COLUMBIA COLLEGE CHICAGO

CAMPUS PRESERVATION PLAN

Volume X

623 SOUTH WABASH 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 623 South Wabash 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 Wabash Campus

Address: 623-33 South Wabash Avenue

Size: 10 stories / 120 feet x 170 feet
Approximately 218,000 square feet

Historic Information:

Architect: Solon S. Beman, 1895.

Former Address: 378-88 South Wabash (same location)

Original Name: Second Studebaker Building.

Subsequent Names: Brunswick Building; Brunswick, Balke, Collender Buiding.

Present Name: Columbia College Wabash Campus

Acquired by Columbia College: 1983

Original Building Type: Office

Style: Chicago Commercial, detailed in the Gothic Revival Style

HBPP Building Classification:

Class #4: A building that is potentially eligible for the National Register 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:

Architectural 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.

Drawings for alterations to this building are in the Alfred Alschuler collection at the CHS, however there are no permits on file for this work.

- Job # 1600: "Alterations to Building." rev. 7/24/1930
- Job # 1600A: "New Vault for the Brunswick Building." rev. 8/18/1930.

Publications and Reports:

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

Condit, Carl. *The Chicago School of Architecture.* Chicago: University of Chicago Press, 1964.

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

Graphic Documentation:

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Condit, Carl. *The Chicago School of Architecture.* Chicago: University of Chicago Press, 1964.

Kogan, Rick. *Brunswick: The Story of an American Company, from 1845 to 1985,* 1987.

Inland Architect, Vol. 26, August, 1895.

Saliga, Pauline, ed. *The Sky's the Limit: A Century of Chicago Skyscrapers.* New York: Rizzoli International Publications, 1990.

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-179.)

Terminology

National Register of Historic Places (NR)
City of Chicago Landmark (CL)

Statement of Significance

The former Second Studebaker/Brunswick Building at 623 South Wabash Avenue has important associations with significant industries in Chicago and the Midwest and is a rare work by a significant architect. It

is a fine example of the architecture of the developmental period of the skyscraper, rendered in the style known as the Chicago Commercial Style, and is distinguished by its overall design. It has been altered but significant features remain.

Architectural Significance

As a significant work by a major architect, the 623 South Wabash Building can be considered an important contributor to our understanding of the development of the skyscraper, of Chicago's role in architecture, and of the birth of modern architecture.

The architect of the 623 South Wabash Building was Solon S. Beman (1853 -1914), the famous designer of the industrial town of Pullman on Chicago's far South Side. Born in Brooklyn, New York, Beman trained in the office of architect Richard Upjohn, one of America's most prominent nineteenth century designers and the founder of the American Institute of Architects. Between 1879 and 1892, Beman designed and oversaw construction of hundreds of buildings of every type in the industrial town of Pullman, Illinois (NR district, two CL districts), ranging from factories, stables and warehouses to residences, markets, a school, a church, and a water tower that was the world's tallest building when it was built. He also designed the Pullman office building that formerly stood on the southwest corner of Michigan Avenue and Adams Street, a nine story structure built in 1884. His work at Pullman earned a gold medal for community design during the 1893 World's Columbian Exposition, and the town became internationally famous due to the combination of its design and the global reach of the railroad products it manufactured. Among Beman's most famous buildings were the William W. Kimball Mansion (NR, CL) at 1801 South Prairie Avenue of 1890, the Mines & Mining Building at the World's Columbian Exposition of 1893, and Chicago's First Church of Christ, Scientist, (now Grant Memorial Church, CL) at 4021 South Drexel Boulevard built in 1896.

Through the fame he achieved at the town of Pullman, Beman established relationships with several transportation companies, most particularly railroads. This led to several other transportation projects including the Grand Central Railroad station.

> "Architecturally, no other Chicago (railroad) station approached Solon S. Beman's monumental Grand Central of 1890. Its Norman tower, rising 247 feet at the corner of Harrison and Wells Streets, contained an 11,000-pound bell to warn travelers of the time, and its iron-and-glass train shed was one of the marvels of nineteenth century engineering" (Lowe, David, *Lost Chicago,* p. 57).

Another of Beman's transportation clients was the Studebaker Brothers Carriage Works of South Bend, Indiana. Beginning in 1885 with what is now known as the Fine Arts Building at 410 South Michigan Avenue (CL), Beman executed several designs for the Studebakers, all of which were used for offices and the final assembly, display, sale and maintenance of the their horse-drawn carriages and wagons. When the company's business outgrew the Michigan Avenue location, they commissioned Beman to design a new structure at 623 South Wabash Avenue in 1895.

Known as the Second Studebaker Building, and as the Brunswick, Balke, Collender Building, 623 South Wabash was built as a ten story office, final assembly and warehouse facility. It is a distinctly modern design, a skyscraper having a steel structural frame, terra cotta fireproofing and ornamental façade, and freight and passenger elevators. Its enormous windows and thin framing reveal the structural frame in an overtly modern way. Originally the design included early examples of the "Chicago Window," the configuration of windows where a large, single fixed pane of glass occupies the center of each opening, flanked by narrower movable sash. The building was singled out by architectural historian Carl Condit in his important history of early skyscraper development in Chicago, *The Chicago School of Architecture:* Carl Condit celebrated the openness of the façade as a prime example of the aesthetic transformation of design through the use of a metal structural frame.

> "... the façade is a great open area of glass crossed by the thin lines of the molded piers and the narrow bands of the spandrels.... The Chicago windows and the delicately articulated wall provide the fullest exploitation of steel framing that the Chicago school could show at the time" (Condit, Carl. *The Chicago School of Architecture,* p. 145.)

This statement is particularly poignant when this building is considered in the context of its more famous contemporary, the Reliance Building by Daniel Burnham and Charles Atwood, built the same year. In both cases, the openness of the façade, with windows that nearly fill the entire bay as defined by the structural frame, foreshadow the development of the similarly open steel and glass facades of the International Style during the twentieth century.

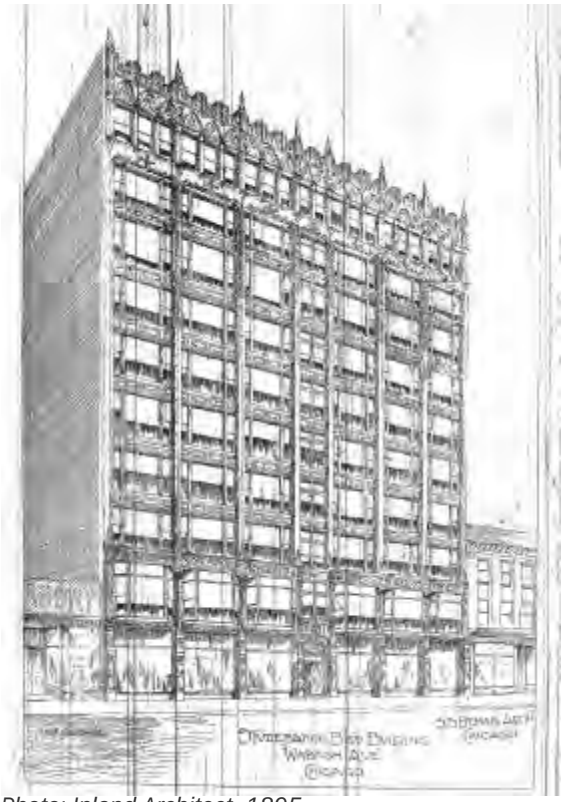


Photo: Inland Architect, 1895

The former Second Studebaker Building is a Chicago Commercial Style building, characterized by the clear expression of its structural frame, by the lack of thick masonry in imitation of load-bearing walls, particularly

at its base, and by windows of historically unprecedented size that almost completely fill the openings of the structural bays.

The modern proportions of the façade were articulated with Gothic Revival details. Terra cotta covers the piers of the third through ninth floors, where the Gothic style moldings culminate in floral details. The spandrels above the third through eighth floors are terra cotta and carry linear patterns derived from the Gothic Revival. In addition, the original cornice (which has been removed) formed pointed arches above each of the tenth floor windows, with finials atop the piers. The technique of introducing historic revival detailing on a modern structural frame was common at the time; other Chicago Commercial Style skyscrapers of the 1890s, such as the Ludington Building, (also owned by Columbia College) the Reliance Building and the Fisher Building, were also faced with terra cotta that articulated historic revival style details.

In 1913 Studebaker sold the building to the Brunswick Company for use as offices and display space. Brunswick was a maker of wood entertainment installations, including billiards tables, bars and back bars for saloons, bowling alleys and equipment. Brunswick's previous headquarters a few blocks north had burned and they sought a new fireproof facility. During the company's tenure in the 623 South Wabash Building, from 1913 to 1964, they saw their business change markedly, especially during Prohibition, with the loss of all bar-related installations. To survive, they began to diversify their lines by making cabinets for phonographs and radios built by other companies. By the late 1920s, Brunswick was making its own phonographs and radios, and even went into the recording business, building a recording studio in this building and pressing records under the Brunswick name.

With the repeal of Prohibition in December, 1933, the bar business returned, but the company continued to diversify into a wider variety of ventures. Over the next thirty years the market for bowling boomed, and the company not only provided all the equipment for bowling alleys, it was an innovator in the development of the automatic pin-setting machines that revolutionized the sport. It also began to manufacture equipment for baseball, basketball, tennis and other sports. Brunswick retained the 623 South Wabash Building as its headquarters until 1965, when the company moved to its new building at 69 West Washington Street.

The 623 South Wabash Building was used as an office and warehouse building before it was purchased by Columbia College in 1983, when it was renovated for use as classrooms, studios, offices, and a student lounge and gallery. The building continues to serve those uses today.

Design Philosophy

Solon S. Beman was, like his teacher, Richard Upjohn, an architect who studied historic architectural styles to better solve the design problems of his time. Unlike his mentor, however, he was interested in and made use of the newest available technologies when he deemed them essential to the solution of the design problem at hand. An architect who

worked in a broad range of building types, Beman's residences and churches are thoroughly demonstrative of historic revival styles, particularly the Gothic and Classical. In his industrial work, however, the style of the building is applied to a practical solution that makes for a tall building with many floors, each having an open floor plan filled with maximum natural light.

The problems to be solved in developing tall commercial buildings were enormous; there was a need for many stories of space, yet historic masonry loadbearing structures of great height required thick walls, particularly at their base. This was not satisfactory, in part due to the expense of the materials, and due to the fact that, for building owners, the ground floor retail space represented the most valuable rent per square foot. An additional problem was height; the more stairs a tenant had to climb, the less could be charged in rent. In the Studebaker case, carriages and wagons could not be transported to and from upper floors without elevators. And, especially in Chicago during the years after the Great Fire, the problem of fireproofing a tall building needed to be addressed.

Beman followed the lead of another prominent Chicago architect, William LeBaron Jenney, and made his own contributions to the development of the skyscraper, as did Dankmar Adler and Louis Sullivan, and Daniel Burnham and John Root. They found the solution in hanging the entire building from a metal structural skeleton, allowing it to carry all of the weight of the building, isolating it and bringing it to the foundation through the vertical supports. This relieved the walls of any load-bearing function, effectively turning them into screens which kept the weather out, and allowing them to be open in an unprecedented way. Because the frame allowed for thinner, more open walls, the problems presented by thick masonry walls were solved, and buildings became more brilliantly illuminated, more spacious, and therefore more profitable for their owners and their retail tenants. This development is demonstrated very effectively by the façade of the 623 South Wabash Building, where the windows occupy nearly the entire opening of every bay.

The problem of fireproofing was solved by cladding the structural supports in clay tile, and the floors could be made of the same material (clay tile arch construction). Lastly, the problem of height was solved by elevators, which went through a dramatic period of technical advance during the 1880s, particularly with the introduction of electric elevators in 1887. With the exertion of stair-climbing eliminated, not only were tall buildings practical, but the potential rate of income from higher floors was greatly increased.

Its original use, as an office, final assembly, and display building for the carriages and wagons of the Studebaker Brothers Company of South Bend, Indiana, demanded the open floor plans and large windows only the skyscraper could offer. The use of Gothic Revival terra cotta ornament was seen at the time as appropriate to a modern high-rise building; in the eyes of these designers, the affinities of modern

buildings with the Gothic were obvious in that they shared great height, both had predominantly a vertical emphasis in massing and detailing, and both had structural systems that allowed for enormous windows.

The structure, quality of materials, decorative program, and scale of the 623 South Wabash Building make it an exceptional design of its period.

Description

The building occupies its entire lot, which is open to Wabash Avenue to the west, and an alley to the east. It is flanked to the north by a two story terra cotta commercial building of 1930 and a 15 story hotel and parking garage of c1925-30. To the south it is bordered by a parking lot. To the west stands the 1887 Wirt Dexter Building by Dankmar Adler and Louis Sullivan at 630 South Wabash Avenue.

The 623 South Wabash Building is ten stories plus basement. It is a metal frame structure with clay tile arch floor construction on spread foundations. It stands in the middle of a block facing Wabash Avenue. It is seven bays wide, having six bays of equal size are divided by a narrower bay at the center entrance. The terra cotta cladding at the vertical piers and spandrels carries Gothic Revival details and is minimal: covering only structural elements and affording large expanses of glass. The original design included intricate gothic foliate details above the ninth floor windows and at the parapet. These have been lost. The original terra cotta was a red color and has been painted. The primary facade is currently faced with black granite on its first two floors and above and around its entrance. The side and rear walls are common brick.

Photo: Chicago Historical Society, Hedrick-Blessing Collection, 1958.

Overall, the building is in good condition and has a low degree of integrity. Restoration of the building's façade would improve its appearance and integrity.

Major Alterations

The 623 South Wabash Avenue building has undergone extensive alterations since its construction. The building was originally built as a "10-story brick office and warehouse" according to its original permit. Façade repairs in brick were made in 1916. Other permits for exterior work on this building also indicate that the window sash were replaced in May, 1939, and that a new 24" wide stairway fire escape was added in April, 1942.

The Brunswick Corporation renovated the exterior of the main façade at the lower floors with monumental slabs of black polished granite and aluminum vertical fins. These alterations were completed sometime after 1957 as evidenced by photographic documentation. The fins were removed in 1984 and the granite remains.

The elaborate Gothic Revival cornice was removed and replaced with the simple parapet clad in EIFS (Exterior Insulation and Finish System). The windows were replaced at least twice, the first time occurring in 1939, then by Columbia College, most likely as part of the 1986-90 renovation.

On the interior, the building saw few alterations in its first few decades. Permits indicate that significant interior work was conducted during the late 1940s and early '50s. Permits for unspecified alterations and plumbing work on floors 5 through 9 were issued in July and September, 1947; a new ventilation system was added on the first three floors in January 1950; new ventilation was also added on the fourth floor in September, 1951; a 4,500 gallon sprinkler tank was replaced in June, 1952; and the 4th floor offices were renovated in July, 1953.

The building was extensively renovated for classroom, office and studio uses by Columbia College in 1987 by architect Michael Arenson. Additionally, a permit for interior alterations of the 1st, 7th, 8th, 9th, and 10th floors, specifying no structural work, was issued to Columbia College in July 1992. M. Arneson was the architect, and the contractor was Brown & Associates, Inc. More recent permit records indicate floors 1-10 except for 2 were extensively remodeled between 1994 and 1999. A permit was issued for modernization of the elevators in April, 2000.

Zone Numbers & Descriptions

The exterior and interior spaces of the Columbia College Wabash Campus Building, formerly the Studebaker 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 (West)

Zone Level 2: Preservation
- 2A – Main Stairway (West)

Zone Level 3: Rehabilitation
- 3A – Secondary Exterior Elevations (North, East, and South)
- 3B – Roof
- 3C – East Stairway and Freight Elevator

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

Detailed Zone Description – Zone 1: Preservation

Zone number	Zone name
1A	Primary Exterior Elevation (West)

The Columbia College Wabash Campus Building, formerly the Studebaker Building, was designed in the Chicago Commercial Style and detailed in the Gothic Revival Style. The primary west elevation faces South Wabash Avenue and is ten stories high. The façade is clad with red terra cotta, EFIS (Exterior Finish Insulating System) and granite with red terra cotta ornament. All wall surfaces, except the granite, have been painted. Most of the ornament that defined the building as Gothic Revival was in the cornice which has since been removed, and is now covered in EFIS. What remains are the terra cotta spandrels above the third through eighth floors, and the terra cotta ornament that vertically frames each bay and culminates in scrolled and floral details at the top of the ninth floor. Original terra cotta may be extant behind the black granite has been applied to the first three stories.

The glazed terra cotta wall surfaces are in fair condition with some cracks and spalls.

The building's façade is rectangular, seven bays wide, six bays of equal size divided at the center by a narrower bay. Each wide bay on floors three through ten, originally had Chicago Style windows. This window configuration was altered with aluminum windows replacing the original wood sash. Currently each center opening has two fixed panes of glass

Primary exterior façade, facing west

flanked with narrower operable sash. The narrow center bay has two windows with operable lower sash. The second floor projecting bays originally had Chicago Style windows with transoms. These windows have been replaced with metal and the original mullions have been clad. The ground floor has non-original, aluminum framed storefronts. The current storefront configuration is divided into two glass units to each bay. At the north end of the façade is the original fire escape. The main entrance is centrally located, consisting of a group of three contemporary aluminum and glass doors. Some original ornament at entrance transom is still visible from the interior.

Due to these extensive alterations, this façade has a low degree of integrity.

Transom ornament viewed from the interior

Impact Overlay Zone:
The façade has been significantly altered by changes to the first three stories and the parapet. Gothic Revival terra cotta ornament has been removed from the parapet and ninth floor, and removed or obscured beneath monumental slabs of black polished granite on floors one through three. Restoration of the altered lower floors and parapet would improve the buildings integrity and appearance.

Architectural Recommendations
The Columbia College Wabash Campus is a building potentially eligible for listing on the National Register of Historic Places and potentially eligible for City of Chicago Landmark designation. As such, the character and qualities of the building should be maintained and preserved. The 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. If any of the decorative ornament is damaged, sensitive repairs should be made; if missing or beyond repair, replication in identical materials is recommended.

Historic elements of this facade 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 beyond repair, replication in identical materials is

recommended.

- Continue regular façade inspections and maintenance.
- Inspect the terra cotta for cracks and deteriorated anchors. Repair and tuckpoint as necessary.
- Plan for a comprehensive terra cotta façade restoration including the removal of paint and soiling; repair and replacement of deteriorated terra cotta and anchors as necessary; tuckpointing with an appropriate mortar; and new sealants at wash joints and windows.
- Restore terra cotta cornice based on historic photographic documentation using terra cotta or an appropriate substitute material.
- Verify extent of terra cotta behind the granite by making inspection openings.
- Remove the granite that was applied to the first three floors and restore the terra cotta at these areas to further enhance the appearance and restore the integrity of the building. Repair terra cotta, or if missing or severely damaged, material can be replicated using existing terra cotta and historic documentation as a guide.
- While it will greatly impact the layout of interior partitions, when the replacement of the non-original upper floor windows is considered, the new units should replicate the appearance of the original Chicago Style windows. This work should be done based on available historic documentation and should incorporate restoration of both materials and design.
- Returning the ground floor storefronts to the historic configuration will improve the integrity of the primary facades. This work should be done based on available historic documentation and replicate the original design and materials.
- Evaluate opportunities to restore lower floors and parapet.
- The exterior fire escapes are original the building and should be retained.
- Evaluate the location of interior elements (ie radiators) and uses (ie seating) at first floor raised floors. Anything at the storefronts on the interior, will impact the exterior appearance of the façade.

Lighting Recommendations

The west façade of 623 S. Wabash Avenue currently shows no signs of original exterior lighting fixtures. The only visible fixtures are a series of HID “wallpack” floodlights, located above the first floor in the center of each bay. Any evidence of previous fixtures has been covered by the newer façade of black granite.

Historic photographs show two original light fixtures, poles with globe clusters located directly adjacent to the façade, flanking the main entrance on Wabash. Although details are difficult to discern, the poles

appear to be topped with a central globe, orbited by four smaller globes. It is entirely likely that these represent the extent of the original exterior lighting scheme.

- The HID fixtures are a significant intrusion on the character of the building. Given the locations of existing lighting poles along the sidewalk, these fixtures are most likely unnecessary for pedestrian illumination and are a significant source of glare. These HID fixtures should be removed and, if desired, replaced with wall mounted fixtures replicating the original globe fixtures.
- Spot lighting could be added to accent structural features of the façade. These could possibly be concealed by the restored globe fixtures.

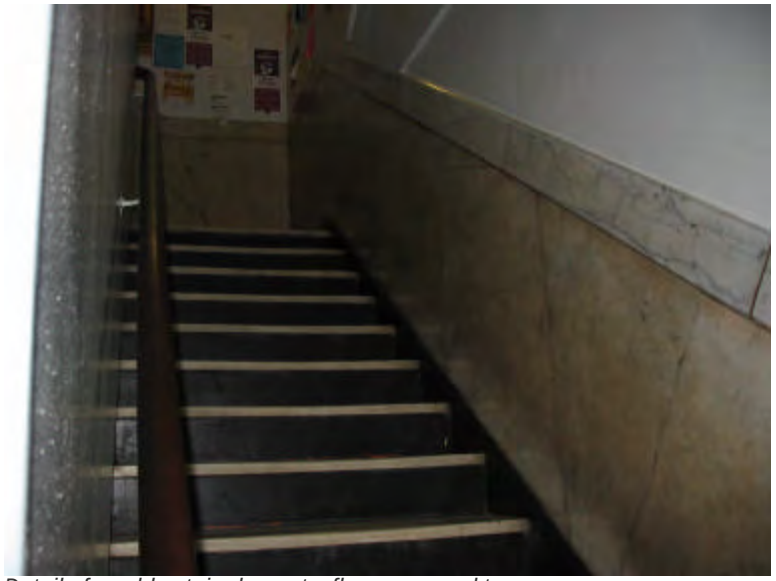
Mechanical/ Electrical Recommendations

- If the first floor west elevation is restored then an interior, air-lock vestibule could be added to increase the comfort in the lobby.
- Continue to keep window air conditioning units, louvers, ventilation openings 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 2: Preservation

Zone number	Zone name
2A	Main Stairway (West)

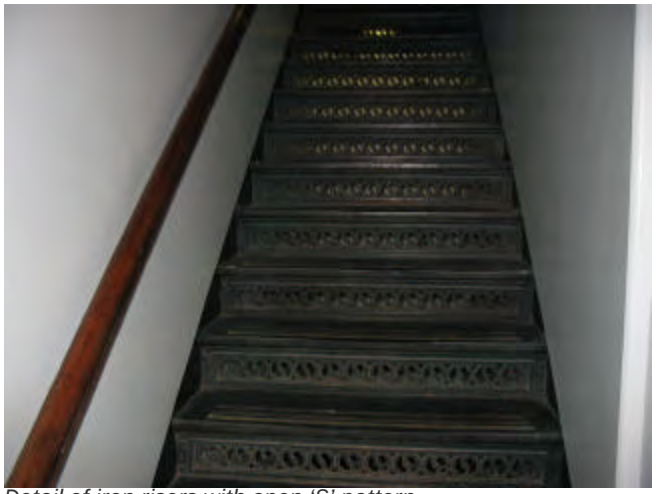
The main stairway, located at the west end of the building off the main lobby follows a 'U' shape as it wraps around two adjacent passenger elevators. At the ground and second floors, the stair is detailed with marble treads and wainscoting. The remaining walls are smooth plaster as are the ceilings. The handrail has a round profile and is stained wood.



Detail of marble stair elements, floors one and two

The structure of the stairs is iron which is visible from the second through the tenth floors. Here, the iron risers are configured with a cast, stylized, open 'S' pattern, for 'Studebaker', the original building name. At various locations within the stairway are cast iron panels with scrolled decoration, which have been painted.

The stairway retains a high degree of integrity.



Detail of iron risers with open 'S' pattern

Architectural Recommendations

The Main Stairway is an area exhibiting distinguishing qualities and, original materials and elements. As the only ornamented circulation space original to the building it has been designated as Zone Level 2: Preservation. It 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, 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 decorative ornament is damaged, sensitive repairs should be made; if beyond repair, replication in identical materials is recommended.

Elements identified within this zone that have been rated 1 or 2: Preservation are all features and materials original to the building. These elements are important to the historic integrity of the building and should be preserved and maintained. All of these elements appear to be in good condition.

Lighting Recommendations

The main stairway offers no evidence of the original lighting fixtures or layout. The current lighting scheme utilizes compact fluorescent floodlights at each landing, some of which are wall-mounted. Others are ceiling-mounted, and, as evidenced by their exposed conduit feeds, are likely not representative of the original layout.

Without any historical reference or evidence of original fixtures or locations, any changes to the lighting should be sensitive to the original architecture.

- The current fluorescent floodlights and exposed conduit are not in keeping with the style and character of the building. These should be removed and replaced with fixtures that are sympathetic to the original architecture.
- The original light fixtures in the stairwell were most likely sconces at each landing. Any new fixtures and layout should return to this type of fixture and placement.

Mechanical/ Electrical Recommendations

The main stairway is entirely on the interior and does not require any heating, ventilating or air conditioning. No vertical or horizontal pipe, raceway or duct penetrations into the stairwell were observed. Any discovered intrusions should be eliminated or rerouted. Fire separation between the stair enclosure and adjacent elevator shafts and spaces must be maintained. Any mechanical or electrical penetrations must be properly sealed and fire dampers and stops added.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3A	Secondary Exterior Elevations (North, East, and South)

The secondary exterior elevations extend above a two story building to the north, an alley to the east and an on-grade parking lot to the south. The walls are common brick and window sills are limestone.

The service door and loading dock bays are steel and recessed into the east façade. There is an irregular pattern of window openings on the north and south elevations between the fourth and tenth floors. The east elevation which faces the alley has, on each floor, four windows per bay in the outer bays, and three windows per bay on the inner four bays. Windows are separated by cast iron mullions. The original wood window sashes have been replaced with aluminum, and steel at fire egress locations.

East wall detail showing window configuration

There are two fire escape stairs on the east elevation: one stair at the north end and a second at the center.

East wall detail showing fire escapes

Architectural Recommendations

The North, East and South elevations, as secondary façades, have been assigned Zone Level 3: Rehabilitation. These are areas modest in nature, not 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 stone and brick masonry and cast iron mullions. 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.
- Tuckpoint the brick and repair the limestone window sills as necessary. Inspect the cast iron mullions for damage and repair as necessary. Maintain with paint.

Mechanical/ Electrical Recommendations

- There appears to be an obsolete dry fire protection standpipe on the northeast fire escape. The fire department no longer requires this exterior standpipe and would allow its removal.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3B	Roof

The roof is flat and the surface is built-up bituminous material. The downspout system is internal. The brick parapet walls have clay tile coping at the sides and rear, and sheet metal coping at the front (west).

There are penthouses which houses mechanical equipment, there is a large round brick chimney, and satellite dishes.

View of roof

Cautionary Zone Overlay:
Mechanical equipment on the roof includes but is not limited to elevator equipment rooms, condensing units, exhaust fans, and a cooling tower.

Architectural Recommendations

The roof has been assigned Zone Level 3: Rehabilitation because additions and alterations to the roof can impact the Primary Facade of the building. Original elements that can be seen from the ground have been identified and should be maintained and if necessary replaced with compatible material and design. Most 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.

- Maintain the brick and clay tile on the chimney including proper tuckpointing as needed.

Mechanical / Electrical Recommendations

- As the cycle of updating and replacing mechanical equipment continues, new systems should be designed, in part to incorporate sensitive placement of equipment including communications equipment (satellite dishes), keeping profiles low, and locating equipment away from the perimeter so it will continue to not be visible from the ground.

Detailed Zone Description – Zone 3: Rehabilitation

Zone number	Zone name
3C	East Stairway and Freight Elevator

The east stairway is secondary with a low level of detail and ornament. The stair is cast iron. The steel pipe hand rails are tubular with fittings to connect rails to posts.

The landing floors are original hardwood and have been painted. The walls and ceilings are smooth, painted plaster.

The original, large freight elevator is located directly adjacent to the east stairwell.

Detail of east stairway

Freight elevator

Architectural Recommendations

The East Stairway and Freight Elevator have been assigned Zone Level 3: Rehabilitation. This is an area modest in nature, not ornamented but with historic features which have been preserved and maintained. Historic elements have been rated for preservation and 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.

- The wood floor surfaces are in fair condition. The finish shows signs of heavy traffic wear. The wood should be cleaned and

maintained.

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

Mechanical/ Electrical Recommendations

- Provide appropriate and functional replacement lighting in the east stairwell and vestibules. Similar mechanical and electrical infringements in the main stairwell should be moved when possible.
- The freight elevator drive and operations dates to earlier times. If the elevator is retrofitted, then one should preserve the historic ornamentation.

Detailed Zone Description – Zone 4: Free

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

This building, originally intended and used as office, showroom and warehouse space, has been adapted and remodeled for the Brunswick Company and currently for Columbia College use: classrooms, offices, reception areas, studios, labs, toilet rooms, lounges, and storage.

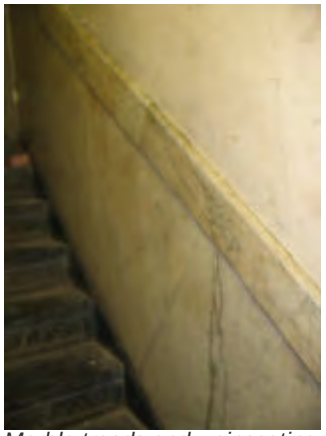
The result is that most original interior spaces, circulation patterns and finishes are no longer extant. However, most floors still have the original maple hardwood flooring under contemporary carpet and tile. Other historic finishes have been covered over or removed.

View of rehabilitated interior circulation spaces

This zone includes most of floors one through ten, circulation spaces, passenger elevators and the basement which retains the vaulted sidewalk area.

Original building elements visible within this zone include:

- Maple floors
- Marble wainscoting and stair treads
- Stained wood stair railings
- Decorative cast iron stair and wall elements
- Decorative cast iron radiators



Marble treads and wainscoting

Cautionary Zone Overlay:

There is equipment located throughout this zone that serve mechanical and electrical needs. Located throughout floors one through ten are temperature control compressor, chilled water coil air handling units,

low pressure steam air handling units, air cooled condensers, a 100 kw natural gas emergency generator, and water cooled air conditioner. The basement has water heater and tank, boiler vacuum pump, water booster pumps, gas low pressure steam boilers, freight elevator equipment, elevator pit, water split and meter for domestic air conditioning and fire protection, fire pump, sewage ejector, switchboard with meters, water service, gas service with meter and booster pump, switch board for fire pump and elevator, two 50 ton water-cooled chillers, water cooled air conditioners, chilled water pumps, and a 320 ton centrifugal chiller. The basement also has a no-access ComEd vault.

There are some studio classrooms that have high voltage machinery including table saws, drill presses, sanders and other large woodworking equipment. The ceramic studio has electric kilns. There are computer labs and other rooms contain biology and chemistry labs where there may be electrical equipment or potentially flammable chemicals. Because this equipment is transportable, a specific location for them has not been designated as an overlay, it should simply be recognized that these materials are present in the building.

Architectural Recommendations

Most interior spaces have been designated as Zone Level 4: Free. This area has a limited amount of historic fabric and has already 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. Elements that have been identified as historically important should be preserved. Historic elements have been rated for preservation. All of these elements appear to be in good to fair condition and should be preserved and maintained.

- Organize and locate the newspaper boxes, free standing signage and other containers to minimize a cluttered appearance.

Mechanical / Electrical Recommendations:

If various areas of the building are to be restored, it is possible to strip back the mechanical and electrical systems. The plumbing systems are mostly in and around the toilet rooms in the middle of each floor. The electrical power and communication system wiring locations are mostly concealed. Air distribution ductwork and outlets are through the occupied spaces. The original air systems were installed early in the air conditioning era (possibly 1930's). Original air system paths might be reused.

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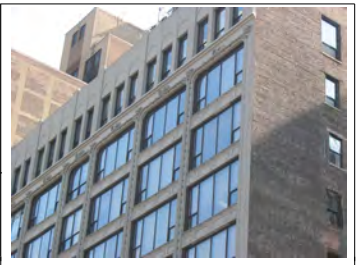
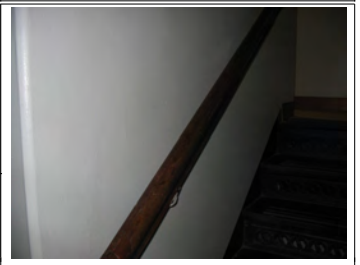
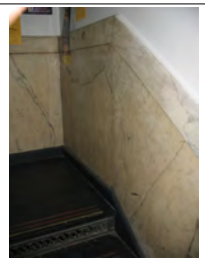
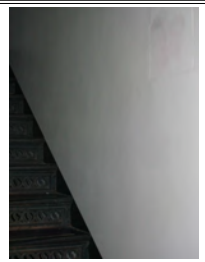
Appendix B: Survey Data

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
1A - Primary Exterior Elevation (West)	Wall Surface	Glazed Terra Cotta	1	Good Fair Poor Unknown **Total:**	3,850 sf sf sf sf 3,850 sf	 *623_0715_0625.jpg*

Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevation (West)	Wall Surface	Common Brick	3
1A - Primary Exterior Elevation (West)	Stair	Steel	4
1A - Primary Exterior Elevation (West)	Ceiling Surface	Concrete	6
1A - Primary Exterior Elevation (West)	Exterior Door	Aluminum and Glass	6
1A - Primary Exterior Elevation (West)	Exterior Door Casing/Trim	Aluminum	6
1A - Primary Exterior Elevation (West)	Exterior Door Finish	Factory Finish	6
1A - Primary Exterior Elevation (West)	Exterior Door Frame	Aluminum	6
1A - Primary Exterior Elevation (West)	Exterior Door Hardware	Aluminum	6
1A - Primary Exterior Elevation (West)	Exterior Entry Ceiling Surface	Granite	6
1A - Primary Exterior Elevation (West)	Exterior Entry Floor Surface	Concrete	6
1A - Primary Exterior Elevation (West)	Exterior Storefront Finish	Factory Finish	6
1A - Primary Exterior Elevation (West)	Exterior Storefront Frame	Aluminum	6
1A - Primary Exterior Elevation (West)	Exterior Storefront Glazing	Insulated Glass	6
1A - Primary Exterior Elevation (West)	Exterior Storefront Sash	Aluminum, Fixed	6
1A - Primary Exterior Elevation (West)	Exterior Window Casing/Trim	Aluminum	6
1A - Primary Exterior Elevation (West)	Exterior Window Finish	Factory Finish	6
1A - Primary Exterior Elevation (West)	Exterior Window Frame	Aluminum	6
1A - Primary Exterior Elevation (West)	Exterior Window Frame	Steel	6
1A - Primary Exterior Elevation (West)	Exterior Window Glazing	Insulated Glass	6
1A - Primary Exterior Elevation (West)	Exterior Window Sash	Aluminum, Double Hung	6
1A - Primary Exterior Elevation (West)	Exterior Window Sash	Aluminum, Fixed	6
1A - Primary Exterior Elevation (West)	Exterior Window Sash	Steel, Double Hung	6
1A - Primary Exterior Elevation (West)	Exterior Window Sill	Granite	6
1A - Primary Exterior Elevation (West)	Lighting	Wall Mounted Fixture	6

Zone Number & Description	Element Name	Description	Rating
1A - Primary Exterior Elevation (West)	Parapet	Stucco	6
1A - Primary Exterior Elevation (West)	Wall Finish	Paint	6
1A - Primary Exterior Elevation (West)	Wall Intrusions	Firehose Hookup	6
1A - Primary Exterior Elevation (West)	Wall Intrusions	Flag Pole/Mount	6
1A - Primary Exterior Elevation (West)	Wall Intrusions	Signage	6
1A - Primary Exterior Elevation (West)	Wall Surface	Granite	6
1A - Primary Exterior Elevation (West)	Wall Surface	Stucco	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Stairway (West)	Stair	Marble	1	Good Fair Poor Unknown **Total:**	925 sf sf sf sf 925 sf	 *623_020305_56.jpg*
2A - Main Stairway (West)	Stair	Cast Iron	2	Good Fair Poor Unknown **Total:**	925 sf sf sf sf 925 sf	 *623_020305_50.jpg*
2A - Main Stairway (West)	Stair Railing	Wood	2	Good Fair Poor Unknown **Total:**	190 lf lf lf lf 190 lf	 *623_020305_46.jpg*
2A - Main Stairway (West)	Wall Ornament	Cast Iron	2	Good Fair Poor Unknown **Total:**	9 each each each each 9 each	 *623_020305_47.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
2A - Main Stairway (West)	Wall Surface	Marble	2	Good Fair Poor Unknown **Total:**	250 sf sf sf sf 250 sf	 *623_020305_51.jpg*
2A - Main Stairway (West)	Wall Surface	Plaster	2	Good Fair Poor Unknown **Total:**	8,000 sf sf sf sf 8,000 sf	 *623_020305_48.jpg*

Zone Number & Description	Element Name	Description	Rating
2A - Main Stairway (West)	Interior Door Casing/Trim	Wood	3
2A - Main Stairway (West)	Interior Door Frame	Wood	3
2A - Main Stairway (West)	Stair Hardware	Bronze/Brass	3
2A - Main Stairway (West)	Interior Door	Transom	4
2A - Main Stairway (West)	Fire Detection	Alarm/Pull	6
2A - Main Stairway (West)	Fire Egress	Exit Signage	6
2A - Main Stairway (West)	Fire Egress	Lighted Exit Signage	6
2A - Main Stairway (West)	Floor Surface	Carpet	6
2A - Main Stairway (West)	Furnishings	Fixed Seating	6
2A - Main Stairway (West)	Interior Door	Steel, Flush	6
2A - Main Stairway (West)	Interior Door	Wood, Flush	6
2A - Main Stairway (West)	Interior Door Casing/Trim	Aluminum	6
2A - Main Stairway (West)	Interior Door Finish	Paint	6
2A - Main Stairway (West)	Interior Door Frame	Aluminum	6
2A - Main Stairway (West)	Interior Door Hardware	Aluminum	6
2A - Main Stairway (West)	Lighting	Ceiling Mounted Fixture	6
2A - Main Stairway (West)	Stair Surface	Applied Slip Resistant Treads	6
2A - Main Stairway (West)	Wall Finish	Paint	6
2A - Main Stairway (West)	Wall Surface	Gypsum Board	6

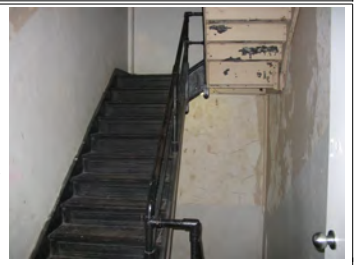
Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Casing/Trim	Cast Iron Mullion	2	Good Fair Poor Unknown **Total:**	each 200 each each each 200 each	 *623_0924_0008_a.jpg*
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Sill	Limestone	2	Good Fair Poor Unknown **Total:**	each 350 each each each 350 each	 *623_0924_0008_b.jpg*

Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (North, East, and South)	Chimney	Brick	3
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Casing/Trim	Wood	3
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Frame	Steel	3
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Frame	Wood	3
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Glazing	Clear, Single Glazed	3
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Glazing	Wire Glass	3
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Sash	Steel, Double Hung	3
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Sash	Wood, Double Hung	3
3A - Secondary Exterior Elevations (North, East, and South)	Parapet	Clay Tile	3
3A - Secondary Exterior Elevations (North, East, and South)	Wall Surface	Common Brick	3
3A - Secondary Exterior Elevations (North, East, and South)	Stair	Steel	4
3A - Secondary Exterior Elevations (North, East, and South)	Ceiling Finish	Paint	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Door	Overhead	6

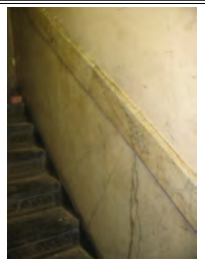
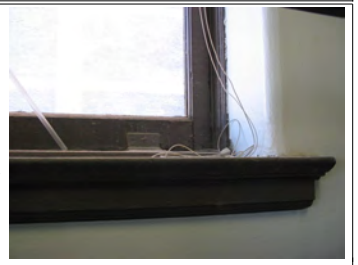
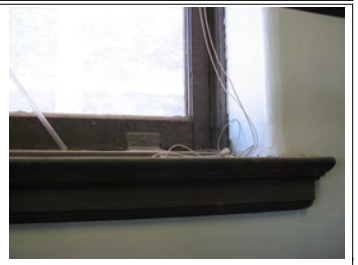
Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Door	Steel, Flush	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Door Casing/Trim	Steel	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Door Finish	Factory Finish	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Door Frame	Steel	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Door Hardware	Aluminum	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Entry Ceiling Surface	Concrete	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Casing/Trim	Aluminum	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Finish	Factory Finish	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Finish	Paint	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Frame	Aluminum	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Glazing	Glass Block	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Glazing	Insulated Glass	6
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Glazing	Insulated Wire Glass	6

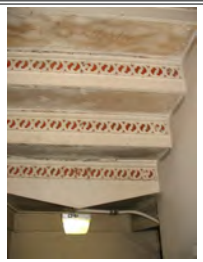
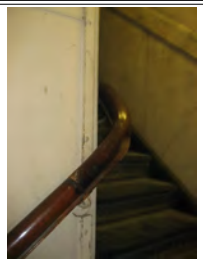
Zone Number & Description	Element Name	Description	Rating
3A - Secondary Exterior Elevations (North, East, and South)	Exterior Window Sash	Aluminum, Double Hung	6
3A - Secondary Exterior Elevations (North, East, and South)	Floor Surface	Concrete	6
3A - Secondary Exterior Elevations (North, East, and South)	Lighting	Wall Mounted Fixture	6
3A - Secondary Exterior Elevations (North, East, and South)	Wall Finish	Paint	6
3A - Secondary Exterior Elevations (North, East, and South)	Wall Intrusions	Conduit	6
3A - Secondary Exterior Elevations (North, East, and South)	Wall Intrusions	Pipes	6
3A - Secondary Exterior Elevations (North, East, and South)	Wall Intrusions	Signage	6
3A - Secondary Exterior Elevations (North, East, and South)	Wall Intrusions	Vent	6
3A - Secondary Exterior Elevations (North, East, and South)	Wall Surface	Common Brick	6

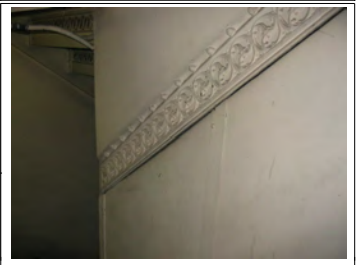
Zone Number & Description	Element Name	Description	Rating
3B - Roof	Chimney	Brick with Stone Coping	3
3B - Roof	Coping	Clay Tile	3
3B - Roof	Exterior Window Glazing	Opaque Glass	3
3B - Roof	Exterior Window Sash	Steel, Fixed	3
3B - Roof	Exterior Window Sash	Steel, Hopper	3
3B - Roof	Exterior Window Sill	Limestone	3
3B - Roof	Parapet	Brick	3
3B - Roof	Parapet	Clay Tile	3
3B - Roof	Wall Surface	Face Brick	3
3B - Roof	Chimney	Metal	6
3B - Roof	Coping	Concrete Mix	6
3B - Roof	Exterior Door	Steel and Glass	6
3B - Roof	Exterior Door	Steel, Flush	6
3B - Roof	Exterior Door Finish	Factory Finish	6
3B - Roof	Exterior Door Frame	Steel	6
3B - Roof	Exterior Door Hardware	Steel	6
3B - Roof	Roof Drainage	Roof Drain	6
3B - Roof	Roof Flashing/Trim	Sheet Metal	6
3B - Roof	Roof Surface	Built-up Bituminous	6
3B - Roof	Space Intrusions	Satellite Dishes	6
3B - Roof	Stair	Pressure Treated Wood	6
3B - Roof	Stair Railing	Wood	6
3B - Roof	Wall Surface	Corrugated Metal	6
3B - Roof	Wall Trim	Sheet Metal	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
3C - East Stairway and Freight Elevator	Floor Surface	Wood	2	Good Fair Poor Unknown **Total:**	sf 320 sf sf sf 320 sf	 *623_020305_41.jpg*
3C - East Stairway and Freight Elevator	Stair	Steel	2	Good Fair Poor Unknown **Total:**	860 sf sf sf sf 860 sf	 *623_020305_43.jpg*
3C - East Stairway and Freight Elevator	Stair Railing	Cast Iron	2	Good Fair Poor Unknown **Total:**	200 lf lf lf lf 200 lf	 *623_1025_0007.jpg*

Zone Number & Description	Element Name	Description	Rating
3C - East Stairway and Freight Elevator	Interior Door	Wood and Glass	3
3C - East Stairway and Freight Elevator	Interior Door Frame	Wood	3
3C - East Stairway and Freight Elevator	Interior Door Hardware	Bronze/Brass	3
3C - East Stairway and Freight Elevator	Wall Structure	Brick Masonry Unit	4
3C - East Stairway and Freight Elevator	Wall Surface	Plaster	4
3C - East Stairway and Freight Elevator	Fire Suppression	Wall Hose	6
3C - East Stairway and Freight Elevator	Floor Decking	Concrete	6
3C - East Stairway and Freight Elevator	Floor Finish	Paint	6
3C - East Stairway and Freight Elevator	Floor Surface	Concrete	6
3C - East Stairway and Freight Elevator	Interior Door Finish	Paint	6
3C - East Stairway and Freight Elevator	Lighting	Ceiling Mounted Fixture	6
3C - East Stairway and Freight Elevator	Lighting	Wall Mounted Fixture	6
3C - East Stairway and Freight Elevator	Space Intrusions	Steel Cage	6
3C - East Stairway and Freight Elevator	Stair Handrail Finish	Paint	6
3C - East Stairway and Freight Elevator	Wall Finish	Paint	6

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
4A - Non-historic / Significantly Altered Spaces	Stair	Marble	1	Good Fair Poor Unknown **Total:**	90 sf sf sf sf 90 sf	 *623_020305_35.jpg*
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Marble	1	Good Fair Poor Unknown **Total:**	100 sf sf sf sf 100 sf	 *623_020305_36.jpg*
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/ Trim	Wood	2	Good Fair Poor Unknown **Total:**	8,450 lf lf lf lf 8,450 lf	 *623_020305_03.jpg*
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Wood	2	Good Fair Poor Unknown **Total:**	1,275 lf lf lf lf 1,275 lf	 *623_020305_03.jpg*

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Wood	2	Good Fair Poor Unknown Total:	sf 14,000 sf sf sf 14,000 sf	 623_020305_01.jpg
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Radiator	2	Good Fair Poor Unknown Total:	25 each each each each 25 each	 623_020305_08.jpg
4A - Non-historic / Significantly Altered Spaces	Stair	Cast Iron	2	Good Fair Poor Unknown Total:	90 sf sf sf sf 90 sf	 623_020305_34.jpg
4A - Non-historic / Significantly Altered Spaces	Stair Railing	Wood	2	Good Fair Poor Unknown Total:	19 lf lf lf lf 19 lf	 623_020305_37.jpg

Zone Number & Description	Element Name	Description	Rating	Condition	Quantity	Photograph
4A - Non-historic / Significantly Altered Spaces	Wall Ornament	Structural Columns	2	Good Fair Poor Unknown **Total:**	12 each 1 each each each 13 each	 *623_020305_10.jpg*
4A - Non-historic / Significantly Altered Spaces	Wall Trim	Ornamental Iron	2	Good Fair Poor Unknown **Total:**	1 each each each each 1 each	 *623_020305_32.jpg*

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Exposed Concrete Structure	3
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Finish	Varnish	3
4A - Non-historic / Significantly Altered Spaces	Floor Decking	Concrete	3
4A - Non-historic / Significantly Altered Spaces	Floor Structure	Concrete	3
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Concrete	3
4A - Non-historic / Significantly Altered Spaces	Interior Door Frame	Wood	3
4A - Non-historic / Significantly Altered Spaces	Stair Hardware	Bronze/Brass	3
4A - Non-historic / Significantly Altered Spaces	Wall Structure	Cast Concrete	3
4A - Non-historic / Significantly Altered Spaces	Wall Structure	Structural Clay Tile	3
4A - Non-historic / Significantly Altered Spaces	Ceiling Finish	Paint	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Conduit	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Duct Work	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Intrusions	Pipes	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Accoustical Tiles (Affixed)	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Accoustical Tiles (Suspended)	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Gypsum Board	6
4A - Non-historic / Significantly Altered Spaces	Ceiling Surface	Plaster	6
4A - Non-historic / Significantly Altered Spaces	Elevators	Passenger	6
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Casing/Trim	Aluminum	6
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Finish	Paint	6
4A - Non-historic / Significantly Altered Spaces	Exterior Window: Interior Stool	Wood	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	Fire Extinguisher	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Fire Suppression	Wall Hose	6
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Carpet	6
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Ceramic Tile	6
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Entrance Mat	6
4A - Non-historic / Significantly Altered Spaces	Floor Surface	Synthetic Tile	6
4A - Non-historic / Significantly Altered Spaces	Furnishings	Built-in Cabinet	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	Furnishings	Work Bench	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Forced Air Ducts	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Radiator	6
4A - Non-historic / Significantly Altered Spaces	HVAC Equipment	Thermostat	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Steel Gate	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Steel, Flush	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Transom	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Wood and Glass	6
4A - Non-historic / Significantly Altered Spaces	Interior Door	Wood, Flush	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Casing/Trim	Aluminum	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Frame	Wood	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Bronze/Brass	6
4A - Non-historic / Significantly Altered Spaces	Interior Door Hardware	Steel	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Casing/Trim	Aluminum	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Interior Window Finish	Paint	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Frame	Aluminum	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Glazing	Clear, Single Glazed	6
4A - Non-historic / Significantly Altered Spaces	Interior Window Sash	Aluminum, Fixed	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Ceiling Mounted Fixture	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Recessed Fixture	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Stage Lighting	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Track Lighting	6
4A - Non-historic / Significantly Altered Spaces	Lighting	Wall Mounted Fixture	6
4A - Non-historic / Significantly Altered Spaces	Space Intrusions	Full Wall	6
4A - Non-historic / Significantly Altered Spaces	Space Intrusions	Partial Wall	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	Chalkboard/Whiteboard	6
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Circuit Breaker Panel	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	Lockers	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	Signage	6

Zone Number & Description	Element Name	Description	Rating
4A - Non-historic / Significantly Altered Spaces	Wall Intrusions	Television	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Ceramic Tile	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Gypsum Board	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Plaster	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Sheet Metal	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Solid Composite Surface	6
4A - Non-historic / Significantly Altered Spaces	Wall Surface	Sound Insulating Panel	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim	Wood	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Ceramic Tile	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Rubber/Plastic	6
4A - Non-historic / Significantly Altered Spaces	Wall Trim (Base)	Wood	6

623_020305_01.jpg

623_020305_08.jpg

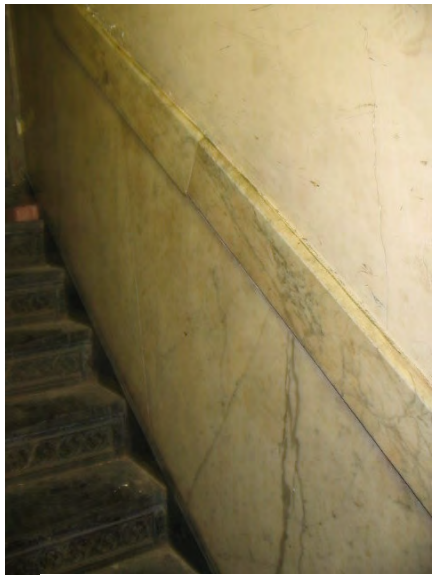
623_020305_03.jpg

623_020305_10.jpg

623_020305_32.jpg

623_020305_35.jpg

623_020305_34.jpg



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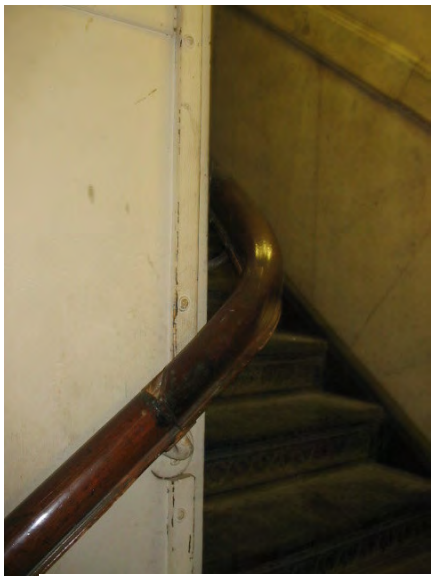


623_020305_37.jpg

623_020305_43.jpg

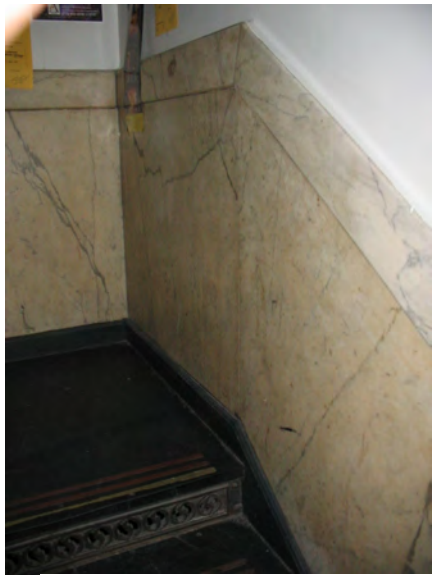
623_020305_41.jpg

623_020305_46.jpg

623_020305_47.jpg

623_020305_48.jpg

623_020305_50.jpg



623_020305_51.jpg

623_020305_56.jpg

623_0924_0008_a.jpg

623_0715_0625.jpg

623_0924_0008_b.jpg

623_1025_0007.jpg

Appendix C: Lighting Consultant Report

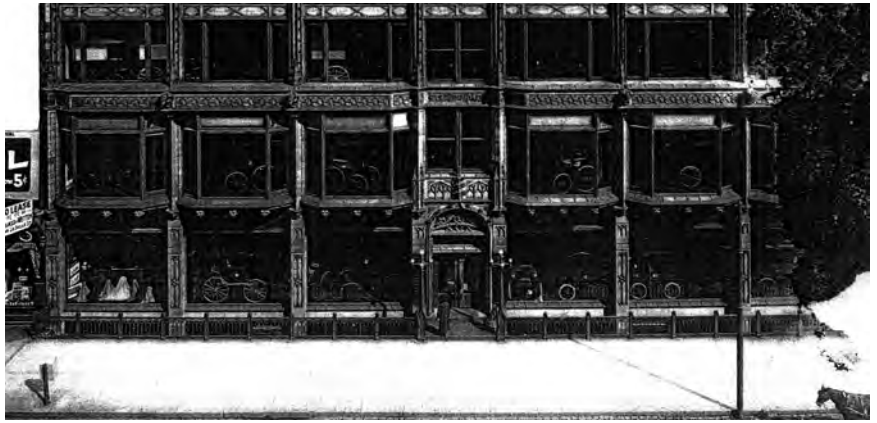
623 South Wabash Avenue

Zone number	Zone name
1A	Primary Exterior Elevation (West)

The west façade of 623 S. Wabash Avenue currently shows no signs of original exterior lighting fixtures. The only visible fixtures are a series of HID “wallpack” floodlights, located above the first floor in the center of each bay. Any evidence of previous fixtures has been covered by the new façade of black granite. ***[See picture.]***

West elevation – circles indicate locations of HID “wallpacks”.

Historical photographs show only two original light fixtures, poles with globe clusters flanking the main entrance on Wabash. ***[See picture.]*** Although details are difficult to discern, the poles appear to be topped with a central globe, orbited by four smaller globes. It is entirely likely that these represent the extent of the original exterior lighting scheme.



West elevation - historical photograph with original light poles visible.

Recommendations:

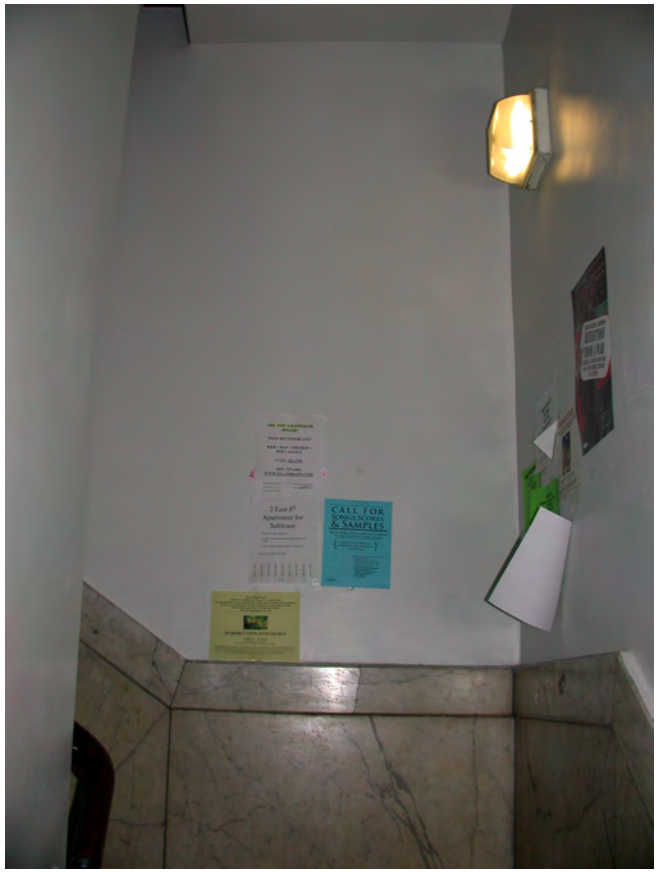
- The HID fixtures are a significant intrusion on the character of the building. Given the locations of existing lighting poles along the sidewalk, these fixtures are most likely unnecessary for pedestrian illumination and are a significant source of glare. These should be removed and, if desired, replaced with fixtures replicating the original globe fixtures.

Zone number	Zone name
2A	Main Stairway (West)

The main stairway offers no evidence of the original lighting fixtures or layout. The current lighting scheme utilizes compact fluorescent floodlights at each landing, some of which are wall-mounted ***[see picture]***. Others are ceiling-mounted, and, as evidenced by their exposed conduit feeds, are likely not representative of the original layout.

Recommendations: Without any historical reference or evidence of original fixtures or locations, any changes to the lighting should be sensitive to the original architecture.

- The current fluorescent floodlights and exposed conduit are not in keeping with the style and character of the building. These should be removed and replaced with fixtures that are sympathetic to the original architecture.
- The original light fixtures in the stairwell were most likely sconces at each landing. Any new fixtures and layout should return to this type of fixture and placement.



Main stairway – typical existing fixture in main stairway.