



Office of the Chicago City  
Clerk



O2012-3295

Office of the City Clerk

City Council Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 5/9/2012  |
| <b>Sponsor(s):</b>              | Mendoza, Susana A. (Clerk)  |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Historical landmark designation for Pioneer Trust and Savings Bank Building |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards                       |



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

May 4, 2012

The Honorable Susana Mendoza  
City Clerk  
City of Chicago  
Room 107, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**RE: Recommendation that the (former) Pioneer Trust and Savings Bank Building at 4000 W. North Avenue be designated a Chicago Landmark**

Dear Clerk Mendoza:

We are filing with your office for introduction at the May 9, 2012, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the (former) Pioneer Trust and Savings Bank Building at 4000 W. North Avenue be designated as a Chicago Landmark.

The material being submitted to you for this proposal includes the:

1. Recommendation of the Commission on Chicago Landmarks; and
2. Proposed Ordinance.

Thank you for your cooperation in this matter.

Sincerely,

Eleanor Esser Gorski, AIA  
Assistant Commissioner  
Historic Preservation Division  
Bureau of Planning and Zoning

Encl.

cc: Alderman Ariel Reboyras, 30<sup>th</sup> Ward *(via email w/o attachments)*



# ORDINANCE

## (Former) Pioneer Trust and Savings Bank Building 4000 W. North Avenue

**WHEREAS**, pursuant to the procedures set forth in the Municipal Code of Chicago (the “Municipal Code”), Sections 2-120-630 through -690, the Commission on Chicago Landmarks (the “Commission”) has determined that the (former) Pioneer Trust and Savings Bank Building at 4000 W. North Avenue, as more precisely described in **Exhibit A** attached hereto and incorporated herein (the “Building”), satisfies three (3) criteria for landmark designation as set forth in Sections 2-120-620 (1), (4) and (6) of the Municipal Code; and

**WHEREAS**, the Building represents a distinct building type found in Chicago’s neighborhoods that conveys aspects of the city’s and the country’s history from the early-twentieth century, including (i) the role banks played in the economic development of the city’s neighborhoods by providing financial security and loans, (ii) the development of outlying commercial centers in Chicago’s neighborhoods, (iii) the prominence of independent banks prior to the legalization of branch banking, (iv) the stabilization of the banking industry after the establishment of the Federal Reserve in 1913, (v) the great economic growth of the 1920s, and (vi) the economic disruption of the Great Depression; and

**WHEREAS**, the Building occupies a prominent location in its neighborhood context, at the intersection of North and Pulaski Avenues, exemplifying the importance of the financial institution in the Humboldt Park neighborhood; and

**WHEREAS**, the Building is a monumental example of the Classical Revival style of architecture and reflects the desire of bankers in the 1920s to signal to the banking customer that their money would be safe and that the financial institution was well-capitalized and enduring; and

**WHEREAS**, the Building’s front façade includes a three-story tall portico inspired by the temple fronts of ancient Greece and Rome with “giant-order” Ionic columns and pilasters, a common feature of Classical Revival-style bank buildings from the 1920s; and

**WHEREAS**, the exterior corners of the Building feature four sculptural panels which show the influence of the Social Realism movement through allegorical depictions of men at work in construction, blacksmithing, mining and shipping, all rendered in low-relief carved limestone; and

**WHEREAS**, the Building displays excellent craftsmanship in traditional materials on its exterior, including carved limestone and granite, and decorative cast and wrought iron; and

**WHEREAS**, the Building retains its 1926 grand banking hall, a triple-height space that continues the Classical Revival styling of the exterior in its overall form, columns and apse which are all derived from the basilica buildings of ancient Rome; and

**WHEREAS**, the Building’s banking hall displays excellent craftsmanship in traditional materials including decorative plaster, polished marble and terrazzo, and bronze architectural metal fixtures; and

**WHEREAS**, the Building satisfies the three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), and (6) of the Municipal Code; and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Building has a “significant historic, community, architectural, or aesthetic interest or value, the integrity of which

is preserved in light of its location, design, setting, materials, workmanship and ability to express such historic, community, architectural, or aesthetic interest or value"; and

**WHEREAS**, on April 5, 2012, the Commission adopted a resolution recommending to the City Council of the City of Chicago that the Building be designated a Chicago Landmark; now, therefore,

**Be It Ordained by the City Council of the City of Chicago:**

**SECTION 1.** The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth herein.

**SECTION 2.** The Building is hereby designated as a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

**SECTION 3.** For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are identified as:

- All exterior elevations, including rooflines, of the Building; and
- the following major historic interior spaces of the banking hall of the Building (the "Banking Hall Interior") in their entirety as delineated in **Exhibit B** (attached hereto and incorporated herein): the street-level entrance vestibule on North Avenue, the lobby and staircase leading from the vestibule to the first floor banking hall and the first floor banking hall. The Banking Hall Interior includes its:
  - overall spatial volume;
  - columns;
  - historic decorative floor, wall and ceiling surfaces and detailing; and
  - historic decorative lighting and other fixtures;

but excludes:

- the adjacent annex building located immediately to the west of the Building; and
- the projecting canopy on the North Avenue elevation.

**SECTION 4.** Finds that, for the purposes of Sec. 2-120-740 of the Municipal Code, the following "**Additional Guidelines - General**" shall apply:

Primary elevations are typically the main facades or other portions of a building that face a street or open space, or are otherwise prominently visible, and possess architectural design or expression, composition, structural expression, workmanship, materials and/or features significant to the historic character of the property. Secondary elevations are typically the side or rear facades or other portions of a building less prominently visible and that possess architectural design or expression, composition, workmanship, materials and/or features of lesser significance to preserving the historic character of the property. Some secondary elevations may also have "finished returns" (i.e., decorative features and wall materials at the corners of the Building which are continuations of features from, and typically at a right angle to, the primary elevations).

- the **primary elevations** of the Building are the North Avenue (south) elevation, the Pulaski Road (east) elevation and the finished return limestone portion of the alley (north) elevation, all including rooflines; and

- the **secondary elevations** of the Building are the west elevation above the annex and the brick portion of the alley (north) elevation, all including rooflines.  
The secondary elevations lack architectural detailing and consist of brick exterior walls with punched window openings.

On secondary elevations of the Building depending on the actual scope, design and details of proposed changes, the Commission may approve new window or garage openings or entrances.

The rooflines of the Building are integral components of the Building's elevations. Rooflines are considered to be the portions of the roof and all existing or proposed rooftop additions, appurtenances, equipment, and other features, or attachments thereto, in public view.

Public view may be considered to be from such locations as streets, sidewalks, parks and open spaces, but not from public or private alleys.

**SECTION 5.** Finds that, for the purposes of Sec. 2-120-740 of the Municipal Code, the following **“Additional Guidelines – General - Banking Hall Interior”** shall apply:

Vertical partitions and partial mezzanine floors in the Banking Hall Interior:

The Commission may approve new vertical partitions and/or new partial mezzanine floors within the Banking Hall Interior on a case-by-case basis depending on the impact of the changes on the Banking Hall Interior's historical and architectural character, per Standards 9 and 10 of the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Historic Teller Stations and Check-Writing Tables:

The Commission encourages the retention of the teller stations and check-writing tables located within the Banking Hall Interior. However, it will approve the removal or relocation of these fixtures within the context of an overall plan for the reuse of the Banking Hall Interior if these fixtures restrict the ability to reuse the Banking Hall Interior, and subject to the following: at least one representative teller station and one check-writing table should be retained in the Building. The retained representative section of the teller station may be modified or altered in order to accommodate its relocation. Only the front, public-facing finished portion of the teller stations need be retained; the back-of-house portions of the teller stations may be modernized, modified or removed without limitation.

**SECTION 6.** The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

**SECTION 7.** If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

**SECTION 8.** All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 9.** This ordinance shall take effect upon its passage and approval.


**Exhibit A**  
**(Former) Pioneer Trust and Savings Bank Building**  
**4000 W. North Avenue**  
**Property Description**

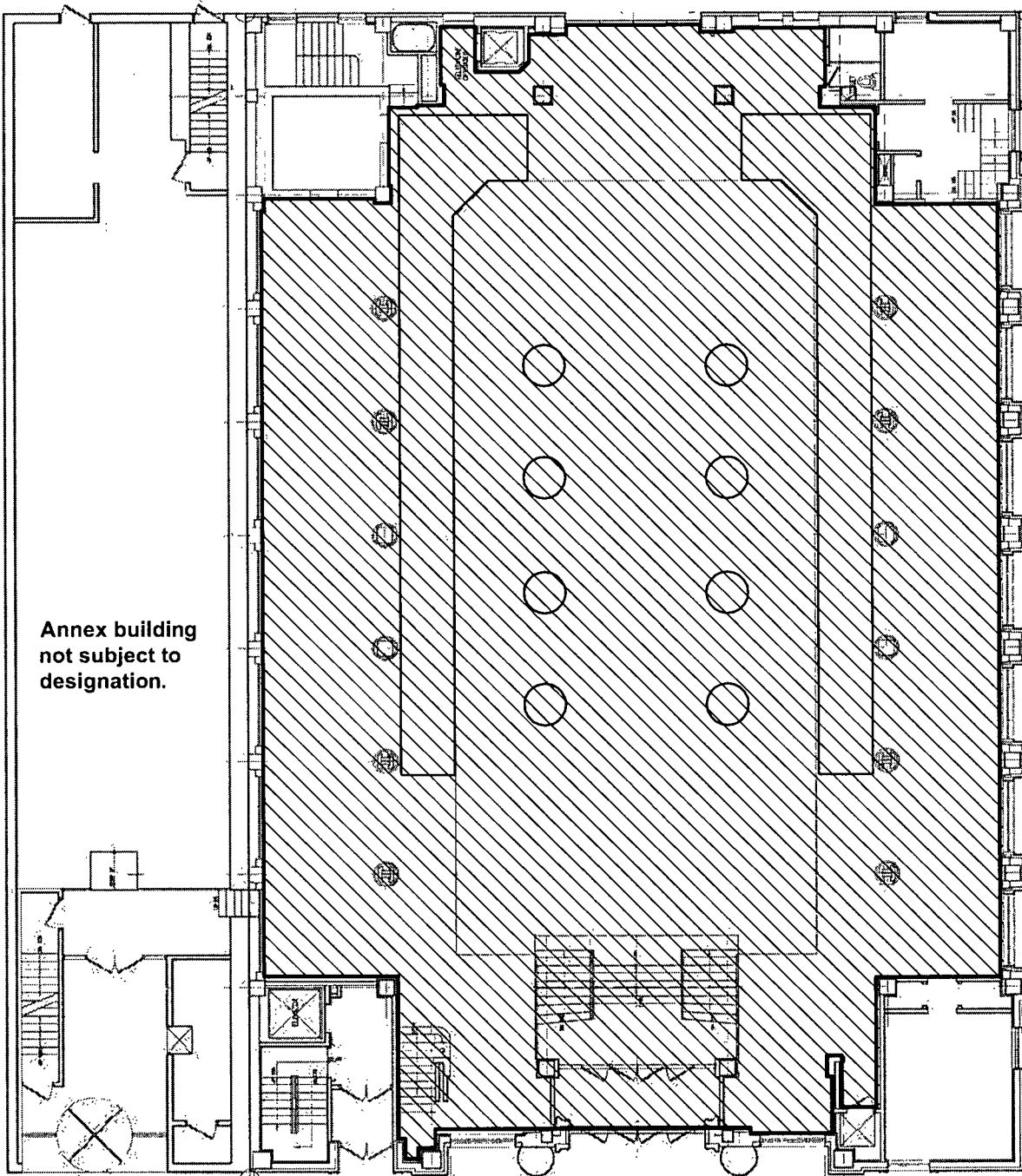
**Legal Description:**  
LOTS 25 TO 27, INCLUSIVE, ALL IN BLOCK 25 IN GARFIELD, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:**  
13-34-430-035-0000

**Commonly Known as:**  
4000 W. North Ave., Chicago, IL

**Exhibit B**  
**(Former) Pioneer Trust and Savings Bank Building**  
**4000 W. North Avenue**

 Significant Historical and Architectural Features -  
Banking Hall Interior



**CITY OF CHICAGO  
COMMISSION ON CHICAGO LANDMARKS**

**April 5, 2012**

**RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT  
CHICAGO LANDMARK DESIGNATION BE ADOPTED FOR THE**

**(Former) PIONEER TRUST AND SAVINGS BANK BUILDING  
4000 W. North Avenue**

**Docket No. 2012-07**

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**To the Mayor and Members of the City Council of the City of Chicago:**

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the (former) Pioneer Trust and Savings Bank Building (the "Building") is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
6. *Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.*

**I. BACKGROUND**

The formal landmark designation process for the Building began on September 6, 2007, when the Commission received a "preliminary summary of information" at the Commission's regular meeting of September 6th from the then-Department of Planning and Development ("DPD") summarizing the historical and architectural background of the Building as one of a group of thirteen (13) neighborhood bank buildings. At said meeting, the Commission voted to approve a "preliminary landmark recommendation" for the Building, based on its finding that it appeared to meet three of the seven criteria for designation set forth in Section 2-120-620 of the Municipal Code, as well as the "integrity" criterion set forth in Section 2-120-630 of the Municipal Code.

At its regular meeting of December 6, 2007, the Commission received a revised and amended "preliminary summary of information" from DPD summarizing the historical and architectural background of an additional three (3) neighborhood bank buildings—for a total of sixteen (16) neighborhood bank buildings. At said meeting, the Commission voted to approve a revised and amended preliminary landmark recommendation (the "Amended Preliminary



Recommendation"). The Amended Preliminary Recommendation reaffirmed that the Building appeared to meet three (3) of the seven (7) criteria for designation, as well as the "integrity" criterion.

The revised and amended copy of the Commission's Landmark Designation Report for the Building (initially adopted by the Commission on December 6, 2007, revised and adopted as of the date hereof) which contains specific information about the Building's architectural and historical significance, is incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of December 6, 2007, the Commission also received a report from Arnold L. Randall, then-Commissioner of DPD, stating that the proposed landmark designation of the Building supports the City's overall planning goals and is consistent with the City's governing policies and plans. This report is incorporated herein and attached hereto as **Exhibit B** (the "DPD Report").

On January 15, 2008, the Commission officially requested consent to the proposed landmark designation from the owner, Pioneer Plaza Development, L.L.C. ("Owner"). On February 26, 2008, the Commission received a request from the Owner for a 120-day extension to respond to the Commission's request-for-consent pursuant to Section 2-120-650 of the Municipal Code. The Commission granted the extension and the date for the Owner to respond to the Commission's request-for-consent was revised to June 30, 2008.

As the expiration of the extended request-for-consent period (i.e., June 30, 2008) approached, the Owner requested additional time to respond to the Commission's request-for-consent in order to further refine plans for redevelopment of the Building for the Commission's review. In order to allow the Owner additional time to consent or not to consent to the landmark designation, on June 30, 2008, the City of Chicago ("City") and the Owner entered into a tolling agreement (such agreement, the "Tolling Agreement"). The Tolling Agreement tolled, postponed and suspended the dates and deadlines contained in Sections 2-120-650, 2-120-670, 2-120-680, 2-120-690, 2-120-700, 2-120-705 and 2-120-720, and any other relevant provisions of the Chicago Landmarks Ordinance (Sections 2-120-580 et seq. of the Municipal Code; the "Landmarks Ordinance") relating thereto. The Tolling Agreement extended the period of time for the Owner to respond to the Commission's request-for-consent to October 27, 2008.

From October 27, 2008 to January 30, 2012, pursuant to requests from the Owner, the City and the Owner entered into ten (10) amendments to the Tolling Agreement. Pursuant to these amendments to the Tolling Agreement, the dates and deadlines contained in Sections 2-120-650, 2-120-670, 2-120-680, 2-120-690, 2-120-700, 2-120-705 and 2-120-720, and any other relevant sections of the Landmarks Ordinance relating thereto, were tolled, postponed or suspended. The amendments to the Tolling Agreement also extended the Owner's deadline for responding to the Commission's request-for-consent.

As of January 30, 2012, the expiration of the tenth and final amendment to the Tolling Agreement, the Commission had not received consent to the proposed designation from the Owner. The Tolling Agreement, as amended, required the Commission to hold a public hearing on the Amended Preliminary Recommendation with respect to the Building as a Chicago landmark within ninety (90) days of the expiration of the tolling period, as amended (i.e., within

ninety (90) days following January 30, 2011. On February 29, 2012, the Owner consented in writing to the landmark designation of the Building, and therefore no public hearing was required.

## **II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS**

**WHEREAS**, the Building represents a distinct building type found in Chicago's neighborhoods that conveys aspects of the city's and the country's history from the early-twentieth century, including (i) the role banks played in the economic development of the city's neighborhoods by providing financial security and loans, (ii) the development of outlying commercial centers in Chicago's neighborhoods, (iii) the prominence of independent banks prior to the legalization of branch banking, (iv) the stabilization of the banking industry after the establishment of the Federal Reserve in 1913, (v) the great economic growth of the 1920s, and (vi) the economic disruption of the Great Depression; and

**WHEREAS**, the Building occupies a prominent location in its neighborhood context, at the intersection of North and Pulaski Avenues, exemplifying the importance of the financial institution in the Humboldt Park neighborhood; and

**WHEREAS**, clad in carved limestone and granite, the Building is a monumental example of the Classical Revival style of architecture and reflects the desire of bankers in the 1920s to signal to the banking customer that their money would be safe and that the financial institution was well-capitalized and enduring; and

**WHEREAS**, the Building's front façade includes a three-story tall portico inspired by the temple fronts of ancient Greece and Rome with "giant-order" Ionic columns and pilasters, a common feature of Classical Revival-style bank buildings from the 1920s; and

**WHEREAS**, the exterior corners of the Building features four sculptural panels which show the influence of the Social Realism movement through allegorical depictions of men at work in construction, blacksmithing, mining and shipping all rendered in low-relief carved limestone; and

**WHEREAS**, the Building displays excellent craftsmanship in traditional materials, on its exterior, including carved limestone and granite, and decorative cast and wrought iron; and

**WHEREAS**, the Building retains its 1926 grand banking hall, a triple-height space that continues the Classical Revival styling of the exterior in its overall form, columns and apse which are all derived from the basilica buildings of ancient Rome; and

**WHEREAS**, the Building's banking hall displays excellent craftsmanship in traditional materials including decorative plaster, polished marble and terrazzo, and bronze architectural metal fixtures; and

**WHEREAS**, the Building satisfies the three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4) and (6) of the Municipal Code; and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

### **THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Incorporates the preamble and Sections I and II into its finding; and
2. Adopts the Designation Report, as revised, and dated as of this 5<sup>th</sup> day of April 2012; and

3. Finds, based on the Designation Report, DPD Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), and (6) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
  - All exterior elevations, including rooflines, of the Building; and
  - the following major historic interior spaces of the banking hall of the Building (the "Banking Hall Interior") in their entirety as delineated in **Exhibit C** (attached hereto and incorporated herein): the street-level entrance vestibule on North Avenue, the lobby and staircase leading from the vestibule to the first floor banking hall and the first floor banking hall. The Banking Hall Interior includes its:
    - overall spatial volume;
    - columns;
    - historic decorative floor, wall and ceiling surfaces and detailing; and
    - historic decorative lighting and other fixtures;

but excludes:

  - the adjacent annex building located immediately to the west of the Building; and
  - the projecting canopy on the North Avenue elevation.
6. Finds that, for the purposes of Sec. 2-120-740 of the Municipal Code, the following "**Additional Guidelines - General**" shall apply the Building:

Primary elevations are typically the main facades or other portions of a building that face a street or open space, or are otherwise prominently visible, and possess architectural design or expression, composition, structural expression, workmanship, materials and/or features significant to the historic character of the property. Secondary elevations are typically the side or rear facades or other portions of a building less prominently visible and that possess architectural design or expression, composition, workmanship, materials and/or features of lesser significance to preserving the historic character of the property. Some secondary elevations may also have "finished returns" (i.e., decorative features and wall materials at the corners of the Building which are continuations of features from, and typically at a right angle to, the primary elevations).

- the **primary elevations** of the Building are the North Avenue (south) elevation, the Pulaski Road (east) elevation and the finished return limestone portion of the alley (north) elevation, all including rooflines; and
- the **secondary elevations** of the Building are the west elevation above the annex and the brick portion of the alley (north) elevation, all including rooflines.

The secondary elevations lack architectural detailing and consist of brick exterior walls with punched window openings.

On secondary elevations of the Building depending on the actual scope, design and details of proposed changes, the Commission may approve new window or garage openings or entrances.

The rooflines of the Building are integral components of the Building's elevations. Rooflines are considered to be the portions of the roof and all existing or proposed rooftop additions, appurtenances, equipment, and other features, or attachments thereto, in public view.

Public view may be considered to be from such locations as streets, sidewalks, parks and open spaces, but not from public or private alleys.

7. Finds that, for the purposes of Sec. 2-120-740 of the Municipal Code, the following **"Additional Guidelines – General - Banking Hall Interior"** shall apply the Building:

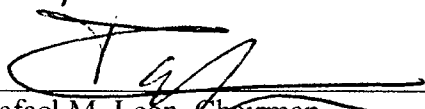
Vertical partitions and partial mezzanine floors in the Banking Hall Interior:

The Commission may approve new vertical partitions and/or new partial mezzanine floors within the Banking Hall Interior on a case-by-case basis depending on the impact of the changes on the Banking Hall Interior's historical and architectural character, per Standards 9 and 10 of the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Historic Teller Stations and Check-Writing Tables:

The Commission encourages the retention of the teller stations and check-writing tables located within the Banking Hall Interior. However, it will approve the removal or relocation of these fixtures within the context of an overall plan for the reuse of the Banking Hall Interior if these fixtures restrict the ability to reuse the Banking Hall Interior, and subject to the following: at least one representative teller station and one check-writing table should be retained in the Building. The retained representative section of the teller station may be modified or altered in order to accommodate its relocation. Only the front, public-facing finished portion of the teller stations need be retained; the back-of-house portions of the teller stations may be modernized, modified or removed without limitation.

This recommendation was adopted unanimously (9-0)

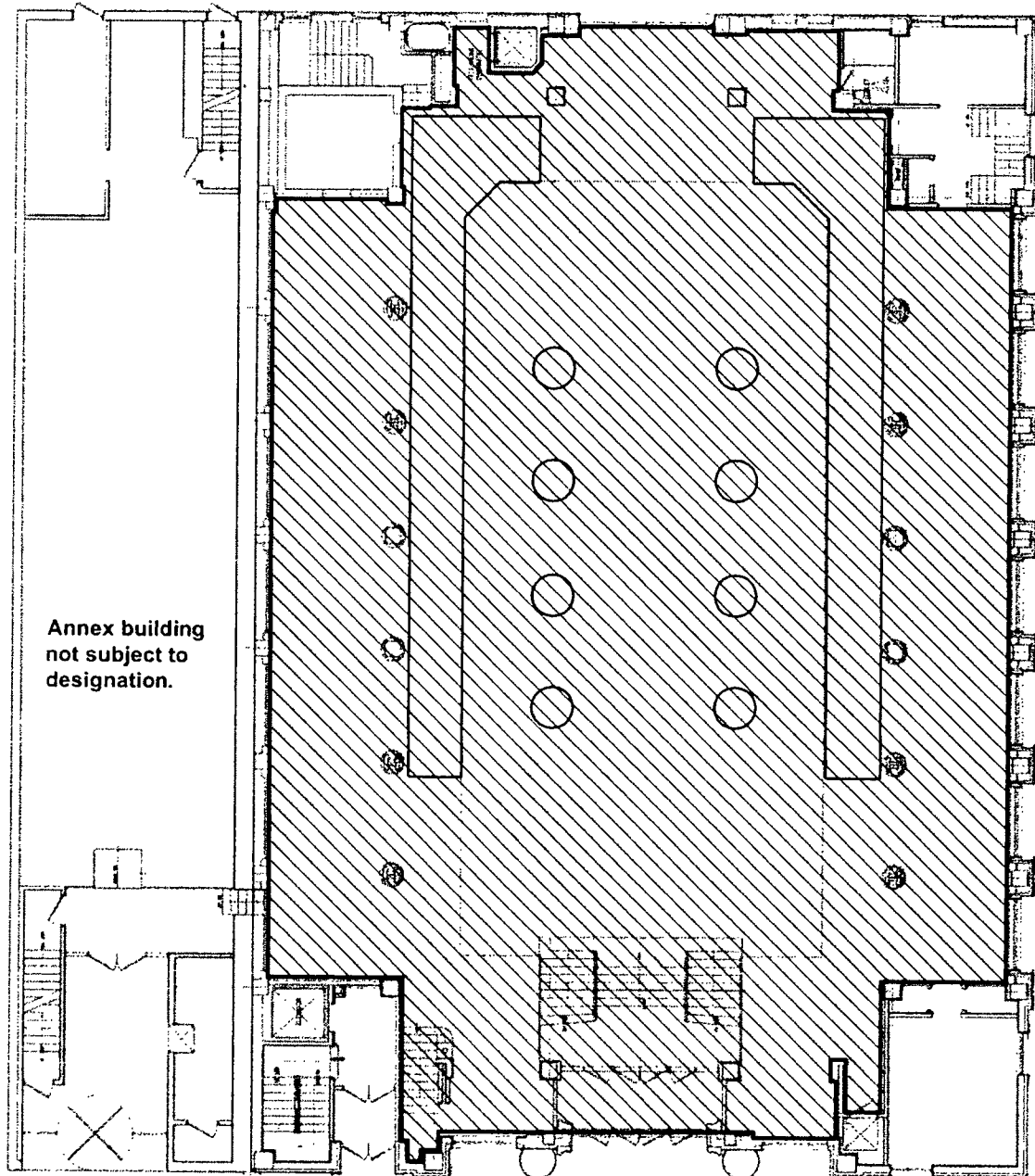
  
Rafael M. León, Chairman  
Commission on Chicago Landmarks

Dated: April 5, 2012

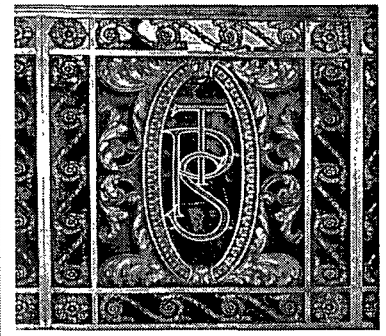
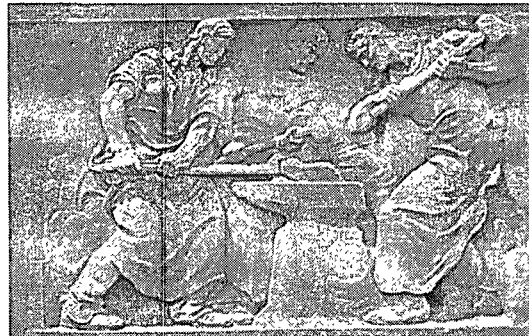
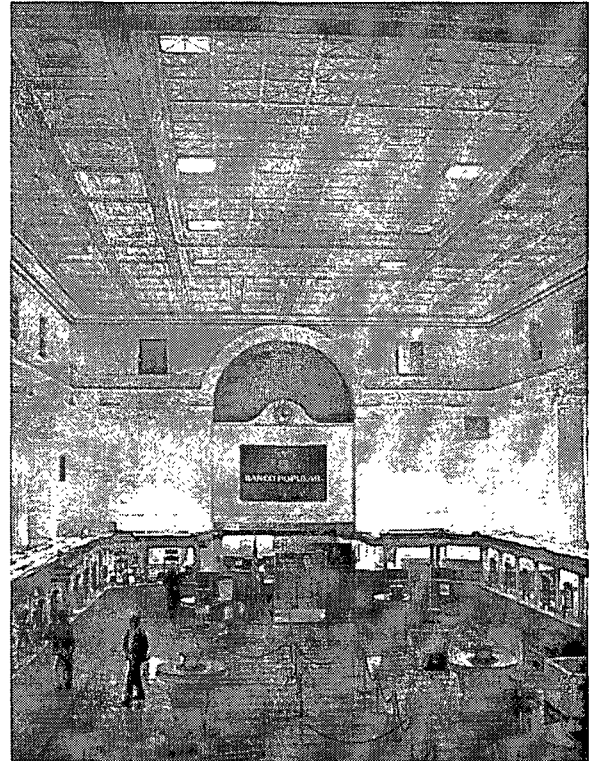
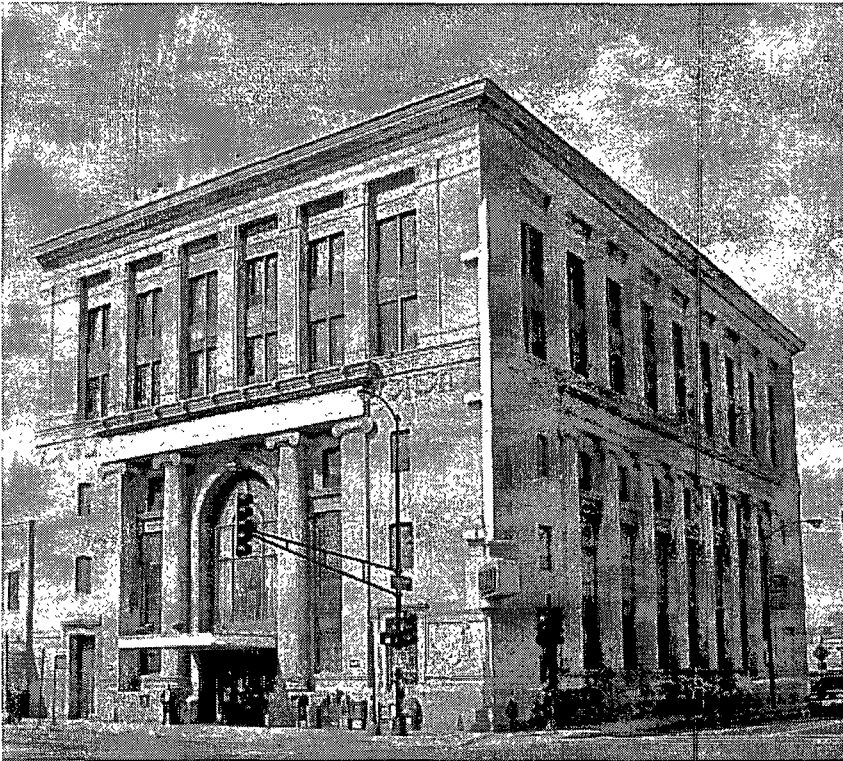
Exhibit C

**(Former) Pioneer Trust and Savings Bank Building**

 Significant Historical and Architectural Features - Banking Hall Interior



LANDMARK DESIGNATION REPORT



## **(Former) Pioneer Trust & Savings Bank Building**

**4000 W. North Ave.**

**Final Landmark Recommendation adopted by the Commission on Chicago Landmarks,  
April 5, 2012**



**CITY OF CHICAGO**  
**Rahm Emanuel, Mayor**

**Department of Housing and Economic Development**  
**Andrew J. Mooney, Commissioner**

*The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.*

*The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.*

*This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within a designation ordinance adopted by the City Council should be regarded as final.*

# **(FORMER) PIONEER TRUST AND SAVINGS BANK**

## **4000 W. North Avenue**

**DATE:** 1924  
**ARCHITECT:** KARL M. VITZTHUM

From the post-Chicago Fire period up to the Great Depression of 1929, Chicago experienced rapid growth, creating a “city of neighborhoods” each with its own commercial and economic life. Independent neighborhood banks provided financial services and security in Chicago’s outlying communities that helped shape the city’s growth as a patchwork of distinct neighborhood. Many of these institutions profited from the growth of their surrounding neighborhoods and reinvested in their respective communities with architecturally distinguished bank buildings.

The (former) Pioneer Trust and Savings Bank building is a fine example of the many historic bank buildings located throughout Chicago, and designation of the building was first proposed in 2007 as part of a group of sixteen neighborhood bank buildings. At time of writing, thirteen of those buildings (listed on page 15) have since been designated as Chicago Landmarks and one is under consideration by City Council. These buildings, as well as Pioneer, share a common history, all having been built in a legal and economic environment that encouraged the proliferation of independent banks.

Pioneer and the other neighborhood banks which have been designated also share a common architectural theme; in their design and construction these buildings represent some of the best historic architecture found in the city’s neighborhoods. Like Pioneer, most were built during a golden age of bank architecture in America which flourished after the financial panic of 1907 before being abruptly halted by the Great Depression in 1929; a period in which bankers and their architects created monumental bank buildings that would signal to the banking customer the notion that their money would be safe and the bank was here to stay. High-style architecture and expensive materials reinforced this message, and conveyed the perception that the bank was a well-capitalized and cultivated institution.

### **BUILDING DESIGN AND CONSTRUCTION**

The Pioneer State Bank was founded in 1914 and ten years later it absorbed the Scheubert & Amberg State Bank and the new institution was renamed the Pioneer Trust & Savings Bank. With the merger, Pioneer Bank also invited twelve architects from Chicago and New York to submit proposals for a new bank building on the site of their earlier building at the northwest corner of North and Pulaski Avenues. On April 20, 1924, the *Chicago Tribune* reported that Chicago architect and specialist in bank architecture, Karl M. Vitzthum, was awarded the commission. Construction of the building began in August 1924 and was completed in the autumn of 1925. During construction the bank continued operating at temporary quarters at the same intersection.





The (former) Pioneer Trust and Savings Bank building is located at the northwest corner of North and Pulaski Avenues in the Humboldt Park community area on the Northwest Side.



The five-story bank building is a visually prominent anchor at a busy neighborhood intersection. Like many banks of the 1920s it employed a monumental Classical Revival-style design to convey a sense of security and permanence.

Described as “Chicago’s most beautiful bank” upon completion in 1926, the five-story building cost approximately \$650,000. The monumental Classical Revival-style structure is rectangular in plan measuring 83’ across its North Avenue (south) elevation and 125’ along the Pulaski Avenue (east) elevation. A polished gray granite plinth forms the base of these street-facing elevations while the walls are faced with coursed limestone ashlar with carved limestone Classical columns and decorative details. The less-visible north elevation facing the alley is beige face brick. The first two stories of the west elevation are obscured by an adjoining building while the upper floors are common brick. A combination of masonry and steel make up the building’s structure.

The primary south elevation facing North Avenue is dominated by a three-story tall portico inspired by the temple fronts of Classical Greece and Rome. Projecting slightly from the rest of the façade, the portico consists of two “giant-order” Ionic columns flanked on either side by pilasters of the same order. The columns and pilasters carry a plain frieze which is topped with a cornice with lion heads and a dentil band all in carved limestone. Four entrance doors leading to the banking hall are located at the center of the portico (the projecting entrance canopy is not historic). The doors are framed with cast-iron surrounds ornamented with thin colonettes, Classical urns, and topped by banding with the words, “Pioneer Trust and Savings Bank.”

Above the entrance doors rises a two-story tall arched window framed with carved limestone molding and topped with a cartouche carved with the letter “P”, details which display a very high degree of craftsmanship in carved limestone. The rectangular windows flanking the central arched window form a Palladian motif. Like all of the windows on the first three floors, these are steel framed with decorative wrought-iron grillwork at the first story.

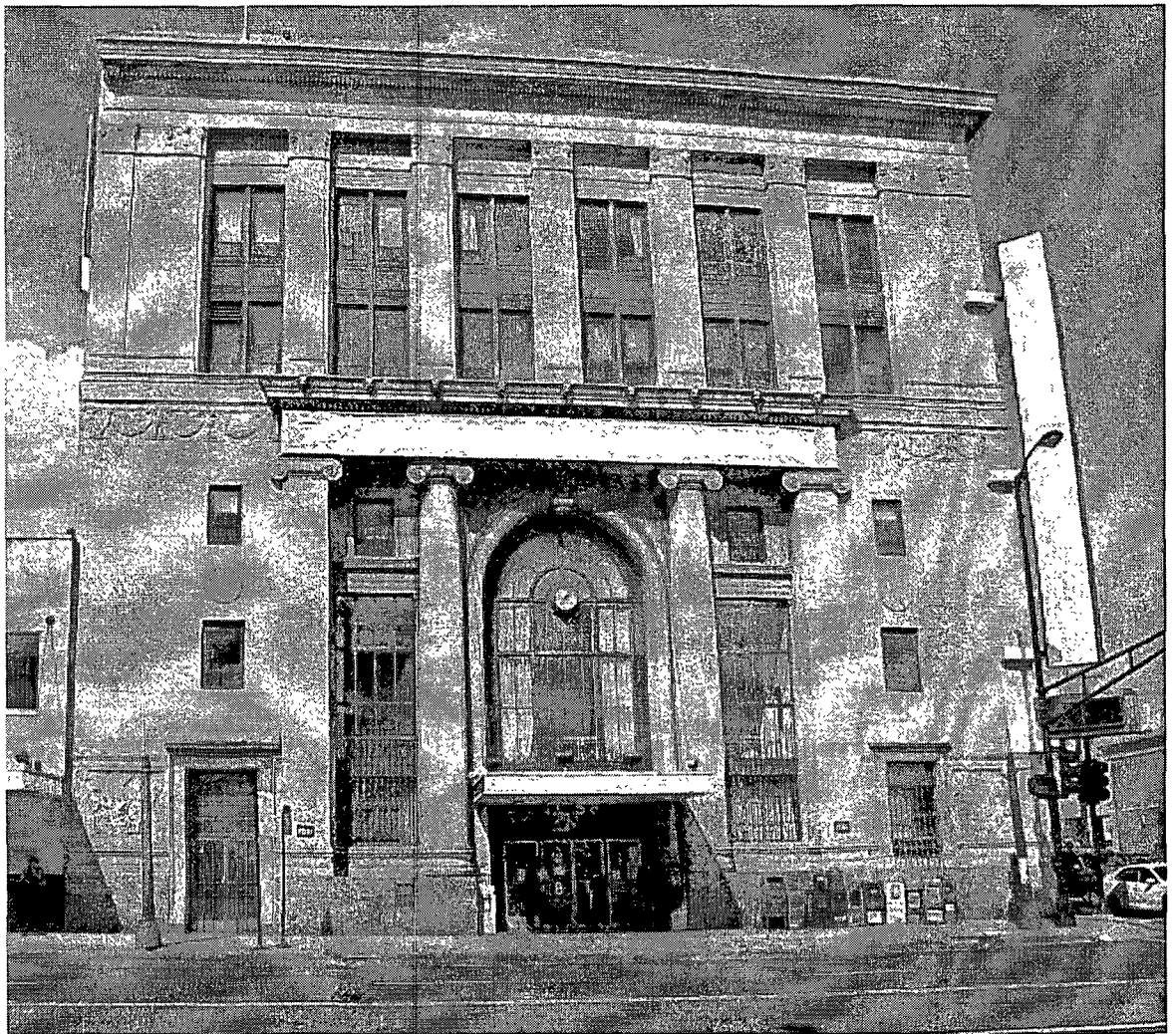
The central three-story portico is flanked on either side by smooth limestone walls decorated with a pair of medallions carved with eagles, and the top of the third story is marked by a decorative band with swags and eagles. Above this band the fourth and fifth stories consists of eight bays formed by a series of pilasters with Corinthian capitals. Recessed windows with a decorative cast iron spandrel are located at the central six bays; the two bays at each corner are smooth limestone. A plain frieze and classical cornice tops the front elevation.

The Pulaski Avenue (east) elevation is nearly identical to the foregoing description of the front façade with the exception of the entrance portico. In its place eight pilasters extend from the granite plinth to the top of the third story where they are topped with Ionic columns. The pilasters are topped with a frieze carved with the name of the bank. Three-story tall windows located between the pilasters illuminate the banking hall interior.

Noteworthy features of the building are four sculptural panels are located at the corners of both street elevations. Influenced by the Social Realism movement, the panels depict men at work in construction, blacksmithing, mining and shipping all rendered in low-relief carved limestone.

Like many banks of the 1920s, Pioneer was a mixed-use building that in addition to the three-story banking hall included rental offices on the fourth and fifth floors. The three-story tall banking hall is a particularly distinguished historic interior. Following the Classical Revival

The front elevation (top) facing North Avenue includes a three-story tall entrance portico with "giant order" Ionic columns and pilasters and Palladian windows.

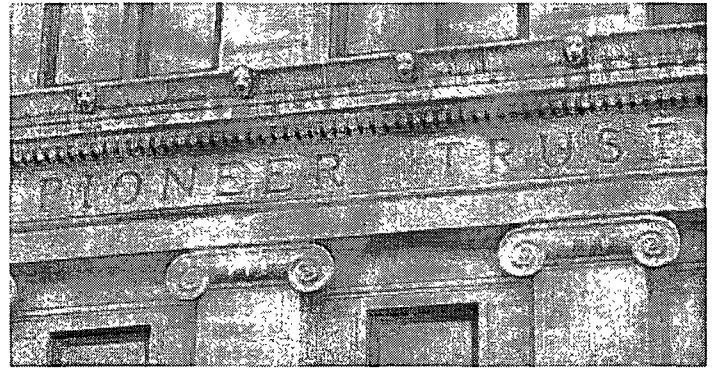


The side elevation facing Pulaski Avenue (bottom) reflects the internal function of the building. The triple height banking hall is illuminated by the large windows at the base of the building. The smaller windows at the upper stories were designed for commercial offices on floors four and five.

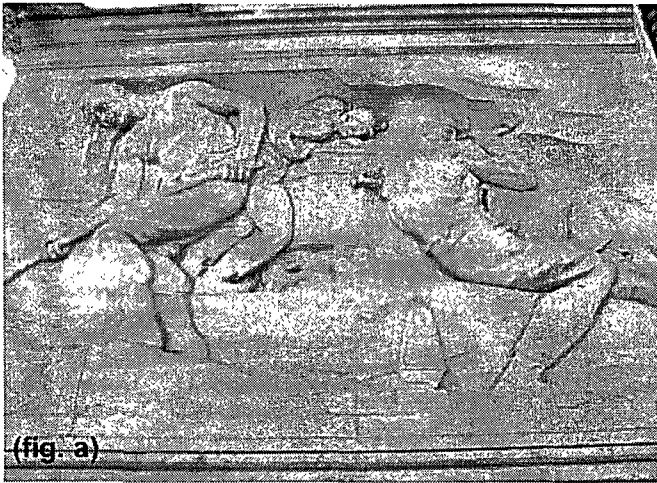




Details of the Ionic column capitals and soffit of the temple-front entrance portico (left) and of the entablature on the east elevation (below) illustrate the building's fine detailing and craftsmanship in carved limestone.



The sculptural panels at the corners of the building depict allegorical scenes of labor including mining (fig. a), construction (fig. b), shipping and trade (fig. d) and blacksmithing (fig. d).



style of the exterior, the grand banking hall is based on the form of a Roman basilica. Used for judicial and market buildings in ancient Rome, the basilica was typically an oblong rectangle in plan with a high ceiling and a row of columns on each side of the space and an apse at the end—all of these features are present at the Pioneer banking hall.

The hall is reached by passing through the small vestibule and lobby inside the central entrance doors and then up a short staircase. The terrazzo staircase is enclosed with an ornate brass railing decorated with the letters “PTSB,” the monogram of the historic bank. Rows of eight ionic columns march down each side of the room. These columns carry an enclosed partial mezzanine that encircles the banking hall. A round-arched opening frames the recessed apse at the far end of the space.

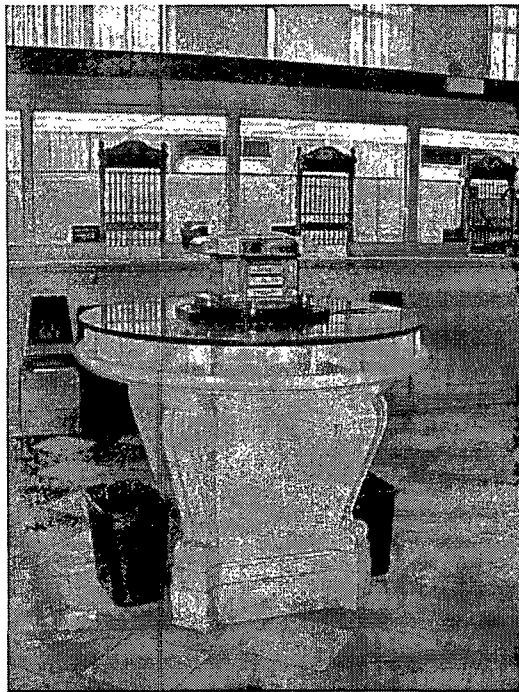
The walls, ceiling and columns are finished with flat and decorative plaster rendered to resemble weathered stone and painted in a cream and pale green palette. The center of the coffered ceiling contains a large artificially-lit skylight (now painted over), and the floor is terrazzo set in a geometric pattern of pink, green and cream. The banking hall retains its original marble check desks, and the original marble and bronze teller counters are located at the perimeter of the banking hall.

The Pioneer Bank building was constructed during a major period of development in Humboldt Park which spanned the first three decades of the twentieth century. Norwegian, German, Polish and Italian immigrants were drawn to the Northwest Side neighborhood at this time by industrial jobs at the factories established near the Chicago and North Western Railway railroad lines at the northern and western perimeter of the neighborhood. The architectural character of Humboldt Park’s residential blocks is dominated by two-flat houses, one- and two-story frame dwellings with a smaller number of brick bungalows and apartment buildings from the turn-of-the-twentieth century up to the onset of the Depression in 1929.

North Avenue developed as the commercial spine for the Humboldt Park neighborhood offering residents an almost continuous row of store buildings, banks, theaters and other commercial establishment. By 1895 streetcars were operating on North Avenue as far west as Pulaski Avenue. In 1911 streetcars began service on Pulaski (then Crawford) Avenue making the Pulaski and North Avenue intersection a focal point of commercial development in the neighborhood which in addition to the bank included a theater and a large combined bowling and billiard hall. Many of Chicago’s neighborhood banks were located at similar commercial intersections throughout the city.

Unlike other banks in the city, the Pioneer Trust & Savings Bank survived the Great Depression and by the 1960s maintained its position as one of the 300 largest commercial banks in the nation. In the mid-1990s, the bank was purchased by Puerto Rico-based Banco Popular reflecting the neighborhood’s large Hispanic population. In 2008 Banco Popular moved to a new facility across Pulaski Avenue and the bank building remains vacant at time of writing.

The Pioneer Trust & Savings Bank building has excellent physical integrity on both its exterior and interior banking hall. Minor alterations on the exterior include the installation of replacement windows on the upper floors and the addition of the exterior canopy above the entrance



The grand banking hall (top) is a triple-height space modeled on a Roman basilica, a long room with a recessed apse at the far end and rows of columns on the sides.

Like many banks built in the 1920s, Pioneer was a highly specialized interior designed down to the last detail in fixtures and furnishing. Examples include the brass railing (bottom left) rendered with the bank's monogram and the marble check desk (bottom right) with integrated lighting and calendar.

doors. Aside from new furnishing and additional light fixtures, the banking hall interior appears unaltered from its original design.

### ***Architect Karl M. Vitzthum***

The firm of K.M. Vitzthum & Co. specialized in bank architecture, having designed more than fifty banks throughout Chicago and the Midwest region. Karl M. Vitzthum (1880-1967), principal partner of the firm, was born in Tutzing, Germany, and educated at the Royal College of Architecture in Munich before coming to the United States in 1902 and to Chicago in 1914. Vitzthum initially worked for such prominent architectural firms as D.H. Burnham and Co., and its successor firm, Graham, Anderson, Probst and White. After 1919, he headed the firm of K.M. Vitzthum & Co., designers of bank, office and apartment buildings and manufacturing plants. Some of the firm's most visible buildings in Chicago include several designated Chicago Landmarks such as and the Steuben Club Building (1929, 188 W. Randolph St.), One North LaSalle Building (1930), and the Old Republic Building (1924, 307 N. Michigan). The firm also designed St. Peter's Catholic Church (1953) at 110 W. Madison Street.

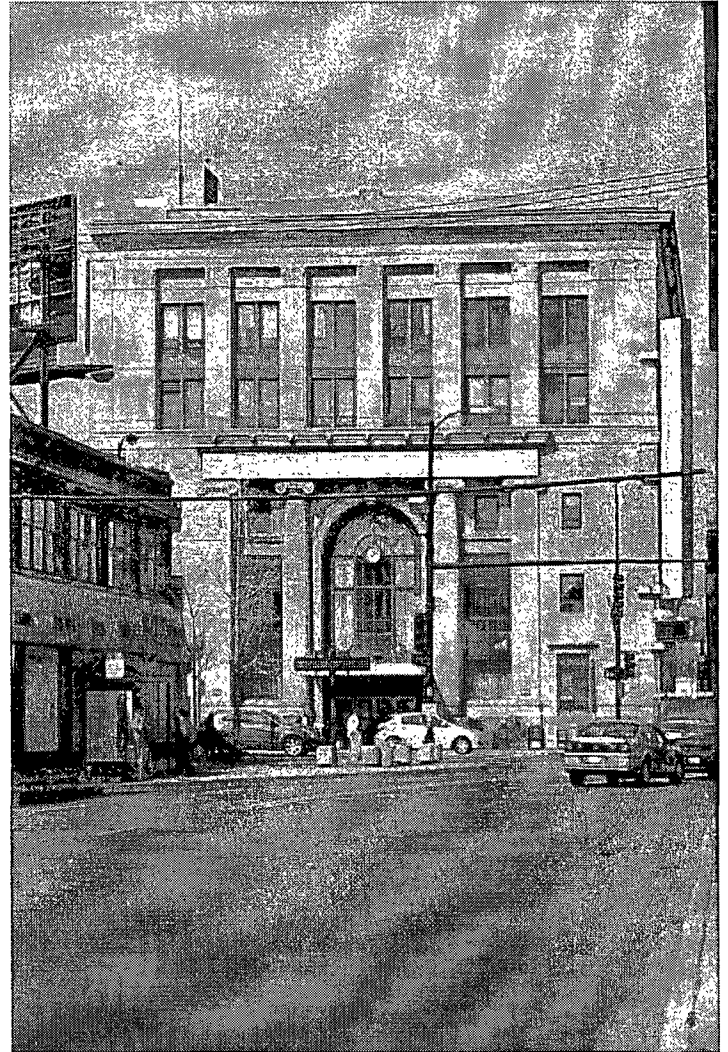
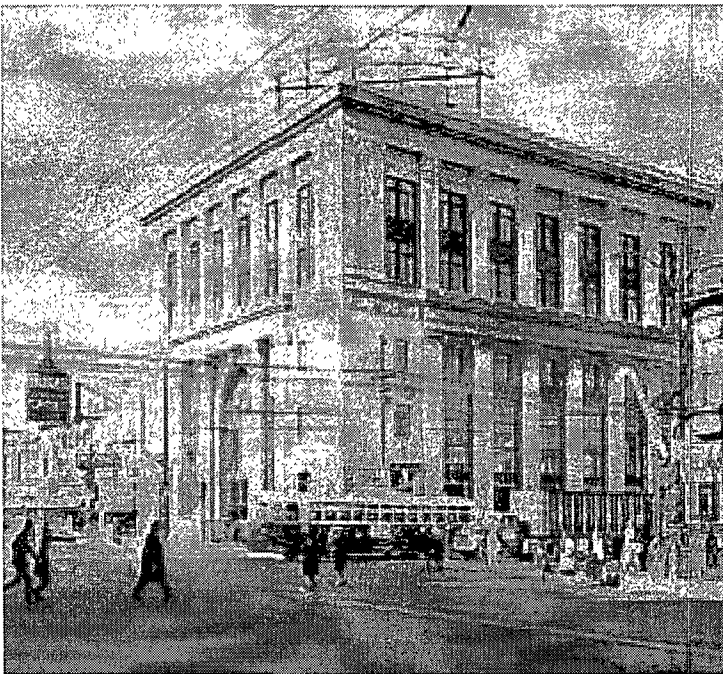
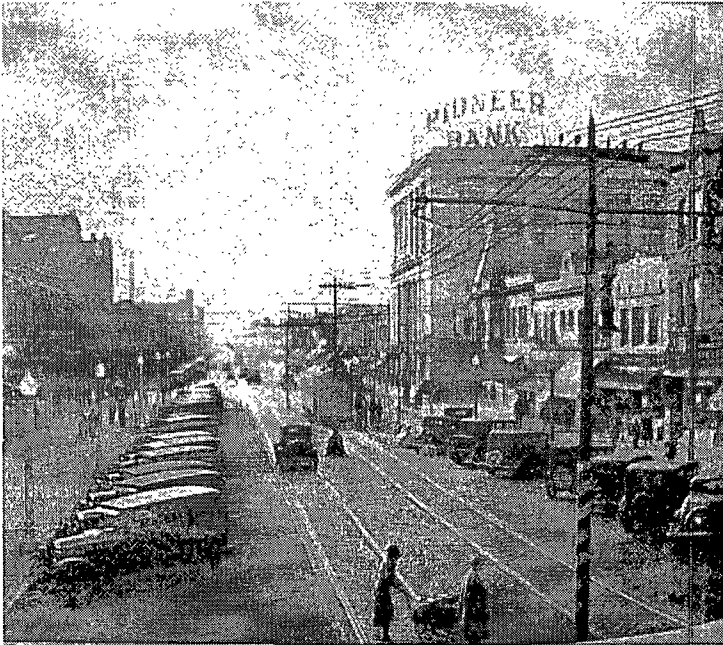
Several neighborhood banks in Chicago designed by Vitzthum are designated Chicago landmarks including the Hyde Park-Kenwood National Bank (1928, 1525 E. 53<sup>rd</sup> St.), the Marquette State Bank (1924, 6314 S. Western Ave.), the Fullerton State Bank (1923, 1425 W. Fullerton Avenue) and the Home Bank and Trust Company Building (1926, 1200-08 N. Ashland Avenue).

## **NEIGHBORHOOD BANKING IN TWENTIETH-CENTURY CHICAGO**

During the early-twentieth century, the establishment of independent banks played a major role in bolstering the development of Chicago's neighborhoods. The rapid expansion of the city and its transportation network resulted in a vast series of outlying neighborhoods by the early 1900s, each with its own identity and shopping district. Bustling local commercial centers—typically located near the intersection of street car or elevated rail lines—offered a wide range of venues for shopping and entertainment, featuring clusters of small shops, restaurants, theaters, office buildings and department stores. These “cities within a city” met the basic needs of residents, who saw no reason to travel downtown regularly.

During the same period, Illinois state law prohibited banks from opening branches. The intention of the law was to encourage the establishment of small, independent banks to serve the many small farm communities scattered throughout the state, and to discourage bank monopolies. In Chicago the legislation resulted in the large number of independent banks located in the city's neighborhoods where they offered mortgages, business loans, and checking and savings accounts for middle- and working-class residents. Reflecting their neighborhood focus, banking institutions were typically organized by prominent local businessmen who served as directors and officers, and their stock was generally owned by local residents and merchants.

A national financial panic and recession in 1906 led to the establishment of the Federal Reserve in 1913 which reformed and stabilized the banking industry. The increased stability further encouraged the growth of banks nationally and in Chicago, and Pioneer Bank was established a



The building is a prominent visual feature in the Humboldt Park neighborhood, visible from several blocks south on Pulaski Avenue.

Historic photos of Pioneer in 1934 (top left) and 1948 (bottom left) reveal the bank's historic prominence at the corner of Pulaski and North Avenues, a neighborhood commercial center within the larger Humboldt Park community area. They also show that the building retains excellent physical integrity.



year after the enactment of the Federal Reserve making it one of sixty-six neighborhood banks in the city with deposits of \$126 million in 1914. The number of banks nearly tripled by 1924 and by 1929 there were 195 banks in Chicago. There were more deposits in Chicago's outlying neighborhood banks than in all the combined banks of six states—Idaho, New Mexico, Wyoming, Delaware, Montana, and North Dakota.

The growth of Chicago's banks reflected the physical and economic growth of the city, particularly in the 1920s. A July 28, 1921, advertisement in the *Chicago Tribune* highlights a contemporary view of neighborhood banks:

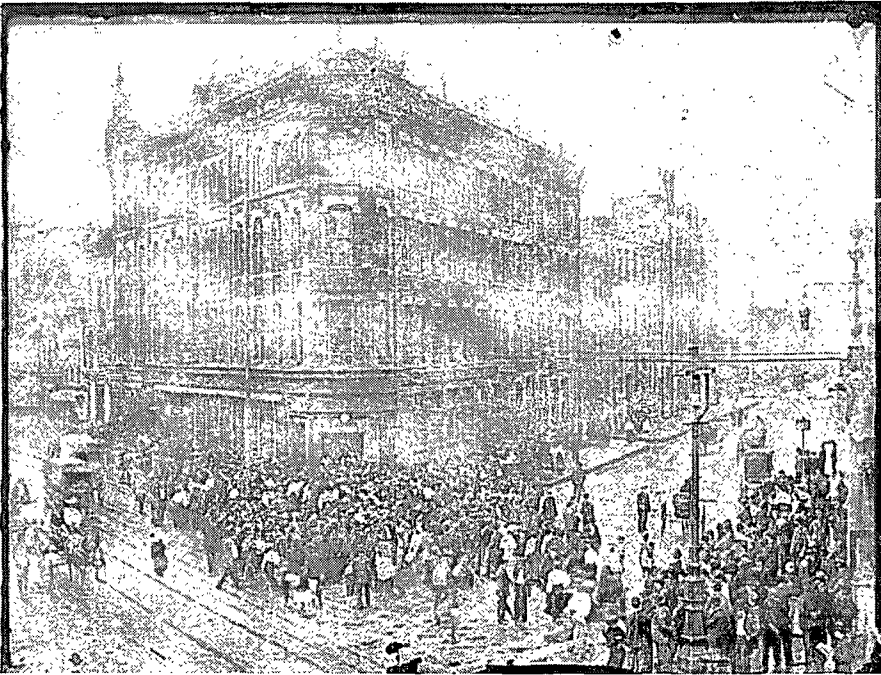
*The result of the very bigness of Chicago has brought about localized business centers. Step by step with the growth of Chicago has come the establishment of a wonderful array of outlying banks. These financial institutions exert a tremendous influence on the business and civic life of Chicago. They are more than clearing houses of their respective community. In most cases they are the community centers as well. On the evenings in the hours these banks open their doors to the public, hundreds of thousands of people assemble to transact their banking business. Not only are these banks safe, convenient depositories for the funds of the people, they are investment centers.*

The spectacular growth banks over such a short period of time made the panic that occurred after the Stock Market Crash of 1929 all the more devastating. Between 1929 and 1932, nearly half of Chicago's neighborhood banks failed. As the growth of outlying banking in Chicago was closely tied to real estate developments in its neighborhoods, the tremendous deflation in Chicago real estate and real estate investments hastened the decline. The real estate situation grew steadily worse following a wave of bank failures that culminated in June 1931. The panic that ensued during "bank runs" at the time was described in a March 1932 article in Chicago's *Commerce* magazine:

*There was scarcely a neighborhood bank that did not have an out and out run. In more than one hundred banks, at one time, crowds pushed and jostled as people fought to draw money. Hysteria was everywhere. Bank officers, directors and business men made speeches from the counter tops in crowded lobbies. Words availed but little and cash continued to be paid out. In six months after that twenty more banks had closed in the wake of that tidal wave.*

By 1933, President Franklin D. Roosevelt concluded that only a national "bank holiday" would restore the system. Soon thereafter Congress changed most of the banking laws, and the established the Federal Deposit Insurance Corporation (FDIC) was established to protect depositors against bank runs or thefts.

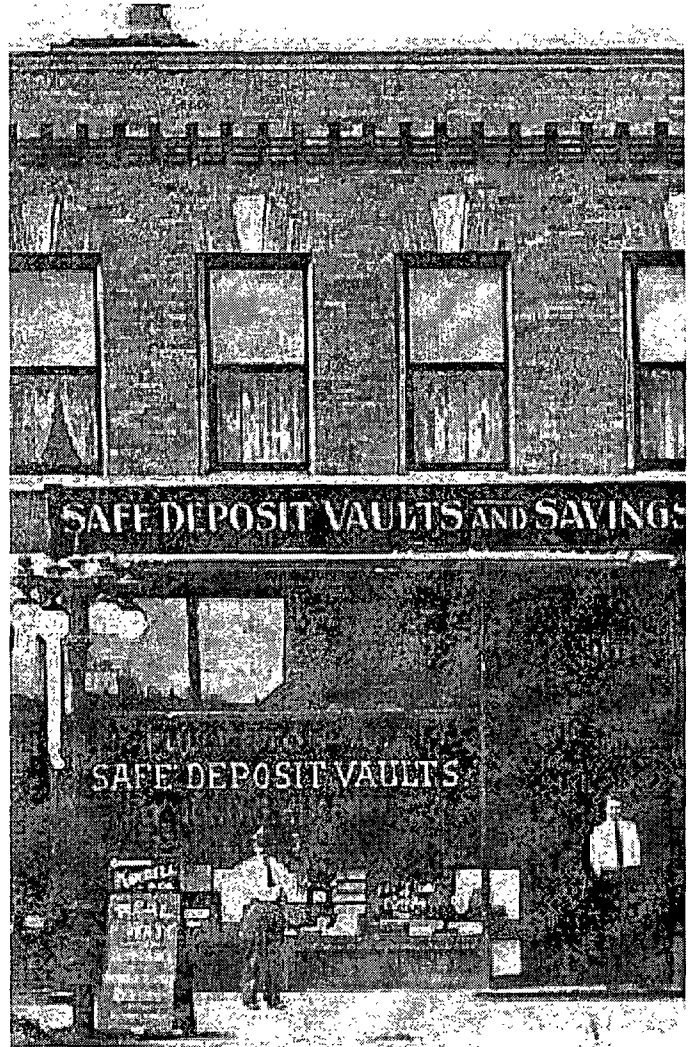
Construction of new banks came to an abrupt halt in 1929 with the onset of the Great Depression, and the hiatus on the establishment of new banks continued through World War II. By the time bank construction resumed in the 1950s, transformations in both the banking industry and architectural styles resulted in great changes in bank architecture.



The photo at left shows a “bank run” on the Milwaukee Avenue State Bank in August 1906. Bank failures and an economic recession in 1906 led to banking reforms under the Federal Reserve Act of 1913. Stabilization of the banking industry encouraged the establishment of banks.



Before the monumental banks of the 1920s, Chicago's early banks were inconspicuous buildings that differed little from other commercial buildings. A good example is the bank on Fullerton Avenue from 1909 (right). The photo of the Milwaukee Avenue State Bank interior during the 1906 “run” (above) illustrates that early banking halls were similarly nondescript.



## **EARLY TWENTIETH-CENTURY BANK ARCHITECTURE IN CHICAGO**

In the late nineteenth and first decade of the twentieth century, Chicago's neighborhood banks were typically housed in a portion of a commercial building and were architecturally indistinguishable from other retail buildings. Gradually bank buildings developed as free-standing, self-contained and purpose-built structures. By the 1920s, the banks built in Chicago's neighborhoods had evolved into monumental structures that rivaled neighborhood churches and schools in terms of size, architectural design and quality of construction.

Pioneer Bank's location at the intersection of two prominent streets is typical of other neighborhood banks which are typically sited near key intersections in commercial districts, often on corners, serving as prominent visual landmarks for residents of those neighborhoods. By the 1920s these imposing structures were readily distinguished from the surrounding streetscape due to their distinctive designs, often incorporating classical and more monumentally-scaled elements, quality cladding materials, and fine craftsmanship.

Pioneer's Classical Revival-style design is consistent with the dominant trend in bank design in the 1920s. With its ability to convey a sense of security, permanence, and strength, the Classical Revival style was well-suited to the image bankers sought to convey. Ancient Greek and Roman architecture serves as the foundation of the style, as does later the Renaissance and the early-twentieth-century Beaux Arts classicism. Classical Revival-style bank facades were often designed to resemble either the column-and-pediment form derived from Greek and Roman temples, as at Pioneer, or an arcaded façade distinguished by repeating two-story round-headed arches.

Like Pioneer, several neighborhood banks retain their original banking halls which typically include expensive, durable, and fireproof finishes, especially marble, terra cotta, decorative plaster and custom architectural metalwork. Banking halls were highly specialized interiors that provided architects an opportunity to design down to the last detail in fixtures and furnishings. Prominent teller counters, with tall metal or glass cages, mark the separation between customer spaces and the secure working areas of the bank. As most transactions were recorded by hand in ledger books, separate tellers were required for withdrawals and deposits. Check desks, often with integrated lighting and calendar displays, were provided for customers.

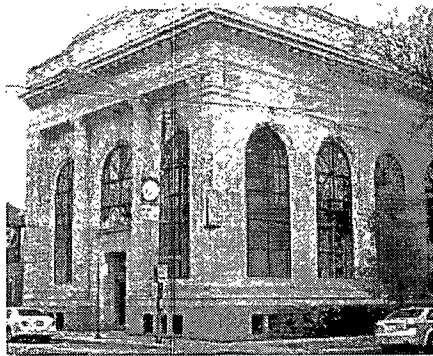
## **CRITERIA FOR DESIGNATION**

According to the Municipal Code of Chicago (Section 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation for an area, district, place, building, structure, work of art or other object within the City of Chicago if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as the integrity criterion. The criteria which the (former) Pioneer Trust and Savings Bank building satisfies are defined in the Commission's "Recommendation to the City Council of Chicago that Chicago Landmark Designation be adopted the (former) Pioneer Trust

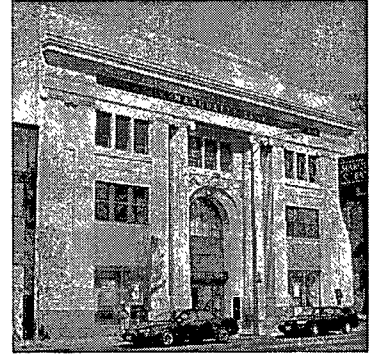
# NEIGHBORHOOD BANK BUILDINGS DESIGNATED AS CHICAGO LANDMARKS



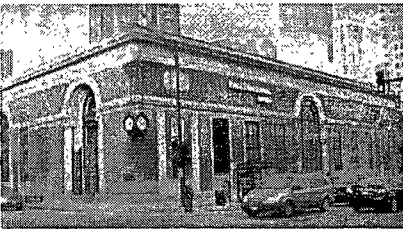
**BELMONT-SHEFFIELD TRUST AND SAVINGS BANK**  
 1001 W. Belmont Avenue  
 Date: 1928-1929  
 Architect: John A. Nyden & Co.



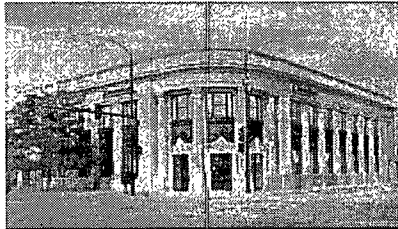
**FULLERTON STATE BANK**  
 1425 W. Fullerton Avenue  
 Date: 1923  
 Architect: Karl M. Vitzthum



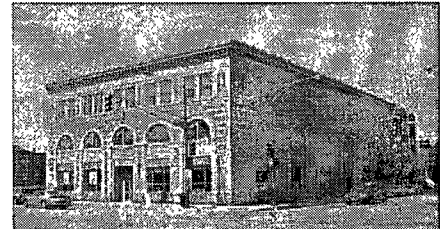
**MARQUETTE PARK STATE BANK**  
 6314 S. Western Avenue  
 Date: 1924  
 Architect: Karl M. Vitzthum



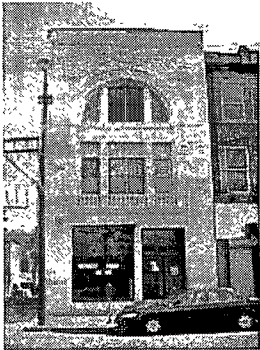
**COSMOPOLITAN STATE BANK**  
 801 N. Clark Street  
 Date: 1920  
 Architect: Schmidt, Garden and Martin



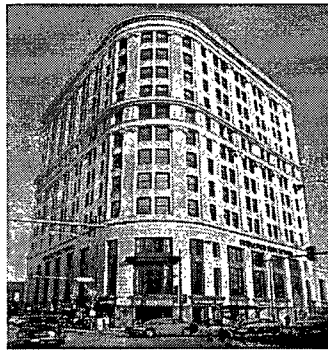
**SOUTH SIDE TRUST AND SAVINGS**  
 4659 S. Cottage Grove Avenue  
 Date: 1922  
 Architect: A. A. Schwartz



**KIMBELL TRUST AND SAVINGS BANK**  
 3600 W. Fullerton Avenue  
 Date: 1924  
 Architect: William Gibbons Uffendell



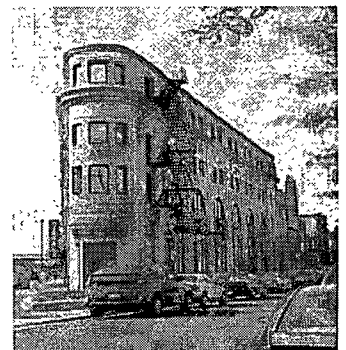
**CALUMET NATIONAL**  
 9117 S. Commercial Av.  
 Date: 1910  
 Architect: John A. Domickson



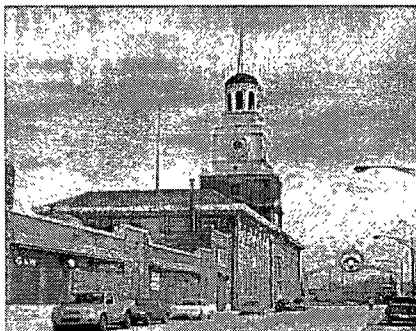
**SHERIDAN TRUST AND SAVINGS**  
 4753 N. Broadway  
 Date: 1924  
 Architect: Marshall and Fox  
 Additional Stories: 1928, Huszagh and Hill



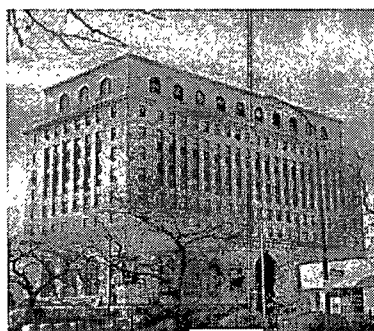
**CHICAGO CITY BANK AND TRUST**  
 815 W. 63rd Street  
 Date: 1930  
 Architect: Abraham Epstein



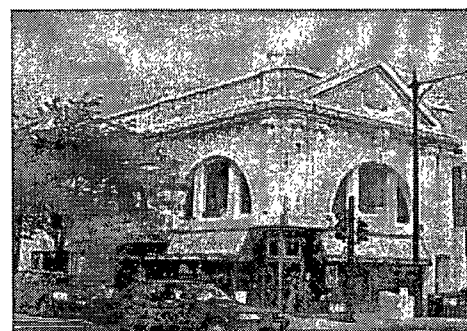
**MARSHFIELD TRUST AND SAVINGS**  
 3321 N. Lincoln Avenue  
 Date: 1923-1924  
 Architect: William Gibbons Uffendell



**STOCK YARDS NATIONAL**  
 4150 S. Halsted Street  
 Date: 1924  
 Architect: Abraham Epstein



**HYDE PARK-KENWOOD NATIONAL BANK**  
 1525 E. 53rd Street  
 Date: 1928  
 Architect: Karl M. Vitzthum



**SWEDISH AMERICAN STATE BANK**  
 5400 N. Clark Street  
 Date: 1913  
 Architect: Ottenheimer, Stern, and Reichert

and Savings Bank building,” dated April 5, 2012.

## **SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES**

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the “significant historical and architectural features” of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. The Commission has identified the significant features for the building, and these are defined in the Commission’s “Recommendation to the City Council of Chicago that Chicago Landmark Designation be adopted the (former) Pioneer Trust and Savings Bank building,” dated April 5, 2012.

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## ACKNOWLEDGMENTS

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Historic Preservation Division, Department of Housing and Economic Development: cover, pp. 2, 4, 6, 7, 8, 9, 11 (right), 15.

Chicago Daily News negatives collection, Chicago History Museum, <http://memory.loc.gov>: p. 13.

Williams, Michael, Richard Cahan, and Bruce Moffat. *Chicago: City on the Move : Featuring Photographs Selected from the Archives of the Chicago Transit Authority*. Chicago: Cityfiles Press, 2007: p. 11 (top left).

Samors, Neal S., Michael Williams, and Edward M. Burke. *The Old Chicago Neighborhood: Remembering Life in the 1940s*. [Chicago, Ill.]: Chicago's Neighborhoods, 2003: p. 11 (bottom left).

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*Printed April 2012.*

# Exhibit B

## DEPARTMENT OF PLANNING AND DEVELOPMENT

December 6, 2007

Report to the Commission on Chicago Landmarks

on the

### Neighborhood Bank Buildings

(Former) Belmont-Sheffield Trust and Savings Bank Building, 1001 W. Belmont Avenue\*

(Former) Calumet National Bank, 9117 S. Commercial Avenue

(Former) Chicago City Bank and Trust Company, 815 W. 63rd Street

(Former) Cosmopolitan State Bank, 801 N. Clark Street

(Former) Fullerton State Bank Building, 1425 W. Fullerton Avenue\*

(Former) Hyde Park-Kenwood National Bank, 1525 E. 53rd Street

(Former) Kimbell Trust and Savings Bank, 3600 W. Fullerton Avenue

(Former) Marquette Park State Bank, 6314 S. Western Avenue

(Former) Mid-City Trust and Savings Bank, 2 S. Halsted Street

(Former) Marshfield Trust and Savings Bank, 3321 N. Lincoln Avenue

(Former) North Federal Savings and Loan, 100 W. North Avenue

(Former) Pioneer Trust and Savings Bank, 4000 W. North Avenue

(Former) Sheridan Trust and Savings Bank, 4753 N. Broadway

(Former) South Side Trust Building, 4659 S. Cottage Grove Avenue\*

(Former) Stock Yards National Bank, 4150 S. Halsted Street

(Former) Swedish American State Bank, 5400 N. Clark Street

Upon further study and analysis of the above-identified list of "Neighborhood Bank Buildings," the Department recommends that: (a) three additional bank buildings, as indicated above with an asterisk (\*), be included in the Preliminary Recommendation for landmark designation; (b) the Preliminary Summary of Information be revised as attached to reflect this and other revisions; and (c) the Commission affirms that, as revised, the expanded group of sixteen Neighborhood Bank Buildings meets the criteria for designation identified in the Preliminary Summary of Information.

With this recommendation, the Department believes that the proposed designations support the City's overall planning goals and are consistent with the City's governing policies and plans.

The sixteen bank buildings proposed for designation as Chicago Landmarks convey the historic, economic, and commercial development of Chicago's diverse neighborhoods. Most were built during a "golden age" of bank architecture in America between 1907 and 1929, and one was built in the



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postwar period. To convey a sense of permanence and security, these buildings exhibit formal styles of architecture, expensive materials, and fine craftsmanship.

The proposed designations of these buildings would compliment the City's efforts to identify and preserve the rich architectural and historical heritage of Chicago's diverse neighborhoods. Several of the banks are located in areas that have an area, community, conservation area, redevelopment, and/or tax increment financing plan or designation (see Table A, attached hereto and incorporated herein), often where the respective goals and objectives support the preservation of important historic resources, including through landmark designation and economic incentives. Some of the banks are also part of cohesive neighborhood commercial districts which have been designated "P" Streets under the zoning code due to their pedestrian orientation, vibrant commercial and retail shopping uses, and distinctive architectural character. All the buildings occupy or are near prominent intersections, and, in concert with their distinctive architectural and historical character, are visual landmarks in their respective neighborhoods.

Thirteen of the sixteen banks were included in the Chicago Historic Resources Survey with an "orange" rating, meaning they possess historical and architectural significance to their respective communities. Two of the bank buildings are also within historic districts listed on the National Register of Historic Places: the former Sheridan Trust and Savings Bank as part of the Uptown Square Historic District and the Hyde Park-Kenwood Bank as part of the Hyde-Park Kenwood District. The former Belmont-Sheffield Trust and Savings Bank Building is individually listed on the National Register of Historic Places.

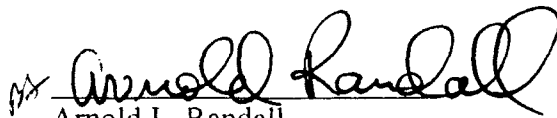
  
Arnold L. Randall  
Commissioner

Table A

| Building  | Address                    | Ward | Community Area  | Planning and Development designations and plans  |
|---|----------------------------|------|-----------------|--|
| Former Hyde Park-Kenwood National Bank Building     | 1525 E. 53rd St.           | 4    | Hyde Park       | 53rd Street TIF<br>Hyde Park-Kenwood (National Register) Historic District<br>Orange in the Chicago Historic Resources Survey  |
| Former South Side Trust Building                    | 4659 S. Cottage Grove Ave. | 4    | Grand Boulevard | 43rd and Cottage Grove TIF<br>Enterprise Zone #2<br>South Side Empowerment Zone<br>Cottage Grove Physical Assessment   |
| Former Calumet National Bank Building               | 9117 S. Commercial Ave.    | 10   | South Chicago   | Commercial Avenue TIF<br>Enterprise Zone #3<br>Commercial Avenue SSA<br>Calumet Design Guidelines and Land Use Plan<br>Designated Pedestrian Street<br>Orange in the Chicago Historic Resources Survey |
| Former Stock Yards National Bank Building           | 4150 S. Halsted St.        | 11   | New City        | Stockyards Annex TIF<br>South Side Empowerment Zone<br>Stockyards Industrial Corridor<br>Stockyards SSA<br>Orange in the Chicago Historic Resources Survey   |
| Former Marquette Park State Bank Building           | 6314-20 S. Western Ave.    | 15   | Chicago Lawn    | Orange in the Chicago Historic Resources Survey  |
| Former Chicago City Bank and Trust Company Building | 815 W. 63rd St.            | 20   | Englewood       | Englewood Neighborhood TIF<br>Enterprise Zone #6<br>Orange in the Chicago Historic Resources Survey  |
| Former Mid-City Trust and Savings Bank Building     | 2 S. Halsted St.           | 27   | Near West Side  | Near West TIF<br>Near West Side Plan<br>Greek Town SSA<br>Orange in the Chicago Historic Resources Survey  |
| Former Pioneer Trust and Savings Bank Building      | 4000 W. North Ave.         | 30   | Humboldt Park   | Pulaski Industrial Corridor TIF<br>Small Business Improvement Fund<br>Orange in the Chicago Historic Resources Survey  |
| Former Kimbell Trust and Savings Bank Building      | 3600 W. Fullerton Ave.     | 35   | Logan Square    | Orange in the Chicago Historic Resources Survey  |
| Former Swedish American State Bank Building         | 5400 N. Clark St.          | 40   | Edgewater       | Designated Pedestrian Street<br>Orange in the Chicago Historic Resources Survey  |

Table A

| <b>Building</b>  | <b>Address</b>          | <b>Ward</b> | <b>Community Area</b> | <b>Planning and Development designations and plans</b>  |
|--|-------------------------|-------------|-----------------------|---|
| Former Cosmopolitan State Bank Building                  | 801 N. Clark St.        | 42          | Near North Side       | Central Area Plan<br>Orange in the Chicago Historic Resources Survey  |
| Former North Federal Savings and Loan Building           | 100 W. North Ave.       | 43          | Lincoln Park          |   |
| Former Belmont-Sheffield Trust and Savings Bank Building | 1001 W. Belmont Ave.    | 44          | Lake View             | Central Lakeview SSA<br>Individually listed on the National Register  |
| Former Sheridan Trust and Savings Bank Building          | 4753 N. Broadway Ave.   | 46          | Uptown                | Lawrence & Broadway TIF<br>Andersonville-Clark SSA<br>Designated Pedestrian Street<br>Uptown Square (National Register)<br>Historic District<br>Orange in the Chicago Historic Resources Survey |
| Former Marshfield Trust and Savings Bank Building        | 3321-25 N. Lincoln Ave. | 32          | Lake View             | Lakeview SSA<br>Designated Pedestrian Street<br>Orange in the Chicago Historic Resources Survey   |
| Former Fullerton State Bank Building                     | 1425 W. Fullerton Ave.  | 32          | Lincoln Park          | Orange in the Chicago Historic Resources Survey   |