



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: O2014-5790, Version: 1

Department of Planning and Development

city of chicago

July 25, 2014

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

RE: Recommendation for the Northwestern University Chicago Campus District, 303-361 E. Chicago Ave.

Dear Clerk Mendoza:

We are filing with your office for introduction at the July 30, 2014, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the Northwestern University Chicago Campus District 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 Director of Historic
Preservation Historic Preservation Division
Bureau of Zoning and Land Use

ends.

Alderman Robert Fioretti, 2nd Ward (without enclosure)

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121 NORTH LASALLE STREET, ROOM 1000. CHICAGO, ILLINOIS 60602

'AS

ORDINANCE

Northwestern University Chicago Campus District 303-361 East Chicago 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 Northwestern University Chicago Campus District, generally located at 303-361 East Chicago Avenue, Chicago, Illinois (the "District"), on a portion of the property legally described in Exhibit A attached hereto and incorporated herein, satisfies four (4) criteria for landmark designation as set forth in Sections 2-120-620 (1), (4), (5), and (6) of the Municipal Code; and

WHEREAS, the general boundaries of the District are depicted on the map attached to this Ordinance as Exhibit B; and

WHEREAS, the District is defined to include the Montgomery Ward Memorial Building, the northern portion of the Wieboldt Hall of Commerce, and Levy Mayer Hall / Gary Law Library, all of which buildings were built in 1925-26 and designed by architect James Gamble Rogers with associated architects Childs & Smith (the "Core Buildings"), together with campus green space between the Core Buildings; and

WHEREAS, the District specifically excludes portions of or additions to the Core Buildings constructed after 1926 (the "Later Buildings"), including specifically that portion of the building now known as Wieboldt Hall lying south of a line running generally parallel to East Chicago Avenue approximately 180 feet south of Northwestern University's northern property line, Robert McCormick Hall, the Arthur Rubloff Building, the Morton Medical Research Building, the Searle Medical Research Building and the Tarry Research and Educational Building; and

WHEREAS, the District exemplifies the historic importance of Northwestern University to the history of Chicago as one of the City's oldest and most prominent universities; and

WHEREAS, the District contains a locally-significant group of Gothic Revival-style educational buildings, exemplifying the nationally-important use of the Gothic Revival architectural style for university and college buildings throughout the United States; and

WHEREAS, the District's buildings are finely-designed and crafted with a variety of Gothic Revival-style forms and ornamentation, including Gothic-style arches, foliate ornament, tracery, buttresses, finials and towers; and

WHEREAS, the District exemplifies the significance of architect James Gamble Rogers, a nationally-important architect and one especially renowned for his high-quality educational buildings; and

WHEREAS, Rogers designed many significant buildings for American universities, colleges and seminaries, including, besides Northwestern, Yale University, Columbia University, Southern Baptist Theological Seminary, and Colgate-Rochester Theological Seminary; and

WHEREAS, located on the south side of Lakeshore Park and comprised of a visually-cohesive group of gray limestone buildings in the Gothic Revival architectural style, the District is a visually-distinctive enclave within the Near North community area; and

WHEREAS, the original Chicago campus of Northwestern University was planned by James Gamble Rogers and forms a coherent and unified complex of buildings, designed in the same style (Gothic Revival) and with similar materials and detailing; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the District 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 June 5, 2014, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the District 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 District 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, except as specifically noted in Section 4 below, the significant historical and architectural features of the Core Buildings of the District are identified as:

- a) all exterior elevations of the District's Core Buildings visible from the public way, including rooflines;
- b) the exterior elevations of the interior courtyard of Levy Mayer Hall / Gary Law Library; and
- c) the historic arcade walls connecting the District's Core Buildings.

SECTION 4. For the purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, and notwithstanding the generality of Section 3 above, the following are not considered significant features of the District for the purpose of the landmark designation:

- a) the east wall of Levy Mayer Hall / Gary Law Library that is enclosed by the Arthur Rubloff Hall atrium;
- b) non-historic changes and additions that have been made to the Wieboldt Hall of Commerce's roof over time to house building mechanicals and HVAC; and
- c) campus green spaces between the Core Buildings, including landscaping, paving, seating, and utility bump-ups.

SECTION 5. The Commission is hereby directed to create a suitable plaque appropriately identifying the District as a Chicago Landmark.

SECTION 6. 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 7. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 8. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Northwestern University Chicago Campus District 303-361 East Chicago Avenue Property Description

The Northwestern University Chicago Campus District is defined to include those portions of the following described parcel of land upon which the Core Buildings (as defined by the Ordinance) are located, together with campus green space between these buildings, but excluding the Later Buildings (also as defined by the Ordinance):

Legal Description of Larger Land Parcel of Which District Is a Part:

That part of lots 1 and 2 (including the portion of vacated North McClurg Court lying within) lying East of the East line of North Fairbanks Court in County Clerk's Division of the unsubdivided accretions lying East of and adjacent the subdivided parts of blocks 43, 44, and 54, including lot 19 in the South part of Block 54 and Lot "A" in the North part of Block 44 and accretions to superior and huron streets and the alleys in blocks 43 and 44, all in klnzie's addition to chicago, a subdivision of the north fraction of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PINs of Larger Land Parcel:

17-10-200-045-0000; 17-10-200-050-0000; and 17-10-200-056-0000

Commonly known as:

303-361 East Chicago Avenue Chicago, Illinois

Significant historical and architectural features of District:

Except as specifically noted below, the significant historical and architectural features of the District are identified as:

- a) all exterior elevations of the District's Core Buildings visible from the public way, including rooflines;
- b) the exterior elevations of the interior courtyard of Levy Mayer Hall / Gary Law Library; and
- c) the historic arcade walls connecting the District's Core Buildings.

Notwithstanding the generality of the above, the following are not considered significant features of the District for the purpose of the proposed landmark designation:

- (a) the east wall of Levy Mayer Hall / Gary Law Library that is enclosed by the Arthur Rubloff Hall atrium;
- b) non-historic changes and additions that have been made to the Wieboldt Hall of Commerce's roof over time to house building mechanicals and HVAC; and
- c) campus green spaces between the Core Buildings, including landscaping, paving, seating, and utility bump-ups.

EXHIBIT B

Northwestern University Chicago Campus District 303-361 East Chicago Avenue District map

HURON ST.

The Northwestern University Chicago Campus District is located in the Streeterville neighborhood on Chicago's Near North Side. It includes the Montgomery Ward Memorial Building (1), the Wieboldt Hall of Commerce (2), and Levy Mayer Hall / Gary Law Library (3), all of which are buildings built in 1925-26 and designed by architect James Gamble Rogers with associated architects Childs & Smith.

CITY OF CHICAGO COMMISSION ON CHICAGO LANDMARKS

June 5, 2014

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

NORTHWESTERN UNIVERSITY CHICAGO CAMPUS DISTRICT 303-361 East Chicago Avenue

Docket No. 2014-03

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 Northwestern University Chicago Campus District (the "District"), generally located at 303-361 East Chicago Avenue, is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the District, the Commission has found that it satisfies the following four (4) 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.*
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 District began on February 6, 2014, when the Commission received a "preliminary summary of information" at the Commission's regular meeting of February 6th from the Department of Planning and Development ("DPD"), summarizing the historical and architectural background of the District. At said meeting, the Commission voted to approve a "preliminary landmark recommendation" for the District, based on its finding that it appeared to meet four of the seven criteria for designation set forth in

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Section 2-120-620 of the Municipal Code, as well as the integrity criterion set forth in Section 2-120-630(ii) of the Municipal Code.

The Commission's Landmark Designation Report for the District, initially adopted by the Commission on February 6, 2014, and revised as of this date, which contains specific information about the District's architectural and historical significance, is incorporated herein and attached hereto as Exhibit A (the "Designation Report").

At its regular meeting of April 3, 2014, the Commission received a report from Andrew J. Mooney, Commissioner of DPD, stating that the proposed landmark designation of the District 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 April 25, 2014, the Commission officially requested consent to the proposed landmark designation from the owner of the buildings in the District. On May 12, 2014; the Commission received a consent form, dated May 8, 2014, and signed by Ronald Nayler, a representative of the owner of the buildings in the District, consenting to the proposed landmark designation of the District.

II. FINDINGS AND RECOMMENDATIONS 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 Designation Report; the DPD Report, and all of the information on the proposed landmark designation of the District; and

WHEREAS, the District meets four criteria for landmark designation as set forth in subsection 2-120-620 (1), (4), (5) and (6) of the Municipal Code; and

WHEREAS, the District exemplifies the historic importance of Northwestern University to the history of Chicago as one of the City's oldest and most prominent universities; and

WHEREAS, the District contains a locally-significant group of Gothic Revival-style educational buildings, exemplifying the nationally-important use of the Gothic Revival architectural style for university and college buildings throughout the United States; and

WHEREAS, the District's buildings are finely-designed and crafted with a variety of Gothic Revival-style forms and ornamentation, including Gothic-style arches, foliate ornament, tracery, buttresses, finials and towers; and

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WHEREAS, the District exemplifies the significance of architect James Gamble Rogers, a nationally-important architect and one especially renowned for his high-quality educational buildings; and

WHEREAS, Rogers designed many significant buildings for American universities, colleges and seminaries, including, besides Northwestern, Yale University, Columbia University, Southern Baptist Theological Seminary, and Colgate-Rochester Theological Seminary; and

WHEREAS, located on the south side of Lakeshore Park and comprised of a visually-cohesive group of gray limestone buildings in the Gothic Revival architectural style, the District is a visually-distinctive enclave within the Near North community area; and

WHEREAS, the original Chicago campus of Northwestern University was planned by James Gamble Rogers and forms a coherent and unified complex of buildings, designed in the same style (Gothic Revival) and with similar materials and detailing; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the District 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. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections 1 and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated as of this 5th day of June 2014; and

3. Finds, based on the Designation Report, DPD Report and the entire record before the Commission, that the District meets the four criteria for landmark designation set forth in subsections 2-120-620 (1), (4), (5) and (6) of the Municipal Code; and
4. Finds that the District satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Except as specifically noted in Section 6 below, finds that the significant historical and architectural features of the District are identified as:
 - a) all exterior elevations visible from the public way, including rooflines, of the District's buildings, which include the Montgomery Ward Memorial Building, the Wieboldt Hall of Commerce and Levy Mayer Hall / Gary Law Library;
 - b) the exterior elevations of the interior courtyard of Levy Mayer Hall / Gary Law Library; and
 - c) the historic arcade walls connecting the District's buildings.

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Notwithstanding the generality of Section 5 above, finds that the following are not considered significant features of the District for the purpose of the proposed landmark designation:

- a) **later buildings or additions attached to the District's existing buildings;**
- b) **the east wall of Levy Meyer Hall / Gary Law Library that is enclosed by the Axthur Rubloff Hall atrium;**
- c) **non-historic changes and additions that have been made to the Wieboldt Hall of Commerce's roof over time to house building mechanicals and HVAC; and**
- d) **campus green spaces between buildings, including landscaping, paving, seating, and utility bump-ups; and**

Recommends the designation of the District as a Chicago Landmark.

This recommendation was adopted **u tu?^' r^nt^fC*^ , /<\$ -o)**

**Rafael M. Ledr^hairrrian Commission on
ChicagoVLandmarks**

Dated

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Exhibit A

LANDMARK DESIGNATION REPORT

Northwestern University Chicago Campus District 303-361 E. Chicago Ave.

Final Landmark Recommendation adopted by the Commission on Chicago Landmarks, June 5, 2014

CITY OF CHICAGO Rahm Emanuel, Mayor

Department of Planning and 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.

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Northwestern University Chicago Campus District

Montgomery Ward Memorial Building 303-329 E. Chicago
Ave. Built: 1925-26

Architect: James Gamble Rogers; Childs & Smith, Assoc. Architects

Wieboldt Hall of Commerce 339-343 E. Chicago
Ave. Built: 1925-26

Architect: James Gamble Rogers; Childs & Smith, Assoc. Architects

Levy Mayer Hall / Gary Law Library 349-361 E. Chicago
Ave. Built: 1925-26

Architect: James Gamble Rogers; Childs & Smith, Assoc. Architects

Located in the Streeterville neighborhood on Chicago's Near North Side, the Northwestern University Chicago Campus District is a group of finely-designed and detailed Gothic Revival-style buildings that comprise the historic core of Northwestern University's Chicago campus. Based on European medieval architecture of the 12th through 15th centuries, the Gothic Revival architectural style is one of the most important historic

architectural styles in the history of Chicago. It is especially important in the development of early 20th-century college buildings, both in Chicago and throughout the United States, a period when many colleges, including Northwestern University, emulated the ancient English universities of Oxford and Cambridge through the incorporation of the Gothic Revival in their building projects.

The buildings in the Northwestern University Chicago Campus District were built to consolidate the university's professional schools, historically located in Chicago, rather than in the suburb of Evanston where the university's main campus is located. The Montgomery Ward Memorial Building, the largest of these, was built to house the Northwestern medical and dental schools. The

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! Wieboldt Hall of Commerce originally housed the university's School of Commerce and also, starting in the 1930s, Northwestern's continuing education programs. The Northwestern School of Law occupied the smallest of the district's buildings, Levy Mayer Hall, built with the attached Gary Law Library.

All of the buildings in the Northwestern University Chicago Campus District were designed by ¹ New York-based James Gamble Rogers. Rogers was a nationally-significant designer of educational buildings in the United States, designing buildings for Yale University, Columbia University, Southern Baptist Theological Seminary and Colgate-Rochester Theological Seminary, as well as Northwestern University.

Taken together, the Northwestern University Chicago Campus District forms a handsome enclave of gray limestone-clad, Gothic Revival-style buildings along the southern edge of Lakeshore Park that are visually distinctive within the context of Chicago's Near North community area and that exemplify Rogers' effort to create an attractive, planned campus on behalf of Northwestern.

The Early History of Northwestern University and the Development of its Chicago Campus in the 1920s

! Northwestern University was conceived in 1850 when a group of Chicago men met in downtown Chicago with the intention of creating a new university to serve the states, including Illinois, that had been carved out of the old Northwest Territory earlier in the 19th century. Associated with the E Methodist denomination, the new Northwestern University was sited north of Chicago on land overlooking Lake Michigan in what would become the suburb of Evanston.

¹ Northwestern University's initial academic focus was on the liberal arts and sciences rather than professional endeavors such as law and medicine. In the 1870s and 1880s, however, the university took important steps towards adding graduate programs in the professions of law, medicine and dentistry. In 1870, the university reached an affiliation agreement with the independent Chicago Medical College, which had been founded in 1859. The Medical College for many years occupied a building at 26th St. and Prairie Ave., south of downtown Chicago. In 1873, Northwestern reached an agreement with the original University of Chicago to jointly support the Union College of Law. (This early University of Chicago, not associated with the current university of the same name, would go out of business in the 1880s, although the law school would survive thanks to its Northwestern affiliation.) For years, the law school was located in a building next to the Cook County Courthouse in downtown Chicago. The Northwestern Dental College was founded in 1887; many of its classes were housed with the Medical College.

In 1902, the former Tremont House hotel building at Lake and Dearborn was acquired by Northwestern University, and it became the new location of the university's law and dental programs. In 1908, the newly established School of Commerce moved into the building as well.

By 1919-20, Northwestern University had a student population of 6,821, of which a majority, 3,593, were students in programs (law, medical, dental, pharmacy and commerce) located in Chicago. By 1916, Northwestern had begun to consider a new Chicago campus for these programs; after a delay caused by World War 1, land for this campus, located on Chicago's North Side, along Chicago Avenue west of Lake Shore Drive in the Streeterville neighborhood, was purchased by Northwestern in 1920. A new university president, Dr. Walter Dill Scott, who took office the same year,

The Northwestern University Chicago Campus District is located in the Streeterville neighborhood on Chicago's Near North Side. It includes the Montgomery Ward Memorial Building (1), the Wieboldt Hall of Commerce (2), and Levy Mayer Hall / Gary Law Library (3).

This map is meant for illustrative purposes only. The final district boundary and description would be defined in a Chicago landmark designation ordinance passed by City Council.

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Northwestern University's professional schools, including its medical dental and law schools, were established in the late 19th century. Top left: A Northwestern University publication from 1888 with information on the school's law and medical schools. Top right: A view of the law school class of 1877. j. These professional programs originally were located in scattered buildings in and near downtown Chicago. Middle left: The medical school building at 26th St. and Prairie Ave. Middle right: The dental school building. Bottom: The Tremont Hotel building, acquired by Northwestern in 1902, housed the university's law, dental and commerce programs for many years.

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NORTHVWESTERN UNIVERSITY

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Top left: Dr. Walter Dill Scott, the president of Northwestern University at the time of the construction of the university's new Chicago campus. Top right: A preliminary site plan, designed by architect James

Gamble Rogers, for the new campus. Middle left: A photograph of the new campus's financial donors at the campus's groundbreaking, 1925. Middle right: The cover of the dedication issue of Northwestern University's Alumni News. Bottom: The cover of the campus dedication ceremonies program.

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James Gamble Rogers made the construction of the new Chicago campus a university priority. In 1922 James Gamble Rogers was hired as campus architect, the creation of a new Chicago campus, as well as new buildings for the Evanston campus. The Chicago firm of Childs and Smith assisted Rogers as the local architectural office associated with the project. Rogers was not only the design architect for the three buildings in the district, but conceived the campus grouping as a whole with his design of a campus plan with ample green space.

During the next several years, as part of the "Towards a Greater Northwestern" fundraising campaign, Northwestern raised funds for the new Chicago campus. The campus's buildings were made possible through the generosity of several prominent Chicagoans. Mrs. Levy Mayer provided \$500,000 for a new law school building in honor of her late husband, a prominent Chicago lawyer, while the law school's library, built as an adjacent wing, was constructed with \$150,000 donated by Elbert Gary, a well-known judge. The Wieboldt Foundation, headed by William A. Wieboldt, a prominent department-store owner, provided \$500,000 for a new home for the university's rapidly-growing School of Commerce. Finally, Mrs. Montgomery Ward gave \$4 million for a building to house the medical and dental schools. The resulting Montgomery Ward Memorial Building, named in honor of Mrs. Ward's late husband and the founder of the great Chicago-based mail-order company, was conceived as a monumental skyscraper and the visually-dominant building in the group.

Construction of the buildings began in late 1925 after a ground-breaking ceremony on May 8, 1925, attended by the building donors. Cornerstones were laid on June 11, 1926, and buildings began to be occupied late that year. The dedication for the entire campus was held on June 17, 1927.

The resulting Chicago campus for Northwestern University received great praise and recognition, including coverage in *American Architect*, *Western Architect*, and *Architecture* magazines. As importantly, the new Chicago campus buildings enabled Northwestern University to grow its professional schools at a rapid rate during the next several decades, and these 1920s-era buildings continue to form the core of the university's Chicago campus.

Building Descriptions

The Northwestern University Chicago Campus District consists of the Montgomery Ward Memorial Building, the Wieboldt Hall of Commerce, and Levy Mayer Hall / Gary Law Library. The tallest building is Ward Memorial on the west, and the buildings step down in height to the low-scale law school buildings on the east. The buildings that comprise the district are "orange-rated" in the Chicago Historic Resources Survey.

The district's buildings share common visual characteristics. Located on an extra-long block extending along the south side of Chicago Avenue east of Fairbanks, these buildings form a wall of gray limestone-clad, Gothic Revival-style buildings that rise above the greenery of Lakeshore Park, located across the street. The district's buildings are connected by gray-limestone arcade walls and separated by landscaped courtyards that

provide north-south passageways between Chicago Ave-| nue and Superior Street that have provided important pedestrian connections through the campus | since its creation. The buildings' ornamentation generally is concentrated around entrances and

along ground floors, and consists of Gothic-style arches, moldings, plaques, and foliate details.

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Building Catalog

1. Montgomery Ward Memorial Building 303-329
E. Chicago Ave.

Built: 1925-26

Architects: James Gamble Rogers; Childs & Smith, assoc. architects

The Montgomery Ward Memorial Building was built to house Northwestern's schools of medicine and dentistry. It is a visually-massive presence on Chicago Avenue, with the main body of the building rising 14 stories and the central tower rising an additional 6 stories, for a total of 20 stories. The limestone-clad building has a modified E-shaped plan, with projecting central and end pavilions. The building presents a symmetrical appearance to the street, with a centrally-placed main entrance set at the base of the central pavilion, which rises skyward to incorporate the central tower. This main entrance is finely ornamented with two Gothic-arched openings with historic wooden doors and multi-paned transoms. Above the entrance, "Montgomery Ward Memorial" is carved in a modified medieval script. The entrance is flanked by three story shallow stone buttresses topped by foliate finials and tracery. Third-floor windows directly above the entrance are also finely ornamented with foliate tracery and Gothic-pointed arches. Other ornament includes plaques carved with quotes by historic figures such as the Greek physician Hippocrates, and Gothic tracery and finials forming a "frieze" above second-floor windows.

The top of the Montgomery Ward Memorial Building steps back to a tall central tower, resembling a Gothic cathedral's bell tower, which rises to elaborately-molded and detailed corner finials and crenellation. Much of the rest of the building is relatively simply detailed with regularly-placed, metal replacement windows filled with multi-paned, 8-over-8 sash. The rear of the building has largely been obscured by newer buildings that are not included as part of this proposed landmark designation.

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Top: The Montgomery Ward Memorial Building is the largest of the district's buildings and historically has housed Northwestern's medical school. Bottom left: The building's main entrance on Chicago Avenue. Bottom right: The building's visually-prominent tower.

- ; 2. Wieboldt Hall of Commerce 339-
343 E. Chicago Ave.

Built: 1925-26

Architects: James Gamble Rogers; Childs & Smith, assoc. architects

Wieboldt Hall of Commerce is located just east of the Montgomery Ward Memorial Building, and | the two are connected by a Gothic-arched limestone arcade wall, set back from Chicago Ave., that

shelters a landscaped courtyard that provides a north-south pedestrian passageway between Chicago Ave. and Superior St. Wieboldt Hall is eight stories in height and is rectangular in overall plan, j with a relatively narrow, simply-detailed facade facing Chicago Avenue.

j Most ornamentation is centered on the building's main entrance, which is a single large Gothic-¹ style arch within which are two sets of wooden doors. Above the doors are two leaded-glass win-i dows supporting a carved-stone Northwestern University seal. The arch is handsomely detailed ; with carved plaques representing "Industry" and "Commerce," as well as decorative stone Gothic-i style hoods.

; Flanking the entrance arch are two-story carved-stone buttresses ornamented with Gothic-style foli-I ate ornament and tracery. "Wieboldt Hall School of Commerce" is carved in modified medieval | script under second-floor windows ornamented with carved tracery.

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I Ground-floor windows are 9-over-9, double-hung windows ornamented with small stained-glass ' plaques detailed with academic-related motifs. Upper floors are relatively simply detailed with reg-ularly-spaced, multi-paned windows. Windows appear to be original, wood true-divided-light win-, dows. Side elevations are similarly detailed. The building's rear elevation is obscured by a later ' building that is not included as part of this proposed landmark designation. The building's original ; tower, built to hide a smokestack that served the campus's heating plant, originally within the S building, was later shortened and remodeled when the heating plant was removed, and non-historic I changes and additions have been made to the building's roof. Non-historic changes to the build-i ing's roofline to house building mechanicals and HVAC are not considered

significant to the proposed designation and do not lessen the district's significance.

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Top: The Wieboldt Hall of Commerce historically housed the School of Commerce and continuing education programs. Bottom left: The building's main entrance on Chicago Ave. Bottom right: An entrance lantern and Gothic-style stone ornament on one side of the entrance.

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i 3. Levy Mayer Hall / Gary Law Library
' 349-361 E. Chicago Ave.

! Built: 1925-26
| Architects: James Gamble Rogers; Childs & Smith, assoc. architects

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; East of Wieboldt Hall of Commerce are Levy Mayer Hall and the attached Gary Law Library, built to serve the Northwestern University School of Law. They are connected to Wieboldt by a gray limestone arcade wall that is similar to the arcade wall connecting Wieboldt and Ward Memorial and that also shelters a similar side courtyard that provides a pedestrian passageway between Chicago Ave. and Superior St. (To the south, and connected to these earlier buildings, is Robert I McCormick Hall, built in 1959-1960. To the east is Arthur Rubloff Hall and the American Law Center, built in the 1980s. These later buildings are not included as part of this proposed landmark designation.)

; Levy Mayer Hall and Gary Law Library are small in scale. Levy Mayer Hall is four stories in height, while Gary Law Library is three stories in height. Both buildings have gray limestone walls and multi-paned, steel-sash windows, both double-hung and casement. Levy Mayer's entrance is finely-designed with a pair of wooden doors set within a Gothic arch. "School of Law" in medieval script and a Northwestern University seal are carved above the doors. Flanking the entrance arch are carved shields, while underneath a large multi-paned window is carved "Levy Mayer Hall." Gary Law Library is similarly detailed with gray limestone, a wooden door under a Gothic-style drip molding and carved-stone seal, and a large tracery-filled window visually dominating its Chicago Avenue facade. The east wall of Gary Law Library is enclosed, but remains visible, as a side wall of a large multi-story glass atrium that connects the older School of Law buildings with Arthur Rubloff Hall. (This enclosed wall is not considered a significant feature for the purpose of this proposed landmark designation.)

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i Left: A map of the district with Levy Mayer Hall / Gary Law Library shaded in gray. Right: A historic photograph of the Gary Law Library (left) and Levy Mayer Hall (right).

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! Levy Mayer Hall and Gary Law Library form a U-shaped footprint that partially encloses an inner courtyard. Similar to the buildings' exteriors, their courtyard walls are clad with gray limestone walls and ornamented with Gothic-style detailing, including arched windows and ornament. (Robert McCormick Hall, built in 1959-

1960, completes the courtyard and is not included as part of this proposed landmark designation.)

Top: Built to house Northwestern's law school, Levy Mayer Hall / Gary Law Library are low in scale and intimate-feeling in visual character. Bottom left: The Levy Mayer Hall entrance on Chicago Ave. Bottom right: A large multi-paned window with Gothic-style tracery lighting the Gary Law Library.

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: Levy Mayer Hall and Gary Law Library shape an inner courtyard landscaped with grass, trees, shrubbery and ivy. Top: A historic view of the courtyard, looking north towards Levy Mayer Hall, (Middle left: A current view looking northwest. Middle right: A current view looking north. Bottom: A current view looking northeast.

The buildings of the Northwestern University Chicago Campus District are connected by arcade walls set back from Chicago Avenue and pierced with Gothic-arched openings. Top: The arcade wall between the Wieboldt Hall of Commerce (left) and the Montgomery Ward Memorial Building (right). Bottom: The arcade wall between Levy Mayer Hall (left) and Wieboldt Hall of Commerce (right).

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! Architect James Gamble Rogers

: James Gamble Rogers (1867-1947) was one of the leading designers of university and college buildings in the United States in the first half of the twentieth century. In the biographical entry on Rogers found in the Macmillan Encyclopedia of Architects (which documents historically-significant architects both in the United States and abroad), he is described as "one of the most

; adept and creative of a group of American architects designing in the eclectic style" as taught by the Ecole des Beaux-Arts in the early twentieth century, 1

; Born near Lexington, Kentucky, in 1867, Rogers came to Chicago as a child with his family and grew up in a portion of Lake View Township, north of Chicago, that would become the City's Uptown community area. After graduating from Yale University, and with an extended period of travel through Europe behind him, Rogers went to work in the Chicago architectural office of William LeBaron Jenney and William Bryce Mundie in 1889. Two years later, he moved to the office of Burnham & Root, which was expanding in the boom years of the early 1890s. Then, in 1892, he left Chicago to study at the Ecole des Beaux Arts in Paris, at the time the leading architectural school in the world. Rogers returned to Chicago in 1898 and opened his own architectural office, working with his brother John Arthur Rogers.

■ During the next seven years, until Rogers moved his practice to New York in 1905, he designed a variety of buildings in Chicago and its suburbs, including residences, educational buildings, and a church, including several eclectically-styled houses on Dover Street that are contributing buildings to the Dover Street Chicago Landmark District. In 1899, Rogers began work on a lavishly-scaled mansion for Dr. George Isham at 1340 N. State Pkwy. This restrained Classical Revival-style house, built of red brick with gray limestone trim, is one of the largest houses remaining in Chicago's Gold Coast neighborhood, and it achieved local notoriety during the 1960s and 70s when it was "the Playboy mansion," owned by Playboy magazine publisher Hugh Hefner. (The building has since been subdivided into condominiums.)

' Between 1901 and 1904, the University of Chicago constructed a complex of buildings for its School of Education that Rogers designed. Rogers took visual cues from the already well-established Gothic Revival style used previously by Henry Ives Cobb for university buildings, but the School of Education's buildings have a degree of symmetry that may reflect Rogers' Beaux-Arts training. Rogers also designed the Hyde Park Baptist Church (completed in 1906) as well as a building for the Francis Parker School on Chicago's North Side (1902; demolished).

\ Although Rogers' Chicago practice was going well, he moved his office to New York in 1905, perhaps because he'd acquired the patronage of philanthropist Edward Harkness, the heir to a fortune made through his father's business associations with John D. Rockefeller and the Standard Oil Company. During the remainder of his career, Rogers designed many buildings for Harkness, including buildings for Yale, Harvard and Columbia universities, Columbia-Presbyterian Medical Center, Colgate-Rochester Theological Seminary, and buildings for the Taft and Saint Paul's preparatory schools in Watertown, Connecticut, and Concord, New Hampshire.

Rogers especially is noteworthy for his collegiate buildings, designing many buildings for Yale University, including the Harkness Memorial Quadrangle and Tower, the Sterling Memorial Library, the Sterling Law Buildings, and the Graduate School (all built between 1916 and 1930). Rogers also designed Butler Library at Columbia University (1932-34); Norton and Mullins Halls; for the Southern Baptist Theological Seminary in Louisville, Kentucky (1925-26); and the Colgate-

was born in Kentucky, but grew up in Chicago. Educated at Yale University, Rogers worked for two Chicago architectural firms and studied at the Ecole des Beaux-Arts before starting his own firm in 1898.

Chicago buildings designed during this early period of his career, lasting from 1898 to 1905, include: (middle right) one of several houses located in the Dover Street Chicago Landmark District: (middle top left) the Dr. George Isham House at 1340 N. State Pkwy. (1899-1903), (middle bottom left) the Francis Parker School (1902, demolished), and (bottom) the School of Education, University of Chicago (1901-1904).

19

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A alumnus of Yale University, Rogers designed several important buildings and building complexes in the Gothic Revival architectural style for the university in the 1910s and 1920s, including (top right) Harkness Memorial Quadrangle and Tower; (middle), the Graduate School; and (bottom) Sterling Memorial Library.

Rogers was a nationally-known designer of college and secondary school buildings. Examples of his work include: (top) the Colgate-Rochester Theological Seminary in Rochester, New York (1930-32); (middle) Mullins Hall at the Southern Baptist Theological Seminary in Louisville, Kentucky (1925-26); and (bottom) Butler Library at Columbia University, New York, New York (1932-34).

21

Besides the Chicago Campus buildings that he designed, Rogers also designed a number of buildings for Northwestern University's Evanston campus, including (top) Deering Library (1933) and (bottom) Scott Hall & Cahn Auditorium (1940).

iji

; Rochester Theological Seminary in Rochester, New York (1930-32), to name several of his firm's
Most prominent collegiate commissions.

! In the 1920s, Northwestern University became an important client for Rogers, who was named campus
architect in 1922. Besides the buildings that are the focus of this proposed Chicago Land-
mark designation, Rogers also designed two additional buildings for the Chicago campus, including
• Thorne Hall (1932, demolished) and Abbott Hall, a dormitory high-rise built in 1940. On North-
western's Evanston campus, the most significant building designed by Rogers is the Deering Li-
brary (1929-32), although he also designed Dyche Stadium, Scott Hall (which originally housed a
• student union), Cahn Auditorium and several campus residential buildings.

! Although best known for these and other educational buildings, Rogers also designed a variety of
other buildings during his career throughout the United States. In the years following his move to
• New York, he designed several significant governmental buildings, including the Shelby County
> Courthouse in Memphis, Tennessee (1905-09); the New Orleans, Louisiana, Central Post Office
■ and Courthouse (1908-15); and the Central Post Office in New Haven, Connecticut (1912-16). His
; office buildings include headquarters for the Connecticut General Life Insurance Co. (1925-26) and
! Aetna Life Insurance Co. (1923-30), both in Hartford, Connecticut.

! The Gothic Revival Architectural Style : and its Use for College Buildings

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! The Gothic Revival architectural style is one of the most important historically-based styles used in
the United States during the 19th and early 20th centuries. Based on medieval European buildings
built largely from the mid-12th through 16th centuries, the Gothic Revival as practiced over time in
• the United States included influences from architecture in many parts of Europe and a variety of
j building forms and ornamentation. Although especially important for religious buildings, including
; churches, rectories and convents, the Gothic Revival was also widely used for university and col-
lege buildings. The reasons for this are varied, including the historic influence of the great English
' universities at Oxford and Cambridge on American higher education ideals and standards; the
! style's historic associations with piety (especially important to religiously-associated universities
j and seminaries); and historic associations with moral uplift.

ii

! Early uses of the Gothic Revival architectural style in the United States can be seen in buildings
j built for several colleges and universities in the early 19th century, including the "Old Kenyon"
i building at Kenyon College, Gambier, Ohio, built between 1827 and 1834, and the Yale University
; Library, designed by Henry Austin in 1842. These were single free-standing buildings that were
j rather freely designed with Gothic forms and details. Most other collegiate buildings built in the

' Gothic Revival style during the rest of the 19th century were similar buildings in use and scale, although later buildings such as Harvard's Memorial Hall, built between 1866-68 by Ware & Van Brunt, achieved a monumentality that remains impressive today.

j Beginning in the last decade of the 19th century, and becoming increasingly common in the first
! three decades of the 20th century, colleges and universities increasingly built complexes of Gothic
i Revival-style buildings, forming large-scale building ensembles and exemplifying planning ideals
i of the period. In 1891, the new University of Chicago began constructing its campus on Chicago's South Side
with Gothic Revival-style buildings designed first by Henry Ives Cobb, then later by a

The use of the Gothic Revival architectural style for American college buildings expresses the historic influence of historic English universities such as Oxford and Cambridge on American higher-education ideals and architecture. Top left: A bird's-eye view of Oxford. Top right: An early Gothic Revival-style educational building in the United States was the Yale University Library (1842). Middle: An aerial view of the University of Chicago quadrangle, started in 1891 as an early American example of a planned college campus in the Gothic Revival architectural style. Bottom: The University of Pittsburgh's "Cathedral of Learning," begun in 1926, exemplifies the combination of the Gothic Revival and skyscraper design that characterizes the Montgomery Ward Memorial Building.

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variety of architects, including James Gamble Rogers. In the years prior to World War I, several prestigious universities, led by the University of Pennsylvania, Princeton University, Washington University, and Yale University, began to transform their campuses with large-scale Gothic Revival -style complexes. Architects that were leaders in this movement include Boston's Ralph Adams Cram, Philadelphia's Cope & Stewardson, and James Gamble Rogers.

The Northwestern University Chicago Campus District exemplifies this nationally-important trend in early 20th-century university architecture. It also represents another trend in the Gothic Revival, that of its use for high-rise architecture. Only a few years before Northwestern began construction of its Chicago campus, the Chicago Tribune built its Tribune Tower, a grandly-detailed Gothic Revival-style skyscraper on North Michigan Avenue, just a few blocks south of the future site of Northwestern's buildings. It was also this period when the University of Pittsburgh built its great "Cathedral of Learning," a 42-story skyscraper begun in 1926 that allowed this land-starved university to accommodate a rapidly-growing student population. It was noted during the 1920s that Northwestern's Montgomery Ward Memorial Building deftly combined the Gothic Revival so associated with higher education with the skyscraper form so strongly associated with 20th-century urban commercial life for a new Chicago building meant to educate future doctors.

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 final 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 designation," as well as possesses sufficient historic design integrity to convey its significance.

The following should be considered by the Commission on Chicago Landmarks in determining whether to

recommend that the Northwestern University Chicago Campus District be designated as a Chicago Landmark.

Criterion 1: Value as an Example of City, State or National Heritage

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.

- The Northwestern University Chicago Campus District exemplifies the historic importance of Northwestern University to the history of Chicago as one of the City's oldest and most prominent universities.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials or craftsmanship.

- The Northwestern University Chicago Campus District is a locally-significant group of Gothic Revival-style educational buildings, exemplifying the nationally-important use of the Gothic Revival architectural style for university and college building throughout the United States.

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The buildings in the Northwestern University Chicago Campus District are finely-detailed with carved-limestone ornament, especially as part of their entrances. Top: The Montgomery Ward Memorial Building. Middle: The Wieboldt Hall of Commerce. Bottom left: Levy Mayer Hall. Bottom right: Gary Law Library.

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The district's buildings have a variety of carved inscriptions and decorative images.

Several examples of decorative stained-glass medallions decorating windows in the district.

- The district's buildings are finely-designed and crafted with a variety of Gothic Revival-style forms and ornamentation, including Gothic-style arches, foliate ornament, tracery, buttresses, finials and towers.

Criterion 5: Work of Significant Architect or Designer

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.

- The Northwestern University Chicago Campus District exemplifies the significance of architect James Gamble Rogers, a nationally-important architect and one especially renowned for his high-quality educational buildings.
- Rogers designed many significant buildings for American universities, colleges and seminaries, including, besides Northwestern, Yale University, Columbia University, Southern Baptist Theological Seminary, and Colgate-Rochester Theological Seminary.

Criterion 6: Distinctive Theme as a District

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.

- Located on the south side of Lakeshore Park and comprised of a visually-cohesive group of gray limestone buildings in the Gothic Revival style, the Northwestern University Chicago Campus District is a visually-distinctive enclave within the Near North community area.
- The original Chicago campus of Northwestern University was planned by James Gamble Rogers and forms a coherent and unified complex of buildings, designed in the same style (Gothic Revival) and with similar materials and detailing, and green spaces, including the side courtyards that form north-south passageways through the campus.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architecture or aesthetic value.

The Northwestern University Chicago Campus District as a whole retains excellent historic integrity, while the district's individual buildings each retain very good to excellent historic integrity, including their historic siting, overall forms and decorative detailing, including historic stone ornamentation. Typical changes to the district's buildings include some replacement windows, decorative-metal fencing, and lighting.

The Wieboldt Hall of Commerce originally housed the heating plant for the campus; at the time of its removal, the building's original office tower/smokestack was shortened and rebuilt. Other non-historic changes and additions have been made to the building's roof. Non-historic changes to the building's roofline to house building mechanicals and HVAC are not considered significant to the proposed designation and do not lessen the district's significance.

Both the Montgomery Ward Memorial and Wieboldt Hall of Commerce have had their rear elevations obscured by later, attached buildings, which are not included as part of this proposed district

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The Northwestern University Chicago Campus District has very good historic integrity. Top: A view of the district's buildings from the northeast, circa 1927. Bottom: A view of the district's buildings today.

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designation. Robert McCormick Hall, which abuts Levy Mayer Hall / Gary Law Library to the south, also is not included in the proposed landmark designation. In addition, the cast wall of Levy Mayer Hall / Gary Law Library that is enclosed by the Rubloff Hall atrium is not considered a significant feature for the purpose of this proposed landmark designation.

The focus of the district designation is the historic buildings designed by James Gamble Rogers that were built in 1925-1926. Campus green space between buildings, including landscaping, paving, seating, and utility bump-ups, are not considered significant features for the purpose of the proposed landmark designation.

Despite changes, the Northwestern University Chicago Campus District retains the ability to express its historic, community, architectural, and aesthetic values as a finely-designed and -crafted group of university buildings designed in the Gothic Revival architectural style by James Gamble Rogers, a significant architect in the context of Chicago and United States architectural history. The district's historic integrity is preserved in light of its location, design, setting, materials, workmanship, and ability to express such values.

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.

Based upon its evaluation of the Northwestern University Chicago Campus District, the Commission recommends that the significant features be identified as follows:

- All visible exterior elevations, including rooflines, of the district's buildings, which include the Montgomery Ward Memorial Building, the Wieboldt Hall of Commerce and Levy Mayer Hall / Gary Law Library;
- the exterior elevations of the interior courtyard of Levy Mayer Hall / Gary Law Library; and
- the historic arcade walls connecting the buildings.

Later buildings attached to the district's buildings are not included in this proposed Chicago Landmark district. The east wall of Levy Mayer Hall / Gary Law Library that is enclosed by the Arthur Rubloff Hall atrium is not considered a significant feature for the purpose of this proposed landmark designation. Non-historic changes and additions have been made to the Wieboldt Hall of Commerce's roof over time. Non-historic changes to the building's roofline to house building mechanicals and HVAC are not considered significant to the proposed designation and do not lessened the district's significance. In addition, campus green spaces between buildings, including landscaping, paving, seating, and utility bump-ups, are not considered significant features for the purpose of the proposed landmark designation.

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A woodcut print by Chicago artist Charles Turzak, showing the Montgomery Ward Memorial Building rising behind the Chicago Avenue National Guard Armory (demolished and replaced by the Museum of Contemporary Art).

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"Woodcut Print by Charles Turzak, New Northwestern University," Pencil Points, vol. 8, no. 1 (1927), p. 15.

Acknowledgments

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Historic Preservation Division: cover, pp. 5, 11, 13, 15, 15 (middle left & right, bottom), 17, 19

(middle right), 27, 28, 29, 30 & 32 (bottom). Williamson and Wild, Northwestern University, A History, 1850-1975: pp. 6 (top right, middle left

& right), 7 (middle left) & 14. Gilbert, Chicago and Its

Makers: p. 6 (bottom).

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(top right, middle right, bottom), 9, 12, 16 (top), 17 (top left), 22, & 32 (top). Google Earth: p. 9 (top).

Misc. internet websites: pp. 9 (middle), 20, 21, 23 (middle left & right), & 25. Architecture,

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Betsky, James Gamble Rogers and the Architecture of Pragmatism: pp. 19 (top left, middle left, bottom), & 23 (top, bottom). Pencil Points, vol. 8,

no. 1 (1927): p.34.

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Printed February 2014; revised and reprinted June 2014.

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Exhibit B

Department of Planning and Development
CITY OF CHICAGO

April 3, 2014 Report to the Commission on Chicago

Landmarks on the
**Northwestern University Chicago Campus District 303-361
E. Chicago Ave.**

The Department of Planning and Development finds that the proposed designation of the Northwestern University Chicago Campus District as a Chicago Landmark supports the City's overall planning goals for the surrounding Near North Side community area and is consistent with the City's governing policies and plans.

Constructed from 1925 to 1926, the Northwestern University Chicago Campus District is a significant group of educational buildings that exemplifies the importance of Northwestern University to the history of Chicago. Purpose-built to house Northwestern's medical, dental, commerce and law schools, the proposed district's buildings are fine examples, of the Gothic Revival architectural style, which was a significant style used for university and college buildings in the late 19th and early 20th centuries. The buildings were designed at the same time as a unified group by architect James Gamble Rogers; who was nationally important as a designer of educational buildings during this period.

The buildings, in the proposed district are located in the Streeterville neighborhood within the larger Near North Side community area. They are part of Planned Development 3, which covers the campuses of Northwestern University and Northwestern Memorial Hospital. Nearby properties have a variety of zoning classifications. Lakeshore Park, located directly across E. Chicago Ave. to the north, is zoned POS-2. North of Lakeshore Park, zoning classifications vary, including DR-7, DR-10, and Planned Development 490. To the northwest, the Museum of Contemporary Art is located in Planned Development 528, while to the south, the former Veterans Hospital site is zoned DR-10 and the former American Furniture Mart building is zoned DX-12.

The proposed district is well-served by public transportation. Several Chicago Transit Authority (CTA) bus routes, including the #3, 66, and 157 bus routes, serve the immediate area, while numerous other bus routes serve North Michigan Avenue, 3 blocks to the west. In addition, the CTA Red Line stop at N. Chicago Ave. is located roughly 6 blocks west of the proposed district.

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The portion of the Near North Side community area within which the proposed district is located has a number of designated Chicago Landmarks and properties listed on the National Register of Historic Places. These Chicago Landmarks include the Old Chicago Water Tower District; 860-880 N. Lake Shore Dr.; the Perkins Fellows & Hamilton Office and Studio at 814 N. Michigan Ave.; the Allerton Hotel at 701 N. Michigan Ave.;

the Farwell Building at 664 N. Michigan Ave.; the Woman's Athletic Club at 626 N. Michigan Ave.; the Hotel St. Benedict Flats at 40-52 E. Chicago Ave.; the Palmolive Building at 919 N. Michigan Ave.; and the East Lake Shore Drive District.

The Old Chicago Water Tower District, 860-880 N. Lake Shore Dr., the Hotel St. Benedict Flats and the Palmolive Building are also individually listed on the National Register of Historic Places. Other National Register-listed properties include 257 E. Delaware St.; the Drake Hotel at 140 E. Walton St.; the Fourth Presbyterian Church at 126 E. Chestnut St.; the Quigley Preparatory Seminary at 103 E. Chestnut St.; and Holy Name Cathedral at 735 N. State St.

Landmark designation and the rehabilitation of historic-buildings through the use of economic incentives is supported by several City of Chicago plans, including the "Chicago Central Area Plan," adopted in June 2003, and the "Central Area Action Plan," adopted in August 2009, both of which comprehensively looked at the Central Area:

The Department supports the designation of the Northwestern University Chicago Campus District as a Chicago Landmark. Preserving buildings such as this provides many long-term benefits to the City. Landmark designation encourages community pride and the preservation and rehabilitation of properties through a range of incentives. It serves as a model for sustainable development-by retaining existing buildings and adapting them to modern conditions. Preservation of Chicago's architectural heritage attracts tourists and new residents as well as contributes to the quality of life¹ for Chicago citizens.

It should be noted that open, landscaped pedestrian walkways that extend north-south between the buildings of the proposed district are important amenities for both the Northwestern University campus and the surrounding neighborhood, providing valuable pedestrian connections that knit together the larger community. Although not called out as significant historical and architectural features for the purpose of the proposed district designation, these walkways should be preserved and enhanced over time in terms of their openness and general pedestrian nature. This should be noted in PD 3:

In conclusion, landmark designation of the Northwestern University Chicago Campus District supports the City's overall planning goals for Chicago's Near North Side community area and is consistent with the City's governing policies and plans.