - Stairways (North)	Interior Door Casing/Trim	Steel	6
3C - Stairways (North)	Interior Door Finish	Factory Finish	6
3C - Stairways (North)	Interior Door Frame	Steel	6
3C - Stairways (North)	Interior Door Frame	Wood	6
3C - Stairways (North)	Interior Door Hardware	Steel	6
3C - Stairways (North)	Lighting	Wall Mounted Fixture	6

Zone Number & Description	Element Name	Description	Rating
3C - Stairways (North)	Wall Finish	Paint	6
3C - Stairways (North)	Wall Intrusions	Conduit	6
3C - Stairways (North)	Wall Intrusions	Duct Work	6
3C - Stairways (North)	Wall Intrusions	Pipes	6
3C - Stairways (North)	Wall Intrusions	Security/Alarms	6
3C - Stairways (North)	Wall Intrusions	Signage	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Marble	1	Good	4,000 sf	 624_022405_0036.jpg
				Fair	sf	
				Poor	sf	
				Unknown	sf	
				Total:	4,000 sf	
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/ Trim	Wood	2	Good	12,000 lf	 624_022405_0002.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	12,000 lf	
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Wood	2	Good	3,400 lf	 624_022405_0002.jpg
				Fair	lf	
				Poor	lf	
				Unknown	lf	
				Total:	3,400 lf	
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Marble	2	Good	Un/Kn	 624_030305_0038.jpg
				Fair	Un/Kn	
				Poor	Un/Kn	
				Unknown	Un/Kn	
				Total:	Un/Kn	

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
4A - Non-historic / Significantly Altered Spaces	Wall Ornament	Bronze Mail Chute	2	Good	1 each	 624_022405_0026.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Marble	2	Good	Un/Kn	 624_022405_0041.jpg
				Fair	Un/Kn	
				Poor	Un/Kn	
				Unknown	Un/Kn	
				Total:	Un/Kn	
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Metal Screen	2	Good	1 each	 624_030305_0069.jpg
				Fair	each	
				Poor	each	
				Unknown	each	
				Total:	1 each	

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Terrazzo	3
4A - Non-historic / Significantly Altered Spaces	Stair	Steel	3
4A - Non-historic / Significantly Altered Spaces	Stair Railing	Steel	3
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Wood	3
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Plaster	4
4A - Non-historic / Significantly Altered Spaces	Floor Decking	Concrete	4
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Concrete	4
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Radiator	4
4A - Non-historic / Significantly Altered Spaces	Interior Door and Door Openings	Wood, Paneled	4
4A - Non-historic / Significantly Altered Spaces	Interior Door Casing/Trim	Wood	4
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Bronze/Brass	4
4A - Non-historic / Significantly Altered Spaces	Interior Door Step	Marble	4
4A - Non-historic / Significantly Altered Spaces	Stair	Marble	4
4A - Non-historic / Significantly Altered Spaces	Wall Trim	Wood	4
4A - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Security Camera	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Accoustical Tiles (Affixed)	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Accoustical Tiles (Suspended)	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Gypsum Board	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Trim	Plaster	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Trim	Plaster Cornice Moulding	6
4A - Non-historic / Significantly Altered Spaces	Electrical	Wiring Network	6
4A - Non-historic / Significantly Altered Spaces	Elevators	Freight	6
4A - Non-historic / Significantly Altered Spaces	Elevators	Passenger	6
4A - Non-historic / Significantly Altered Spaces	Fire Detection	Alarm/Pull	6
4A - Non-historic / Significantly Altered Spaces	Fire Egress	Lighted Exit Signage	6
4A - Non-historic / Significantly Altered Spaces	Fire Suppression	Wall Hose	6



Zone Number & Description	Element Name	Description	Rating
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
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Wood	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Counter	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Display Case	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	Toilet Room Fixtures	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Forced Air Ducts	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Radiator	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Register/Grille	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Thermostat	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Steel, Flush	6
4A - Non-historic / Significantly Altered Spaces	Interior Door and Door Openings	Wood and Glass	6
4A - Non-historic / Significantly Altered Spaces	Interior Door and Door Openings	Wood, Flush	6
4A - Non-historic / Significantly Altered Spaces	Interior Door and Door Openings	Wood, Transom	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Finish	Factory Finish	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Finish	Paint	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Frame	Steel	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Aluminum	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Casing/Trim	Steel	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Finish	Paint	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Frame	Steel	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Glazing	Clear, Single Glazed	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Interior Window Sash	Steel, Fixed	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	Suspended Fixture	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Track Lighting	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Wall Mounted Fixture	6
4A - Non-historic / Significantly Altered Spaces	Stair	Steel	6
4A - Non-historic / Significantly Altered Spaces	Stair	Carpet	6
4A - Non-historic / Significantly Altered Spaces	Stair Railing	Steel	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	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	Grille	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Mirror	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Phone	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Security Camera	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Television	6
4A - Non-historic / Significantly Altered Spaces	Wall Structure	Brick Masonry Unit	6
4A - Non-historic / Significantly Altered Spaces	Wall Structure	Cast Concrete	6
4A - Non-historic / Significantly Altered Spaces	Wall Structure	Concrete Masonry Unit	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Carpet Panels	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Ceramic Tile	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Face Brick	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Gypsum Board	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Plaster	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim	Wire Molding	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Synthetic	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Synthetic Sheet	6



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624\_010705\_20.jpg

Columbia College Chicago: Campus Preservation Plan  
624 South Michigan Avenue



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McGuire Igleski & Associates, Inc.  
2005



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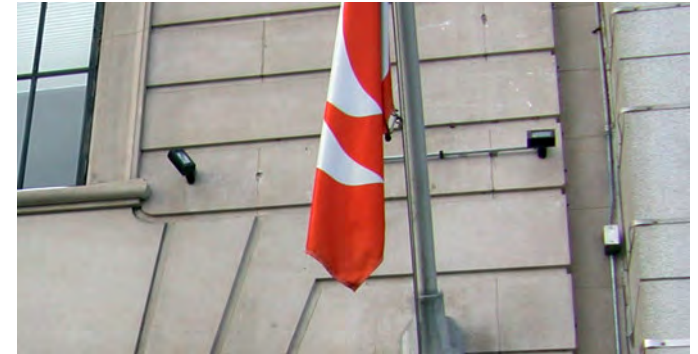
## 624 South Michigan Avenue

<u>Zone number</u>	<u>Zone name</u>
1A	Primary Exterior Elevation (East), Return at Upper Floors (North)

The eastern elevation of 624 South Michigan has undergone several lighting changes, although significant evidence exists regarding the original lighting scheme. Currently, the exterior fixtures include several small, black floodlights, fed by exposed conduit, that illuminate the flags. Also, a large, surface-mounted, HID industrial downlight is installed in the arched entryway. *[See pictures.]* The original lighting consisted of only one fixture – a large, lantern-style pendant suspended in the arched entryway. *[See pictures.]*

### Recommendations:

- 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.
- The existing HID downlight should be removed and replaced with a new fixture that replicates the original lantern. All efforts should be made to recreate the original fixture with regard to detailing, materials and finishes.



East elevation – floodlights and exposed conduit.



East elevation – HID downlight in arched entryway.



East elevation – historic lantern in arched entryway.



East elevation – historic photograph.

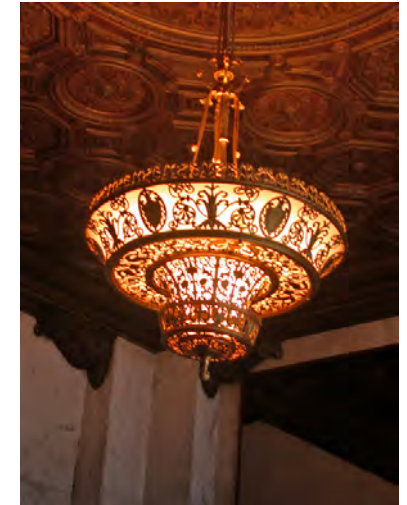
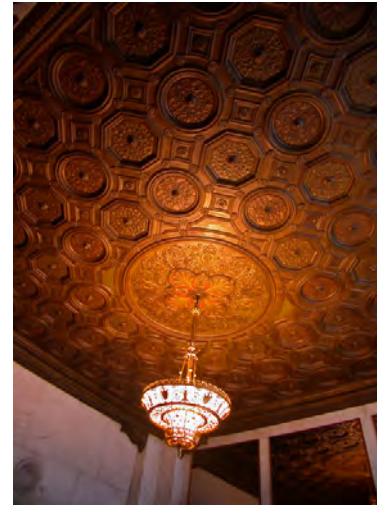
<u>Zone number</u>	<u>Zone name</u>
1B	Entrance Vestibule, Elevator Lobby and Main Stairway (Northeast)

In the entrance vestibule, the only lighting fixture is a central chandelier, which appears to be original but in need of refurbishment. The fixture has been recently painted and the lamps are shielded with an ill-fitting piece of opal white acrylic. The same fixtures continue inside the elevator lobby. *[See pictures.]* Two chandeliers are currently installed in the elevator lobby. The 1921 renovation drawings show three fixtures, each centered on an elevator door, although historical photographs show a layout similar to what exists now.

Two sconces, in the same family as the chandeliers, are mounted to a mirrored wall at the end of the elevator lobby. These may be original, but do not appear on the 1921 drawings. The chandeliers and sconces currently use compact fluorescent lamps, so the opal white acrylic diffusers may have been added to hide the lamps.

An incandescent chandelier without a diffuser can be seen at the bottom of the main stairway. The remainder of the main stairway is illuminated by jelly jar-style sconces at the landings. Battery-operated units provide emergency lighting. *[See pictures.]*

In addition, there are what appear to be small sconces above each set of elevator doors, perhaps to act as a marker light for arriving



Entrance vestibule – chandelier.

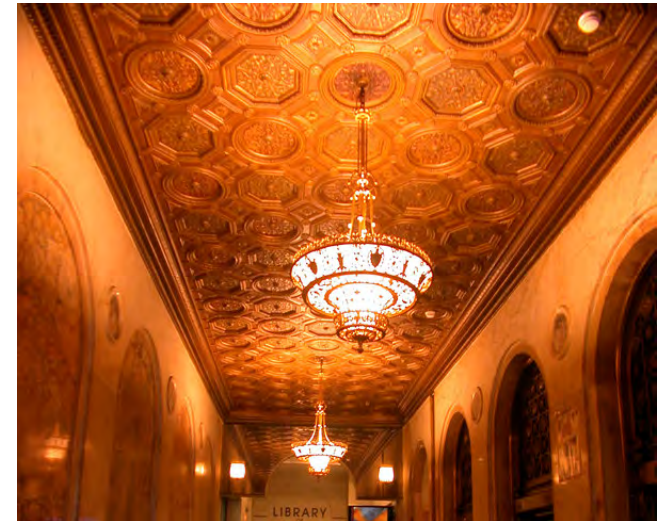
elevator cabs. Whatever they might have been, they are no longer present. *[See picture.]*

#### Recommendations:

- The chandeliers and sconces, which appear to be original, should be refurbished and returned to their original state, including finishes and lamping.
- The historic fixtures may need to be supplemented with additional functional lighting. If so, the appearance of these fixtures should be minimized.



- The jelly jar-style sconces in the stairway should be removed and replaced with fixtures more sensitive to the architectural character of the building.
- If permissible by code, the battery-powered emergency units and exposed conduit should be removed. New emergency lighting should be provided through emergency circuits in existing light fixtures.



Elevator lobby.



Elevator lobby – historic photographs.



Main stairway – chandelier and emergency light.

Zone number

1C

Zone name

Conference Room (508)

The fifth floor conference room, formerly Harry Blum's office, is currently illuminated by an unusual assortment of lighting fixtures. The conference table is illuminated by large trackheads mounted to two tracks that span the full length of the room. Two torchieres appear to have been added in an attempt to brighten up the dark space. [See pictures.]

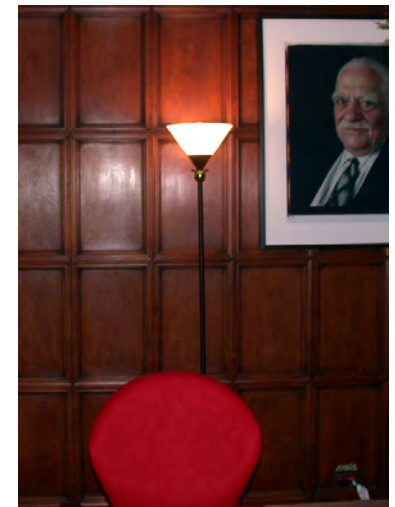
Two sconces, which may be original, are located on the north wall, flanking the fireplace. [See picture.] The only other evidence of original fixtures is a historical photograph showing a pendant of some sort suspended over Harry Blum's desk. Due to the poor quality of the picture, it is difficult to determine many details about the fixture. [See picture.]

Recommendations:

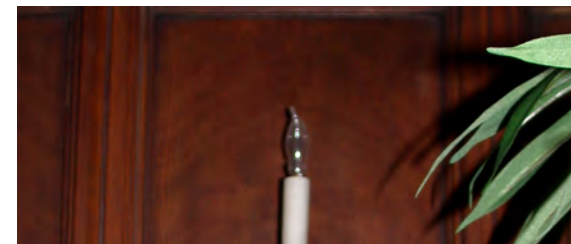
- The existing track and torchieres should be removed and replaced with a lighting system that is more sensitive to the architectural character of the space. Since the function of the room is significantly different than that for which it was originally designed, every effort should be made to minimize the impact and visibility of any new, non-historic lighting.



Conference room – track lights.



Conference room – torchiere.



Conference room – possible original sconce.

Conference room – historic photograph.