

December 9, 2014

Harvest Commons

Rudy Bruner Award for Urban Excellence — 2015



Submitted to:

Rudy Bruner Award for Urban Excellence
Bruner Foundation, Inc.
130 Prospect Street
Cambridge, Massachusetts 02139

Submitted by:

Heartland Housing
208 S. La Salle Street, Suite 1300
Chicago, Illinois 60604

Landon Bone Baker Architects
734 N. Milwaukee Avenue
Chicago, Illinois 60642

2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name _____ Location **1519 W. Warren Blvd.** City _____ State _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2014 _____

Project Completion Date (if appropriate) _____ Project Website (if appropriate) **www.heartlandhousing.org/
property/harvest-commons**

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Website (if appropriate) _____

Perspective Sheets:

Organization _____ Name _____ E-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

Direct Mailing	Direct Email	Previous Selection Committee member	Other (please specify)
Online Notice	Previous RBA entrant	Professional Organization	_____
	Social Media	Bruner/Loeb Forum	

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Signature _____ Date _____

**2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE**



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

2015
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Reverend George W. Daniels	Title	Senior Pastor
Organization	First Baptist Congregational Church	Telephone (312)	243-8048
Address	1613 W. Washington Blvd	City/State/ZIP	Chicago, IL 60612
Fax (312)	243-9789	E-mail	office@fbcc-chicago.net

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Signature		Date	12/9/14
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1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

FBCC had been working with the former Viceroy Hotel for the past 40 years assisting people who needed housing with money to stay for a night or week. These same individuals would come to our church for meals and other homeless/at-risk assistance. We had identified that there was a critical need for supportive housing in our part of the city. The building was not being maintained and had become an eye-sore in the community. We approached the city about purchasing the building so that it could be renovated and continue to house low-income people. We advised them that this type housing was needed more urgently than just providing more condominiums for the community.

We served as co-developer for the Project and facilitated community relations, assisted in the creation of the supportive services plan and selection of a service provider for on-site services. We also assisted in developing resident screening criteria and with identifying and referring low-income and homeless persons to the property manager. On the development side, we worked with Heartland to secure pre-development, construction and permanent financing for the rehabilitation of the property as well as reviewing and commenting on plans, budgets, proformas and other project elements.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

There were two major issues that spurred the community to advocate for redeveloping the former Viceroy Hotel into permanent supportive housing. First, prior to the City's purchase of the property, the Viceroy was a locus of neighborhood criminal activity. With lax security and little property management or maintenance of the building, it was unsafe housing of last resort. It was known as a place to access and use illegal drugs. Loitering by residents and their visitors had a negative effect on the block, the public park across the street (Union Park) and the surrounding neighborhood. First Baptist Congregational Church was active in working with the Alderman and City staff for many years to get rid of the criminal activity at the Viceroy. With other neighbors, we pressed for the beautiful Art Deco building to be preserved to maintain the neighborhood's diverse architectural fabric.

Another major issue addressed by this project was the loss of affordable housing in our Near West Side neighborhood. New residents began moving into the neighborhood in the last ten years. While new retail, residential and commercial investment has benefited many in the community, we saw that decent, affordable housing in the community was being lost, even though the need for this housing was growing, particularly during the recession. First Baptist Congregational Church has run programs to serve the poorest in our community for many years, including a soup kitchen, and we were aware of the desperate need to preserve and create supportive housing for those facing the most obstacles to self-sufficiency. The redevelopment of the Viceroy Hotel was an avenue to address both of these important community issues.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

Harvest Commons has bettered the community in multiple ways. The careful restoration of the historic hotel preserves a streetscape that holds many memories for our members and other community residents. The conversion of a vacant lot to the garden provides a green, living counterpoint to the busy street it borders, is a way for residents to spend time outdoors as well as have access to fresh vegetables and eggs, and invites passersby to see the transformation of this long-term problem property into a beautiful, safe and well-managed building. The loitering and crime that warned people away from the block are gone. Additionally, the ground floor coffee shop, Gracie's Café, provides job training opportunities for community residents, a quiet space for conversation and community-building for personal and professional.

During the project's construction, several of our members participated with potential residents, sculptor Bernard Williams, archi-treasures, and the design team in creating a sculpture, "The Viceroy", which anchors the sharp angle at the corner of the garden on the exterior of the garden wall. With themes drawn from the neighborhood's history as a place for the down-and-out and symbols personally meaningful to the workshop participants, this sculpture embodies the improvement of the neighborhood and the transformation of a community problem into a community asset. This transformation benefits everyone who lives and works in the community.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

Heartland Housing was a very good development partner. They have been an invaluable source of low-income housing and supportive services throughout the City of Chicago. Our level of collaboration required exceptional, thorough and timely communication. FBCC and Heartland Housing were able to work together as a team successfully. Our lenders, the City of Chicago and other stakeholders all made the development process a great learning and growing experience for our Church. The project is a great source of pride and accomplishment for our church family and a beautifully restored structure in our community. There is nothing we would have changed about the project or the process.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE



PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Peter Strazzabosco	Title	Deputy Commissioner
Organization	Chicago Department of Planning and Development	Telephone	(312) 744-9267
Address	121 N. LaSalle St. #1000	City/State/ZIP	Chicago, IL 60602
Fax ()		E-mail	pstrazz@cityofchicago.org

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Signature  Date 12-5-14

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

The City of Chicago acquired the former Viceroy Hotel in order to accomplish several goals: retain affordable housing units in a neighborhood facing gentrification pressures, preserve the historic Art Deco hotel building, and reduce neighborhood blight. After acquiring the property and relocating remaining tenants, the City issued a Response for Qualifications for the building's historic preservation and redevelopment as permanent supportive housing. In 2008, the City selected the development team of Heartland Housing and First Baptist Congregational Church and their innovative plan for a highly green building with an on-site farm. The development team sought a planned development zoning change for a comprehensive redevelopment rehabilitation involving the building and adjacent land. The City sold the building, valued at \$2.3 million, for \$1 and also provided \$3.9 million in Tax Increment Financing (TIF) for its redevelopment.

City staff also coordinated a landmark designation by City Council. The Union Park Hotel is a significant example of a Chicago residential apartment hotel building due to its distinctive Art Deco architectural style, unusually colorful and finely detailed terra-cotta facade, and its prominent location on Warren Boulevard opposite historic Union Park. Constructed of polychromatic glazed terra cotta and yellow and golden-brown brick, this residential hotel building (more recently known as the Viceroy Hotel) was conceived as a "modernistic" building, adopting the then-popular style of the fast-paced, "Jazz Age" society. It was completed in 1930 and designed by Chicago architect Benjamin Albert Comm. Its rehabilitation complied with all city Landmark requirements and requirements from the National Park Service for historic preservation, providing 89 units of permanent supportive housing, with affordability restrictions for 30 years, and the inclusion of the on-site garden for residents.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

The Harvest Commons project was intended to create multiple benefits, including construction and permanent job creation, reduction of criminal activity and blight, the restoration of a historic Landmark, and the creation of quality permanent supportive housing in a desirable neighborhood well-served by transit and near amenities. With any development project, there are trade-offs and compromises as the project moves from concept to reality. In this case, the City participated in negotiations over the feasibility of the garden as well as the amount of TIF support needed for the project. To realize this project, our agency provided feedback on the plans throughout the design development process, and ultimately shaped the project's financing. The City had not previously supported a project that combined affordable housing and urban agriculture, but was ultimately convinced of the potential for the program to benefit the residents and the wider community. Final approval required the coordination of multiple project teams from the zoning, TIF, and housing bureaus to the entire City Council.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE



DEVELOPER PERSPECTIVE

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. What role did you or your company play in the development of this project? Describe the scope of involvement. Approximately 400 words.

2. What trade-offs or compromises were required during the development of the project? Approximately 400 words.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

2015
RUDY BRUNER AWARD
PROFESSIONAL
CONSULTANT
PERSPECTIVE



PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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1. What role did you or your organization play in the development of this project?

2. Describe the project's impact on its community. Please be as specific as possible.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession? Approximately 400 words.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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Name Robert Dougherty Title Development Director
Organization St. Leonard's Ministries Telephone (312) 738-1414
Address 2100 W. Warren Blvd. City/State/ZIP Chicago, IL
Fax (312) 738-1417 E-mail slhouse@comcast.net ⁶⁰⁶¹²

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Signature Robert Dougherty Date 11/28/2014

1. What role did you play in the development of this project? Approximately 400 words.

Heartland Housing was the primary developer for this project; there were two community partner developers: St. Leonard's Ministries and the First Baptist Church. Heartland Housing carried the heaviest weight of funding development, building design and program implementation. The community partners added local flavor and "on the streets" input with the overall design and presence of the building/project. Chicago's Department of Planning and Development had engaged in dialogue with St. Leonard's Ministries in the early stages of the Viceroy Hotel transformation project. While we were not interested in the primary developer's role, we were pleased to share in the project with two SLM ventures: Gracie's Café (classroom/entrepreneurial venture) and space for a permanent housing site (one designated floor with 17 apartments).

St. Leonard's Ministries development staff and consultants worked with Heartland Housing staff as the social service needs of the projected residents were outlined and addressed. Program staff members from St. Leonard's were able to identify needs and characteristics particular to the men and women who would be housed in the SLM units, all formerly incarcerated individuals who recently completed Grace House and St. Leonard's House first-stage, interim housing programs.

SLM staff members participated in several "shaping" discussions related to physical aspects of the building, e.g., lounge area, office space and security concerns. SLM program participants shared in the creation of an outside sculpture art project that has beautified the Harvest Commons garden area.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

The community of St. Leonard's Ministries is comprised of two segments:

Geographic: SLM has been located in the Near West Side Community of Chicago for 60 years. The Agency has witness many ups and downs throughout commercial and residential areas of the neighborhood. Transforming the disreputable Viceroy Hotel building into the inviting and energizing space of Harvest Commons has helped the community move forward in positive directions. It has helped the community to realize that single-room-occupancy housing – which often receives negative press – is an asset to any community that is represented by and respectful of a variety of income levels.

Constituency: SLM provides housing and services for formerly incarcerated men and women. The Agency's two interim housing projects serve approximately 200 men and women each year. Most of these residents are looking for continued housing with supportive services – not easily found in Chicago. The Harvest Commons project has provided SLM with its own floor of 17 units which are occupied mostly by women who have completed the Grace House program. Simply put, there is never enough affordable housing for residents who leave St. Leonard's House and Grace House; SLM's 17 units, subsidized by the Chicago Housing Authority, have helped the Agency to meet more fully the critical housing and supportive services needs of program participants.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

Any time there is a group of parties developing a project, it is anticipated that there will be trade-offs and compromises to be made in the process. The Harvest Commons project was no exception. However, St. Leonard's Ministries experienced no major trade-offs or compromises – although there were clearly issues that needed to be vetted and resolved, e.g. monthly rental amounts, furnishings and other minor concerns. This was a new experience for the St. Leonard's Ministries staff that had almost always, in previous development projects, been able to “call its own shots.” Most of the compromises pertained to regulations that had to be put into place in order to obtain the support and subsidies provided by the Chicago Housing Authority. The trade-off of monthly rental subsidies for a few administrative procedures was reasonable for St. Leonard's Ministries.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of this project was initially – and continues to be – the working together of project partners. Heartland Housing, as the primary partner accomplished wonders with developing the funding package for the project; this was no small feat. Heartland Housing was able to pull together a talented team of architects and construction people who were able to transform the building in spite of many obstacles along the way. St. Leonard's, as a secondary partner, was able to focus all of its energies on the development of its two project components, but always with the valued assistance of Heartland Housing Staff. First Baptist Church has always been a valued presence in the community ready and willing to help with more local concerns related to the project.

The least successful aspect of this project has been something that the program staff of St. Leonard's Ministries anticipated. Heartland Housing and St. Leonard's have different philosophies related to the use of alcohol and/or drugs. St. Leonard's has a zero tolerance policy for either alcohol or drugs although there is a realization that relapse occurs and must be addressed. This is necessitated by parole restrictions for most program participants and the belief that leniency leads to negative outcomes. Heartland Housing ascribes to a harm reduction model that allows for practices unacceptable to St. Leonard's philosophy. When only a floor separates the two practices, it is often difficult for SLM program participants adhere to substance abuse policies.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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Signature _____ **Date** _____

1. What role did you play in the development of this project? Approximately 400 words.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

Harvest Commons Apartments: Relevant Project Dates

1930 The Union Park Hotel opens as an “apartment hotel” for workers new to Chicago in need of temporary housing.

1963-2003 Under new ownership and with a new name, the Viceroy Hotel steadily falls into serious decline.

2004 The Viceroy Hotel is closed and taken over by the City of Chicago.

2008 The City of Chicago releases a Request For Proposals for the purchase and development of 1519 W. Warren Blvd.

2009 Heartland Housing and First Baptist Congregational Church are awarded the project and begin the work of transforming the building into permanent supportive and affordable housing.

2010 The City Council of Chicago designates the Union Park Hotel as a Chicago Landmark.

Illinois Historic Preservation Agency recommends eligibility to the National Register of Historic Places.

2012 Construction begins on the gut rehabilitation.

2013 Mayor Rahm Emanuel celebrates the ribbon cutting of Harvest Commons Apartments as part of the Eisenhower Corridor “Neighborhoods Now” developments.

The first residents of Harvest Commons move into their new home.

Harvest Commons residents and community volunteers participate in the first planting of the urban farm.

Gracie’s Café opens as a social enterprise of St. Leonard’s Ministries located on the ground floor and employing several residents of Harvest Commons.

2014 Heartland Human Care Services and Heartland Health Outreach host the first Winter Garden & Health Party at Harvest Commons.

The Near West Side neighborhood celebrates the sculpture dedication of the public art project for Harvest Commons by residents of St. Leonard’s Ministries Grace House, St. Andrew’s Court, and members of First Baptist Congregational Church, and facilitated by archi-treasures and artist Bernard Williams.

For creating a welcoming new presence in the neighborhood that supports growth in the rapidly changing community and preserves a legendary Chicago landmark, Landon Bone Baker Architects is named the 2014 winner of the First Place Richard H. Driehaus Award for Architectural Excellence in Community Design for Harvest Commons.

Awards

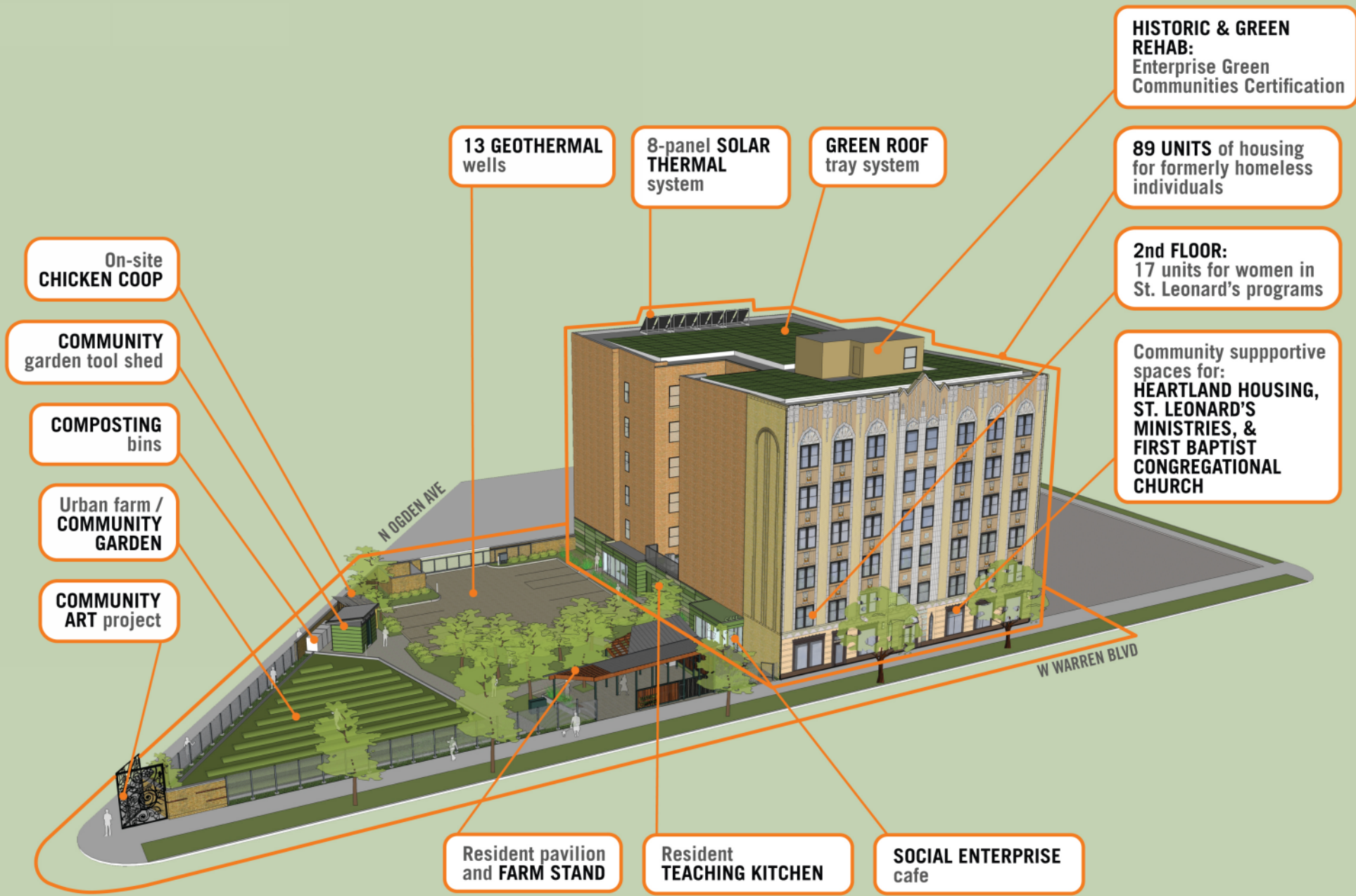
2014

- Vision Award Winner, ULI Chicago
- Chicago Landmark Award for Preservation Excellence
- American Institute of Architects–Illinois Crombie Taylor Honor Award
- Richard H. Driehaus, 1st Place Award for Architectural Excellence in Community Design

2013

- National Historic Preservation Advocacy Week, Preservation’s Best of 2013
- American Institute of Architects–Chicago Distinguished Building Award
- J. Timothy Anderson Award for Excellence in Historic Rehabilitation
- Affordable Housing Finance Readers’ Choice Award Winner







historic photo c.1933

26-1-1933

















VEGETABLES Do you want?

BEST COMMONS

LETTUCE
"Green Towers"

KALE
"Power Greens"

CARROT!

LEEK

TOMATO
"Princess"

Melons

SEEDS

Rare Seeds
Manfield, Mo. Palatka, Ca. Wilkesfield, Ct.
www.RARESEEDS.com











gracie's cafe







beekeeping



farmstand pavilion



urban gardening



agricultural program



- 1 rooftop apiary
- 2 covered picnic area/shed/farmstand
- 3 raised beds
- 4 hoophouse
- 5 microgreens
- 6 gourmet mushroom patch
- 7 urban orchard
- 8 "living screen" perimeter
- 9 outdoor cafe seating
- 10 garden shed
- 11 permeable parking w/ geothermal wells
- 12 herb garden
- 13 solar thermal panels
- 14 courtyard
- 15 compost bins
- 16 public artwork
- 17 garden entry
- 18 chicken coop
- 19 rain barrel



plant harvesting



on-site food production



edible garden

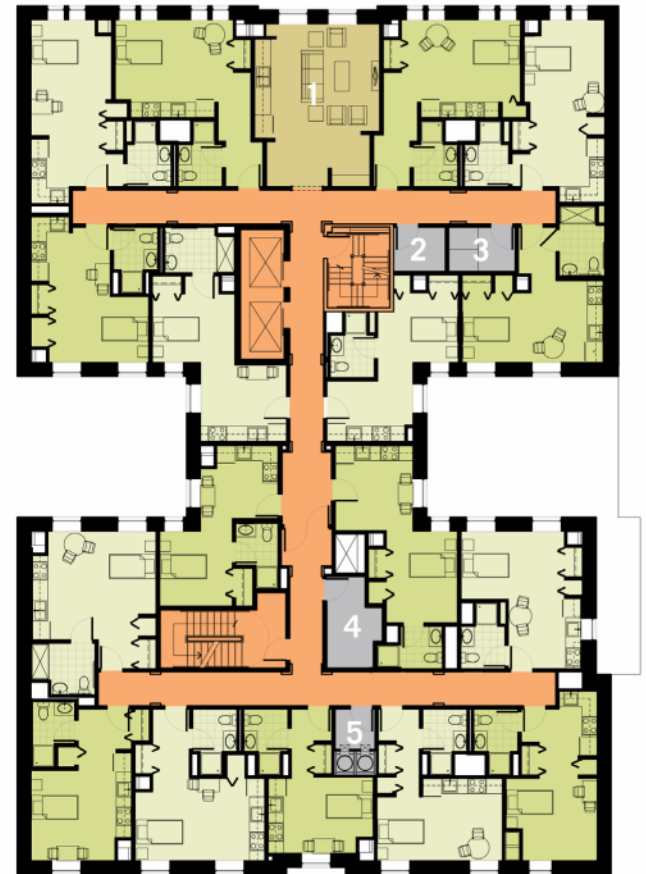


green screen



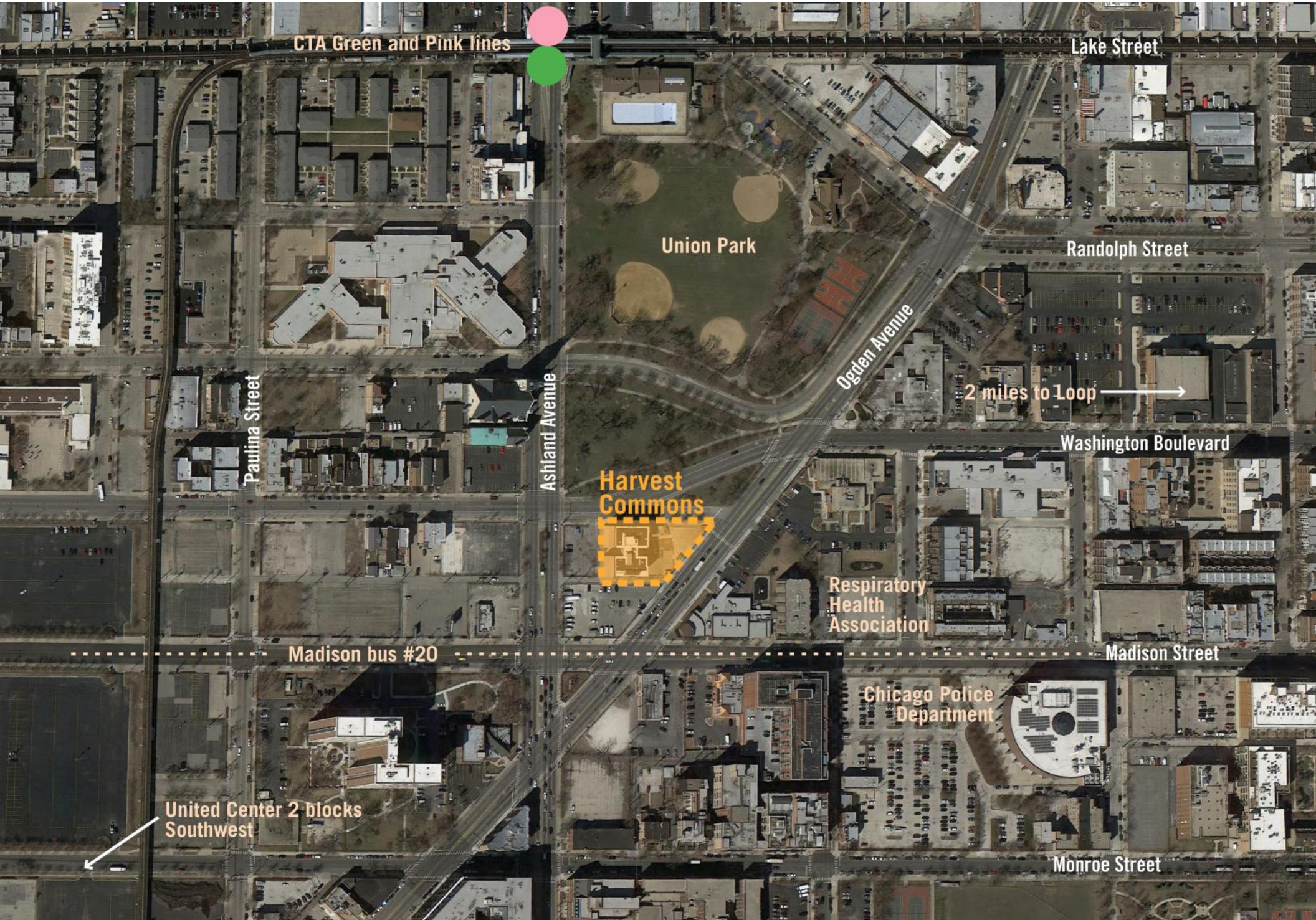
- 1 community room
- 2 property manager's office
- 3 st. leonard's cafe
- 4 reception
- 5 computer lab
- 6 meeting room
- 7 office
- 8 conference room
- 9 mechanical
- 10 electrical
- 11 garbage
- 12 bike storage
- 13 laundry
- 14 teaching kitchen
- 15 entry
- 16 restrooms

FIRST FLOOR



- 1 resident lounge (2nd fl only)
- 2 area of rescue assistance
- 3 tenant storage
- 4 janitor storage
- 5 trash / recycling

18 units per floor
TYPICAL RESIDENTIAL FLOOR



CTA Green and Pink lines

Lake Street

Union Park

Randolph Street

Paulina Street

Ashland Avenue

Ogden Avenue

2 miles to Loop

Washington Boulevard

Harvest Commons

Respiratory Health Association

Madison bus #20

Madison Street

Chicago Police Department

United Center 2 blocks Southwest

Monroe Street

LANDMARK DESIGNATION REPORT



Union Park Hotel
1519 W. Warren Boulevard

**Final Landmark recommendation adopted by the Commission on Chicago Landmarks,
February 4, 2010.**



CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Zoning and Land Use Planning
Patricia A. Scudiero, Commissioner

UNION PARK HOTEL
(FORMERLY THE VICEROY HOTEL)
1519-1521 W. WARREN BOULEVARD

BUILT: 1929-30

ARCHITECT: BENJAMIN ALBERT COMM

The Union Park Hotel is a significant example of a Chicago residential apartment hotel building due to its distinctive Art Deco architectural style, unusually colorful and finely detailed terra-cotta facade, and its prominent location on Warren Boulevard opposite historic Union Park. Constructed of polychromatic glazed terra cotta and yellow and golden-brown brick, this residential hotel building (more recently known as the Viceroy Hotel) was conceived as a “modernistic” building, adopting the then-popular style of the fast-paced, “Jazz Age” society. It was completed in 1930 and designed by Chicago architect Benjamin Albert Comm.

Terra cotta glazes in pastel hues accentuate the Union Park Hotel’s sophisticated French-influenced Art Deco-style decoration, including bands of geometric motifs, sunbursts, angular zigzags, and stylized floral panels. Despite the relatively small-scale of the building, its vivid design and distinctive colors enhance its visual presence on the south side of Union Park.

The building’s terra-cotta façade reflects the appeal of colored terra cotta in the late 1920s as advances in terra-cotta manufacturing made possible a vast array of details and colors for building design. Chicago was an important national center of terra-cotta manufacturing, and the building reflects the popularity of this building material with Chicago builders and architects and the significance of the terra-cotta industry to Chicago.

THE NEAR WEST SIDE NEIGHBORHOOD

The Union Park Hotel is located two miles west of downtown Chicago on the Near West Side, one of Chicago's oldest neighborhoods that has sustained cycles of growth, decline, and renewal. The neighborhood first emerged as a fashionable residential district in the 1860s, catering especially to wealthy Chicago families such as the Honores (Bertha Honore Palmer, society doyenne and wife of hotel operator Potter Palmer being the most prominent member of this family). Surviving examples of the Near West Side's "Gold Coast" include the Groesbeck House (a designated Chicago Landmark) from 1869, located four blocks east of Union Park and the Jackson Boulevard Chicago Landmark District, located three blocks to the south and comprised largely of buildings along the 1500-blocks of W. Jackson and W. Adams built from the 1870s through the early 1890s.

The building was originally named for Union Park, located immediately across Warren Boulevard. In addition to the Near West Side's proximity to downtown, the establishment of Union Park in 1853 had further encouraged residential development in the late 19th century. The 13-acre site is one of the city's oldest parks and is an important part of the Union Park Hotel's setting. Also facing Union Park is the designated Chicago Landmark First Baptist Congregational Church, built in 1871 and located on N. Ashland.

Around the turn of the 20th century, the expansion of the city's downtown and improvements in public transportation resulted in greater commercial development and increased population density on the Near West Side. By the time of the construction of the Union Park Hotel in 1930, many of the older residential buildings had been converted to multifamily dwellings to house an expanding population of African-Americans as well as Mexican, Italian, and Greek immigrants that had settled in the area. Several local labor unions also set up headquarters in converted houses and purpose-built office buildings in the neighborhood during the years leading up to the Great Depression of the 1930s. When the hotel opened, Union Park was one of the first racially-integrated parks in the city. Between the 1920s and the 1950s, the park hosted a number of outdoor concerts featuring notable African-American musicians, including the noted pioneer of gospel music Thomas A. Dorsey; trumpeter Sunny Cohn; and jazz pianist Ramsey Lewis.

BUILDING CONSTRUCTION AND DESCRIPTION

In its March 10, 1929, story on the construction of the Union Park Hotel, the *Chicago Tribune* reported that the new hotel would "contrast to the majority of the structures of the locality, which are representative of the older styles of the city's architecture" and that the new "modernistic design will add a dash of color to a district which has been well daubed by Old Father Time for the front elevation is to be finished in terra cotta of varied hues." The building's Art Deco design and its use of colorful terra-cotta decoration lend the Union Park Hotel a vivid and distinctive appearance.

The Union Park Hotel is located on a triangular city block bounded by Ashland Avenue to the west, Warren Boulevard to the north, and the diagonal Ogden Avenue to the southeast. Immediately north of the building is Union Park. In addition to being an amenity for the hotel's guest and residents, the park setting enhances the visibility of the Union Park Hotel from the surrounding blocks.

The front façade (north elevation) of the building is built up to the sidewalk and extends approximately 80 feet along Warren Blvd., and the east and west side elevations measure 115 feet deep to a rear alley. The building's basic **H**-shaped plan is created by light wells centered on the building's side elevations. The six-story-tall structure consists of load-bearing masonry walls, steel columns, and clay-tile partitions intended to reduce the risk of fire. The front (north) façade, facing Warren Blvd. and Union Park, is highly decorative while the relatively plain side (east and west) and alley (south) elevations are constructed of Chicago common brick.

The six-story hotel's front elevation is eight bays wide and is characterized by strong symmetry. Clad with highly-stylized terra-cotta decoration in a palette of creamy beige, brown, golden, and pastel hues, the Union Park Hotel's front façade utilizes a basic three-part division with a prominent single-story base anchoring a uniformly expressed shaft that rises to a lively roofline. Beginning with its dark-toned band of brown terra cotta situated at the ground level, its sandy beige-colored first story, and its bright cream-colored piers that rise to the parapet, the building's terra cotta ornament is shaded into lighter and lighter tonalities as it rises toward the top.

The building's base is clad in dark brown terra cotta that is slightly darker than the rest of the building, giving it a weightier appearance. Large street-level storefront windows are framed with decorative-metal frames with ornamental cresting, and the central entrance door is located within a segmented-arch opening that recalls the corbelled-arches of Mayan architecture, a motif often borrowed by the Art Deco style of architecture. A decorative terra-cotta string course marks the division between the first floor and the upper stories and features a chevron pattern with superimposed green, white, pink, and yellow geometric motifs.

Above the street level, the design takes on a strong vertical emphasis dominated by continuous piers of golden-yellow face brick set off by white terra-cotta bands that extend the full height of the building. At the central bay the brick piers are replaced by three fluted piers in white terra cotta. Spandrel panels are recessed and faced with beige face brick set in a "stack bond," where the mortar joints between bricks are aligned both vertically and horizontally. Ornamental terra-cotta medallions with geometric floral motifs in green, white and yellow occupy the center of each spandrel. Punched window openings are framed with chevron-decorated lintels and projecting sills in terra-cotta.

The uninterrupted piers draw the eye upward to the building's decorated rooftop parapet. The sixth-floor window heads are topped with segmented terra-cotta arches that mimic the unusual ground-floor entrance door opening. Within these arches there is an abstract "sunburst," a favorite motif of Art Deco design, made up of geometric shapes and floral forms in white, green and beige terra cotta. In between these sunbursts, brick piers terminate in abstracted wheat

WORK UNDER WAY ON SIX STORY INN NEAR UNION PARK

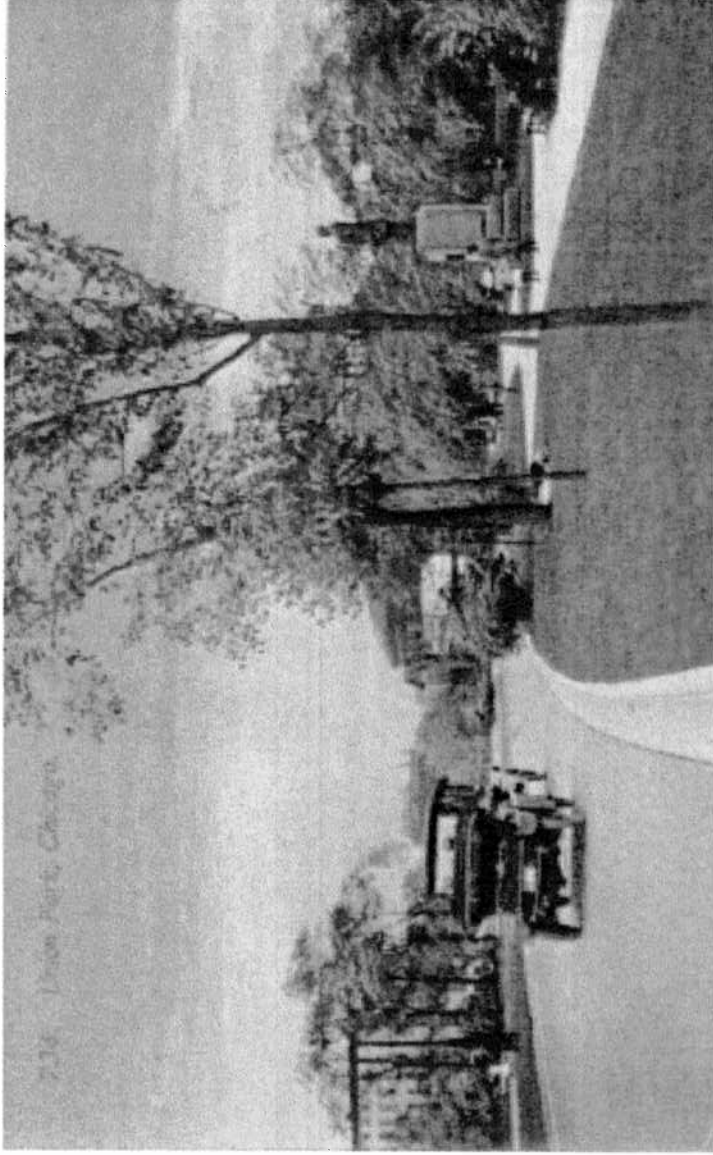
Of Modernistic Design;
Cost \$500,000.

The old district about Union Park— an attractive breathing spot not far west of the loop on Washington boulevard—comes in for a \$500,000 hotel development in a six story business which is now being erected at 1510-15 Warren avenue by the Union Park Hotel Building corporation. This hotel will be opposite the park, between Ashland boulevard and Ogden avenue.

In contrast to the majority of the structures in the locality, which are representative of the older styles of the city's architecture, the new hotel will add a dash of color to a district which has been well dashed with grime put on by Old Father Time for the front elevation is to be finished in terra cotta of varied hues. Side walls



Top: The Union Park Hotel is a significant example of a Chicago residential hotel building due to its distinctive Art Deco style and unusually colorful and finely detailed terra-cotta facade. Left: A Chicago Tribune article from 1929 announcing plans for the hotel touted its innovative "modernistic" design. Bottom: Historic Union Park is located immediately north of the Union Park Hotel. When the Hotel opened, Union Park was one of the first racially-integrated parks in Chicago.



shafts in white and green terra cotta. The spaces between the piers combine a lively field of basket-weave bond brick and vertical bands of terra cotta with wave-like *sine* curves that connote electricity and radiation. The parapet terminates in a false gable at its central bay and a stepped line between piers.

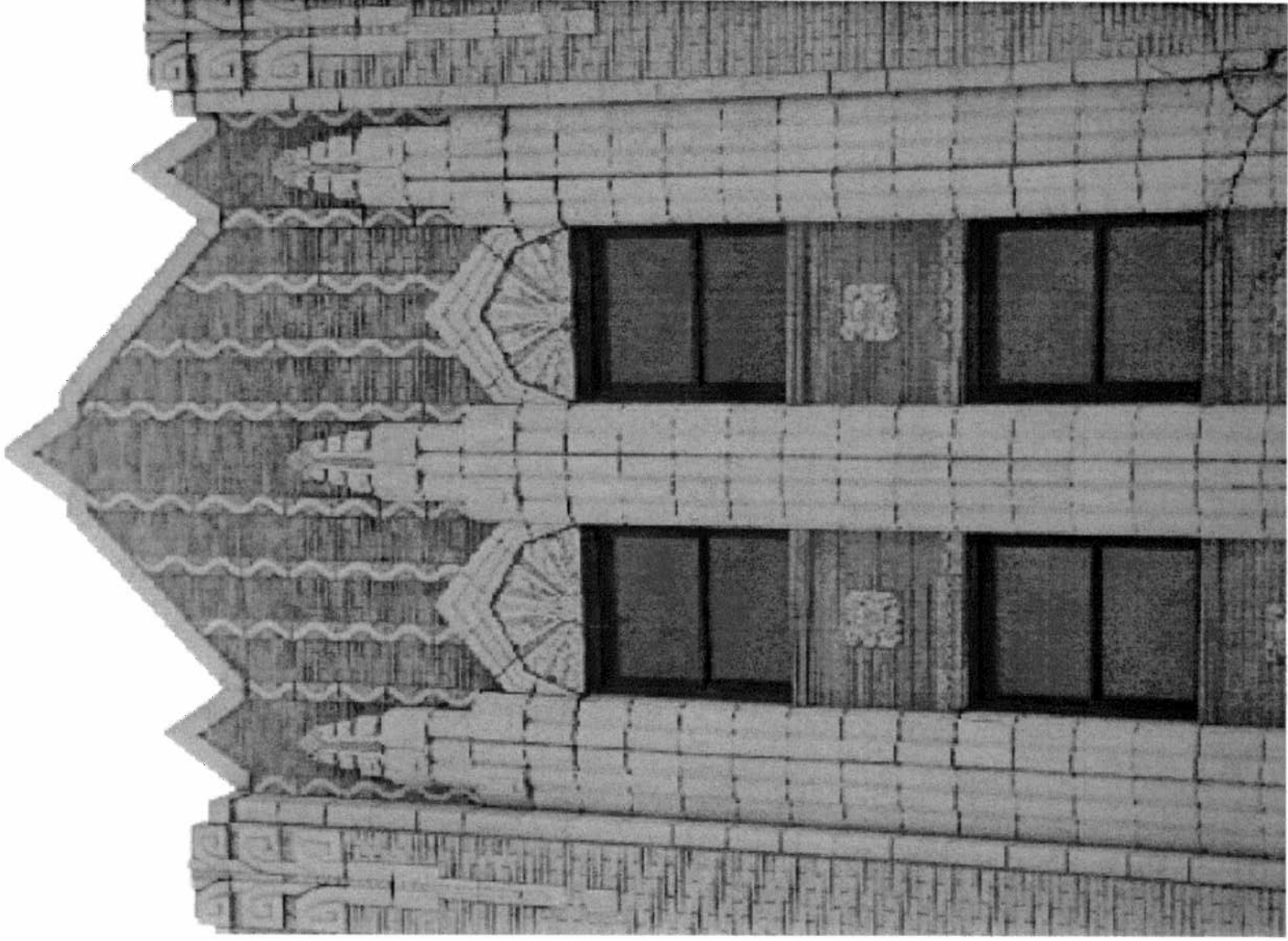
The interior of the Union Park Hotel was designed to include 175 rooms with private baths. The ground story includes a modest lobby with an entrance from the street. A small vestibule leads to the lobby; the ground story also includes seven guest rooms and a larger manager's apartment. Floors two through six each have guest rooms arranged along a double-loaded corridor. At an average of 150 square feet, guest rooms are compact, and most were originally furnished with space-saving Murphy Beds.

The building was renamed the Viceroy Hotel in 1963. At that time, the existing projecting canopy over the building's main entrance and a slender neon sign (recently removed) were installed. Currently vacant, the building was acquired by the City and is slated for rehabilitation and reuse as affordable housing.

THE ART DECO ARCHITECTURAL STYLE

The Union Park Hotel is a fine example of Art Deco-style architecture, one of the first broad movements in American architecture that sought to break from traditional historical revivals. The style takes its name the 1925 *Exposition Internationale des Arts Decoratifs et Industriels Modernes* in Paris where jewelry, clothing, furniture, and architecture displayed a future-looking aesthetic based on new materials and methods of manufacture. The influence of contemporary movements in the fine arts such as Cubism and Futurism was also evident at the *Exposition*. Unlike later iterations of modernist architecture, the Art Deco lacked a strong theoretical foundation but was intended to be a form of decoration that would be eye catching, popular with the public, and readily applied to a range of commercial building types. Over time the Art Deco aesthetic has become associated with the fast pace and elegance of the American “Jazz Age” or “Roaring Twenties.”

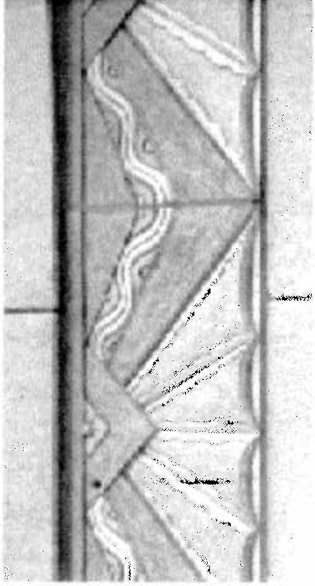
The Union Park Hotel's relatively flat façade and hard corners reflects the Art Deco's emphasis on pure geometric forms. The combination of the continuous vertical piers with the understated spandrel panels lends the building a strong vertical emphasis, another important trait of the style. The terra-cotta ornament on the Union Park Hotel provides a vivid pastel color palette that is unusual in the context of Art Deco-style architecture in Chicago. Geometric patterns in terra cotta such as the chevrons in the band above the first story, the “sunbursts” above the top story windows, and the wave-like curves in the parapet ornaments are all typical motifs of the style. The abstracted plant forms that are also common in Art Deco architecture are seen in the stylized wheat shafts at the parapet and the floral medallions in the spandrel panels. The Mayan-influenced entrance door-opening also manifests the Art Deco style's incorporation of Pre-Columbian and other archaeological architectural forms.



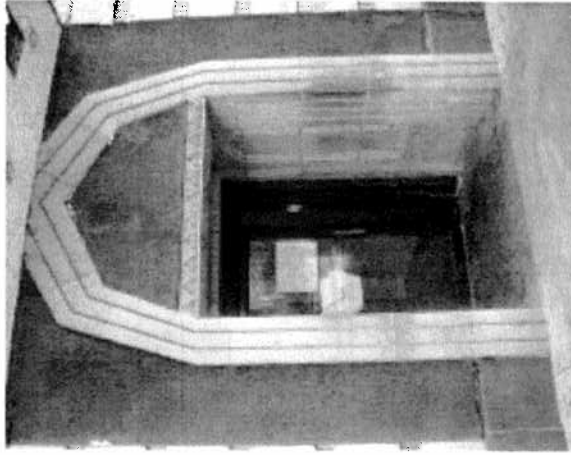
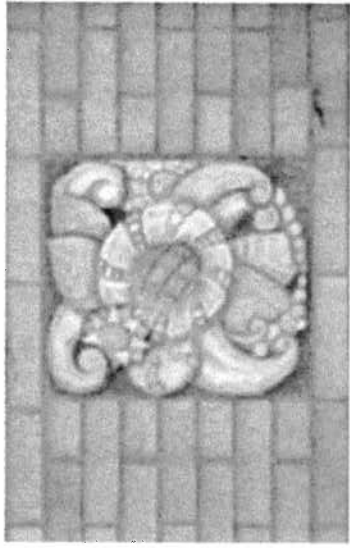
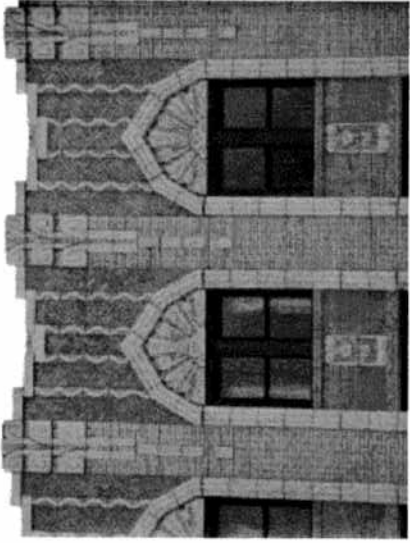
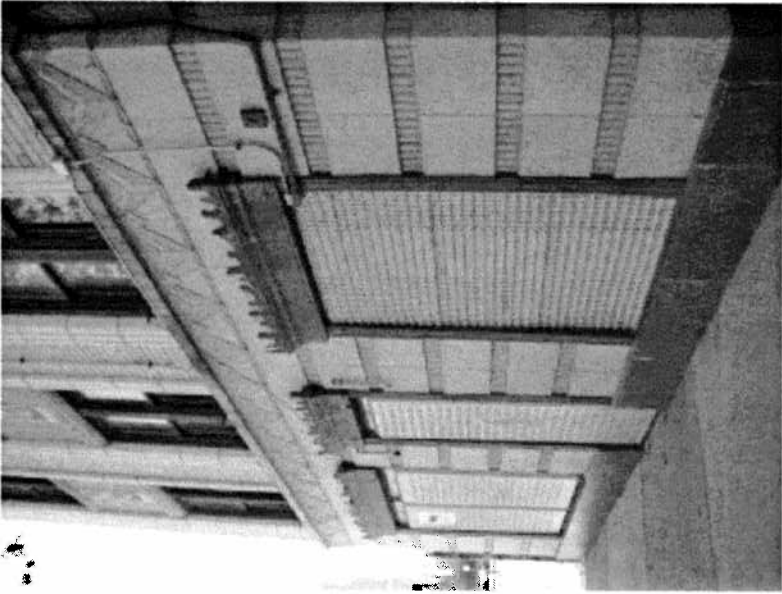
Above: The Union Park Hotel's relatively flat facade and hard corners reflect the Art Deco style's emphasis on pure geometric forms. Geometric patterns in terra cotta such as the wave-like curves at the building's parapet are typical motifs of the Art Deco style.



Above: The combination of the continuous vertical piers with the understated spandrel panels lends the Union Park Hotel a strong vertical emphasis, another important trait of the Art Deco style.



Additional details of the Union Park Hotel's terra-cotta ornament.



THE UNION PARK HOTEL AND THE DEVELOPMENT OF APARTMENT HOTELS IN CHICAGO

The Union Park Hotel is an example of a residential or apartment hotel, a specific building type built in Chicago between 1918 and 1930. Combining aspects of both hotel and apartment living, this new type of residential building housed the growing number of single professionals, office workers, and young couples working in the city's boom years of the 1920s.

Residential hotels, also known as apartment hotels, developed in Chicago in the early twentieth century as a response to changing demographics and financial abilities among middle- and upper-middle-class Chicagoans. Earlier in the City's history, cheaper land values and low servant wages allowed a broad range of households, from the most wealthy to the middle class, to afford individual houses staffed with at least one servant. The growing expense of both in the years immediately prior to World War I, however, encouraged many Chicagoans, initially loath to consider apartment living due to its social non-respectability, to reconsider.

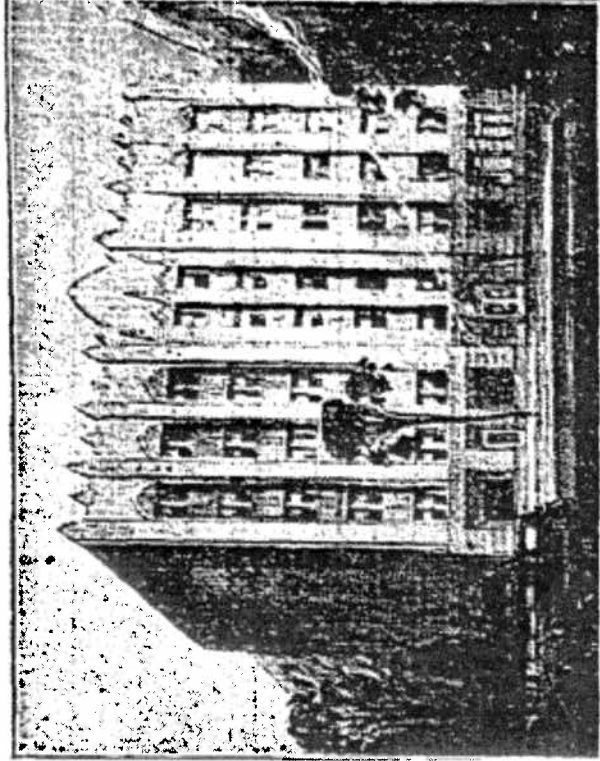
Chicago hotels had always served a variety of patrons, from short-term visitors to the City to long-term residents, but apartment hotels as a specific building type combined aspects of both hotels and apartments. Usually larger in scale than Chicago's typical small 3-story apartment buildings, apartment hotels were often visually ornate with ornament based on historic architectural styles or, by the late 1920s, on innovative styles such as Art Deco. Apartments were small, ranging from studios in more modest buildings such as the Union Park Hotel to one- and two-bedroom suites in more prestigious lakefront buildings that could be expanded or contracted based on residents' needs. Kitchenettes (often called "pantries") were often provided for cooking, but in larger hotels room service was available, and residents typically had the use of a hotel dining room. Ballrooms and meeting rooms, typical of tourist and convention hotels, were absent. A variety of personal services, including maid service, were also available.

Residential hotels provided small apartments with a level of amenities that appealed to single professionals, office workers, and childless couples, for whom the expense of maintaining a house was beyond their means. Typically built in better, more-fashionable neighborhoods, residential hotels satisfied a niche clientele in the City's housing market during the prosperous years of the 1920s.

In a National Register of Historic Places nomination on "Chicago's High-Rise Apartment Hotels," architectural historian Daniel Bluestone notes:

Rather than aiming to simply fit their buildings into older neighborhoods, the apartment hotel architects of the 1920s designed compelling monuments to modern living. The buildings assumed the status of spectacles to new urban arrangements. Efficient, technologically sophisticated, and socially convenient, the buildings, with their accommodation of transience, reflected something of the bustle and social mobility of the 1920s.

WEST SIDE HOSTELRY



The Union Park hotel, on which work is under way at 1513-23 Warren boulevard, opposite Union park. Designed by H. Albert Commey, the architecture is modernistic. It is stated the investment in land, building, and furnishings will be \$500,000. Lawrence Monberg made this rendering.

Combining aspects of both hotel and apartment living, residential or apartment hotels, like the Union Park Hotel were primarily built in Chicago between 1918 and 1930.

Left: A rendering of the Hotel from a 1929 announcement. Bottom: A 1930s advertisement promoting the Hotel.

PHONE MONROE 1668

ARTHUR A. KLEIN, MGR.

Union Park Hotel

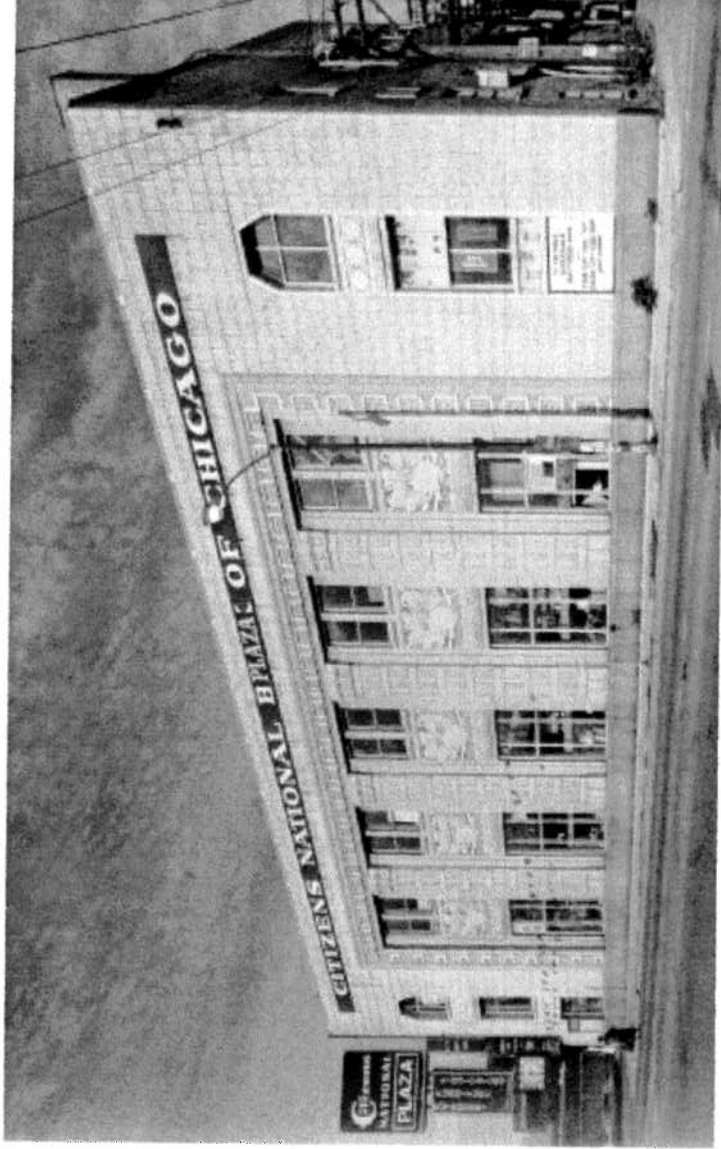
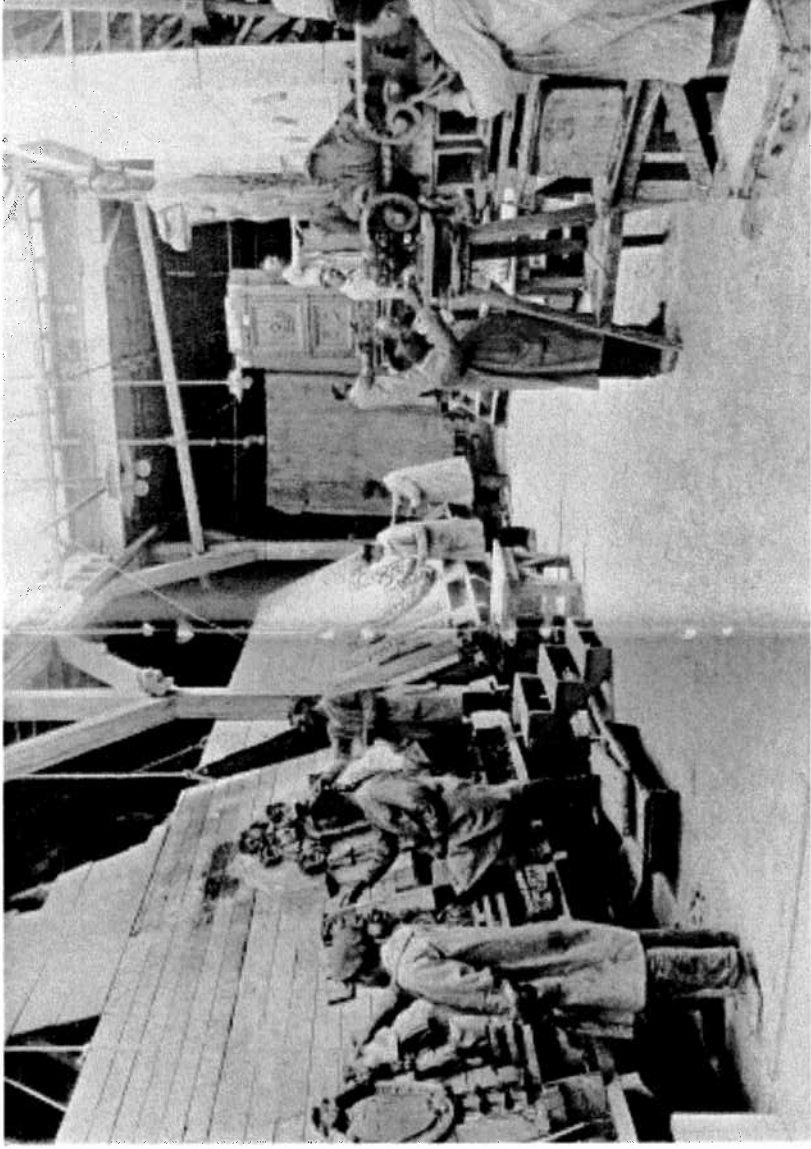
FACING UNION PARK
ONE MINUTE TO LOOP

250 ROOMS

Warren Blvd., at Ashland and Washington Bldgs.

Chicago

(OVER)



Chicago terra-cotta manufacturers embraced avant-garde Art Deco-style ornamentation in the late 1920s. Top: Northwestern Terra Cotta Company modelers at work. Bottom: The Laramie State Bank Building (a designated Chicago Landmark at 5200 W. Chicago Ave.) is a fine example of polychromatic terra cotta, popular in the late 1920s.

The announcement for the Union Park Hotel promised that “the interior of the building will be treated in the modernistic mode” and many of the rooms “will have beds that fold into the wall, enabling them [the entire apartment] to be furnished as living rooms.” Unlike the boarding houses and tenements of previous decades, residential hotels provided small apartments with a level of amenities that appealed to a growing middle class.

In addition to this compact efficiency, apartment hotels were typically located with convenient access to public transportation and in areas that had been regarded as fashionable, upper class residential districts. The proximity of Union Park, the Ashland Avenue station of the Lake Street elevated train (now the CTA Green Line), and the neighborhood’s historic reputation as the “Gold Coast” of the Near West Side are all consistent with the setting of other apartment hotels in Chicago.

THE UNION PARK HOTEL AND ARCHITECTURAL TERRA COTTA IN CHICAGO

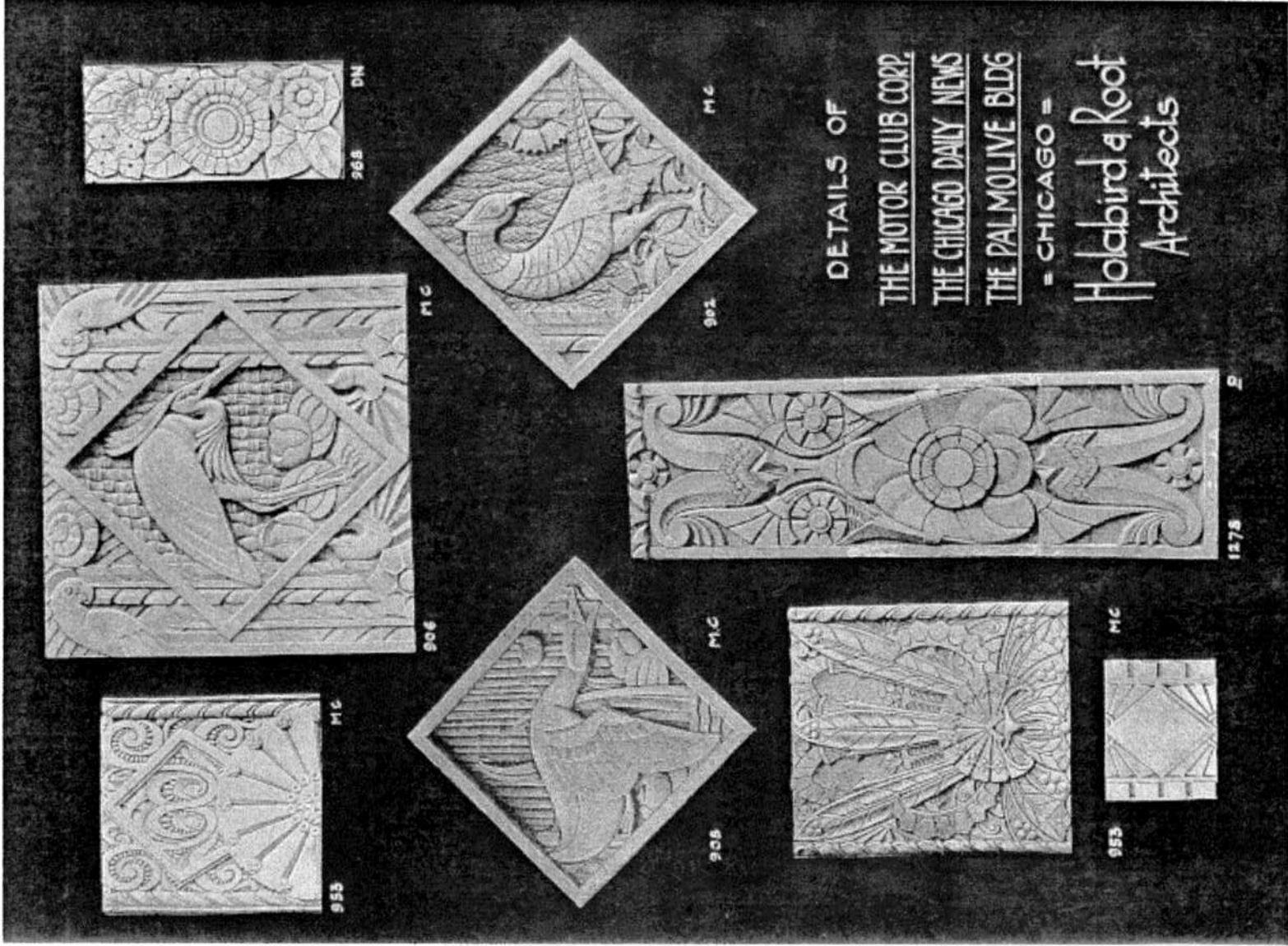
The finely-crafted terra cotta façade of the Union Park Hotel exemplifies the importance of the terra-cotta industry to Chicago in the late 19th and early 20th centuries. In the context of small-scale commercial architecture in Chicago, it is a visually exuberant and unusual example of the Art Deco style, with its pastel colors and abstracted foliate and geometric ornament influenced by contemporary French design.

Concerning the symbiosis of building type and building material, architectural historian Daniel Bluestone wrote:

Apartment hotels in Chicago, including the Union Park Hotel, were often embellished with terra-cotta ornament. Terra cotta promoted the development of a highly variegated polychromatic palette for apartment hotel exteriors’ an approach to exterior design that made the buildings loom large both on the street and on the horizon. . . . Many apartment hotel designs by-passed the modest exteriors of earlier apartment buildings in favor of modern facades studded with terra cotta ornament and details.

From the immediate post-Fire years of the 1870s through the early 1930s, Chicago was a leading American center for architectural terra-cotta design and manufacture. Terra cotta factories took advantage of Chicago’s vibrant and innovative architectural community, its strategic location at the center of the nation’s great railroad transportation network, and its proximity to clay deposits in nearby Indiana.

In Italian, terra cotta means “baked earth.” For architectural purposes, however, terra cotta generally refers to building cladding or ornament manufactured from clay hand molded or cast into hollow blocks with internal stiffening webs and fired at temperatures higher than used for brick. Developed first to produce clay urns and garden statuary, the Chicago Terra Cotta Company—the first terra cotta company in the United States—opened in 1868 and soon expanded into architectural terra cotta production. Terra cotta soon became a staple of



The Union Park Hotel may have been influenced by the Art Deco-style terra-cotta ornament being designed by the Northwestern Terra Cotta Company (samples of which are illustrated above).

architects seeking fireproofing and decorative features in the years after the great Chicago Fire of 1871.

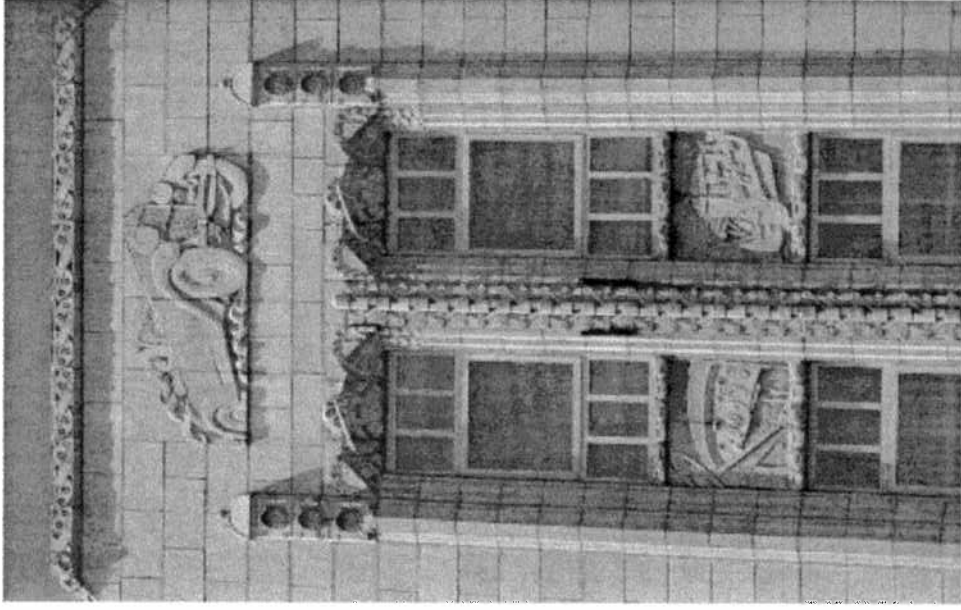
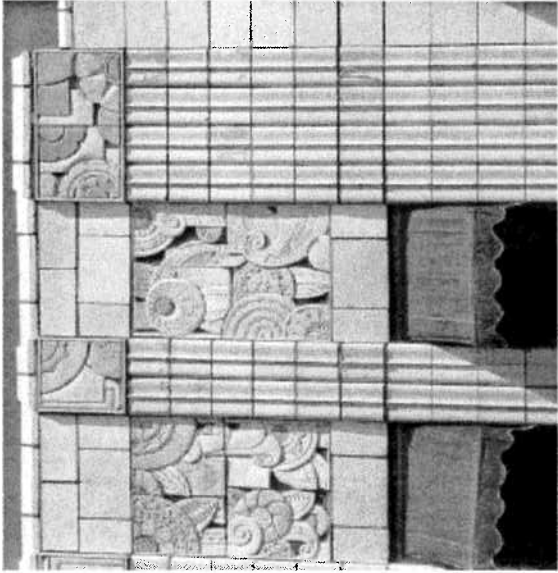
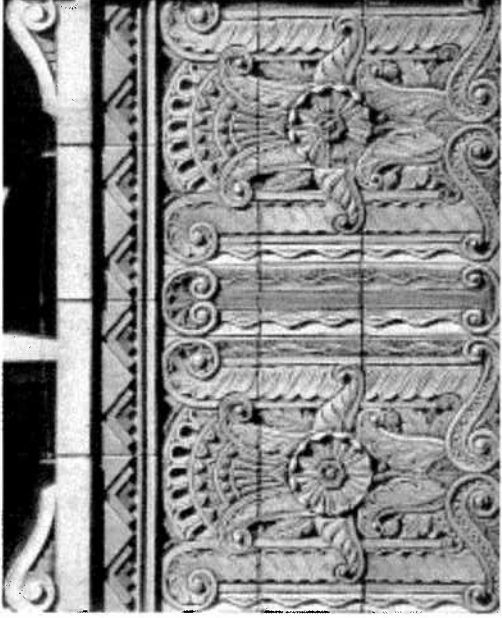
After the Fire, when it became apparent that cast-iron structural members in destroyed buildings had melted in the extreme heat, and brick and granite had broken and crumbled, terra cotta came into its own as a protective, fireproof building material. Terra cotta was used to encase cast iron structural supports such as I-beams and columns, as well as floor joists, partitions and as backing for exterior walls. Terra-cotta cornices were also in high demand because of their relative lightness (in comparison with stone) and perceived durability.

Use of terra cotta expanded when Chicago passed an ordinance in 1886 requiring that all buildings over ninety feet in height should be absolutely fireproof. Builders of skyscrapers found terra cotta an attractive medium because of its lightness, durability (crisp details did not erode over time and could easily be cleaned), and potential for decorative uses (terra cotta's plastic quality allowed for highly original ornament)—all attributes which stemmed from the nature of the material. By 1900 three important terra-cotta companies—Northwestern, American, and Midland—were headquartered in Chicago.

In these early years, however, few architects took advantage of the opportunities for colored glazes being pioneered by terra cotta firms. Even an 1898 article from *The Brickbuilder*, entitled “Notes on Terra Cotta for Exterior Polychrome Decoration,” stated: “it seems to have been a question of willingness on the part of architects rather than the public that has thus deterred the use of color.” Terra cotta was viewed mainly as a cheaper alternative to stone, which it often imitated in color.

The plasticity and endless color possibilities of ornamental terra cotta made it especially useful for the Art Deco style of architecture. In 1927 the officers of the Northwestern Terra Cotta Company brought over six French sculptors to supply new designs for their firm. These artists introduced up-to-date Art Deco-style building ornament to the repertoire of historic architectural styles already produced by the firm, and Northwestern became known for its “Modern French” terra cotta ornament. The modelers, using motifs inspired by the large 1925 fair catalogue they had brought with them from Paris, quickly convinced local architects and other terra-cotta companies of the merits of the new Art Deco style. Soon colorful stylized flowers, dancing zig-zags, plump birds and exotic maidens began to make their debut in Chicago architecture. Unlike the prevailing historically inspired styles, these motifs represented an architectural style that looked to the future.

As interpreted in terra cotta by Northwestern sculptors, nature was reduced to its basic geometric forms. In the Art Deco style, flowers and leaves became flattened circles and triangles, while the lines and patterns within these became evenly spaced rays or chevrons. Other favorite Art Deco forms were volutes, arches, rays, bubbles, symmetrical ripples and fountains, and the stepped form known as the ziggurat. This kind of ornament was particularly suitable for multi-colored terra cotta, for the interplay of colors helped to emphasize the dramatic forms and lines of the design while making the low-relief ornament more distinct.



Other examples of polychromatic terra-cotta buildings from the 1920s found throughout the United States, including (top) Bickford's Restaurant building in New York; (above) the building at 3027-29 Troost Ave., Kansas City, Missouri; and (right) the former Hyde Park Chevrolet Showroom, Chicago.

The Union Park Hotel's terra-cotta ornament is handsomely ornamented with an array of pastel colors and Art Deco-style details such as chevrons and abstracted floral motifs. Although building research has not attributed the design of the building's terra-cotta to a particular company, its polychromy and decorative ornament appears to be influenced by the Northwestern Terra Cotta Company's French-trained designers, if not designed by them.

Terra cotta-fronted buildings were especially popular during the 1920s and early 1930s as the styles, colors, and details possible with terra cotta multiplied. Most were ornamented with historical styles such as Classical Revival, Gothic Revival, and Spanish Baroque Revival. Terra-cotta storefront compositions based on the non-historic foliate ornament of Louis Sullivan also survive throughout the City.

Terra cotta used for Classical Revival- or Sullivanesque-style buildings were usually designed to imitate stone with white or gray terra cotta. In contrast, Art Deco-style buildings sometimes have more exotic colors used for terra cotta. However, Chicago architects in general were relatively restrained in their exploitation of colored terra cotta, choosing to limit colors on any given building to two or three. The Union Park Hotel's combination of Art-Deco style and terra cotta ornament in a variety of pastel shades is unusual in the context of residential apartment buildings in Chicago.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, object or district if the Commission determines it meets two or more of the stated "criteria for 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 Union Park Hotel be designated as a Chicago Landmark.

Criterion 1: Critical Part of the City's History

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

- The Union Park Hotel, with its exceptional, unusually colored and well-crafted terra-cotta façade, exemplifies the importance of the terra-cotta industry in the history of Chicago and Chicago's premier role in the production of this important building material.
- The Union Park Hotel reflects the importance of residential apartment hotel buildings to the development of Chicago in the early twentieth century.

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.

- The Union Park Hotel is a significant example of Art Deco-style terra-cotta design as used for a small-scale Chicago residential apartment hotel building.
- The Union Park Hotel's use of pastel-colored terra cotta ornament in a variety of colors and distinctive French influenced Art Deco design is innovative and unusual in the context of Chicago architecture.
- The Union Park Hotel is distinguished by the excellent quality, details and craftsmanship of its Art Deco-style ornament, including zigzags, stylized floral panels, scallops and fluted piers.

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 Union Park Hotel has excellent integrity. The building's main façade facing Warren Boulevard retains the vast majority of its original features, including its Art Deco-style front façade with a plethora of terra-cotta ornamentation.

Changes to the building's exterior include replacement one-over-one, double-hung windows that are similar to that of the building's original windows. Other exterior changes include the replacement of the building's main entrance door and the addition of a projecting entrance canopy. These changes are relatively minor. The building retains the ability to express its historic community, architectural, and aesthetic value through its location, overall design, decorative details, historic materials, and workmanship.

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 historic and architectural character of the proposed landmark.

Based on its preliminary evaluation of the Union Park Hotel, the Commission staff recommends that the significant features be identified as:

- All exterior elevations, including rooflines, of the building.



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

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Chicago, Illinois 60602
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(312) 744-9140 (FAX)
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<http://www.cityofchicago.org>

DEPARTMENT OF ZONING AND LAND USE PLANNING

January 7, 2010

Report to the Commission on Chicago Landmarks

on the

Union Park Hotel
1519 W. Warren Boulevard

The Department of Zoning and Land Use Planning recommends the proposed designation of the Union Park Hotel as a Chicago Landmark. Designation of the building supports the City's overall planning goals for the surrounding Near West Side community area and is consistent with the City's governing policies and plans.

Built in 1929, the Union Park Hotel is a significant example of a Chicago residential hotel building due to its distinctive Art Deco architectural style, unusually colorful and finely detailed polychromatic terra-cotta facade, and its prominent location on Warren Boulevard opposite historic Union Park. The building is located in one of Chicago's oldest neighborhoods, which first emerged as a fashionable residential district in the 1860s, catering especially to wealthy Chicago families. Since that time the Near West Side community has sustained cycles of growth, decline, and renewal.

The Union Park Hotel is situated on a 33,714-square-foot site located two miles west of downtown Chicago. The subject property was acquired in 2008 by the City of Chicago. The Department of Community Development has identified Heartland Housing, Inc. as the successful respondent to a request for proposals for the redevelopment of the subject property as affordable housing. The preliminary Chicago Landmark recommendation, along with nomination to the National Register of Historic Places, would support the proposed redevelopment of the historic building and the use of the historic rehabilitation tax credits.

On December 2, 2009, City Council approved a reclassification of the subject property from an RM-5 Multi-Unit District to a B2-3 Neighborhood Mixed-Use District. B2 Neighborhood Mixed-Use districts are intended to accommodate retail and service uses and to ensure that business areas are compatible with the character of existing neighborhoods. The classification also provides a greater range of development options for those streets where the market demand for retail and service uses is relatively low. By allowing ground-floor residential uses by-right, the B2 district is intended to help stimulate development along under-developed streets. B2 zoning is intended to be applied in compact nodes at the intersection of two or more major streets or in a cohesive linear fashion along relatively narrow streets that have low traffic speeds and volumes.



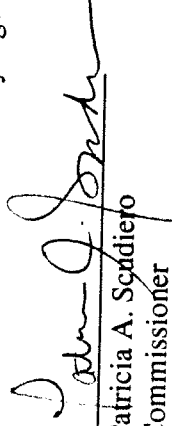
Surrounding blocks have a variety of zoning classifications, with C2-3, B3-3, and RM-5 predominating on Ogden and Ashland Avenues. Situated immediately north of the subject property is historic Union Park. This approximately 13-acre Chicago Park District park offers community residents a variety of recreational facilities and activities.

The Chicago Transit Authority Route x20 Washington-Madison Express bus line runs south along W. Warren Boulevard in front of the property, connecting the neighborhood with the Loop to the east and the Austin neighborhood to the west. The Green Line also serves the immediate area with a rapid transit stop at Lake Street and Ashland Avenue, three blocks north of the property.

The property is located in the Central West Tax Increment Financing (TIF) district, which provides funding for infrastructure improvements and public-private projects involving “the preservation and/or rehabilitation of residential, commercial, industrial, and architecturally or historically significant buildings,” as well as to “the development of a variety of housing types to meet the needs of households with a wide range of income levels.”

There are already a number of designated Chicago Landmarks in the surrounding Near West Side community area. A partial list includes the First Baptist Congregational Church (which also fronts the park) from 1869-70, at 60 N. Ashland Avenue, the Groesbeck House from 1869, at 1304 W. Washington Boulevard, and the Jackson Boulevard Chicago Landmark District, located along the 1500-blocks of W. Jackson and W. Adams built from the 1870s through the early 1890s.

In conclusion, landmark designation of the Union Park Hotel supports the City’s overall planning goals for Chicago’s Near West Side community area and is consistent with the City’s governing policies and plans.


Patricia A. Scudiero
Commissioner



February 2, 2012

Hume An
Director of Real Estate Development
Viceroy Hotel Limited Partnership
208 S. LaSalle Blvd., Suite 1818
Chicago, IL 60604
(312) 660-1345

Dear Hume,

Your project, Viceroy Apartments, has been selected out of a pool of Green Communities projects to undergo the Enterprise Green Communities' verification protocol. The verification protocol is intended to be an educational process for both the project team and Enterprise, and is a free process with no cost to the developer or project team. I am attaching a document that provides additional information on the process.

We are pairing you with Ed VonThoma, a third party consultant from our Technical Assistance Provider Network that is located in your region. The Technical Assistance Provider Network is a directory of the nation's leading green development professionals in the residential sector that Enterprise created in response to the growing demand for specialized green technical assistance among our affordable housing partners. The TA provider will work with your project team to conduct three different reviews throughout the construction process. These reviews include a desktop review and a pre-drywall and post-construction site visit.

To introduce you to your Technical Assistance Provider, review the Verification process, and answer any questions that you might have, we are going to host an introductory phone call. Please reply this to email with your availability over the next two weeks.

If you have any questions prior, please contact me at depley@enterprisecommunity.org or 410.772.2411.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Epley".

David Epley
Program Director, Energy Performance - Green Communities
Enterprise Community Partners

Mayor wants to dish out \$3.9 million for old transient hotel to reopen with a new purpose

Viceroy reclaimed

08/10/2011 10:00 PM

By **MATTHEW BLAKE**
Contributing Reporter



No Comments - Add Your Comment

The building that was once the notorious Viceroy Hotel for transients will now become something quite different — a site for subsidized housing.

The developer Heartland Housing will work with the First Baptist Congregational Church to rehabilitate the now-vacant Viceroy building, at 1517-21 W. Warren Blvd., and turn it into housing for low-income residents, the homeless, and formerly incarcerated women.

Mayor Rahm Emanuel rolled out an ordinance to City Council July 28 that calls on the city's Community Development Commission to sell the building to Heartland for \$1.

The City Council will most likely approve the ordinance in September, and Michael Goldberg, executive director of Heartland Housing, said that construction should begin shortly thereafter.

"We hope to close down all the financing and start construction this October," Goldberg said. "We are hoping for something in the range of a 14-month construction schedule."

Besides transferring the property, the ordinance also gives Heartland \$3.9 million in tax increment finance property tax revenue from the Central West TIF District. That money will cover about 25 percent of the project's expected total cost. According to Goldberg, the majority of the funding will come from the state government in the form of low-income housing tax credits.

Heartland Housing, part of the non-profit Heartland Alliance, will then convert the building into 89 low-income studio apartments, with 18 units leased to formerly incarcerated women.



The Viceroy Hotel in the West Loop has been shuttered since 2007, but is landmarked by the city. File 2002/Staff

Goldberg said that the developer would work with the Chicago Housing Authority to find tenants and pay for rental subsidies.

The six-story building would include ground floor office space, as well as a ground floor coffee shop that would employ the formerly incarcerated women. Heartland Housing also plans a green roof and rain garden.

Ald. Walter Burnett, whose 27th Ward includes the Viceroy building, said that the project was originally Mayor Richard M. Daley's. "He asked if I wanted to put in some affordable housing and redo the Viceroy Hotel and I told him I thought it would be a great idea," Burnett said. "It's part of the city's 10-year plan to deal with homelessness."

Implemented in 2003, Daley's plan was to replace emergency homeless shelters by moving people into permanent housing and providing services to them once they were housed. Heartland has worked with Daley on several of these projects.

"We've been instrumental in providing supportive housing with health care and human services to homeless individuals," Goldberg said.

Goldberg said it was too early to speculate how many currently homeless citizens would be accepted for positions at the apartment.

Burnett, meanwhile, brought in the Rev. George Daniels from the First Baptist Congregational Church, located across from the Viceroy at 1613 W. Washington Blvd. "The church is very involved in the community so I told Heartland that they may want to talk to the church," Burnett said.

Another local group involved in the project is St. Leonard's Ministries, at 48 N. Hoynes Ave., which provides residential and job training services to the formerly incarcerated.

St. Leonard's executive director Bob Daugherty said that the 18 units for formerly incarcerated women will go to graduates of the Grace House residential program, which provides professional counseling to women exiting the Illinois prison system.

Daugherty added that graduates of St. Leonard's culinary arts program will work in the coffee shop.

Standing across from Union Park, the 81 year-old Viceroy Hotel has sat vacant since 2007 when the Community Development Commission shut it down. Prior to that, the Viceroy was a transient hotel known for drug dealing, prostitution, and physical decay — a community black eye that stood out even more as the area gentrified.

In 2002, Chicago Journal reporter Mandy Burrell spent a night at the Viceroy and judged it, "The most depressing place I've ever been."

A "no loitering" sign is still posted in the building's vestibule.

At the same time, the building more positively stands out for its distinctive Art Deco style — leading to its designation of city landmark status last year.

Burnett hopes that the apartments will attract near West Side residents and help to balance out a problematic aspect of gentrification. "I know the area is gentrified and the thing about a gentrified community is that they leave people behind," Burnett said.

Chicago Tribune

NEWS

\$20 million makeover planned for Viceroy Hotel

Historic art deco building on Near West Side to be transformed into housing for the homeless and those recently released from prison

November 25, 2011 | By John Byrne, Chicago Tribune reporter

The Viceroy Hotel is about to get a makeover.

Like many of its former residents, the historic art deco building on the Near West Side has been down on its luck, sitting vacant since 2003.

Now, wholesale renovations are set to begin within weeks to transform the former flophouse into affordable housing for the homeless and people recently released from prison.

The city of Chicago is helping pay for the project by offering nearly \$3.9 million from a pool of tax-increment [financing](#) money. The rehab plan started under Mayor Richard Daley, but it's in keeping with Mayor Rahm Emanuel's vision for the future of the city's controversial property tax incentive program.

When he took office, Emanuel created a 10-person panel to determine how to handle the TIF program, maligned during the Daley administration by critics who said it was used for corporate welfare.

After spending three months studying how the [money](#) has been doled out, the panel said benchmarks should be set for job creation, private investment, property value increases, worker training and new affordable housing.

The city bought the Viceroy in 2006 for \$5.1 million. The idea was to find a way to redevelop a building a few blocks east of the United Center, which has anchored a rebirth of the neighborhood since it opened in 1994.

Heartland Housing, a nonprofit that advocates safe residences for at-risk groups, got the contract "for various reasons, but mostly due to its experience and the on-site supportive services it would provide for low- and extremely low-income tenants, including women recently released from prison," said city spokeswoman Kathleen Strand.

Work to rebuild the inside of the six-story building will start after Heartland Housing takes ownership. Construction will take a little more than a year at a cost of about \$20 million.

Besides the city tax funding, the project also relies on state money tied to historic preservation projects and affordable housing, said Michael Goldberg, executive director of Heartland Housing.

The new, 89-unit building overlooking Union Park will meet a deep need for cheap apartments in the area, said the Rev. George Daniels, pastor of First Baptist Congregational Church, a block from the hotel.

Opened in 1930 as the Union Park Hotel, the building was an example of the modern art deco architectural [style](#). It was designated an official city landmark last year.

By the time it closed, the Viceroy had become a place of last resort for down-on-their-luck tenants, many of whom had a hard time scraping together the \$20 to get a room for the night, Daniels said.

"They were desperate," Daniels said of the hotel's occupants, who would occasionally steal from [cars](#) or homes in the area. "These were people who had no hopes, no dreams."

The church plans to run community programs and set up a [computer](#) lab in the new apartment building, which Daniels hopes will become a step toward self-respect for people who have lost their homes and their jobs.

"This neighborhood, and the city as a whole, lacks these types of resources to help people get back on their feet," Daniels said. "This is a small step in the right direction, so I celebrate that."

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Viceroy Hotel Gets New Life

Gordon Walek
Published: April 12, 2013

Despite its Chicago landmark status, the old Viceroy Hotel on the city's Near West Side hadn't had much to cheer about in recent years, much like the people who used to live there.

It was down and out and so were the guests. But a new day's dawning for the handsome art deco structure at 1519 W. Warren Blvd., thanks to a \$20 million plus transformation of the space into Harvest Commons – 89 affordable studio apartments for people who are at risk of becoming homeless or were incarcerated and are trying to get back on their feet.

Mayor Rahm Emanuel, and the cast of hundreds typically required to finance affordable housing deals, cut the proverbial ribbon on the rehabbed building Friday morning, ushering in a new era for the Viceroy on the southern edge of Union Park. Heartland Housing, Inc., the development arm of the Heartland Alliance, is the developer (along with First Baptist Congregational Church) and did most of the heavy lifting. But a host of other organizations, including LISC Chicago, had a hand in making it happen.

LISC's financial contribution was more than \$432,000 in predevelopment loans and bridge financing that allowed Heartland to cover architectural fees, market studies, title searches and other such essentials necessary for any real estate project. LISC also provided a \$25,000 "project initiation loan" to St. Leonard's Ministries for predevelopment expenses related to Gracie's Coffee Shop, a 2,000-square-foot commercial space on the ground floor that will employ the formerly incarcerated women who are expected to be among Harvest Commons' tenants. St. Leonard's, just a few blocks west on Warren, will also supply supportive services for residents.



The affordable apartments at Harvest Commons will provide housing to people of modest means.

COURTESY OF HEARTLAND HOUSING

Additional partners include U.S. Bank, Enterprise, the Illinois Housing Development Authority, the City of Chicago, the Illinois Department of Commerce and Economic Opportunity, among others.

But LISC Chicago also played a key role through its support of the Near West Side Community Development Corporation, the New Communities Program's lead agency in the neighborhood. In the quality-of-life plan it developed through NCP, Near West placed a significant emphasis on maintaining, and developing, affordable housing. The rehabbed Viceroy fits the bill perfectly.

"I can't imagine a better use for the space," said LISC Chicago Executive Director Susana Vasquez. "The location is fantastic, the apartments affordable, the support services superb, and a fine piece of architecture gets preserved in the process. What's not to like?"

She noted that the "working poor" who likely will be prime tenant candidates, don't have many comparable housing choices in the neighborhood, which is convenient to downtown service jobs, public transit, health care services, educational institutions and recreational facilities.

"The value of safe, affordable housing at a time when people of modest means are being squeezed by forces beyond their control can't be emphasized enough," said Vasquez. "Harvest Commons represents an opportunity for people who, like the building itself, are looking for a second chance. And it's a credit to everyone who worked on this project that they're going to get it."

Best New Home for the Recently Homeless



IREASHIA BENNETT

HARVEST COMMONS

1519 W. Warren, 312-660-1354

After a \$22 million renovation, the old Viceroy Hotel on the near-west side reopened last year in stunning fashion. The architects behind the renovation, Landon Bone Baker, have restored the terra-cotta facade and the arched ceilings inside. The building originally opened in 1930 as the Union Park Hotel (because it faces Union Park), with 175 cramped rooms, most furnished with wall beds. It was renamed the Viceroy in 1963 and designated a landmark by the city in 2010. The six-story art-deco-style building, for decades a transient hotel and vacant since 2007, now houses 89 single, low-income residents in studio apartments under the banner of Harvest Commons, developed and managed by the nonprofit Heartland Alliance. Many of the residents were recently homeless; some have never before had a home of their own. Their studios feature full kitchens and baths and are furnished with a twin bed and a chair. One floor is reserved for ex-offenders who first participated in a transitional residential program run by Saint Leonard's Ministries. Harvest Commons residents work in Gracie's Cafe on the first floor and help out in the community garden nearby.