



City of Chicago



O2020-743

Office of the City Clerk

Document Tracking Sheet

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| Meeting Date: | 2/19/2020 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Historical landmark designation for Chicago & North Western Railway Office Building at 226 W Jackson Blvd |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 10, 2020

The Honorable Anna M. Valencia
City Clerk
City of Chicago
Room 107, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

RE: Ordinance designating the Chicago & North Western Railway Office Building (226 W. Jackson Boulevard) as a Chicago Landmark

Dear Clerk Valencia:

We are filing with your office for introduction at the February 19, 2020, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the Chicago & North Western Railway Office Building 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,

Kathleen E. Dickhut
Bureau Chief
Bureau of Planning, Sustainability and Historic Preservation
Department of Planning and Development

encls.

cc: Alderman Reilly, 42nd Ward (via email w/ enclosure)

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ORDINANCE

Chicago and North Western Railway Office Building

226 W. Jackson Boulevard

WHEREAS, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-620 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Chicago and North Western ("C&NW") Railway Building (the "Building"), located at 226 W. Jackson Boulevard, Chicago, Illinois, as more precisely described in **Exhibit A**, attached hereto and incorporated herein, satisfies three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, the Building is significant as the best surviving building associated with the operation of C&NW's extensive rail network. The office building was essential to the successful operation of the company. It served as the location for C&NW's main operations and managerial offices; and

WHEREAS, the Building exemplifies the historic significance of the C&NW Railway, which is one of the oldest railroad companies in the history of Chicago, and grew to become the largest Midwestern railroad company headquartered in Chicago during the early twentieth century; and

WHEREAS, as the railroad's office headquarters, the Building exemplifies the historic importance of the railroad industry to the history of Chicago and the prominent role it played in the development and economic vitality of Chicago as a center of transportation, commerce, and manufacture during the late nineteenth and early twentieth centuries; and

WHEREAS, the Building exhibits a high quality of architectural design and exemplifies the characteristic features of the Classical Revival style, serving as an excellent local example of the style as applied to an early twentieth century skyscraper; and

WHEREAS, the Building displays fine craftsmanship in granite, with brick and terra cotta on the north elevation, with a variety of Classical Revival style ornament such as a rusticated base, tapered and fluted Doric order columns, egg-and-dart motifs, pedimented windows, decorative string course, and keystones with triglyphs and guttae; and

WHEREAS, the Building is a handsome and noteworthy example of a terra cotta-clad, 1900s-era office building, a significant building type in the history of Chicago's Loop; and

WHEREAS, the Building was designed by the important Chicago firm of Frost and Granger. The firm is significant to the history of Chicago's built environment and is particularly well-known for their design of railroad-related buildings, including the C&NW Terminal and the La Salle Street passenger station; and

WHEREAS, both as a partnership and individually, Charles Frost and Alfred Granger have established their importance in Chicago's architectural legacy through their designs of many noteworthy buildings in the city, including the Chicago Club, the University of Chicago's Kent Chemical Laboratory, the Northern Trust Bank Building, and St. Luke's Hospital among many others; and

WHEREAS, Frost, working either alone or with Granger, was a noteworthy designer of railroad stations, designing over 80 railroad stations throughout the Midwest, including the LaSalle Street Station in Chicago (demolished) and many for the C& NW Railway; 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 February 6, 2020, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") 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 hereby adopted as the findings of the City Council.

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

SECTION 3. For purposes of Sections 2-120-740 and 2-120-770 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.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

SECTION 5. 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 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Building Address

226 W. Jackson Boulevard, Chicago, Illinois

Permanent Index Number

17-16-219-001-0000

Legal Description

LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31 AND LOT 52 IN THE SUBDIVISION OF BLOCK 92 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

February 6, 2020

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

CHICAGO AND NORTH WESTERN RAILWAY OFFICE BUILDING

226 WEST JACKSON BOULEVARD

Docket No. 2020-02

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 Chicago and North Western (“C & NW”) Railway Office 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.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*

I. BACKGROUND

The Public Building Commission of Chicago acquired the Building in 1978 and remodeled its interior for use by the City Colleges of Chicago, which occupied the Building until 2018. In 2019, the Building was acquired by a private entity and is planned to be rehabilitated for hotel use with the assistance of historic tax credits and the Chicago Class L property tax incentive.

At its regular meeting of November 7, 2019, the Commission on Chicago Landmarks (“Commission”) approved a “preliminary landmark recommendation” (the “Preliminary

Recommendation") for designation of the Building as a Chicago Landmark. The Commission found that the Building appeared to meet three of the seven criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code of the City of Chicago, Section 2-120-580 et seq.). The Preliminary Recommendation, identified as **Exhibit A**, initiated the consideration process for further study and analysis of the possible landmark designation of the Building. As part of the Preliminary Recommendation, the Commission preliminarily identified the significant historical and architectural features of the Building as: All exterior elevations, including rooflines, of the Building.

As part of the Preliminary Recommendation, the Commission also adopted a Preliminary Summary of Information, dated November 7, 2019, and identified as **Exhibit B**. In a letter dated November 18, 2019, the Department of Planning and Development, on behalf of the Commission, notified the owner of the Building, of the Preliminary Recommendation.

At its regular meeting of December 5, 2019, the Commission received a report, identified as **Exhibit C** (the "DPD Report"), from Commissioner Maurice D. Cox of the Department of Planning and Development, 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.

In a letter dated December 9, 2019, the Commission officially requested the consent to the proposed landmark designation from the owner of the Building. The Commission received consent for the proposed landmark designation on January 23, 2020.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-650 of the Municipal Code, the Commission shall notify the owner of its determination with respect to the proposed Chicago Landmark designation within 45 days after receipt of the owner's consent; and

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Preliminary Summary of Information, the DPD Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS, the Building meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, the Building is significant as the best surviving building associated with the operation of C&NW's extensive rail network. The office building was essential to the successful operation of the company. It served as the location for C&NW's main operations and managerial offices; and

WHEREAS, the Building exemplifies the historic significance of the C&NW Railway, which is one of the oldest railroad companies in the history of Chicago, and grew to become the largest Midwestern railroad company headquartered in Chicago during the early twentieth century; and

WHEREAS, as the railroad's office headquarters, the Building exemplifies the historic importance of the railroad industry to the history of Chicago and the prominent role it played in the development and economic vitality of Chicago as a center of transportation, commerce, and manufacture during the late nineteenth and early twentieth centuries; and

WHEREAS, the Building exhibits a high quality of architectural design and exemplifies the characteristic features of the Classical Revival style, serving as an excellent local example of the style as applied to an early twentieth century skyscraper; and

WHEREAS, the Building displays fine craftsmanship in granite, with brick and terra cotta on the north elevation, with a variety of Classical Revival style ornament such as a rusticated base, tapered and fluted Doric order columns, egg-and-dart motifs, pedimented windows, decorative string course, and keystones with triglyphs and guttae; and

WHEREAS, the Building is a handsome and noteworthy example of a terra cotta-clad, 1900s-era office building, a significant building type in the history of Chicago's Loop; and

WHEREAS, the Building was designed by the important Chicago firm of Frost and Granger. The firm is significant to the history of Chicago's built environment and is particularly well-known for their design of railroad-related buildings, including the C&NW Terminal and the La Salle Street passenger station; and

WHEREAS, both as a partnership and individually, Charles Frost and Alfred Granger established their importance in Chicago's architectural legacy through their designs of many noteworthy buildings in the city, including the Chicago Club, the University of Chicago's Kent Chemical Laboratory, the Northern Trust Bank Building, and St. Luke's Hospital among many others; and

WHEREAS, Frost, working either alone or with Granger, was a noteworthy designer of railroad stations, designing over 80 railroad stations throughout the Midwest, including the LaSalle Street Station in Chicago (demolished) and many for the C & NW Railway; 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 findings; and
2. Adopts the Final Designation Report, as revised, and dated this 6th day of February, 2020; and
3. Finds, based on the Final Designation Report, the 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 (5) 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,
6. Recommends that the Building be designated a Chicago Landmark.

This recommendation was adopted unanimously (7-0).



Rafael M. Leon, Chairman
Commission on Chicago Landmarks

Dated: February 6, 2020