



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

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File #: O2017-109, Version: 1

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### Department of Planning and Development

city of chicago

January 13, 2017

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

**RE: Recommendation for the designation of the Essex Inn as a Chicago Landmark,  
800 S. Michigan Avenue**

Dear Clerk Valencia:

We are filing with your office for introduction at the January 25, 2017, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the Essex Inn 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.

Eleanor Esser Gorski, AIA Deputy Commissioner

Planning, Design and Historic Preservation Division Department of Planning and Development

cc:

ends.

*Alderman Sophia King, 4 Ward (via email without enclosure)*

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

## ORDINANCE

### Essex Inn 800 S. Michigan 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 Essex Inn (the "Building"), located at 800 S. Michigan Avenue, Chicago, Illinois, legally 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 exemplifies the history of Michigan Avenue in the post-World War II era and the corresponding development of Lake Shore Drive and the Interstate network; and

WHEREAS, the Building is one of two glass-box International style buildings in the Michigan Avenue Historic District; and

WHEREAS, the Building was designed by A. Epstein & Sons. The architecture and engineering firm was responsible for the design of both glass-box International-style structures in the Michigan Avenue Historic District. Founded in 1921, the firm was prolific but particularly noted for modernist designs; and

WHEREAS, the Building also meets the additional requirements for designation outlined in the Post-World War II Era Context Statement for the Historic Michigan Boulevard District adopted by the Commission on May 5, 2016; 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 December 1, 2016, 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

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identified as:

- a) All exterior elevations, including rooflines, of the Building.
- b) The rooftop sign reading Essex Inn on the east elevation. The sign may be changed, though the size, proportion and open character of the existing sign should be maintained. This does not constitute approval of said changes which will still need to be reviewed by the Permit Review Committee of the Commission on Chicago Landmarks per 2-120-720 of the Municipal Code. And any changes must also comply with current zoning and building regulations.
- c) The three-story parking structure located to the south of and attached to the hotel is not considered a significant feature for the purpose of this proposed landmark designation and may be demolished. The demolition of the parking structure would not adversely affect any significant historical or architectural feature of the Building or the Historic Michigan Boulevard District, and would be in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, as well as the criteria for review of permit applications established in Article III of the Commission's Rules and Regulations. The foregoing is not intended to limit the Commission's discretion to approve other changes.

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**

800 S. Michigan Avenue, Chicago, Illinois

**Permanent Index Number**

17-15-305-023-0000

**Legal Description**

LOTS 1 AND 4 IN BLOCK 17 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

**CITY OF CHICAGO COMMISSION ON CHICAGO LANDMARKS**

**December 1, 2016**

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

**ESSEX INN**

**800 S. Michigan Avenue**

**Docket No. 2016-09**

**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 Essex Inn (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, historical, 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*

The Essex Inn also meets the additional requirements for designation outlined in the Post-World War II Era Context Statement for the Historic Michigan Boulevard District adopted by the Commission on May 5, 2016, which state the following:

- The building must be built during the post-World War II era, or between 1930 and 1972, and be located within the boundaries of the Historic Michigan Boulevard District.
- The architectural style of the building must reflect the influence of the Modern Movement in architecture.

- The building must have been built as an entirely new structure and not be a new facade or remodeling of an earlier building.
- The height, massing and orientation of the building must contribute to the Michigan Avenue street wall which is a character-defining feature of the Michigan Boulevard District.
- The building must reflect the historic context of the Historic Michigan Boulevard District in the post-World War II era.

## **I . BACKGROUND**

The formal landmark designation process for the Building began on May 5, 2016, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 etseq.). The Preliminary Recommendation, incorporated herein and attached hereto as Exhibit A, initiated the process for further study and analysis of the proposed designation of the Building as a Chicago Landmark. 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; and
- the rooftop sign reading "Essex Inn" on the east elevation.

The three-story parking structure located to the south of and attached to the hotel is not considered a significant feature for the purpose of this proposed landmark designation and may be demolished. The demolition of the parking structure would not adversely affect any significant historical or architectural feature of the Building or the Historic Michigan Boulevard District, and would be in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, as well as the criteria for review of permit applications established in Article III of the Commission's Rules and Regulations. The foregoing is not intended to limit the Commission's discretion to approve other changes.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated May 5, 2016, incorporated herein and attached hereto as Exhibit B.

At its regular meeting of June 2, 2016, the Commission received a statement from David Reifman, Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On June 26, 2016, the Commission officially requested consent to the proposed landmark designation from the two owners of the property. On November 18, 2016, the Commission received a consent form, dated November 18, 2016, and signed by Robert Storm, a representative of the owner of the ground lease. Also on November 18, 2016, the Commission received a

consent form, dated November 17, 2016, and signed by John Rutledge, a representative of the owner of the Building.

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

WHEREAS, pursuant to Section 2-120-650 of the Municipal Code, the Commission shall determine whether to recommend the proposed landmark designation to City Council 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 and all of the information on the proposed landmark designation of the Building; and

WHEREAS, the Building exemplifies the history of Michigan Avenue in the post-World War II era and the corresponding development of Lake Shore Drive and the Interstate network; and

WHEREAS, the Building is one of two glass-box International style buildings in the Michigan Avenue Historic District; and

WHEREAS, the Building was designed by A. Epstein & Sons. The architecture and engineering firm was responsible for the design of both glass-box International-style structures in the Michigan Avenue Historic District. Founded in 1921, the firm was prolific but particularly noted for modernist designs; and

WHEREAS, the Building also meets the additional requirements for designation outlined in the Post-World War II Era Context Statement for the Historic Michigan Boulevard District adopted by the Commission on May 5, 2016; 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, 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 1<sup>st</sup> day of December 2016; and

3. Finds, based on the Designation 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 also meets the additional requirements for designation outlined in the Post-World War II Era Context Statement for the Historic Michigan Boulevard District adopted by the Commission on May 5, 2016; and
5. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
6. Finds that the significant historical and architectural features of the Building are identified as follows:
  - All exterior elevations, including rooflines, of the Building.
  - The rooftop sign reading Essex Inn on the east elevation. The sign may be changed, though the size, proportion and open character of the existing sign should be maintained. This does not constitute approval of said changes which will still need to be reviewed by the Permit Review Committee of the Commission on Chicago Landmarks per 2-120-720 of the Municipal Code. And any changes must also comply with current zoning and building regulations.

The three-story parking structure located to the south of and attached to the hotel is not considered a significant feature for the purpose of this proposed landmark designation and may be demolished. The demolition of the parking structure would not adversely affect any significant historical or architectural feature of the Building or the Historic Michigan Boulevard District, and would be in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, as well as the criteria for review of permit applications established in Article III of the Commission's Rules and Regulations. The foregoing is not intended to limit the Commission's discretion to approve other changes.

This recommendation was adopted

7. Recommends that the Building be designated a Chicago Landmark.

Rafael M. Leon, Chairman Commission on Chicago  
Landmarks

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## EXHIBIT A

Resolution by the  
Commission on Chicago Landmarks on the  
Preliminary Landmark Recommendation for (he

KSSKX INN 800 S. Michigan Ave.

May 5, 2016

Whereas, the Commission on Chicago Landmarks (the "Commission") preliminarily finds that:

- the Essex Inn (the "Building"), located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code of Chicago (the "Municipal Code"), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 5<sup>th</sup> day of May, 2016, by the Department of Planning and Development (the "Preliminary Summary"); and
- the Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; and
- the four-story parking structure located to the south of, and attached to, the hotel is not of historic or architectural significance, and is non-contributing to the character of the Historic Michigan Boulevard District in which it is located; now, therefore

*Be it resolved by the Commission on Chicago Landmarks:*

Section 1, The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. Except as specifically noted in Section 4 below, for purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- all exterior elevations of and rooflines of the Building visible from public rights-of-way; and
- the rooftop sign reading "Essex Inn" on the east elevation.

*Section 4. Notwithstanding the generality of Section 3 above, the three-story parking structure located to the south of and attached to the hotel is not considered a significant feature for the purpose of this proposed landmark designation and may be demolished. The demolition of the parking structure would not adversely affect any significant historical or architectural feature of the Building or the Historic Michigan Boulevard District, and would be in accordance with the Secretary of the Interior's Standards*

for the Rehabilitation of Historic Buildings, as well as the criteria for review of permit applications established in Article III of the Commission's Rules and Regulations. The foregoing is not intended to limit the Commission's discretion to approve other changes.

Section 5. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City's governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

Rafael M. Leon, Chairman Commission on Chicago Landmarks

This recommendation was adopted on this 2<sup>nd</sup> day of May, 2017.

Dated:                      2017 |

EXHIBIT B



## LANDMARK DESIGNATION REPORT

# Essex Inn

800 S. Michigan Avenue

Final Landmark Recommendation adopted by the Commission on Chicago Landmarks, December 1, 2016

CITY OF CHICAGO Rahm Emanuel, Mayor

Department of Planning and Development David Reifman, 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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## **Essex Inn**

800 S. Michigan Avenue Date of Construction:  
1961 Architect: A. Epstein & Sons

### **Introduction**

The Essex Inn was constructed during the rise in development following World War II. While South Michigan Avenue faced the economic ebbs and flows from the Depression years forward, the stature of the avenue allowed it to remain a premier address in the city for offices, clubs and hotels during the mid-century. Building in the 1950s and 60s was fueled by improvements in infrastructure including the expansion of Lake Shore Drive and the growing interstate network. These developments went hand-in-hand with new and renovated hotel and office buildings along south Michigan Avenue and helped usher in the age of Modern and International style architecture in Chicago. The Essex Inn is one such resource that played a role in this District's development.

The Essex Inn is identified as an associated building in the Post-World War II Era Context Statement for the Historic Michigan Boulevard District adopted by the Commission on May 5, 2016. This building is an International-style high-rise motel that meets district designation criteria 1, 4 and 5 and has sufficient integrity to convey those values. The Essex Inn meets Criterion 1 for its role in the history of Michigan Avenue and the corresponding development of Lake Shore Drive. The Essex Also meets Criterion 4 as an outstanding example of the International Style. Furthermore, the Essex Inn, circa 1961 was designed by the noted local firm, A. Epstein, "Throwback Thursday, Essex Inn") Epstein and Sons, thereby meeting Criterion 5.

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### **Building Design and Description**

On February 7, 1959, the plan for the new Essex Inn was announced in Realty & Building. The developer was the Aristocrat Inns of America, a firm organized by Martin Gecht and Eugene Heytow. The Essex is one among three hotels built by Aristocrat Inns of America that were all located within blocks of each other on Michigan Avenue near Grant Park: the Ascot Inn (today a Best Western) at 1100 S. Michigan Avenue and the Avenue Motel at Roosevelt Road and Michigan Avenue (now demolished). Gecht and Heytow hired the same architecture firm for all three buildings: A. Epstein and Sons. Among the three - Ascot, Avenue, and Essex - the Essex was the largest investment.

**Clockwise from Upper Left: 1. Postcard of the Ascot Motel (1100 S. Michigan Avenue) now a Best Western; 2. Postcard of the Essex Inn (800 S. Michigan Avenue); 3. Postcard of the Avenue Motel (Roosevelt and S. Michigan Avenue) which has been demolished. (1 & 3, <<http://motelpostcards.blogspot.com/>>) (2, Epstein, "Throwback Thursday, Essex Inn")**

<sup>1</sup> James M. Gavin, "Downtown Invasion Continues," Chicago Tribune, September 18, 1960.

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Gecht and Heytow firmly embraced both the place of motels in the City's development and the need for more: "What makes a motel a success? Location, they said; that's why the motels are going up on Michigan [Avenue]." <sup>2</sup> Gecht and Heytow's motels targeted the influx of people coming to Chicago for conventions, and the waves of motor-travelers that followed the development of the Interstate. The success of their previous venue, Avenue Inn, two blocks south, encouraged the development of the Ascot and the Essex.

### for business or pleasure!

• On famed Michigan Avenue, overlooking Grant Park and in "La", close to McCormick Place and other concert, fien centers, carnivals and snopping areas, meat markets, fllibiumi, art centers, and cone"l halls. All airport timouHnr\* stop at our door.

• Free covered parking in mold.

• Heated outdoor swimming pool, with food and beverage service, cabanas and kkktrv.

• free TV, reds, <c> cubes, and «eVa-up coltoe \*n ever/

• Luxury rooms and hospital-ly suites, in conditioned and soundproofed for comfort and privacy.

• Met brigand banquet rooms lit up Co 500 person\*, with do led orewt TV, protection and public address systems.

• 7A bout switchboard, self-dialing telephones...valai, laundry.

• 3 almoaprtic dining rooms ana unique cocktail parlour, room ttrnce.

# EX SMM

## CHICAGO'S NEW DOWNTOWN MOTEL

Michigan Avenue, at Miami Street, Chicago, across from McCormick Place.

WE 9JMO « TWX CC 63

More than just the Essex's location in relation to Chicago's attractions, the Essex site was planned for its convenience to Lake Shore Drive, which was one of the many planned and ongoing highway and arterial thoroughfares created under Major Richard J. Daley and the Chicago Department of Development and Planning in 1956. Soon thereafter the completion of the Prudential Building on North Michigan Avenue ended the paralysis in downtown construction that had begun in the Depression years. Daley's public building program was enormous, and he moved it swiftly forward. One element in that program that had an impact on the District was the construction of the first McCormick Place convention center in 1960. The construction of McCormick Place was an initiative funded using \$41.8 million in state-issued bonds. <sup>3</sup> McCormick Place not only served the city to attract revenue but also as a landmark at Chicago's southern gateway; located where Lake Shore Drive linked to the Skyway and the Dan Ryan Expressway. Early in 1967, the first McCormick Place burned down. A new building was built on the same site, using the existing foundations, and opened in **1971**

**Advertisement in the Chicago Tribune, August 13, 1961**

<sup>2</sup> James M. Gavin, "Downtown Invasion Continues," Chicago Tribune, September 18, 1960.

<sup>3</sup> Miles L. Berger, They Built Chicago: Entrepreneurs Who Shaped A Great City's Architecture, (Chicago: Book Bonus, Inc., 1992) p. 200.; "History," McCormick Place Chicago, <<http://www.mccormickplace.com/about-us/history.php>>

The location, development, and marketing of the Essex Inn are interwoven with the introduction of the Interstate highway network and the creation of new convention sites in and around Chicago. These changes to infrastructure and the addition of conference centers were a long time in the making, which gave motel developers like the Aristocratic Inns of America an opportunity to capitalize on the forthcoming increase of visitors.

**Essex Inn, Pool, circa 1961  
(Epstein, "Throwback Thursday, Essex Inn")**

The property is noteworthy for its association with the growth of the motel industry in Chicago. Dating back to the Crash of 1929, only one hotel was built in downtown Chicago, the Executive House built in 1958 at 71 Wacker Drive. In contrast, "motels" were popping up around the edges of Chicago, as well as in and around the Loop.<sup>4</sup> A characteristic of many of these motels was marketing that suggested a destination far from the Midwest, with

names such as Breakers, Sands, Tides, and Tropicana, and architecture and images that would not have been out of place in California or Florida. Besides their locations near the lake, shoreline motels also emphasized their newness, in contrast to the rest of Chicago's existing and aging hotel accommodations.<sup>3</sup>

The Essex is also significant as a superior example of the glass-box Modern style that came to fruition in this era. Post-War architectural styles have not been sufficiently categorized and are often branded under blanket terms like "International" and "Modern." Nevertheless, the International style is defined by box shaped buildings that have a strong vertical articulation, revealed skeletal frames, smooth wall surfaces, and an absence of ornamentation. Materials and composition are largely used to define style. Often expressed as curtain wall system of enameled spandrels and glass, Epstein's design for the Essex is a superior example of the style.

<sup>4</sup> James M. Gavin, "City's Hotels Wage Battle for Business," Chicago Tribune, April 22, 1962. <sup>6</sup> Patrick Steffes, Forgotten Chicago-Chicago's Shoreline Motels (7-20-2012, 9-8-2012, 2-27-2013, 6-30-2013), <http://forgottenchicago.com/features/> <<http://http://forgottenchicago.com/features/>>.

The Essex Inn was the largest and most expensive of the three motels built by the Aristocrat Inns of America on Michigan Avenue. The fourteen-story glass and aluminum building featured 285 guest rooms, the first outdoor swimming pool along Michigan Avenue, a restaurant, cocktail lounge, and an adjoined parking structure with room for 200 cars.<sup>6</sup> All in all, the Essex Inn cost \$6 million, or \$48 million today, and was to be operated under a 50-year lease by Gecht and Heytow.<sup>7</sup>

Ground breaking for the Essex Inn was held on March 14, 1960, and the event included guest speaker Mayor Richard J. Daley.<sup>8</sup> At the event, the head of the Michigan Boulevard Association, Ross J. Beatty, Jr. declared, "We view the project as a significant step in the growing development of the south end of Michigan Boulevard."<sup>9</sup> Bernard Weissbound, president of Metropolitan Structures, the owner of the land leased Gecht and Heytow, said of the Essex, "We feel the inn will reflect the architectural boldness and imaginative planning characteristic of Metropolitan, which is completing large scale urban renewal projects initiated by Greenwald in Newark, Detroit, and New York City."<sup>10</sup>

The Essex Inn advertised itself as a destination for vacationing families and convention going businessmen alike. An ad in a 1961 Tribune boasted its location "on famed Michigan Avenue overlooking Grant Park and the Lake.. .close to McCormick Place and other convention centers, commercial and shopping areas, theaters, museums, art centers, and concert halls." Some of the other amenities highlighted included air-conditioned and soundproofed rooms and suites, self-dialing telephones, and "wake-up coffee" in every room. In some ways, Essex's location - both near the lake and easily accessible from the expressways - made it a destination in its own right. Gecht and Heytow explained that they chose the Essex Inn's site adjacent to the Grand Hilton to entice guests who don't like the formality of large hotels."

The Essex was a leader within the motel movement in Chicago. Not only were motels moving into downtown, but the Essex was located amongst some of the most prominent hotels in Chicago.<sup>12</sup> To not limit the motel to just leisure travelers, the Essex also advertised its meeting and banquet rooms that could hold up to 500 people and included projection and public address systems. The Essex was also located within close proximity to Chicago's newest convention center, McCormick Place, which opened in 1960. The addition of McCormick Place did in fact make Chicago a leader amongst U.S. cities for hosting conventions. In 1964, the city hosted more than 1,100 meetings and trade shows, which brought in more than 1,300,000 visitors who spent an estimated \$300 million on hotels, meals, and other expenses.<sup>13</sup>

James M. Gavin, "Downtown Invasion Continues," Chicago Tribune, September 18, 1960.

<sup>7</sup> Annual Review of 1960 - Realty and Building - January 28, 1961; "Essex Inn Opens," Chicago Tribune, June 18, 1961; "Work Starts on \$4-Million Hotel at Michigan and 8<sup>th</sup>," Realty and building, February 20, 1960.

<sup>8</sup> Groundbreaking Event Invitation - available at the A. Epstein and Sons International Archives

<sup>9</sup> "Break Ground for 4 Million Motor Hotel," Chicago Tribune, March 15, 1960, p. 4.

<sup>10</sup> James M. Gavin, "Motel Hotel for S. Michigan Av.," Chicago Tribune, February 15, 1960.

<sup>11</sup> James M. Gavin, "City's Hotels Wage Battle for Business," Chicago Tribune, April 22, 1962.

<sup>12</sup> James M. Gavin, "Downtown Invasion Continues," Chicago Tribune, September 18, 1960.

<sup>13</sup> "The Nation's Leading Host City," Chicago Tribune, October 5, 1964.

The Essex Inn was sited, developed, and advertised in a way that epitomized contemporary travel and tourism trends in the mid-century United States. The Essex Inn was convenient to Lake Shore Drive and conference centers and offered an informal atmosphere with above average amenities. Gecht and Heytow used the publicized expressway and convention center development to capitalize on their Michigan Avenue locations. Their heavy investment in the Essex Inn appealed to convention-goers and travelers alike.

**Essex Inn groundbreaking, 1960, (from left to right) Mayor Richard J. Daley, Ralph Epstein, Ray Epstein and Barney Weissbourd (Epstein, "Throwback Thursday, Essex Inn")**

## Architect: A. Epstein and Sons

A. Epstein and Sons was founded by Abraham Epstein in 1921. Abraham Epstein emigrated from Kiev in 1905. He studied civil engineering at the University of Illinois and graduated in 1911. Epstein typically did work with industrial buildings - most notably, Epstein was responsible for much of the Central Manufacturing District warehouses. As his son Sidney later put it, "We ended up with Central District Warehouse #123. We did over a hundred buildings because of that [first] building."<sup>14</sup> In addition to working on the Central Manufacturing District, A. Epstein constructed many traditional industrial and commercial buildings throughout the city during the 1920s and mid-1930s, including the City Furniture Company Building (1922), the J.S. Hoffman Company Building (1922), the Independent Casing Company Building (1922), the Klee Brothers' Building (1925), the Chicago City Bank & Trust Building (1929), the International Amphitheater (1934), and Spiegel Administration Building in Chicago, Illinois (four-story addition, 1941-42). These buildings were typically multistory, masonry structures with Classical Revival or Art Deco ornamentation in terra cotta or limestone

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**Borg-Warner Building, 200 S. Michigan Avenue, Designed by A. Epstein & Sons, Completed 1958 (Epstein, "Throwback Thursday, Borg-Warner Building")**

After serving in World War II, Abraham's sons, Raymond and Sidney, joined and Abraham added "and Sons" to the name. The firm started with a staff of only four, and by 1950, the firm had forty employees, fairly small compared to rival firms at the time.<sup>16</sup> When Raymond and Sidney joined the firm, they strove to expand their geographic area and building types. In the 1950s, the A. Epstein & Sons secured commissions for its first high-rise structures in Chicago - the Twin Tower Apartments (1950), the Cabrini-Green Apartment Complex (1958), and the Borg-Warner Building (1959).

Betty J. Blum, Oral History of Sidney Epstein, Chicago: The Art Institute of Chicago, 1994, revised 2006, p. 186-187 City of Chicago, "Landmark Designation Report: Spiegel Administration Building," November 2010. P. 26.

Blum, Oral History of Sidney Epstein, p. 49 Blum, Oral History of Sidney Epstein, p. 35

Abraham Epstein died suddenly in 1958. That year Architectural Forum ranked A. Epstein and Sons as the fourteenth largest architectural firm nationally and the sixth largest specifically in industrial construction.<sup>18</sup> After Abraham's death, Raymond and Sidney took over the company. In the 1950s, A. Epstein and Sons continued to broaden their work into

high-rises, factories, medical centers, and more. The firm began working in Design-Build projects and expanding the firm domestically and internationally. In the late fifties and early sixties, A. Epstein & Sons worked alongside Mies van der Rohe on the Federal Center (1974). Simultaneously, Epstein completed four motel buildings, the Avenue Inn (1960), the Essex Inn (1961), the Ascot Inn (1961), and the McCormick Inn (1973). Epstein's work from this era is highly evocative of Miesian architectural principles. It utilizes rectangular forms with precision and pattern as established from the structural frame. Other local Epstein buildings from this era include 300 S. Wacker (1972) and the Crain Communications Building (1984).<sup>19</sup> The firm remains headquartered in Chicago.

## Criteria for Designation

According to the Municipal Code of Chicago (Section 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation for a building, structure, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Essex Inn be designated as a Chicago Landmark.

### *Criterion 1: Critical Part of City's Heritage*

*Its value as an example of the architectural, cultural, economic, historical, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*

- The Essex Inn exemplifies the history of Michigan Avenue and the corresponding development of Lake Shore Drive and the Interstate network.

### *Criterion 4: Important Architecture*

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

- Essex is one of two glass-box International style buildings in the Michigan Avenue Historic District.

<sup>18</sup> Blum, Oral History of Sidney Epstein, p. 74

<sup>19</sup> Blum, Oral History of Sidney Epstein, p. 74

### ***Criterion 5: Important Architect***

*Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history of development of the City of Chicago, State of Illinois, or the United States.*

- The Essex was designed by A. Epstein & Sons. The firm was responsible for the design of both glass-box International-style structures in the Michigan Avenue Historic District. Founded in 1921, the firm was prolific but particularly noted for modernist designs.

The Essex Inn also meets the additional requirements for designation outlined in the Post-World War II Era Context Statement for the Historic Michigan Boulevard District adopted by the Commission on May 5, 2016, which state the following:

- The building must be built during the post-World War II era, or between 1930 and 1972, and be located within the boundaries of the Historic Michigan Boulevard District.
- The architectural style of the building must reflect the influence of the Modern Movement in architecture.
- The building must have been built as an entirely new structure and not be a new facade or remodeling of an earlier building.
- The height, massing and orientation of the building must contribute to the Michigan Avenue street wall which is a character-defining feature of the Michigan Boulevard District.
- The building must reflect the historic context of the Historic Michigan Boulevard District in the post-World War II era.

### ***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, architectural or aesthetic interest or value.*

The Essex Inn possesses a high degree of integrity. On the exterior, changes have been limited. Of particular note, storefronts, ground floor openings and upper floor fenestration is intact. Also of note is the retention of the rooftop sign. The primary exterior change was the infilling

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of the three bays at the ground level east. This infill was done sensitively, working within the existing framed opening and without structural modifications. Similar upper floor glazing has been replaced within the original frames.

As with most buildings, the interior has been upgraded with new finishes. There have been few modifications to interior configurations. Floors three and up essentially reflect the original condition but with updated finishes and furnishings. The first floor has been modified but not inappropriately. With the infill of the recessed storefronts, the lobby area was enlarged slightly at the east, though without significantly altering the overall feeling. The space remains dominated by the full height floor to ceiling glass storefronts. The stair to the second floor at the southwest is indicative of many of the changes; it is original and many of the salient materials remain, but the surrounding walls have a modern paint scheme. Similarly, the lobby area to the north features a largely intact configuration and organization, but while the elevator location, setting and surrounds are original, the adjacent areas, including the front desk, have new finishes to create a more modern feel.



## 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 the most important to preserve the historical and architectural character of the proposed landmark. The significant historical and architectural features of the Essex Inn are identified as follows:

- all exterior elevations of and rooflines of the Building visible from public rights-of-way; and
- The rooftop sign reading Essex Inn on the east elevation. The sign may be changed, though the size, proportion and open character of the existing sign should be maintained. This does not constitute approval of said changes which will still need to be reviewed by the Permit Review Committee of the Commission on Chicago Landmarks per 2-120-720 of the Municipal Code. And any changes must also comply with current zoning and building regulations.

The three-story parking structure located to the south of and attached to the hotel is not considered a significant feature for the purpose of this proposed landmark designation and may be demolished. The demolition of the parking structure would not adversely affect any significant historical or architectural feature of the Building or the Historic Michigan Boulevard District, and would be in accordance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings, as well as the criteria for review of permit applications established in Article III of the Commission's Rules and Regulations. The foregoing is not intended to limit the Commission's discretion to approve other changes.

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