

The University of Chicago Woodlawn Avenue Plan Sub-Area O, 2012 - 2016

Plan for University of Chicago-owned properties in the 5700 block of South Woodlawn Avenue and 5757 South University Avenue



photo undated, University of Chicago archive

Intention

The University of Chicago has a strong commitment to maintaining the architectural integrity of the campus and contributing to the unique character of the surrounding neighborhood in which we are part. The original Gothic Revival buildings that form the Main Quadrangle and establish the heart of the campus balance against the equally distinctive new buildings that continue the architectural excellence of the University's campus.

As the campus transitions to the smaller residential buildings lining South Woodlawn Avenue, the University embraces the heritage and character defined by the repurposed residential buildings and privately owned single family homes. The serene and walkable character of this soft transition zone is a starting point for University planning and design. The University seeks to maintain that character and values the heritage of the older buildings in this area. The University has no plans for demolition of any of the University – owned heritage structures or buildings constructed before 1940 in the 5700 block of South Woodlawn Avenue or 5757 South University Avenue.

To demonstrate its commitment, in collaboration with 5th Ward Alderman Leslie A. Hairston, the City of Chicago and community stakeholders, the University outlined “The University of Chicago Woodlawn Avenue Plan Subarea O, 2012 – 2016.” This plan details the properties that the University of Chicago owns in the 5700 block of South Woodlawn Avenue and 5757 South University Avenue. This analysis provides:

- Easy reference table for each building, including the University acquisition and construction dates, architect of record, building height, gross and net assignable square footage, any notation on the Chicago Historic Resources Survey (CHRS) or National Register District comments, last known renovation, past and planned investments, and current and proposed use;
- Narrative of stewardship assessment, including the specific character-defining features of the building, description of the exterior conditions and planned project description;
- Current day building photos of all elevations and historical photos and surveys, when available; and
- Exterior elevations of any planned building renovations.

Character-Defining Features are determined for each building and listed within the building description. Permit/Part II review by the City of Chicago Department of Housing and Economic Development, Historic Preservation Division, is limited to these features.

As this Plan draws to a close in 2016, the University will reaffirm its commitment to maintaining the character-defining architecture in this block through successive published plans. Updates to the Plan will include potential initiatives for exterior renovations and capital renewal projects identified through the annual building condition assessments. Building condition assessments are performed annually across the campus and each structure is assessed in an ongoing three year cycle. These assessments prioritize maintenance and capital renewal projects for all campus buildings each year.

Updates to the Plan will be made, at a minimum, every five (5) years. The Plan will next be updated by the University in January 2017. As part of its commitment to a community engagement process, the University will comply with the following procedures for adopting Plan updates. First, the University will submit any

proposed changes to the Plan to the City of Chicago Department of Housing and Economic Development, Historic Preservation Division, for review and comment. Second, the University will convene at least one community meeting to discuss any proposed changes to the Plan. At least 15 calendar days prior to the date of any such community meeting, the University will give notice of the time, place and purpose of the meeting: (a) by posting notice of such meeting on the University's website; (b) by mailing written notice to the City of Chicago Department of Housing and Economic Development, Historic Preservation Division; (c) by mailing written notice to the Alderman of the Ward affected by the proposed changes; (d) by mailing written notice to property owners within 250 feet of the property lines of the property affected by the proposed changes. Notice shall be sent for each such meeting convened by the University, provided however, that no additional notice will be required if the date and time of a subsequent meeting is announced at a prior meeting. After the community review process has occurred, the University will deliver the updated Plan to the City of Chicago Department of Housing and Economic Development Historic Preservation Division, where the updated Plan will be available on file for reference and use pursuant to Planned Development #43. The University will also post the updated Plan on its website. At the time of filing the updated Plan, the University shall provide the Historic Preservation Division a list containing the names and addresses of all parties to whom written notice was sent, and a written affidavit certifying compliance with the notice and meeting requirements of this paragraph. The updated Plan will not supersede the then-current version of the Plan until the University provides the list and affidavit herein required.

As a part of our commitment to a community engagement strategy regarding properties owned in the 5700 block of South Woodlawn Avenue, the University will convene community meetings for projects in this block when there is a new proposed use for a property.

Guidelines for the Treatment of Character-defining Features:

For the purpose of reviewing building permits in Part II review, the Character-Defining Features set forth in this Plan shall be retained and preserved whenever practicable. To the extent that retention or preservation of a Character-Defining Feature is not practicable, the Character-Defining Feature shall be renovated or adapted in a manner compatible with the historic character of the particular building and also in a manner compatible with the historic character of the 5700 block of South Woodlawn Avenue.

To determine whether "practicable" to retain and preserve a Character-Defining Feature, the City of Chicago Department of Housing and Economic Development Historic Preservation Division shall consider whether the original material is readily available; whether the original material/construction remains today an acceptable construction practice; whether there are materials available today that are technically or scientifically superior than at the time of original construction; whether replacement of a material would not substantially change the aesthetic or visual quality of the Character-Defining Feature visible from the adjacent public street.

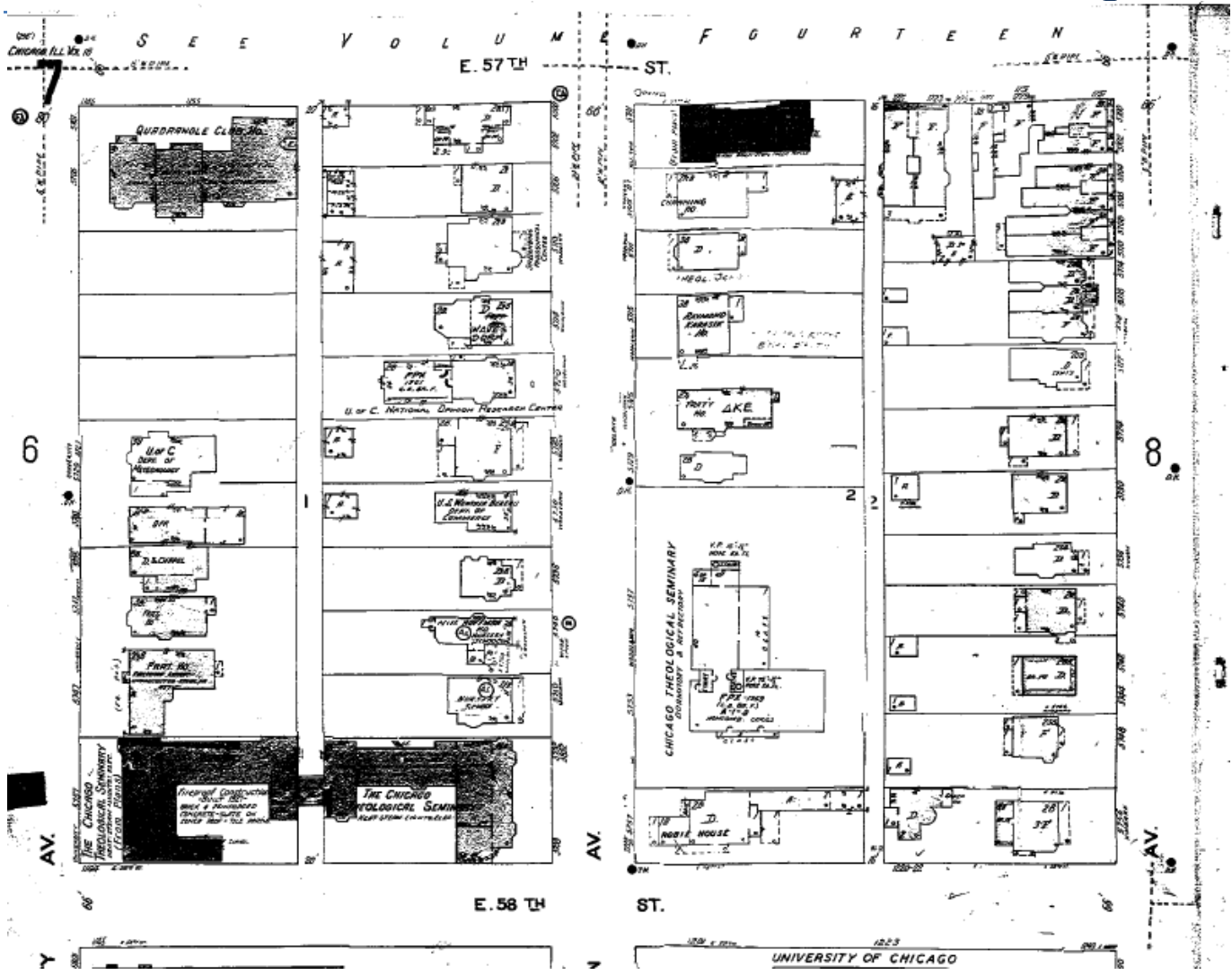
Only the Character-Defining Features noted under each building entry will be subject to Permit/Part II review by the Historic Preservation Division staff of the City of Chicago Department of Housing and Economic Development. Original Elements and Non-Original Elements of the Character-Defining Features are set forth for each building in order to provide guidance to the Historic Preservation Division during Part II Review.

A New Sub-Area for the 5700 block of South Woodlawn Avenue

Please note: The subarea referenced in each property's table indicates the proposed new subarea O which encompasses the east and west side of the 5700 block of South Woodlawn Avenue as well as the 5757 South

University Avenue building, whose east façade faces Woodlawn Avenue. This new subarea is being proposed in the 2012 amendment to Institutional Planned Development #43 and at this writing, has not been approved.

5700 South Woodlawn Block Sandbourn Map



5701 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	2011
Year Constructed:	1930
Architect:	Dennison B. Hull
Gross SF:	19,000 SF
Net Assignable SF:	9,500 SF
Building Height:	60.43 FT (roof mean)
Chicago Historic Resources Survey (CHRS):	Orange
CHRS Comments:	Gothic Revival
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	Listed under appendix II, works not specifically mentioned in nomination by Architects of note
Planned Development:	Subarea O
UC Property Code:	E57
Last major renovation:	Unknown, by others
Past Investment:	Unknown, by others
Planned Investment:	\$5-8 million
Primary Use:	Currently vacant
Planned Use:	Academic offices and small conference rooms
Brief History: Building changes prior to January 2012 are by previous owner.	



Northwest Corner, 2011



photo 1959, University of Chicago archive

Stewardship Assessment

Preservation: Proposed façade preservation easements for north and west facades.

Character-Defining Features: The north and west facades are character-defining and include the rooflines, masonry window openings, entry archways and masonry materials and detailing on these two facades.

Original elements of these elevations include rooflines, masonry window openings, entry archways, limestone masonry and detailing, steel casement windows and slate roofing.

Non-original elements include the doors and aluminum gutters.

Exterior Condition: This three-story neo-gothic limestone and brick structure with a full basement maintains the original character. The exterior limestone and brick masonry is generally in good condition. There are some scattered areas of brick wall which will require tuck-pointing and a couple of through bolted plates in the west wall that can be corrected. The north facade is original and although has been cleaned recently, some areas are stained. The façade has noted 'Wiggins Library' on it. The rear entrance ramp has been modified on the south side of the building. Windows on 1st and 2nd floors are generally in good condition and are original out-swinging Hope style single glass in metal frames with stone sills. Window air conditioning units are installed sporadically. Slate roof tiles and copper downspouts are in fair condition. Sympathetic landscape exists around the building.

Planned Project Description

The University has no plans to demolish this building. Currently, the building is being assessed for academic offices and conference room space. The renovation project will address exterior masonry and roofing repair in keeping with existing building character with original materials. An accessible entrance and accessibility to public spaces will need to be created with the intention to minimize disruption to the original exterior character-defining features, but meet applicable accessibility requirements. New lighting and landscaping, which will respect the raised entry sequence from the sidewalk, will maintain a residential character. New signage will be proportional to the scale of the building. While no architectural plans or uses have been outlined, current assessment of the existing conditions indicate that an investment in this building will be in the \$5-8 million range.

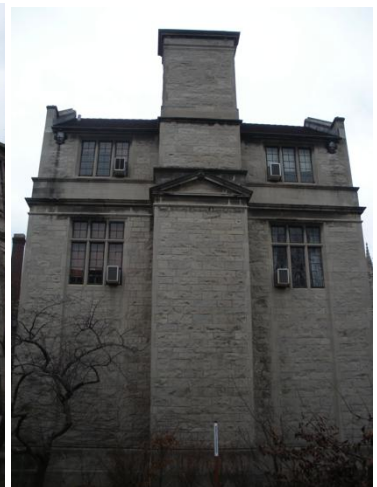
Building Images



South Elevation 2011

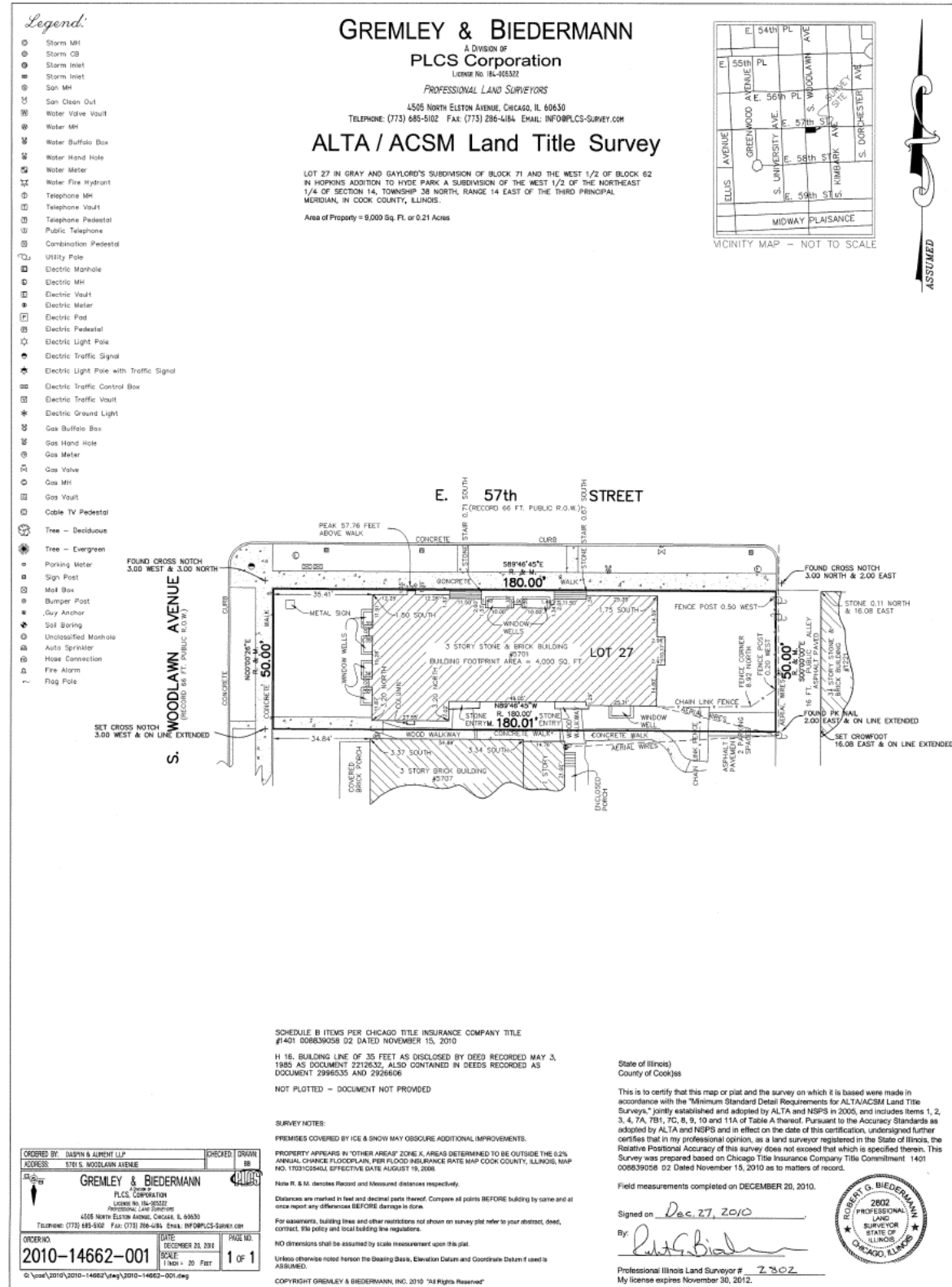


North Elevation 2011



East Elevation 2011

Survey



5707 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	2011
Year Constructed:	1909
Architect:	William Carbys Zimmerman
Gross SF:	7,600 SF
Net Assignable SF:	3,800 SF
Building Height:	44.90 FT (roof mean)
Chicago Historic Resources Survey (CHRS):	Yellow
CHRS Comments:	Classical
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	Not listed – July 2011
Planned Development:	Subarea O
UC Property Code:	E58
Last major renovation:	Unknown, by others
Past Investment:	Unknown, by others
Planned Investment:	2012 \$1-2 million
Primary Use:	Currently vacant
Planned Use:	Academic offices
Brief History: Last use by Meadville Lombard Seminary, called the Hunwell House	



West Elevation 2011

Stewardship Assessment

Character-Defining Features: The Woodlawn Avenue facing masonry facade, dormers and pitched roof are character-defining.

The presence of a sloping lawn up from the sidewalk to the main entry, the building set back from Woodlawn Avenue following the general street pattern and the presence of a front porch support the residential character of the street and shall be maintained in concept, but allowing for some variation from existing conditions.

Original elements of this elevation include the masonry façade, dormers and pitched roof, front porch roof and supports.

Non-original elements include windows on the second and third floors and the concrete porch decking.

Exterior: This three-story brick structure with a full basement is in generally poor condition with numerous major settlement cracks in the east elevation. Very unsympathetic tuck-pointing with dissimilar types of mortar and techniques has been deployed by previous owners. The first floor windows are single glass in metal frames and some of the windows on the 2nd and 3rd floors have been replaced with vinyl windows. Windows have contemporary storm window units on the outside, with insulated operable sash units on the west facade. The roof is a combination of slate tiles and asphalt shingles with copper gutter and flashing. It appears that there was some roof leakage in the past and needs to be monitored for replacement. Painted wood dormers look original and in need of repair. The front porch needs to be painted. The masonry is wire cut and the porch has an undistinguished concrete floor. The porch wooden circular columns are delaminating and a substantial amount of work is required on concrete front stairs. Front entry door appears to be from the early 1900's with leaded Arts and Crafts windows and new hardware.

Planned Project Description

The University has no plans to demolish this building. Currently, the building is being assessed for academic offices and conference room space. A renovation project will need to address exterior envelope issues as well as some upgrades to building systems and life safety requirements. An accessible entrance and access to public spaces will need to be created with the intention to minimize disruption to the original exterior character-defining features, but meet applicable accessibility requirements. New lighting and landscaping, which will respect the raised entry sequence from the sidewalk, will maintain a residential character. New signage will be proportional to the scale of the building. While no architectural plans or uses have been outlined, current assessment of the existing conditions indicate that an investment in this building will be in the \$1-2 million range.

Building Images



East Elevation 2011



South Elevation 2011



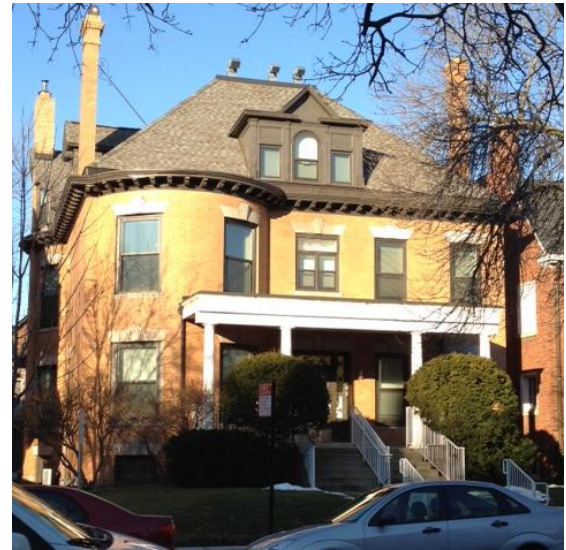
North Elevation 2011

Survey

None on file

5710 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	1991
Year Constructed:	1901
Architect:	Robert Rae, Jr.
Gross SF:	10,436 SF
Net Assignable SF:	5,009 SF
Building Height:	48.34 FT (roof mean)
Chicago Historic Resources Survey (CHRS):	Orange
CHRS Comments:	Classical
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	Not listed – July 2011
Planned Development:	Subarea O
UC Property Code:	D54
Last major renovation:	2008
Past Investment:	\$2.9 million (2003-10)
Planned Investment:	Continued maintenance and operations
Primary Use:	Academic office and meeting space
Planned Use:	Continued use as academic office and small conference rooms
Brief History:	No information at this time



East Elevation 2012

Stewardship Assessment

Preservation: Proposed façade preservation easements for the east and south facades

Character-Defining Features: The features on the original Woodlawn Avenue east and south facades are character-defining and include the roofline, cornice, masonry window openings, and masonry material detailing on these two facades.

The building setback from Woodlawn Avenue and

lawn sloping up from the sidewalk support the residential scale of this building and the concepts are also character-defining. While the presence of a porch is character-defining, the existing porch is not.

Original elements of these elevations include roofline, cornice, masonry window openings, and masonry material detailing, and front transom.

Non-original elements include the front porch railings and roof, windows, and rear addition.

Exterior: Fully renovated and restored building. Street façade is very good condition. Original perimeter of entry door retained with new access door. There are new thermally improved windows with one original transom window over a french door that extends out into the porch. The front porch was renovated and is in good condition. The south elevation is restored. New double hung windows and the south and west cornice lines and soffits are in good original shape. A major addition to the west face of the building was completed in 2008 and includes an accessible entry. There is also an original detached brick garage on the west portion of the property. The garage needs tuck-pointing and the original cornice has been removed and/or covered with painted metal.

Planned Project Description

The University has no plans to demolish this building. The building will be maintained for current academic office and conference rooms for the Office of Multicultural Student Affairs and the Office of LGBTQ Student Life. Any new signage will be proportional to the scale of the building.

Building Images



South Elevation from Woodlawn Avenue 2011



South Elevation at rear 2011



West Elevation 2011



Partial West Elevation 2011



North Elevation 2011



Garage East Elevation 2011

Survey

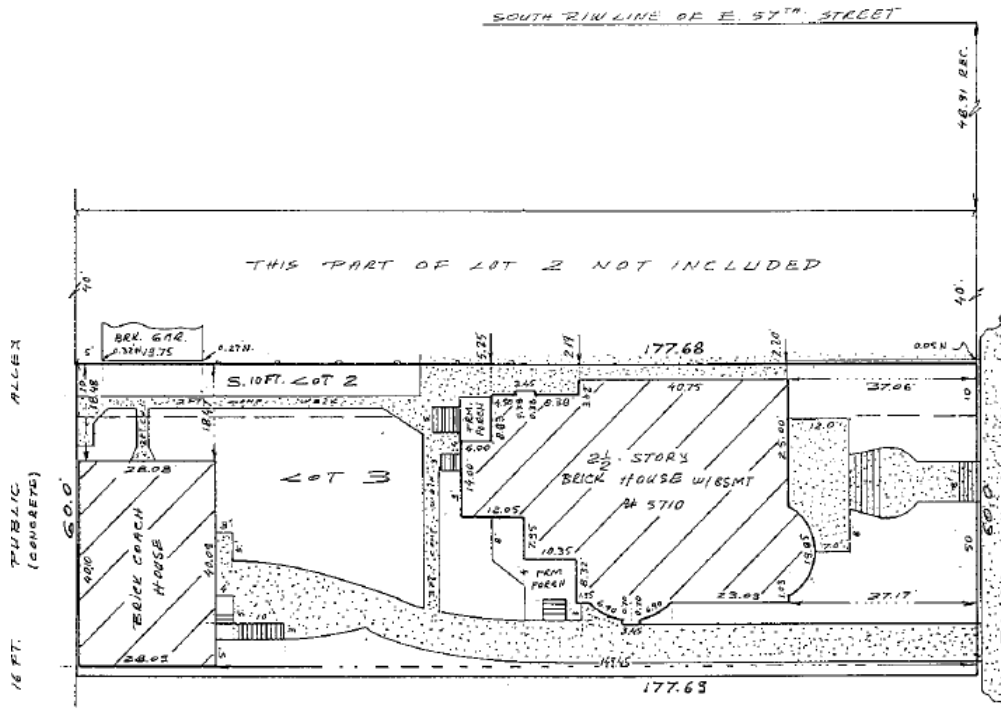
Zarko Sekerez & Associates, Inc. Land Surveyors & Civil Engineers

111 West Washington, Suite 940
Chicago, Illinois 60602
Telephone: (312) 726-1313
Fax: (312) 236-9506

ORDER NO. 89776

5710 South Woodlawn
Chicago, Illinois

Lot 5 and the South 10 feet of Lot 2 in Block 4 in Marshall Field's Addition to Chicago in the East One half (E 1/2) of the Northwest quarter (NW 1/4) of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



TO: _____

I, the undersigned, an Illinois Registered Land Surveyor, hereby certify to the above named party that on the date shown an inspection of the real estate described herein was made and that to the best of my knowledge and belief this plat represents the facts found at said time. This plat was prepared for use by the above named party only, for the limited purpose of identification of the subject property. Subject property has not been staked and therefore no data hereon should be used for construction or establishing boundary or fence lines.

James D. Boldt
Illinois Land Surveyor Number 35 2271

516 dimensions should be assumed by scale measurements upon the plat.
Boundary dimensions are based on the public records and/or description provided.
This plat is valid for six (6) months from date shown and should not be relied on thereafter.

The legal description noted on this plat was provided by the client and must be compared with deed and/or title policy. For building restrictions and/or easements refer to your deed, contract, title policy, and/or zoning regulations. This plat is valid only if it contains the original signature and embossed seal of the surveyor. If you have any questions regarding this plat, please do not hesitate to contact us.

SCALE 1" = 20' Ft.

DATE 07-13 19 93

BOOK 474 PAGE 24

ORDERED BY University of Chicago
Real Estate

5711 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	2011
Year Constructed:	1901
Architect:	Dwight H. Perkins
Gross SF:	5,400 SF
Net Assignable SF:	2,700 SF
Building Height:	45.52 FT
Chicago Historic Resources Survey (CHRS):	Orange
CHRS Comments:	Gothic Revival
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	The Building is in the Hyde Park–Kenwood Historic District on the National Register (Number 184) as the Robert H. Wiles House, having Architectural Significance.
Planned Development:	Subarea O
UC Property Code:	E59
Last major renovation:	Unknown, by others
Past Investment:	Unknown, by others
Planned Investment:	2012 \$1-2 million
Primary Use:	Currently vacant
Planned Use:	Academic office and small conference rooms
Brief History: Previous use by Meadville Lombard Seminary, called the Ryder House	



West Elevation photo 2011

Stewardship Assessment

Character-Defining Features: The masonry work around window openings, and roofline cornice as visible on the west elevation are character-defining.

The building setback from Woodlawn Avenue, lawn sloping up from the sidewalk and raised entry sequence contribute to the residential character of this building and in concept are character-defining.

Original elements include masonry work around window openings, roofline cornice on the west elevation and limestone door surround.

Non-original elements include windows and the steps and ramp to the front door.

Exterior: This three-story masonry building maintains some original features of the original street facade. Addressing deferred maintenance is required for the exterior envelope, including window replacement and extensive repair or replacement of the rear porch. Various levels of tuck-pointing over time with variable techniques and quality were completed by previous owners. The west elevation is in fair condition with evidence of unsympathetic tuck-pointing with hard mortar has caused the brick to spall. Signs of lintel failure at windows and compressive strength build up. An incompatible wooden access ramp needs to be replaced. Double hung windows and original wood cornice are in need of repair. The east facade has a

newer wooden secondary exit stair. The brick area where an original porch was removed is in bad condition.

Planned Project Description

The University has no plans to demolish this building. Beginning in 2012, the University would like to undertake a renovation for conversion to academic office and meeting space for the Paulson Institute. The renovation will include ADA code upgrades, including the addition of an interior elevator that stops at the three above grade levels and a replacement of the entry access ramp. Locations for the replacement ramp are being studied at this time and may approach the Woodlawn Avenue entry or a new accessible entry on the alley side of the building. The exterior work will include selective tuck-pointing, window replacement, and the upgrade/repair of the rear porch. New lighting and landscaping, which will respect the raised entry sequence from the sidewalk, will maintain a residential character. New signage will be proportional to the scale of the building.

Building Images



East Elevation 2011



South Elevation 2011

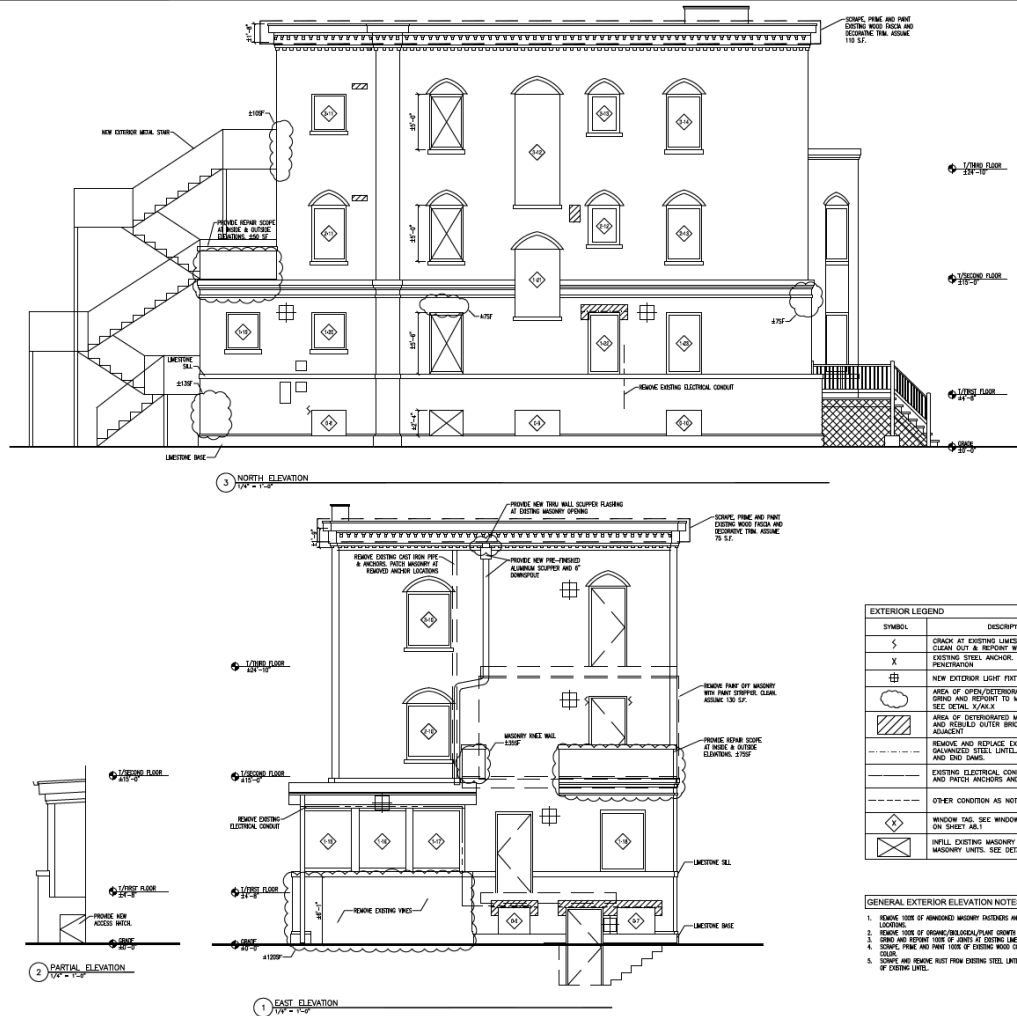


North Elevation

Survey

None on file

The University of Chicago Woodlawn Avenue Plan – January 31, 2012 16



SYMBOL	DESCRIPTION
⋈	CRACK AT EXISTING LAKETON/BRICK, GRIND, CLEAN DIRT & REPAIR WITH FLUSH JOINT
X	EXISTING STEEL ANCHOR, REMOVE & PATCH PENETRATION
⊞	NEW EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
⊞	AREA OF OPEN/DETERIORATED MASONRY JOINTS, GRIND AND REPAIR TO MATCH ADJACENT TOOLING, SEE DETAIL X/AN.X
⊞	AREA OF EXTENSIVELY DAMAGED MASONRY UNITS, REMOVE AND REBUILD OUTER BRICK W/TYPE TO MATCH ADJACENT
⊞	REMOVE AND REPLACE EXISTING LUTEL W/ NEW GALVANIZED STEEL LUTEL, PROVIDE NEW FLASHING AND END GABLE
⊞	EXISTING ELECTRICAL CONDUIT, REMOVE AND PATCH INCLOSURE AND PENETRATION
⊞	OTHER CONDITION AS NOTED
⊞	WINDOW TAG, SEE WINDOW SCHEDULES & NOTES ON SHEET A-1.1
⊞	INFILL EXISTING MASONRY OPENING WITH NEW MASONRY UNITS, SEE DETAILS 1A2/AB.3

- GENERAL EXTERIOR ELEVATION NOTES**
1. REMOVE 100% OF ABANDONED MASONRY EXISTINGS AND SEAL PENETRATIONS AT 100% OF REMOVED
 2. 100% OF REMOVED MASONRY EXISTINGS
 3. REMOVE 100% OF OPEN/DETERIORATED MASONRY JOINTS
 4. SCUPE PRIME AND PAINT 100% OF EXISTING WOOD CORNICE, NEW PAINT TO MATCH EXISTING COLOR
 5. SCUPE AND REMOVE RUST FROM EXISTING STEEL LUTEL, PRIME AND PAINT TO MATCH EXISTING COLOR

5720 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	1959
Year Constructed:	1904
Architect:	Myron Hunt
Gross SF:	12,088 SF
Net Assignable SF:	5,890 SF
Building Height:	45.66 FT
Chicago Historic Resources Survey (CHRS):	Orange
CHRS Comments:	Classical
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	The Building is in the Hyde Park –Kenwood Historic District on the National Register (Number 83) as having Architectural and Historical (Medicine) Significance.
Planned Development:	Subarea O
UC Property Code:	D45
Last major renovation:	Unknown, by others
Past Investment:	\$46,000 (2002)
Planned Investment:	Ongoing maintenance and operations
Primary Use:	Academic offices
Planned Use:	Continued office use
Brief History:	<u>Hyde Park Houses: An informal history, 1856-1910</u> by Jean F. Block noted that, “a large porch was removed in the twenties.”



East Elevation 2011

Stewardship Assessment

Preservation: Proposed façade preservation easements for the original east and south facades.

Character-Defining Features: The features on the original east and south facades are character-defining and include the roofline, cornice, masonry window openings, masonry material detailing, and elevated entry on these two facades.

The building setback from Woodlawn Avenue and lawn sloping up from the sidewalk and raised entry sequence concepts are character-defining. The masonry walls flanking the main entry steps do not appear original and are not character-defining.

Original elements on these elevations include roofline, cornice, masonry window openings, masonry material detailing, elevated entry and the water table mark in different colored brick.

Non-original elements include the masonry walls flanking the main entry steps.

Exterior: This brick masonry building retains some original features of the street facade. Modern storm windows have been added to divided-light double hung windows. The entry door and lighting are modern additions. An ornamental concrete stair with good detailing (not sure if it is original) leads up to the front door, but flanking walls do not appear to be original. The red masonry is covered with vines. There is a large addition on the west façade clad in different color brick. The addition's copper ornamented cornice is in good condition. Tuck-pointing has been extensively done in past years.

Planned Project Description

The University has no plans to demolish this building. The building will be maintained for current academic office and conference rooms for the University of Chicago Presents offices. New signage will be proportional to the scale of the building.

Building Images



North Elevation from Woodlawn Avenue 2011



North Elevation from alley 2011



South Elevation from Woodlawn Avenue 2011



South Elevation from alley 2011



West Elevation 2011

Survey

None on file

5730 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	1952
Year Constructed:	1896
Architect:	Harvey L. Page
Gross SF:	6,812 SF
Net Assignable SF:	3,512 SF
Building Height:	51.86 FT
Chicago Historic Resources Survey (CHRS):	Orange
CHRS Comments:	Classical
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	The Building is in the Hyde Park –Kenwood Historic District on the National Register (Number 180) as having Historical and Architectural Significance.
Planned Development:	Subarea O
UC Property Code:	D46
Last major renovation:	2000
Past Investment:	\$38,000 (2000)
Planned Investment:	Continued maintenance and operations
Primary Use:	Academic office and meeting spaces
Planned Use:	Continued academic office and small conference rooms
Brief History: <u>Hyde Park Houses: An informal history, 1856-1910</u> by Jean F. Block noted it, “is indistinguishable from the single-family residences on Woodlawn.”	



photo ca. 1896, University of Chicago archive



East Elevation 2011

Stewardship Assessment

Preservation: Proposed façade preservation easements for east and south facades

Character-Defining Features: The features on the original east and south facades are character-defining and include the roofline, cornice, masonry window openings, entryway, second floor balcony stone work, limestone detailing and masonry materials on these two elevations.

The building setback from Woodlawn Avenue, lawn sloping up from the sidewalk and original on-grade entry concepts contribute to the residential character and are character-defining.

Original elements on these elevations include roofline, cornice, masonry window openings, entryway, second floor balcony stone work, limestone detailing, masonry materials and limestone entry porch.

Non-original elements include the windows, front, door and entry lights.

Exterior: Masonry building maintains significant portion of the original street façade. The façade is in need of complete tuck-pointing. The masonry in the entry vestibule has been cleaned and pointed in a less sympathetic manner with wider joints. The limestone portico shows signs of distress to the lintel. All windows have been replaced with insulated glass and many have window air conditioning units. The original entry, porch and vestibule are unremarkable with the exception of a mosaic tile original floor at the entrance. The entry step limestone is worn. The north façade has been only repointed on occasion.

Planned Project Description

The University has no plans to demolish this building. The building will be maintained for current academic office and conference rooms for the University of Chicago Department of Comparative Human Development. Any new signage will be proportional to the scale of the building.

Building Images



North Elevation 2011



South Elevation 2011



West Elevation 2011

Survey

None on file

5736 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	1961
Year Constructed:	1895
Architect:	Thomas McCall
Gross SF:	5,936 SF
Net Assignable SF:	3,367 SF
Building Height:	43.86 FT (roof mean)
Chicago Historic Resources Survey (CHRS):	Yellow
CHRS Comments:	Classical
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	Not listed – July 2011
Planned Development:	Subarea O
UC Property Code:	D47
Last major renovation:	2003
Past Investment:	\$687,000 (2003-10)
Planned Investment:	Continued maintenance and operations
Primary Use:	Academic office and meeting spaces
Planned Use:	Continued academic office and small conference rooms
Brief History:	None available at this time



East Elevation 2011

Stewardship Assessment

Character-Defining Features: The east façade is character-defining and includes the front porch, roofline, dormer, masonry window openings, and masonry material on the east facade.

The building setback from Woodlawn Avenue, lawn sloping up from the sidewalk and elevated entry sequence concepts all contribute to the residential character and are character-defining.

Original elements on this elevation include roofline, dormer, masonry window openings, and masonry materials.

Non-original elements include the front porch which was rebuilt.

Exterior: This brick masonry building retains some original features of the street facade. Tuck-pointing has been carried out over time as brick joints are now wider than original. Entry porch is substantially rebuilt with new wood framing and replicative bollards and a painted wooden deck. Windows have been replaced with contemporary double hung storm window units. The fret work above the cornice is in good shape. Inappropriate aerial lights have been added to the building. The landscape is sympathetic to the residential scale.

Planned Project Description

The University has no plans to demolish this building. The building will be maintained for current academic office and conference rooms use for the University of Chicago Department of Comparative Human Development. Potential addition to be added to the west of the building with connection to 5757 S. University Avenue (see 5740 S. Woodlawn Avenue for the conceptual image). The rear or west elevation will be modified with a connecting corridor link to the new addition. The enclosed rear mudroom will be removed or altered to allow for the connection and building exiting. New lighting and landscaping, which will respect the raised entry sequence from the sidewalk, will maintain a residential character. New signage will be proportional to the scale of the building. Set backs from the right of way will be maintained.

Building Images



North Elevation 2011



South Elevation 2011



West Elevation 2011

Survey

See survey for 5757 South University Avenue

5740 South Woodlawn Avenue



photo undated, University of Chicago archive



East Elevation 2011

Date of Assessment:	December 2011
Year Acquired:	1924
Year Constructed:	1895
Architect:	Patton and Fisher
Gross SF:	8,217 SF
Net Assignable SF:	4,786 SF
Building Height:	44.84 FT
Chicago Historic Resources Survey (CHRS):	Orange
CHRS Comments:	Classical (Palladian)
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	The Building is in the Hyde Park – Kenwood Historic District on the National Register (Number 82) as having Architectural Significance. It is under the heading of “Henry Herbert Donaldson House.”
Planned Development:	Subarea O
UC Property Code:	D15
Last major renovation:	2004
Past Investment:	\$334,000 (2003-10)
Planned Investment:	\$5-6 million (2013-14)
Primary Use:	Nursery School
Planned Use:	Academic office and small conference rooms
Brief History: <u>Hyde Park Houses: An informal history, 1856-1910</u> by Jean F. Block noted it was, “Professor H. H. Donaldson’s house.” Professor Donaldson was a professor of Neurology.	

Stewardship Assessment

Character-Defining Features: The east façade is character-defining and includes the roofline, cornice, masonry window openings, masonry material detailing on the east façade, and entry on the south façade.

The building setback from Woodlawn Avenue, lawn sloping up from the sidewalk and elevated side entry location concepts contribute to the character and are character-defining.

Original elements include roofline, cornice, masonry window openings, masonry material detailing on the east façade and entry on the south façade.

Non-original elements include the enclosed porch on the south elevation.

Exterior: Masonry building maintains significant portion of the original street façade. Masonry has narrow corner joints with well-maintained joints overall. The windows facing Woodlawn Avenue have been replaced with contemporary windows with a few window air conditioning units inserted. The front porch has been modified from the original and no longer contributing to the original character.

Planned Project Description

The University has no plans to demolish this building. The building will be maintained for current nursery school use until September 2013. A complete interior renovation and exterior repairs will be completed after the nursery school vacates the building. An addition is proposed to the west of the building with connection to 5757 S. University Avenue. The non-original exit stair addition on the rear will be removed and the west elevation will be modified with a connecting corridor link to the new addition and the play area will be removed and landscaped. The existing enclosed entry vestibule located on the south elevation will be removed and replaced and will connect to the proposed addition and 5750 South Woodlawn Avenue. An accessible ramp to the main entry will be added and is currently conceived to be located south of the front porch of 5750 South Woodlawn Avenue to serve both 5750 and 5740 South Woodlawn Avenue buildings. Set backs from the right of way will be maintained. New lighting and landscaping, which will respect the raised entry sequence from the sidewalk, will maintain a residential character. New signage will be proportional to the scale of the building.



Conceptual image of addition only – not reflective of landscape plan

Building Images



North Elevation 2011



South Elevation 2011



West Elevation 2011

Survey

See survey for 5757 South University Avenue

5750 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	1930
Year Constructed:	1896
Architect:	G. Williams & Company
Gross SF:	7,298 SF
Net Assignable SF:	3,956 SF
Building Height:	49.71 FT (roof mean)
Chicago Historic Resources Survey (CHRS)	Orange
CHRS Comments:	Classical
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	Not listed – July 2011
Planned Development:	Subarea O
UC Property Code:	D49
Last major renovation:	2008
Past Investment:	\$878,000 (2003-10)
Planned Investment:	\$6-7 million (2013-14)
Primary Use:	Nursery School
Planned Use:	Academic office and small conference rooms
Brief History:	None available at this time



East Elevation 2011

Stewardship Assessment

Character-Defining Features: The east façade is character-defining and includes the roofline, masonry window openings, and masonry material detailing on the east facade.

The building setback from Woodlawn Avenue and the lawn sloping up to the entry and raised entry sequence concepts are character-defining. While the presence of a porch is character-defining, the existing porch is not.

Original elements include the roofline, masonry window openings, and masonry material detailing on the east façade, porch posts and fascia.

Non-original elements include porch railings and windows.

Exterior: Masonry building maintains some features of the original street façade. Some ornamental details like half shell rosette are maintained on the street facade. The front porch has been modified from the original with unsympathetic contemporary railings. Masonry around major window openings is intact. Some gutter and metal work repairs have been completed with an updated shingle roof with tuck-pointing and flashing at the roofline. There are signs of efflorescence on the original cornice. Reversible unsympathetic six foot chain link fence has been added on top of the porch for the nursery school program. Storm windows have been added. The landscape is sympathetic to the residential character with three risers from the sidewalk.

Planned Project Description

The University has no plans to demolish this building. The building will be maintained for current nursery school use until September 2013. A complete interior renovation and exterior repairs will be completed after the nursery school vacates the building. An addition is proposed to the west or rear of the building with connection to 5757 S. University Avenue (see 5640 South Woodlawn Avenue for a conceptual image). The west or rear elevation will be modified with a connecting link to the new addition. An enclosed entry vestibule located on the north elevation will be added and will connect to the proposed addition and 5640 South Woodlawn Avenue. An accessible ramp to the main entry will be added and is currently conceived to the south of the front porch. Set backs from the right of way will be maintained. New lighting and landscaping, which will respect the raised entry sequence from the sidewalk, will maintain a residential character. New signage will be proportional to the scale of the building.

Building Images



West Elevation 2011



North Elevation 2011



South Elevation 2011

Survey

See survey for 5757 South University Avenue

5751 South Woodlawn Avenue

Date of Assessment:	December 2011
Year Acquired:	2008
Year Constructed:	1960
Architect:	Holabird, Root & Burgee
Gross SF:	45,912 SF
Net Assignable SF:	17,587 SF
Building Height:	53.26 FT
Chicago Historic Resources Survey (CHRS):	Not listed
CHRS Comments:	Not listed
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	The building is in the Hyde Park-Kenwood Historic District on the National Register and is individually noted on page 4 as "among the intrusions."
Planned Development:	Subarea O
UC Property Code:	E52
Last major renovation:	Unknown, by others
Past Investment:	\$1.2 million (2007-09)
Planned Investment:	\$3-3.5 million (2012)
Primary Use:	Office space
Planned Use:	Continued office space and new bookstore
Brief History: Originally built as Chicago Theological Seminary dormitories. Also referred to as McGiffert House or 5739 South Woodlawn Avenue	

aluminum storefront on the west and south first floor elevations. On the south facade, the new storefront wall will be bumped out to enlarge the first floor, but will extend one window width past the existing stone wing wall on the west elevation. Current set backs from the right of way are not modified and a new accessible ramp will be added from the sidewalk on Woodlawn Avenue to the existing main entry. The landscaping on Woodlawn Avenue will be refreshed with existing trees to remain. New compatible landscape and terrace hardscape will be added to the south sideyard and east rear yards. New building identity signage and Seminary Co-Op Bookstore signage will be proposed for City of Chicago review and approval. Potential locations for signage include the landscape retaining wall, along walk to the main entry,



West Elevation 2011

Stewardship Assessment

Character-Defining Features: None, this building does not contribute to the historic character of South Woodlawn.

Exterior: This 1960 building with original masonry maintains the original street façade. Area tuck-pointing has been performed and the joints are generally in good condition. Original aluminum storefront windows with window air conditioning units on the upper floors remain. The front entry is five steps above the sidewalk and the landscape separates the pedestrian and street traffic from the property.

Planned Project Description

In the current planning cycle, the upper floors will be maintained for current office use and the first floor and some basement areas will be renovated for the Seminary Co-Op Bookstore and a potential cafe. The first floor renovation will include replacement of the

and on the west facing elevation. The portion of the storefront adjacent to the main entry will be a book and event schedule display area.

This building has been assessed as non-contributing to the character of South Woodlawn Avenue and will be considered for redevelopment at a future time. Future development will respond to the character of Woodlawn Avenue and respect the architectural significance of the Robie House.



Building Images



North Elevation 2011



South Elevation 2011



Survey



5757 South Woodlawn Avenue



Southwest Corner 2011



photo undated, University of Chicago archives

Date of Assessment:	December 2011
Year Acquired:	1963
Year Constructed:	1909
Architect:	Frank Lloyd Wright
Gross SF:	9,302 SF
Net Assignable SF:	5,693 SF
Building Height:	37.76 FT (roof mean)
Preservation Designation:	Chicago Landmark
Chicago Historic Resources Survey (CHRS):	Red
National Register (NR):	Yes
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	The Building is in the Hyde Park – Kenwood Historic District on the National Register (Number 86) as having been declared a National Historic Landmark, 15 Oct. 1966.
Planned Development:	Subarea O
UC Property Code:	E01
Last major renovation:	2003, exterior restoration
Past Investment:	By the Frank Lloyd Wright Preservation Trust
Planned Investment:	By the Frank Lloyd Wright Preservation Trust
Primary Use:	Museum operated by the Frank Lloyd Wright Preservation Trust
Planned Use:	Continued partnership with the Frank Lloyd Wright Preservation Trust

Brief History: Originally built for Frederick C. Robie, a forward thinking businessman. Owned by the Chicago Theological Seminary since 1926 it was under threat of demolition in the late 1950s when the Seminary announced plans to build McGiffert House. The University was deeded the house in 1963. In 1997, a partnership with the Frank Lloyd Wright Preservation Trust was established. While the University continues ownership of the land and building, the ongoing preservation of the building and museum operations is overseen by the Preservation Trust. See www.gowright.org for more information.

Hyde Park Houses: An informal history, 1856-1910 by Jean F. Block noted, "The search for simplified forms, functional space, & expressive materials culminated in FLW's house for Frederick Robie. No House of equal importance has preceded it in HPK, and assuredly none has succeeded it".

Stewardship Assessment

Preservation: A National Historic Landmark and a Chicago Landmark

This building is protected under the Chicago Landmark ordinance and is subject to City of Chicago review and approval.

Character-Defining Features: This building is protected under the Chicago Landmark ordinance and any changes to the building will be reviewed under that ordinance.

Planned Project Description

The University has no plans to demolish this building. Continued partnership with the Frank Lloyd Wright Preservation Trust to preserve and protect this building and site.

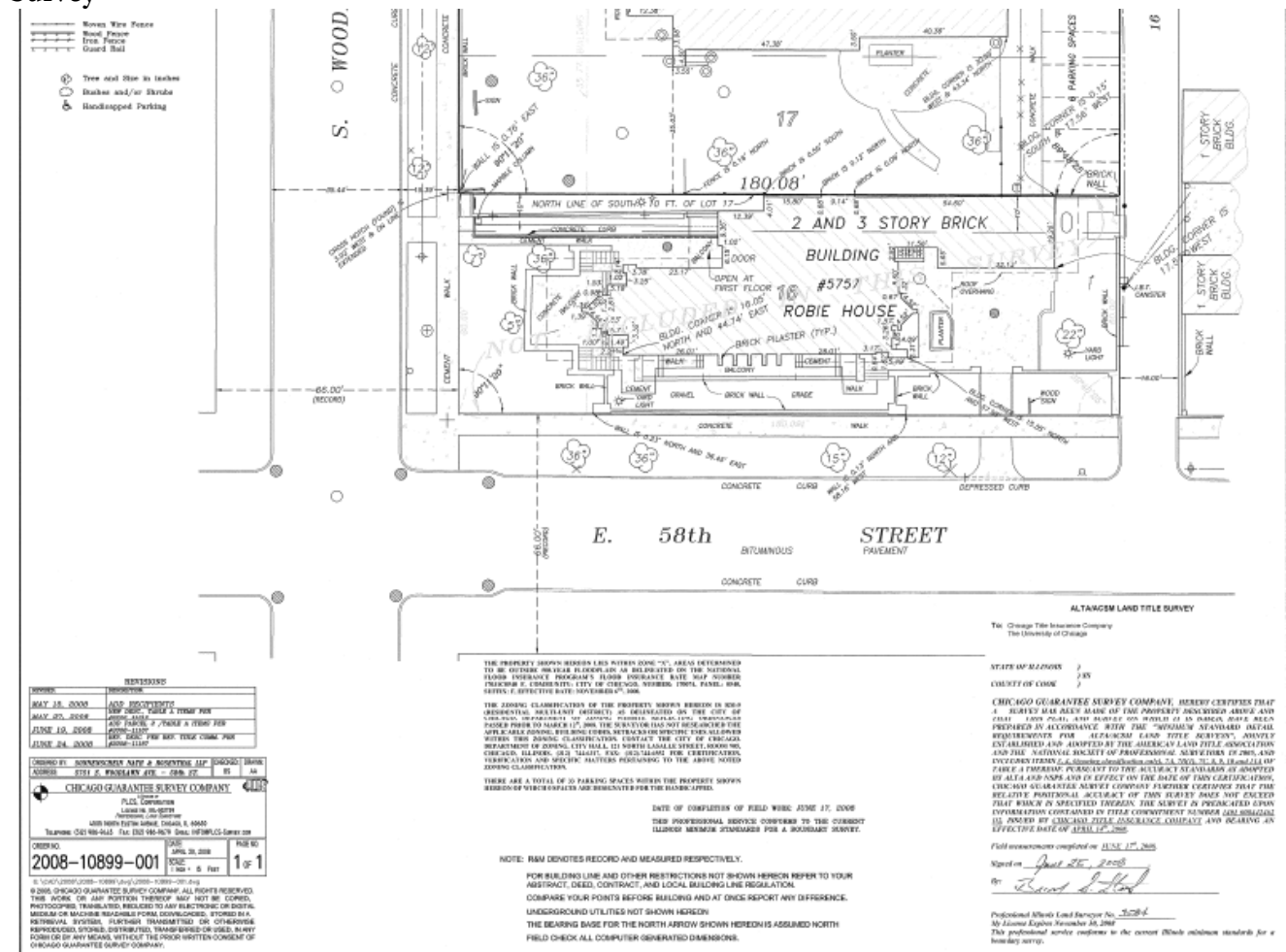
Building Images



South Elevation 2011



Partial East Elevation 2011



5757 South University Avenue



South Elevation 2010

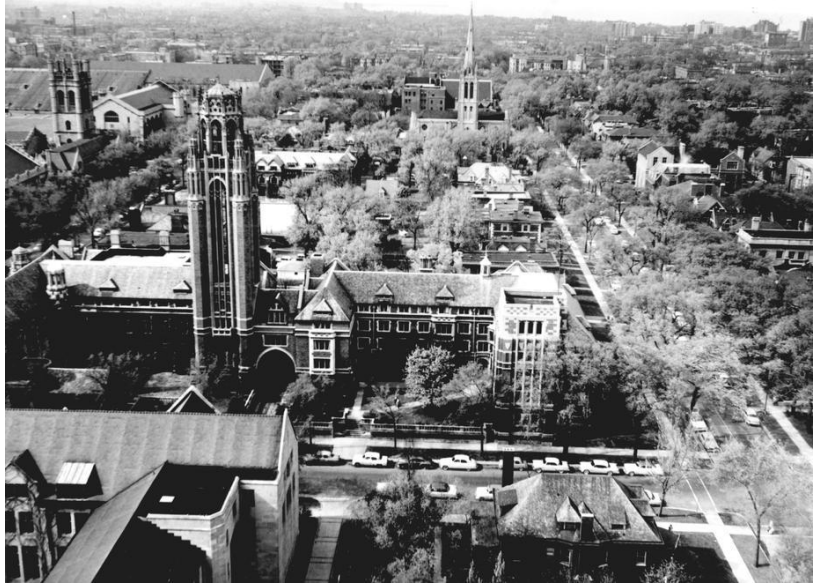
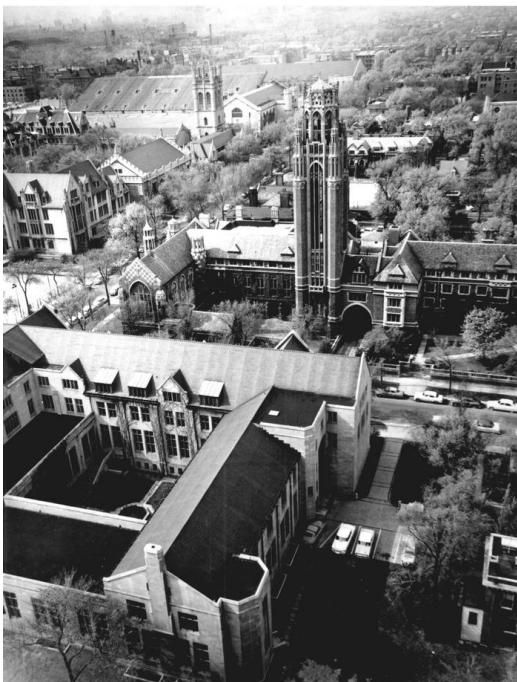
Date of Assessment:	December 2011
Year Acquired:	2008
Year Constructed:	1928
Architect:	Herbert Hugh Riddle
Gross SF:	61,922 SF
Net Assignable SF:	11,225 SF
Building Height:	62.03 FT (does not include the tower)
Chicago Historic Resources Survey (CHRS):	Orange
CHRS Comments:	Gothic Revival
National Register (NR):	No
National Register Historic District:	Hyde Park-Kenwood
NR Historic District Comments:	The building is in the Hyde Park - Kenwood Historic District on the National Register (number 59) as having architectural and historical significance. It is also known under the address 1164 West 58th Street
Planned Development:	Subarea O
UC Property Code:	D69
Last major renovation:	Tower repair 2009
Past Investment:	2002-10 \$2 million
Planned Investment:	2012-16 \$70-75 million
Primary Use:	Office and meeting spaces

Brief History:

The Chicago Theological Seminary buildings were designed and constructed for the Seminary. Construction completion of the three construction campaigns date from 1923 to 1928.

- 1923-26: Construction of the east building, Davis and Fisk Halls as free standing theological seminary dormitory. This building remains intact but repurposed as offices.
- 1925: Construction of the Hilton Chapel on 58th Street, a memorial gift to the Seminary.
- 1928: Construction of the west building, housing Taylor Hall, the Hammond Library, Cloister, and offices. The completion of the front courtyards and the Lawson Tower with an alley underpass. These uses have remained unchanged. The tower was rebuilt in 2008 after damage from a lightning strike.

The buildings have seen few alternations or improvements in many decades.



photos undated, University of Chicago archive

Stewardship Assessment

Character-Defining Features: The Lawson Tower is the dominant defining architectural form of the grouping of buildings. The character-defining features of the east, north and west facades include the brick and masonry exterior detail work, rooflines visible from 58th Street, and masonry window openings on the east, north and west facades. The raised entries, hardscape and landscape terraces are defining landscape concepts. The setbacks on Woodlawn and University Avenues reinforce the existing street and building relationships of the adjacent residential scale on Woodlawn Avenue and the institutional scale on 58th Street and University Avenue, and are, in concept, character-defining.

Original elements include Lawson Tower, masonry windows openings, exterior detail work, and dormers.

Non-original elements: None noted.

Exterior: There have been few alternations or improvements in many decades and the building needs comprehensive rehabilitation, including tuck-pointing, window repair or replacement, roofing repair or and damaged masonry repair or replacement. The building's most notable architectural feature is the Lawson Tower, measuring approximately 162 feet tall. Another notable exterior feature is the small stone pulpit, integrated into the wall facing the bluestone Cloister terrace.

Planned Project Description

The Adaptive Reuse of 5757 South University consists of the renovation and possible expansion of the previous Chicago Theological Seminary building to house instructional and research programs for the University of Chicago Department of Economics, as well as office, conference, and research facilities for the Becker Friedman Institute for Research in Economics. Phase I involves reconfiguration and renovation, including repairs and upgrades to the building envelope, HVAC and electrical and voice/data systems, and to bring the building infrastructure up to all required life/safety and accessibility codes. The masonry exterior will be rehabilitated, retaining the tower and stone pulpit. Incompatible interventions such as deteriorated storm windows and window unit air conditioners (an estimated 70 units) will be removed. The remaining stained glass in the Graham Taylor Chapel with religious iconography will be made available for scholarly study, but will be removed from the building. The adaptive reuse project will retain the significant interior spaces and the interior notable features wherever current building codes and new uses allow.

New space will be constructed below grade for mechanical rooms and a large tiered lecture hall. To connect the east and west existing buildings at the ground level, a new building entrance would be constructed by vacating the alley exiting to 58th Street. The existing building set backs will be maintained on the east and west elevations. A new entry infill and glass corridor additon will be added to the south elevation with transparency to allow for view to the original exterior walls. On the north elevation a corridor will be added to the 2nd floor to allow for circulation and fire exiting, and an elevator and fire stair tower in be added in the existing building notched area over the existing alleyway. These contemporary interventions will allow natural light into the building and highlight the original building form. The landscape fronting 58th Street will be modified to create more connection between the sidewalk, raised terraces and the building entry, as well as creating an accessible route to the main entrance. This strategy will require modifications to the current retaining wall configuration and design. New signage will be incorporated into the project design and will include wayfinding signage, building address and identification, and donor recognition. The signage will will proportional to the scale of the building. New exterior lighting design is in development, with building entries and the Lawson Tower being focal points for lighting.

In Phase II, a 50,000 gross square foot addition is proposed to occupy the “backyards” of the three adjacent buildings to the north along Woodlawn Avenue. The new addition will house a second large lecture hall, seminar rooms and offices. This addition would provide connection to the three existing adjacent Woodlawn Avenue structures, 5736, 5740 and 5750 S. Woodlawn, with renovation of both the 5740 and 5750 S. Woodlawn interiors planned. See 5740 South Woodlawn Avenue for a conceptual image.



Conceptual Image 2011

Building Images



West Elevation 2011



East Elevation 2011



North Elevations 2011



Survey

