COLUMBIA COLLEGE CHICAGO

CAMPUS PRESERVATION PLAN

Volume VIII

1306 SOUTH MICHIGAN AVENUE

Submitted by

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COLUMBIA COLLEGE CHICAGO CAMPUS PRESERVATION PLAN

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INTRODUCTION

This report contains the results of the research, survey and assessment of 1306 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 Dance Center

Address: 1300 – 06 South Michigan Avenue

Size: 3 stories / 80 feet x 151 feet (including recent addition)
Approximately 36,000 square feet

Historic Information:

Architect: Anker S. Graven, 1929-30. Contractor: Paschen Brothers Company.

Original Name: Paramount Publix Film Exchange

Subsequent Names: Seafarers International Union Building; City of Chicago, Department of Health, Environmental Health Clinic

Present Name: Columbia College Dance Center.

Acquired by Columbia College: 1999

Original Building Type: Office

Style: Art Deco

HBPP Building Classification:

Class #4: A building which is potentially eligible for the National Register of Historic Places or City of Chicago Landmark designation.

Significance:

National Register Designation: Potentially eligible
City of Chicago Historic Designation: Potentially eligible

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.

Existing Publications and Reports:

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

Graphic Documentation:

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

Illinois Historic Preservation Agency, Ref. #137313, c1970.

Terminology

National Register of Historic Places (NR)

City of Chicago Landmark (CL)

Statement of Significance

The Dance Center of Columbia College, formerly the Paramount Publix Film Exchange Building, at 1300-06 South Michigan Avenue, has important cultural associations with the motion picture industry. It is a fine example of the architecture of the Machine Age, rendered in the Art Deco Style, and is distinguished by its overall design, fine materials and details.

The Paramount Publix Film Exchange is one of the remaining original buildings serving the film industry in an area that is now known as Film Row that extended from Roosevelt Road to 16th Street, from Wabash to Michigan Avenue and mostly centered around 13th Street.

Architectural Significance

The Paramount Publix Film Exchange was designed by architect Anker S. Graven (b. 1891) of Menomonie, Wisconsin, the son of Scandinavian immigrant parents. Graven earned a Bachelor of Science in Architecture degree from the University of Illinois in 1917, apparently worked for an architect in Cleveland for several years, and then set up his own firm in Chicago in 1925. He specialized in motion picture theaters and among his most prominent commissions were the Fisher Theater in Detroit, the Minnesota Theater in Minneapolis, and the Keith-Albee Palace Theater in Rochester. In later years his firm was known as Graven & Magyer. The building at 1300-06 South Michigan Avenue is the only structure by the architect identified by the Chicago Historic Resources Survey, the City of Chicago's comprehensive survey of potential landmark structures built before 1945. Other buildings by Graven in Chicago include the seven-story Starck Piano Company Building, 234 South Wabash Avenue, of 1927, and the 25 story Lawyers Building, 100 North LaSalle Street, built in 1929.

The building at 1300 to 1306 South Wabash Avenue was built in the Art Deco style, the modern, architectural style associated with technological

innovation in general and, in particular, with Hollywood. Art Deco masters such as the fashion designer Erte, glass design firm Lalique, and set designer Hans Dreier, provided exemplary cinematic visions of the style. The addition of sound to the films of this period, and especially the use of modern jazz music, reinforced the connection between film and high-tech entertainment. The building was intended to be an example of the sophisticated modernity, advanced technology, and drama associated with the cinema.

The Paramount Publix Film Exchange design reflected faith in the future, and an outward expression of the modern motion picture entertainments that were made and marketed by the company that commissioned the building. The belief in technology's ability to improve our lives was demonstrated in the improving quality of film and projection, the introduction of audio, and the early experiments with color, all of which were revolutionizing the cinema at that time. The design and details of the building symbolize these characteristics, presenting a progressive ideal for business and an optimistic view of the future at a time of dire economic conditions. It anticipated a similar progressive and optimistic Art Deco development, the Century of Progress Exposition, held in Chicago only three years after its construction.

Historic Significance

The 1300-06 South Michigan Building was built for the Paramount Publix motion picture corporation in 1930. The company was founded in 1912 as the Famous Players Film Company, featuring Mary Pickford as its greatest star. By 1920 it had absorbed more than ten other companies, notably including the Jesse L. Lasky Feature Play Company and Paramount Pictures Corporation. By 1927 the studio was known as the Paramount-Famous-Lasky Corporation. "It can be argued that Paramount was the pre-eminent studio in the silent era, with its star roster including (in addition to Mary Pickford) Wallace Reid, Gloria Swanson, Clara Bow, … Rudolph Valentino, Douglas Fairbanks, John Barrymore, … and Louise Brooks." (Sarris, Andrew, *You Ain't Heard Nothin' Yet: The American Talking Film, History and Memory, 1927-1949,* p. 25). Paramount was also the most international American studio of the 1925-35 era, featuring the work of European-born screen stars Maurice Chevalier, Marlene Dietrich, Cary Grant, and Emil Jannings, and the directorial skills of Ernst Lubitsch and Josef von Sternberg. The popularity of Paramount's films in this period, which included dramas, musicals and the comedies of the Marx Brothers, necessitated the construction of a new distribution facility in Chicago.

In 1928 Paramount followed the lead of several other studios and bought a chain of cinemas, the Publix Theaters, changing its name again in early 1930 to the Paramount Publix Corporation. Ownership of cinemas gave the studios several advantages: they could control the quality of presentation, important during the difficult introduction of sound when the quality of the equipment varied widely; it could release its films in its own cinemas before making them available to independent theaters, to cash in on the premiere week rush to see new films; and, it eliminated the middleman, allowing the studios to keep all

of the receipts from their own operations rather than split them with independent theater operators. Although Publix only owned 22 theaters in 20 cities, these proved to be very profitable.

This arrangement was challenged when the federal government sued the studios under the Sherman Antitrust Act for monopolistic practices, and won in the U.S. Supreme Court in November, 1930. The result forced the studios to stop giving preferential treatment to their own theaters, changing the accessibility rules and contracts for the exhibition of films. The studios continued to favor their own theaters, however, and finally, in 1948, the government forced them to accept a Consent Decree that divested all of the studios of their theaters. This action separated the business of making motion pictures from their presentation, and turned out to be the beginning of the end for Hollywood's "studio system."

The 1300-06 South Michigan Building was built in 1930 for the Paramount Publix Corporation as a film exchange, a venue for the presentation of films to the independent cinema operators throughout the Midwest who could rent them for exhibition at their theaters. It was principally a distribution center where films were stored, shipped, and cataloged, contracts negotiated, and the profits tracked and collected. The operation in this building not only provided cartoons, newsreels, advertising for future releases ("trailers"), and feature films. It served as an equipment and advertising center, selling and leasing sound and projection equipment and distributing billboards and posters. In addition, the company provided the latest in peripheral equipment for cinema theaters, including soda dispensers, popcorn machines, and even rolls of tickets. At the rear of the building was a one-story parking garage, since demolished, for a fleet of vehicles used for delivering and retrieving the films, machines and products.

This building opened just after the Supreme Court's 1930 ruling, making it a site for the implementation of the new distribution and contract rules. Due largely to the effects of the Depression, Paramount Publix went bankrupt in 1934, but was reorganized under the name of Paramount Pictures Corporation in 1935. In 1936 the company's new president was Barney Balaban, partner in the famous Balaban & Katz cinema chain in Chicago during the 1920s. Balaban, along with board chairman Adolph Zukor, made Paramount one of Hollywood's most prolific and profitable studios through the late 1930s and '40s.

Photo: Illinois Historic Preservation Agency, c1970.

The building was occupied by Paramount from the time of its construction, although it was owned until October, 1936, by the Claremont Building Corporation, who then sold it to Paramount. The studio occupied the building up to about 1950, when it was taken over by the Equitable Life Assurance Company. In the 1970s it was known as the Seafarers International Union Building. The City of Chicago took possession of it in a tax sale in 1984, and used it for the Health Department's Environmental Health Clinic. It became an office building in 1991, and in 1999 Columbia College Chicago acquired it and adaptively reused it for its Dance Center.

Design Philosophy

The end of World War I had a profound impact on European politics, society, and design. This event marked the end of the hereditary monarchies, the artistic patronage that had characterized their societies, and the historic revival styles that had expressed and reinforced aristocratic position and authority. It was the beginning of a progressive age characterized by unprecedented experiments in governmental organization and economic structure, and by a social upheaval caused by the collapse of the old order. Artists, architects and designers sought a new aesthetic vocabulary to express their changed status from royal subjects into citizens of a modern, industrialized world.

The sources for this new aesthetic vocabulary were found in the products of the machine. The Industrial Age had introduced new technologies for building and design that enabled architects to build more economically, more quickly, and more efficiently. This streamlined, technological process, along with the desire for a new aesthetic, combined to inspire the ornamental form of modernism known as Art Deco. Although named after the famous *Exposition International des Arts Industriels et Decoratifs*, held in Paris in 1925, the style is seen in objects designed from the end of the war, and its approach influenced the curricula of such schools as the Ecole des Beaux-Arts in Paris and the Bauhaus in Weimar, Germany.

These progressive ideals found resonance in the United States, where historic revival design had held sway since the end of the nineteenth century. The predominance of industry, the increasing sophistication of technology, and the desire for a new mode of expression that embraced the present and future were common interests. It was the desire to project an image of modernity that brought the Paramount Pictures Corporation to cinema designer Anker S. Graven to create the building at 1300-06 South Michigan Avenue.

Description

The Columbia College Dance Center Building is located on the southwest corner of Michigan Avenue and 13th Street south of Grant Park and Roosevelt Road. The three story building with basement is a reinforced concrete structure. It has stone cladding on its Michigan Avenue and 13th Street façades and brick on its other elevations.

The three story block is approximately 80 feet on a side with both

primary street facades identical except for entry door locations. The street facades are limestone on a small granite base. Each street façade consists of a first story base topped by two stories divided into six center bays and anchored by end bays. The roof is flat. The center bays on the upper floors are vertically accentuated with vertically fluted piers contrasted with dark spandrel panels above the third and fourth floor windows. The overall form is Art Deco with its stepped back façade at the parapet, vertical accents, and low relief geometric stylized floral patterns carved on the smooth limestone and formed at the metal spandrels.

Its strong geometric volume and decorative expressions clearly convey its Art Deco Style. The articulation of this style is found more in the details of the exterior than in its overall massing, which is horizontal rather than vertical. In detail, however, vertical lines dominate: the piers have faceted fluting and the metal spandrels between are set back, giving vertical emphasis to the chamfered corner bays. The effect mimics its contemporary high-rises, and makes the building look, in some respects, like the base of a skyscraper.

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

Photo: McGuire Igleski & Associates, Inc., 2004

Major Alterations

The 1300-06 South Michigan Building has undergone some exterior alterations.

A “Sundry” permit was located, indicating construction of the garage sometime in 1930. This feature, which was attached to the back of the building, no longer stands. It was removed in the late 1990s by Columbia College for construction of the Dance Center Theater addition. The garage element however, was not part of the original massing and

the main corner building retains its integrity.

The windows were replaced with fixed single pane, metal units sometime after about 1980. The main entrance door was similarly replaced. Exterior floodlights and wall sconces appear to have been added recently.

In 1999 the interior was renovated on all floors.

Zone Numbers & Descriptions

The exterior and interior spaces of the Columbia College Dance Center, formerly the Paramount Publix Film Exchange, have been assigned zone level numbers which identify the level of significance that spaces possess. The zones identified are listed below.

Zone Level 1: Preservation
- 1A – Primary Exterior Elevations (East and North) and Return (South)

Zone Level 2: Preservation
- 2A – Main Stairway

Zone Level 3: Rehabilitation
- 3A – Secondary Exterior Elevations (West and South)
- 3B – Roof

Zone Level 4: Free
- 4A – Addition Exterior Elevations (West and North) and Addition Roof
- 4B – Non-historic / Significantly Altered Spaces and Addition

Detailed Zone Description – Zone 1: Preservation

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

The Columbia College Dance Center, formerly the Paramount Publix Film Exchange, was designed in the Art Deco Style. The building is located at the southwest corner of Michigan Avenue and 13th Street, with primary facades on both streets and a return at the south facade. Each primary façade is composed of accentuated end bays flanking six center bays.

East and west facades viewed from Michigan Avenue


Detail of stone and metal ornament at third floor

The facades are limestone with dark grey, granite base trim. The same granite is used for floor surfacing at the primary and west door openings. Carved stone details at the center bays include fluted piers with ornate caps between the upper floor windows and projecting sills below the second floor windows. Cast iron spandrel panels are located above and below the third floor windows of the center bays. They are in good condition but have been left unpainted for some time. The upper floor windows of the end bays are flanked with fluted stone and have ornamental stone panels above and below the third floor windows. Carved stone ornament is also found around each door opening, with emphasis on the primary entrance. Recent repairs to the facades include replacement of face brick on the south return and replacement of limestone window heads above the first floor windows.

Deterioration of the limestone includes spalling and displacement of the stone. The spalls - most of which have been patched- are caused by corroding anchors. Displaced stone at the top of each corner bay and at the pier caps between the windows has been stabilized with pins. Pinning has also been used to stabilize the parapet wall, which is bowed at the east façade and leaning toward the building at the north façade. This pinning is a temporary repair.

The primary entrance is located at the south bay of east façade and the original door has been replaced in aluminum. The primary entrance has been altered for handicap accessibility through the addition of a concrete ramp and automated doors. The ramp encroaches on the sidewalk and lacks handrails. Original door openings are also located at either end of the north façade. The east door opening has been boarded over, while the original door of the west entrance has been replaced in aluminum and is not used. An original light fixture remains at the ceiling of the west door opening. All original windows were replaced with large scale, aluminum pivot windows that have a blind within the double glazing of the sash. These windows were in place as early as 1975 and may have been installed earlier. Despite alterations, the facades retain a high degree of integrity.

Architectural Recommendations

As a building potentially eligible for the National Register of Historic Places or City of Chicago Landmark designation, the character and qualities of the building should be maintained and preserved as the highest priority. The continued preservation of the exterior character of the building includes preserving its design, scale, materials and ornament. Work should be undertaken with the highest consideration to preserving the original design character and materials, and new work or repair should be completed in a manner sympathetic to the historic character of the building.

Detail of southeast corner showing displaced stone

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.

- Conduct a comprehensive façade inspection to identify problem areas and design a program for repair. Inspect the limestone to locate causes of deterioration and reasons for displacement. Implement a permanent solution for the displaced stone (primarily at the corners) and leaning parapet.
- Maintain the cast iron spandrels. Protect with paint. Use original paint color to ensure the rhythm of the piers is expressed.
- Remove the board-up at the east door opening of the north façade. If there is no door in place behind the board-up, install a new door that is appropriate to the historic appearance of the façade.
- Restore the windows and doors. When replacement of the non-original windows and doors is considered, the new units should reflect the appearance of the original. This work should be done based on historic documentation and should incorporate restoration of both materials and design.
- Accessibility should be studied and a more appropriate solution for the ramp provided.
- Avoid contact with detrimental deicing salts that can damage t he wall and entry floor surfaces.

Lighting Recommendations

The east and north façades show little evidence of original exterior lighting fixtures. Numerous additional fixtures, including floodlights and sconces, appear to have been added recently. The only existing original fixture is a glowing glass fixture mounted above the doorway at the northwest corner of the building.

The fixture above the northwest doorway is heavily corroded, and the glass lens appears to be broken.

The floodlights, both HID and fluorescent, appear tacked-on and are not in keeping with the architecture. In addition, the exposed conduit supplying power to these fixtures is highly visible and unattractive.

With no historical reference materials to direct any preservation work, any changes to the lighting should be sympathetic to the existing architecture.

- Restore fixture above the northwest doorway; otherwise, a replica using the original materials should be installed. If the northeast doorway, which is currently boarded up, is to be restored, another replica should be made and installed at that location.
- The sconces flanking the main entry appear to be in the appropriate locations, although the style and materials do not match the building itself. One of the sconces, most likely the one to the north, is upside down. These sconces should be

replaced with new fixtures more sympathetic to the materials and style of the Art Deco architecture.

- The HID floodlights, mounted at the north and south bays and center of the east façade, and the fluorescent floodlights, at the façade's center, are a significant intrusion on the architecture of the building. These fixtures, as well as the exposed electrical conduit feeding them, should be removed. If desired, they should be replaced with a lighting system that is more carefully integrated into the architecture or an adjacent street lighting pole.

Mechanical/Electrical Recommendations

- Continue to keep window air conditioning units, louvers, ventilation openings and other equipment away from the front façade.
- Interior soffits at 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.

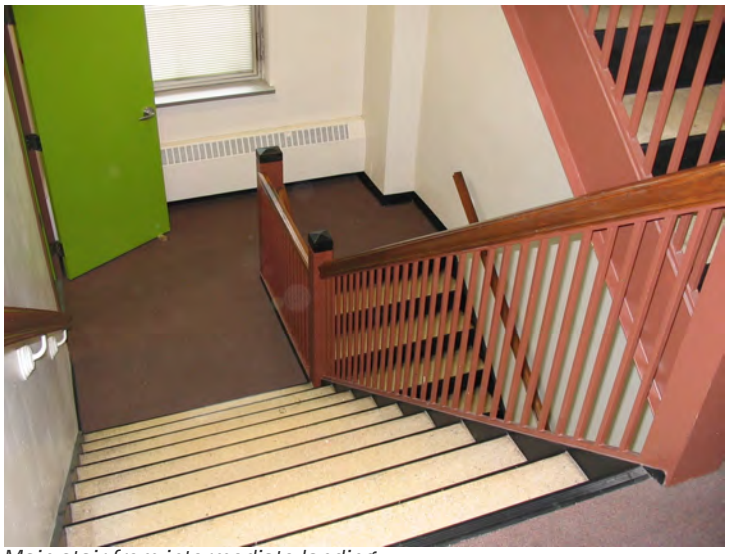
Detailed Zone Description – Zone 2: Preservation

Zone number	Zone name
2A	Main Stairway

The Main Stairway is located in the southeast corner of the building, at the main building entrance. The stair that leads to the basement is accessed through a door in the entrance vestibule, while the main portion of the stair is open to the first floor lobby. Windows are located in the east wall of the second and third floor landings.

Main stair at first floor

The stair is closed in plan and has a steel structure with terrazzo treads and landings. The first three steps and landing from the first floor are entirely clad in terrazzo. The first step extends beyond the wall and has a curved nosing. The balustrade and newel posts are metal with a wood handrail. Wood handrails are also attached to the outer walls of the stairwell. The walls are plaster as are the sloped ceiling surfaces beneath some of the stair structure.



Main stair from intermediate landing

Some finishes and surfaces of the stairway have been covered with non-original material, including acoustical tile over the ceilings, carpet over most landings and wallpaper, which is now painted, over some walls. Other non-original elements include the aluminum window sills and baseboard heaters. However, with only minor and generally reversible

alterations, the Main Stairway retains a high degree of integrity.

Architectural Recommendations:
The Main Stairway is the only ornamented circulation space original to the building and has been designated as Zone Level 2: Preservation. Every effort should be made to maintain and preserve the character and qualities of this zone, including the scale, ornament, materials and use. Any new work should be completed in a manner sympathetic to the historic character of the space. If any of the historic material is damaged, sensitive repairs should be made; if beyond repair, replication in identical materials is recommended. Incorporation of any new equipment should be undertaken as unobtrusively and as sympathetically as possible.

The terrazzo, plaster walls, wood handrail (including finish), and metal elements should be preserved or restored. With the exception of the plaster walls, these elements appear to be in good condition, requiring only routine maintenance.

- Remove wallpaper and restore the plaster including appropriate patching as necessary.
- Remove the acoustical tiles at the ceilings and restore the plaster.
- Remove carpet at the stair landings and restore terrazzo.

Lighting Recommendations
The main stairway is currently illuminated with a series of lensed fluorescent fixtures, the majority of which are mounted to a new acoustical tile ceiling. The combination of new ceiling and wall coverings has disguised any evidence of previous fixture types and locations. The location of windows suggests that all stairway lighting fixtures were located on the ceilings above each landing.

With no historical reference materials to direct any preservation work, any changes to the lighting should be sympathetic to the existing architecture. If, in the process of any construction within the stairway, evidence of historical lighting fixtures is discovered, that information should be used as a guide for further preservation work.

- The linear fluorescent fixtures, as well as any exposed conduit, should be replaced with a more architecturally sensitive solution. Any replacement lighting fixtures should reflect the design and materials of the original building. Providing fixtures that match the aesthetic of the architecture would be a significant step toward restoring the integrity of this space.
- If permissible by code, emergency lighting “wall packs” should be eliminated, instead providing egress lighting through existing fixtures.

Mechanical/Electrical Recommendations

- The baseboard heaters at the east wall of the stairway are not

original. When the system is upgraded or units are changed out, these could be replaced with units that are more visually compatible with the historic appearance of the stairway.

Detailed Zone Description – Zone 3: Rehabilitation

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

The first two floors of the south façade are covered by the neighboring two story building and only the top portion of this façade is visible from the street. This façade is of yellow brick, except the outside wall of the elevator penthouse, which is of common brick. The first two floors of the rear (west) wall are covered by the two story addition leaving only the third floor visible. This façade is of yellow brick. Both walls are capped with limestone coping.

Portion of south façade visible from street


West façade viewed from roof of addition

Four original steel windows are located across the west façade. These windows are double hung with wire glass and limestone sills. A yellow brick chimney with limestone coping extends approximately 8' above the north end of this façade.

Architectural Recommendations

The Secondary Elevations have a significant amount of historic fabric and design integrity; as secondary facades, they have been assigned Zone Level 3: Rehabilitation. These areas are modest in nature, not highly ornamented but with historic features and materials which have been preserved and maintained. Historic elements appear to be in good to fair condition. There should be continued preservation of the stone and brick masonry, and original steel windows. 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.

- Conduct a comprehensive façade inspection to identify problem areas and design a program for repair.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3B	Roof

The roof is flat with a built-up bituminous surface and is surrounded by a parapet of common brick with limestone coping. The parapet walls at the primary facades (north and east) extend more than 6' above the roof line, while the south and west parapets are about 3' tall.

View of roof and elevator penthouse looking southeast

The roof includes the elevator penthouse near the southeast corner of the original building and the stair penthouse and adjacent chimney at the northwest corner. The walls of the elevator penthouse are of common brick with limestone coping. The walls of the stair penthouse have been partially rebuilt using new face brick with metal coping. The chimney is of yellow brick with limestone coping.

View of roof looking north toward stair penthouse and chimney

Near the northeast corner of the roof, an enclosure was constructed to protect an iron structural bridge that was constructed to compensate for the removal of a structural column in the room below.

Cautionary Zone Overlay:
Mechanical equipment on the roof includes but is not limited to: HVAC units and a toilet exhaust fan on the surface. The roof has five packaged HVAC units, exhaust fans and exposed ventilation ductwork. This equipment does not extend above the parapets at the primary facades. The penthouse has an elevator equipment room.

Architectural Recommendations

The roof has been assigned Zone Level 3: Rehabilitation because additions and alterations to the roof can impact the Primary Facades of the building. Elements that have been identified as historically important should be preserved. Among these are the limestone coping at the elevator penthouse, the common brick wall surfaces at the elevator penthouse and parapet, and the limestone window sills at both penthouses. Elements visible from the ground should be maintained and if necessary replaced with compatible material and design. Elements appear to be in good to fair condition. Work in this zone should be undertaken as sensitively as possible; however, contemporary methods, materials and designs may be selectively incorporated. New work in this zone should respect the existing historic fabric.

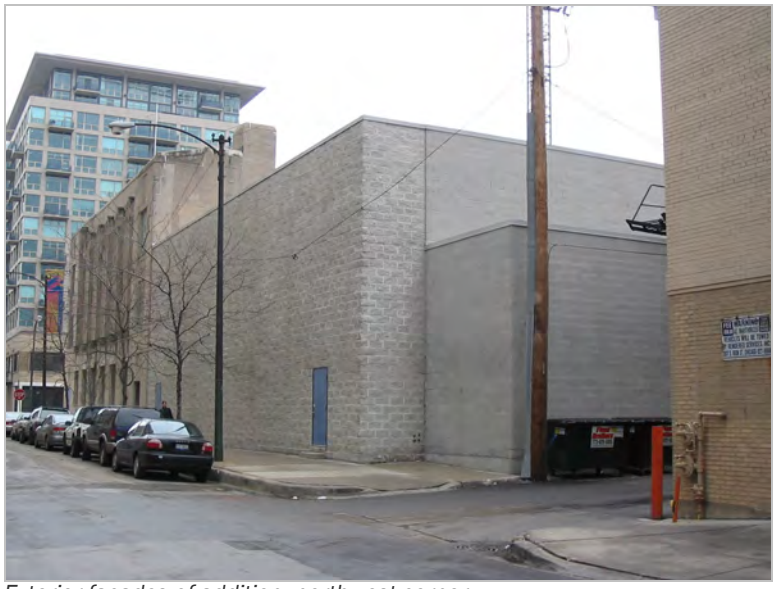
Mechanical/Electrical Recommendations

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

Detailed Zone Description – Zone 4: Free

Zone number	Zone name
4A	Addition Exterior Elevations (West and North) and Addition Roof

A concrete-block addition is located on the west half of the site. It is one tall story, with a shorter extension at the west wall. The addition has two door openings on each of the north and west facades and no windows. The roof is flat and surfaced with a built-up bituminous material. A concrete block parapet with sheet metal coping surrounds the roof on three sides. The fourth side is the rear wall of the main building. The building is served by two rooftop HVAC units.



Exterior facades of addition, northwest corner

Architectural Recommendations

The exterior elevations and roof of the addition have no historic material and have been designated as Zone Level 4: Free. Treatments, while sympathetic to the historic qualities and character of the original portion of the building, may incorporate extensive changes or total replacement through the introduction of contemporary methods, materials, and designs. Presently, the addition is not compatible with the design of the original building and possible improvements to make the addition more appropriate should be studied. Work to these facades should be sympathetic to the adjacent North Elevation of the original building, which is designated as Zone Level 1: Preservation. Work at the roof should consider sight lines from grade and impact on the adjacent West Elevation of original building, which is designated as Zone Level 3: Rehabilitation.

Detailed Zone Description – Zone 4: Free

Zone number	Zone name
4B	Non-historic / Significantly Altered Spaces and Addition

The basement through third floors have been zoned as a Level 4 because all has been altered and original materials and evidence of the original floor configuration are not apparent. This zone includes the interior of the addition, which houses the Dance Studio. Spaces within the original building include: offices, studios, classrooms, toilet rooms, passenger elevators and mechanical rooms.

Typical corridor

Typical dance studio

Among the original elements that remain are:

- wood and steel casings and hardware at original, west façade windows
- plaster walls throughout

Generally the walls are of gypsum board intermixed with original plaster walls. The corridors and offices have acoustical tile ceilings, while in the dance studios, the original plaster ceiling has been removed to expose the concrete floor structure. With the exception of a few spaces, the floors throughout the building are either carpeted or covered with a dance floor surface.

Cautionary Zone Overlay:

The mechanical and electrical equipment for the building is concentrated in the basement in the Boiler Room, Utility Room and Electrical/Tele-communications Room. The Boiler Room contains a space heating boiler, domestic water service, water heater, water booster pumps and sewage ejector. The Utility Room is adjacent to the Boiler Room and contains medium pressure gas service, pressure reducer and meter, and abandoned oil tank with masonry surround.

Architectural Recommendations

The basement through third floor of the original building have undergone extensive remodeling and retain a limited amount of historic fabric. The interior of the addition has no historic material. 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. Elements identified as historically important should be preserved.

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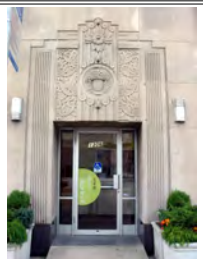
Appendix B: Survey Data

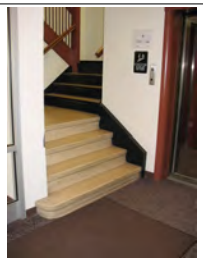
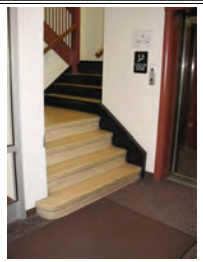
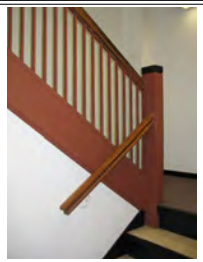
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevations (East and North) and Return (South)	Entry Ceiling Surface	Limestone	1	Good Fair Poor Unknown Total:	22 sf sf sf sf 22 sf	 *1306_0928_0009.jpg*
1A - Primary Exterior Elevations (East and North) and Return (South)	Entry Floor Surface	Granite	1	Good Fair Poor Unknown Total:	sf 22 sf sf sf 22 sf	 *1306_0928_0008.JPG*
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Window Sill	Limestone	1	Good Fair Poor Unknown Total:	lf 65 lf lf lf 65 lf	 *1306_0928_0005.jpg*
1A - Primary Exterior Elevations (East and North) and Return (South)	Lighting	Ceiling Mounted Fixture	1	Good Fair Poor Unknown Total:	each 1 each each each 1 each	 *1306_0928_0004.jpg*

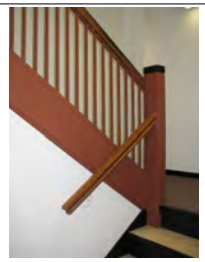
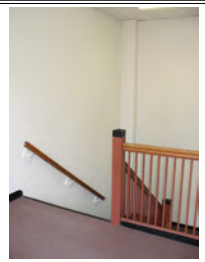
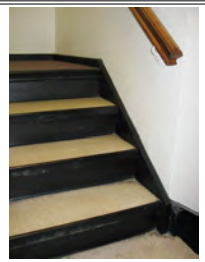
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevations (East and North) and Return (South)	Parapet	Limestone Coping	1	Good Fair Poor Unknown Total:	lf 210 lf lf lf 210 lf	 *1306_0928_0012.jpg*
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Base	Granite	1	Good Fair Poor Unknown Total:	290 sf sf sf sf 290 sf	 *1306_0928_0006.JPG*
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Ornament	Carved Stone Ornament	1	Good Fair Poor Unknown Total:	sf 1,150 sf sf sf 1,150 sf	 *1306_0928_0001.jpg*
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Ornament	Cast Iron Ornament	1	Good Fair Poor Unknown Total:	320 sf sf sf sf 320 sf	 *1306_0107_0001.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Surface	Limestone	1	Good Fair Poor Unknown Total:	sf 3,525 sf sf sf 3,525 sf	 *1306_0928_0013.jpg*
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Surface	Face Brick	2	Good Fair Poor Unknown Total:	sf 150 sf sf sf 150 sf	 *1306_0928_0003.jpg*

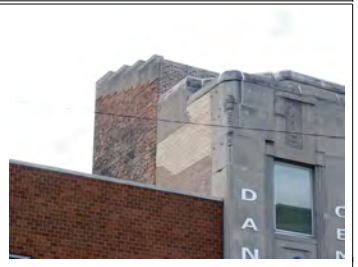
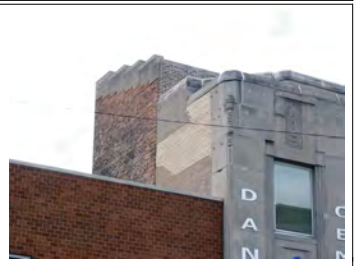
Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Window Frame	Aluminum	4
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Window Glazing	Clear, Double Glazed	4
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Window Sash	Aluminum, Pivot	4
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Door	Aluminum and Glass	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Door	Sidelight	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Door Finish	Factory Finish	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Door Frame	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Door Hardware	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Door Hardware	Steel	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Exterior Door Opening	Synthetic / Wood Panel	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Lighting	Wall Mounted Fixture	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Ramp	Aluminum	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Ramp	Concrete	6

Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Finish	Paint	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Intrusions	Banners	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Intrusions	Conduit	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Intrusions	Signage	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Intrusions	Sprinkler Alarm	6
1A - Primary Exterior Elevations (East and North) and Return (South)	Wall Intrusions	Vent	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Stairway	Stair	Steel	2	Good Fair Poor Unknown Total:	200 sf sf sf sf 200 sf	 *1306_1013_0004.jpg*
2A - Main Stairway	Stair	Terrazzo	2	Good Fair Poor Unknown Total:	55 sf sf sf sf 55 sf	 *1306_1013_0004.jpg*
2A - Main Stairway	Stair Hardware	Bronze/Brass	2	Good Fair Poor Unknown Total:	19 each each 3 each each 22 each	 *1306_1013_0003.jpg*
2A - Main Stairway	Stair Railing	Cast Iron/Steel	2	Good Fair Poor Unknown Total:	40 lf lf lf lf 40 lf	 *1306_1013_0002.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Stairway	Stair Railing	Wood	2	Good Fair Poor Unknown Total:	135 lf lf lf lf 135 lf	 *1306_1013_0002.jpg*
2A - Main Stairway	Wall Surface	Plaster	2	Good Fair Poor Unknown Total:	sf 2,580 sf sf sf 2,580 sf	 *1306_1013_0001.jpg*
2A - Main Stairway	Wall Trim (Base)	Steel	2	Good Fair Poor Unknown Total:	120 lf lf lf lf 120 lf	 *1306_1013_0005.jpg*

Zone Number & Description	Element Name	Description	Rating
2A - Main Stairway	Floor Surface	Concrete	3
2A - Main Stairway	Stair	Concrete	3
2A - Main Stairway	Stair Finish (Handrail)	Stain with Clear Coat	3
2A - Main Stairway	Exterior Window: Interior Stool	Aluminum	4
2A - Main Stairway	Ceiling Surface	Accoustical Tiles (Affixed)	6
2A - Main Stairway	Ceiling Surface	Accoustical Tiles (Suspended)	6
2A - Main Stairway	Fire Egress	Emergency Lighting	6
2A - Main Stairway	Floor Finish	Paint	6
2A - Main Stairway	Floor Surface	Carpet	6
2A - Main Stairway	HVAC Equipment	Baseboard Heaters	6
2A - Main Stairway	Interior Door	Wood, Flush	6
2A - Main Stairway	Interior Door Casing/Trim	Steel	6
2A - Main Stairway	Interior Door Finish	Paint	6
2A - Main Stairway	Interior Door Frame	Steel	6
2A - Main Stairway	Interior Door Hardware	Aluminum	6
2A - Main Stairway	Lighting	Ceiling Mounted Fixture	6
2A - Main Stairway	Lighting	Recessed Fixture	6
2A - Main Stairway	Lighting	Wall Mounted Fixture	6
2A - Main Stairway	Stair Finish	Paint	6
2A - Main Stairway	Wall Finish	Paint	6
2A - Main Stairway	Wall Finish	Wallpaper	6
2A - Main Stairway	Wall Surface	Wood Board Paneling	6
2A - Main Stairway	Wall Trim (Base)	Rubber/Plastic	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3A - Secondary Exterior Elevations (West and South)	Chimney	Brick with Stone Coping	2	Good Fair Poor Unknown Total:	sf 130 sf sf sf 130 sf	 *1306_1013_0029.jpg*
3A - Secondary Exterior Elevations (West and South)	Exterior Window Sill	Limestone	2	Good Fair Poor Unknown Total:	20 lf lf lf lf 20 lf	 *1306_1013_0008.jpg*
3A - Secondary Exterior Elevations (West and South)	Parapet	Limestone Coping	2	Good Fair Poor Unknown Total:	lf 160 lf lf lf 160 lf	 *1306_0928_0003.jpg*
3A - Secondary Exterior Elevations (West and South)	Wall Surface	Common Brick	2	Good Fair Poor Unknown Total:	sf 280 sf sf sf 280 sf	 *1306_0928_0003.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3A - Secondary Exterior Elevations (West and South)	Wall Surface	Face Brick	2	Good Fair Poor Unknown Total:	sf 980 sf sf sf 980 sf	 *1306_1013_0029.jpg*

Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (West and South)	Exterior Window Casing/Trim	Steel	3
3A - Secondary Exterior Elevations (West and South)	Exterior Window Frame	Steel	3
3A - Secondary Exterior Elevations (West and South)	Exterior Window Glazing	Wire Glass	3
3A - Secondary Exterior Elevations (West and South)	Exterior Window Sash	Steel, Double Hung	3
3A - Secondary Exterior Elevations (West and South)	Drainage	Downspouts	6
3A - Secondary Exterior Elevations (West and South)	Exterior Window Finish	Paint	6
3A - Secondary Exterior Elevations (West and South)	Lighting	Wall Mounted Fixture	6
3A - Secondary Exterior Elevations (West and South)	Wall Base	Concrete Curb	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3B - Roof	Wall Surface	Limestone Coping	2	Good Fair Poor Unknown Total:	lf 60 lf lf lf 60 lf	 *1306_0110_0001.jpg*

Zone Number & Description	Element Name	Description	Rating
3B - Roof	Ceiling Surface	Concrete	3
3B - Roof	Exterior Door Hardware	Bronze/Brass	3
3B - Roof	Exterior Window Sill	Limestone	3
3B - Roof	Floor Surface	Concrete	3
3B - Roof	Parapet	Common Brick	3
3B - Roof	Wall Surface	Common Brick	3
3B - Roof	Exterior Door	Steel, Flush	4
3B - Roof	Exterior Door Frame	Steel	4
3B - Roof	Exterior Door Hardware	Steel	4
3B - Roof	Furnishings	Steel Rail	4
3B - Roof	Ladder	Steel	4
3B - Roof	Stair	Steel	4
3B - Roof	Stair Railing	Steel	4
3B - Roof	Wall Intrusion	Vent / Louver	4
3B - Roof	Drainage	Downspouts	6
3B - Roof	Drainage	Roof Drain	6
3B - Roof	Electrical	Breaker Boxes	6
3B - Roof	Exterior Door Finish	Paint	6
3B - Roof	Exterior Window Frame	Steel	6
3B - Roof	Exterior Window Glazing	Wire Glass	6
3B - Roof	Exterior Window Lintel	Steel	6
3B - Roof	Exterior Window Sash	Steel, Hopper	6
3B - Roof	Fire Suppression	Fire Extinguisher	6
3B - Roof	Lighting	Ceiling Mounted Lighting	6
3B - Roof	Parapet	Concrete Masonry Unit	6
3B - Roof	Parapet	Face Brick	6

Zone Number & Description	Element Name	Description	Rating
3B - Roof	Roof Openings	Ventilation Pipe	6
3B - Roof	Roof Surface	Built-up Bituminous	6
3B - Roof	Wall Intrusion	Conduit	6
3B - Roof	Wall Surface	Face Brick	6
3B - Roof	Wall Surface	Metal Coping	6

Zone Number & Description	Element Name	Description	Rating
4A - Addition Exterior Elevations (West and North) and Addition Roof	Exterior Door	Steel, Flush	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Exterior Door Finish	Factory Finish	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Exterior Door Finish	Paint	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Exterior Door Frame	Steel	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Exterior Door Hardware	Aluminum	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Exterior Door Hardware	Steel	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Parapet	Metal Coping	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Stair	Steel	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Stair Railing	Steel	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Wall Base	Concrete	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Wall Finish	Paint	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Wall Intrusions	Conduit	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Wall Intrusions	Signage	6

Zone Number & Description	Element Name	Description	Rating
4A - Addition Exterior Elevations (West and North) and Addition Roof	Wall Intrusions	Vent	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Wall Surface	Concrete Masonry Unit	6
4A - Addition Exterior Elevations (West and North) and Addition Roof	Wall Surface	Stucco	6

Zone Number & Description	Element Name	Description	Rating
4B - Non-historic / Significantly Altered Spaces	Exterior Window Hardware	Steel	3
4B - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Wood	3
4B - Non-historic / Significantly Altered Spaces	Ceiling Surface	Concrete	4
4B - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Aluminum	4
4B - Non-historic / Significantly Altered Spaces	Floor Decking	Concrete	4
4B - Non-historic / Significantly Altered Spaces	Floor Structure	Concrete	4
4B - Non-historic / Significantly Altered Spaces	Interior Door Casing/Trim	Steel	4
4B - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Bronze/Brass	4
4B - Non-historic / Significantly Altered Spaces	Stair	Concrete	4
4B - Non-historic / Significantly Altered Spaces	Stair	Steel	4
4B - Non-historic / Significantly Altered Spaces	Stair Railing	Steel	4
4B - Non-historic / Significantly Altered Spaces	Stair Railing	Steel	4
4B - Non-historic / Significantly Altered Spaces	Wall Structure	Cast Concrete	4
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Common Brick	4
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Concrete	4
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Plaster	4
4B - Non-historic / Significantly Altered Spaces	Ceiling Finish	Paint	6
4B - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Ceiling Fan	6
4B - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Conduit	6
4B - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Duct Work	6
4B - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Spray-on Fire Proofing	6
4B - Non-historic / Significantly Altered Spaces	Ceiling Surface	Accoustical Tiles (Suspended)	6
4B - Non-historic / Significantly Altered Spaces	Ceiling Surface	Gypsum Board	6
4B - Non-historic / Significantly Altered Spaces	Elevators	Passenger	6
4B - Non-historic / Significantly Altered Spaces	Exterior Window Hardware	Aluminum	6
4B - Non-historic / Significantly Altered Spaces	Exterior Window Hardware	Bronze/Brass	6

Zone Number & Description	Element Name	Description	Rating
4B - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/Trim	Wood	6
4B - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Concrete	6
4B - Non-historic / Significantly Altered Spaces	Fire Detection	Alarm/Pull	6
4B - Non-historic / Significantly Altered Spaces	Fire Egress	Emergency Lighting	6
4B - Non-historic / Significantly Altered Spaces	Fire Egress	Exit Signage	6
4B - Non-historic / Significantly Altered Spaces	Fire Egress	Lighted Exit Signage	6
4B - Non-historic / Significantly Altered Spaces	Fire Suppression	Fire Extinguisher	6
4B - Non-historic / Significantly Altered Spaces	Floor Structure	Steel	6
4B - Non-historic / Significantly Altered Spaces	Floor Surface	Carpet	6
4B - Non-historic / Significantly Altered Spaces	Floor Surface	Ceramic Tile	6
4B - Non-historic / Significantly Altered Spaces	Floor Surface	Synthetic Sheet	6
4B - Non-historic / Significantly Altered Spaces	Floor Surface	Synthetic Tile	6
4B - Non-historic / Significantly Altered Spaces	Floor Surface	Wood	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Counter	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Curtain Rod and Curtain	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Fiberglass Shower Stall	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Fixed Seating	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Furniture	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Lockers	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Metal Partitions	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Projector	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Security Desk	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Shade/Blinds	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Toilet Room Fixtures	6
4B - Non-historic / Significantly Altered Spaces	Furnishings	Vending	6
4B - Non-historic / Significantly Altered Spaces	HVAC Equipment	Baseboard Heater	6

Zone Number & Description	Element Name	Description	Rating
4B - Non-historic / Significantly Altered Spaces	HVAC Equipment	Forced Air Ducts	6
4B - Non-historic / Significantly Altered Spaces	HVAC Equipment	Thermostat	6
4B - Non-historic / Significantly Altered Spaces	Interior Door	Sidelight	6
4B - Non-historic / Significantly Altered Spaces	Interior Door	Wood, Flush	6
4B - Non-historic / Significantly Altered Spaces	Interior Door Casing/Trim	Aluminum	6
4B - Non-historic / Significantly Altered Spaces	Interior Door Finish	Factory Finish	6
4B - Non-historic / Significantly Altered Spaces	Interior Door Finish	Paint	6
4B - Non-historic / Significantly Altered Spaces	Interior Door Frame	Steel	6
4B - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Aluminum	6
4B - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Steel	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Casing/Trim	Aluminum	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Casing/Trim	Wood	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Finish	Paint	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Frame	Aluminum	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Frame	Wood	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Glazing	Plexiglass	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Glazing	Wire Glass	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Sash	Aluminum, Fixed	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Sash	Rollgate	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Sash	Sliding	6
4B - Non-historic / Significantly Altered Spaces	Interior Window Sash	Wood, Fixed	6
4B - Non-historic / Significantly Altered Spaces	Lighting	Ceiling Mounted Fixture	6
4B - Non-historic / Significantly Altered Spaces	Lighting	Foot Lighting	6
4B - Non-historic / Significantly Altered Spaces	Lighting	Recessed Fixture	6
4B - Non-historic / Significantly Altered Spaces	Lighting	Stage Lighting	6
4B - Non-historic / Significantly Altered Spaces	Lighting	Track Lighting	6

Zone Number & Description	Element Name	Description	Rating
4B - Non-historic / Significantly Altered Spaces	Lighting	Wall Mounted Fixture	6
4B - Non-historic / Significantly Altered Spaces	Ramp Surface	Carpet	6
4B - Non-historic / Significantly Altered Spaces	Smoke Detection	Device/Equipment	6
4B - Non-historic / Significantly Altered Spaces	Space Intrusions	Mezzanine	6
4B - Non-historic / Significantly Altered Spaces	Stair Railing	Steel	6
4B - Non-historic / Significantly Altered Spaces	Stair Surface	Carpet	6
4B - Non-historic / Significantly Altered Spaces	Stair Surface	Rubber / Plastic	6
4B - Non-historic / Significantly Altered Spaces	Wall Finish	Paint	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Bulletin/Peg Board	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Chalkboard	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Circuit Breaker Panel	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Conduit	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Display Case	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Drinking Fountain	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Media Screen	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Mirror	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Phone	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Pipes	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Security/Alarms	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Signage	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Speakers	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Steel Dance Bars	6
4B - Non-historic / Significantly Altered Spaces	Wall Intrusions	Vents / Louvers	6
4B - Non-historic / Significantly Altered Spaces	Wall Ornament	Column	6
4B - Non-historic / Significantly Altered Spaces	Wall Structure	Concrete Masonry Unit	6
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Acoustic Foam	6

Zone Number & Description	Element Name	Description	Rating
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Aluminum Corner Plate	6
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Ceramic Tile	6
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Gypsum Board	6
4B - Non-historic / Significantly Altered Spaces	Wall Surface	Sound Insulating Panel	6
4B - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Ceramic Tile	6
4B - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Rubber/Plastic	6
4B - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Wood	6

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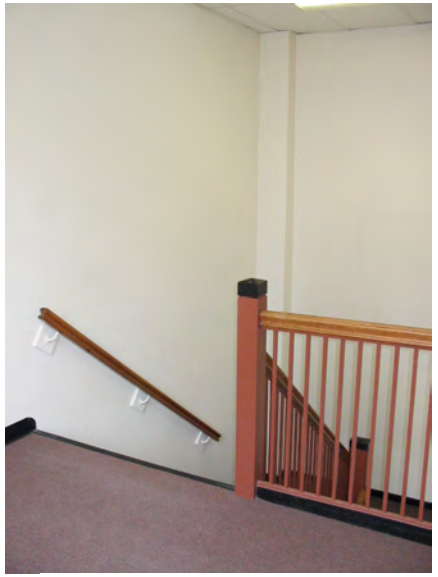

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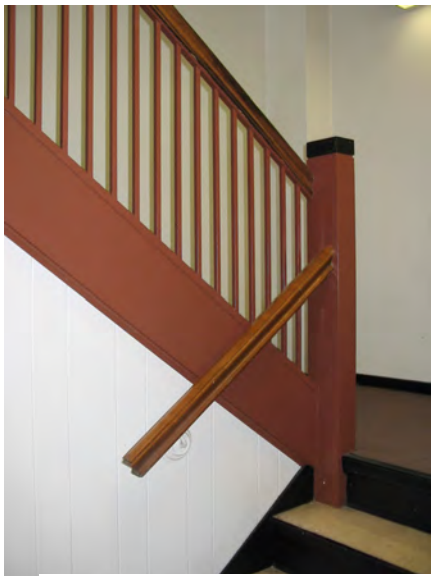

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Appendix C: Lighting Consultant Report

1306 South Michigan Avenue

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

The east and north façades of the Columbia College Dance Center, 1306 S. Michigan Avenue, show little evidence of original exterior lighting fixtures. Numerous additional fixtures, including floodlights and sconces, appear to have been added fairly recently. The only existing original fixture is a glowing glass fixture mounted above the doorway at the northwest corner of the building.

Northwest corner – existing original light fixture.

Of the newer exterior fixtures, only the sconces flanking the main entry on Michigan Avenue may have replaced original light fixtures. The remaining floodlights, both HID and fluorescent, appear tacked-on and are not in keeping with the architecture. In addition, the exposed conduit supplying power to these fixtures is highly visible and unattractive.

Main entry – sconces.

Recommendations: With no historical reference materials to direct any preservation work, any changes to the lighting should be sympathetic to the existing architecture.

- The fixture above the northwest doorway is heavily corroded, and the glass lens appears to be broken. If possible, the fixture should be restored to its original condition; otherwise, a replica using the original materials should be made. If the northeast doorway, which is

currently boarded up, is to be restored, another replica should be made for installation in that location.

- The sconces flanking the main entry appear to be in the proper locations, although the style and materials do not match the building itself. One of the sconces, most likely the one to the north, is upside down. These sconces should be replaced with new fixtures more sympathetic to the materials and style of the Art Deco architecture.
- The HID floodlights, mounted at the north and south bays and center of the east façade, and the fluorescent floodlights, at the façade's center, are a significant intrusion on the architecture of the building. These fixtures, as well as the exposed electrical conduit feeding them, should be removed. If desired, they should be replaced with a lighting system that is more carefully integrated into the architecture or an adjacent street lighting pole.

East façade – HID floodlights.

Zone number	Zone name
2A	Main Stairway

The main stairway of the Dance Center is currently illuminated with a series of lensed fluorescent fixtures, the majority of which are mounted to a new acoustical tile ceiling. The combination of new ceiling and wall coverings has disguised any evidence of previous fixture types and locations. The location of windows suggests that all stairway lighting fixtures were located on the ceilings above each landing.

Main stairway – lensed fluorescent fixtures and emergency "wall pack".

Recommendations: With no historical reference materials to direct any preservation work, any changes to the lighting should be sympathetic to the existing architecture. If, in the

process of any construction within the stairway, evidence of historical lighting fixtures is discovered, that information should be used as a guide for further preservation work.

- The linear fluorescent fixtures, as well as any exposed conduit, should be replaced with a more architecturally sensitive solution. Any replacement lighting fixtures should reflect the design and materials of the original building. Providing fixtures that match the aesthetic of the architecture would be a significant step toward restoring the integrity of this space.
- If permissible by code, emergency lighting “wall packs” should be eliminated, instead providing egress lighting through existing fixtures.