



City of Chicago



O2020-4114

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/9/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Historical landmark designation for (Former) Schlitz Brewery-Tied House at 9401 S. Ewing Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

August 27, 2020

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

OFFICE OF THE
CITY CLERK

2020 AUG 27 PM 2:25

RECEIVED
#1
KRC

RE: Ordinance designating the (Former) Schlitz Brewery-Tied House (9401 S. Ewing Avenue) as a Chicago Landmark

Dear Clerk Valencia:

We are filing with your office for introduction at the September 9, 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 (Former) Schlitz Brewery-Tied House 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 (DK)

Kathleen E. Dickhut
Deputy Commissioner
First Deputy Commissioner's Office
Department of Planning and Development

encls.

cc: Alderman Susan Sadlowski-Garza, 10th Ward (via email w/ enclosure)

ORDINANCE

(Former) Schlitz Brewery-Tied House

9401 S. Ewing Avenue

OFFICE OF THE
CITY CLERK

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RECEIVED
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KPKC

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 (Former) Schlitz Brewery-Tied House (the "Building"), located at 9401 S. Ewing Avenue, 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 (6) of the Municipal Code; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue represents a distinct property type that conveys important themes from Chicago and American history from the late nineteenth and early-twentieth centuries, including the rise of vertically-integrated manufacturing production and retail sales; the role of science and technology in the transformation of crafts into industries, including the brewery industry; increasing competition among businesses as the city and country grew; the role of the neighborhood saloon; the role of ethnic immigrants as both leaders of the brewing industry and as consumers; and the national question about the role of alcohol in society which would later culminate in national Prohibition; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue conveys the economic prominence of the brewing industry in Chicago and Milwaukee during the late nineteenth and early-twentieth centuries, made possible by those cities' access to grain markets, fresh water, supplies of natural ice, and train transportation; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is representative of the brewing industry founded and managed by German immigrants, and who were prominent businessmen active in the city's affairs; and therefore reflects the importance of ethnic immigration in Chicago's history and development, in general, and specifically the contributions of the Chicago's German ethnic community, one of the city's largest ethnic groups; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is typical of other brewery-tied houses in Chicago which were most commonly located on prominent corners of commercial streets, well served by street cars or elevated trains, and in neighborhoods settled by large ethnic and working class populations; and, as such, the building conveys the early social character and leisure habits of these early residents of Chicago's neighborhoods; and

WHEREAS, as the unintended manifestation of legislation and social pressure by progressive reformers, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue conveys the national debate about alcohol consumption and the "Dry" movement in the late-nineteenth and early-twentieth centuries. The subsequent proliferation of drinking places under the tied-house system was a factor in the establishment of national Prohibition in 1919; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is one of a great number of buildings built in Chicago by the Schlitz Brewery, which may be traced back to the

aftermath of the Fire of 1871, when the brewery sent water and, in particular, beer to the ravaged city, establishing a loyal customer base in Chicago, and solidifying its motto "The beer that made Milwaukee famous;" and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue represents a distinct and recognizable building type in Chicago's neighborhoods typified by such features as its display of brewery insignia, its prominent corner location and entrance on a neighborhood commercial street, and its use of typically high-quality masonry construction and picturesque styles of architecture; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue exemplifies aspects of picturesque styles of architecture including the Queen Anne and Tudor Revival. Popular in the late-nineteenth and early-twentieth centuries, these styles emphasize visually pleasing characteristics and motifs drawn from earlier periods, and these styles helped the brewery-tied houses to present a legitimate and socially-responsible image amidst growing opposition to drinking establishments; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue shows the influence of the Queen Anne style of architecture, with its simplified arched parapet corner, and its use of a mixture of exterior textures and building materials, including brick, limestone, and metal cornice; and

WHEREAS, a later alteration to the Schlitz Brewery-Tied house at 9401 S. Ewing Avenue is representative of the Tudor Revival style of architecture in the use of roughly coursed brick masonry and flagstone masonry; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue was designed by Chicago architect Charles Thisslew, who designed a number of other Schlitz Brewery-Tied Houses which survive in the city, including 2159 W. Belmont Ave. (1903-1904), 5120 N. Broadway Ave. (1904), 2001 W. Grand Ave. (1905), and 2901 W. Diversey Ave. (1902); and

WHEREAS, characteristic of Chicago's brewery-tied houses, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue displays Schlitz's "belted globe" insignia in its facade, the design of which is based on sculptor Richard Bock's design for Schlitz's exhibit at the 1893 World's Columbian Exposition; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is part of a larger group of brewery-tied houses and associated buildings in Chicago that together convey important aspects of Chicago and American history from the late-nineteenth and early-twentieth centuries, including: the rise of large, vertically-integrated commercial enterprises combining production and retail sales; the economic might of brewing companies in Chicago and Milwaukee; the role of the neighborhood saloon; the role of immigration in brewing and ethnicity in beer consumption; and the national debate about the role of the saloon in society which culminated in national Prohibition in 1919; and

WHEREAS, Chicago's brewery-tied houses represent a distinct building type, and the individual examples of this type enhance the architectural character of diverse Chicago Neighborhoods; 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 August 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

9401 S. Ewing Avenue, Chicago, Illinois

Permanent Index Number

26-05-305-001-0000

Legal Description

LOTS 62 AND 63 IN THE SUBDIVISION F LOTS 1, 2, 3, 24, 25 AND 26 IN BLOCK 1 IN TAYLOR'S 2ND ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 5, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

August 6, 2020

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

(FORMER) SCHLITZ BREWERY-TIED HOUSE

9401 SOUTH EWING AVENUE

Docket No. 2020-05

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) Schlitz Brewery-Tied House located at 9401 S. Ewing Avenue (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

In 2011, eight Chicago brewery-tied houses and one Chicago brewery stable building were designated as Chicago landmarks. In 2019, the current owner of the Schlitz Brewery-Tied House located at 9401 S. Ewing Avenue made a formal suggestion to the Program Committee of the Commission on Chicago Landmarks to be considered for landmark status as well.

At its regular meeting of June 4, 2020, 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 June 4, 2020, and identified as **Exhibit B**. In a letter dated June 27, 2020, DPD, on behalf of the Commission, notified the owners of the Building, of the Preliminary Recommendation.

At its regular meeting of July 9, 2020, the Commission received the DPD Report, identified as **Exhibit C**, from Commissioner Maurice D. Cox 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.

In a letter dated July 16, 2020, the Commission officially requested the consent to the proposed landmark designation from the owners of the Building. The Commission received consent for the proposed landmark designation on July 17, 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 (6) of the Municipal Code; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue represents a distinct property type that conveys important themes from Chicago and American history from the late nineteenth and early-twentieth centuries, including the rise of vertically-integrated manufacturing production and retail sales; the role of science and technology in the transformation of crafts into industries, including the brewery industry; increasing competition among businesses as the city and country grew; the role of the neighborhood

saloon; the role of ethnic immigrants as both leaders of the brewing industry and as consumers; and the national question about the role of alcohol in society which would later culminate in national Prohibition; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue conveys the economic prominence of the brewing industry in Chicago and Milwaukee during the late nineteenth and early-twentieth centuries, made possible by those cities' access to grain markets, fresh water, supplies of natural ice, and train transportation; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is representative of the brewing industry founded and managed by German immigrants, and who were prominent businessmen active in the city's affairs; and therefore reflects the importance of ethnic immigration in Chicago's history and development, in general, and specifically the contributions of the Chicago's German ethnic community, one of the city's largest ethnic groups; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is typical of other brewery-tied houses in Chicago which were most commonly located on prominent corners of commercial streets, well served by street cars or elevated trains, and in neighborhoods settled by large ethnic and working class populations; and, as such, the building conveys the early social character and leisure habits of these early residents of Chicago's neighborhoods; and

WHEREAS, as the unintended manifestation of legislation and social pressure by progressive reformers, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue conveys the national debate about alcohol consumption and the "Dry" movement in the late-nineteenth and early-twentieth centuries. The subsequent proliferation of drinking places under the tied-house system was a factor in the establishment of national Prohibition in 1919; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is one of a great number of buildings built in Chicago by the Schlitz Brewery, which may be traced back to the aftermath of the Fire of 1871, when the brewery sent water and, in particular, beer to the ravaged city, establishing a loyal customer base in Chicago, and solidifying its motto "The beer that made Milwaukee famous;" and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue represents a distinct and recognizable building type in Chicago's neighborhoods typified by such features as its display of brewery insignia, its prominent corner location and entrance on a neighborhood commercial street, and its use of typically high-quality masonry construction and picturesque styles of architecture; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue exemplifies aspects of picturesque styles of architecture including the Queen Anne and Tudor Revival. Popular in the late-nineteenth and early-twentieth centuries, these styles emphasize visually pleasing characteristics and motifs drawn from earlier periods, and these styles helped the

brewery-tied houses to present a legitimate and socially-responsible image amidst growing opposition to drinking establishments; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue shows the influence of the Queen Anne style of architecture, with its simplified arched parapet corner, and its use of a mixture of exterior textures and building materials, including brick, limestone, and metal cornice; and

WHEREAS, a later alteration to the Schlitz Brewery-Tied house at 9401 S. Ewing Avenue is representative of the Tudor Revival style of architecture in the use of roughly coursed brick masonry and flagstone masonry; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue was designed by Chicago architect Charles Thisslew, who designed a number of other Schlitz Brewery-Tied Houses which survive in the city, including 2159 W. Belmont Ave. (1903-1904), 5120 N. Broadway Ave. (1904), 2001 W. Grand Ave. (1905), and 2901 W. Diversey Ave. (1902); and

WHEREAS, characteristic of Chicago's brewery-tied houses, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue displays Schlitz's "belted globe" insignia in its facade, the design of which is based on sculptor Richard Bock's design for Schlitz's exhibit at the 1893 World's Columbian Exposition; and

WHEREAS, the Schlitz Brewery-Tied House at 9401 S. Ewing Avenue is part of a larger group of brewery-tied houses and associated buildings in Chicago that together convey important aspects of Chicago and American history from the late-nineteenth and early-twentieth centuries, including: the rise of large, vertically-integrated commercial enterprises combining production and retail sales; the economic might of brewing companies in Chicago and Milwaukee; the role of the neighborhood saloon; the role of immigration in brewing and ethnicity in beer consumption; and the national debate about the role of the saloon in society which culminated in national Prohibition in 1919; and

WHEREAS, Chicago's brewery-tied houses represent a distinct building type, and the individual examples of this type enhance the architectural character of diverse Chicago Neighborhoods; 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 August 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 (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
6. Recommends that the Building be designated a Chicago Landmark.

This recommendation was adopted unanimously (8-0).



Rafael M. Leon, Chairman
Commission on Chicago Landmarks

Dated: August 6, 2020