

202 - 220 S. State Street

Appendices



6.0 Appendices

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APPENDIX A

Security Criteria

1. The Federal Government must retain ownership interests to achieve its security objectives, as determined by the government in its discretion.
2. Occupancy/Use: Properties shall not be used for short-term or long-term residential or lodging, places of worship, or medical treatment, services, or research. No use that requires access to outdoor areas is permitted.
3. Access to the roof is restricted to maintenance and repair activities. Personnel and materials that will be present in this area shall be subject to clearance and controls necessary to meet court security objectives.
4. Developer would have no access or use rights to Quincy Court.
5. Loading is prohibited in Quincy Court and otherwise restricted in a manner to achieve court security. Loading on State or Adams Streets would be subject to local ordinance requirements.
6. Occupants and users of the buildings shall have no sight lines into the Dirksen Courthouse, the Dirksen Courthouse ramp, or the Quincy Court properties owned by GSA.
7. No parking or vehicle access is permitted on or within the Properties.
8. Developer is responsible for staffing, at their expense, security 24 hours with personnel approved by the Federal Protective Service or an entity to whom security services are delegated by Federal Protective Service.
9. Developer must obtain and maintain access control systems to prevent unauthorized access to any location within the structures. Each exterior entrance point must have an intrusion detection system and access control system installed, and Developer must provide Federal law enforcement access to each system.
10. Developer must install and maintain interior and exterior security cameras and provide Federal law enforcement officials with access and the ability to monitor the feeds in real time.
11. Developer must install exterior lighting necessary to achieve courthouse security objectives.
12. Perimeter Security: Developer must prevent unauthorized access to the Properties that would result in an unapproved sight line.
13. Fire escapes, and any other structures that would allow access from the street, must be removed.
14. All construction documents and specifications for any renovation, rehabilitation, modification, or construction of any portion of the building (interior or exterior) will be subject to review and approval by Federal law enforcement agencies.
15. No project may start without the advance approval of GSA.



Source: Landmarks Illinois

APPENDIX B

Record of Decision (“ROD”) and Programmatic Agreement (“PA”).
Please reference end of document for [Appendix B](#).

APPENDIX C

Building Preservation Plans (BPP). Please reference end of document for [Appendix C](#).



Source: Landmarks Illinois

APPENDIX D

Potential Financial Incentives for 202-220 South State Buildings

Federal Potential Finance Incentives

[Federal Historic Preservation Tax Incentive Program](#)

- A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the [Secretary’s Standards for Rehabilitation](#) and the Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken.

[Railroad Rehabilitation & Improvement Financing \(RRIF\) Program](#)

- Program for below-market interest rate loans and guarantees for transit-oriented development. At least 25% of project costs are to be funded from non-federal sources. The interest rate is set at the U.S. Treasury rate for a security of similar maturity. The program has flexible amortization: Repayment period up to 35 years; deferred payment up to 5 years after substantial completion; and no pre-payment penalty.

[Transportation Infrastructure Finance and Innovation Act \(TIFIA\) Program](#)

- Program for below-market interest rate loans and guarantees for transit-oriented development as well for public infrastructure improvements. The program can finance up to 49% of eligible project costs. The interest rate is set at the U.S. Treasury rate for a security of similar maturity. The program has flexible amortization: Repayment period up to 35 years; deferred payment up to 5 years after substantial completion; and no pre-payment penalty.

Illinois State Potential Financial Incentives

Illinois Historic Preservation Tax Credit (IL-HTC) Program

- The Illinois Historic Preservation Tax Credit Program (IL-HTC) provides a state income-tax credit equal to 25% of a project's Qualified Rehabilitation Expenditures (QREs), not to exceed \$3 million, to owners of certified historic structures who undertake certified rehabilitations.

Cook County Potential Financial Incentives

Class L Property Tax Incentive Classification

- The Class L Property Tax Incentive Classification (Class L) was created to encourage the preservation and rehabilitation of historically and architecturally significant buildings. In Cook County, commercial properties are assessed at an assessment level of 25 percent. Properties classified as Class L receive a reduced assessment level of 10 percent for ten years, 15 percent in year eleven, and 20 percent in year twelve.

City of Chicago Potential Financial Incentives

Chicago PACE

- The Chicago PACE program allows energy-efficient infrastructure elements and some associated costs to be financed with no money down and then repaid as a benefit assessment on the property tax bill over a term that matches the useful life of improvements. For some projects, that can be as long as 25 years.

Community Development Grant (CDG) Program

- Program that supports real estate development projects that result in rehabilitation or new construction of commercial, industrial, or mixed-use properties. While the program is available across the entire City, it prioritizes projects in disinvested neighborhoods and areas with limited private investment. The CDG program provides three funding tracks that addresses the needs of unique users – grants of up to \$250,000 for smaller businesses (“Small Grant”), grants of more than \$250,000 up to \$5 million for mid-sized development projects (“Medium Grant”), and grants over \$5 million to support the development of large-scale projects (“Large Grant”). Applications are accepted all year but are evaluated for funding on a semiannual basis through DPD’s [Application Portal](#).

Adopt a Landmark Program

(eligible only after City Council passage of proposed landmark designation)

- The Citywide Adopt-a-Landmark Fund provides grants to support the restoration of designated landmark buildings and structures throughout Chicago. Projects must meet the following conditions: Restoration projects must be consistent with Commission on Chicago Landmarks (CCL) standards and guidelines; Scope of work must involve an exterior renovation that’s visible from the street or interior work that’s accessible by the public, and routine maintenance is not eligible; and the CCL must approve the scope of work and associated budget for the restoration project pursuant to its standard review and approval process.

Please note that the GSA buildings are located within the [Red Line Extension Transit TIF District](#) designated in 2022 and expires in 2058. TIF funds generated from that district can only be expended for the Red Line Extension project.

If Housing Uses Proposed:

FEDERAL RESOURCES

In the fall of 2023, the White House released a guidebook with Federal resources available for projects involving [Commercial to Residential Conversions](#).

HUD: FHA Section 221(d)(4): Mortgage Insurance for Rental Housing

- Program insures lenders against loss on mortgage defaults and assists private industry in the construction or substantial rehabilitation of rental and cooperative housing for moderate income and displaced families by making capital more readily available. The program allows for long-term mortgages (up to 40 years).

UST New Energy Efficient Home Credit (45L)

- The section 45L tax credit provides a tax credit for the construction of new and substantial reconstruction and rehabilitation of existing energy efficient homes that meet either EPA's Energy Star certification or DOE's Zero Energy Ready Homes certification. Multifamily dwelling unit tax credit amounts range from \$500-\$5000 depending on certification and if prevailing wage requirements are met.

UST Energy Efficient Commercial Buildings Deduction (179D)

- Section 179D provides a tax deduction for energy efficiency improvements to commercial buildings and multifamily buildings greater than three stories, such as improvements to interior lighting; heating, cooling, ventilation, and hot water; and building envelope.

Illinois State Potential Financial Incentives

Affordable Illinois (HB2621)

- Affordable Illinois ([HB2621](#)), includes several provisions on affordable housing and creates three tiers of property tax incentives for new construction and rehabbed residential buildings with seven or more units that set aside between 15% and 35% of their units as affordable. For example, for a project at the 35% tier of affordability, for 60% AMI, the tax incentive provided is for 35% of the assessed value over 10 years, with two renewable 10-year periods for a total of 30 years.

City of Chicago Potential Financial Incentives

Low Income Housing Tax Credits (LIHTC)

- There are two types of Low Income Housing Tax Credits (LIHTC) available: 9% LIHTC and 4% LIHTC. LIHTC subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. The program is a public-private partnership in which investors provide equity for affordable rental developments in exchange for federal tax credits. The federal government issues tax credits to state and territorial governments. The City of Chicago receives an allocation of LIHTC from its [State housing agency](#) and awards the credits to private developers of affordable rental housing projects through a competitive process. Developers generally sell the credits to private investors to obtain funding. Once the housing project is placed in service (essentially, made available to tenants), investors can claim the LIHTC over a 10-year period. To be eligible for a LIHTC allocation, developers of proposals receiving LIHTC are required to meet certain tests that restrict both the amount of rent that may be charged and the income of eligible tenants. There are three ways to meet this requirement:
 - At least 20 percent of the project's units are occupied by tenants with an income of 50 percent or less of area median income adjusted for family size (AMI).
 - At least 40 percent of the units are occupied by tenants with an income of 60 percent or less of AMI.
 - At least 40 percent of the units are occupied by tenants with income averaging no more than 60 percent of AMI, and no units are occupied by tenants with income greater than 80 percent of AMI.

All LIHTC projects must comply with the income and rent requirements for 15 years, plus a 15-year extended compliance period (30 years total). The City develops a [Qualified Allocation Plan](#) (QAP) which explains the process on how the City awards LIHTC and describes the selection criteria and application requirements for receiving these federal tax credits.

Illinois Affordable Housing Tax Credits also known as the Donations Tax Credit (DTC)

- The Illinois Affordable Housing Tax Credit (IAHTC) encourages private investment in affordable housing by providing donors of qualified donations with a one-time tax credit on their Illinois state income tax equal to 50 percent of the value of the donation.
- Donations, which may be cash, securities, or real or personal property, must total at least \$10,000 and may be aggregated. Project sponsors must be non-profit organizations with a mission to construct or rehabilitate affordable housing.
- Funds must be used for projects that meet the definition of affordable housing. Qualified projects must include units that benefit families who earn up to 60 percent of area median income.

Multifamily Tax-Exempt Bonds (TEB)

Tax Exempt Bonds are a financing tool used to acquire, construct, and rehabilitate multifamily housing for low-income renters. The City acts as conduit by issuing tax-exempt bonds from its annual volume cap. Tax-exempt bonds can be sold publicly in the capital markets or privately placed. For private placement, the developer seeks out a private placement of the bonds to a bank or investor. The proceeds of the bonds are used to finance the affordable housing development. Developments financed with tax exempt bonds are also eligible for an allocation of 4% Low Income Housing Tax Credits (LIHTC). At least 50% of the project must be financed with tax-exempt bonds to receive the full amount of the equity generated from the 4% LIHTC.



Source: Landmarks Illinois

Appendix B: Record of Decision ("ROD") and Programmatic Agreement ("PA")

RECORD OF DECISION

Final Environmental Impact Statement for the Buildings at 202, 214, and 220 South State Street Chicago, Illinois

1. Introduction

1.1 Action

The U.S. General Services Administration (GSA), in cooperation with the U.S. Federal Protective Service, published a Final Environmental Impact Statement (EIS) regarding the future of three vacant federally owned buildings located at 202, 214, and 220 South State Street in downtown Chicago, Illinois. These properties are adjacent to the Dirksen U.S. Courthouse.

GSA selects the Viable Adaptive Reuse Alternative, and the agency will pursue reuse under the National Historic Preservation Act (NHPA) Section 111 outlease authority. The Viable Adaptive Reuse Alternative meets the purpose and need for the Proposed Action upon satisfying the security needs of the Dirksen Courthouse. GSA will issue a Request for Lease Proposals (RLP) in Fall 2024.

This Record of Decision (ROD) documents the specific components and rationale for GSA's decision. This decision is based on the Final EIS issued in August 2024; associated technical reports; comments from federal and state agencies, stakeholders, members of the public, and elected officials; and other resources contained in the administrative record. The Final EIS provides the purpose and need for the proposed action; alternatives considered; the potential impacts and effects on the existing environment; and proposed mitigation commitments. The Final EIS is available at the following link: [*Final Environmental Impact Statement for the Buildings at 202, 214, and 220 South State Street.*](#)

1.2 Background

In 2007, GSA completed the acquisition of 202, 214, and 220 South State Street to create a buffer zone integral to the security of the Dirksen Courthouse. Two of the buildings, the 16-story Century Building (202 South State Street) and the 21-story Consumers Building (220 South State Street), are contributing buildings to the Loop Retail Historic District, which is listed in the National Register of Historic Places (National Register).

Between 2007 and 2015, GSA completed various federal redevelopment studies for 202-220 South State Street. In 2013, GSA determined there was no federal occupancy need for the properties. In 2015, GSA issued a RLP to exchange 202-220 South State Street for construction services at other locations. The exchange solicitation was unsuccessful and canceled. In 2016, GSA initiated the disposal of the properties. In 2017, the City of Chicago proposed purchasing 202-220 South State Street. In 2019, the City of Chicago withdrew its offer due to concerns of meeting the security requirements.

In March 2022, the U.S. Congress passed the Consolidated Appropriations Act, which provided GSA with specific obligational authority in the amount of \$52 million “for demolition of the buildings located at 202-220 South State Street in Chicago, Illinois, and protection of the adjacent buildings during the demolition process, securing the vacant site of the demolished buildings, and landscaping the vacant site following demolition” (Public Law No: 117-103, March 15, 2022). In November 2022, GSA issued a Notice of Intent to initiate this proposed action under NEPA and NHPA.

2. Decision Process

2.1 Purpose and Need

The purpose of the Proposed Action is to address the potential security vulnerabilities associated with 202, 214, and 220 South State Street, to respond to the 2022 Consolidated Appropriations Act (Public Law No. 117-103) which authorized funding to GSA for the demolition of these buildings, and to effectively manage federal property. The Proposed Action is specifically needed for the following reasons:

- **Address Security:** GSA must address the security needs of the Dirksen Courthouse, a federal property:
 - The Dirksen Courthouse building and its occupants are at particular risk of harm by hostile acts.
 - Physical security surrounding the Dirksen Courthouse needs to be maintained and enhanced.
- **Respond to Congressional Intent:** U.S. Congress passed the 2022 Consolidated Appropriations Act with the following funding authorizations:
 - Defined scope to demolish the four (now three) buildings around the Dirksen Courthouse.
 - Funding for demolition of the four (now three) buildings.
- **Manage Federal Assets:**
 - There is no federal occupancy need for the buildings.

2.2 Alternatives

GSA developed and evaluated two Action Alternatives (Alternative A, Demolition and Alternative B, Viable Adaptive Reuse) and a No Action Alternative. The No Action Alternative is a baseline to evaluate the impacts of the Action Alternatives.

GSA considered several other alternatives that were proposed during the public scoping process. Those alternatives were dismissed from consideration for failing to meet the purpose and need of the project, cost, or other factors, as detailed in Section 2.3 of the Final EIS.

Alternative A, Demolition

In accordance with the 2022 Consolidated Appropriations Act, the Demolition Alternative would demolish the three vacant buildings at 202, 214, and 220 South State Street, protect adjacent buildings, secure the site, and landscape the vacant site following demolition. Demolition would enable the potential reorientation of the public entrance to the Dirksen Courthouse to its east side by allowing for public access from South State Street. The Demolition Alternative would meet the purpose and need of the Proposed Action.

Alternative B, Viable Adaptive Reuse

GSA would collaborate with one or more developers who would use 202, 214, and 220 South State Street in accordance with viable adaptive reuse security criteria. GSA would consider proposals with proposed deviations from the viable adaptive reuse security criteria that demonstrate the financial capability of the offeror to successfully execute. Any proposed deviation must be agreed to by GSA. There are no federal funds available for reuse or proposed deviations from the security criteria. No federal funds are available for the rehabilitation, preservation, or restoration of 202, 214, and 220 South State Street; therefore, any rehabilitation or modification of the buildings to meet the security criteria would not be performed at the federal government's expense. The Viable Adaptive Reuse Alternative would meet the purpose and need of the Proposed Action upon satisfying the security needs of the Dirksen Courthouse.

The following list specifies the viable adaptive reuse security criteria developed by GSA in collaboration with the U.S. District Court for the Northern District of Illinois and federal law enforcement agencies. References to "developer" include lessees, tenants, or other occupants and users of the buildings:

1. The Federal government must retain ownership interests to achieve its security objectives, as determined by the government in its discretion.
2. Occupancy/Use: Properties shall not be used for short-term or long-term residential or lodging, places of worship, or medical treatment, services, or research. No use that requires access to outdoor areas is permitted.
3. Access to the roof is restricted to maintenance and repair activities. Personnel and materials that will be present in this area shall be subject to clearance and controls necessary to meet court security objectives.
4. Developer would have no access or use rights to Quincy Court.
5. Loading is prohibited in Quincy Court and otherwise restricted in a manner to achieve court security. Loading on State or Adams Streets would be subject to local ordinance requirements.
6. Occupants and users of the buildings shall have no sight lines into the Dirksen Courthouse, the Dirksen Courthouse ramp, or the Quincy Court properties owned by GSA.
7. No parking or vehicle access is permitted on or within the properties.

8. Developer is responsible for staffing, at their expense, security 24 hours a day with personnel approved by the Federal Protective Service or an entity to whom security services are delegated by Federal Protective Service.
9. Developer must obtain and maintain access control systems to prevent unauthorized access to any location within the structures. Each exterior entrance point must have an intrusion detection system and access control system installed, and Developer must provide federal law enforcement access to each system.
10. Developer must install and maintain interior and exterior security cameras and provide federal law enforcement officials with access and the ability to monitor the feeds in real time.
11. Developer must install exterior lighting necessary to achieve courthouse security objectives.
12. Perimeter Security: Developer must prevent unauthorized access to the properties that would result in an unapproved sight line.
13. Fire escapes, and any other structures that would allow access from the street, must be removed.
14. All construction documents and specifications for any renovation, rehabilitation, modification, or construction of any portion of the building (interior or exterior) will be subject to review and approval by federal law enforcement agencies.
15. No project may start without the advance approval of GSA.

No Action Alternative

Under the No Action Alternative, GSA would continue to monitor the buildings' conditions and secure the buildings. The buildings would remain in place, vacant, and in need of significant repairs. GSA spends approximately \$70,000 annually on scaffolding rentals and approximately \$750,000 every other year for façade inspections and repairs, which does not include emergency repairs or security.

The No Action Alternative does not address security needs of the Dirksen Courthouse and therefore does not meet the Proposed Action's purpose and need. This alternative is used as a baseline to evaluate the impacts of the Action Alternatives.

2.3 Selected Alternative

GSA selects Alternative B, Viable Adaptive Reuse for the following reasons:

- Through the NHPA Section 106 consultation process, GSA was encouraged to further explore the viability of adaptive reuse alternatives. A Programmatic Agreement (PA), developed among GSA, the Illinois State Historic Preservation Officer (SHPO), the Advisory Council on Historic Preservation (ACHP) and in consultation with Consulting Parties, identified measures to avoid, minimize, or mitigate potential adverse effects on the historic buildings for the Viable Adaptive Reuse Alternative.
- The NEPA public engagement process received comments mostly in support of Viable Adaptive Reuse. Of the 531 comments received, 529 supported reuse.

- The Final EIS identified two resources that would benefit from the Viable Adaptive Reuse Alternative: cultural resources and land use. GSA recognizes the historic significance of 202, 214, and 220 South State Street and their contribution to the Loop Retail Historic District. The Viable Adaptive Reuse Alternative will avoid or minimize adverse effects on the NRHP-listed Loop Retail Historic District and other historic properties in the APE and GSA will undertake mitigation measures if there are unavoidable adverse effects resulting from this alternative. The Section 106 PA stipulates mitigation requirements. The Viable Adaptive Reuse Alternative will align with City of Chicago land use plans that call for continued retail and mixed land use at State Street as well as reducing waste and reusing materials.

2.4 Environmentally Preferable Alternative

The Environmentally Preferable Alternative is the alternative that best promotes the national environmental policy expressed within NEPA. In general, this refers to the alternative that will result in the least damage to the environment and best protects natural and cultural resources.

Viable Adaptive Reuse is the Environmentally Preferable Alternative. Per the Final EIS, Viable Adaptive Reuse will result in a wide range of long-term beneficial impacts for cultural resources, aesthetic and visual resources, land use and zoning, community facilities, socioeconomics and environmental justice, and health and safety.

2.5 Alternatives Not Selected

GSA did not select the Demolition Alternative or the No Action Alternative.

The Demolition Alternative would meet the purpose and need. However, this alternative would have significant impacts to cultural resources, land use and zoning, and greenhouse gas emissions; and would moderately impact aesthetic and visual, community facilities, and noise resources.

The No Action Alternative does not address security needs of the Dirksen Courthouse and therefore does not meet the project's purpose and need. As a result, it was not selected.

3. Environmental Compliance

3.1 Compliance with NEPA

In accordance with NEPA, as amended; the President's Council on Environmental Quality (CEQ) regulations implementing NEPA (Code of Federal Regulations Title 40, Parts 1500-1508); GSA Order ADM 1095.1F, Environmental Considerations in Decision Making (1999); and GSA's PBS NEPA Desk Guide (1999), GSA considered and disclosed the potential impacts of the Action Alternatives of Demolition or Viable Adaptive Reuse on the environment. The key components of the NEPA process for this Proposed Action are as follows:

- Notice of Intent: GSA published a Notice of Intent in the Federal Register on November 1, 2022 to formally initiate the EIS process and scoping period.
- Public and Agency Scoping Period: The public and government agencies commented on the EIS scope from November 1, 2022 through December 12, 2022. During this period, GSA received comments from the public, government agencies, and non-federal agency stakeholders. A public scoping meeting was held on November 10, 2022.
- Notice of Availability: GSA published a Notice of Availability in the Federal Register on September 15, 2023 to formally announce the availability of the Draft EIS and opportunity for public review and comment.
- Public Comment Period on the Draft EIS: The public and government agencies reviewed and commented on the Draft EIS from September 15, 2023, through October 31, 2023. A public hearing was held on October 2, 2023.
- Final EIS: On August 2, 2024, GSA published the Final EIS, which considered and addressed the public and agency comments received on the Draft EIS.
- ROD: This ROD concludes the NEPA process. It states GSA's decision, identifies the alternatives considered, and specifies mitigation to be implemented.

3.1.1 Public Involvement and Agency Coordination

GSA provided multiple opportunities for public involvement throughout the EIS process.

In November 2022, GSA published a Notice of Intent to seek input in the development of the EIS from the public, Native American tribes, and U.S. government agencies. GSA received 178 comments during the scoping period. All comments received during the scoping process were considered by GSA during preparation of the EIS. The U.S. Environmental Protection Agency (EPA), U.S. Fish and Wildlife Service, and U.S. Geological Survey provided scoping comments, in addition to several non-federal agency stakeholders.

In September 2023, a Notice of Availability formally announced the availability of the Draft EIS and opportunity for public review via a public hearing and comment period. As noted in Section 2.3, GSA received 531 public and agency comments during the comment period, 529 of which supported adaptive reuse.

GSA published a Notice of Availability of the Final EIS on August 2, 2024 with a public review period. GSA considered comments received on the Final EIS prior to issuing the Record of Decision.

3.1.2 Environmental Consequences

The Final EIS analyzed cultural resources, aesthetic and visual resources, land use and zoning, community facilities, socioeconomics, environmental justice, greenhouse gas emissions, hazardous materials and solid waste, air quality, noise, human health and safety, and transportation and traffic. Potential impacts to resources under each alternative are summarized in Table 1.

Table 1: Summary of Anticipated Impacts Under Each Alternative

Alternative	Anticipated impacts
Alternative A, Demolition	<ul style="list-style-type: none"> • Significant, negative, long-term impacts to cultural resources and land use/zoning • Significant, negative, short-term impacts to greenhouse gas emissions • Minor to moderate, negative, long-term impacts to aesthetic and visual resources • Minor to moderate, negative, short-term impacts to community facilities, noise, and solid waste • Minor, negative, long-term impacts to heritage tourism • Minor, negative, short-term impacts to air quality, health/safety, and transportation/traffic • Minor, beneficial, short-term impacts to socioeconomics • Minor, beneficial, long-term impacts to hazardous materials
Alternative B, Viable Adaptive Reuse	<ul style="list-style-type: none"> • Moderate and long-term, beneficial impacts to to the specific cultural resources of the Century Building, Consumers Building, and 214 South State Street • Long-term, beneficial impacts to other cultural resources are negligible to moderate to other cultural resources • Significant, long-term, beneficial impacts to land use/zoning • Significant, negative, short-term impacts to greenhouse gas emissions • Moderate, negative, short-term impacts to noise • Minor to moderate, beneficial impacts to socioeconomic resources • Minor, beneficial, long-term impacts to hazardous materials • Minor, negative, short-term impacts to transportation/traffic and air quality
No Action Alternative	<ul style="list-style-type: none"> • Moderate negative long-term impacts to cultural resources and health/safety

3.1.3 Mitigation Measures

For the Viable Adaptive Reuse Alternative, GSA implemented all practicable measures to mitigate environmental harm and commits to the following mitigation measures to avoid or minimize potential impacts:

- Cultural Resources
 - GSA will commit to mitigation measures within the Stipulations section of the Programmatic Agreement (PA) developed in consultation under Section 106 of the National Historic Preservation Act (NHPA), presented in Appendix A.
- Land Use
 - GSA will adhere to Section 438 of the Energy Independence and Security Act.

- Greenhouse Gas Emissions
 - In the construction phase, GSA will consider the following mitigation measures where possible:
 - Use electric starting aids such as block heaters for older vehicles
 - Use vehicles that meet model year 2010 exhaust standards for on-road vehicles and Tier 4 standards for off-road vehicles
 - Maintain vehicles and equipment consistent with manufacturers recommendations
 - Use newer vehicles and equipment with more effective exhaust technology
 - Prioritize local vendors, to the extent possible
 - The outlease program requirements will consider:
 - The materials being used to build out the rehabilitated interiors and emphasize materials with lower carbon intensities and recycled content
 - Prioritizing energy efficiency and electrification over fuel combustion for new mechanical, electrical and plumbing equipment decisions
 - Leadership in Energy and Environmental Design (LEED) and/or Energy Star certification
 - Smart building operational systems including room sensors and automated temperature set points during periods of limited occupation
 - Resilience and adaptation solutions for mechanical, electrical, and plumbing equipment in the basements of the buildings
 - GSA will consider purchasing clean power from its utility provider.
- Hazardous Materials and Solid Waste
 - The outlease program requirements will require the developer to survey the buildings prior to renovations to inform future mitigation and abatement for proper handling and disposal in accordance with government regulations.
 - The outlease program requirements will require the developer to prepare a Materials Management Plan (MMP) to address the potential for encountering areas of environmental concern (such as regulated building materials, contaminated soil and/or groundwater) during renovation of the buildings' basement areas. The MMP will identify measures to address hazardous waste and materials clean-up efforts including monitoring, handling, stockpiling, characterization, onsite reuse, and export and disposal protocols for excavated soil and groundwater requiring management
 - GSA will implement measures to divert as much of the debris as possible from landfills for reuse.
- Air Quality
 - GSA will incorporate Best Management Practices and control measures such as those described in the EPA's *Construction Emission Control Checklist*, to control emissions from renovation activities

The Viable Adaptive Reuse Alternative does not require environmental mitigation measures for Aesthetic and Visual Resources. However, exterior changes to 202, 214 and 220 South State

Street will adhere to the PA and federal government design guidelines for safety and security purposes.

Mitigation Monitoring and Enforcement Program

A Mitigation Monitoring and Enforcement Program (MMEP) will be implemented to ensure that the proposed avoidance, minimization, and mitigation measures identified above are implemented as part of the project. The MMEP will identify the timing, responsibility, and method of implementation of the proposed measures, as well as any required monitoring and enforcement activities. As part of this program, the developer will be required to implement the mitigation measures arising from their project activities. These measures will be inspected and monitored to ensure compliance. Any operational mitigation measures will be implemented through the developer. The MMEP will be maintained by the developer throughout project implementation.

3.2 Compliance with Other Legal Authorities

In October 2022, GSA initiated NHPA Section 106 consultation for this undertaking (defined by the ACHP as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency). GSA invited the public to the scoping meeting on November 10, 2022, during which GSA described the role of a Consulting Party as defined by statute (36 CFR § 800.2 - Participants in the Section 106 process). GSA worked with 50 Consulting Parties, which included: federal, state, and local agencies; tribal governments, interested citizens, and community groups.

GSA held 13 meetings with Consulting Parties between January 2023 and August 2024. The Consulting Parties worked with GSA to define the Area of Potential Effects for the undertaking and identify historic properties within this area that may be adversely affected by the Proposed Action.

As part of this consultation, GSA held charrettes to generate ideas for Viable Adaptive Reuse and discuss various scenarios to help identify ways to avoid or minimize adverse effects to historic properties. The charrettes engaged Chicago's real estate development community to better understand market conditions. GSA used its Design Excellence Program to involve several members of its Peer Professionals to lend their architectural expertise to the charrettes.

GSA completed this consultation with the parties after documenting and resolving potential adverse effects on historic properties in a binding PA for Viable Adaptive Reuse signed by GSA, the SHPO, and ACHP. The PA is Appendix A of this ROD.

4. Decision

4.1 Agency Decision

GSA selects the Viable Adaptive Reuse Alternative.

GSA will use the NHPA Section 111 outlease authority to initiate the reuse strategy. GSA will request market-driven redevelopment proposals with the following considerations:

- First, GSA will consider and prioritize proposals that align with the viable adaptive reuse security criteria established for this proposed action and demonstrate the financial capability of the offeror to successfully execute.
- Second, GSA will consider proposals with proposed deviations from the viable adaptive reuse security criteria that demonstrate the financial capability of the offeror to successfully execute. Any proposed deviation must be agreed to by GSA. There are no federal funds available for reuse or proposed deviations from the security criteria.
- The RLP will allow for redevelopment of all buildings and parcels at 202 through 220 South State Street or one, two, or all three buildings.
- The RLP will require the offeror to demonstrate their expertise in historic preservation to successfully execute the reuse project as stated in the Programmatic Agreement.
- No federal funds are available for the rehabilitation, preservation, or restoration of 202, 214, and 220 South State Street; therefore, any rehabilitation or modification of the buildings to meet the security criteria would not be performed at the federal government’s expense.

GSA may amend this Record of Decision if no RLP responses are received or accepted by GSA.

4.2 Conclusion

Based on the information and analysis in the Final EIS, and in consideration of all comments received during the NEPA public engagement process and from Federal and State agencies, stakeholder organizations, and elected officials, it is GSA’s decision to select Alternative B, Viable Adaptive Reuse.

Record of Decision Approval:

Signature:

Elliot Doomes

9/4/2024

Elliot Doomes
Commissioner, Public Buildings Service
U.S. General Services Administration

Date

Enclosure: NHPA Section 106 Programmatic Agreement , Exhibit A.

Exhibit A

NHPA Section 106
Programmatic Agreement

**PROGRAMMATIC AGREEMENT
AMONG
THE UNITED STATES GENERAL SERVICES ADMINISTRATION,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS**

WHEREAS, on May 4, 2004, the General Services Administration (GSA), pursuant to 40 USC 3307, submitted to the Committee on Environment and Public Works of the United States Senate and the Committee on Transportation and Infrastructure of the United States House of Representatives (the Committees) a prospectus seeking new obligational authority to expend funds to acquire the land and buildings comprising the 200 block of South State Street and the unit block of West Jackson Boulevard (the Prospectus);

WHEREAS, the Prospectus set forth among the justifications for the acquisition to “allow GSA to create a buffer zone integral to the security of the [Everett McKinley Dirksen] Courthouse,” and further to “increase security by eliminating the possibility of private sector development proximate to the Dirksen Courthouse;”

WHEREAS, the Prospectus was approved by the House Committee by resolution on July 21, 2004, and the Senate Committee by resolution on November 17, 2004;

WHEREAS, on various dates in 2005, GSA acquired title to the properties north of Quincy Court that were the subject of the Prospectus, which included 202, 208-212, 214, and 220 South State Street (the State Street Buildings), all of which are presently unoccupied;

WHEREAS, 202 South State Street was unoccupied at the time of acquisition and the other State Street Buildings were partially occupied at the time of acquisition and fully vacant by June 2014;

WHEREAS, when GSA acquired the State Street Buildings, the buildings had significant fire protection/life safety deficiencies, substandard mechanical and electrical systems, and exterior envelope deterioration, as documented by GSA in the 2009 Building Preservation Plans for 202 and 220 South State Street;

WHEREAS, these conditions required GSA to vacate all tenants from the buildings and all were fully vacant by June 2014;

WHEREAS, the multiple system deficiencies of the State Street Buildings at the time of GSA’s acquisition required a level of investment that GSA could not fully address within its authorized funding threshold for repair and alteration projects;

WHEREAS, throughout its ownership, GSA has made investments to the extent that available funds would allow in maintenance, protection, and stabilization of the buildings, particularly in regard to life safety measures;

WHEREAS, despite the vacant status of the buildings and lack of federal use, GSA’s Operations and Maintenance contractor performs twice daily (morning and evening) inspections of the State Street Buildings and cleans all roof drains on a semi-annual basis;

WHEREAS, GSA additionally maintains an annual contract for the rental of scaffolding and canopies around 220 South State Street and a portion of 202 South State Street, owns and maintains a canopy on the remainder of 202 South State Street, contracts to perform facade inspections and repairs on 202 and 220 South State Street every two to three years, and funds repairs to the State Street Buildings that are necessary for life safety, security or prevention of damage to the general public and to the neighboring Berghoff property (the Berghoff);

WHEREAS, the State Street Buildings (with the exception of 208-212) remain structurally sound, as shown in the Condition Assessment Reports prepared by GSA in 2023, with interior conditions similar to those documented in 2009, while the deteriorated exteriors continue to advance due to lack of funds available to address the systemic repairs required;

WHEREAS, on December 19, 2006, in planning for the City of Chicago (City) to vacate Quincy Court to GSA through municipal ordinance, GSA entered into an agreement with the Berghoff Restaurant Company of Delaware, a Delaware Corporation ("Berghoff"), under which, GSA provides Berghoff with an easement for access across Quincy Court and the T-shaped alley North of Quincy Court (see map in Attachment A);

WHEREAS, the City approved an ordinance (document number 0716633160) on March 14, 2007, vacating that portion of Quincy Court bisecting the 200 Block of South State Street, on the condition that GSA reserve for the Berghoff the right to vehicular access to the rear of its building at 17 West Adams Street and adjacent to the State Street Buildings, over the vacated right-of-way;

WHEREAS, between 2007 and 2015, GSA completed various federal-use redevelopment studies for the State Street Buildings, including adaptive reuse feasibility studies, to meet potential federal space needs projected at the time of acquisition, and GSA engaged in Section 106 consultation with the Illinois State Historic Preservation Officer (SHPO), the Advisory Council on Historic Preservation (ACHP), Landmarks Illinois, and Preservation Chicago between 2009 and 2013 during those feasibility investigations for various redevelopment approaches to federal use for the State Street Buildings (see Attachment B for a list, summary, and timeline of previous studies);

WHEREAS, after developing preliminary concepts for use of the State Street Buildings for federal offices, GSA drafted two prospectus funding requests for fiscal years 2011 and 2012, respectively, for projects based on those concepts;

WHEREAS, considering there was limited need for federal use of the State Street Buildings, GSA prioritized other critical capital funding needs, leading GSA to not request funding from Congress for federal-use redevelopment of the State Street Buildings in those fiscal years;

WHEREAS, after 2012, it became apparent to GSA that the projected federal space needs upon which the State Street redevelopment project was premised were increasingly unlikely to materialize, and GSA discontinued further consideration of a State Street redevelopment project in the formulation of its budget requests to Congress and suspended Section 106 consultations for this potential federal reuse in 2013;

WHEREAS, after 2013, with no projected federal need for space in the State Street Buildings to support GSA's redevelopment of the properties, GSA explored its options to find private entities with interest in redeveloping the properties as a means for potentially recouping the investment the federal government made to acquire the properties; these efforts culminated in a determination by GSA that the State Street Buildings were excess to GSA's needs, and a subsequent determination by GSA that the State Street Buildings were surplus to the federal government's needs;

WHEREAS, on March 20, 2017, under its authority to dispose of surplus federal property and in compliance with the NHPA, in order to achieve a No Adverse Effect finding, GSA entered into an agreement with the City, in concurrence with the SHPO, under which a qualified developer was secured for residential conversion through a competitive process in accordance with GSA requirements, the Secretary of the Interiors' Standards, and preservation deed covenants;

WHEREAS, those restrictions to address Dirksen Courthouse security, initially developed starting in 2015 as part of the disposal action by GSA in collaboration with the U.S. Department of Justice and U.S. Marshals Service, formed the beginning of the current 15 viable adaptive reuse security criteria to address security concerns at the Dirksen Courthouse (see Attachment C for further information on the viable adaptive reuse security criteria);

WHEREAS, the March 17, 2017, agreement with the City of Chicago was terminated on September 17, 2019, when the City withdrew its offer to purchase the State Street Buildings and its support for any sale or redevelopment that did not satisfy the security concerns of the U.S. Department of Justice and U.S. Marshals Service;

WHEREAS, the 2022 Consolidated Appropriations Act provided GSA obligational authority to 1) expend \$52 million for demolition of the State Street Buildings; 2) protect the adjacent buildings during the demolition process; 3) secure the vacant site of the demolished buildings; and 4) landscape the vacant site following demolition (Public Law No: 117-103, March 15, 2022);

WHEREAS, GSA is not authorized to use these funds for other purposes without further Congressional action;

WHEREAS, GSA proposes to seek a reuse of the 202-220 S. State Street properties through the government's authority to lease historic properties to the private-sector as provided by Section 111 of the NHPA, 54 USC § 306121, to responsibly manage these federal assets while addressing the security needs of the Dirksen Courthouse (the Undertaking);

WHEREAS, GSA will continue to invest in Dirksen Courthouse security in collaboration with the priorities identified by the U.S. Department of Justice and U.S. Marshals Service, subject to feasibility, to the extent GSA is provided funding and authorization by Congress to do so;

WHEREAS, the above-described Undertaking is subject to Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA) (54 United States Code [USC] § 306108, *et seq.*), and its implementing regulations, "Protection of Historic Properties" (Title 36 *Code of Federal Regulations* [CFR] Part 800);

WHEREAS, the Section 106 process seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation among the agency official and other parties with an interest in the effects of the undertaking on historic properties (36 CFR Part 800.1(a));

WHEREAS, on October 12, 2022, GSA formally initiated Section 106 consultation with the SHPO;

WHEREAS, GSA has conducted its Section 106 consultation process concurrently with, but separate from, its National Environmental Policy Act (NEPA) (42 USC § 4321, *et seq.*) process, under which GSA is preparing an Environmental Impact Statement;

WHEREAS, under NEPA and Section 106, GSA considered both Demolition and Viable Adaptive Reuse to address the future of the State Street Buildings;

WHEREAS, in an effort to coordinate these processes, this NHPA Programmatic Agreement (PA) to resolve adverse effects to historic properties will be executed before the NEPA record of decision is signed by GSA, and the PA shall be included in the record of decision to memorialize the commitments made under Section 106;

WHEREAS, 40 CFR 1501.10 states that NEPA Environmental Impact Statements shall be issued within 2 years from the date of issuance of the notice of intent to the date a record of decision is signed, and the NHPA requires that Federal agencies conclude the Section 106 process before approving the expenditure of funds on or issuing approval for an undertaking to proceed (54 USC § 306108);

WHEREAS, GSA has identified Viable Adaptive Reuse as the preferred alternative through the NEPA process;

WHEREAS, this PA defines Demolition as complete or partial removal of 202 or 220 South State Street;

WHEREAS, this PA defines Viable Adaptive Reuse as GSA retaining ownership of 202-220 South State Street and contracting with others to rehabilitate or redevelop some or all of the properties in accordance with the 15 viable adaptive reuse security criteria developed to address security concerns at the Dirksen Courthouse (see Attachment C), and in accordance with any subsequent modifications to the criteria;

WHEREAS, GSA shall first consider and prioritize proposals that align with the viable adaptive reuse security criteria and that demonstrate the financial capability and historic preservation expertise of the offeror to successfully execute; secondly, GSA shall consider proposals with proposed deviations from the viable adaptive reuse security criteria that demonstrate the financial capability and historic preservation expertise of the offeror to successfully execute;

WHEREAS, any proposed deviation from the viable adaptive reuse security criteria must be agreed to by GSA and there are no federal funds available for reuse or proposed deviations from the security criteria;

WHEREAS, if, after due diligence and good faith effort to include professional broker services, solicitation, evaluation, and negotiation of potential Viable Adaptive Reuse proposals, no Viable Adaptive Reuse projects are accepted by GSA, then GSA will resume consultation to resolve adverse effects and amend this PA;

WHEREAS, the public has had the opportunity to participate in the Section 106 process through the *Notice of Intent To Prepare an Environmental Impact Statement and Initiate Section 106 Consultation for Four Buildings at 202, 208–212, 214 and 220 South State Street, Chicago, Illinois, and Notice of Public Scoping, Meetings and Comment Period*, published on November 1, 2022; at the public scoping meeting on November 10, 2022, which included a presentation on the Section 106 process and an explanation that any public comments on historic properties would be considered during both the NEPA and the Section 106 reviews; through the *Notice of Availability - Draft Environmental Impact Statement for the Buildings at 202, 214, and 220 South State Street, Chicago, Illinois*, published on September 15, 2023; and at the public meeting on the Draft Environmental Impact Statement on October 2, 2023;

WHEREAS, on December 16, 2022, GSA provided information on the Undertaking and an invitation to participate in the consultation in accordance with 36 CFR Part 800.6(a)(1)(i)(A) to the ACHP, and the ACHP notified GSA that it would participate in the consultation via a letter dated December 23, 2022, because the Undertaking may have substantial impacts on historic properties and the consultation may raise policy and procedural questions;

WHEREAS, in accordance with 36 CFR Part 800.6(a)(1)(i)(C), GSA provided the ACHP the required documentation through the Electronic Section 106 Documentation Submittal System on January 24, 2023;

WHEREAS, GSA identified and invited parties to participate in the consultation on December 19, 2022 (See Attachment D for list of Consulting Parties);

WHEREAS, in a letter dated January 5, 2023, GSA initiated Section 106 consultation with the following Native American tribes: Citizen Potawatomi Nation, Oklahoma; Forest County Potawatomi Community; Hannahville Indian Community, Michigan; Kickapoo Tribe of Oklahoma; Little Traverse Bay bands of Odawa Indians, Michigan; Menominee Indian Tribe of Wisconsin; Miami Tribe of Oklahoma; Prairie Band of Potawatomi Nation; Ho-Chunk Nation; Peoria Tribe of Indians of Oklahoma; Sac and Fox Nation of Mississippi in Iowa; Sac and Fox Nation of Missouri; and Sac and Fox Nation of Oklahoma;

WHEREAS, the Forest County Potawatomi Community responded via email on January 17, 2023, and accepted the invitation to be a Consulting party, stated that no historic properties of significance to their community were affected, and noted that in the event an inadvertent discovery at any phase of the project that exposes human remains or archaeologically significant materials, the Tribes must be included in any consultation regarding treatment and disposition;

WHEREAS, the Miami Tribe of Oklahoma responded on January 23, 2023, and offered no objection to the project, accepted the invitation to be a Consulting party, and requested immediate notification if any human remains or Native American cultural items falling under the Native American Graves Protection and Repatriation Act or any archaeological evidence were discovered during any phase of this project;

WHEREAS, GSA received no other responses from Native American tribes although some tribes have participated in the consultation;

WHEREAS, GSA established the area of potential effects (APE) as defined at 36 CFR Part 800.16(d), and after revisions made in response to comments received during the consultation process, the SHPO agreed with the APE in a letter dated March 24, 2023 (see Attachment E for APE map);

WHEREAS, the footprint of the Undertaking is within the Loop Retail Historic District, which is listed in the National Register of Historic Places (NRHP) under Criterion A for its representation of the history of retail shopping, luxury wholesale trade, professional and personal services, and theaters and hotels in Chicago between 1872 and 1949; and under Criterion C for possessing representative examples of all major commercial building types from the period and a diverse range of architectural styles and practitioners, including the largest and finest collection of commercial buildings in Chicago with major works of national and international importance, and the largest grouping of early post-Chicago Fire loft buildings in the Loop, several major department store buildings important in the history of retail development, and influential examples of the Chicago School of architecture;

WHEREAS, 202 and 220 South State Street are listed in the NRHP as contributing to the Loop Retail Historic District and 208-212 South State Street was not;

WHEREAS, 214 South State Street would be contributing to the Loop Retail Historic District except for the slipcover that obscures the façade and postdates the district's period of significance, as stated by the SHPO in a letter dated May 24, 2023, and GSA and the SHPO agreed that it is eligible for the NRHP as part of the Loop Retail Historic District;

WHEREAS, GSA determined that there were other historic properties in the APE (see Attachment E for a map of properties in the APE that are eligible for or listed in the NRHP and Attachment F for a table of those properties);

WHEREAS, on March 27, 2023, the SHPO concurred with GSA's finding that demolition of 208-212 South State Street would not adversely affect historic properties;

WHEREAS, GSA demolished 208-212 South State Street in Summer 2023 as a separate emergency undertaking and the site is currently a secured landscaped lot without public access;

WHEREAS, the *Architectural Resources Survey Report and Assessment of Effects to Historic Properties -Future of 202, 214, and 220 South State Street, Chicago, Illinois* and the *Archaeological Resources Review -Future of 202, 214, and 220 South State Street, Chicago, Illinois* were prepared on behalf of GSA and provided to the SHPO and the other Consulting Parties on September 7, 2023, and GSA found that the Undertaking would have an adverse effect on historic properties;

WHEREAS, GSA determined the Undertaking could have adverse effects to 202, 214, and 220 South State Street; the Loop Retail Historic District as a whole; historic properties adjacent to 202-220 South State Street and contributing to the Loop Retail Historic District; and the Chicago Federal Center;

WHEREAS, the SHPO concurred with the determinations of NRHP-eligibility and that the Undertaking would have an adverse effect on historic properties on October 16, 2023;

WHEREAS, in accordance with 36 CFR Part 800.10, *Special requirements for protecting National Historic Landmarks*, GSA evaluated the National Historic Landmarks in the APE (see Attachment E for a map of National Historic Landmarks in the APE and Attachment F for a table of those properties) for effects and determined that there would be no adverse effect to National Historic Landmarks from the Undertaking regardless of which alternative was selected, and the SHPO concurred on October 16, 2023;

WHEREAS, given that implementation of the Viable Adaptive Reuse alternative described above could result in a range of potential outcomes, GSA has prepared this PA in compliance with 36 CFR Part 800.14(b)(1)(ii) and 800.14(b)(3) because the effects on historic properties cannot be fully determined prior

to approval of the Undertaking;

WHEREAS, under Viable Adaptive Reuse, some or all of the remaining State Street Buildings would be rehabilitated and the landscaped lot at 208-212 South State Street could be redeveloped;

WHEREAS, GSA has consulted with the SHPO, the ACHP, and the other Consulting Parties on ways to avoid, minimize, and/or mitigate the adverse effects that the Undertaking could have on historic properties, pursuant to the regulations implementing Section 106 of the NHPA at 36 CFR Part 800;

WHEREAS, GSA held thirteen Consulting Parties meetings between January 19, 2023, and August 5, 2024, including two charrettes using industry professionals to aid with the goal of identifying and discussing adaptive reuse scenarios for the State Street properties and understanding market interest in their adaptive reuse to help identify ways to avoid or minimize adverse effects to historic properties;

WHEREAS, many Consulting Parties and members of the public have expressed a desire for the preservation of the Century and Consumers Buildings (202 and 220 South State Street, respectively), which have been listed in Preservation Chicago's Chicago 7 Most Endangered in 2011, 2013, 2022, 2023 and 2024, as one of the Most Endangered Historic Places in Illinois in 2022 and 2023 by Landmarks Illinois, as one of the 11 Most Endangered Historic Places for 2023 by the National Trust for Historic Preservation, and have been voted unanimously to be designated as Chicago Landmarks by the Commission on Chicago Landmarks in December 2023 and forwarded to the Chicago City Council for consideration in January 2024, and had almost 24,000 signatures on an on-line petition to save them gathered by Preservation Chicago;

NOW THEREFORE, GSA, the SHPO, and ACHP agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

STIPULATIONS

GSA shall ensure that the following measures are carried out, subject to the limitations of the Anti-Deficiency Act as set forth in Stipulation XII.:

I. DEFINITIONS

- A. "Consulting Parties" are those that have consultative roles in the Section 106 process, including Signatories, Invited Signatories, and Concurring Parties (36 C.F.R. § 800.2(c)).
- B. "Signatories" as defined in 36 CFR Part 800.6(c)(1) have the sole authority to execute, amend, or terminate this agreement, and "Invited Signatories" as defined in 36 CFR Part 800.6(c)(2) have the same rights with regard to seeking amendment or termination of this agreement as the Signatories. The Signatories are GSA, the ACHP, and the SHPO.
- C. Any reference within this PA to a "Signatory" includes Signatories and Invited Signatories.
- D. "Concurring Parties" are those Consulting Parties that are asked to concur with this PA, indicating a willingness to participate in future consultations if needed, but they cannot prevent the PA from being executed, amended, or terminated.
- E. Chicago Federal Center was listed in the NRHP in 2011 and contains three buildings, one structure, one sculpture, and a plaza: Everett McKinley Dirksen U.S. Courthouse, John C. Kluczynski Federal Building, U.S. Post Office Loop Station, a small mechanical building, and the Flamingo sculpture. In this PA, the Everett McKinley Dirksen U.S. Courthouse is referred to as the Dirksen Courthouse.

II. AVOIDANCE AND MINIMIZATION MEASURES

- A. Maintenance and Security. Before any lessee(s) assumes responsibility for the South State Street Buildings, GSA will continue the program of cyclical inspection and maintenance to preserve the structural integrity and historic fabric of the buildings and, as funds are available, make any necessary repairs or replacements in consultation with SHPO. Once a Viable Adaptive Reuse contract is signed with a lessee(s), GSA will ensure that any lessee(s) continues a program of cyclical inspection and maintenance to preserve the structural integrity and historic fabric of the building(s) and, to the extent feasible, makes any necessary repairs or replacements in cooperation with GSA and in consultation with SHPO. The lessee(s) will ensure the buildings remain secured from unlawful entry before and during rehabilitation.
- B. Future Maintenance. GSA will ensure that any lessee(s) maintains and repairs the character-defining features of the buildings that are rehabilitated for the duration of the lease period in accordance with the recommended approaches in the Secretary's Standards and with the leasing documents.

III. MITIGATION MEASURES

The following Stipulations address potential adverse effects to historic properties associated with the Viable Adaptive Reuse alternative.

Measures listed in Stipulation III. are broad commitments that GSA will adhere to. Prior to viable adaptive reuse construction, GSA will, in consultation with the Consulting Parties, develop detailed measures for the mitigation commitments to resolve adverse effects on historic properties that may result from the Viable Adaptive Reuse of the State Street Buildings. Preliminary details of the mitigation measures are contained in Attachment G. GSA will work with the Consulting Parties to develop detailed actions, steps, timelines, and other information to implement the mitigation commitments in the PA and will document those details in Attachment G. Attachment G may be revised or updated without amendment of this PA, as long as all Signatories agree in writing to the proposed changes. Signatories will provide such agreement via electronic mail to GSA. If any Signatory disagrees in writing with proposed changes to Attachment G, GSA will consult with all Signatories to resolve the objection. If GSA cannot resolve the objection, the disagreement will be resolved as stated in Stipulation VII. Upon receipt of Signatories' agreement to any revisions and updates to Attachment G, GSA will provide those revisions and updates to the Consulting Parties.

These stipulations apply to adaptive reuse of all or any of the buildings at 202, 214, or 220 South State Street including rehabilitation of some or all of the remaining State Street Buildings, possible demolition of 214 South State Street, or redevelopment of the landscaped lot at 208-212 South State Street. Any outlease agreement GSA signs for these properties will include this PA as an attachment to ensure the lessee(s) adhere to their responsibilities.

- A. Rehabilitation of One or More of the State Street Buildings. Rehabilitations to facilitate viable adaptive reuse of one or more of the buildings at 202, 214, or 220 South State Street will be subject to GSA approval and oversight, including compliance with Section 106 of the NHPA, and will follow the Secretary of the Interior's Rehabilitation Standards and Guidelines, to the extent possible, as it relates to the operational needs of the program for reuse or to the financial needs of the offeror's proforma. The outlease will allow for the offeror's participation in the federal Historic Rehabilitation Tax Credit program.
- B. Reuse of 214 South State Street Storefront. If viable adaptive reuse requires the demolition of 214 South State Street for new construction on the site, then the historic elements on the first floor, including the storefront, interior, and stairway, will be re-used and incorporated into the project or made available for another reuse. The selection of historic elements and

the re-use design will be done in cooperation with GSA and in consultation with SHPO.

- C. Reuse of Previously Salvaged Historic Architectural Components. Project design for rehabilitation of 202 and 220 South State Street will include reuse of previously salvaged and stored historic architectural components from these buildings, including decorative horizontal portions of the fire escape, the original 50-foot flagpole, and portions of the salvaged terra cotta.
- D. Redevelopment of 208-212 South State Street or Other New Construction. Any redevelopment of the landscaped lot at 208-212 South State Street or other new construction at 202-220 South State Street will be subject to GSA approval and oversight. The design will be done in cooperation with GSA and in consultation with SHPO, NPS, and other Consulting Parties.
- E. Rehabilitation of Quincy Court. GSA will develop a conceptual plan to rehabilitate Quincy Court to complement the Chicago Federal Center and enhance the reuse of the State Street Buildings in conjunction with the Viable Adaptive Reuse project.

IV. UNANTICIPATED EFFECTS AND POST-AGREEMENT DISCOVERIES

- A. In the event previously unrecorded properties are discovered during implementation of the Undertaking, or previously identified historic properties are affected in an unanticipated manner, GSA will adhere to the following procedures in accordance with 36 CFR Part 800.13:
 - 1. Immediately cease, or cause to stop, any activities within 100 feet of the suspected discovery or effect and consult with the SHPO and, if necessary, Tribal Historic Preservation Officers (THPOs) to determine if additional investigation or actions are warranted. GSA will notify the SHPO and, if necessary, THPOs by telephone or via email within twenty-four (24) hours of the discovery of the property or effect.
 - 2. The SHPO/THPOs will respond to the notification within two (2) business days.
 - a) If GSA and the SHPO/THPOs determine that further investigation of the discovery or further actions to address the effect are not necessary, activities may resume with no further action required.
 - b) If GSA and the SHPO/THPOs agree that further investigations are warranted, GSA will ensure that a treatment plan is prepared and sent to the SHPO/THPOs.
 - c) If GSA and the SHPO/THPOs agree on the adequacy of the treatment plan within fourteen (14) days of the SHPO/THPO's receipt of the plan, or if the SHPO/THPOs fails to respond with comments within fourteen (14) days of their receipt of the plan, GSA will ensure the treatment plan is implemented as presented.
 - d) If archaeological data recovery is the agreed upon treatment for responding to a post-agreement discovery, GSA will prepare a data recovery plan in consultation with the SHPO/THPOs.
 - e) Any disagreements between GSA and the SHPO/THPOs concerning the need for further investigations or the scope of effort will be addressed in accordance with Stipulation VII. of this PA.
- B. If human remains are encountered during implementation of the Undertaking, GSA will

ensure that work within 100 feet of the remains ceases and will secure the site. GSA will contact the Principal Archaeologist at the Illinois SHPO immediately upon discovery as well as the THPOs. GSA will notify all Signatories to this PA within twenty-four (24) hours of the discovery.

V. RESPONSE TO EMERGENCY

- A. In the event GSA proposes an emergency undertaking as an essential and immediate response to a disaster or emergency declared by the President or the Governor of Illinois, or in response to another immediate threat to life or property, GSA will notify the SHPO and ACHP via telephone and email within two business days of commencing the emergency undertaking.
- B. GSA will include a summary of all emergency undertakings in the status report required in Stipulation VI.
- C. This Stipulation applies only to undertakings that are implemented within 30 calendar days after the disaster or emergency has been formally declared by the appropriate authority. GSA may request an extension of the period of applicability from the ACHP prior to the expiration of the 30 calendar days.
- D. Immediate rescue and salvage operations conducted to preserve life or property are exempt from the provisions of Section 106 and this PA.

VI. REPORTING

- A. The Signatories may request meetings or conference calls regarding the Undertaking and/or implementation of the Stipulations in this PA at any time for the duration of this PA. If unforeseen issues arise regarding the Stipulations or their implementation, the Signatories will inform the other Consulting Parties and may request a Consulting Parties meeting.
- B. To keep the Consulting Parties apprised of the status of the implementation of the Stipulations in this PA, GSA will prepare an annual report, commencing one year after this PA is executed, and distribute it to the Consulting Parties via email.
- C. Once all Stipulations have been met, GSA will prepare and distribute a final report, documenting the completion. After GSA releases the final report, reporting under this Stipulation will cease.

VII. DISPUTE RESOLUTION

A. Signatories

All Signatories to this PA will strive to address and resolve disagreements concerning the implementation of this PA without initiating formal dispute resolution. If such resolution cannot be reached:

1. Any Signatory to this PA may object in writing to GSA regarding any action carried out or proposed with respect to implementation of this PA. GSA will, within ten (10) working days, initiate consultation with the objecting party to resolve the objection.
2. If after initiating such consultation GSA determines that the objection cannot be resolved through consultation, GSA will:
 - a) Forward all documentation relevant to the objection to the ACHP, including GSA's proposed response to the objection. The ACHP shall provide GSA with its advice on the resolution of the objection within thirty (30) days of

receiving adequate documentation. Prior to reaching a final decision on the dispute, GSA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, Signatories and Concurring Parties, and provide them with a copy of this written response. GSA will then proceed according to its final decision.

b) If the ACHP does not provide its advice regarding the dispute within the thirty (30) day period, GSA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, GSA shall prepare a written response that takes into account any timely comments regarding the dispute from the Signatories and Concurring Parties, and provide them and the ACHP with a copy of such written response.

c) GSA's responsibility to ensure that all other actions under this PA that are not the subjects of the dispute are carried out will remain unchanged.

3. Unless all Signatories agree that the dispute warrants a cessation of work, neither GSA nor its collaborator(s) will be required to cease work on the Undertaking while the dispute is being reviewed.

B. Continued Participation by the Public and Concurring Parties

Should a Concurring Party to this PA or any member of the public object in writing to GSA regarding any plans, specifications, or actions provided for review pursuant to this PA within the specified timeframes, GSA will consult with the objecting party and the SHPO to determine how the objection should be resolved and to seek resolution.

1. Following such consultation, GSA will provide the objecting Concurring Party or member of the public with a decision on the objection.

2. If GSA and the SHPO are unable to resolve the objection, they will consult with the ACHP. GSA will consider any recommendation on the objection provided by the ACHP before making a final decision on the matter. GSA will communicate such a final decision to the SHPO and to the objecting Concurring Party or member of the public.

VIII. PROFESSIONAL QUALIFICATIONS

All work carried out pursuant to this PA will be developed and/or implemented by or under the direct supervision of a person or persons meeting or exceeding the minimum professional qualifications, appropriate to the affected resource(s), listed in the *Secretary of the Interior's Professional Qualification Standards* (36 CFR Part 61, Appendix A).

IX. ELECTRONIC COPIES

GSA will provide the SHPO, ACHP, and each Consulting Party with one legible, full-color, electronic copy of the fully executed PA and its Attachments no more than 30 days after execution. If the electronic copy is too large to send via email, GSA will provide each Consulting Party with a copy of the executed PA via a CD, or in any reasonable medium available.

X. AMENDMENT

Any Signatory may request that this PA be amended by informing GSA in writing of the reason for the request and the proposed amendment language. After receiving the request, GSA will notify all Consulting Parties of the proposed amendment and consult to reach agreement. The amendment will be effective on the date a copy signed by all the Signatories is filed by GSA with the ACHP.

XI. EXPIRATION

This PA will expire ten years from the Effective Date of this PA as defined in Stipulation XIV., herein. Prior to such expiration date, GSA may consult with the SHPO and ACHP to reconsider the terms of this PA and amend or extend it in accordance with Stipulation X. GSA may consult with the SHPO and ACHP regarding the progress of implementation of this PA and consider developing a secondary memorandum of agreement.

XII. COMPLIANCE WITH APPLICABLE LAW AND ANTI-DEFICIENCY ACT PROVISION

This PA will be carried out consistent with all applicable federal and state laws. No provision of this PA will be implemented in a manner that would violate the Anti-Deficiency Act. GSA will make reasonable and good faith efforts to secure the necessary funds to implement this PA in its entirety. All obligations on the part of GSA will be subject to the availability and allocation of appropriated funds for such purposes. Nothing in this PA may be construed to obligate GSA to any current or future expenditure of resources in advance of the availability of appropriations. Should GSA be unable to fulfill the terms of this PA due to funding constraints or priorities, GSA will immediately notify and consult with the SHPO and ACHP to determine whether to amend or terminate this PA pending the availability of resources. This PA shall not be interpreted to impose upon GSA any affirmative obligation to take action necessitating the obligation of appropriated funds. All commitments specified in this PA must therefore be understood as identifying those acts by GSA that, if taken, the Consulting Parties stipulate are sufficient for GSA to have discharged its obligations under Section 106 of the NHPA.

XIII. TERMINATION

If any Signatory to this PA determines that the terms of this PA will not or cannot be carried out, that Signatory will immediately consult with the other Signatories to develop an amendment to this PA pursuant to Section VIII., above. If this PA is not amended following that consultation, then it may be terminated by any Signatory through written notice to the other Signatories. Within 30 days following any such termination and prior to work continuing on the Undertaking, GSA will notify the SHPO and ACHP whether it will initiate consultation to execute a new PA under 36 CFR Part 800.14(b)(1)(ii) or request and consider the comments of the ACHP under 36 CFR Part 800.7 and proceed accordingly.

XIV. EFFECTIVE DATE

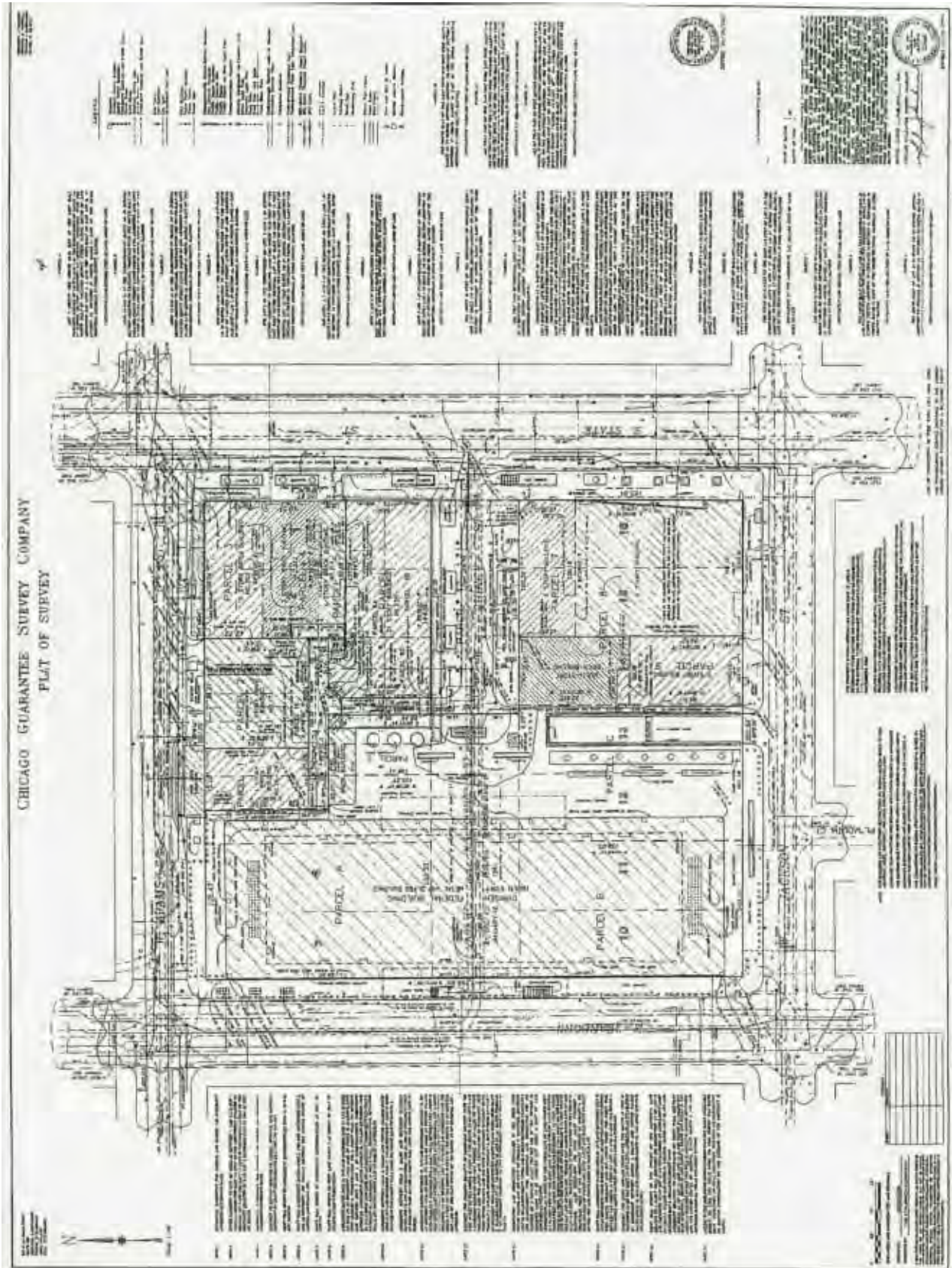
This PA will be executed in counterparts, with a separate page for each Signatory, and GSA will ensure that each Signatory is provided with a fully executed copy. This PA will become effective upon obtaining the signatures of GSA, the SHPO, and the ACHP.

Execution and implementation of this PA by GSA, the SHPO, and ACHP evidence that GSA has taken into account the effects of this Undertaking on historic properties and afforded the ACHP an opportunity to comment on the Undertaking.

Attachment A

Plat of Survey Map

Quincy Court and T-Shaped Alley
Vacated by City of Chicago to GSA



PROGRAMMATIC AGREEMENT AMONG THE UNITED STATES GENERAL SERVICES ADMINISTRATION, THE ADVISORY COUNCIL ON HISTORIC PRESERVATION, AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER REGARDING THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET CHICAGO, ILLINOIS 8.15.2024

Attachment B Previous Studies

Between 2007 and 2015, GSA analyzed and completed various federal redevelopment scenario studies for 202-220 South State Street, including adaptive reuse feasibility studies. These studies are summarized here.

- *Chicago Federal Campus Expansion Plan: Utilization of North Half of Site, 2007*

This 2007 study identified four preliminary development alternatives, which considered various combinations of demolition and renovation.

- *Chicago Federal Campus Expansion Plan: New Construction North Site Feasibility Study, June 2, 2008*

This study assessed the feasibility of demolishing 202, 208-212, 214, and 220 South State Street and constructing a new building on the site. The preferred alternative presented in this study combined a centrally located core within the new building and a site strategy using below grade access. Subsequent studies focused on the feasibility of adaptive reuse rather than demolition and new construction.

- *Chicago Federal Campus Expansion Plan: Adaptive Reuse North Site Feasibility Study, June 2, 2008*

The preferred alternative of this 2008 study was to renovate 202 and 220 South State Street and remove and replace 208-212 and 214 South State Street with a new infill building that would link to 202 and 220 South State Street. This study analyzed the feasibility of this alternative and documented a physical plan of action to implement the project, which included a budget to enable government decision makers to determine the viability of the proposed approach. The preferred alternative in this study was not carried forward because it lacked the potential to maximize the marketability of the redeveloped space compared to other approaches.

- *Chicago Federal Campus Expansion Plan: Historical Preservation and Increased Marketability North Site Feasibility Study, February 20, 2009*

This 2009 study focused on maintaining the historic significance of the buildings, while seeking the maximum potential floorspace for increased marketability. Of the six alternatives discussed in this study, the preferred alternative was restoring only one of the terracotta clad buildings, 202 South State Street, and demolishing the remaining three buildings at 208-212, 214, and 220 South State Street to make way for a new building that would connect to the existing building at 202 South State Street. This strategy aimed to preserve the more historically valuable high-rise (202 South State Street), while maximizing the marketability of the project.

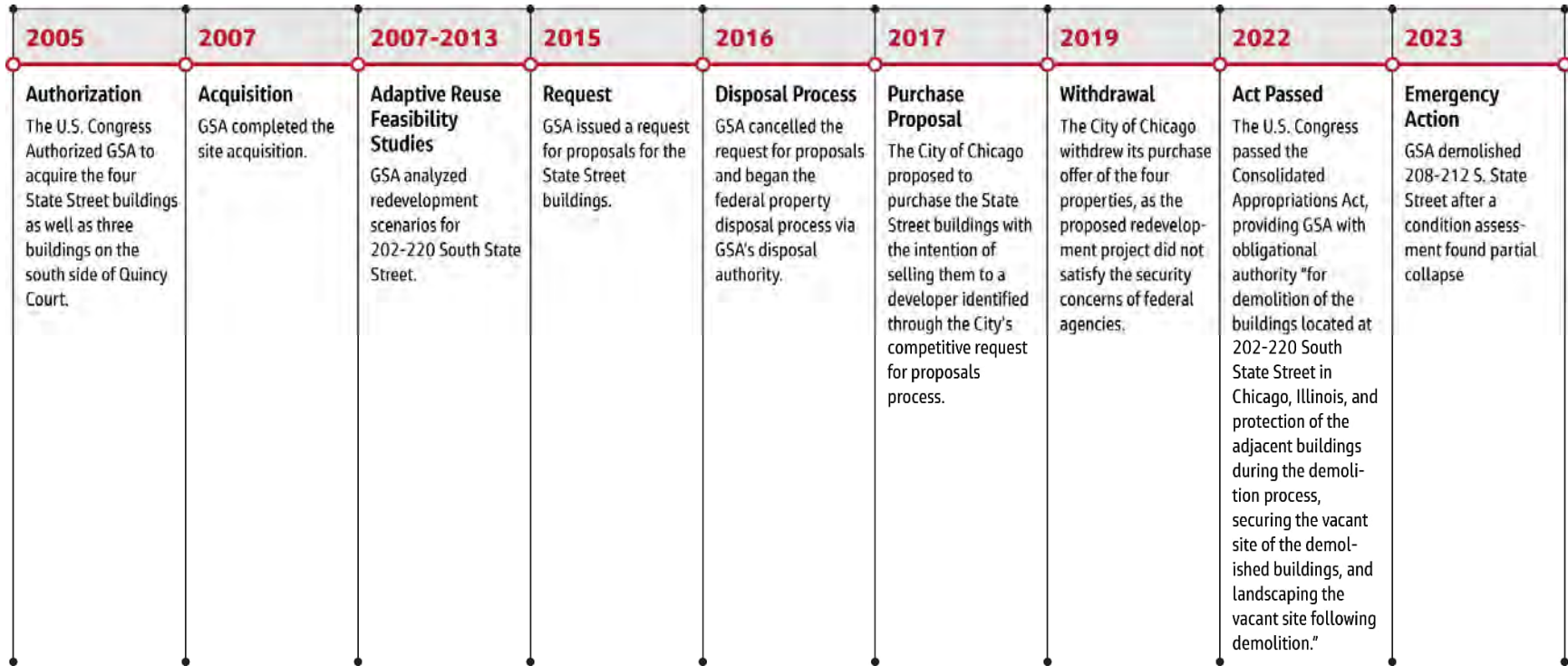
- *Chicago Federal Campus Expansion Plan: Assessing Risks North Site Feasibility Study, March 6, 2013*

This 2013 study shifted from the earlier perspective of historic preservation and increased marketability to examining construction risks involved in developing the project site. Based on the findings of this study, GSA proposed using the existing buildings' footprint and the adjacent area between the Dirksen Courthouse and Quincy Court for additional floor area.

- *Chicago Federal Campus Expansion Plan: Historical Preservation Study North Site Feasibility Study, March 6, 2013*

This 2013 study supplemented the *Assessing Risks* study and focused on the historic preservation objectives from the 2008 *Adaptive Reuse* and 2009 *Historic Preservation and Increased Marketability* studies. Historic preservation workshops were held in June and September 2010 to engage Chicago's historic preservation community in examining viable design alternatives for the site. The ACHP, Illinois SHPO, City of Chicago Landmarks Division, National Trust for Historic Preservation, and Landmarks Illinois participated in the workshops. From the workshops, GSA learned that the historic preservation community preferred renovating 220 South State Street as an option, although it may not align with building standards for GSA buildings, local and national codes, Design Excellence, Art in Architecture, Leadership in Energy and Environmental Design certification, or the Secretary of the Interior's Standards for the Treatment of Historic Properties. Therefore, GSA's perspective shifted toward assessing construction risk in the 2013 *Assessing Risks* study. The workshops also led to reconsideration of the preferred alternative from the 2009 *Historic Preservation and Increased Marketability* study (keeping 202 South State Street). This study did not identify a preferred alternative.

Recent Site History



Attachment C Viable Adaptive Reuse Security Criteria

The 15 viable adaptive reuse security criteria were developed by GSA in collaboration with the U.S. District Court for the Northern District of Illinois and federal law enforcement agencies beginning in 2015, after the State Street buildings were determined surplus. In 2017, additional criteria were added as part of the federal disposal process. The final list of 15 criteria was completed in 2022. The criteria were made available to the public on November 1, 2022, through a notice in the Federal Register entitled “Notice of Intent to Prepare an Environmental Impact Statement and Initiate Section 106 Consultation for Four Buildings at 202, 208-212, 214 and 220 South State Street, Chicago, Illinois, and Notice of Public Scoping Meetings and Comment Period” (Notice-PBS-2022-06; Docket No. 2022-0002; Sequence No. 26) and again on September 15, 2023, through the Notice of Availability for the “Draft Environmental Impact Statement for the Buildings at 202, 214, and 220 South State Street, Chicago, Illinois” (Document 88 FR 63576).

The 15 viable adaptive reuse security criteria are as follows:

- The federal government must retain ownership interests to achieve its security objectives.
- Occupancy/Use: Properties shall not be used for short-term or long-term residential or lodging, places of worship, or medical treatment, services, or research. No use that requires access to outdoor areas is permitted.
- Access to the roof is restricted to maintenance and repair activities. Personnel and materials that will be present in this area shall be subject to clearance and controls necessary to meet court security objectives.
- Developer would have no access or use rights to Quincy Court.
- Loading is prohibited in Quincy Court and otherwise restricted in a manner to achieve court security. Loading on State or Adams Streets would be subject to local ordinance requirements.
- Occupants and users of the buildings shall have no sight lines into the Dirksen Courthouse, the Dirksen Courthouse ramp, or the Quincy Court properties owned by GSA.
- No parking or vehicle access is permitted on or within the properties.
- Developer is responsible for staffing, at their expense, security 24 hours with personnel approved by the Federal Protective Service or an entity to whom security services are delegated by Federal Protective Service.
- Developer must obtain and maintain access control systems to prevent unauthorized access to any location within the structures. Each exterior entrance point must have an intrusion detection system and access control system installed, and Developer must provide federal law enforcement access to each system.
- Developer must install and maintain interior and exterior security cameras and provide federal law enforcement officials with access and the ability to monitor the feeds in real time.
- Developer must install exterior lighting necessary to achieve security objectives of the Dirksen Courthouse.
- Perimeter Security: Developer must prevent unauthorized access to the properties that would result in an unapproved sight line.
- Fire escapes, and any other structures that would allow access from the street, must be removed.
- All construction documents and specifications for any renovation, rehabilitation, modification, or construction of any portion of the building (interior or exterior) will be subject to review and approval by federal law enforcement agencies.
- No project may start without the advance approval of GSA.

Attachment D List of Consulting Parties

CONSULTING PARTIES

Lead Federal Agency: General Services Administration (GSA) – *Signatory*

Illinois State Historic Preservation Officer (SHPO) - *Signatory*

Advisory Council on Historic Preservation (ACHP) - *Signatory*

U.S. District Court for the Northern District of Illinois

U.S. Court of Appeals for the Seventh Circuit

Federal law enforcement (U.S. Marshals Service, Federal Protective Service)

U.S. Department of the Interior, National Park Service, National Historic Landmark Program

Bureau of Alcohol Tobacco and Firearms, Department of Justice

Environmental Protection Agency

Forest County Potawatomi Community of Wisconsin

Kickapoo Tribe of Oklahoma

Menominee Indian Tribe of Wisconsin

Miami Tribe of Oklahoma

Peoria Tribe of Oklahoma

Prairie Band of Potawatomi Nation

City of Chicago Department of Planning and Development

City of Chicago Aldermen

National Trust for Historic Preservation

Preservation Chicago

Landmarks Illinois

American Institute of Architects (AIA) Chicago

AIA Illinois

The Berghoff Restaurant

Chicago Loop Alliance

Building Owners and Managers Association (BOMA), Chicago

Chicago Collaborative Archives Center

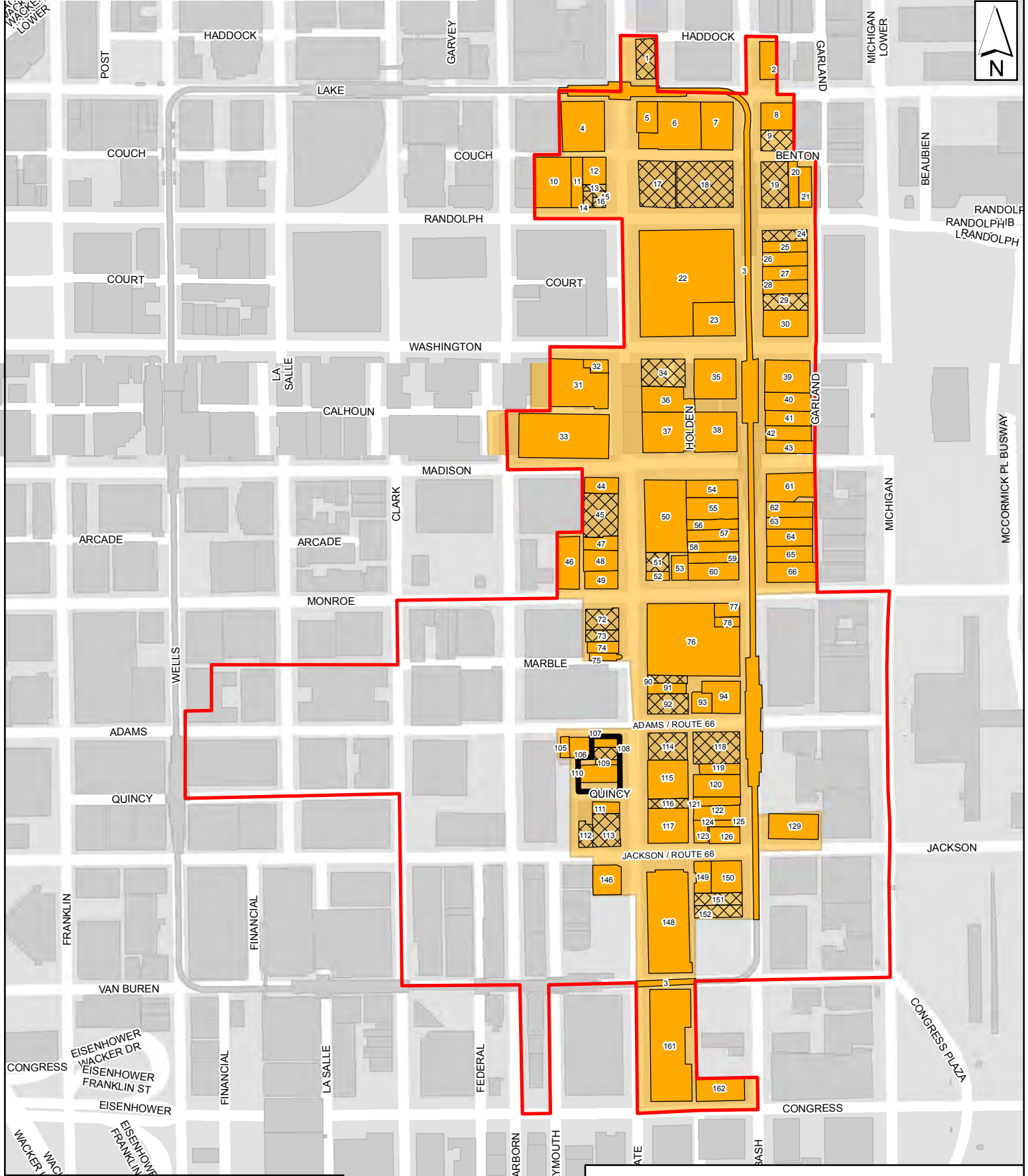
Province of Our Lady of Guadalupe

McGreal Center for Dominican Historical Studies at Dominican University

Mies van der Rohe Society, Illinois Institute of Technology

Bradford White

Attachment E
Area of Potential Effects Maps
with Historic Properties
including National Historic Landmarks

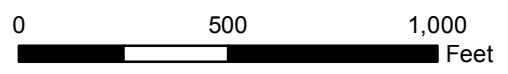


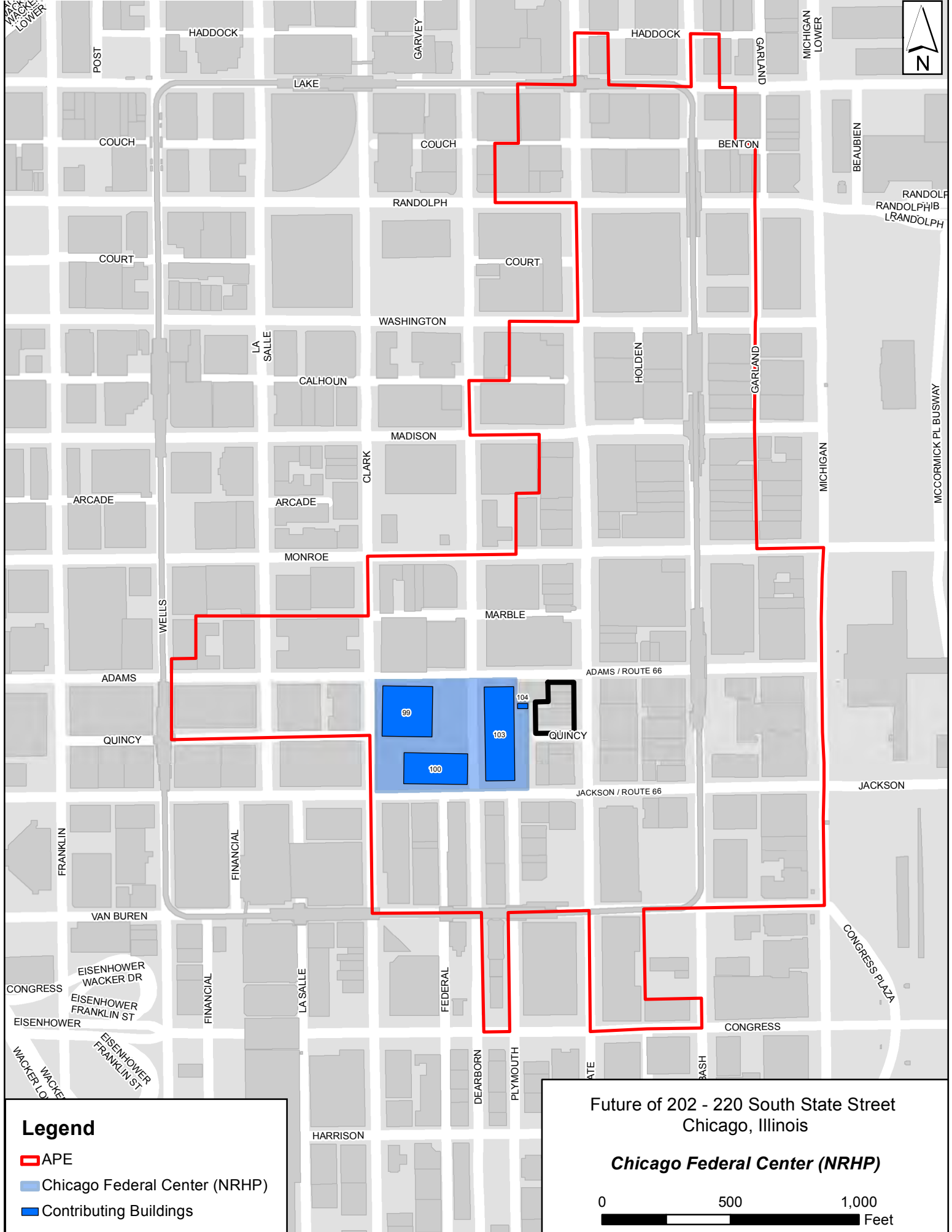
Legend

- APE
- Loop Retail Historic District (NRHP)
- Contributing
- Not Historic

Future of 202 - 220 South State Street
Chicago, Illinois

Loop Retail Historic District (NRHP)





WACKER LOWER

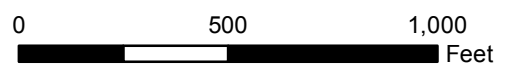


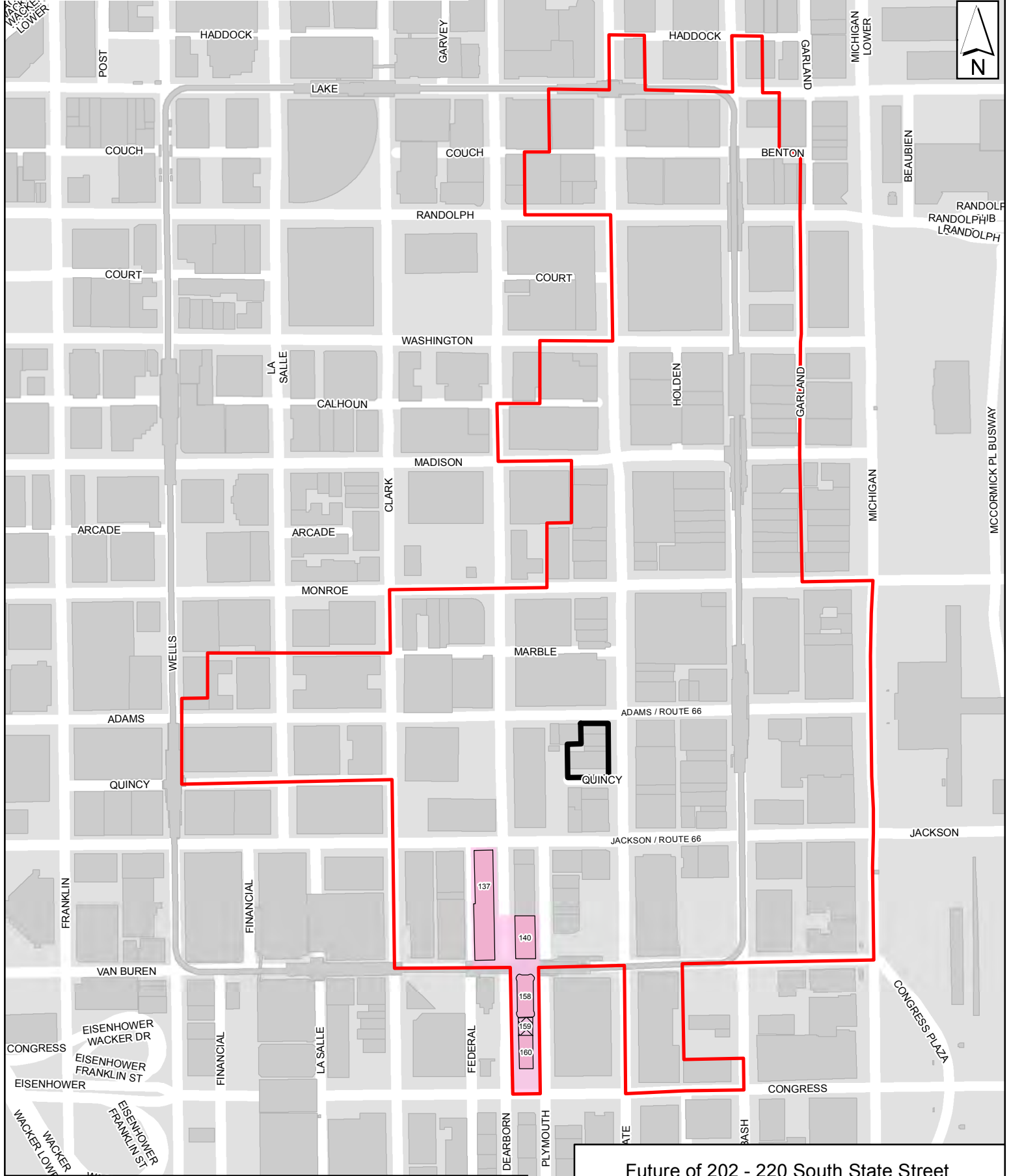
Legend

- ▭ APE
- ▭ Chicago Federal Center (NRHP)
- ▭ Contributing Buildings

Future of 202 - 220 South State Street
Chicago, Illinois

Chicago Federal Center (NRHP)





Legend

- APE
- South Dearborn Street - Printing House Row North Historic District (NHL)
- Contributing
- Non-Contributing*

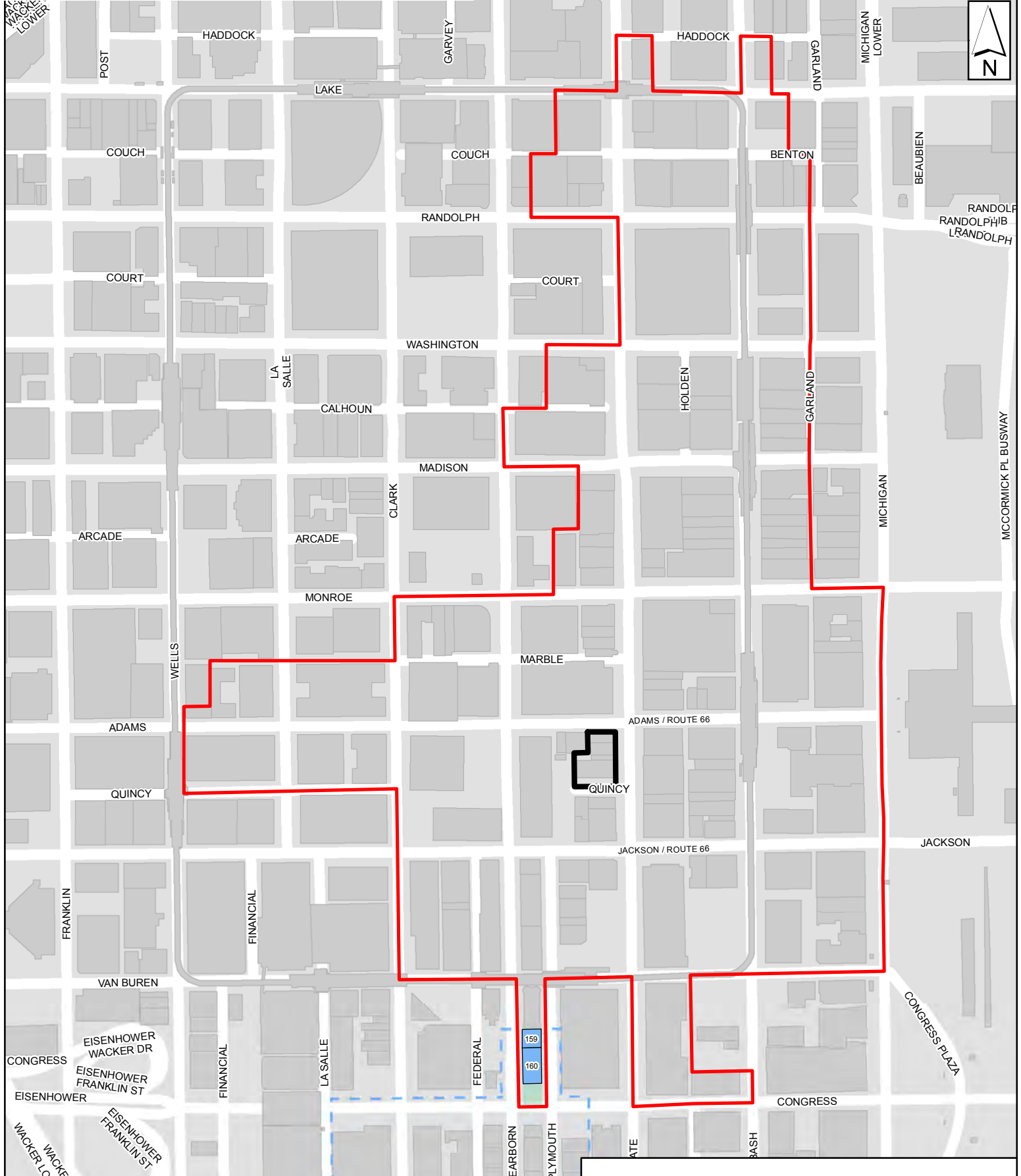
* Contributing to the South Loop Printing House District

Future of 202 - 220 South State Street
Chicago, Illinois

**South Dearborn Street - Printing House Row
North Historic District (NHL)**

0 500 1,000

Feet



Legend

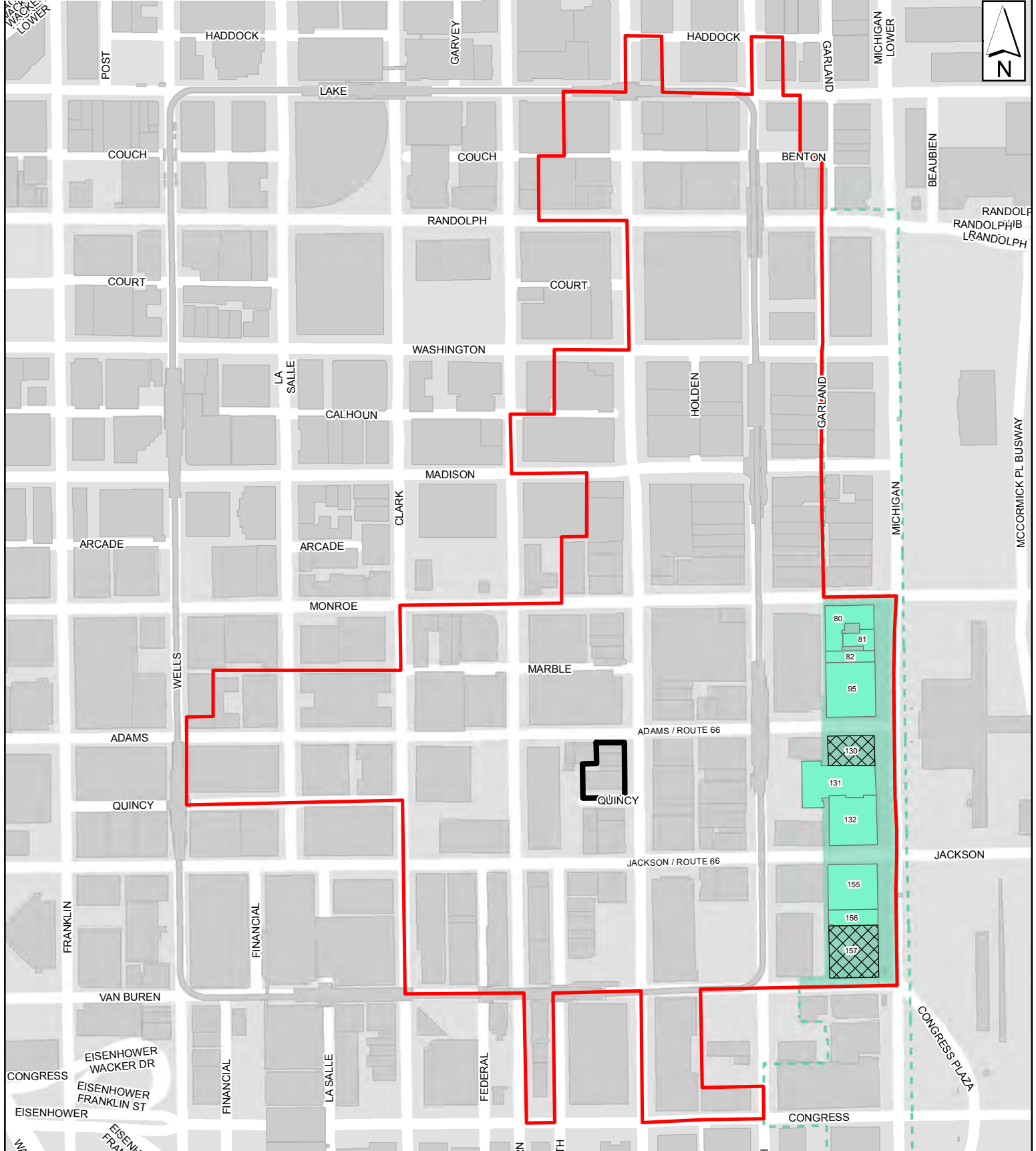
- APE
- South Loop Printing House District (NRHP) within APE
- South Loop Printing House District (NRHP) outside APE
- Contributing

Future of 202 - 220 South State Street
Chicago, Illinois

South Loop Printing House District (NRHP)

0 500 1,000

Feet



Legend

- APE
- Historic Michigan Boulevard District within APE
- Historic District Boundary outside of APE
- Contributing
- Not Historic

Future of 202 - 220 South State Street
Chicago, Illinois

**Historic Michigan Boulevard District
(Determined Eligible)**

0 500 1,000
Feet

Attachment F Table of Historic Properties including National Historic Landmarks

Historic Properties in the APE			
Map Ref#	Name	Address/Location	NRHP Eligibility
Note: Excluded resources, such as Map Reference #1, are no longer extant, do not contribute to an NRHP-listed or eligible historic district, or have been determined not eligible for the NRHP. As such, these resources are not considered historic and are not included below.			
-	Loop Retail Historic District	Roughly bounded by Lake St, Wabash Ave, Ida B. Wells Dr, and State St.	Listed (NRHP #98001351)
-	South Dearborn Street-Printing House Row North Historic District	South Dearborn Street between Jackson Blvd, Plymouth Ct., Ida B. Wells Dr., and Federal St.	National Historic Landmark (NRHP #76000705)
-	Chicago Federal Center	Block bounded by Jackson Blvd., Clark, Adams, and Dearborn Sts., and the contiguous half-block east of Dearborn St.	Listed (NRHP #8001165)
-	South Loop Printing House District	Roughly bounded by Wells, Polk, Taylor and State Sts., and Ida B. Wells Dr.	Listed (NRHP #78001130)
-	West Loop-LaSalle Street Historic District	Roughly bounded by Wacker Dr., Wells, Van Buren, and Clark Sts.	Listed (NRHP #12001238)
-	Historic Michigan Boulevard District	Michigan Ave. from 11th St. to Randolph St.	Determined Eligible (SHPO Reference #305968)
2	Old Dearborn Bank Building	201-209 N Wabash Ave	Contributes to the Loop Retail Historic District
3	Chicago Union Loop Elevated Structure and Stations	Lake St, Wabash Ave, Van Buren St, and Wells St Sections within historic district: 1. From State and Lake east to Wabash then south to half a block south past Jackson 2. Half-block section from State and Van Buren east to an alley	Contributes to the Loop Retail Historic District The entirety of the elevated rail in the Loop is individually Determined Eligible (SHPO Reference #137218)
4	State-Lake Building (WLS-TV)	174-186 N State St/1-19 W Lake St	Contributes to the Loop Retail Historic District
5	Page Brothers Building	177-191 N State St/1-3 E Lake St	Contributes to the Loop Retail Historic District Individually Listed (NRHP #75000649)
6	Chicago Theater (Balaban and Katz)	175 N State St/5-23 E Lake St	Contributes to the Loop Retail Historic District Individually Listed (NRHP #79000822)
7	LeMoyne Building	172-186 N Wabash Ave/25-39 E Lake St	Contributes to the Loop Retail Historic District
8	Medical and Dental Arts Building (181 North Wabash Building)	179-187 N Wabash Ave/51-63 E Lake St	Contributes to the Loop Retail Historic District
10	New United Masonic Temple and Balaban & Katz Oriental Theatre Oriental Theater	18-32 W Randolph St	Contributes to the Loop Retail Historic District Individually Listed (NRHP #78003401)
11	Old Heidelberg	14-16 W Randolph St	Contributes to the Loop Retail Historic District
12	Butler Building	162-168 N State St	Contributes to the Loop Retail Historic District
20	Wetten Building	62-64 E Randolph St	Contributes to the Loop Retail Historic District

21	Bowen Building	66 E Randolph St	Contributes to the Loop Retail Historic District
22	Marshall Field and Company Department Store	101-139 N State St/1-37 E Randolph St/2-24 E Washington St/112-138 N Wabash St	Contributes to the Loop Retail Historic District National Historic Landmark (NRHP #78001123)
23	Marshall Field and Company Department Store Annex	26-38 E Washington St/102-112 N Wabash Ave	Contributes to the Loop Retail Historic District National Historic Landmark (NRHP #78001123)
25	Couch Building	139 N Wabash Ave	Contributes to the Loop Retail Historic District
26	Peck Building	133-137 N Wabash Ave/132-136 N Garland Ct	Contributes to the Loop Retail Historic District
27	Burton Building (B. Dalton Booksellers)	129 N Wabash Ave/128 N Garland Ct	Contributes to the Loop Retail Historic District
28	Porter Building (McDonald's)	125 N Wabash Ave	Contributes to the Loop Retail Historic District
30	Garland Building (Staples)	101-111 N Wabash Ave/50-68 E Washington St	Contributes to the Loop Retail Historic District
31	Woolworth Building (Champs Sports; Arrowsmith Shoes)	20-30 N State St/9-21 W Washington St	Contributes to the Loop Retail Historic District
32	Reliance Building	32-36 N State St	Contributes to the Loop Retail Historic District National Historic Landmark (NRHP #70000237)
33	Boston Store (State-Madison Building)	2-16 N State St/2-38 W Madison St /1-17 N Dearborn St	Contributes to the Loop Retail Historic District
35	Marshall Field & Company Men's Store (Washington & Wabash Building)	26-36 N Wabash Ave/25-35 E Washington St	Contributes to the Loop Retail Historic District
36	Charles A. Stevens & Bro. Building	17-25 N State St/16-22 N Wabash Ave	Contributes to the Loop Retail Historic District
37	Mandel Brothers Department Store (T. J. Maxx; Filene's Basement)	1-15 N State St/2-14 E Madison St	Contributes to the Loop Retail Historic District
38	Mandel Brothers Department Store Annex	2-14 N Wabash Ave/20-34 E Madison St	Contributes to the Loop Retail Historic District
39	Pittsfield Building	31-39 N Wabash Ave/53-65 E Washington St	Contributes to the Loop Retail Historic District
40	Shops Building (Wabash Jewelers Mall)	17-25 N Wabash Ave	Contributes to the Loop Retail Historic District
41	Commonwealth Edison Company, Garland Court Substation (New York Jewelers)	11-15 N Wabash Ave	Contributes to the Loop Retail Historic District
42	Von Lengerke & Antoine Building (Jacob M. Cohen Building)	7-9 N Wabash Ave	Contributes to the Loop Retail Historic District
43	Kesner Building	1-7 N Wabash Ave/50-66 E Madison St	Contributes to the Loop Retail Historic District
44	Chicago Savings Bank Building (Chicago Building)	1-11 W Madison St/2-4 S State St	Contributes to the Loop Retail Historic District Individually Listed (NRHP #75000645)
46	Majestic Building and Theater (Schubert Theater)	16-22 W Monroe St	Contributes to the Loop Retail Historic District
47	Kresge Building	26-28 S State St	Contributes to the Loop Retail Historic District
48	McCrary Store	32-34 S State St	Contributes to the Loop Retail Historic District
49	North American Building (Evans Furs)	36-42 S State St/2-10 W Monroe St	Contributes to the Loop Retail Historic District
50	Schlesinger & Mayer Department Store (Carson, Pirie, Scott & Co. Department Store)	1-31 S State St/1-19 S Madison St	Contributes to the Loop Retail Historic District National Historic Landmark (NRHP #70000231)
52	Mentor Building (County Seat)	39-41 S State St/2-6 E Monroe Blvd	Contributes to the Loop Retail Historic District

53	Monroe Garage (Carson, Pirie, Scott and Company Department Store)	10-12 E Monroe St	Contributes to the Loop Retail Historic District
54	Heyworth Building	19-37 E Madison St/2-8 S Wabash Ave	Contributes to the Loop Retail Historic District
55	Silversmith Building (Crown Plaza Hotel)	10-16 S Wabash Ave	Contributes to the Loop Retail Historic District Individually Listed (NRHP #97000435)
56	Haskell Building (Carson, Pirie, Scott and Company Department Store)	18-20 S Wabash Ave	Contributes to the Loop Retail Historic District
57	Barker Building (Carson, Pirie, Scott and Company Department Store)	22-24 S Wabash Ave	Contributes to the Loop Retail Historic District
58	Atwater Building (Carson, Pirie, Scott and Company Department Store)	26-28 S Wabash Ave	Contributes to the Loop Retail Historic District
59	Thomas Church Building (Carson, Pirie, Scott and Company Department Store)	30 S Wabash Ave	Contributes to the Loop Retail Historic District
60	Carson, Pirie, Scott and Company Men's Store	36-44 S Wabash Ave/16-34 E Monroe Blvd	Contributes to the Loop Retail Historic District
61	Mallers Building	1-7 S Wabash Ave/53-69 W Madison Ave	Contributes to the Loop Retail Historic District
62	Jewelers' Building (Iwan Ries & Company Building)	15-19 S Wabash Ave	Contributes to the Loop Retail Historic District Individually Listed (NRHP #74000752)
63	Rae Building (Charette)	21-23 S Wabash Ave	Contributes to the Loop Retail Historic District
64	(Walgreens Drugstore)	25-27 S Wabash Ave	Contributes to the Loop Retail Historic District
65	Crozen/Griffiths Building	29-35 S Wabash Ave	Contributes to the Loop Retail Historic District
66	Powers Building (Champlain Building)	37-43 S Wabash Ave/50-64 E Monroe Blvd	Contributes to the Loop Retail Historic District
67	Rector Building (Chicago Trust Building; Bell Savings Building)	79 W Monroe St	Contributes to the West Loop-LaSalle Street Historic District
69	Italian Village Restaurant	71 W Monroe St	Determined Eligible (GSA 2023)
70	55 West Monroe (formerly Xerox Center)	55 W Monroe St; 100 S Dearborn St	Determined Eligible (GSA 2023)
71	Skidmore, Owings & Merrill Building	33 W Monroe St; 111 S Dearborn St	Determined Eligible (GSA 2023)
74	Richman Brothers Building	114-116 S State St	Contributes to the Loop Retail Historic District
75	Singer Building	120 S State St	Contributes to the Loop Retail Historic District Individually Listed (NRHP #83000314)
76	Palmer House	101-125 S State St/3-19 E Monroe St/112-132 S Wabash Ave	Contributes to the Loop Retail Historic District
77	Goodard Building	27-35 E Monroe St/100-104 S Wabash Ave	Contributes to the Loop Retail Historic District
78	Palmer House Addition	106-108 S Wabash Ave	Contributes to the Loop Retail Historic District
79	Mid-Continental Plaza	55 E Monroe St	Determined Eligible (GSA 2023)
80	Monroe Building	104 S Michigan Ave	Contributes to the Historic Michigan Boulevard District
81	Illinois Athletic Club	112 S Michigan Ave	Contributes to the Historic Michigan Boulevard District
82	Lakeview Building (Municipal Courts Building)	116 S Michigan Ave	Contributes to the Historic Michigan Boulevard District Individually Listed (NRHP #85001912)
83	Textile Building	180 W Adams St	Contributes to the West Loop-LaSalle Street Historic District

84	Midland Building (W Chicago City Center)	172 W Adams St	Contributes to the West Loop-LaSalle Street Historic District
86	Field Building (Bank of America)	135 S LaSalle St	Contributes to the West Loop-LaSalle Street Historic District
87	Edison Building (Commercial National Bank Building)	125 S Clark St/72 W Adams St	Contributes to the West Loop-LaSalle Street Historic District
88	Marquette Building	140 S Dearborn St	Contributes to the West Loop-LaSalle Street Historic District National Historic Landmark (NRHP #73000697)
91	Edison Brothers Shoes (Baker's Shoes)	131-133 S State St	Contributes to the Loop Retail Historic District
93	(Russian Palace Restaurant, Wigfield)	18-26 E Adams St	Contributes to the Loop Retail Historic District
94	Hartman Building (Bennett Brothers)	30 E Adams St/134-146 S Wabash Ave	Contributes to the Loop Retail Historic District
95	People's Gas, Light, and Coke Building	122-150 S Michigan Ave	Contributes to the Historic Michigan Boulevard District Individually Listed (NRHP #84000293)
96	Continental and Commercial National Bank Building	208 S La Salle St	Contributes to the West Loop-LaSalle Street Historic District Individually Listed (NRHP #07000064)
97	Rookery Building	209 S La Salle St	Contributes to the West Loop-LaSalle Street Historic District National Historic Landmark (NRHP #70000238)
98	Bankers Building	105 W Adams St/200 S Clark	Contributes to the West Loop-LaSalle Street Historic District
99	U.S. Post Office Loop Station	211 S Clark St	Contributes to the Chicago Federal Center
100	John C. Kluczynski Federal Building	230 S Dearborn St	Contributes to the Chicago Federal Center
101	Plazas	Chicago Federal Center	Contributes to the Chicago Federal Center
102	<i>Flamingo</i>	Chicago Federal Center	Contributes to the Chicago Federal Center
103	Everett M. Dirksen U.S. Courthouse	219 S Dearborn St	Contributes to the Chicago Federal Center
104	Mechanical Building	Chicago Federal Center	Contributes to the Chicago Federal Center
105	Palmer Building (Berghoff's Restaurant)	25-27 W Adams St	Contributes to the Loop Retail Historic District
106	Stone Building (Berghoff's Restaurant)	15-23 W Adams St	Contributes to the Loop Retail Historic District
107	Century Building (Buck and Rayner Building)	202-204 S State St	Contributes to the Loop Retail Historic District
109	214 South State Street (Roberto's)	214 S State St	Contributes to the Loop Retail Historic District (GSA 2023)
110	Consumers Building	220 S State St/1 North Quincy Court	Contributes to the Loop Retail Historic District
111	Benson and Rixon Building	230 S State St	Contributes to the Loop Retail Historic District
115	Woolworth Building	211-229 S State St	Contributes to the Loop Retail Historic District
117	Lytton Building	235-243 S State St/2-14 E Jackson Blvd	Contributes to the Loop Retail Historic District
119	Hawley Building (Tower Records)	214 S Wabash Ave	Contributes to the Loop Retail Historic District
120	Ayer Building/McClurg Building (Pakula Building)	218-222 S Wabash Ave	Contributes to the Loop Retail Historic District Individually Listed (NRHP #70000235)

121	Atlas Building (Exchequer Restaurant and Pub)	226 S Wabash Ave	Contributes to the Loop Retail Historic District
122	Starck Building	228-230 S Wabash Ave	Contributes to the Loop Retail Historic District
123	Gibbons Building	18-20 E Jackson Blvd	Contributes to the Loop Retail Historic District
124	Col. Abson's Chop House	22 E Jackson Blvd	Contributes to the Loop Retail Historic District
125	Ampico Building	234 S Wabash Ave	Contributes to the Loop Retail Historic District
126	Steger Building	28 E Jackson Blvd; 230-232 S Wabash	Contributes to the Loop Retail Historic District
127	Chapin and Gore Building	63 E Adams St	Individually Listed (NRHP #79000823)
129	Lyon and Healy Building (De Paul University)	243-249 S Wabash Ave/50-60 E Jackson Blvd	Contributes to the Loop Retail Historic District
131	Orchestra Hall (Theodore Thomas Orchestra Hall)	220 S Michigan Ave	Contributes to the Historic Michigan Boulevard District National Historic Landmark (NRHP #78001127)
132	Railway Exchange Building (Santa Fe Building)	222-238 S Michigan Ave	Contributes to the Historic Michigan Boulevard District Individually Listed (NRHP #82002530)
134	Union League Club of Chicago	65-67 W Jackson Blvd	Determined Eligible (SHPO Reference #137049)
135	Chicago Engineers Club	314 S Federal St	Determined Eligible (GSA 2023)
137	Monadnock Building	53 W Jackson Blvd	Contributes to the South Dearborn Street-Printing House Row North Historic District Individually Listed (NRHP #70000236)
138	33 W. Jackson Boulevard	27-33 W Jackson Blvd	Determined Eligible (SHPO Reference #137047)
139	Standard Club	306-332 S Plymouth Ct	Determined Eligible (GSA 2023)
140	Fisher Building	343 S Dearborn St	Contributes to the South Dearborn Street-Printing House Row North Historic District Individually Listed (NRHP #76000691)
141	Sears Building	17-23 W Jackson Blvd	Determined Eligible (GSA 2023)
142	City Club	315 S Plymouth Ct	Determined Eligible (GSA 2023)
146	Maurice L. Rothschild Store (Walgreen Drugs; John Marshall Law School)	300-306 S State St/1-11 W Jackson Blvd	Contributes to the Loop Retail Historic District
147	A.M. Rothschild and Company Department Store (Goldblatt's Department Store, DePaul Center)	301-347 S State St/1 E Jackson	Contributes to the Loop Retail Historic District Individually Listed (NRHP #89002025)
149	Finchley Building (Comerfield J. O'Malley Place, DePaul University)	19-23 E Jackson Blvd	Contributes to the Loop Retail Historic District
150	Kimball Building (Franklin J. Lewis Center, DePaul University)	300-308 S Wabash Ave	Contributes to the Loop Retail Historic District
153	Continental Center II	55 E Jackson Blvd	Determined Eligible (GSA 2023)
154	333 South Wasbash (formerly "Big Red", CNA Center, Continental Center III)	325-333 S Wabash Ave/60 E Van Buren St	Determined Eligible (GSA 2023)
155	Straus Building (Continental Center, Metropolitan Tower)	310 S Michigan	Contributes to the Historic Michigan Boulevard District
156	Richelieu Hotel	318 S Michigan Ave	Contributes to the Historic Michigan Boulevard District

158	Old Colony Building	407 S Dearborn St	Contributes to the South Dearborn Street-Printing House Row North Historic District Individually Listed (NRHP #76000701)
159	Plymouth Building	417 S Dearborn St	Contributes to the South Loop Printing House District Also within, but not contributing to, the South Dearborn Street-Printing House Row North Historic District
160	Manhattan Building	431 S Dearborn St	Contributes to the South Loop Printing House District and the South Dearborn Street-Printing House Row North Historic District Individually Listed (NRHP #76000697)
161	Second Leiter Building (Sears, Roebuck & Co., Robert Morris College)	401-441 S State St/1-15 E Van Buren St/2-14 Ida B. Wells Pkw	Contributes to the Loop Retail Historic District National Historic Landmark (NRHP #76000695)
162	George F. Kimball Building (24 East Congress Building, J. Ira and Nicki Harris Family Hostel)	434-438 S Wabash Ave/18-32 Ida B. Wells Pkw	Contributes to the Loop Retail Historic District

Attachment G Mitigation Measures

As stated in Stipulation III., prior to viable adaptive reuse construction, GSA, in consultation with the Consulting Parties, will develop detailed plans for the mitigation measures outlined in the body of the PA to resolve adverse effects on historic properties that may result from the Undertaking. Those measures, detailed below, may be revised or updated without amendment of the PA, as long as all Signatories agree to the proposed changes. Such agreement will be provided by the Signatories via electronic mail to GSA. Upon receipt of Signatories' agreement to any revisions and updates to this Attachment, GSA will provide those revisions and updates to the Consulting Parties.

- A. Rehabilitation of One or More of the State Street Buildings. Rehabilitations to facilitate viable adaptive reuse of one or more of the buildings at 202, 214 or 220 South State Street will be subject to GSA approval and oversight, including compliance with Section 106 of the NHPA, and will follow the Secretary of the Interior's Rehabilitation Standards and Guidelines, to the extent possible, as it relates to the operational needs of the program for reuse or to the financial needs of the offeror's proforma. The outlease will allow for the offeror's participation in the federal Historic Rehabilitation Tax Credit program.
- B. Reuse 214 South State Street Storefront. If viable adaptive reuse requires the demolition of 214 South State Street for new construction on the site, then GSA will consult with the SHPO on selecting historic elements of the first floor, including the storefront, interior, and stairway, to be salvaged for re-use and incorporation into the project or made available for another reuse. The re-use design will be done in cooperation with GSA and in consultation with SHPO.
- C. Re-Install Parapet on 202 South State Street. In 2023 the historic decorative terra cotta cladding on the parapet of 202 South State Street was documented, disassembled, and stored for future restoration. Rehabilitation of 202 South State Street for adaptive reuse will include re-installation of the salvaged terra cotta.
- D. Reuse 202 South State Street Fire Escape. The decorative horizontal portions of the fire escape on 202 South State Street, which are a character-defining feature, were salvaged, crated, and stored in 2023 for documentation and future reuse. Rehabilitation of 202 South State Street for adaptive reuse will include incorporating these decorative portions of the fire escape into the project design.
- E. Reuse 220 South State Street Flagpole. The original 50-foot flagpole atop 220 South State Street was removed and disassembled in 2021. The sections were subsequently stored in a nearby, secured facility owned by GSA. Rehabilitation of 220 South State Street for adaptive reuse will include repairing, restoring, reassembling and remounting the flagpole in its original location.
- F. Redevelopment of 208-212 South State Street or Other New Construction. Any redevelopment of the landscaped lot at 208-212 South State Street or other new construction at 202-220 South State Street will be subject to GSA approval and oversight. The design will be done in cooperation with GSA and in consultation with SHPO, NPS, and other Consulting Parties.
- G. Rehabilitation of Quincy Court. GSA, in consultation with SHPO and other Consulting Parties, will develop a conceptual plan to rehabilitate Quincy Court to complement the Chicago Federal Center and enhance the reuse of the State Street Buildings in conjunction with the Viable Adaptive Reuse project.

SIGNATORY PAGE

PROGRAMMATIC AGREEMENT
AMONG

THE UNITED STATES GENERAL SERVICES ADMINISTRATION,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING

THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS

Signatory:

United States General Services Administration

DocuSigned by:
Beth Savage
8EAG20932479482...
Date 8/15/2024
Beth L. Savage, Federal Preservation Officer and Director, Center for Historic Buildings

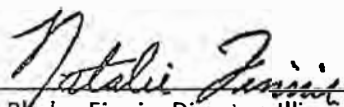
DocuSigned by:
Robert Green
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Date 8/16/2024
Robert Green, Acting Regional Commissioner, Public Buildings Service

SIGNATORY PAGE

**PROGRAMMATIC AGREEMENT
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THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS**

Signatory:

Illinois State Historic Preservation Officer



Natalie Phelps Finnie, Director, Illinois Department of Natural Resources

Date 8/19/24

SIGNATORY PAGE
PROGRAMMATIC AGREEMENT
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THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS

Signatory:

Advisory Council on Historic Preservation



Sara C. Bronin, Chair

Date August 23, 2024

CONCURRING PARTY SIGNATURE PAGE

PROGRAMMATIC AGREEMENT
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REGARDING

THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS

Concurring Party:

Landmarks Illinois

Organization



Signature

Kendra Parzen, Advocacy Manager

Date

8/28/2024

Name and Title

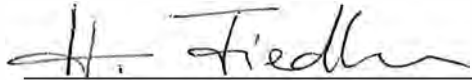
CONCURRING PARTY SIGNATURE PAGE

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THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
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THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS

Concurring Party:

Chicago Collaborative Archive Center

Organization



Signature

Holly Fiedler, Board Member

Name and Title

Date

8/29/2024

CONCURRING PARTY SIGNATURE PAGE

**PROGRAMMATIC AGREEMENT
AMONG**


**THE UNITED STATES GENERAL SERVICES ADMINISTRATION,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION, AND
THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER**

REGARDING

**THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS**

Concurring Party:

Organization



Signature

Name and Title

Date _____

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REGARDING
THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS**

Concurring Party:

Bradford J. White, Individual Consulting Party

Organization _____


Signature _____

Bradford J. White, Individual Consulting Party

Date August 28, 2024

Name and Title _____

CONCURRING PARTY SIGNATURE PAGE

PROGRAMMATIC AGREEMENT
AMONG
THE UNITED STATES GENERAL SERVICES ADMINISTRATION, THE
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ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS

Concurring Party:

Mies van der Rohe Society, Illinois Institute of Technology

Organization



Signature

Rolf Achilles

Aug 30, 2024

Date

Member

and

Former chair of Landmarks Illinois

Former chair of Glessner House

Former Faculty Historic Preservation Program, School of the Art Institute of Chicago

International Preservationist



Signature

Kevin Harrington

Sept 3, 2024

Date

Member

Professor Emeritus, Architectural History, Illinois Institute of Technology

CONCURRING PARTY SIGNATURE PAGE

PROGRAMMATIC AGREEMENT
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THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS

Concurring Party:

Chicago Architecture Center

Organization

Michael Wood

Digitally signed by Michael Wood
Date: 2024.08.30 14:18:52 -05'00'

Signature

Michael Wood, Senior Curator

Date August30,2024

Name and Title

Jorrie Jarrett for Eleanor Gorski

Signature

Eleanor Gorski, CEO & President

Date September 3, 2024

Name and Title

CONCURRING PARTY SIGNATURE PAGE

PROGRAMMATIC AGREEMENT
AMONG
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THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER
REGARDING
THE FUTURE OF 202, 208-212, 214, and 220 SOUTH STATE STREET
CHICAGO, ILLINOIS

Concurring Party:

National Trust for Historic Preservation in the United States

Organization



Signature

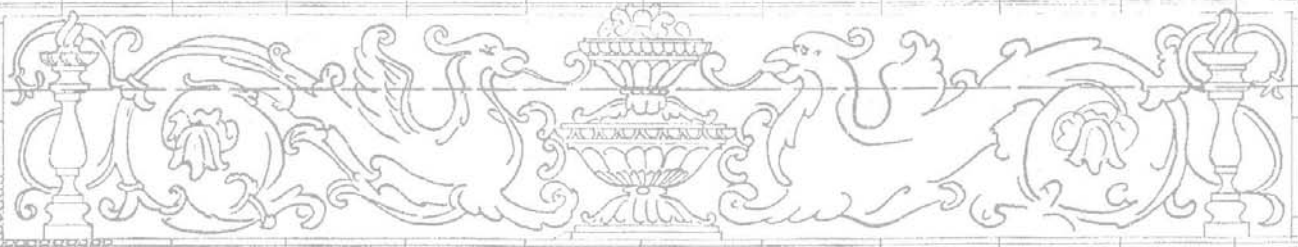
Thompson M. Mayes, Chief Legal Officer

Name and Title

Date

September 3, 2024

JLA
JOHNSON • LASKY
ARCHITECTS



BUILDING PRESERVATION PLAN

202 South State Street
Chicago, Illinois, IL0318ZZ

FIXED LIGHT

GSAGS05P04GAD0224

JLA# 08621

Final Submittal

June 30, 2009



BUCK & RAINIER

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I. HISTORY & DOCUMENTATION

A. GENERAL INFORMATION

Building ID: IL0318ZZ
Current Building Name: 202 South State Street
Building Status: Owned, Unoccupied
Historic Building Name: The Century Building, State and Adams
Building, Buck and Rayner Building, Twentieth Century Building

Address: 202 South State Street, Chicago, Illinois
Building Type: Office Building
NR Historical Designation: Contributing Structure of a NR Historic District

UTM:
Northing: 4,636,567
Easting: 447,886

GIS:
Latitude: 41° 52' 45.52" N
Longitude: 87° 37' 41.06" W

Size:
Floor Area Total: 86,945 square feet
First Floor Area: 4225 square feet
Occupiable Area: 51,455 square feet

Dimensions:
Stories/Levels: 16 & 2 basements
Perimeter: 286 linear feet
Depth: 100 linear feet
Height: c. 226' (to Penthouse roof)
Length: 43 linear feet

B. HISTORY

Historic Designation

NR Historical Designation

District

Contributing: Yes

District Name: Loop Retail NR Historic District

State/Local District

District: N

State/Local Date: N/A

District

Contributing Jurisdiction: N

Jurisdiction Name: Federal

GSA Determination

Determined Eligible: "may be eligible" according to
March 2006 Cultural Resources Survey

GSA Date: March 2006

Criteria: A – Commerce, and C - Architecture

Awards: N/A

General

HSR: N

Part of Complex: N

HABS/HAER ID: N/A

Map: N

Construction History Information

Year begun: 1915

Year finished: 1915

Cost: approx. \$700,000

Description: Original construction

Architect: Holabird & Roche

Style: Commercial Style

Year begun: 1928

Year finished: 1928

Cost: Unknown

Description: Fire escape

Architect: N/A

Style: N/A

Year begun: 1934
Year finished: 1934
Cost: Unknown
Description: Replacement of 192 pieces of damaged terra cotta.
Architect: Unknown
Style: N/A

Year begun: 1934
Year finished: 1934
Cost: Unknown
Description: Changes to storefront
Architect: Unknown
Style: N/A

Year begun: 1944
Year finished: 1944
Cost: Unknown
Description: Storefront repairs
Architect: Unknown
Style: N/A

Year begun: 1946
Year finished: 1946
Cost: Unknown
Description: Erection of signpost for clock
Architect: Unknown
Style: N/A

Year begun: 1951
Year finished: 1951
Cost: Unknown
Description: General renovation of 1915 lobby/installation of new front stairway and entrance/store front alterations
Architect: Unknown
Style: Art Moderne

Year begun: 1951
Year finished: 1951
Cost: Unknown
Description: Addition of passenger elevator
Architect: Unknown
Style: N/A

Year begun: 1951
Year finished: 1951
Cost: Unknown
Description: Repair of four elevators
Architect: Unknown
Style: N/A

Year begun: 1997
Year finished: 1997
Cost: Unknown
Description: Removal of loose masonry and repairs
Architect: Unknown
Style: N/A

Year begun: 1998
Year finished: 1998
Cost: Unknown
Description: Interior alterations to retail space on ground floor
Architect: Unknown
Style: N/A

Year begun: 2000
Year finished: 2000
Cost: Unknown
Description: Replacement of existing six concrete lintels
Architect: Unknown
Style: N/A

Year begun: 2001
Year finished: 2001
Cost: Unknown
Description: Masonry repair at the NE corner, removal and replacement
Architect: Unknown
Style: N/A

Year begun: 2003
Year finished: 2003
Cost: Unknown
Description: Erection of eight modular swingstage scaffolds
Architect: N/A
Style: N/A

Architectural Description

202 S. State Street is located on the southwest corner of State and Adams streets. The 16-story steel-framed Commercial style building has two basements and a rectangular footprint with frontage of 42 feet on State Street, and a depth of 101 feet on Adams Street. The two street elevations are clad in cream-colored terra cotta, while the windowless rear (west) and south elevations are clad in common brick. The 16th floor ceiling reflects the pitched roof of the north and east sides, and a penthouse and tall brick chimney are situated at the southwest corner of the building's flat roof.

The ground level has continuous, floor-to-ceiling plate glass windows and stainless steel trim along the north and east elevations. A recessed corner entrance with a revolving door is fronted by large, stainless steel columns supporting the entrance ceiling's overhang. A secondary entrance with recessed plate-glass double doors surrounded by gray granite is located at the southern end of the State Street elevation. Metal lettering above this entrance states: "202 S. State Street Building." A third entrance exists near the west end of the Adams Street façade, aligning vertically with the fire escape doors of the floors above. The second floor's street elevations are clad in gray granite and once featured ribbon windows with large, fixed-pane windows divided by stainless steel mullions (likely alterations from the Home Federal's 1951 remodeling). The windows have been removed, and corrugated panels installed in their place. Windows on the third 3rd to 15th floors remain and are original to the building.

The building's north and east elevations have a strong vertical emphasis, with narrow, sharply molded piers alternating with strips of recessed windows and darker, fluted spandrels. The third floor features Chicago windows (one fixed pane of glass flanked by smaller operable windows) on both street elevations—two on State Street and four along Adams. Above the third floor, wide flattened piers visually divide the State Street elevation into two bays and the Adams Street elevation into five bays. Each bay is comprised of a grouping of four double-hung wood sash windows. The westernmost bay of the Adams Street elevation varies, featuring a grouping of three double-hung metal sash windows and a door with wired glass on each floor leading to the ornamental metal fire escape stairway. This fire escape is original to the building, and an important contributing element to the design of the north façade. Terra cotta spandrels situated above the third floor feature Gothic-inspired motifs, such as shields with dragons, while spandrels above the 12th, 13th, and 15th floor windows are ornamented with curvilinear, naturalistic designs. The 16th floor features a profusion of flamboyant ornamentation in terra cotta. The upper levels of the rear (west) elevation feature a six-story sign advertising Home Federal Bank, painted directly onto the brickwork, which was located in the 202 S. State St. building from 1952-65.

202 S. State Street has been vacant for a number of years and the first floor's interior exists in a deteriorated state. This floor has an open plan, with mezzanine level dividing its height in the western portion of the plan and a full two-story height near the northeast corner entry. An elevator core with 4 passenger cars lines the south wall. The main staircase, which accesses all floors, is located directly to the west. An additional passenger elevator was added on the west wall in 1951 and accesses a limited number of floors. At this date (December 2008), piles of debris and patches of fallen plaster reveal exposed clay tile walls in various locations. Remaining decorative elements include the main original marble staircase with corroded bronze newel posts and railings on the lower floors, and cast iron railings above in the southwest corner of the building. A winding staircase, with decorative Moderne handrail and balusters from the 1951 remodeling, leads to the basement near the first floor corner entrance at State and Adams. The decorative wall panels and cove ceiling above this more recent staircase and the marble cladding covering the south wall and central column are also notable decorative elements in this space. Nickel-plated elevator doors featuring American eagle medallions, nickel-plated building directory and mailbox, and glass and nickel-plated handrails and balusters (mezzanine level) from the 1951 remodeling are the only other extant decorative features in this area.

Upper floors are currently in a mostly deteriorated state and largely gutted. Almost all previously-existing partition walls and light fixtures have been removed. Remaining historic material includes paneled mahogany closet doors in the southwest corner of each floor, decorative wooden moulding above each elevator bank, radiators on several floors, a few remaining light fixtures, decorative ceiling beams, and fire escape doors.

Many of the mechanical systems have been removed or are non-operational. Some electrical power is still active.

Physical History

On 1 July 1910, Buck & Rayner, a pioneer Chicago drug firm (later absorbed by Liggett Drug stores), obtained a 103-year lease upon two parcels of land fronting 42 feet on State Street and 101 feet along Adams Street at a net annual rental of \$21,000. The land was owned by Charles and Ralph Starkweather and comprised a portion of their father's 1847 homestead consisting of four lots fronting 82 feet on State Street and 101 feet on Adams. The elder Starkweather later partitioned this property as "Starkweather's Subdivision" and divided it among his five children.

In 1910, the prominent site at the southwest corner of State and Adams streets was occupied by two 19th century masonry commercial buildings, each four stories in height. Buck and Rayner's intent to improve the site with a skyscraper was reported in the *Chicago Tribune* as early as 1912, and the noted architectural

firm Holabird and Roche was hired in 1913 to design the 16-story store and office building, producing plans for an “unusually attractive structure of the highest type of fireproof instruction.” (*Chicago Tribune*, 26 Jan. 1915). The two buildings on the site were razed in January 1915, and a permit to erect the new skyscraper, estimated to cost \$700,000, was obtained the following month. Construction proceeded rapidly, and the edifice was ready for occupancy by July 1915.

It was originally named the “Twentieth Century Building” upon its completion in September 1915, following a contest instigated by Buck and Rayner to select a better name than the “State and Adams Building.” A Buck & Rayner drug store occupied its corner commercial space and basement, marking the company’s third drug store on a valuable corner on State Street, the others being State and Madison and State and Randolph. The remaining stores on the ground floor were rented and the upper floors devoted to shops and offices. Display cases were provided in the lobby for tenants of the building.

The Twentieth Century Building’s name was changed to the Century Building in March 1917 after the newly named Century Trust and Savings Bank, (formerly the Lake and State Savings Bank), signed a twenty-year lease and occupied the second story. In addition to a regular banking business, Century Trust had a savings department, safety deposit vaults, and transacted general trust business. They remained in the building until the early 1920s. The building’s corner tenant—Buck and Rayner drug store—became a Liggett drug store in 1928 when Liggett absorbed the former company. An excellent example of a tall shops building, its upper floors were occupied by a wide variety of tenants through the years, including tailors, furriers, beauty shops, clothes shops, lawyers, brokers, and dentists.

In February 1931, James Porter of Winnetka purchased from Charles Starkweather of Lake Forest a portion of the land beneath the Century Building at a cost of \$350,000. The land, an L-shaped parcel extending on two sides of the actual corner lot, fronted 20 feet on State and extended back 101 feet, with a frontage on Adams of 20 ½ feet. This parcel, together with the corner lot, comprised the 42 by 101 foot site upon which the Century Building was situated. In 1941, the late James Porter’s estate sold the L-shaped parcel to an undisclosed buyer at a cost of \$192,000 for 2,450 square feet, or a rate of \$9,625 per front foot. In 1942, Buck and Rayner sold the Century Building and its leasehold to State and Adams Properties, Inc., a syndicate composed mostly of Chicagoans. Liggett’s drug store remained a corner tenant at that time.

Home Federal Savings and Loan Association purchased the Century Building and its lease in 1949 for \$880,000, and the following year became owner of the ground beneath the building at an additional cost of \$375,000. The land was purchased from Ralph Starkweather of Beverly Hills, California, ending over one hundred years of ownership by the Starkweather family. Home Federal—formerly located at 1618 W. 18th Street—occupied the basement and first five

floors of the building, comprising 10,000 square feet of space, which they modernized in 1951. In 1965, Home Federal moved into a new headquarters building across State Street at Adams, which replaced the 12-story Republic Building designed by Holabird and Roche.

An item in the 31 July 1976 issue of *Realty and Building* magazine noted that the 84,000 square foot Century Building was sold in that month for \$700,000 by Sheldon F. Good & Company and that a renovation was planned for the vacant 14 floors of the building. The Romas Restaurant was to remain at street level. However, no building permits were located from the 1970s verifying that renovation work was actually done.

Overall, the building at 202 S. State Street has poor exterior integrity. Alterations have occurred at the storefront and second floor levels which have been completely altered from their original appearance. The building's off-center main entrance was originally situated on State Street and flanked by storefronts on either side that were directly accessed via secondary doors along State. This highly ornamental entrance—situated just left of the central pier—featured bronze framed double glass doors, a sign plate at the transom level that read “State and Adams Building,” and a bronze canopy. A Buck & Rayner drugstore (Liggett's after 1928) occupied the corner commercial space and extended westward along the entire Adams Street elevation. Buck and Rayner's floor-to-ceiling glass storefront display windows were framed in metal. Terra cotta banding separating the first and second floors of the State and Adams street elevations originally featured the Buck and Rayner name in metal lettering. Metal display cases surrounded by granite were situated at the base of each main pier. The second floor originally featured Chicago windows and was identical in appearance to the third floor. The sharply defined cornice, originally an important design element, was removed at an early date (see historic images).

The main State Street entrance accessed a highly ornamental lobby that featured marble floors, walls and ceiling, as well as elaborate bronze chandeliers, wall sconces, mailbox, and spiral grillwork fronting the four elevator cabs. Even the lobby display cases were framed in bronze. The main staircase in the southwest corner of the building had bronze newel posts and railings on the lower floors, and cast iron railings on the floors above.

According to building permits, storefront changes occurred in 1934 and 1944. However, the ground floor's current (December 2008) appearance—featuring continuous plate glass windows, stainless steel trim and recessed corner entry with revolving door—likely occurred during Home Federal Savings and Loan's 1951 remodeling, which was undertaken two years after they acquired the building. The current front staircase leading to the basement was installed at this time, and virtually all of the original lobby's extravagant marble cladding materials and bronze fixtures were removed. The current elevator doors with eagle motifs, wall-mounted building directory and mailbox with nickel plating

were likely installed at this time. The marble-clad elevator wall and marble staircase with bronze railings in the southwest corner of the building are the only extant features from the original lobby. In July 1951, a 15-ton safe door was lowered into the basement. The safe, built by Mosler Safe Company, was used as the entrance to the 5,000-box safety deposit vault. An article in the 27 June 1952 *Chicago Tribune* reported on the changes to Home Federal's new headquarters:

"The Association's new home has been modernized and beautified. Large amounts of plate glass, stainless steel trim, and other decorative trim give it an appearance of a handsome store. The Association will occupy two floors below street level and five above."

The second floor alterations that resulted in new granite cladding and windows also likely occurred during Home Federal's 1951 remodeling. The building's terra cotta cladding evidently experienced deterioration as early as 1934, when a building permit was given for the replacement of 192 pieces of damaged terra cotta. In 1974, 202 S. State Street was cited as one of 1,100 buildings in a state of dangerous disrepair in a survey ordered by the City of Chicago. Although repairs were reportedly made, in May 1984 a four-foot-tall section of terra cotta broke loose from the building, plummeting 100 feet and critically injuring a woman below. A dark gash marked the 7th floor window frame where the four 20-pound mullion pieces fell from the building. According to one report, metal hooks that anchored the terra cotta tiles through the decades of winter freezes and spring thaws rusted due to water seepage and finally gave way as temperatures climbed to 87 degrees. (*Chicago Tribune*, 27 May 1984) Emergency work was subsequently undertaken at the structure. The building's terra cotta cornice was removed at an unknown date.

The Federal Government purchased 202 S. State Street in 2005.

The building is currently (May 2009) vacant.

Integrity & Significance

The 202 S. State Street Building was designed by the noted firm Holabird and Roche. It is historically unique for two important reasons. First, the distinct vertical expression of the exterior elevations of this building and others by the firm, notably the North American Building, portend the transition from the Chicago School buildings of the late 19th Century to the Art Deco of the 1920s. This change is prominently exhibited in the Tribune Competition of 1922, in which the first three places were won by architects who accented the vertical in their designs. Second, the overall design of the façade ornament appears to be based on a design of unique origin, contributing to the diversity of the architectural environment within the Chicago Loop.

Mr. Robert Bruegmann, Professor of Architecture History, University of Illinois at Chicago, and author of “Holabird & Roche/Holabird & Root,” has stated;

1. John Holabird and John Root came to the H&R office in 1913. (This follows their education at l'École des Beaux-Arts, Paris). John Root was extremely interested in obscure historic styles that had not been “discovered” and someone gave him a book on Portuguese Gothic (Manueline) architecture.
2. This team knew was familiar with Cass Gilbert’s design for the Woolworth Building in New York.
3. The North American Building, at the intersection of Monroe and State Streets, just predates 202 S. State Street and exhibits some verticality in the façade. Bruegmann feels the size of the property, 96’X120’ for the North American vs. 42’X101’ for the Century, probably had something to do with accenting the verticality on the latter’s façade, i.e., the narrow bay spacing selected for State St. was carried through on Adams and the spandrels were set back.

It can be assumed that Root’s interest in obscure historic styles led him to the design of the façade of 202 S. State. Manueline and Neo-manueline styles feature a proliferation of complex ornament around building openings, such as windows and doors, and often feature botanical motifs and pinnacles, among other elements. Neo-manueline surged in popularity in Portugal at the turn of the 20th century. Therefore, it is likely that the program of ornament for 202 S. State was based largely on this unique historic style.

Emphasis of verticality is also seen in the design of 202 S. State. Comparison to earlier Holabird and Roche designs, such as the Marquette Building, which used strong horizontals in balance with verticals, it can be understood that this trend began with a strict derivation from preceding popular architectural forms. The motif of strong, deep verticals with recessed understated spandrels was also used in Holabird and Roche’s entry for the Tribune Tower Competition seven years later. Several other entries for the competition, including Howells and Hood’s first place design and, most notably, Saarinen’s second place design, also used this design technique. Then a radically new motif, it soon became a Chicago skyscraper standard. 202 S. State, constructed 7 years before the contest, was a precursor to the proliferation of this new vertically-focused style.

Louis Sullivan said of Eliel Saarinen’s entry for the Tribune Tower Competition, a design which also lauded a strong vertical emphasis:

“.....it prophesies a time to come, and not so far away, when the wretched and the yearning, the sordid, and the fierce, shall escape the bondage and the mania of fixed ideas.

Qualifying as it does in every technical regard, and conforming to the mandatory items of the official program of instructions, it goes freely in advance, and, with the steel frame as a thesis, displays a high science of design such as the world up to this day had neither known or surmised. In its single solidarity of concentrated

intention, there is revealed a logic of a new order, the logic of living things; and this inexorable logic of life is most graciously accepted and set forth in fluency of form. Rising from the earth in suspiration as of the earth and as of the universal genius of man, it ascends in beauty lofty and serene.....until its lovely crest seems at one with the sky.

To summarize current (May 2009) levels of interior integrity: most interior partition walls have been demolished and few original finishes remain. Only the stairways (original) and main lobby (1951 remodeling) retain high levels of historic character. Overall, 202 S. State Street also has poor exterior integrity. The remaining original façade, while deteriorated, is important as a rare example of Neo-Manueline influenced architecture in the Midwest and as a very early precursor of the vertically-emphasized façade that became very popular in the 1920's and 1930's (as manifested in the 1922 Tribune Tower Competition). The overall form and detailing is very important to maintaining the significance of this building. Alterations at the storefront and second floor levels have completely altered their original appearance, but remain in fair to good condition and have contributed historically in their own right. The alterations are significant due to the rarity of remaining Art Moderne architecture in the area, and because 202 S. State Street acts as a testament to the multiplicity and diversity of styles popular in Chicago architectural design in the first half of the twentieth century. Therefore, major changes that occurred to the storefront and lobby during the 1950's should also be considered as unique and important examples of the age that they represent.

Nara Grid for 202 South State Street

The Nara Grid is a methodology to assist in understanding the many entwined layers that compose the authenticity of the built environment and architectural heritage. Dimensions of heritage are divided into several different categories related to the built environment. The resulting organization is used to evaluate the cultural significance of a given building, object, or space.

ASPECTS OF THE SOURCES RELATED TO DOCUMENTATION	DIMENSION OF HERITAGE			
	Artistic	Historic	Social	Scientific
Form & Design	Highly detailed façade ornament.	Through massing and décor, the façade is a precursor to the trend of emphasizing verticality of skyscrapers that would soon occur in Chicago and worldwide. – See Tribune Tower competition.	Combination of styles can be seen as a unique narrative of the progression of architectural styles and fashion over a relatively short period.	
Materials & Substance	Public spaces originally featured cream colored terra cotta, marble, and bronze.	Some fine materials have been removed in lobby remodeling. Marble, bronze, and terra cotta remain in elevations, elevator lobby and main stairway.		Exterior materials Deteriorating and in need of repair.
Use & Function		Excellent example of a tall shops building, serving a variety of tenants.		
Tradition, Techniques, and Workmanship	Use of Neo-Manueline style is unique for Chicago and the Midwest.			
Location & Setting	Designed by important Chicago architects, Holabird and Roche.	Contributing building in the Loop Retail National Register Historic District.	Corner lot at State and Adams on a busy commercial thoroughfare.	
Spirit & Feeling	Historic and unique stylistic character.	Contributing to the historic setting and diversity of architectural styles of downtown Chicago, and the greater city.	Excellent location and open layout provide high potential for supporting, even increasing, commerce in the area.	

C. INSPECTIONS

Date	Firm	Address & Phone	Scope of Work	Notes
May 2, 2002	Gustitus Group, Inc	2000 North Racine Suite 4800 Chicago, IL 60614 773.665.9900	Critical Examination Report: to satisfy requirements of the City of Chicago "Maintenance of Exterior Walls and Enclosures" ordinance.	Included condition assessment and recommendations for repair work and future examinations.
March 6, 2006	Wight	656 West Randolph Street Suite 4W Chicago, IL 60661 312.261.5700	Chicago Federal Center Phase I Cultural Resources Survey – research, surveys, and analysis of potential for cultural resources and potential for buried resources.	For 202 S State: Potentially eligible for the National Register, no archaeological potential.
August 23, 2006	Versar Inc	100 W. 22 nd St. Suite 151 Lombard, IL 60148 630.268.8555	Phase I Environmental Site Inspection: To identify recognized environmental conditions as defined by ASTM.	No recognized environmental conditions (REC's) were found in connection with the property. Asbestos was detected in various materials and lead-based paint was identified in 8 of 18 samples of predominant paint types tested.
April 25, 2008	Gustitus Group, Inc ¹	2000 North Racine Suite 4800 Chicago, IL 60614 773.665.9900	Exterior Façade Stabilization Project	Recommendations and drawings for stabilization of façade, floors 2 through tower.

¹ Sub-contractor to Coffey & Associates, now titled "Environ".

D. SOURCES USED

Primary and Unpublished Sources

City of Chicago building permit no. A28251, Book C4, p. 90, dated 9 Feb. 1915
(store and office bldg)

Building permit no. 6785, dated 30 Nov. 1928 (fire escape)

_____ no. 91466, dated 18 Dec. 1934 (replacing 192 pieces of damaged
terra cotta)

_____ no. 87989, dated 15 May 1934 (change store front)

_____ no. 138525, dated 20 April 1944 (repair store front)

_____ no. 115351, dated 20 June 1939 (alterations)

_____ no. 70637, dated 19 March 1946 (alt. to stone)

_____ no. 115846, dated 22 March 1946 (erect signpost for clock)

_____ no. A63173, dated 21 Aug. 1951 (erect temporary canopy over
sidewalk for approx. 6 months)

_____ no. 59117, dated 8 June 1951 (revised plans for front and int alts
permit 53468)

_____ no. A67545, dated 15 Nov. 1951 (install pass elev)

_____ no. A84214, dated 14 Nov. 1952 (vent only)

_____ no. A70839, dated 10 March 1952 (installation of 17 plumbing
fixtures)

_____ no. A67544, dated 15 Nov. 1951 (repair four elev)

_____ no. A53468, dated 25 Jan. 1951 (new front stairway and entrance)

_____ no. 858302, dated 25 Sept. 1997 (remove loose masonry and
repair)

_____ no. 865751, dated 4 Feb. 1998 (Interior alterations to retail space
on ground floor)

_____ no. 882584, dated 22 Sept. 1998 (exterior façade stabilization
repairs per plans)

_____ no. 901664, dated 23 June 1999 (install 4 hatch latches on the 4
passenger elevators)

_____ no. 927902, dated 23 June 2000 (per plans exterior repairs only;
replace existing 6 conc lintels)

_____ no. 946394, dated 13 March 2001 (repair plumbing only repair
valves, piping, drains per violation)

_____ no. 957291, dated 6 August 2001 (masonry repair at the ne
corner, remove and replace)

_____ no. 1026239, dated 11 Dec. 2003 (erect eight modular swingstage
scaffolds)

_____ no. 1040269, dated 30 June 2004 (removal of a non-load bearing
partitions, include patching to)

_____ no. 1039912, dated 25 June 2004 (erect 1 hi-lo scaffold)

Chicago History Museum Architectural Archives: Holabird & Roche Collection, A-B Binder: Buck & Rayner Building (Century Building), sw corner State and Adams, Holabird & Roche, Architects, 1914, Job. No. 1803, 1 folder, 1 roll; Design Folders #2831 and #4535. This collection does not include floor plans for the building. The drawings on file are listed below. All are dated Nov. 28, 1914 unless otherwise noted:

Sheet no. 13: Scale Details of Toilet Rooms
Sheet no. 14: F.S. Details of Toilet Rooms
Sheet no. 16: Typical Stair and Elevator Enclosure
Sheet no. 20: Main Entrance, Etc. (includes details of elevator cab)
Sheet no. 21: Cross Section
Sheet no. 22: East and West Elevations
Sheet no. 23: Adams Street Elevation
Sheet no. 24: South Elevation
Sheet no. 25: Typical Exterior Details Upper Stories
Sheet no. 26: Typical Exterior Details
Sheet no. 27: Full-Size Details of Storefront
Sheet no. 28: Elevator Lobby, dated Dec. 27, 1914
Sheet no. 29: Elevator Lobby
Scale Detail of Barber Shop
Exhibit "A" of Party Wall Agreement, dated Oct. 26, 1914
Full Size Details of Stairway Partition, undated
Full Size Details of Typical Window Frames and Trim
Sheet M-1: Electrical Details
Sheet M-2: Sub-Basement Plan, dated Dec. 29, 1914
Sheet M-3: Sub-Basement Plan, dated Dec. 29, 1914
Sheet M-4: Basement Plan, dated Nov. 29, 1914
Sheet M-5: Plumbing Riser Diagram, dated Feb. 29, 1914
Sheet M-6: Steam and Vent Repair, dated Dec. 29, 1914
Sheet M-7: Plans of Men's Toilet Room and Barber Shop (8th floor) and Plan of Women's Toilet Room (7th floor), dated Feb. 8, 1915 (hand-drawn)
Sheet M-9: Revised Machinery Layout Sub-Basement, dated May 24, 1913
Sheet S-1: Sub-Basement Plan
Sheet S-2: Basement Framing Plan
Sheet S-3: Basement and Sub-Basement Sections
Sheet S-4: First Floor Framing Plan
Sheet S-5: Mezzanine Framing Plan
Sheet S-6: Typical Floor Framing Plan
Sheet S-7: Wind Bracing System
Sheet S-8: Spandrel Sections and Girder Connections
Sheet S-9: Column Schedule
Sheet S-10: Attic Floor Framing Plan
Sheet S-11: Roof and Pent House Framing Plans

Robinson's Atlas of the City of Chicago, Vol. I. New York: E. Robinson, 1886.
Sanborn Fire Insurance Map, Volume One, South Division. NY: Sanborn Fire Insurance Company, 1906 (rev. 1950).
Tatum, Raymond Terry. National Register of Historic Places nomination for The Loop Retail Historic District, 1998.

Secondary and Published Sources

Architecture and Design, Vol. 7, no. 2, March 1943. NY: Architectural Catalog Co. (This issue highlights some of the buildings erected by Henry Ericsson Co., General Contractors, and includes a photo of the Century Building.)

Bruegmann, Robert. *Holabird & Roche of Chicago: 1880-1918*. Chicago: University of Chicago Press, 1997, pp. 254, 298, 464.

"Big Deals Mark Week's Trading in Real Estate," *Chicago Tribune*, 31 Jan. 1915.

"Century Trust Bank Absorbs Jefferis State," *Chicago Tribune*, 11 Dec. 1921.

Chase, Al, "Buildings on Four Important Loop Corners Sold to Syndicate," *Chicago Tribune*, 7 Nov. 1942.

_____, "James F. Porter Buys Loop Fee At State-Adams," *Chicago Tribune*, 19 Feb. 1931.

_____, "New Quarters of Two Firms to Be Modernized," *Chicago Tribune*, 5 Jan. 1950.

_____, "State St. Land Sold at \$9,600 Per Front Foot," *Chicago Tribune*, 20 Dec. 1941.

City of Chicago Directory, 1950 Criss-Cross. Chicago: Chicago Cross Reference Association, 1950.

Davidson, Jean, "As buildings go to pieces, danger looms on streets," *Chicago Tribune*, 27 May 1984.

"15 Ton Safe Door Put in Building," *Chicago Tribune*, 13 July 1951.

Gilbert, Paul T. *Chicago and its Makers*. Chicago: F. Mendelsohn, 1929, p. 331, 557. (Streetscape photo on p. 331 features the 200 block of South State Street, west side, looking north from Quincy, in 1889. This view shows the two four-story buildings that preceded the Century Building on its site. Photo on p. 557 shows the Century Building as it appeared shortly after completion.)

Hampson, Philip, "Home Federal Move Viewed Aid To Stores," *Chicago Tribune*, 27 June 1952.

"Leases and Loans," *Chicago Tribune*, 16 Nov. 1913.

"Leases and Loans," *Chicago Tribune*, 18 March 1917.

Polk's Chicago Street Directory, 1928-1929. Chicago: R.L. Polk & Co., 1929.

Randall, Frank A. *History of the Development of Building Construction in Chicago*. (Second Edition). Urbana: University of Illinois Press, 1999, p. 293.

Realty and Building Annual Review, Jan. 31, 1976, p. 113.

"Savings Bank Group Buys Loop Corner," *Chicago Tribune*, 1 April 1949.

Selected Photographs Illustrating the Work of Holabird & Roche, Architects, Chicago, 1882-1925. NY: Architectural Catalog Co., 1925.

“Secretary of the Interior’s Standards for Rehabilitation,” National Park Service,
Technical Preservation Services.

<http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>. Accessed April
2009.

“State Street’s Newest Skyscraper,” *Chicago Tribune*, 26 Jan. 1915.

“20th Century” Building, *Chicago Tribune*, 11 Sept. 1915.

II. ANALYSIS & TREATMENT

A. INVENTORY OF SPACES

Zone: 1A – Restoration

Exterior

Space Type: ELEVATIONS (N & E) & TOWER

Description

The 202 S. State Street Building is located on the southwest corner of State and Adams Streets. The north elevation faces Adams Street and the east elevation faces State Street. Above the second floor, both street elevations are clad in cream-colored terra cotta. The ground level has continuous floor-to-ceiling plate glass windows and stainless steel trim along both elevations. A recessed corner entrance with a revolving door is fronted by large, stainless steel-clad columns supporting the entrance ceiling's overhang. A secondary entrance with recessed, double plate-glass doors surrounded by gray granite is situated at the southern end of the State Street elevation. Metal lettering above this entrance states: "202 S. State Street Building." A third entry is a recessed single door at the west end of the north façade. All original finishes and windows have been removed from the second level façade. Granite cladding covering the second story, likely from the 1951 remodeling, has been recently re-secured to the building. A corrugated material has been installed over the second floor window opening openings and extends down to cover the granite below, to the top of the mezzanine windows (May 2009).

The building's north and east elevations have a strong vertical emphasis, with sharply molded, narrow piers alternating with strips of recessed windows and darker, fluted spandrels. The third floor features Chicago windows (one fixed pane of glass flanked by smaller operable windows) on both street elevations—two on State Street and four along Adams. Above the third floor, wide flattened piers visually separate the State Street elevation into two bays and the Adams Street elevation into five bays. Each bay comprises a grouping of four double-hung wood sash windows. The exception is the westernmost bay of the Adams Street elevation, which features a grouping of three double-hung metal sash windows and a door with wired glass on each floor leading to the ornamental metal fire escape stairway. Spandrels situated above the third floor feature Gothic-inspired motifs, such as shields with dragons, while spandrels above the 12th, 13th, and 15th floor windows are ornamented with curvilinear, naturalistic designs.

Exterior alterations have mainly occurred at the storefront and second floor levels which have been completely altered from their original appearance. The building's off-center main entrance was originally situated on State Street and flanked by storefronts on either side that were directly accessed via secondary doors along State. This highly ornamental entrance—situated just left of the central pier—featured bronze framed double glass doors, a sign plate at the transom level that read "State and Adams Building," and a bronze canopy. A Buck & Rayner drugstore (Liggett's after 1928) occupied the corner commercial space and extended westward along the entire Adams Street elevation. Buck

and Rayner's floor-to-ceiling glass storefront display windows were framed in metal. Terra cotta banding separating the first and second floors of the State and Adams Street elevations originally featured the Buck and Rayner name in metal lettering. Metal display cases surrounded by granite were situated at the base of each main pier. The second floor originally featured Chicago windows and was identical in appearance to the third floor.

According to building permits, storefront changes occurred in 1934 and 1944. However, the ground floor's current appearance—featuring continuous plate glass windows, stainless steel trim and recessed corner entry with revolving door—was likely attained during Home Federal Savings and Loan's 1951 remodeling, which occurred two years after they acquired the building.

The 202 S. State Street Building's terra cotta cladding evidently experienced deterioration as early as 1934, when a building permit was given for the replacement of 192 pieces of damaged terra cotta. In 1974, the building was cited as one of 1,100 buildings in a state of dangerous disrepair in a survey ordered by the City of Chicago. Although repairs were reportedly made, in May 1984 a four-foot-tall section of terra cotta broke loose from the 202 S. State Street Building. A dark gash marked the 7th floor window frame where the four 20-pound mullion pieces fell from the building. According to one report, metal hooks that anchored the terra cotta tiles rusted through the decades of winter freezes and spring thaws due to water seepage, and finally gave way as temperatures climbed to 87 degrees. (*Chicago Tribune*, 27 May 1984) The building's terra cotta cornice was removed at an unknown date.

More recently, the Critical Examination Report by the Gustitius Group, Inc. (May 2002) outlined the condition of the all façades and prioritized recommendations for repair. At that time, it was reported that existing terra cotta masonry cladding was in fair condition. Some new cracks in the terra cotta and few spalls were found. Where necessary, unsound terra cotta was stabilized. It was also reported that in 1997 and 1998, severely distressed terra cotta pieces were replaced at window mullions and corners of columns by painted aluminum sheet metal cladding. North and east parapet walls consisting of the interior and terra cotta on the exterior face are in fair to poor condition. Many cracks exist on the brick masonry, several decorative terra cotta elements have been removed and replaced by aluminum sheet metal, and terra cotta mortar joints have been sealed unsatisfactorily with sealant. The glazed brick masonry tower (chimney stack) with decorative terra cotta elements are in stable condition. A few terra cotta elements are missing.

Currently an exterior stabilization project is underway. As of May 2009, repairs to the brick facades, stabilization of the exterior granite at the second floor, and covering the second floor window openings with a corrugated material are nearing completion. The construction of a temporary canopy at the second floor level along State and Adams Streets is underway along with the replacement of the vaulted Adams Street sidewalk's concrete wearing surface and corner curb ramps.

Recommendations

The remaining original façade is both a rare example of Neo-Manueline influenced architecture in the Midwest, and a very early precursor of the vertically-emphasized Art Deco/Moderne façade that became very popular in the 1920's and 1930's, especially in Chicago. The overall form and detailing is very important to maintaining the significance of this building. Major changes that occurred to the storefront and lobby during the 1950's should also be considered unique important examples of the age that they represent. Therefore, preservation and restoration of original terra cotta decoration should be conducted on the upper stories and the 1951 remodeling of the lower stories of the facades should be restored and/or preserved. The storefront façade of the first floor and mezzanine should be repaired, cleaned, repaired, and preserved. The façade directly above this storefront (corresponding to the upper portion of the mezzanine level and the full 2nd floor), once covered in granite and banded windows, should be restored to its 1951 design to complement the preserved façade on the 1.5 stories below.

The fire escape, located on the north elevation, is an original and highly decorative element. This feature should also be preserved as code permits. An ongoing (May 2009) project at the building proposes the removal of a lower portion of the existing fire escape. It is recommended that the removed portion be salvaged and stored within the building until it may be remounted in its original location.

Restoration of the original 1915 storefront would typically be recommended for a project such as this, but the more current storefront is of high quality design and is also significant to the history of the building and its historical context. The 1951 Art Moderne elements are in stark contrast to the rest of the Neo-Manueline façade, but attest to the variety of styles that influenced architecture in the area during the first half of the 20th century. The fourth of the Secretary of the Interior's Standards for Rehabilitation states, "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved." GSA will evaluate the architectural significance of these 1951 alterations and render a decision on the course of action to be taken. Virtually all original storefront material has been removed or greatly altered and the interior spaces no longer correspond functionally or stylistically to the original façade. Much of the 1951 façade still remains in good condition and corresponds in material, form, and special relationships to other historically significant in the interior lobby area and mezzanine levels.

Repairs to stabilize the existing façade (including the tower) should continue and restoration of the original design should begin. Remaining original material should be preserved and repaired wherever possible. Where original material has been lost, it should be replicated as closely as possible in form and material. Total replacement of terra cotta may be considered if a satisfactory alternative detail for attachment to the facades is designed. Another critical examination should be conducted (the last was in 2002) to assess current conditions of the façade and make recommendations on how to retain as much original material as possible. The original cornice should be restored using a lighter material, such as painted sheet metal or fiberglass, to avoid issues caused by the

weight of terra cotta. A bird control system (or several systems) should be considered for the tower, east, and north facades.

Existing windows at the third floor and above should be preserved and repaired. Interior storm windows should be added to increase thermal efficiency. Design of storm windows should not interfere with lite patterns, dead lite openings, or frame profiles of the original windows.

Zone: 1B – Restoration

Interior

Space Type: 1ST FLOOR TENNANT SPACE (1.5 STORIES), ORNAMENTAL STAIR, AND LOBBY

Description

The 202 S. State Street Building has been vacant for a number of years and the first floor exists in a deteriorated state. Piles of debris and patches of fallen plaster reveal exposed clay tile walls in various places. The first floor tenant space has an open plan and a false ceiling throughout most of the space, ending near the State Street entrance where the space reveals its 1.5 story height. A 1951 curving staircase leading to the basement is situated near the first floor's corner entrance at State and Adams. Decorative steel and glass balustrades and railings line this stair as well as the east and north sides of the mezzanine; the east mezzanine railing has been removed. The marble-clad elevator wall and central column, four nickel-plated elevator doors with American eagle medallions, the building directory and mailbox, also nickel-plated, are the only extant decorative features in the lobby.

A curving glass wall once separated the tenant space and the entry/elevator lobby space to the south. While the glass no longer exists, the concrete curb on the floor and a wooden support on the top are still in place.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on both the North and South building elevations and each column line in the North-South direction. However, the North-South bracing girders do not extend through the elevator core. The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

Recommendations

While not original to the building, this space is a unique and exceptional example of its time and a significant amount of its design remains intact. The abstract curvaceous international style design is an interesting juxtaposition to the strict verticality and profundity of detailing which defined the original building design. The opposition creates an interesting visual narrative about the trends in Chicago architecture and culture in the

first half of the 20th century. Therefore, the remaining elements of these 1951 spaces – the curving stair to the basement, the cove ceiling with recessed cans, the marble column cladding, wooden wall panels with neon lighting, the mailbox, directory, elevator doors, and the glass and stainless steel mezzanine railing and balustrades – should be preserved and repaired where needed. The curved glass wall between the main tenant space and lobby should be reconstructed. Restoration of the rest of the elements in the area should be sympathetic to the character of the historic elements and the period.

GSA will evaluate the architectural significance of these 1951 alterations and render a decision on the course of action to be taken.

Should the north and east facades be reconstructed following the building's original design, the original entry lobby should also be reconstructed. No drawings have been found showing the original design of the first floor tenant space and little to no original material exists. Redesign of this space should not distract from the character of the reconstructed elements of the lobby and façade.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

The floor system appear to be in generally good condition where exposed. Isolated areas will require repair where the clay tile has been damaged.

Zone: 1C – Restoration
Interior
Space Type: 1915 MAIN STAIRS

Description

An original marble staircase with corroded bronze newel posts and railings on the lower floors and cast iron railings above is situated in the southwest corner of first floor. This stair is completely open to each floor, but is dimensionally compliant with exit stair codes.

Mechanical:

The pipe riser running up the main stairway is a fire protection standpipe.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Recommendations

Another combination of the original and 1951 designs, this space is important for both its detailing and fine materials of the original building and the juxtaposition with mid-century decorative elements. The main stair is in good condition. It should also be preserved and repaired where necessary on all levels. This stair and the corridor directly to its north (along the length of the stairs) are to be completely enclosed to meet fire codes. This will be done in a manner that retains the stair's original open spatial character. Glazed fire-rated walls should be considered. An additional fire stair must be added to the building exterior on the south façade. If a new building is constructed directly to the south, location of a fire stair within the new building, with connection to 202 S. State, should be considered.

Mechanical:

Remove pipe riser once other fire protection means are installed.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Zone: 2A – Rehabilitation

Interior

Space Type: HISTORIC ELEMENTS (BASEMENT AND 2ND – 15TH FLOORS)

Description

Except for small closets in the southwest corner of each floor, the existing partition walls are not original to the building. Those elements which are original are likely nonfunctional and/or in need of repairs. These include radiators, fire escape doors, original light fixtures (fl. 4), wood moulding above utility closets, and original doors on washroom and fire hose and mechanical closets.

Recommendations

Major historic elements that remain should be preserved in place and repaired: fire escape doors (code pending), mechanical closet doors, and wood crown molding that exists above elevator doors, stair, and mechanical closets. Recreation of missing crown molding on floors 3 and above is not necessary.

It is recommended that the basement be restored to its 1951 design. This includes preservation and repair of existing finishes, elevator doors and frame, and the decorative stair.

Zone: 3A – Renovation**Interior****Space Type: SECOND FLOOR CORRIDOR****Description**

On the second floor, existing elevator doors and frames were installed during the 1951 remodeling by Home Federal Savings and Loan. Doors from this period are adorned with bronze eagle medallions. On all other floors, these elements have been replaced. Moderne elevator hall call lamps once existed above each set of elevator doors. These have all been removed, but several remain on floors above. Paneled wall covering divides the elevator wall into several rectangular sections with seams corresponding to the elevator doorframes. Centered above the bank of doors, portions of an Art Moderne clock, matching those in the first floor lobby, remains.

Original design of the corridor consisted of wood, marble, and plate glass storefronts on north and east sides. Bronze elevator grilles covered the elevator doors and wall. Original crown molding from this design remains above the elevator wall and above utility closets at the west end of the corridor.

Recommendations

On the second floor (preferably open to the public or accessible by most building tenants), a typical main corridor should be recreated as closely as possible to the historic design while adhering to current codes (see recommendations for main stairs, zone 1C). Due to the integrity of existing material and consistency with first floor façade and lobby, it is recommended that elements in this corridor from the 1951 design be preserved and repaired. Historic material found on other floors may also be incorporated into this restoration (see Zone 2A). Design of the rest of the corridor should not distract from these historic elements.

GSA will evaluate the architectural significance of these 1951 alterations and render a decision on the course of action to be taken.

Should it be decided to reconstruct the original (1915) design of the first floor façade and lobby, the second floor corridor should also be restored to this period of significance. This should be based upon original building drawings, using materials to match those existing, and modified to comply with current codes. Original materials found on upper floors may also be incorporated into this reconstruction (see Zone 2A).

Zone: 4A - Free

Interior

Space Type: TENANT AREAS (2ND – 15TH FLOORS)

Description

Except for a small number of historic elements (see Zone 2A), these floors have been almost completely gutted.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on both the North and South building elevations and each column line in the North-South direction. However, the North-South bracing girders do not extend through the elevator core.” The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile structural arch floor system was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch.

Recommendations

A study of the property directly south of 202 S. State should be conducted to consider the possibility of replacement or increasing the size of this building. This would allow for a fusing together of the two buildings to increase both size and ease of circulation. By turning the 202 S. State elevator openings to the south and adding another bank of elevators just south of these in the new building (opening north), a perfectly serviceable cul-de-sac plan could be produced.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

The floor system appears to be in generally good condition where exposed. Isolated areas will require repair where the clay tile has been damaged or where topping slabs have been removed.

On multiple floors, small rooms were built near the west end of the building with a concrete slab ceiling supported by clay tile partition walls. The clay tile partitions have since been demolished or partially demolished leaving the concrete slabs with inadequate support. These slabs should either be properly shored or removed.

Zone: 4B - Free

Exterior

Space Type: SOUTH AND WEST FACADES

Description

The windowless rear (west) and south elevations are clad in common brick. The upper levels of the rear (west) elevation feature a six-story sign for Home Federal Bank, located in the Century Building from 1952-65, which is painted directly onto the brickwork. The sign appears to advertise a building that once existed across Adams Street. The east end of the south façade features a sign indicating the address of the building and advertising tenant space and a restaurant. The date of this sign is unknown but is not considered historically significant. It is also painted directly onto the brick face. Other than these features, the south and west façades are utilitarian and void of historically significant elements.

According to the 2002 Critical Condition Report, brick masonry on the south and west walls was also found to be in fair condition. Several spalled brick units were observed & mortar joints were in poor condition.

Recommendations

The painted sign on the west wall references a major tenant of the building and reflects changes that took place to the building during the Home Federal Bank remodeling in 1951, but it does not directly reference the building at 202 S. State Street. Remains of this sign should be allowed to erode naturally, although the wall on which it is painted should be repaired. Other changes to these elevations will not affect the historic significance of this building, but renovations should be sympathetic to the building's historic character.

Repairs to stabilize the existing façades are currently (May 2009) underway and should continue. Remaining original material should be preserved and repaired wherever possible. Where original material has been lost, it should be replicated as closely as possible in form and material. Another critical examination should be conducted (the last was in 2002) to assess current conditions of the façade and make recommendations on how to retain as much original material as possible.

**Zone: 4C – Free
Interior / Exterior
Space Type: 16TH FLOOR, PENTHOUSE, & ROOF**

Description

These areas are mostly utilitarian while the tower projecting several stories above the rooftop is quite decorative and an important historic element of this building. The tower is under repair as of late 2008. Original skylights through the roof of the 16th floor have been covered. An interesting Art Deco wall sconce exists in the stairway between the 16th floor and penthouse level (see image 48).

According to the 2002 Critical Examination Report, mechanical penthouse walls, constructed of glazed brick, are also in poor condition.

Mechanical:

Natural gas serves one domestic water heater and one heating hot water boiler (1,500 MBH output). The domestic water heater is not properly vented to outdoors. The hot water boiler and associated piping, expansion tank, and valves are uninsulated and in poor condition. The cooling tower has been removed from the roof and piping demolished to a point above its roof penetration.

Electrical:

Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire alarm system does not appear to be functioning. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Plumbing:

In the penthouse there are two large steel domestic water tanks that serve the domestic water needs and the original fire protection standpipe systems. There is also a domestic gas fired water heater that services the domestic hot water needs of the building.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on both the North and South building elevations and each column line in the North-South direction. However, the North-South bracing girders do not extend through the elevator core.” The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile structural arch floor system was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch. The upper levels of the structure also include reinforced concrete slabs and concrete encased beams in the mechanical and roof areas.

Recommendations

The one historically significant element, the decorative wall sconce, should be preserved in place. If this is not possible, reuse elsewhere in the building or salvaging for other historic purposes should be considered. Reuse in another location within the building should be done with special care. All other elements may be renovated or reused as needed. Additions to the rooftop must not be seen from street level from the north, east, or south.

Repairs to stabilize the existing penthouse façade should continue. Remaining original material should be preserved and repaired wherever possible. Another critical examination should be conducted (the last was in 2002) to assess current conditions of the façade and make recommendations on how to retain as much original material as possible.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Plumbing:

It is recommended that the existing domestic booster pump be replaced and the storage tanks be abandoned. The existing water heater is recommended to be replaced.

Structural:

In the upper level elevator machine room it was observed that hoist beams had been pocketed into the brick masonry walls. The brick masonry showed signs of severe distress, especially where the hoist beam was either placed over a window or a window was added after the hoist beam. No lintel was observed. The existing hoist beams should not be used to replace or service existing equipment.

Zone: 4D - Free

Interior

Space Type: BASEMENT AND SUB BASEMENT

Description (as of December 2008)

With the exceptions of the ornamental stair, elevator doors matching those on the first and second floors, and decorative tile mosaic floor, these areas are utilitarian and void of material of historic significance (see Zone 2A).

Mechanical:

Natural gas service enters the building through the north foundation wall in the Sub Basement at the west end of the building. Presumably the incoming service is connected to one of Peoples Energy's old low-pressure gas mains below Adams Street. The gas piping and pressure booster are in poor condition. There is a mechanical room at the southwest corner of the Sub Basement housing a kitchen exhaust fan and a make-up supply fan. The kitchen exhaust ductwork is largely uninsulated, corroded, and unusable – and is still connected to unusable hoods in the Basement and Sub Basement. The supply fan and associated ductwork is in poor condition. There is a single width, single inlet exhaust fan in a small fan room on the south side of the Sub Basement in poor condition. The Boiler Room houses an abandoned boiler, associated steam piping; two shell-and-tube heat exchangers; one condensate receiver with duplex pumps; one combustion supply fan. All equipment is either in poor condition or unusable. The large east mechanical room in the Sub Basement houses one water-cooled chiller; two chilled water pumps; two condenser water pumps; one expansion tank; one air separator; and two air handling units with filters, heating and cooling coils; supply fans; ductwork and piping. All equipment is either in poor condition or unusable.

Electrical:

Electric service is rated 208Y/120V 3 phase 4 wire 3,000A. Service originates from the utility vault located in the northeast basement. The service switchboard is located in the basement adjacent to the utility vault. Service switchboard has fusible switch construction and, based on its age and condition, appears to be at the end of its useful life. Branch circuit panels, risers, conduit and wiring are in poor condition throughout the zone. The fire pump is provided with a separate 208V 3 phase metered service fed directly from the utility vault. This pump is not currently in working condition. The fire alarm system does not appear to be functioning. Manual pull stations were observed. The system configuration does not meet current high-rise fire alarm system requirements. There is no emergency electrical system in the building.

Plumbing:

There were few lights in the basement, so observations were restricted to what could be seen with a flashlight. There was also no heat in the basement and it appeared the domestic water system was turned off. The incoming water service appears to come in to the building from the north and then run overhead to the domestic fill pumps on the east

side of the building. The domestic water pumps consist of electric fill pumps for the water tanks located in the penthouse. The existing pumps are very old. There appears to have been a modification to the original incoming water service. The original water service most likely served both plumbing and fire protection. The fire water service was since upgraded to handle the newer fire pump located in the basement that is believed to be inactive. The domestic piping, service and valves appear to be in very poor condition. The sewage ejector in the basement consists of a duplex set of Gorman Rupp self-priming pumps, which are in poor condition, and not known to be fully operational. The sewage ejector collects both sub-grade sanitary and the drain tile's subsurface ground water. Brick rod-out basins were observed. These pumps are most likely a replacement set of pumps from the original Shone pneumatic pumps.

Structural:

The building is supported on concrete caissons below grade. The sub-basement floor consists of grade beams spanning between caissons and a slab on grade. At the perimeter is a concrete retaining wall, reinforced with rolled steel shapes spans between floors, to resist lateral earth pressures. The first basement floor is a two-way reinforced concrete slab supported by steel beams located on column lines.

The sidewalks are vaulted on both the North and East faces of the building. The East sidewalk vault has been recently rebuilt, whereas the North sidewalk vault exhibits signs of deterioration. Deterioration is most apparent at locations where there are slab penetrations, including a lift-out slab and an abandoned service elevator. Openings for a hatch and service elevator are currently being infilled. The exterior topping slab on the North side of the building exhibits severe deterioration and is currently being replaced.

Recommendations

With the exceptions of the ornamental stair, elevator doors from the 1951 renovation, and tile mosaic floor, renovation and reuse of these floors will not interfere with the historic character of the building (see Zone 2A). The space surrounding the bottom landing of the stair should be maintained as a large open room, such as a lobby or reception area, so that its original purpose and sense of context is maintained.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Plumbing:

The existing domestic booster system is recommended to be replaced. The existing sewage ejector is recommended to be serviced and its longevity determined.

Structural:

Structural repairs are being made to deteriorated areas of the vaulted sidewalk. Existing openings that are no longer required are being infilled to limit water infiltration. The topping slabs and lift-out panels on the North side of the building are being replaced in their entirety.

B. SYSTEMS AND CODE COMPLIANCE

Currently (May 2009), the building is not occupied. Relevant codes and recommendations are only applicable if building is to be occupied for a particular use.

Egress

Only one set of stairs accesses the mezzanine and floors above. This stair must have a rated enclosure added. A second code-compliant fire stair should be added within, or in an addition to the south face of, the building. To all fire escape exits, add panic hardware to meet code. These exits must remain accessible to a public corridor on all levels.

Accessibility

There are no known accessible restrooms within building. Add to each occupied floor as needed.

Other

Façade condition issues need to be corrected.

Electrical

Existing building electrical systems do not comply with current code requirements or Public Building Services' Standard.

Plumbing

From the domestic penthouse tank the domestic water is downfed to a water distribution system. Most of the piping appears to be galvanized steel and cast iron piping. Copper water piping was most likely used for tenant development. The plumbing piping has outlived its life expectancy and should be replaced. Plumbing fixtures are a mixture of old and new but do not appear to comply with current plumbing and handicapped code and regulations.

Fire Protection

Fire protection consists of the following:

1. Fire protection systems are not active.
2. The existing building is classified in the Chicago Building Code (CBC) as "High-Rise" with an occupancy classification of Class "E" Business.
3. A Class III standpipe system is installed throughout the building.
4. A water storage tank for fire protection is located in the penthouse and is abandoned.
5. A fire pump is located in basement and is abandoned. The pipe riser running up the main stairway is a fire protection standpipe.
6. The existing building is not fully sprinklered.
7. A City of Chicago, Life Safety Data Sheet should have been completed by the previous owner on this building by April 1, 2005, CBC (13-196-203), but was not.

8. As of the date of this report, it appears that a plan to sprinkler the building has not been implemented.

Structural

The vaulted sidewalks and areas of damaged clay tile should be repaired. Other areas of the building are adequate for occupancy loadings originally designed for. Increased loading requirements for storage, MEP systems, etc. would require evaluation. Based on the observed support conditions of the existing hoist beam at upper machine room level at 202 S. State, the existing hoist beam not be used to service, install, or remove any equipment. Additionally, the beam should not be used as a tie-off point for any rigging that may be required to service the facade or any other purpose. Any future requirements for the beam should be identified and repairs made to meet those requirements.

Asbestos and Lead Abatement

According to the Phase I Environmental Site Assessment for this property, additional investigation should be conducted and all friable ACM (asbestos containing materials) must be removed before renovation or demolition. Lead-based paint “hazards” must also be managed following OSHA Lead in Construction Standard (29 CFR 1926.62). Details on the conclusions and recommendations of this report should be reviewed prior to any demolition or renovation work at this property.

C. Inventory of Elements

Note: The following tables contain quantity and pricing figures for each listed preservation item. This information composes the first portion of the preservation plan cost estimate, placed here due to its strict correspondence to the “Inventory of Elements.” The second part of the cost estimate, located within this appendix, addresses the additional costs associated with renovating the remaining parts of the building. These are furnished in a cost per square foot format. By adding these two sets of cost together, a total cost for renovation can be derived.

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 1A - ELEVATIONS (N & E) & TOWER

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Exterior	Wall	Surface	Terra Cotta	SF	14750		Terra cotta covers floors 3 and above of east and north facades. Poor to fair condition.
2	Exterior	Windows	Frame & Sash	Wood	unit	306	2'-10" x 8'	Wood framed windows, levels 3 through 15.
3	Exterior	Windows	Glazing	Float Glass	unit	306	2'-10" x 8'	Original glass remains in many windows, levels 3 through 15.
4	Exterior	Windows	Frame	Metal	SF	936	2'-10" x 8'	Metal sash fire windows, levels 3 through 15, western most bay of north elevation.
5	Exterior	Stair/Ramp	Structure	Iron	fire escape	1	22' x 6.5' x 180'	Ornamental fire escape on north façade. A current project at the building proposes removal of part of the structure.
6	Exterior	Wall	Ornament	Terra Cotta	SF	550		The original decorative cornice is missing. This architectural feature was an essential part of the original building design.

Alternative 1: Restore to 1951 Design

7	Exterior	Wall	Structure	Curtain Wall	SF	2125		Steel framed curtain wall, first level (and mezzanine), dates to 1951 renovation. Rust, holes, and some warping present. Plywood added to west bay of Adams street elevation post-1951. Glass in fair to good condition, no visible cracks, but needs reattachment to frame.
8	Exterior	Door	Leaf Revolving	Stainless Steel		1	c. 6' dia x 7'	Stainless steel revolving door from 1951 corner storefront renovation.
9	Exterior	Door	Leaf Swinging	Stainless Steel		1	c. 6' x 7'	A pair of stainless steel framed glass doors act as the entry into the lobby space. 1951 renovation.
10	Exterior	Wall	Surface	Granite	SF	1730		Granite cladding covering the second story, from the 1951 remodeling. Most in poor condition - many pieces are damaged and several missing.
11	Exterior	Windows	Frame	Metal	SF	1014		Second floor windows have been removed and the remaining void has been covered with corrugated metal panels.
12	Exterior	Windows	Opening	Float Glass	SF	1014		Second floor windows have been removed and the remaining void has been covered with corrugated metal panels.
13	Exterior	Wall	Surface	Stainless Steel	SF	160		Stainless steel metal cladding covers the exterior portion of the northeast column. This element corresponds to the 1951 lobby remodeling. Slightly stained and warped.
14	Exterior	Wall	Ornament	Metal Castings	characters	24	c. 4" to 6" tall	Metal letters forming a sign over the southeast entrance. Sign reads "202 S. State Street Building." Letters in good condition, but are detaching from wall.
15	Exterior	Door	Leaf Swinging	Aluminum	door	1	c. 3' x 7'	Single framed glass door on West Adams acts as the third entry to the first floor. Likely post-1951.
16	Exterior	Floor	Surface	Ceramic Tile	SF	13		Decorative ceramic tile in front of the recessed third entry door, colors matching those inside the lobby. Likely post-1951.

Alternative 2: Restore to Original (1915) Design

17	Exterior	Wall	Structure	Masonry	LS	1		See original drawings.
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Significance Rating: 6 through 1, being the most significant
 Condition Options: Good/Fair/Poor
 Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Restore entire east and north facades (level 3 and up). Missing terra cotta shall be replaced and existing shall be cleaned and repaired, or a satisfactory alternative found for total replacement using a redesigned detail for attachment. HPTP 04214-01, 02, 03, 04, 05, 06, 07. Critical examination to be conducted. (Assume 40% replacement, 60% repair. \$800/sf replacement plug, \$250 repair plug.)	1	P	C	1, 7, 8, 10, 19, 20, 24, 25, 26, 27	\$ 470.00	\$ 6,932,500.00
2	Repair existing windows and add interior storm windows to increase thermal efficiency. Design of storm windows not to interfere with original lite patterns or frame profiles.	1	F		10	\$ 3,960.00	\$ 1,211,760.00
3	Retain as much original material as possible. Replace glass where broken (none noted), match optical qualities of original.	2	F		10	\$ 250.00	\$ 76,500.00
4	Preserve as much original material as possible. Restoration & repair must maintain original lite patterns and match mullion/muntin/frame profiles. HPTP-01, 02, 03.	1	F		24, 27	\$ 98.00	\$ 91,728.00
5	Preserve, though likely to be removed in part during a future renovation. Test for lead bearing paint, abate lead paint; remove any rust and deterioration on underlying steel, prep and repaint.	2	F		7, 28	\$ 65,000.00	\$ 65,000.00
6	Restore cornice to original appearance in form and color using sheet metal or fiberglass instead of terra cotta.				1, 5, 10	\$ 125.00	\$ 68,750.00
7	Clean, remove rust, repair framing where possible, replace irreparable framing members, and preserve. Remove plywood at west bay along Adams Street to reveal (& restore) 1951 storefront. Clean glass, reglaze as needed, re-seal.	1	F		30, 31, 32, 60	\$ 95.00	\$ 201,875.00
8	Clean glass and frame, remove any deterioration, clean and lubricate operating hardware to leave in smoothly functioning condition, and preserve in place.	1	F		29	\$ 3,000.00	\$ 3,000.00
9	Clean stainless steel and glass, lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition, and preserve in place.	1	F		32	\$ 2,600.00	\$ 2,600.00
10	Restore. Retain and repair as much existing material as possible. Replace irreparable material to match cleaned original. Cleaning, regrouting, and resetting will be necessary. Reattach granite with concealed nonferrous fasteners. Plug holes.	1	P to G		20, 31	\$ 30.00	\$ 51,900.00
11	Remove corrugated metal panels and reconstruct 1951 windows.				20, 31	\$ 180.00	\$ 182,520.00
12	Remove corrugated metal panels and reconstruct 1951 windows.				20, 31	\$ 135.00	\$ 136,890.00
13	Clean, remove stains, repair warps, and preserve in place.	1	F		31, 61	\$ 55.00	\$ 8,800.00
14	Remove, clean and reattach in place using concealed nonferrous fasteners. Fill any holes left by old fasteners to match surrounding material.	1	G		59	\$ 100.00	\$ 2,400.00
15	Remove door and replace with new door similar those on the main State Street entrance.	6	G		77	\$ 2,100.00	\$ 2,100.00
16	Take up floor to see if original or 1951 flooring is revealed below. If found, restore. If not, replace with flooring appropriate to the rest of the 1951 design.	6	P to F		77	\$ 350.00	\$ 4,550.00
17	Recreate original design based on drawings.				1, 7, 8, 9, 13, 15	\$ 2,013,920.00	\$ 2,013,920.00

Base Total	\$ 8,446,238.00
Alternate 1	\$ 596,635.00
Alternate 2	\$ 2,013,920.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 1B - 1ST FLOOR TENANT SPACE (1.5 STORIES), ORNAMENTAL STAIR, AND LOBBY

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Alternative 1: Restore to 1951 Design								
1	Interior	Wall	Surface	Wood	wood panel	10	c. 20" x 8.5'	A series of decorative wood panels with inset mirrors and neon lighting between. Along curving wall separating mezzanine and main lobby. From the 1951 remodeling.
2	Interior	Wall	Ornament	See Description	broken fixtures	3	8.5'	Neon lighting between wood panels.
3	Interior	Stair	Surface	Granite	SF	80		Monumental curving stair to basement, part of the 1951 remodeling. Treads are granite.
4	Interior	Stair	Railing	Steel & glass	LF	85		Steel and glass railing and balustrade of main stair to basement, part of 1951 remodeling.
5	Interior	Interior Elements	Railing	Steel & glass	LF	17		Steel and glass railing at east end of mezzanine, matches that of the main lobby stair. Railing at east end is missing.
6	Interior	Ceiling	Surface	Plaster	SF	1050		Curving plaster cove ceiling from 1951 remodeling, situated above the main lobby. Dropped and recessed areas in organic shapes to match the forms of the façade and stair from the same period.
7	Interior	Ceiling	Surface	Paint	SF	1050		Paint covering cove ceiling is of several different colors, likely from the 1951 remodeling. Peeling in several places.
8	Interior	Wall	Surface	Marble	SF to be replaced	70		Marble cladding around central column, matching that on elevator wall. 1951 remodeling.
9	Interior	Wall	Surface	Marble	SF to be replaced	230		Elevator wall and the rest of the south lobby wall, one of the few remaining features from the 1951 lobby design. Several sections removed and badly damaged east of the elevators.
10	Interior	Wall	Surface	Marble	SF to be replaced	500		Part of the 1951 remodeling. Marble cladding covers the 5 rectangular columns lining the north and east side of the lobby. Most in poor condition, granite removed from several faces.
11	Interior	Wall	Surface	Granite	SF to be replaced	25		Part of the 1951 remodeling. Granite cladding covers the one rectangular column flanking the lobby entry. Most in poor condition, granite removed completely from one side.
12	Interior	Floor	Surface	Terrazzo	SF	575		Terrazzo floors in lobby, likely from 1951 remodeling.
13	Interior	Floor	Surface	Ceramic Tile	SF	2350		Ceramic tile inside the tenant space. Likely post-1951.
14	Interior	Door	Leaf Sliding	Nickel - plated		4	3'-8" x 7'	Elevator doors featuring American eagle medallions, from the 1951 remodeling.
15	Interior	Door	Frame	Bronze		4	3'-8" x 7'	Bronze elevator door frames.
16	Interior	Interior Elements	Mailbox & Directory	Nickel - plated		1	c. 4' x 4'	Part of 1951 remodeling. 2 small panes of glass broken, metal is scratched, rusted, and bent in several places. Central section has been removed.
17	Interior	Wall	Structure	Glass	SF	224		North wall of lobby has been removed.
18	Interior	Communication System	Clock	See Description		1	c. 18" diameter	Clock above and matching the building directory, likely from the 1951 remodeling. Clock mechanism is missing while all but one "number" are still in place on the marble wall.
19	Interior	Electrical	Light Fixture	Incandescent	fixture	13	c. 8" diameter	Recessed cans and pendant lights exist in the 1951 tenant space. Condition of these fixtures is poor to unknown.
20	Interior	Electrical	Incandescent Fixture	See Description	indicator	4	c. 2.5' x 1'	Elevator floor indicators above each elevator door, within each bronze door frame. Likely from 1951 remodeling.
Alternative 2: Restore to Original (1915) Design								
21	Interior	Wall	Cladding	Marble	SF	2454		See original drawings.

Significance Rating: 6 through 1, being the most significant
 Condition Options: Good/Fair/Poor
 Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Image #	Cost Estimate	
					Unit Price	Total
1	Preserve wood panels in place. Clean and refinish surfaces. Repair lighting where it is no longer functional.	1	F	33	\$ 600.00	\$ 6,000.00
2	Repair or replace as necessary.	2	P to F		\$ 250.00	\$ 750.00
3	Preserve in place and clean (HPTP 04455-06).	2	G	36, 37	\$ 75.00	\$ 6,000.00
4	Preserve in place and clean both metal (HPTP 05700-02) and glass. Make minor repairs.	2	G	36, 37	\$ 65.00	\$ 5,525.00
5	Missing portions to be replaced with restoration of full lobby (HPTP 05700-01). Existing railing and balusters to be preserved and cleaned (HPTP 05700-02).	6	F	34	\$ 200.00	\$ 3,400.00
6	Preserve 1951 ceiling form. Clean and make minor repairs to plaster (HPTP 09210-05).	2	G	33, 78	\$ 28.57	\$ 30,000.00
7	Strip and repaint. Conduct paint analysis and record.	2	P	33, 78	\$ 16.80	\$ 17,640.00
8	Remove unsalvageable marble & replace missing marble using new marble cladding that matches existing. Clean preserved marble (HPTP 04455-06).	2	P	33, 79	\$ 75.00	\$ 5,250.00
9	Surrounding elevators, clean marble (04455-06) and patch small cracks and holes (04455-03). East of elevators, rebuild wall using marble cladding to match existing.		P to G	63	\$ 75.00	\$ 17,250.00
10	Remove unsalvageable marble & replace missing marble using new marble cladding that matches existing. Clean preserved marble (HPTP 04455-06).	3	P		\$ 250.00	\$ 125,000.00
11	Repair and replace missing cladding.	2	P to G	66	\$ 250.00	\$ 6,250.00
12	Strip old sealants, clean, reseal, preserve in place. Repair where necessary to match surrounding material.	2	P to F	67	\$ 42.50	\$ 24,437.50
13	Take up floor to see if original or 1951 flooring is revealed. Replace with flooring appropriate to the rest of the 1951 design.	2	P to F	65	\$ 28.00	\$ 65,800.00
14	Preserve, repair, and restore where elements are missing (HPTP 05700-01, 02). Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition.	2	P to G	45, 62	\$ 5,900.00	\$ 23,600.00
15	Preserve. Clean and restore original finish.		G	62	\$ 2,500.00	\$ 10,000.00
16	Repair damage and preserve in place. Reconstruct central portion in manner appropriate to the rest of the mailbox design.	2	F	35, 64	\$ 1,800.00	\$ 1,800.00
17	Replicate 1951 curved glass wall between lobby and tenant space using existing curb.			67	\$ 75.00	\$ 16,800.00
18	Restore mechanisms, face, and hands using in manner appropriate to 1950's modernism and the existing lobby elements from the period. Replace missing "number".	3	P	35	\$ 3,800.00	\$ 3,800.00
19	Restore lighting design using new fixtures that match the 1951 design in form and placement. Fixtures or lamp type may be modified to meet lighting codes. Fluorescent fixtures should be removed.	2	F	88	\$ 275.00	\$ 3,575.00
20	Restore to original use, rewire to function with current elevator system, relamp if necessary.	2	F	62	\$ 500.00	\$ 2,000.00
21	Recreate original design based on drawings.			11, 12	\$ 190.00	\$ 466,260.00

Base Total	\$	-
Alternate 1	\$	37,975.00
Alternate 2	\$	466,260.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 1C - 1915 MAIN STAIRS

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Stair	Surface	Marble	flight of stairs	14	19'-2" x 6'-8"	Original treads of main stair, 2 to 16.
2	Interior	Stair	Balustrade	Bronze	LF	40		Highly decorative bronze newel posts and railing, inner perimeter of stair. Basement to mezzanine. Original to 1915 design.
3	Interior	Stair	Railing	Bronze	LF	60		Highly decorative bronze handrail, outer perimeter of stair. Basement to mezzanine. Original to 1915 design.
4	Interior	Stair	Structure	Bronze	LF	40		Bronze stringer Basement to mezzanine. Original to 1915 design.
5	Interior	Stair	Railing	Wood	LF	940		Moulded wood hand rail, main stair, mezzanine and above. 1915 design. Needs to be refinished.
6	Interior	Stair	Railing	Cast Iron	LF	490		Decorative cast iron balustrade, main stair, mezzanine and above. 1915 design. Needs to be refinished.
7	Interior	Stair	Structure	Risers	SF	610		Original cast iron risers, some decoration, main stair, mezzanine and above. Rust found in several areas.
8	Interior	Stair	Structure	Iron	LF	940		Original cast iron stringers, main stair, mezzanine and above. Rust found in several areas.
9	Interior	Wall	Cladding	Marble	SF	3580		Marble wainscoting along main stair, basement to 16. Detached from wall between 4th and 5th levels.
10	Interior	Stair	See Description		Ls	1		Existing interior stair was once partially enclosed.
11	Interior	Stair	See Description		Ls	1		Existing interior stair was once partially enclosed.

Alternative 1: Restore to 1951 Design

12	Interior	Stair	Surface	Terrazzo	flight of stairs	2	10'-2" x 17'-8"	Treads and landings of main stair, basements through level 2, likely of 1951 remodelling.
13	Interior	Furnishing	Fire Hose Cabinet	Nickel - plated	Cabinet	1	c. 3'-6" x 3'-6"	Nickel-plated fire hose cabinet matching building directory, likely from 1951 remodeling.

Alternative 2: Restore to Original (1915) Design

14	Interior	Stair	Surface	Marble	flight of stairs	2	10'-2" x 17'-8"	Treads and landings of main stair, basements through level 2, were originally marble. See original drawings.
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Significance Rating: 6 through 1, being the most significant
 Condition Options: Good/Fair/Poor
 Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place and clean (04455-06). Strip any old sealants and reseal. Repolish (04455-02). If required by code, apply a code compliant non-slip safety surface.	1	G		14, 43, 44	\$ 200.00	\$ 2,800.00
2	Preserve in place and clean. Strip any sealants, remove green patina, polish and restore original finish. (HPTP 05700-02).	1	G		41, 42, 80	\$ 118.00	\$ 4,720.00
3	Preserve in place and clean. Strip any sealants, remove green patina, polish and restore original finish. (HPTP 05700-02).	1	G		41, 42, 81	\$ 100.00	\$ 6,000.00
4	Preserve in place and clean. Strip any sealants, remove green patina, polish and restore original finish. (HPTP 05700-02).	1	G		41	\$ 115.00	\$ 4,600.00
5	Refinish (HPTP 06400-10); strip old finishes, sand, stain, and cover with clear finish.	1	F to G		2, 69	\$ 25.00	\$ 23,500.00
6	Refinish: strip, remove rust, and repaint (HPTP 06400-10). Some portions may need to be replaced due to corrosion.	1	F		70	\$ 65.00	\$ 31,850.00
7	Refinish: strip, remove rust, and repaint (HPTP 06400-10).	1	F		68, 71	\$ 56.50	\$ 34,465.00
8	Refinish: strip, remove rust, and repaint (HPTP 06400-10).		F			\$ 68.00	\$ 63,920.00
9	Preserve, clean/polish, and repair small cracks and holes where needed (HPTP 04455-02, 03, 06). Reattach to wall at 4/5.	1	F		14, 43, 44, 72	\$ 30.00	\$ 107,400.00
10	Stair and corridor to the north must be completely enclosed to meet fire codes (see Zone 3A for 2nd floor recommendations).				14	\$ 26,000.00	\$ 26,000.00
11	An additional fire stair to be added to the building exterior on the south façade. If a new building is built directly to the south, location of a fire stair within the new building, with connection to 202 S. State, to be considered.					\$ 127,000.00	\$ 127,000.00
12	Strip and clean (HPTP 09400-02). Reseal.	1	G		80	\$ 7,800.00	\$ 15,600.00
13	Preserve in place and clean.	1	G		54	\$ 2,260.00	\$ 2,260.00
14	Remove terrazzo treads and restore to original marble (1915) design.				80	\$ 45,900.00	\$ 91,800.00

Base Total	\$ 432,255.00
Alternate 1	\$ 17,860.00
Alternate 2	\$ 91,800.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 2A - HISTORIC ELEMENTS (BASEMENT AND 2ND – 15TH FLOORS)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Wall	Trim	Wood	LF to be refinished	275		Decorative wood crown moulding above elevator doors and above utility closets (floors 2 to 15). Generally in good condition. Some have been repainted.
2	Interior	Wall	Trim/ Column	Cast Iron	LF to be refinished	25		Decorative iron trim along northwest corner of elevator wall on 2 floors.
3	Interior	Door	leaf swinging and frame	Wood Paneled	doors	42	c. 3' x 7'	Three original wood doors for mechanical closets in southwest corner of each floor. One on each floor has a half lite; the others are two-panel wood. Two doors are in need of carpentry repairs.
4	Interior	Door	Leaf Swinging	Wood Paneled	missing door	1	c. 3' x 7'	Three original wood doors for mechanical closets in southwest corner of each floor. One is missing.
5	Exterior	Door	leaf swinging and frame	Metal	pair of doors	14	3'-2" per pair	Pairs of metal panel fire escape doors with wired "safety glass" at all floors 2 through 15.
6	Interior	Electrical	Light Fixture	Incandescent	fixture	2	c. 18" dia	Pendant lights on 4th floor. Likely original.
7	Interior	Floor	Surface	Ceramic Tile	SF	1930		Ceramic tile from Buck & Rayner Cafeteria, basement. Exact installation date unknown.
8	Interior	Ceiling	Ornament	Plaster	LF	40		Two decorative ceiling beams remain on floor 8.

Alternative 1: Restore to 1951 Design

9	Interior	Door	frame	Bronze	frame	1	3'-8" x 7'	Bronze elevator door frame, basement.
10	Interior	Door	leaf sliding	Nickel - plated	pair of doors	1	3'-8" x 7'	Elevator doors featuring American eagle medallions, from the 1951 remodeling, basement.
11	Interior	Electrical	Light Fixture	Incandescent	fixture to be preserved	4	c. 12" x 3"	Art Moderne style elevator hall call lanterns initially placed above at least one elevator door on each floor (2nd through 15th). Likely from 1951 remodeling.
12	Interior	Wall	Surface	Marble	SF missing/damaged	30		Marble cladding around central column in basement matches central cylindrical column & elevator wall of first floor.
13	Interior	Wall	Surface	Wood	SF	5		Wood cladding surrounding decorative stair in basement. Ends abruptly & underside of stair is left exposed.
14	Interior	Wall	Surface		SF	260		Underside of decorative stair in basement is left exposed.

Alternative 2: Restore to Original (1915) Design

No applicable recommendations.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Con'td)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place. Where painted, remove paint, stain, and lacquer (HPTP 06400-05).	2	F to G		14, 52, 53, 74	\$ 100.00	\$ 27,500.00
2	Strip and repaint with color to match cast iron balustrade.	2	F		14, 74	\$ 190.00	\$ 4,750.00
3	Preserve in place. Repair any damage, strip and refinish. Strip and polish bronze hardware. Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition. Upgrade hardware as necessary for ADA compliance. Assume 25% of doors need refinishing & hardware.	2	G		56, 58	\$ 400.00	\$ 16,800.00
4	Replace missing door with new door of matching design. Upgrade hardware to be ADA compliant, style and finish to match remaining original doors.				56, 59	\$ 2,400.00	\$ 2,400.00
5	For now, restore and preserve (HPTP 08210-07). If fire escape is removed, secure doors so that they may not be opened, seal, and remove exit signage. Remove paint from lites. Strip and repaint all doors. Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition, and install new panic hardware.	2	P		55, 57	\$ 850.00	\$ 11,900.00
6	Restore. Fixtures may be relamped to meet lighting codes. May be moved to 2nd floor.	2	F		46	\$ 260.00	\$ 520.00
7	Repair and clean (HPTP 09310-02, 03, 06, 08, 09). Replace any missing tile.	2	P to F		6, 37, 38, 39	\$ 10.00	\$ 19,300.00
8	Preserve in place & repair. Integrate into the redesign of the tenant space.	3	P		50	\$ 160.00	\$ 6,400.00
9	Preserve in place, clean, polish, restore original finish.	2	G		39	\$ 3,600.00	\$ 3,600.00
10	Preserve in place and clean (HPTP 05700-01, 02), polish, restore original finish.	2	P to G		39	\$ 2,000.00	\$ 2,000.00
11	Salvage 4 fixtures, restore to original use, rewire to function with current elevator system, relamp if necessary, install over each elevator door on 2nd floor. Fixtures may be modified to meet lighting codes.	2	F		47	\$ 500.00	\$ 2,000.00
12	Remove unsalvageable marble & replace missing marble using new marble cladding that matches existing. Clean preserved marble (HPTP 04455-06).	2	P to G		37	\$ 400.00	\$ 12,000.00
13	Repair remaining wood cladding. Replace where necessary.	2	F		37, 75	\$ 300.00	\$ 1,500.00
14	Enclose space under stair using finishes that are sympathetic to and do not detract from the remaining 1951 materials.				75	\$ 65.00	\$ 16,900.00

Base Total	\$ 89,570.00
Alternate 1	\$ 38,000.00
Alternate 2	\$ -

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 3A - 2ND FLOOR CORRIDOR

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Alternative 1: Restore to 1951 Design								
1	Interior	Door	Leaf	Nickel - plated	pair of doors	4	3'-8" x 7'	Elevator doors featuring American eagle medallions, from the 1951 remodeling, 2nd floor. Poor to good condition - several medallions missing.
2	Interior	Door	Trim	Bronze	frame	4	3'-8" x 7'	Bronze elevator door frame.
3	Interior	Wall	Surface	Other	SF	270		1951 Paneled wall Covering, elevator wall.
4	Interior	Electrical	Communication System	Clock	EA	1	18"	Clock above centered on elevator wall above doors. Matches that above building directory on the first floor. Likely from the 1951 remodeling. Clock mechanism is missing.
Alternative 2: Restore to Original (1915) Design								
5	Interior	Wall	Trim/Surface/Structure	Wood, Glass, Metal, & Marble		1		Original corridor and elevator lobby, floors 2-15. See original drawings.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item #	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place, replace missing medallions, and repair. Lubricate, adjust, and refurbish door hardware, replacing any items that cannot be repaired, return to smoothly functioning condition.	2	P to G		45, 73	\$ 1,850.00	\$ 7,400.00
2	Preserve in place, polish and clean.	2	G		45, 73	\$ 3,600.00	\$ 14,400.00
3	Preserve. Conduct Paint Analysis and repaint accordingly.	3	G		73	\$ 18.00	\$ 4,860.00
4	Restore mechanisms, face, and hands using in manner appropriate to 1950's modernism and the existing lobby elements from the period. Replace missing "number".	2	P		73	\$ 3,800.00	\$ 3,800.00
5	On 2nd floor, completely restore original design of corridor and elevator lobby based on original drawings and existing historic materials. This includes original flooring, storefront walls, trim, and elevator doors and grilles. (Second floor recommended for current retention of historic material and accessibility to the public and/or majority of tenants.)				14	\$ 140,000.00	\$ 140,000.00

Base Total	\$	-
Alternate 1	\$	30,460.00
Alternate 2	\$	140,000.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4A - TENANT AREAS (2ND – 15TH FLOORS)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Wall	Structure	Other	LF	18		A wall has been built in front of the south bay of windows on east façade on the 9th floor.
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See zones 2A and 3A for treatment of historic elements within these areas.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Remove wall in front of windows.	6				\$ 106.00	\$ 1,908.00

Base Total	\$ 1,908.00
Alternate 1	\$ -
Alternate 2	\$ -

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4B - SOUTH AND WEST FACADES

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
Base Items, Use in conjunction with Alternative 1 or Alternative 2:								
1	Exterior	Wall	Finish	Paint		1		Historic painted sign along east corner of south facade. Likely from c. 1950. Notes building name and address and advertises for tenant space, and a restaurant.
2	Exterior	Wall	Finish	Paint	SF	3775		Painted sign on upper portion of west facade advertising the Home Federal Bank, tenant from 1952-65.
3	Exterior	Wall	Surface	Common Brick	SF	7100		West facade, worn and damaged. See Critical Examination Report 2002 for details.
4	Exterior	Wall	Surface	Common Brick	SF	16500		South facade, worn and damaged. See Critical Examination Report 2002 for details.

Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Do not destroy. Leave to decay naturally. No cleaning or restoration necessary.	5	P		22	\$ -	\$ -
2	Do not destroy. Leave in place to decay naturally. Clean wall after repairs. No restoration necessary.	3	P		23	\$ -	\$ -
3	Repair, repoint and replace as necessary (currently under way, May 2009)	6	P		23	Already in budget & nearing completion.	
4	Repair, repoint, and replace as necessary (currently under way, May 2009)	6	P		22	Already in budget & nearing completion.	

Base Total	\$	-
Alternate 1	\$	-
Alternate 2	\$	-

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4C - 16TH FLOOR, PENTHOUSE, & ROOF

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
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Base Items, Use in conjunction with Alternative 1 or Alternative 2:

1	Interior	Electric	Light Fixture	Incandescent	fixture	1	c. 6" x 6" x 4"	Deco light fixture. In fair condition.
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Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place or reuse in more public area & make record that it has been relocated. Rewire, relamp if necessary.	3	F		48	\$ 300.00	\$ 300.00

Base Total	\$ 300.00
Alternate 1	\$ -
Alternate 2	\$ -

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 202 S. State St.

Preservation Zone: 4D - BASEMENT AND SUB BASEMENT

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

See zone 2A for treatment of historic elements within these areas.

Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
	n/a	n/a	n/a	n/a	n/a		

Base Total	\$	-
Alternate 1	\$	-
Alternate 2	\$	-

202 S. STATE - SUMMARY OF COSTS

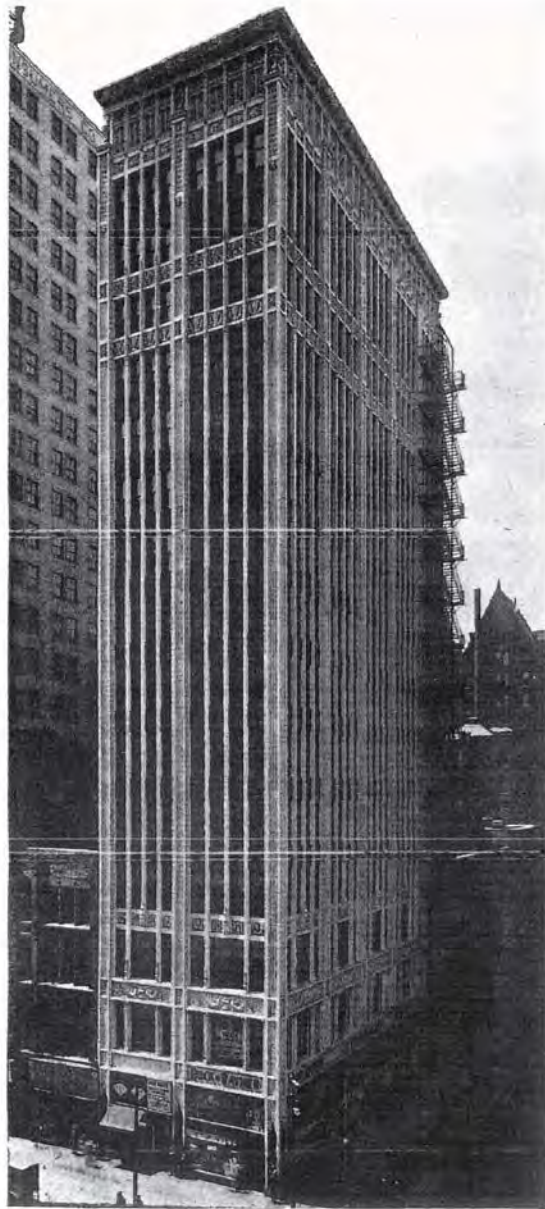
Zone	Cost	
	<i>Base Bid</i>	
1A	\$	8,446,238.00
1B	\$	-
1C	\$	432,255.00
2A	\$	89,570.00
3A	\$	-
4A	\$	1,908.00
4B	\$	-
4C	\$	300.00
4D	\$	-
Total	\$	8,970,271.00

	<i>Alternate 1</i>	
1A	\$	596,635.00
1B	\$	37,975.00
1C	\$	17,860.00
2A	\$	38,000.00
3A	\$	30,460.00
4A	\$	-
4B	\$	-
4C	\$	-
4D	\$	-
Total	\$	720,930.00

	<i>Alternate 2</i>	
1A	\$	2,013,920.00
1B	\$	466,260.00
1C	\$	91,800.00
2A	\$	-
3A	\$	140,000.00
4A	\$	-
4B	\$	-
4C	\$	-
4D	\$	-
Total	\$	2,711,980.00

III. IMAGES

A. HISTORIC IMAGES



BUCK & RAYNER BUILDING, CHICAGO 1917
Henry Ericsson Co., Builders Holabird & Roche, Architects

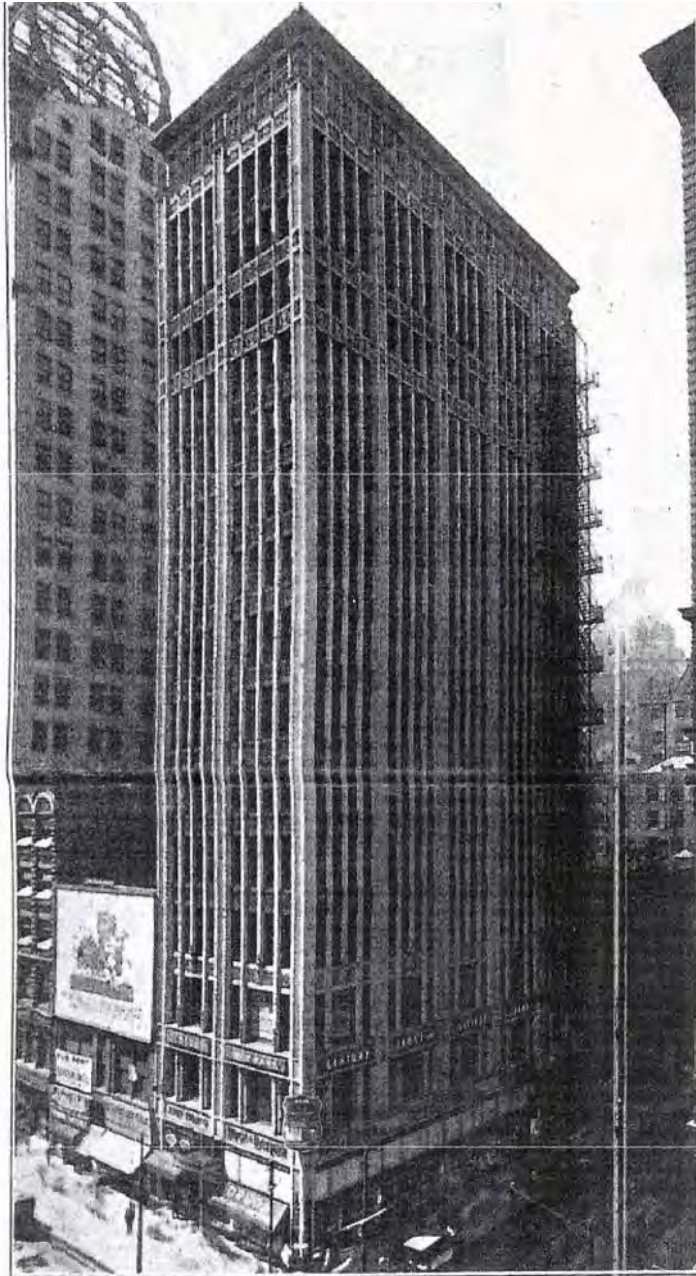
Image 1

Type: Historical Photo

Date: 1917

Publication: *Selected Photographs Illustrating the Work of Holabird and Roche Architects, 1882-1925*. New York: Architectural Catalog Co., 1925.

Description: North and east facades.



The Century Building, at the southwest corner of State and Adams Streets with the Consumers'

Image 2

Type: Historical Photo

Date: n/a

Publication: Gilbert, Paul and Charles Lee Bryson. *Chicago and Its Makers*. Chicago: F. Mendelsohn, 1929.

Description: North and east facades.



CENTURY OFFICE BUILDING, CHICAGO, ILLINOIS

Image 3

Type: Historical Photo

Date: n/a

Publication: "Century Office Building," *Architecture and Design*. Vol. 7, no. 2, March 1943. New York: Architectural Catalog Co.

Description: North and east facades.



Image 4

Type: Historical Photo

Date: n/a

Publication: *Realty and Building*. 31 Jan 1976, p 112-113.

Description: North and east facades with surrounding buildings.



Image 5: Historic postcard of 202 and 220 S. State Street. Date unknown.



Image 6: Historic postcard showing a “cafeteria” once located in the basement of 202 S. State St. Date unknown.

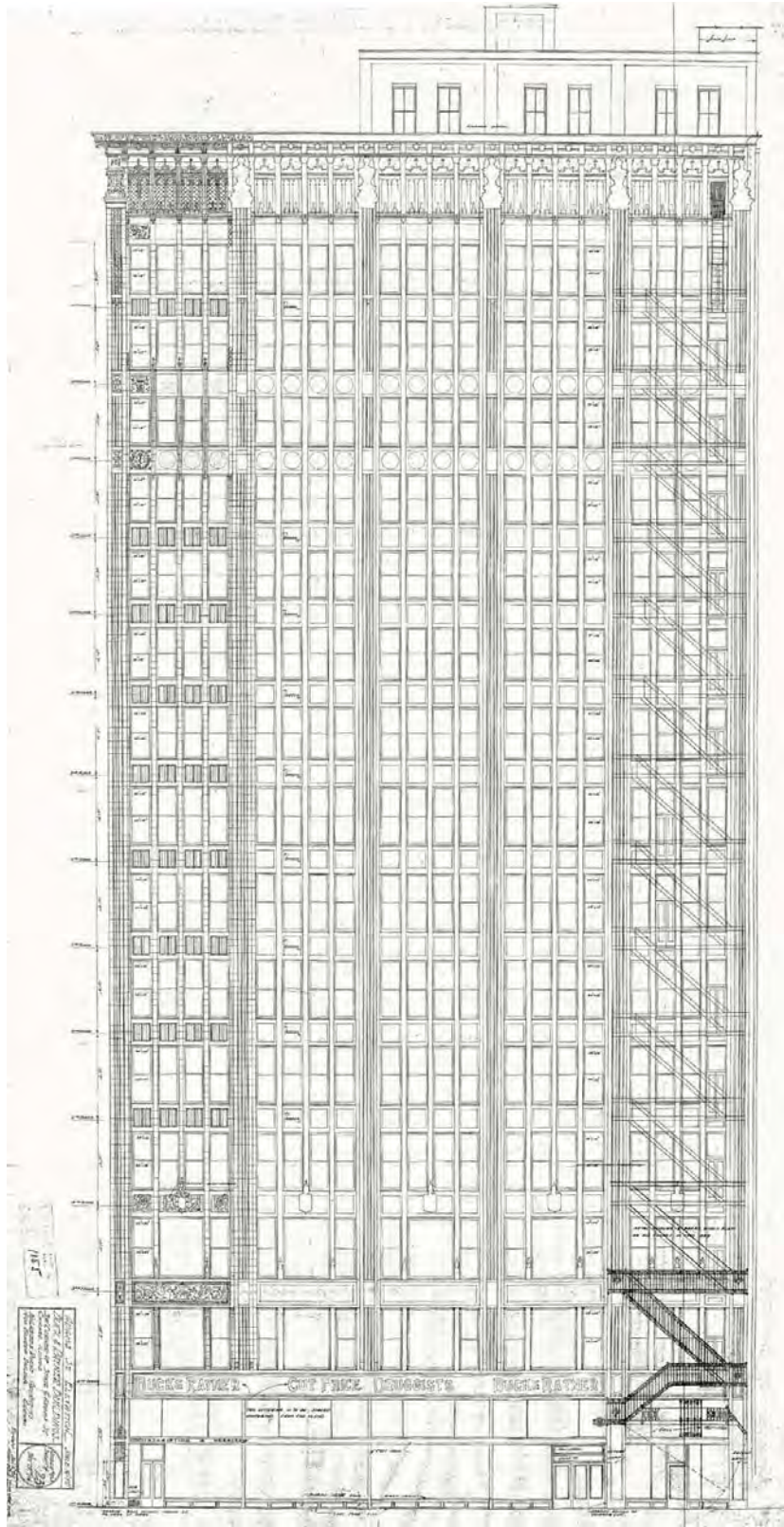


Image 7: Original drawing, north façade, 1914.

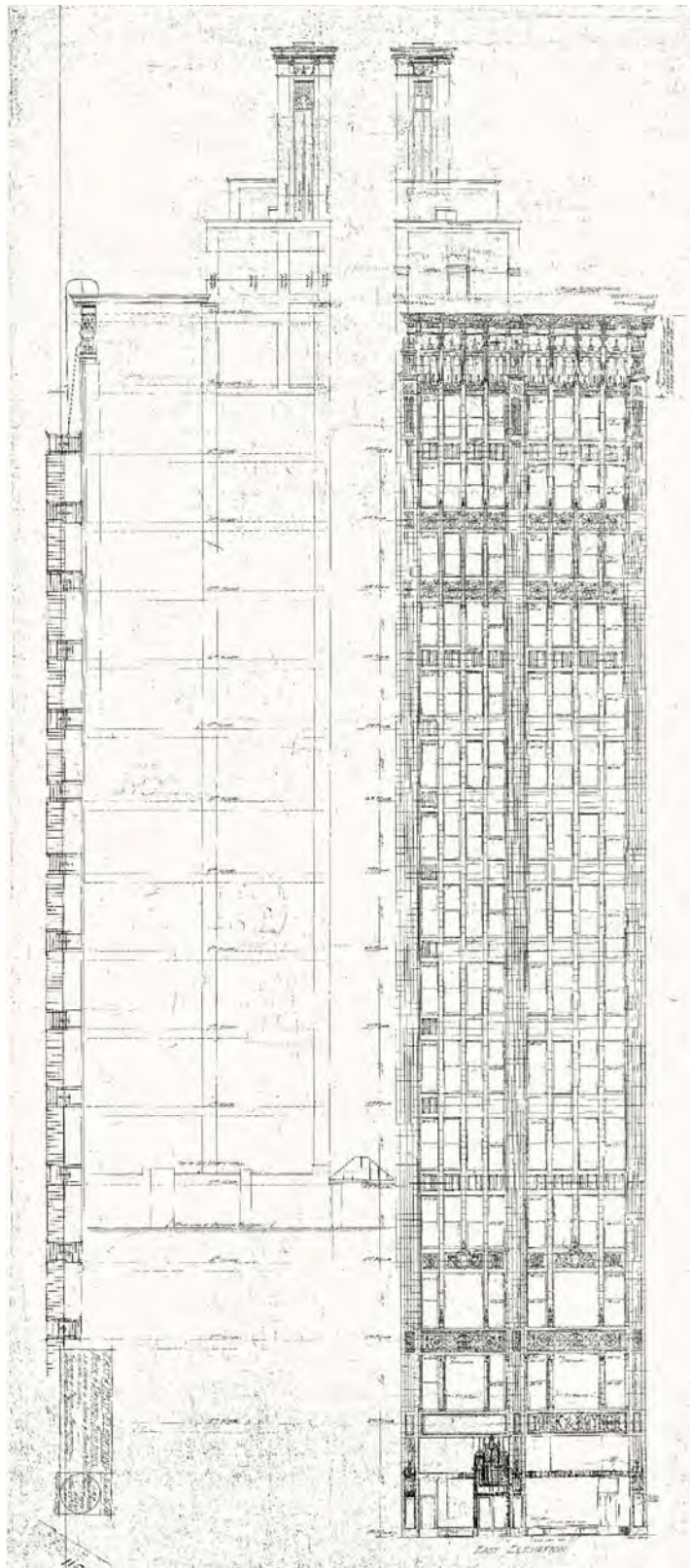


Image 8: Original drawing, west and east facades, 1914.

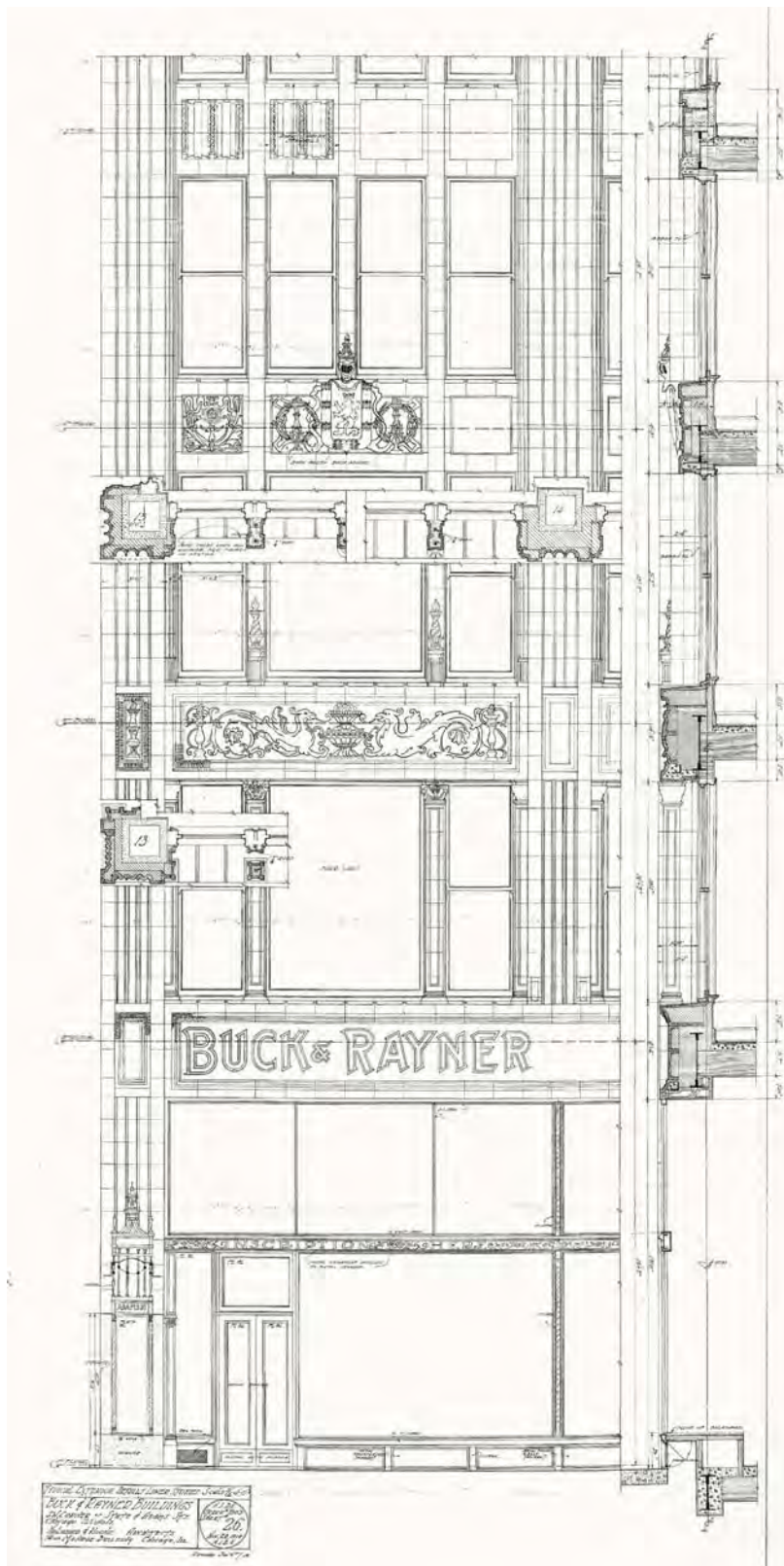


Image 9: Original drawing, north façade details, lower stories.

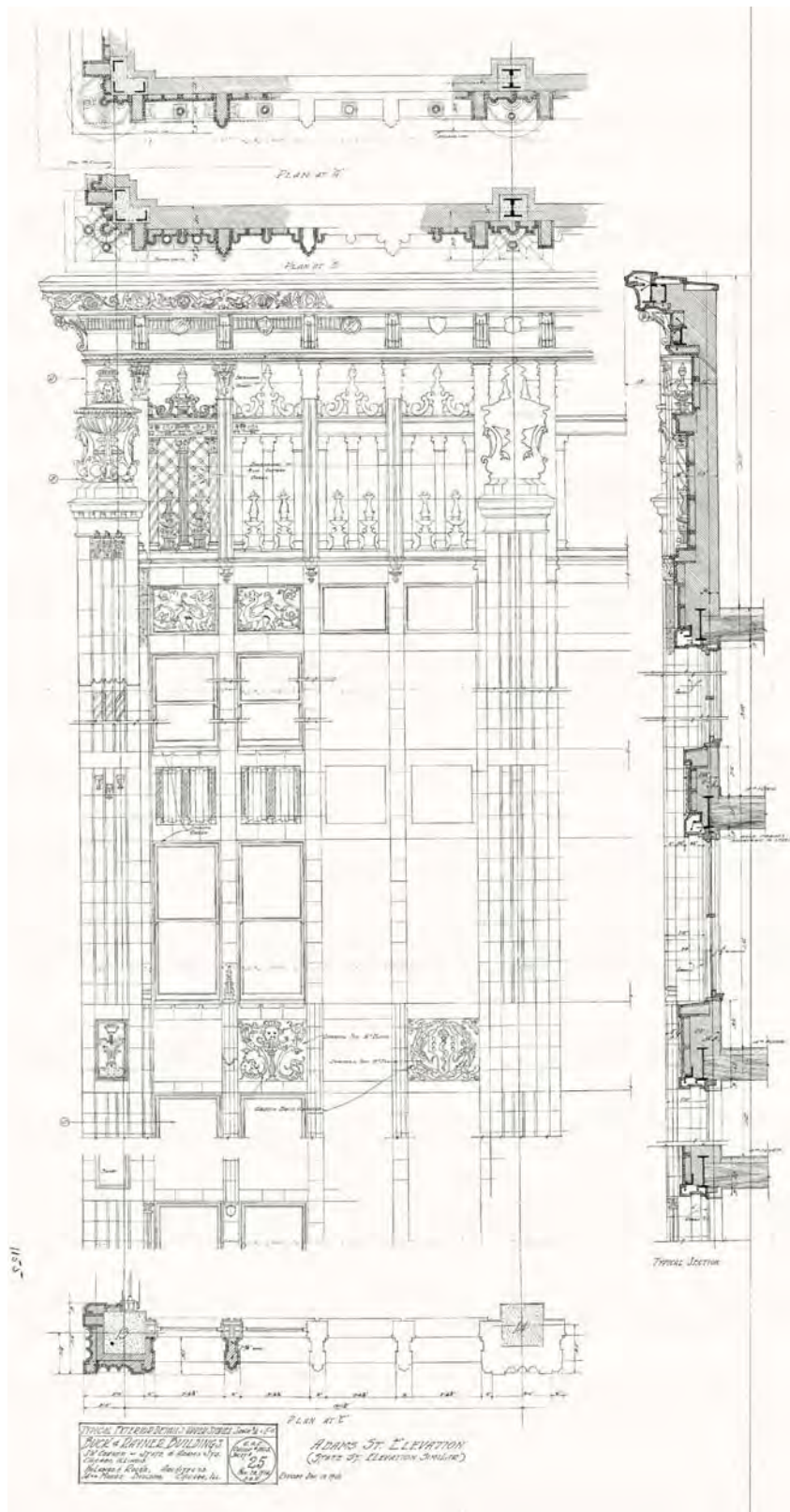


Image 10: Original drawing, north façade details, upper stories.

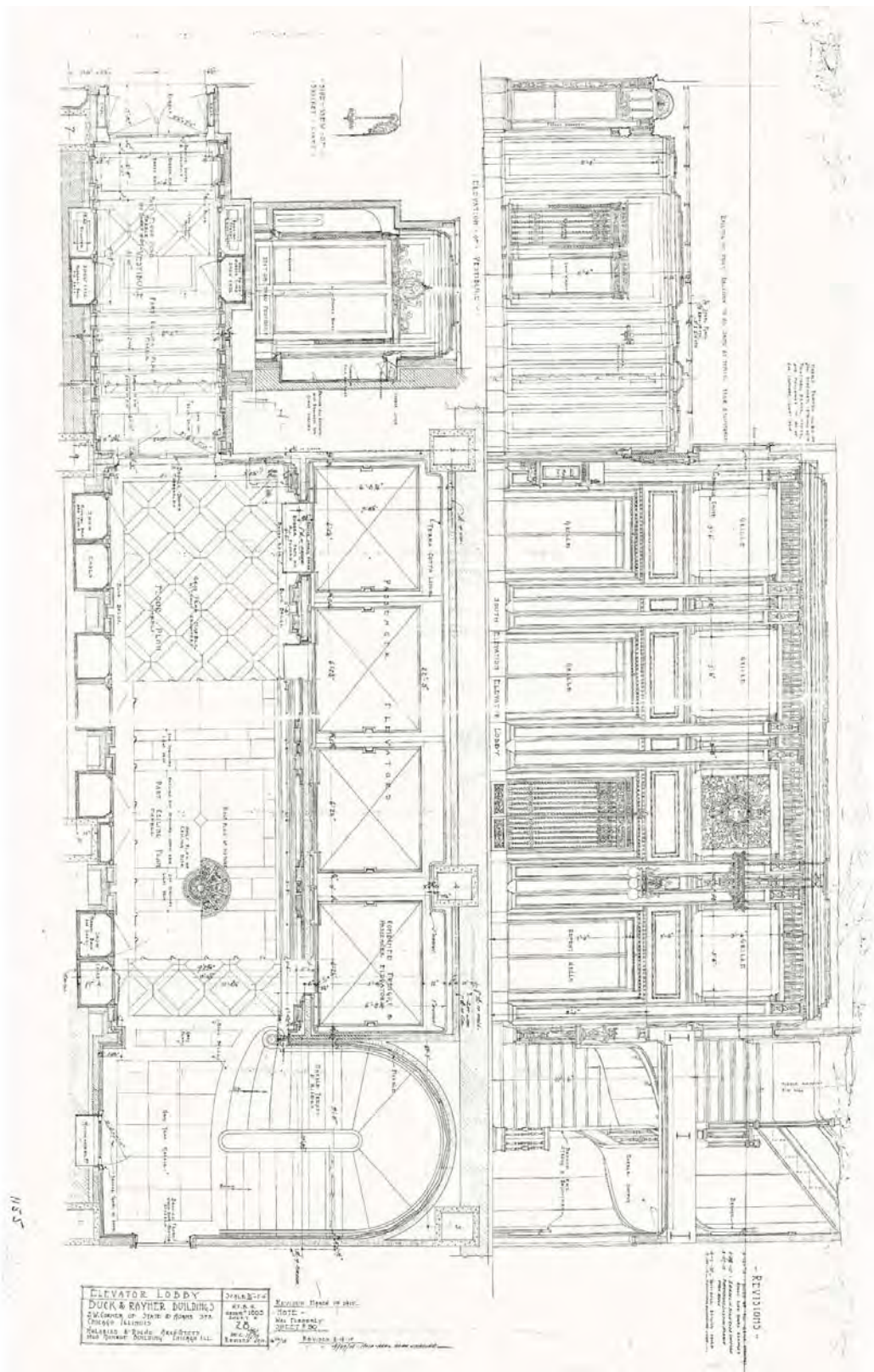


Image 11: Original drawing, elevator lobby.

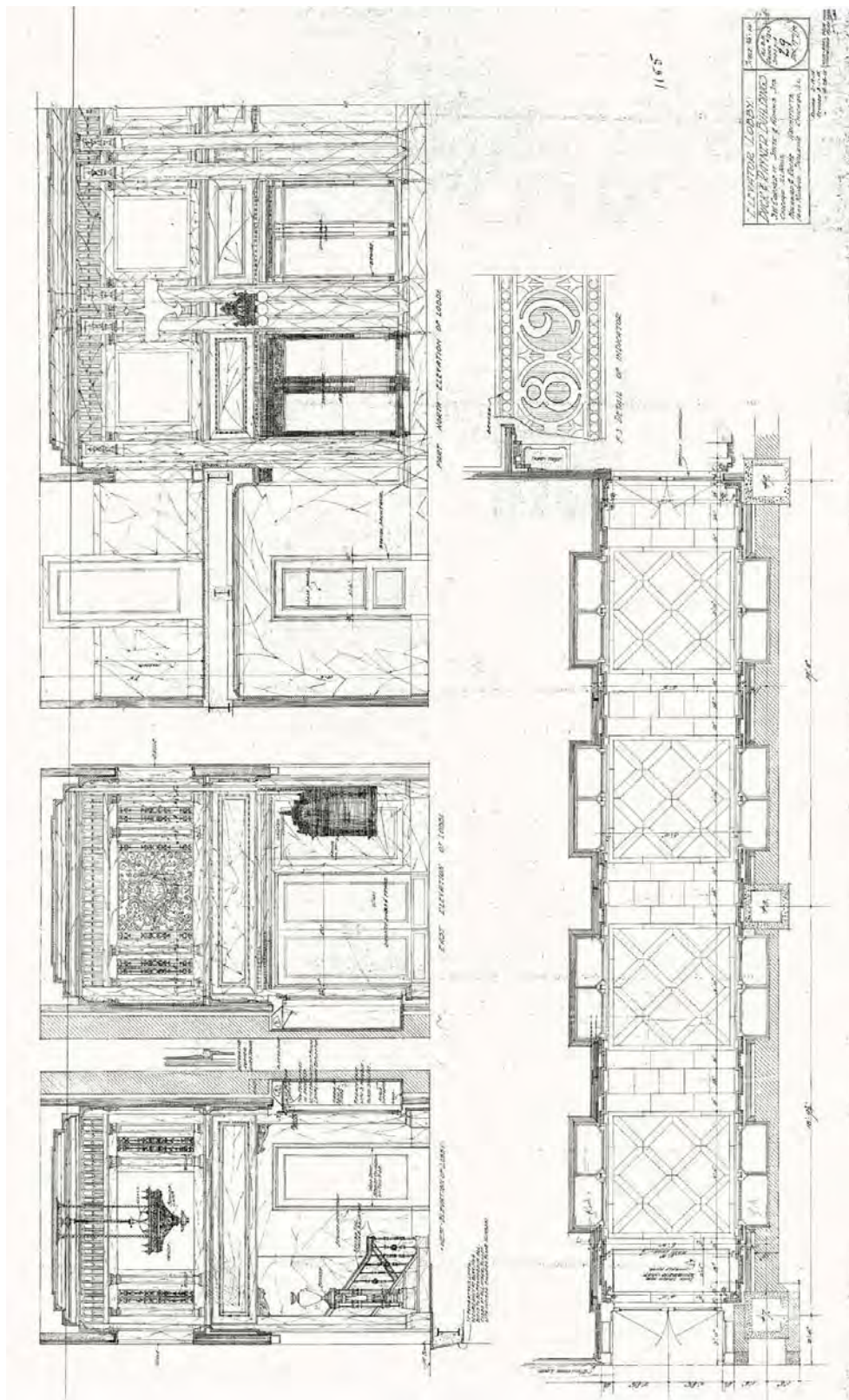


Image 12: Original drawing, elevator lobby.

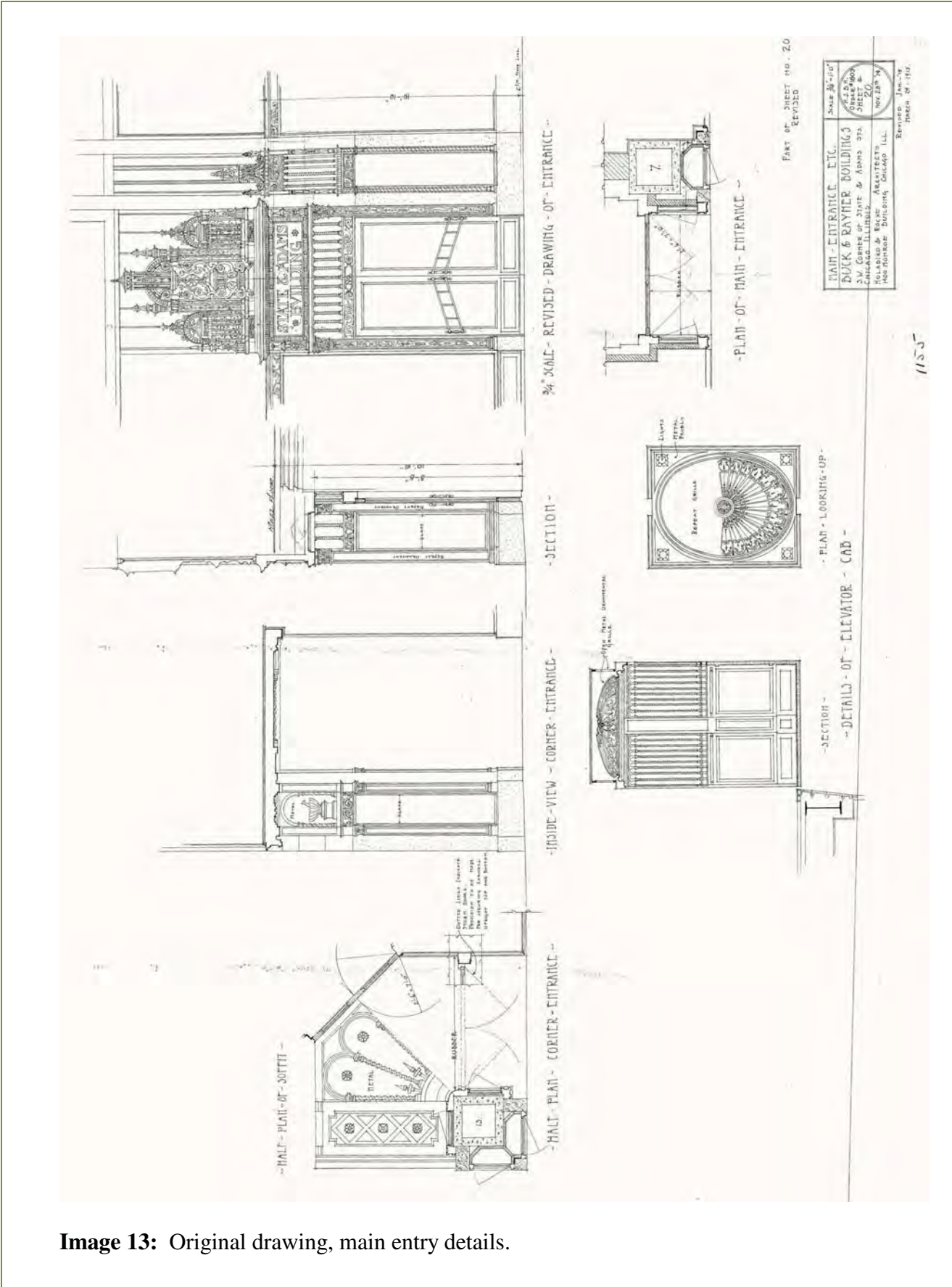


Image 13: Original drawing, main entry details.

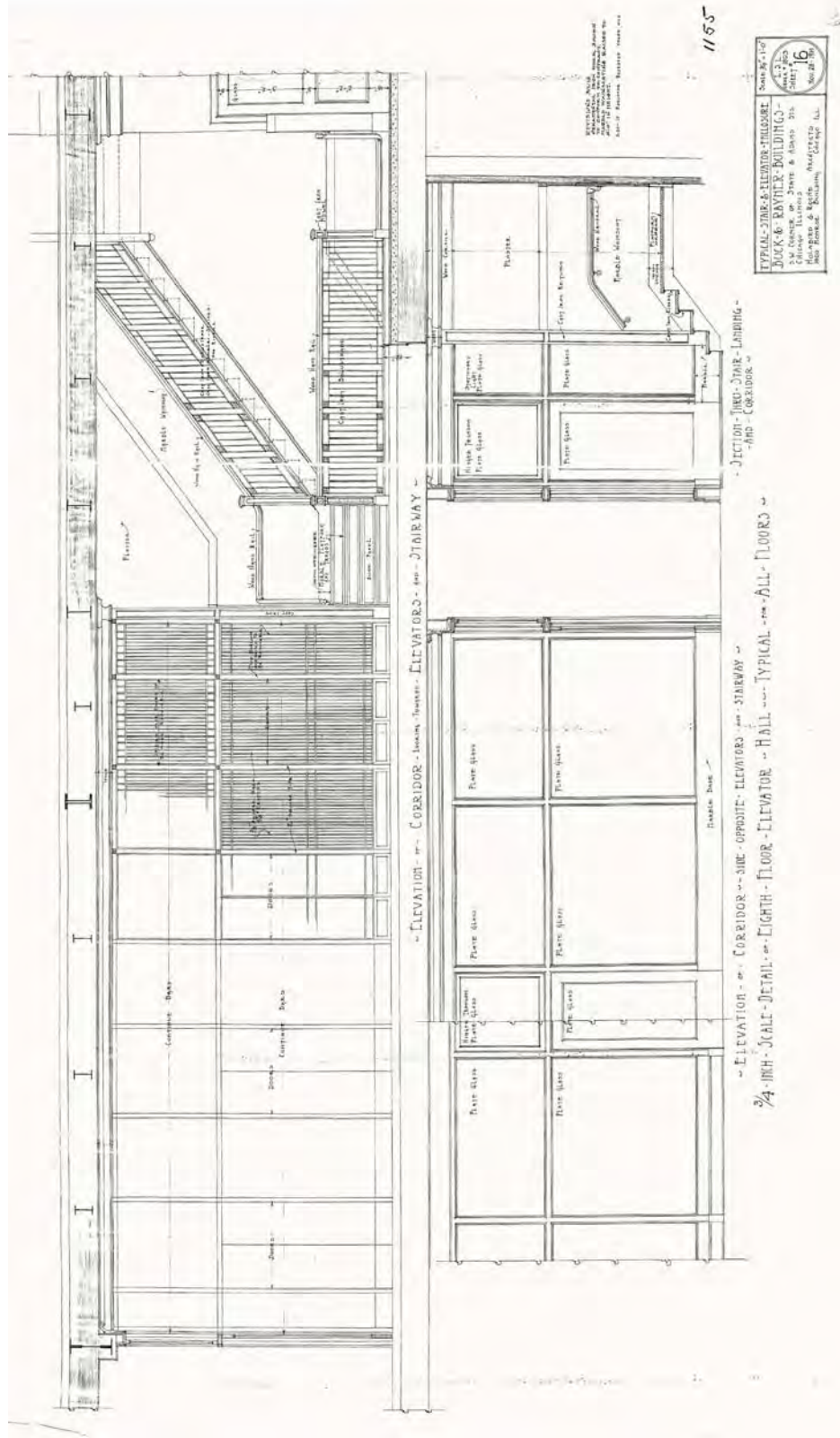


Image 14: Original drawing, typical stair and elevator enclosure.

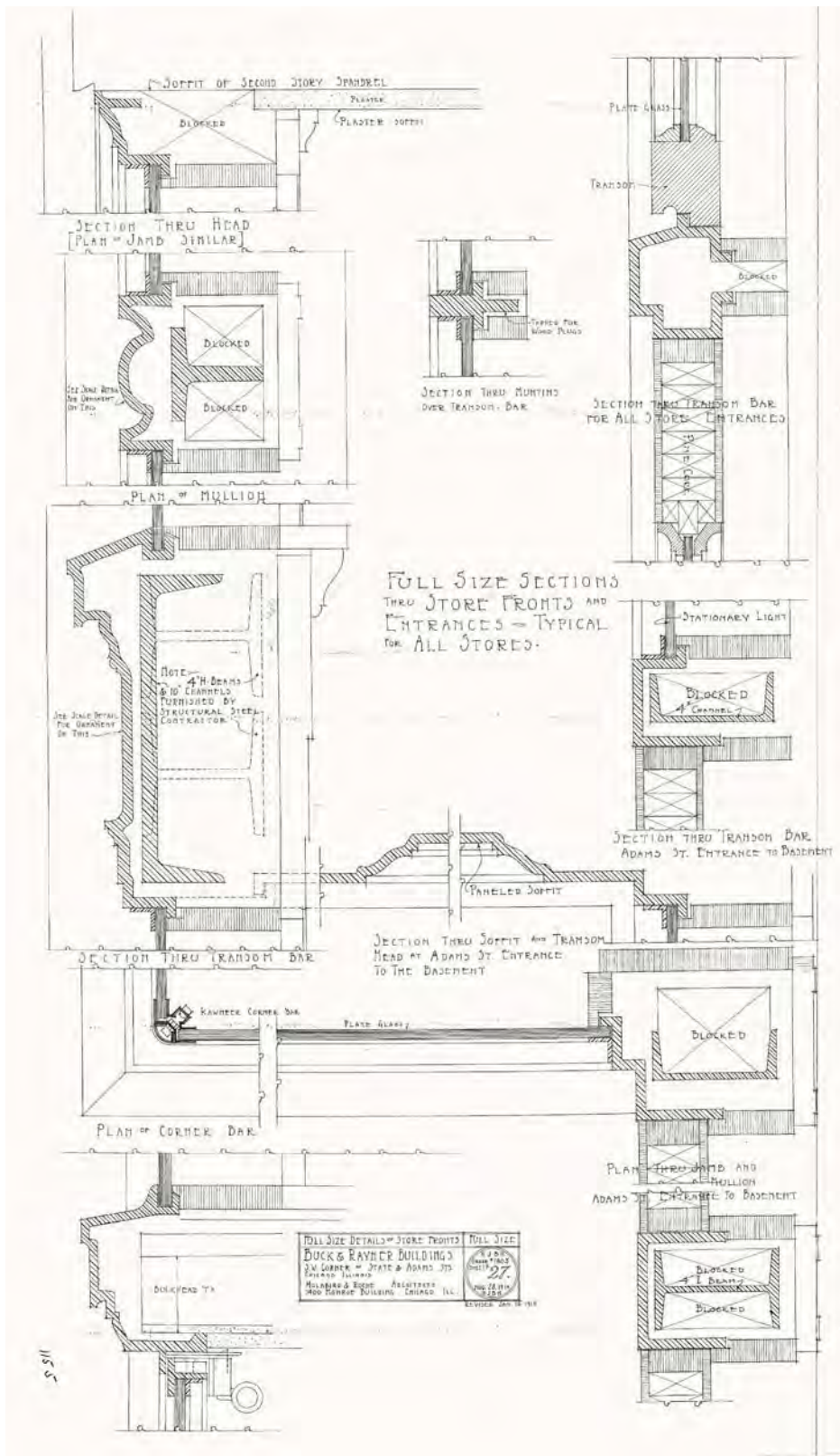


Image 15: Original drawing, sections of storefronts and entrances.

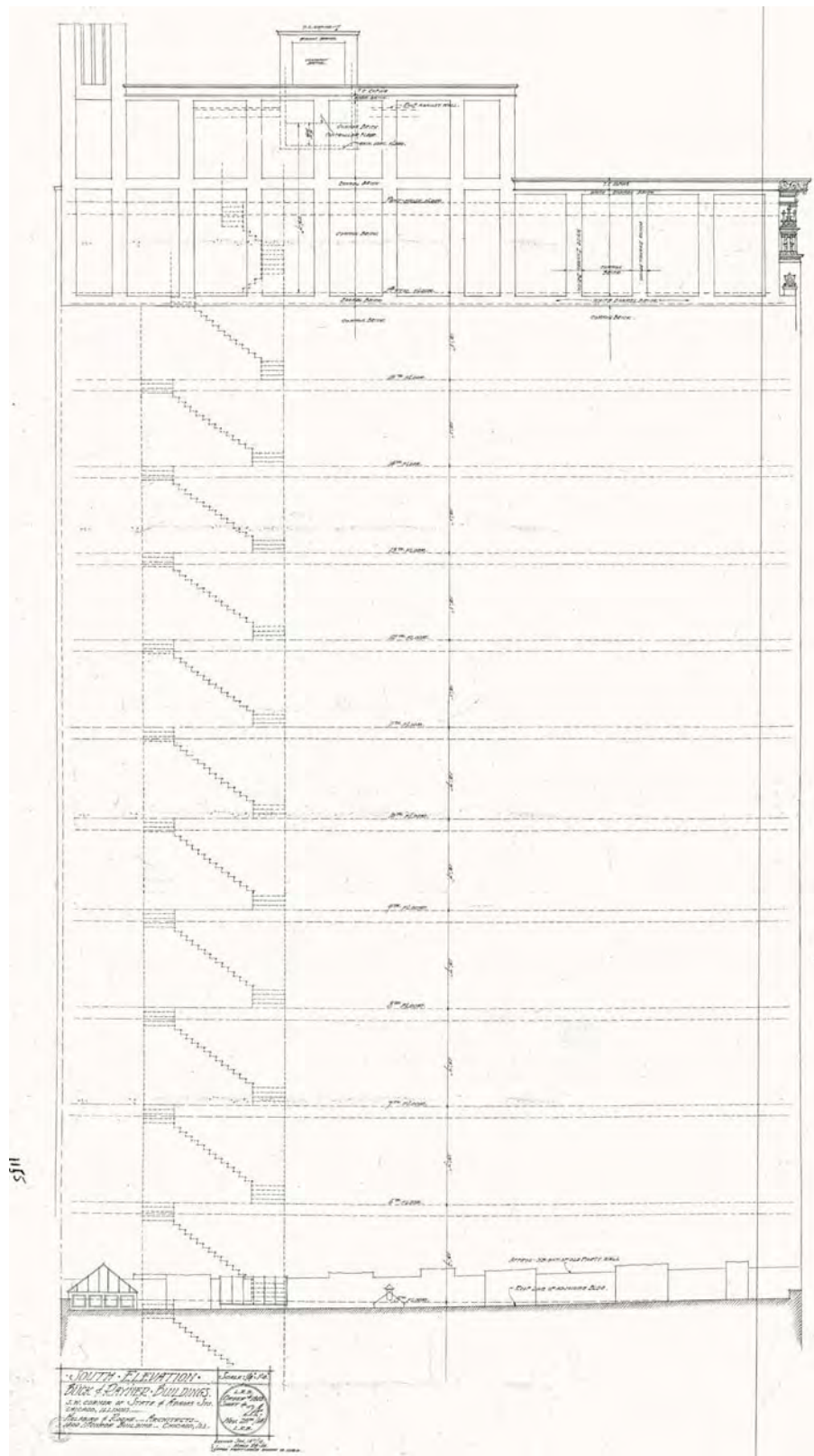


Image 16: Original drawing, south elevation.

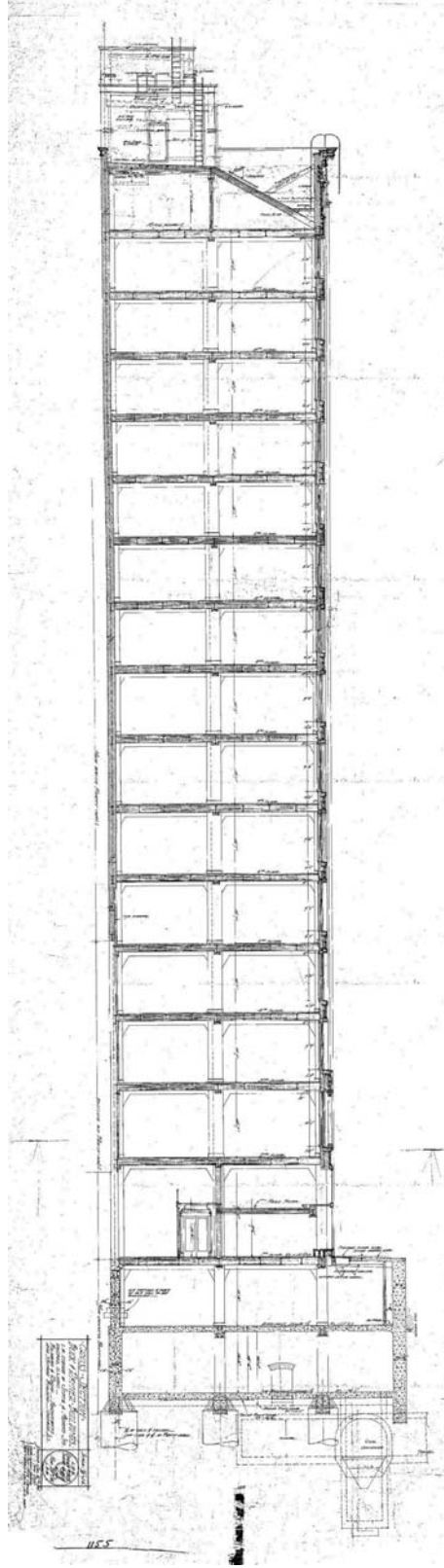


Image 17: Original drawing, cross section from south to north.

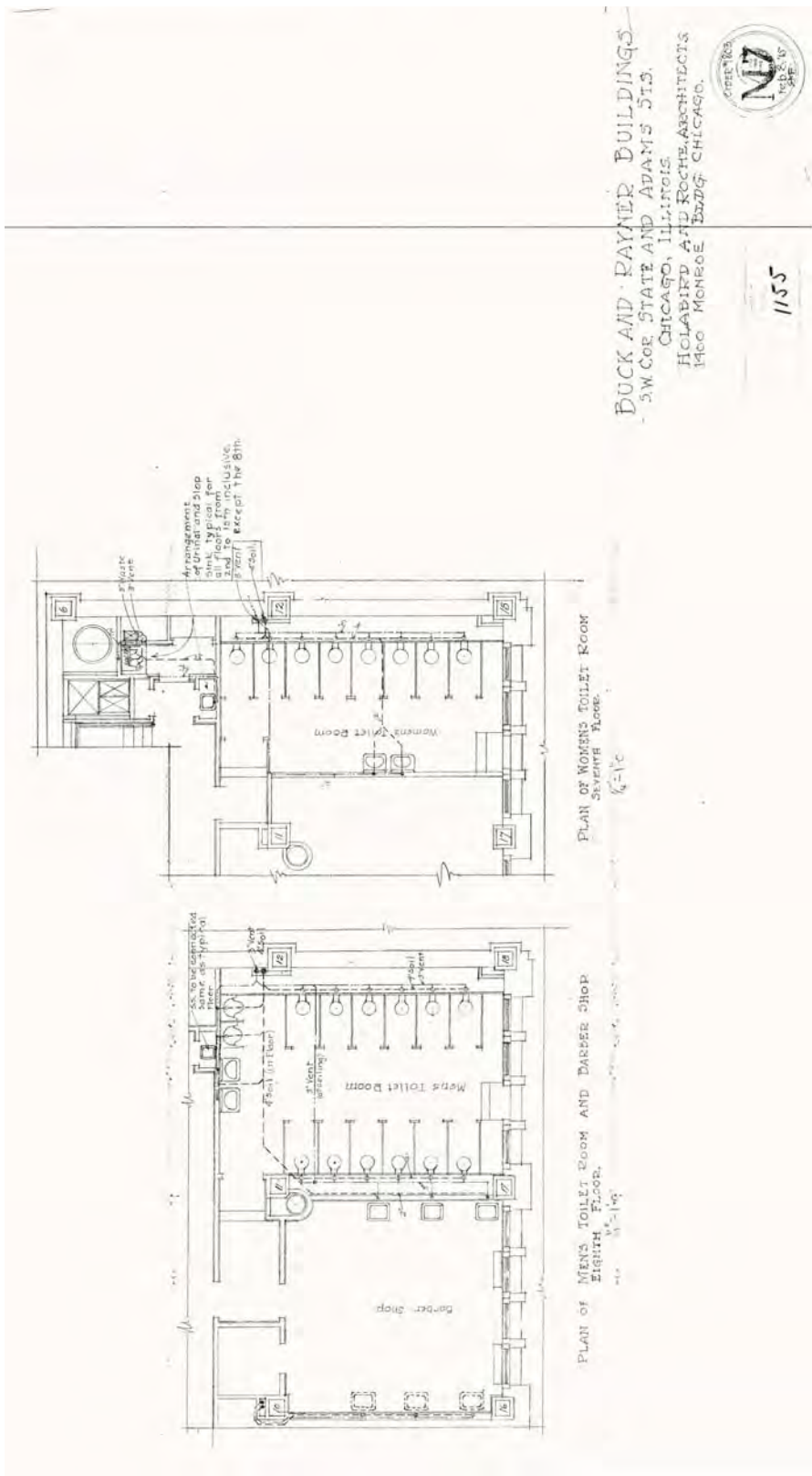


Image 18: Original drawing, restroom floor plans.

B. GALLERY PHOTOS



Image 19: Terra cotta detail, north façade between 3rd and 4th floors.



Image 20: North façade.



Image 21: East façade.

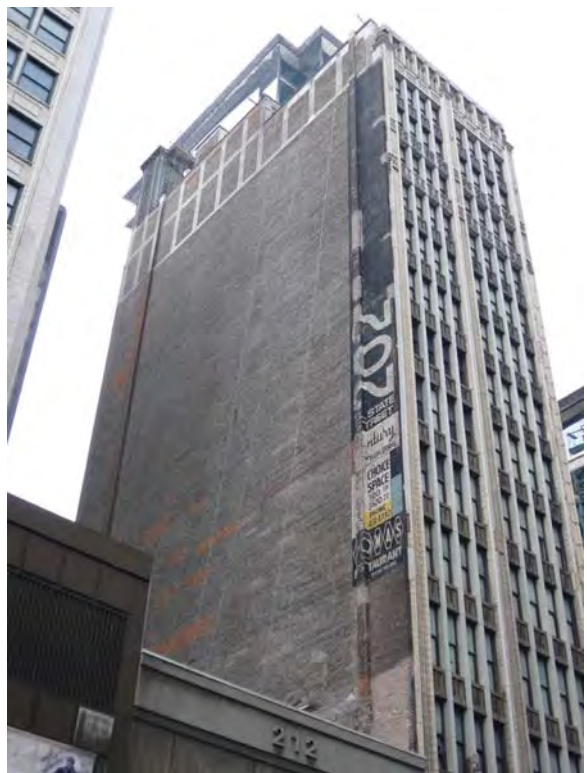


Image 22: South façade.



Image 23: West façade.



Image 24: Typical terra cotta detail of the 4th through 15th floors, north façade.



Image 25: Terra cotta detail, north façade between 3rd and 4th floors.



Image 26: Terra cotta detail, north façade between 3rd and 4th floors.



Image 27: Terra cotta detail, north façade.



Image 28: Original fire escape, north façade.



Image 29: Northeast entry revolving door.



Image 30: Northeast entry signage.



Image 31: Northeast corner of storefront.



Image 32: Southeast entry.



Image 33: First floor tenant space, view southeast.



Image 34: First floor tenant space, view west.



Image 35: Building directory and elevator enclosure.



Image 36: Ornamental stair to first basement.



Image 37: First basement, view east to ornamental stair.



Image 38: First basement, mosaic tile floor.



Image 39: First basement, elevator and main stair enclosures.



Image 40: First basement, freight elevator.



Image 41: Main stair, typical details from first basement to mezzanine.



Image 42: Detail of bronze balustrade, main stair.



Image 43: Main stair, typical floors 2 and above.



Image 44: Main stair, typical floors 2 and above.



Image 45: Detail, 1951 elevator door medallion.



Image 46: Pendant light fixtures, 4th floor.



Image 47: Art Moderne hall call lantern above elevator doors, typical of floors 2 through 15.



Image 48: Wall sconce, 16th floor stair.

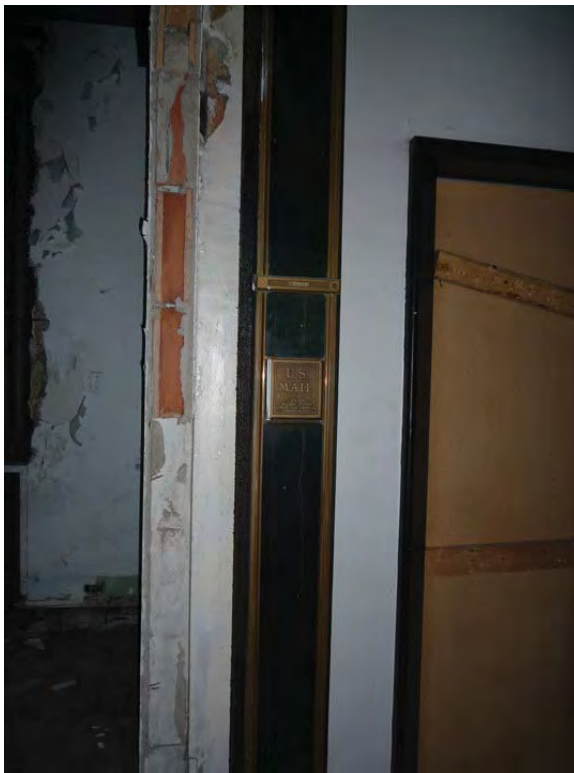


Image 49: Mail chute next to elevators, typical of floors 1 through 15.



Image 50: Decorative ceiling beam, 8th floor.



Image 51: West elevator enclosure.



Image 52: Typical elevator enclosure, floors 2 through 15.



Image 53: Typical crown moulding above utility closet doors.



Image 54: Fire hose cabinet, main stairway, likely from 1951 remodeling.



Image 55: 2nd floor fire escape doors.



Image 56: Fire hose closet door, 15th floor.
Typical of floors 2 through 15.



Image 57: 3rd floor fire escape doors. Typical of floors 3 through 15.



Image 58: 11th floor utility closet doors. Typical of floors 2 through 15.

C. MAINTENANCE PHOTOS



Image 59: Southeast entry sign.



Image 60: Steel storefront frame, east façade.



Image 61: Northeast exterior column and steel cladding.



Image 62: Elevator lobby, first floor. Typical of all elevator doors on this floor.



Image 63: South wall of main lobby. Much of the 1951 marble cladding has been removed.



Image 64: Detail of the building directory.



Image 65: Mosaic tile in main entry lobby.



Image 66: Typical condition of columns along the north and east facades on the first floor.



Image 67: Concrete frame for extinct curved glass wall.



Image 68: Main stair, typical riser condition, floors 2 and above.



Image 69: Typical railing condition, main stair, mezzanine and above.



Image 70: Typical newel post condition, main stair, mezzanine and above.



Image 71: Typical stringer condition, main stair, floors 2 and above.



Image 72: Main stair, marble wainscoting 5th floor (atypical).



Image 73: Elevator doors, floor 2.



Image 74: Elevator enclosure and doors, typical of floors 2 and above.



Image 75: Underside of decorative stair, first basement.



Image 76: Northwest entry, cladding over 1951 storefront.



Image 77: Northwest entry, post-1951 door, tile, and cladding.



Image 78: First floor tenant space; 1951 lighting and ceiling.



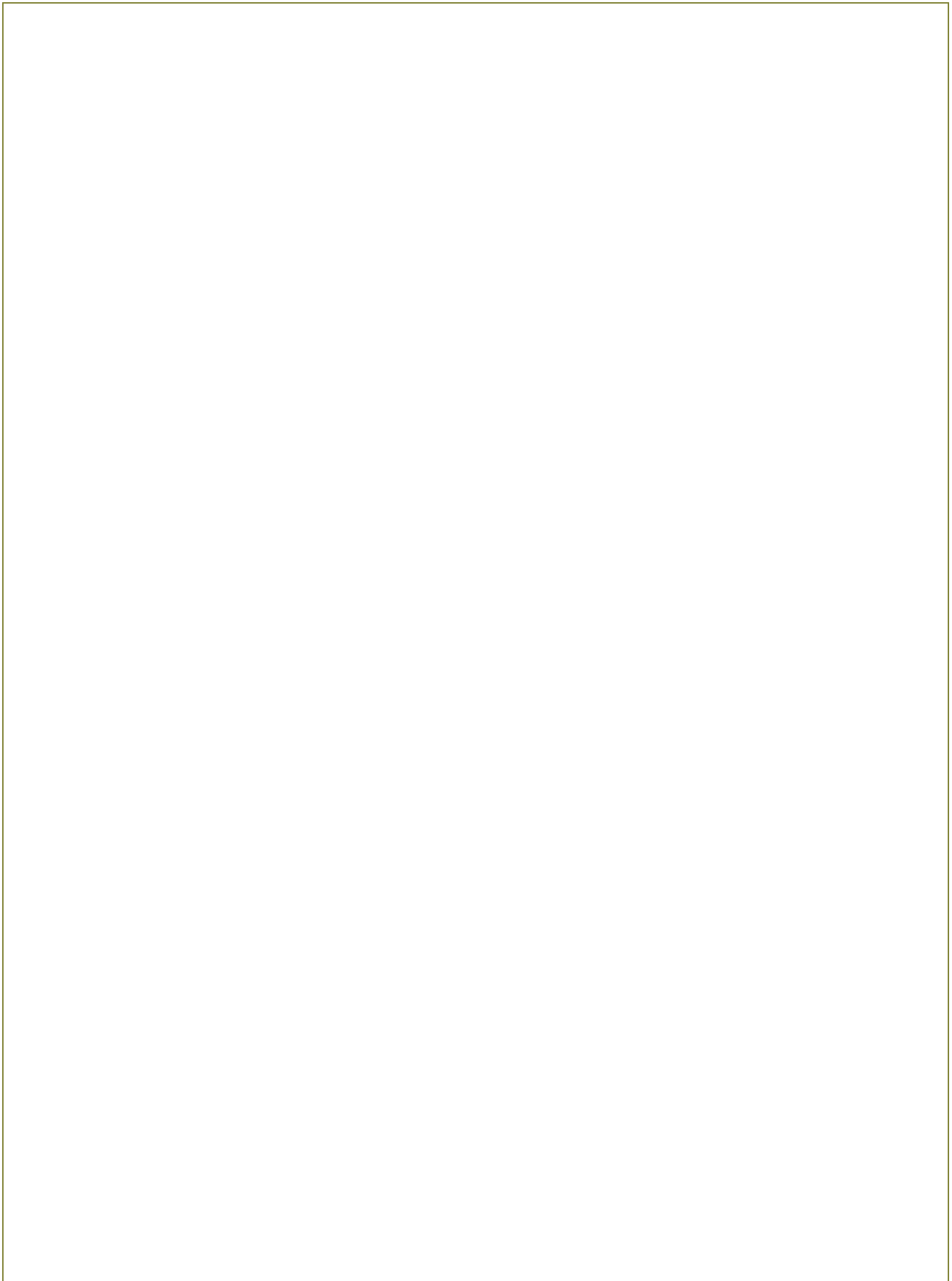
Image 79: Cylindrical column, first floor tenant space.



Image 80: Main stairway between basement and mezzanine. Note standpipe at right.



Image 81: 14th floor tenant space. Typical condition of floors 2-15.



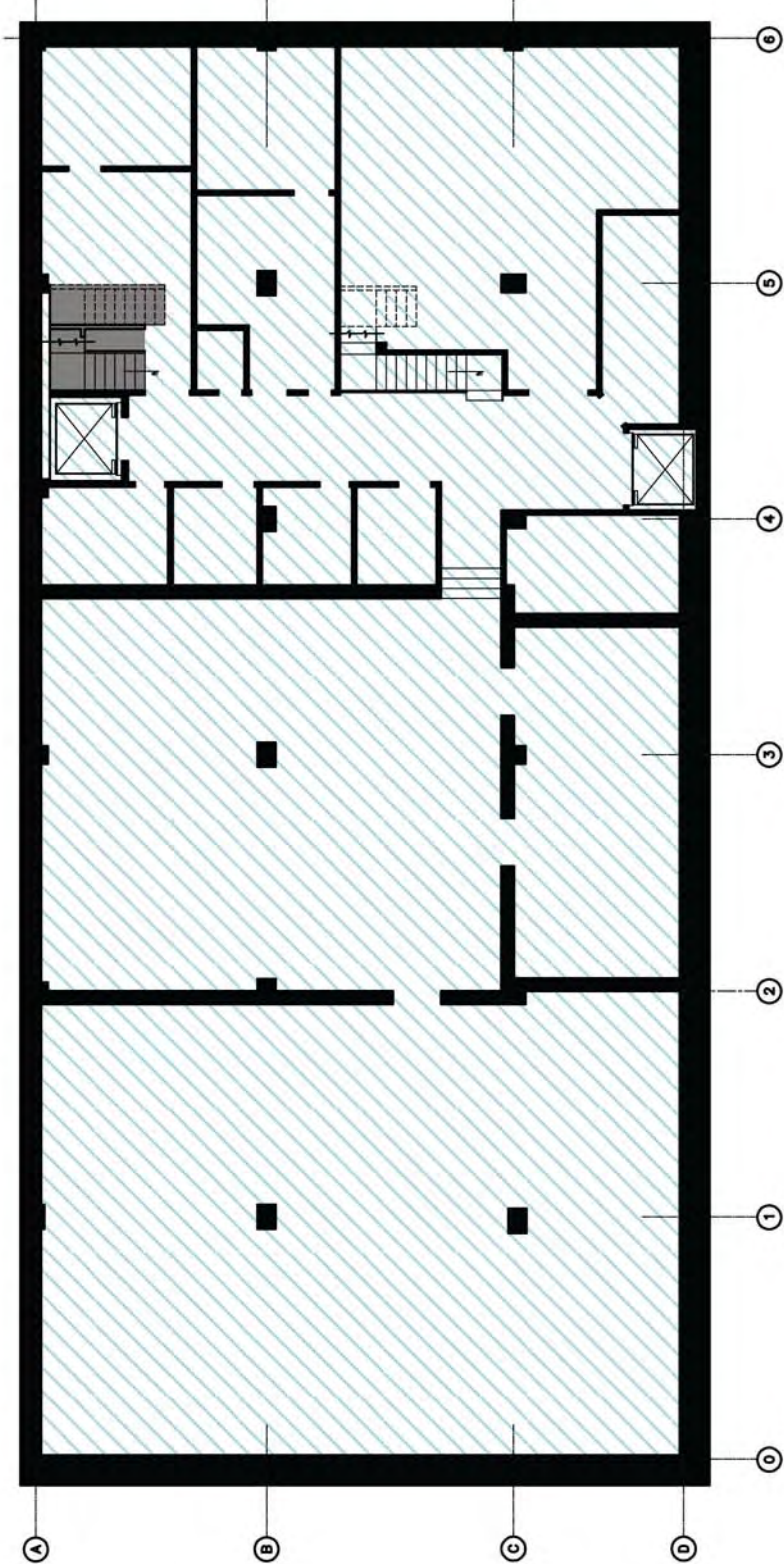
D. Preservation Zoning

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

SUB-BASEMENT FLOOR PLAN

1/16" = 1'-0"
 0 8' 16' 32'



JLA

KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE

ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

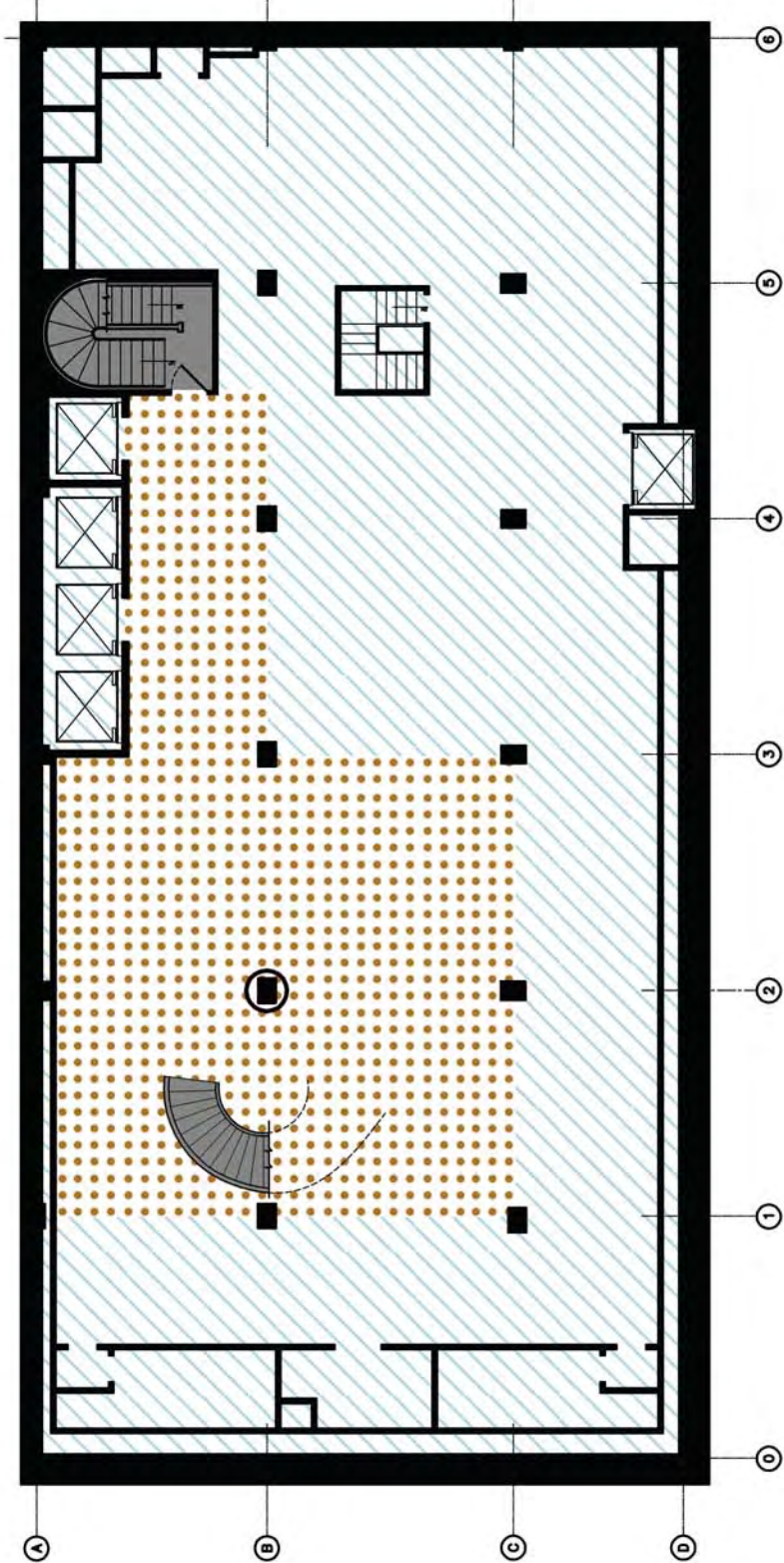
NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

BASEMENT FLOOR PLAN

1/16" = 1'-0"

0 8' 16' 32'



KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE

ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

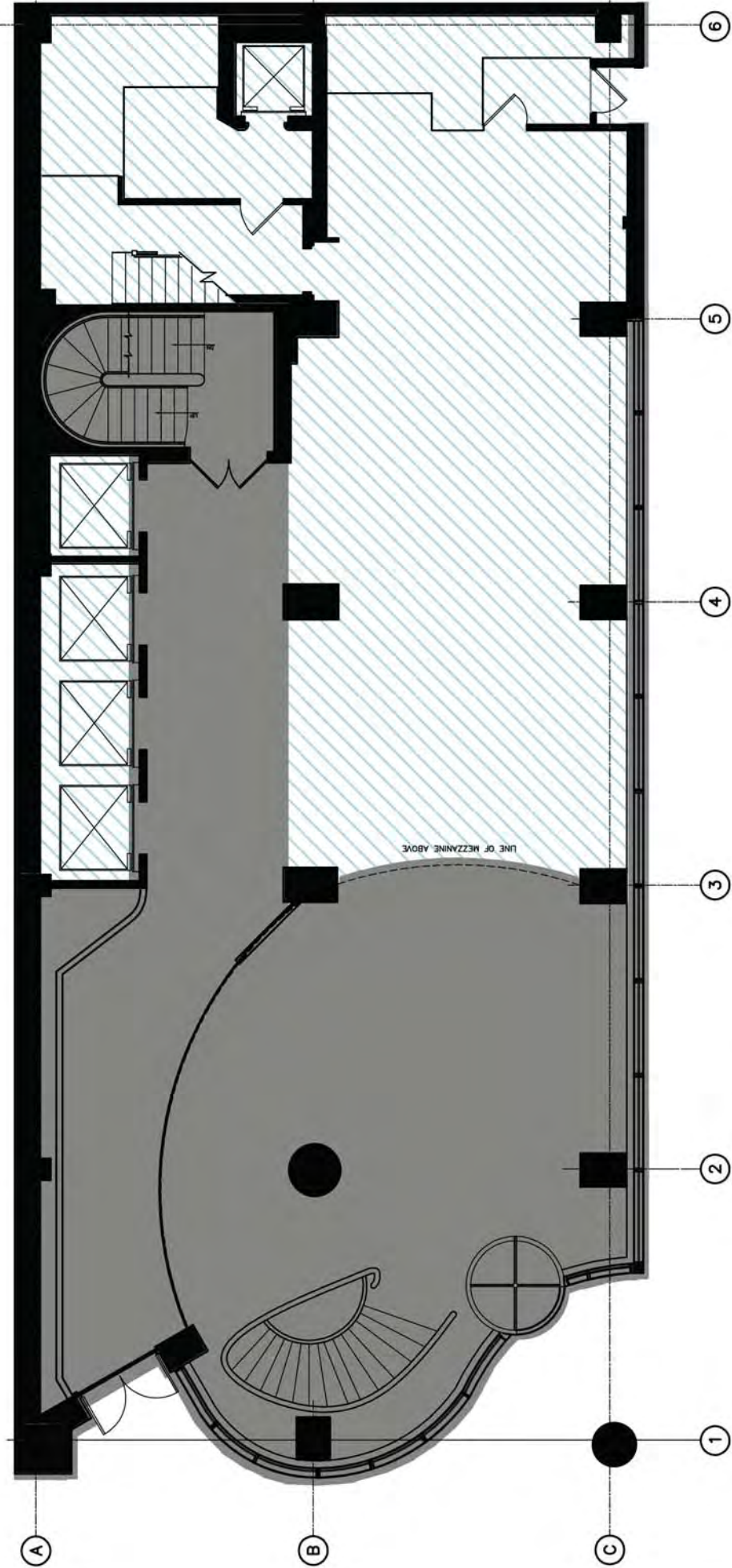


NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

FIRST FLOOR PLAN

1

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



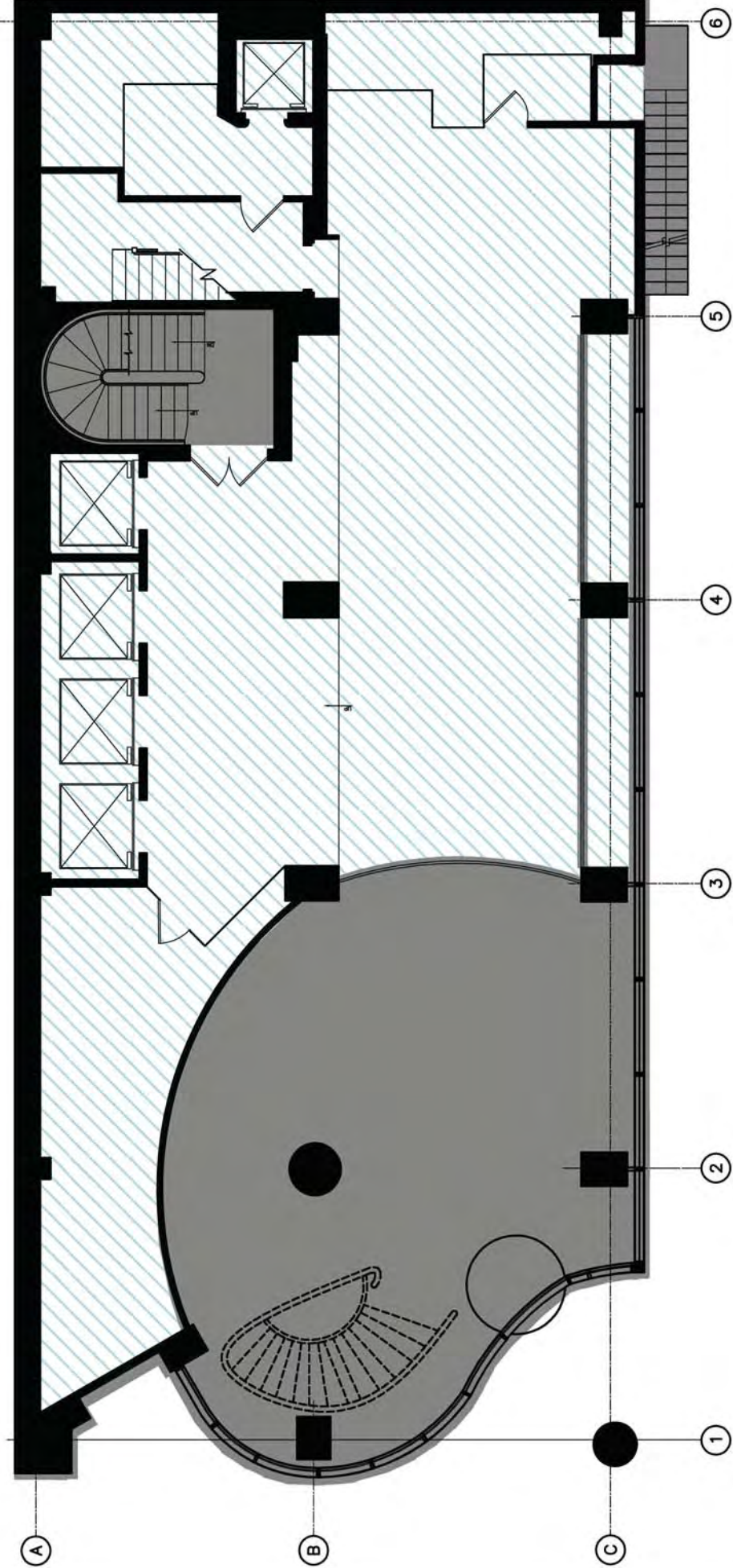
- KEY:
- ZONE 1 - RESTORATION ZONE
 - ▤ ZONE 2 - REHABILITATION ZONE
 - ▨ ZONE 3 - RENOVATION ZONE
 - ▧ ZONE 4 - FREE ZONE

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

MEZZANINE PLAN

1

3/32" = 1'-0" 0' 2' 4" 8' 16' 24'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ▤ ZONE 2 - REHABILITATION ZONE
 - ▨ ZONE 3 - RENOVATION ZONE
 - ▧ ZONE 4 - FREE ZONE

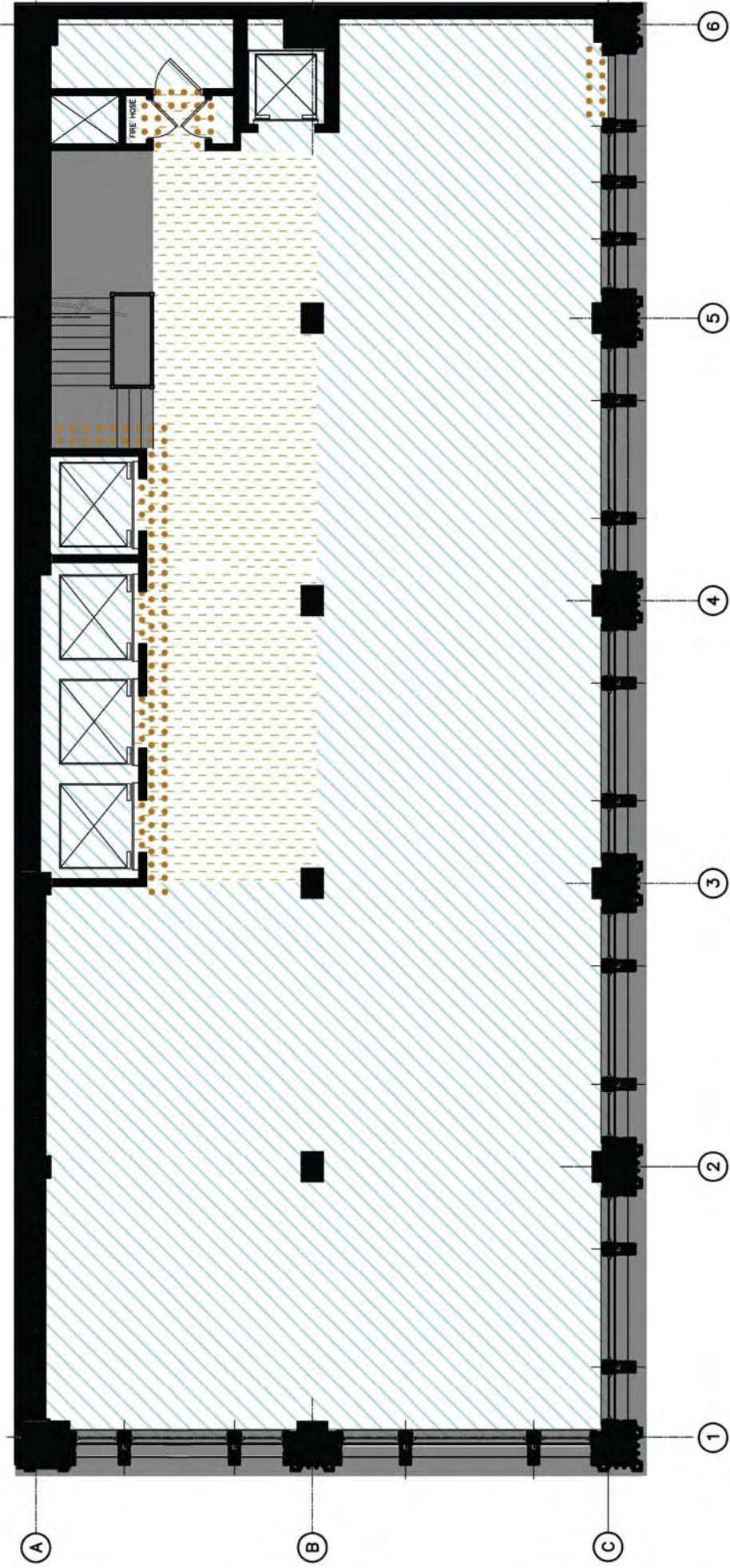
JLA

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

SECOND FLOOR PLAN

3/32" = 1'-0" 0' 2' 4" 8' 16' 24'



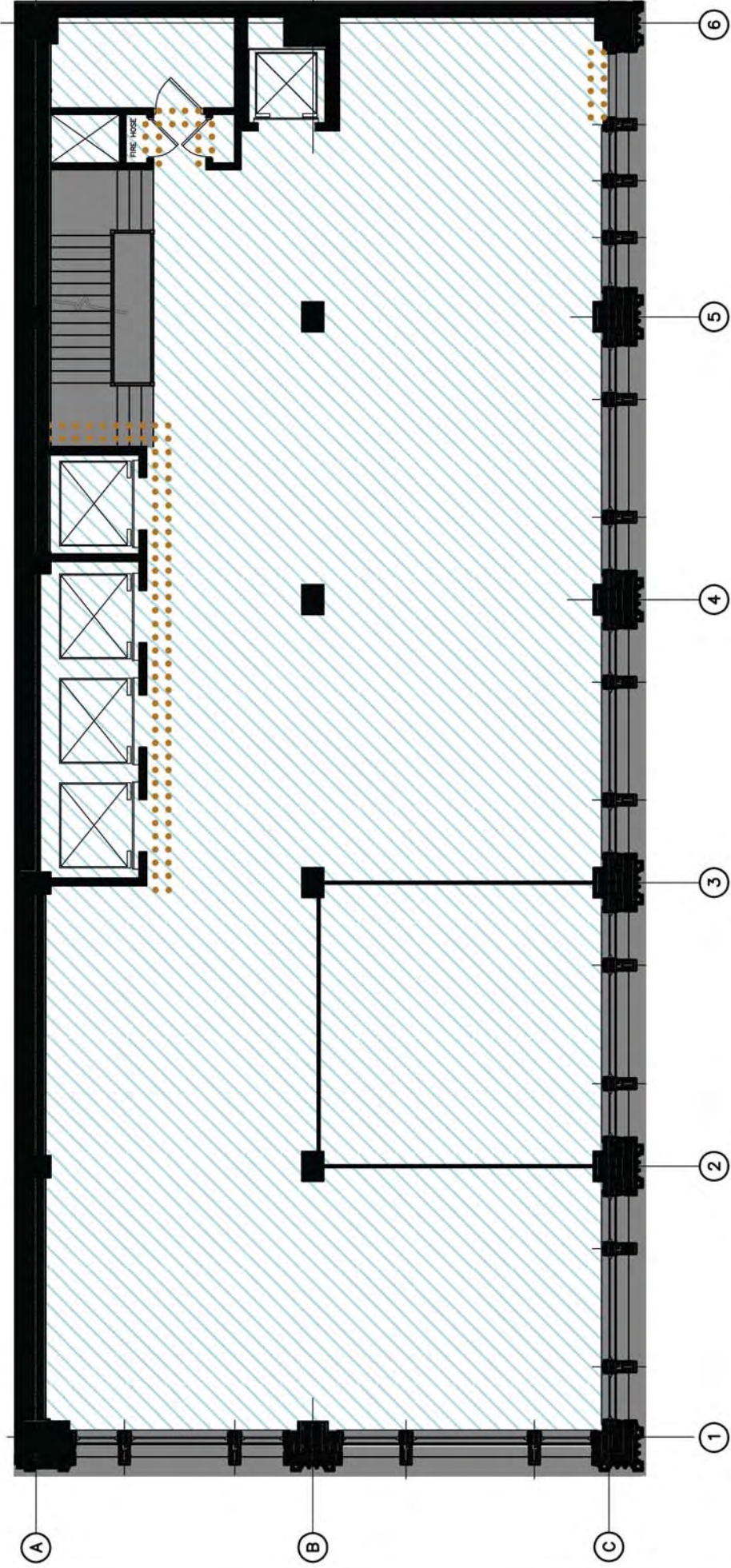
- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

JLA

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 THIRD FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



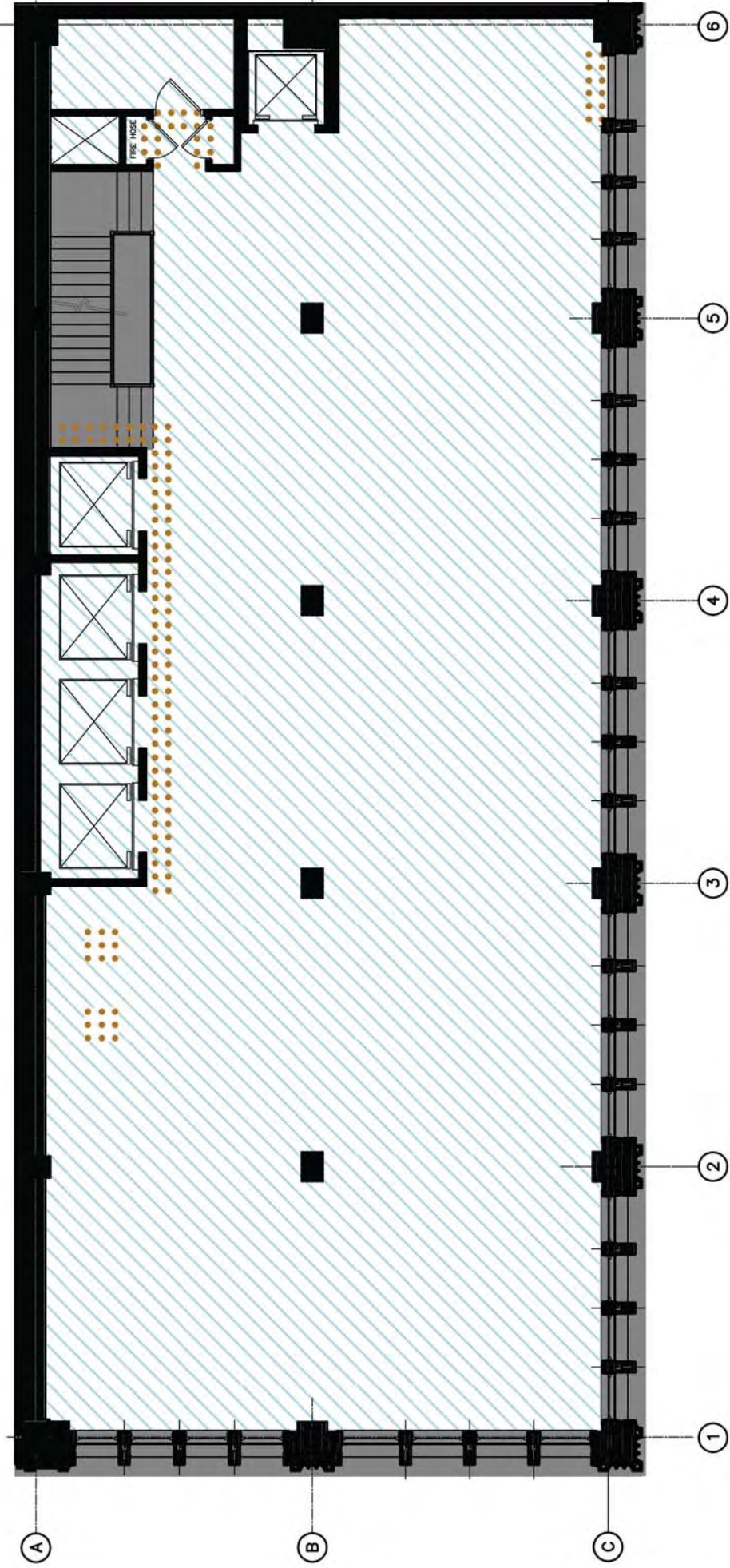
- KEY:
-  ZONE 1 - RESTORATION ZONE
 -  ZONE 3 - RENOVATION ZONE
 -  ZONE 2 - REHABILITATION ZONE
 -  ZONE 4 - FREE ZONE

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FOURTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



- KEY:
-  ZONE 1 - RESTORATION ZONE
 -  ZONE 2 - REHABILITATION ZONE
 -  ZONE 3 - RENOVATION ZONE
 -  ZONE 4 - FREE ZONE

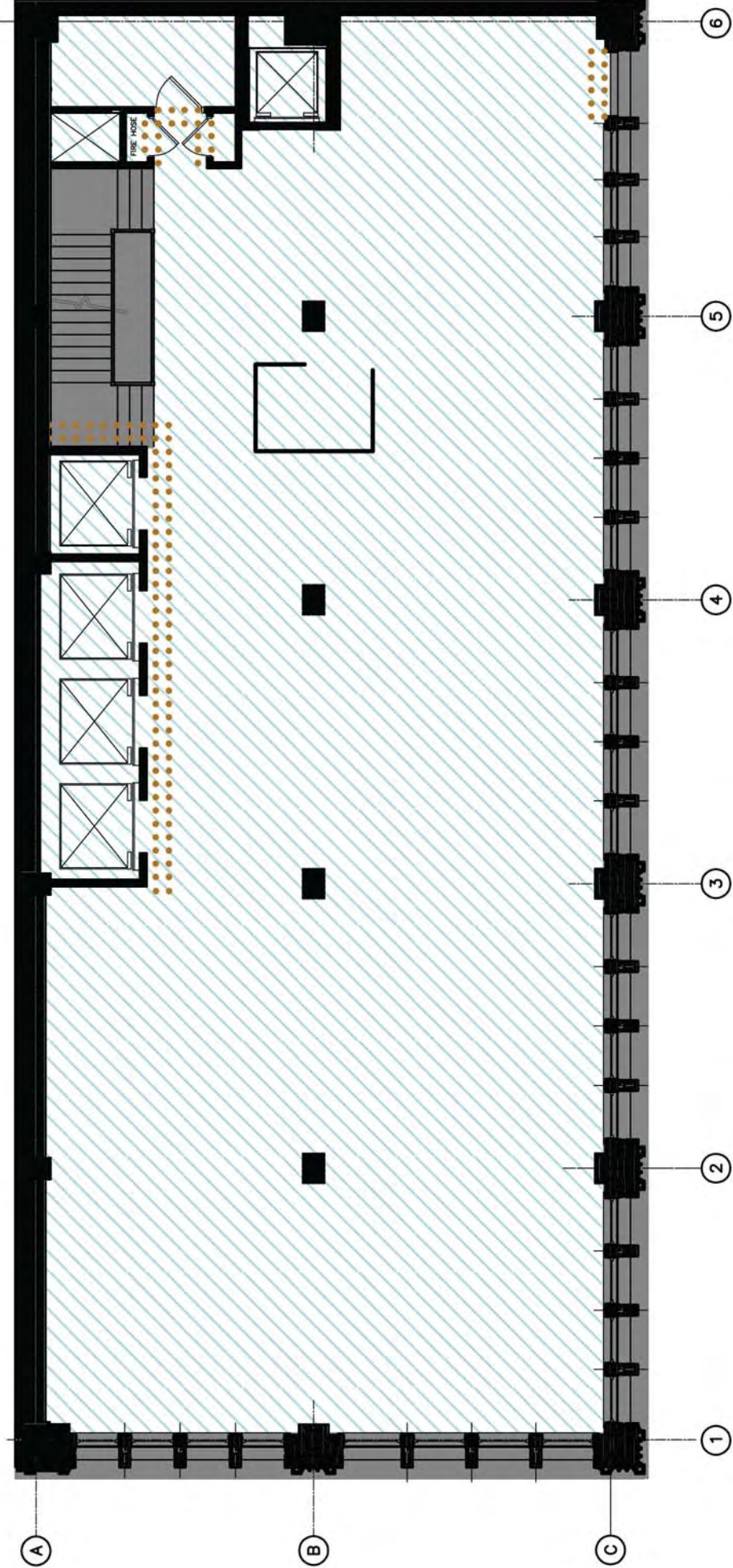


NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

FIFTH FLOOR PLAN

1

3/32" = 1'-0"
 0 2' 4' 8' 16' 24'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ▨ ZONE 3 - RENOVATION ZONE
 - ▧ ZONE 4 - FREE ZONE

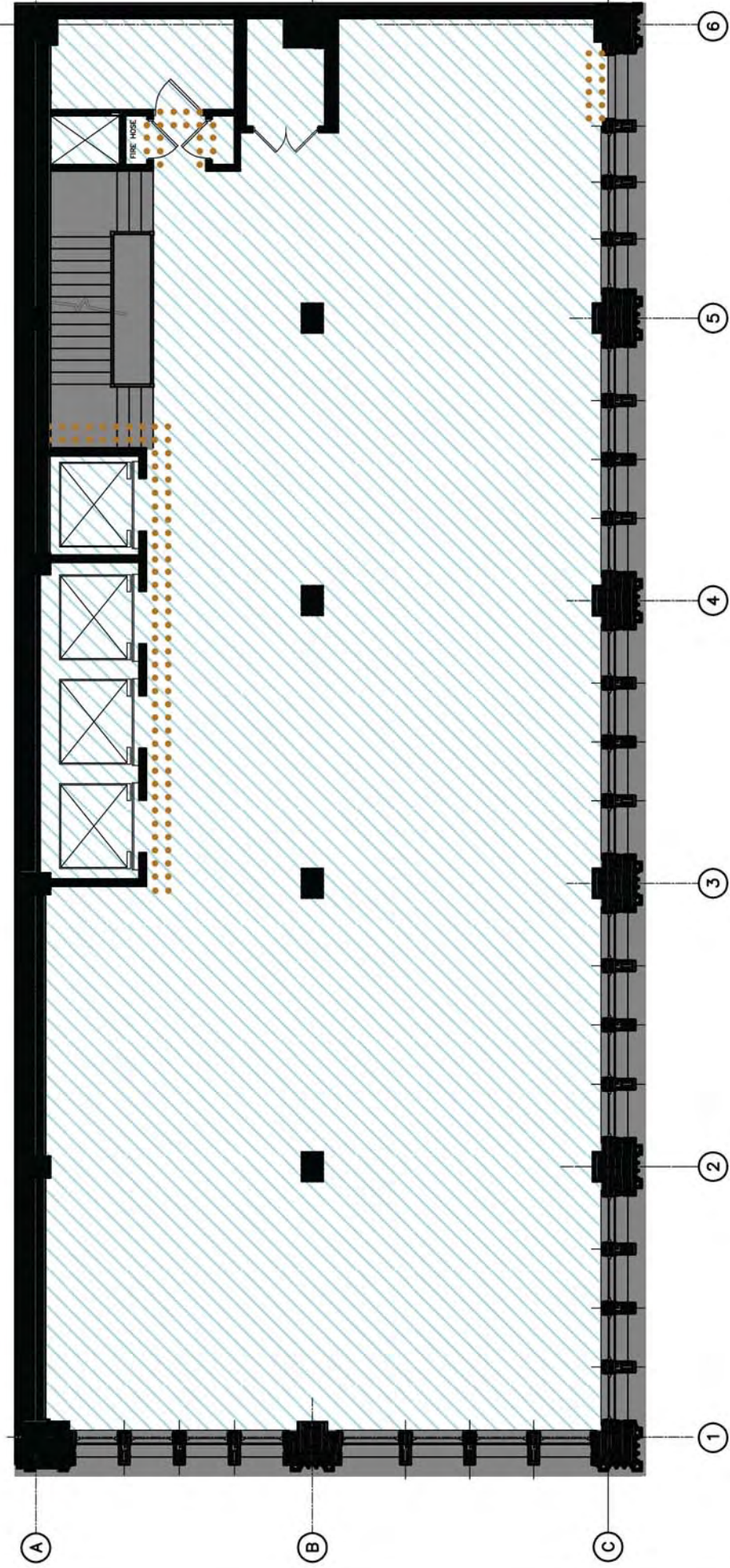
JLA

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

SIXTH FLOOR PLAN

1

3/32" = 1'-0"
 0 2' 4' 8' 16' 24'



JLA

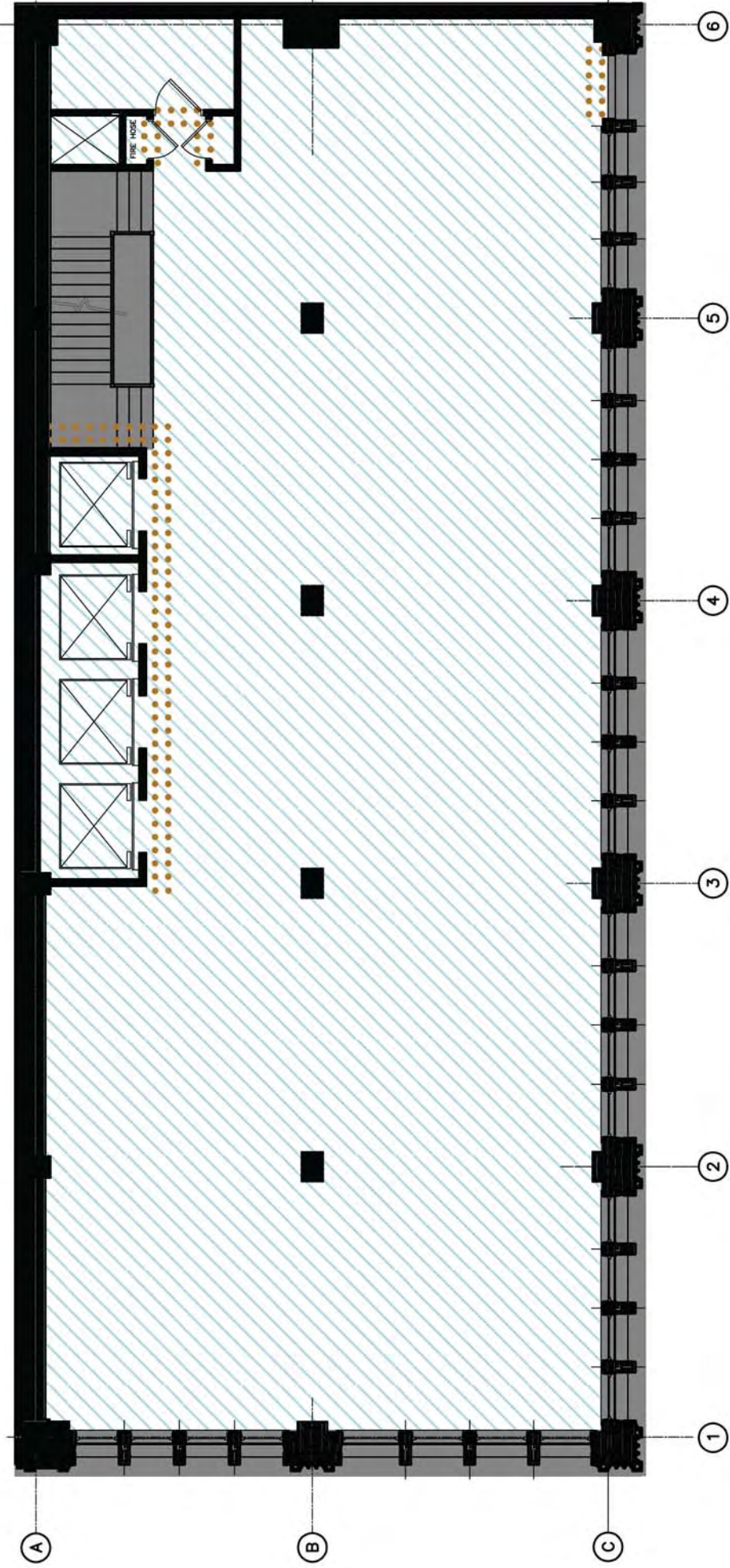
KEY:
 [Solid Grey Box] ZONE 1 - RESTORATION ZONE
 [Orange Dotted Box] ZONE 2 - REHABILITATION ZONE
 [Horizontal Hatched Box] ZONE 3 - RENOVATION ZONE
 [Diagonal Hatched Box] ZONE 4 - FREE ZONE

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

SEVENTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



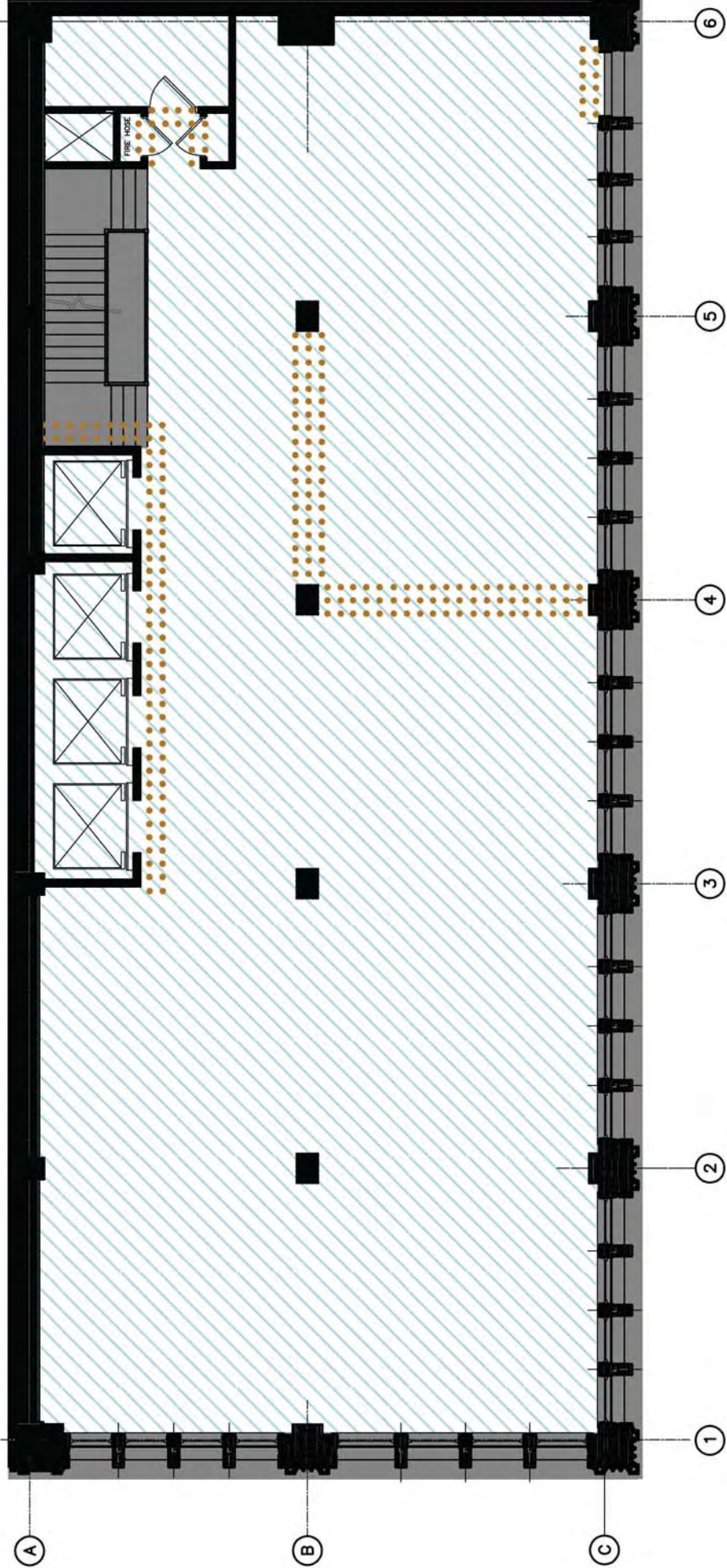
JLA

KEY:
 ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE
 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

EIGHTH FLOOR PLAN



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

JLA

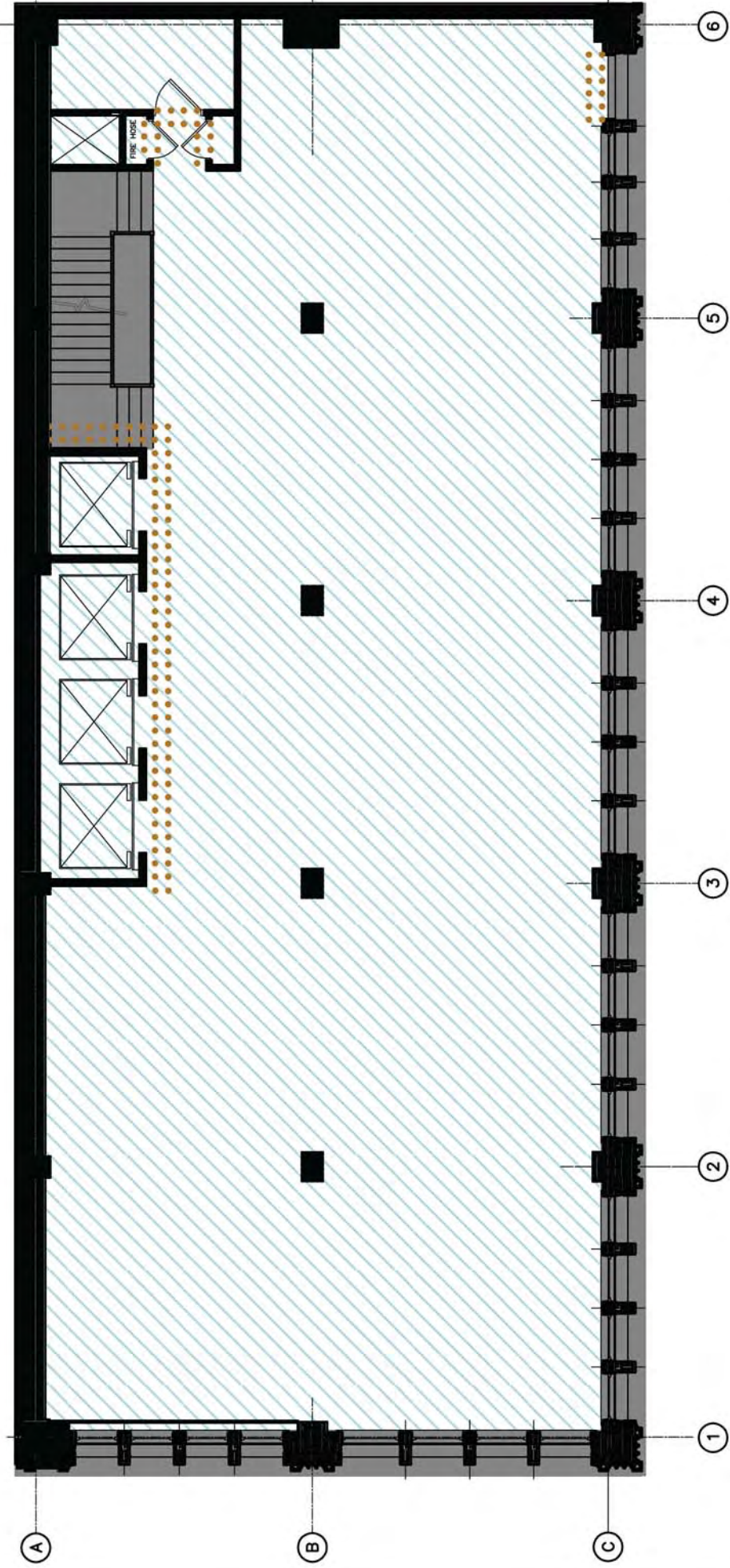
NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

NINTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



1



JLA

KEY: ZONE 1 - RESTORATION ZONE ZONE 3 - RENOVATION ZONE
 ZONE 2 - REHABILITATION ZONE ZONE 4 - FREE ZONE

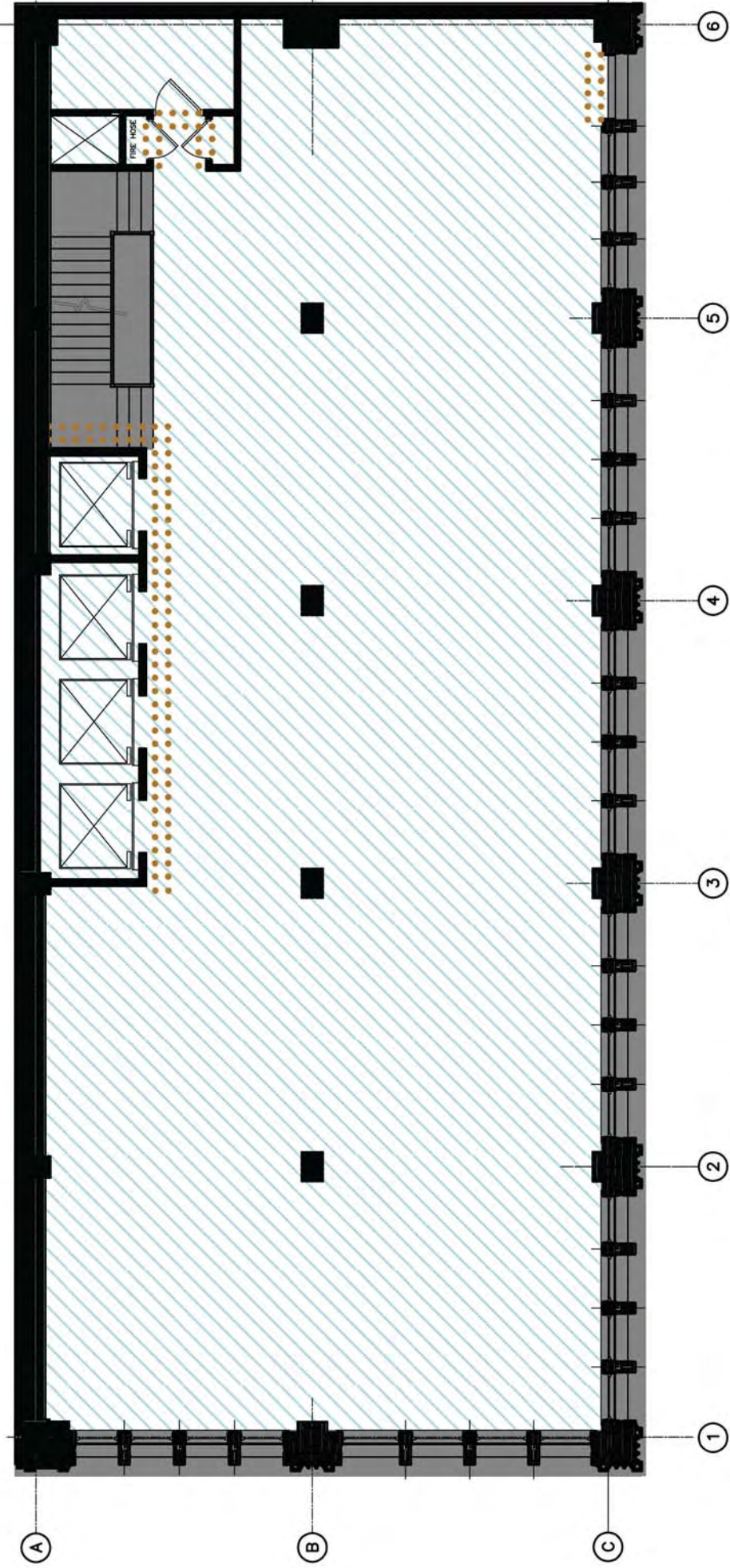
ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

TENTH FLOOR PLAN

1

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

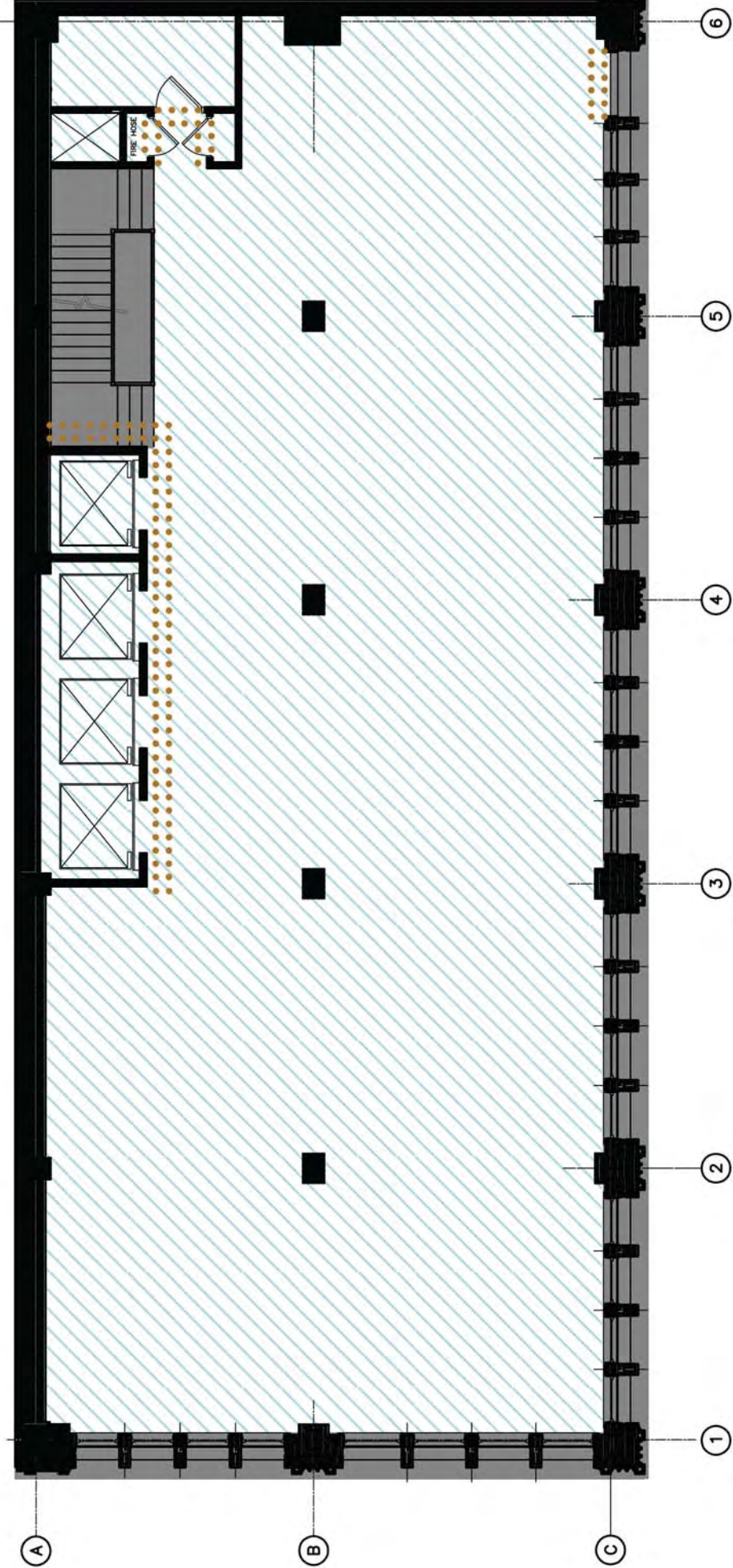
JLA

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

ELEVENTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 4 - FREE ZONE

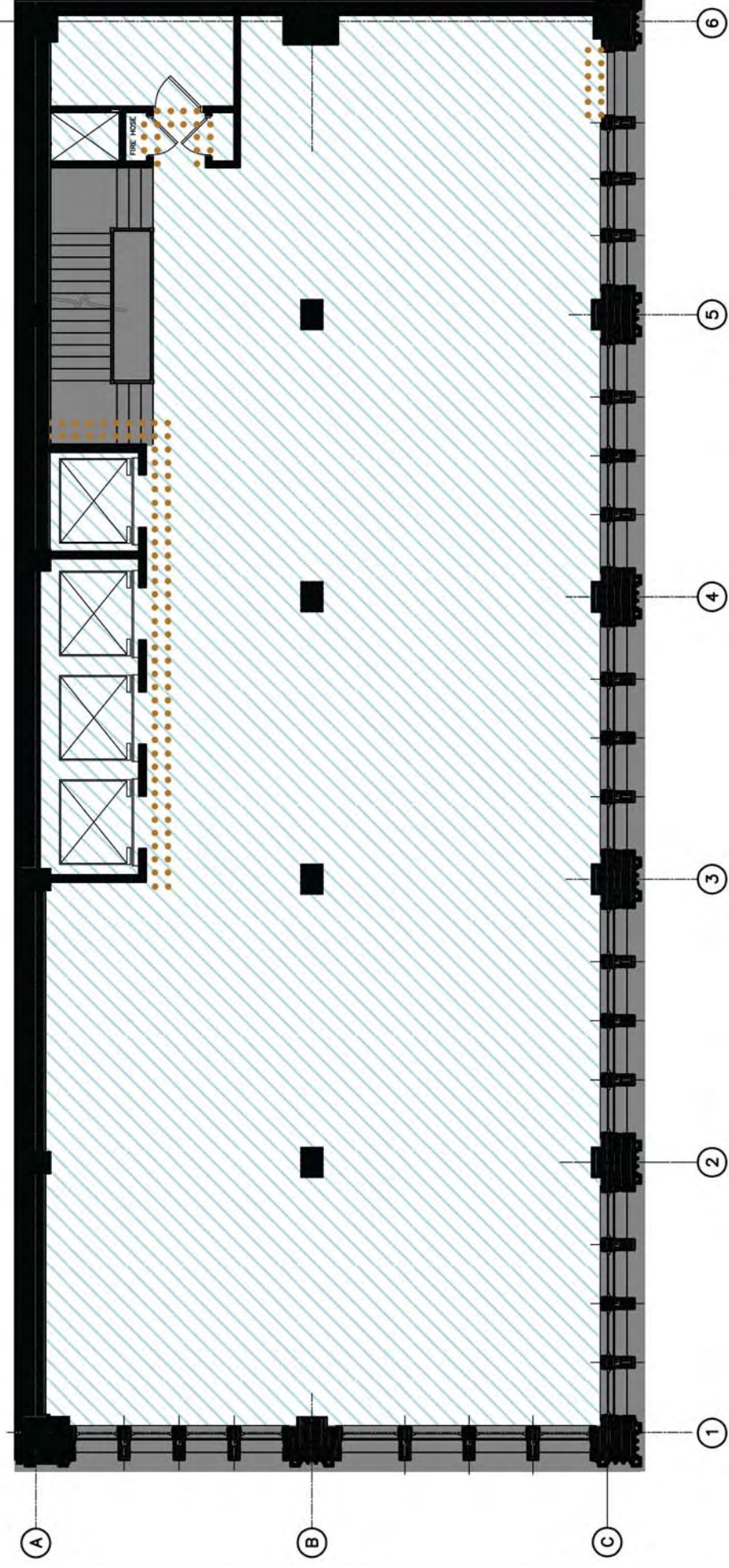


NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

TWELFTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



- KEY:
-  ZONE 1 - RESTORATION ZONE
 -  ZONE 3 - RENOVATION ZONE
 -  ZONE 2 - REHABILITATION ZONE
 -  ZONE 4 - FREE ZONE

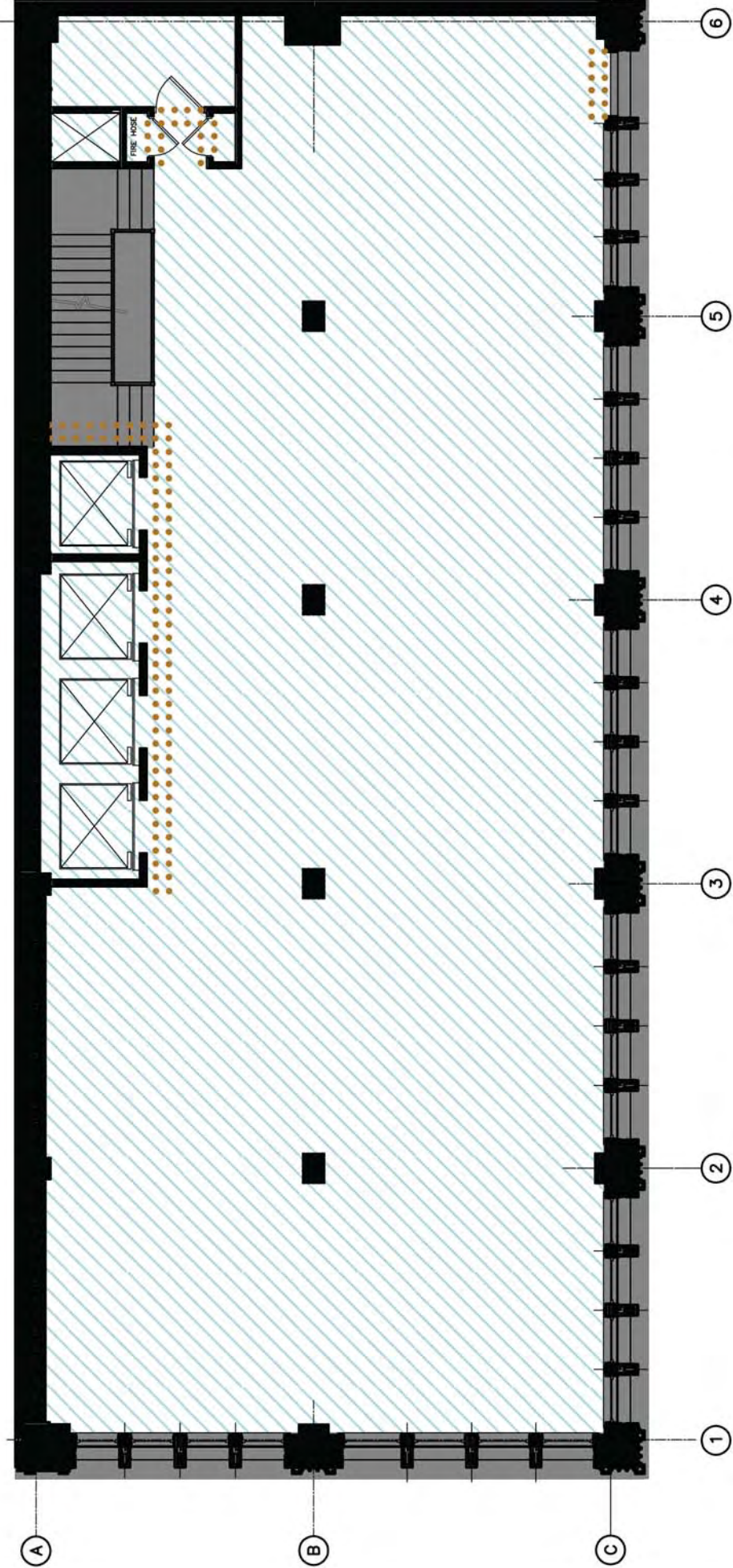


NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

THIRTEENTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



KEY:
 ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE

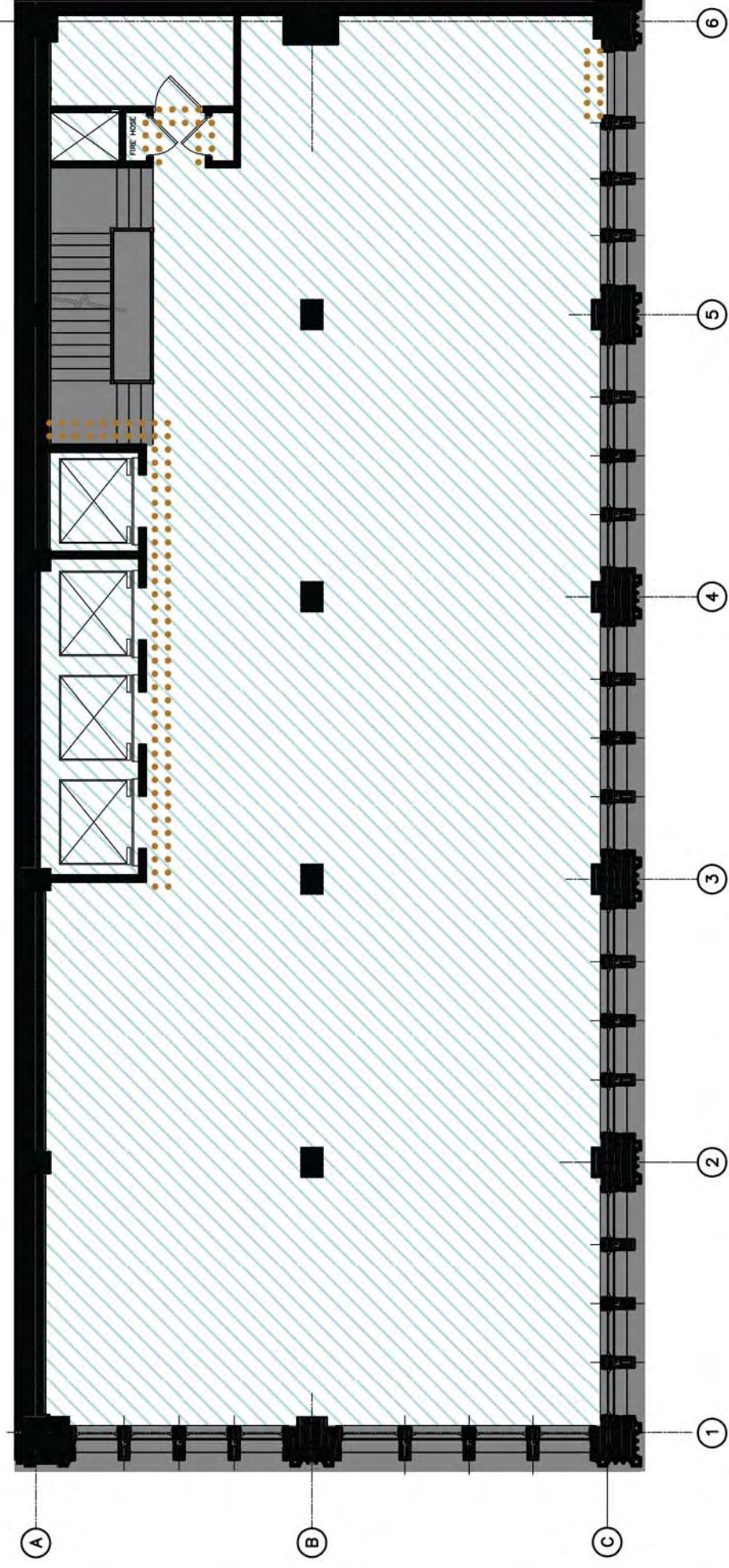
ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FOURTEENTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



- KEY:
-  ZONE 1 - RESTORATION ZONE
 -  ZONE 3 - RENOVATION ZONE
 -  ZONE 2 - REHABILITATION ZONE
 -  ZONE 4 - FREE ZONE

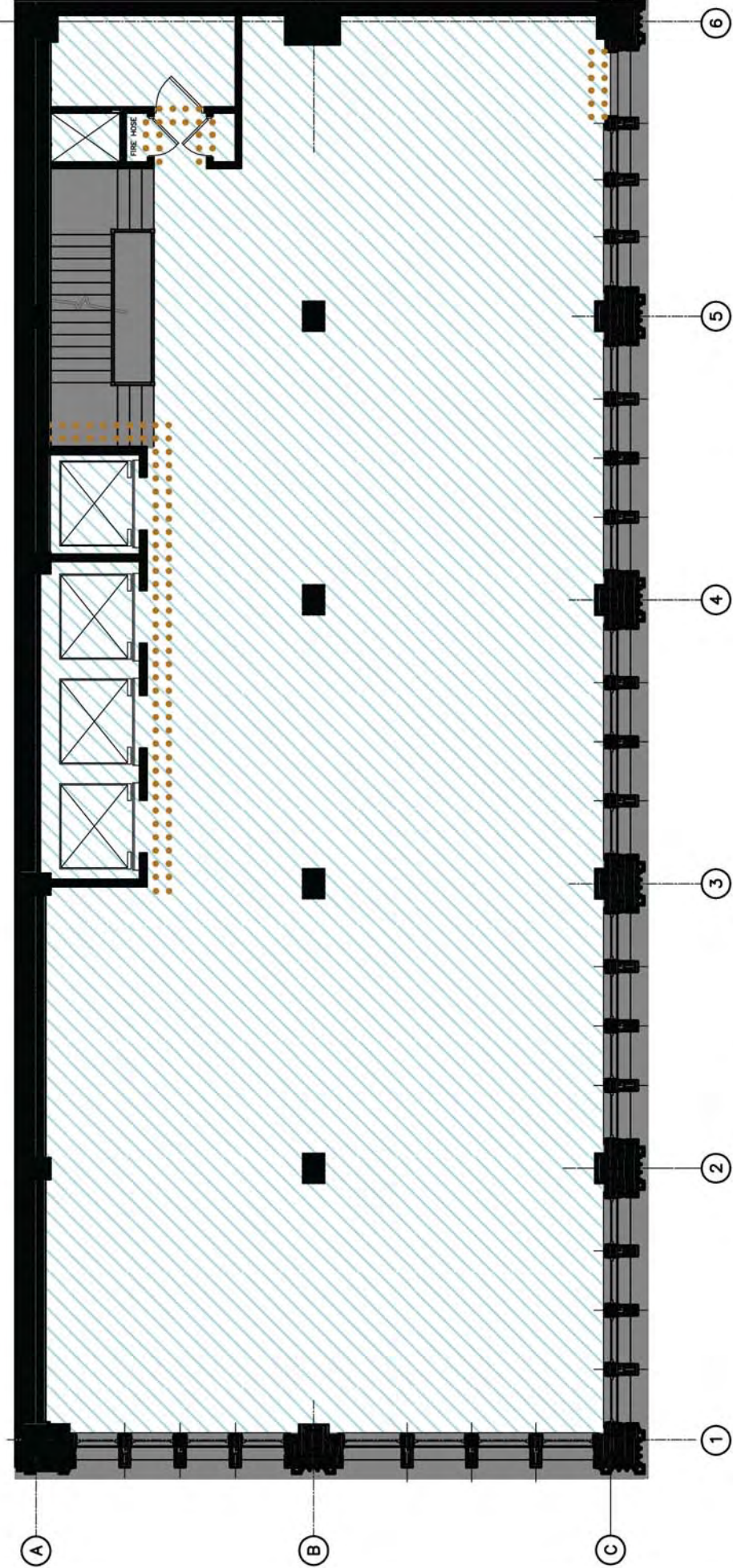
JLA

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

FIFTEENTH FLOOR PLAN

3/32" = 1'-0" 0' 2' 4" 8' 16' 24'



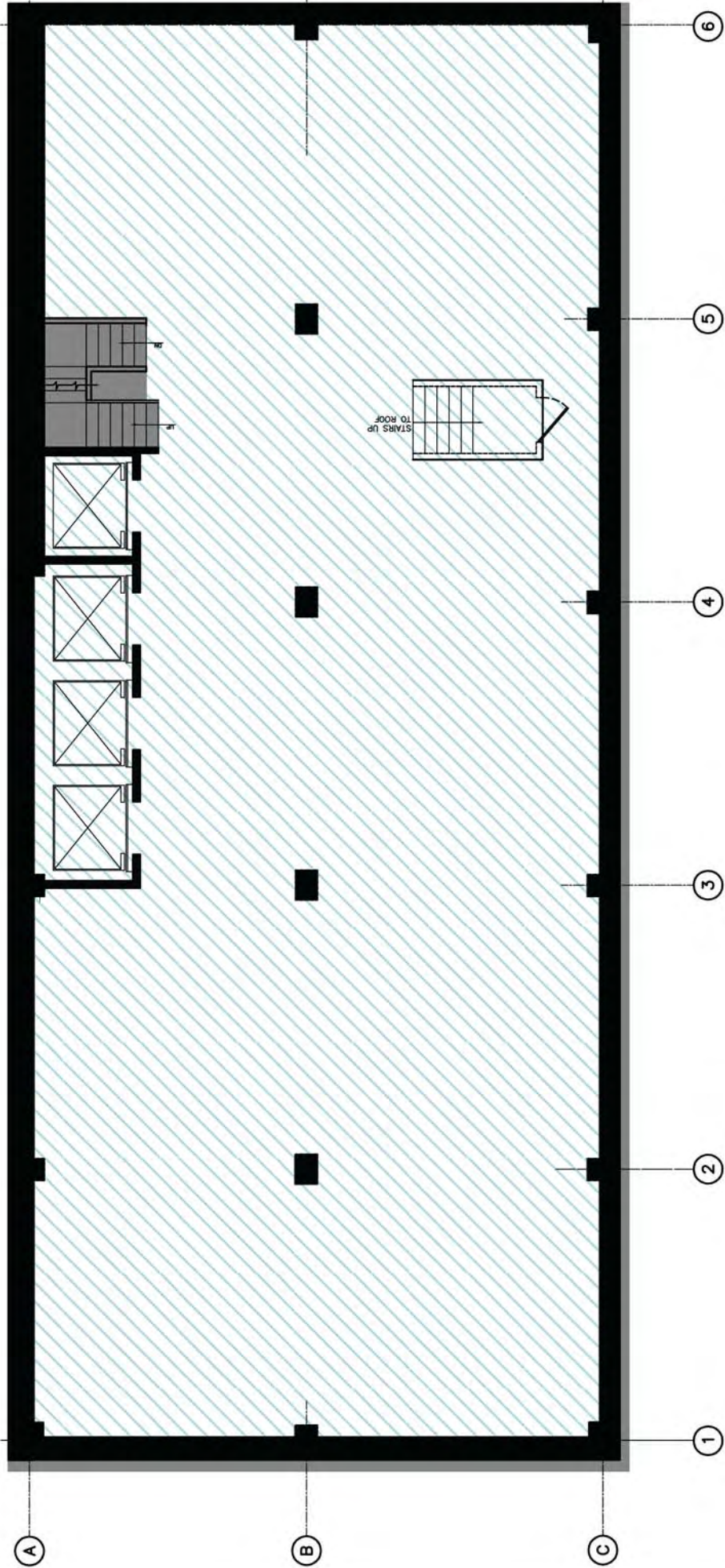
- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

JLA

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1 16TH (ATTIC) FLOOR PLAN

3/32" = 1'-0" 0' 2' 4" 8' 16' 24'



- KEY:
-  ZONE 1 - RESTORATION ZONE
 -  ZONE 2 - REHABILITATION ZONE
 -  ZONE 3 - RENOVATION ZONE
 -  ZONE 4 - FREE ZONE

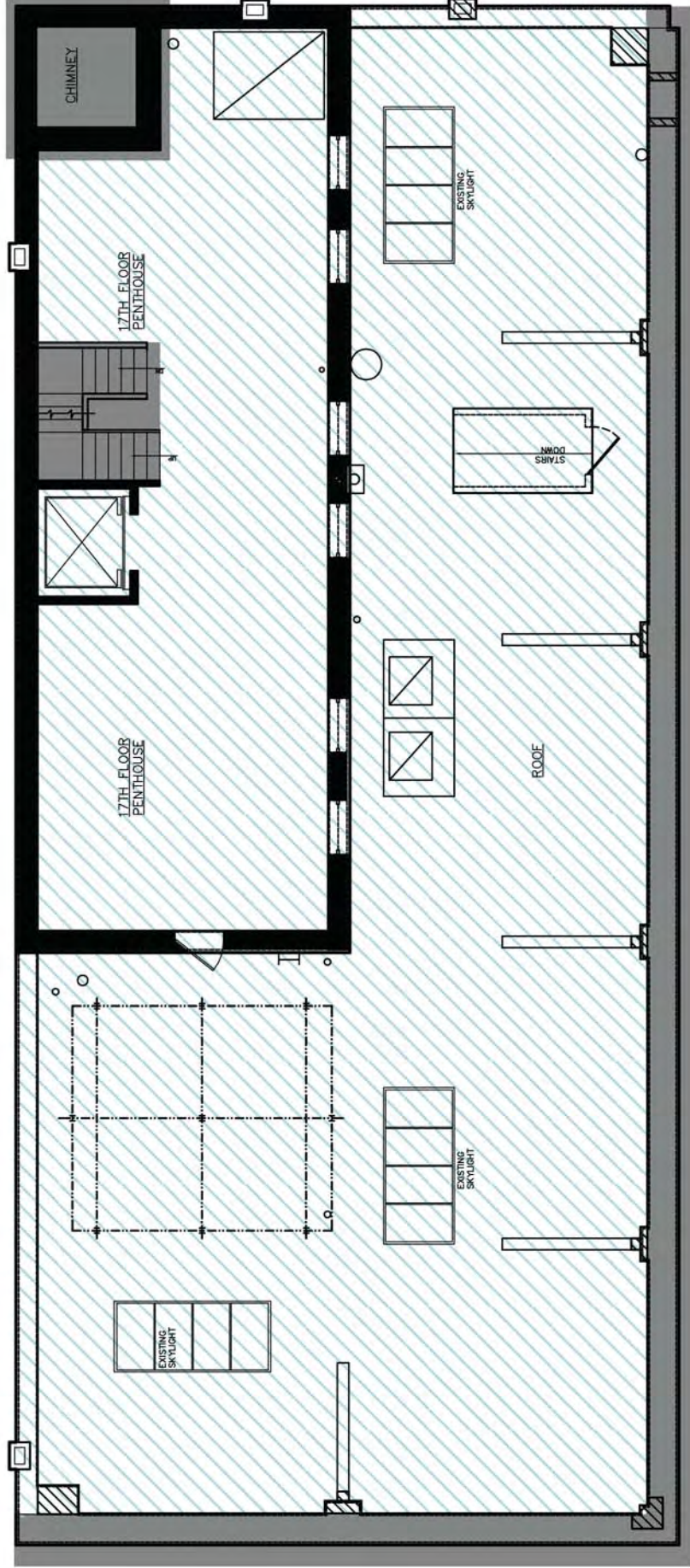
JLA

NOTE: The areas designated as Zone 4 may contain elements of historic significance to be salvaged and reused that are not depicted on this drawing. Please see inventory of historic elements, Zone 2A: Historic Elements (Basement and 2nd - 15th Floors) for detailed descriptions of these elements and their corresponding recommendations for treatment.

1

PENTHOUSE & ROOF PLAN

3/32" = 1'-0" 0' 2' 4' 8' 16' 24'



JLA

- KEY:
- ZONE 1 - RESTORATION ZONE
 - ▤ ZONE 2 - REHABILITATION ZONE
 - ▨ ZONE 3 - RENOVATION ZONE
 - ▧ ZONE 4 - FREE ZONE

IV. APPENDIX



A. Cost Estimate

Background

In order to provide the GSA with more useful budget information, costs for the specific preservation treatments recommended in this report as well as a shell and core level renovation of these buildings are presented. The estimate is for construction costs. It does not include all project related costs.

The 202 South State building is vacant and has largely substandard, non-operational or non-existent engineered systems. Most partitions have been removed and the building is not habitable. With the building in this state, the pricing of historic preservation treatments may not be seen as a particularly useful exercise. The pricing of these treatments is really only meaningful in the context of full building renovation which would return the structure to a useable condition. In addition to pricing the specific preservation treatments, we have therefore provided costs for the remaining renovations required to return the building to use as government offices with a ground floor and basement retail tenant. The sub-basement would be used for storage and mechanical uses. Although this renovation pricing is provided at a very conceptual level, we hope it will provide the GSA with a more comprehensive budget picture and be useful for making decisions about the possible reuse of the building.

The cost estimate is organized in two parts. The first is included in the “Inventory of Historic Elements,” section IIC of the report. In table format, it establishes costs for treatments of the specific historic elements identified in the accompanying report. The second part of the cost estimate, located within this appendix, addresses the additional costs associated with renovating the remaining parts of the building. These are furnished in a cost per square foot or lump sum format. By adding these two sets of cost together, a total cost for renovation can be derived.

The cost estimate also address the alternative restoration of the lower level storefront and the ground floor and second floor lobbies to their original 1915 design. These costs can be substituted for the restoration to the 1951 design.

In some cases the cost to repair or restore an item represents a premium above an alternative treatment of the item such as removal, removal and replacement with another non-historic material. In other cases restoration might be more cost effective than replacement. The cost estimate therefore does not afford a comparison between what a non-historic rehabilitation would cost versus a rehabilitation that incorporates the restoration/preservation of historic elements.

Please note that the cost estimate does not contain costs associated with LEED compliance or overall commissioning. Hazardous material abatement is not included. Temporary utilities are not included and are assumed to be paid for by the government. A design contingency of 5% is part of the estimate along with a contractor's contingency of 6.5%. Cost escalation of 2.5% through June of 2011 is included.

General Services Administration

202 South State Street

ESTIMATE #1 (Revised)
CONCEPTUAL BUDGET

Date of Estimate: 6/25/09

PROJECT SCOPE: Renovation including Preservation Elements	PROJECT SF	AREA	SF
	Renovation	86945	86,945
	New		
	TOTAL SF		86,945

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
GENERAL REQUIREMENTS								
00580	PRECONSTRUCTION FIELD SERVICES			0.00	-	60,000	0.69	0.25%
00580	Exploratory work for design information	1	ls	50,000.00	50,000			
01710	Locate existing Utilities	1	ls	10,000.00	10,000			
				0.00	-			
01020	TRUCKING / YARD			0.00	-	24,080	0.28	0.10%
01021	General Trucking	100	hr	112.00	11,200			
01028	Mobilization	40	hr	161.00	6,440			
01029	Demobilization	40	hr	161.00	6,440			
01160	MISC PERMITS and FEES			0.00	-	-	0.00	0.00%
	FEES WAVED	1	Ls	0.00	-			
01940	REPRODUCTION COSTS			0.00	-	10,100	0.12	0.04%
01942	Drawing reproduction for preconstruction	20	sets	175.00	3,500			
01943	Drawing reproduction for construction	30	sets	220.00	6,600			
01980	COMMISSIONING			0.00	-	-	0.00	0.00%
	percentage of job cost			0.00	-			
01987	Building Commissioning - As built, punch list	0	%	0.003	-			
	Mechanical Commissioning		%	0.006	-			
01330	LAYOUT/CONSTRUCTION SURVEY			0.00	-	19,128	0.22	0.08%
01450	TESTING			0.00	-	13,650	0.16	0.06%
01450-03	Concrete Testing	1	LS	5,000.00	5,000			
01450-06	Steel Testing	1	LS	8,650.00	8,650			
96000	Testing Allowance		%	0.005	-			
01455	QUALITY CONTROL			0.00	-	21,700	0.25	0.09%
01457	Air Quality Monitoring	1	ea	1,500.00	1,500			
01458	Hepa Filters	1	ea	2,700.00	2,700			
01450-07	X ray concrete slabs	0	hr	200.00	-			
	Mock Ups	1	Ls	7,500.00	7,500			
	SUBS:	1	Ls	10,000.00	10,000			
	LEED			0.00	-	-	0.00	0.00%
	LEED Documentation	0	%	0.002	-			
01988	LEED Commissioning		%	0.005	-			
01900	PROJECT SAFETY			0.00	-	56,200	0.65	0.23%
01212	Jobsite Safety Rep	200	mh	70.00	14,000			
	Suitable access to jobsite			0.00	-			
	Pedestrian protection			0.00	-			
	Theft protection			0.00	-			
	Protection of owners operations			0.00	-			
	Job specific safety issues:			0.00	-			
01907	Maintain opening protection	1	Ls	20,000.00	20,000			
01914	Safety Signage	1	Ls	6,500.00	6,500			
01915	Personal protection equipment mask and harness	25	ea	500.00	12,500			
01916	First aid supplies	1	Ls	3,200.00	3,200			
01510	TEMPORARY UTILITIES			0.00	-	-	0.00	0.00%
	By Owner			0.00	-			
01560	SITE COORDINATION			0.00	-	33,180	0.38	0.14%

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST	
				0.00	-				
01575-01	Job project sign	1	Ls	2,500.00	2,500				
01575-02	Directional Signage	1	Ls	1,500.00	1,500				
				0.00	-				
01570	Temporary fencing 6' chain link	250	lf	6.00	1,500				
01570-05	Temporary Gates	2	ea	300.00	600				
01571	Temporary Fence moves			0.00	-				
01572	Maintenance of temporary fence	1	Allow	1,400.00	1,400				
				0.00	-				
01566	Sidewalk canopy set up and moves	1	Allow	18,000.00	18,000				
01566-01	Sidewalk canopy lighting	1	Ls	7,680.00	7,680				
01960	SECURITY					-	0.00	0.00%	
	By Owner			0.00	-				
01550	TEMPORARY CONSTRUCTION					47,480	0.55	0.20%	
				0.00	-				
01555-06	Plywood temporary partitions	16	Firs	1,350.00	21,600				
01556-01	Temp Fire extinguishers	16	Firs	200.00	3,200				
01557	Temporary Stairs and Landings	1	Allow	22,680.00	22,680				
01740	CONSTRUCTION CLEANING					183,024	2.11	0.75%	
				0.00	-				
01741	Daily/weekly clean up	52	week	2,720.00	141,440				
01742	Final clean up	86,945	sf	0.30	26,084				
01750	Dumpsters - 20 cy	50	ea	310.00	15,500				
01800	GENERAL EQUIPMENT					75,000	0.86	0.31%	
				0.00	-				
01825	Small Tools - % of self perform work	1	Allow	75,000.000	75,000				
	Generator		mo	556.00	-				
01830	STAGING AND HOISTING					-	0.00	0.00%	
01830	SCAFFOLDING					68,820	0.79	0.28%	
				0.00	-				
01852	Steel heavy duty shoring	10,000	sf	0.75	7,500				
01870	Swing Stage	10	Mo	4,500.00	45,000				
01871	Beta Hoist	12	Mo	1,360.00	16,320				
01300	PREMIUM TIME					100,000	1.15	0.41%	
				0.00	-				
96000	Premium Time Allowance	1	Allow	100,000.00	100,000				
01720	WINTER CONDITIONS					-	0.00	0.00%	
	By Owner			0.00	-				
02240	DEWATERING ALLOWANCE					-	0.00	0.00%	
02180	HAZARDOUS MATERIAL ABATEMENT	NOT INCLUDED/By Owner					-	0.00	0.00%
	SITework								
02020	SITE DEMOLITION					6,800	0.08	0.03%	
				0.00	-				
02023-03	Remove sidewalks	2,000	sf	0.90	1,800				
02023-04	Remove concrete pads			0.00	-				
02026	Remove misc site items	1	Allow	5,000.00	5,000				
02010	SELECT DEMOLITION					434,725	5.00	1.79%	
2010	General Interior Demolition/Removal	86,945	Sf	5.00	434,725				
				0.00	-				
02200	SITE EXCAVATION					-	0.00	0.00%	
01600	EROSION CONTROL					-	0.00	0.00%	
02250	SHORING AND UNDERPINNING					65,000	0.75	0.27%	
				0.00	-				
02252	Shore beams and structural members	1	Allow	25,000.00	25,000				
02253	Shore floor and roof structures	16	levels	2,500.00	40,000				
02260	EARTH RETENTION					-	0.00	0.00%	
02245	DEEP FOUNDATIONS					-	0.00	0.00%	
02500	SITE UTILITIES					-	0.00	0.00%	
02700	ASPHALT PAVING					-	0.00	0.00%	
02710	SITE CONCRETE					11,000	0.13	0.05%	
				0.00	-				
02712	All sidewalks complete	2,000	sf	5.50	11,000				
02780	HARDSCAPE PAVING					-	0.00	0.00%	
02782	SPECIAL PAVEMENTS					-	0.00	0.00%	
02800	SITE IMPROVEMENTS					-	0.00	0.00%	
02820	FENCING					-	0.00	0.00%	
02900	LANDSCAPING					-	0.00	0.00%	
02900	BUILDING EXCAVATION					-	0.00	0.00%	
02361	PEST CONTROL					-	0.00	0.00%	
03300	CONCRETE					377,610	4.34	1.56%	
				0.00	-				
	Concrete Ready mix:			0.00	-				
	4000 psi	161	cy	93.00	14,974				
	5000 psi		cy	97.00	-				
	lightweight slab on deck	1,063	cy	132.00	140,271				
				0.00	-				
03361-02	Slabs on metal deck complete Patching 5%	4,347	sf	5.50	23,910				
03361-03	Roof slab complete			0.00	-				
	Wire mesh - install only	4,347	sf	0.30	1,304				
03390	Misc Concrete Work Complete	1	Allow	25,000.00	25,000				
				0.00	-				
03500	Cementitious Decks and Underlayment					-	0.00	0.00%	
03510	Cementitious Roof Deck					-	0.00	0.00%	
03520	Lightweight Concrete Roof Insulation					-	0.00	0.00%	
03530	Concrete Topping 33% Required fix	28,692	SF	6.00	172,151				

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
03400	PRECAST CONCRETE					-	0.00	0.00%
03540	CONCRETE FLOOR PREP					73,435	0.84	0.30%
				0.00	-			
03541	MR prep bleast, and ardex	10,000	SF	3.50	35,000			
	MR prep with Creteseal CS2000	5,000	Sf	1.25	6,250			
03542	latex patching	6,000	Sf	3.25	19,500			
03543	ardex leveling	4,300	Sf	2.95	12,685			
03544	Bonding agents			0.00	-			
03900	CONCRETE RESTORATION					160,000	1.84	0.66%
				0.00	-			
03900	Concrete Restoration and Cleaning	1	Allow	120,000.00	120,000			
03960	Concrete Cutting and Coring	1	Allow	40,000.00	40,000			
04000	MASONRY					-	0.00	0.00%
04910	MASONRY RESTORATION					-	0.00	0.00%
	See Attached Inventory of Elements Pricing			0.00	-			
05000	STRUCTURAL STEEL AND DECK					-	0.00	0.00%
05500	MISCELLANEOUS STEEL					95,000	1.09	0.39%
				0.00	-			
05500	Metal Fabrications	1	Allow	95,000.00	95,000			
06100	ROUGH CARPENTRY					240,000	2.76	0.99%
6100	Rough Carpentry Required	16	Firs	15,000.00	240,000			
06200	MILLWORK AND FINISH CARPENTRY					160,000	1.84	0.66%
	Millwork			0.00	-			
06200	Finish Carpentry and Millwork Furnish and Install	16	Firs	10,000.00	160,000			
07100	DAMPROOFING/WATERPROOFING					79,600	0.92	0.33%
				0.00	-			
07110	Dampproofing	1	Allow	79,600.00	79,600			
07200	THERMAL PROTECTION					134,780	1.55	0.56%
				0.00	-			
07213	Ceiling insulation	1	Ls	56,000.00	56,000			
07214	Roof insulation	1	Ls	23,780.00	23,780			
07215	Blown in insulation	1	Ls	55,000.00	55,000			
07240	EIFS					-	0.00	0.00%
07500	ROOFING					140,000	1.61	0.58%
				0.00	-			
07510	Built-Up Bituminous Roofing	3,800	Sf	35.00	133,000			
07701	Roof Hatches	2	ea	3,500.00	7,000			
07500	METAL WALL PANELS					-	0.00	0.00%
07800	FIRE SAFING/STOPPING					275,460	3.17	1.14%
				0.00	-			
07840	Firestopping	1	Allow	78,000.00	78,000			
07842	Firestopping at penetrations	1	Allow	43,000.00	43,000			
07843	Firestopping at floor perimeters	1	Allow	115,600.00	115,600			
07860	Smoke Seals	1	Allow	24,360.00	24,360			
07870	Smoke Containment Barriers	1	Allow	14,500.00	14,500			
07810	APPLIED FIREPROOFING					94,000	1.08	0.39%
				0.00	-			
	Intumescent Fireproofing	1	Allow	25,000.00	25,000			
07810	Spray Applied Fireproofing	1	Allow	69,000.00	69,000			
07900	JOINT SEALANTS					-	0.00	0.00%
08100	DOORS, FRAMES AND HARDWARE					102,400	1.18	0.42%
				0.00	-			
08000	Door, Frame and Hardware Furnish and install	40	leaf	2,000.00	80,000			
08780	Special Function Hardware	40	Ea	560.00	22,400			
08300	SPECIALTY DOORS					-	0.00	0.00%
08800	GLASS & GLAZING					38,000	0.44	0.16%
				0.00	-			
08120	Aluminum Doors And Frames	4	leaf	3,500.00	14,000			
08450	All-Glass Entrances And Storefronts	0		0.00	-			
08470	Revolving Entrance Doors	0	ea	45,000.00	-			
08500	Windows		sf	75.00	-			
08970	Structural Glass Curtain Walls - 14' plus Low E	300	sf	80.00	24,000			
	High performance curtainwall		sf	100.00				
05400	LIGHT GAUGE METAL FRAMING					30,000	0.35	0.12%
				0.00	-			
05430	Composite exterior wall framing, 6"studs, batt insulation, ari barrier, interior drywall, taped, exterior sheathing	1	Allow	30,000.00	30,000			
05435	Composite exterior wall 6" framing, sheathing, 2" rigid insulation, membrane waterproofing, interior drywall taped			0.00	-			
09250	GYPSUM DRYWALL & PLASTER					496,105	5.71	2.05%
				0.00	-			
09250	Drywall Work Complete			0.00	-			
09262-1	4" walls, insulated, drywall 2 sides, taped 1 hour	34,020	sf	6.95	236,439			
	4" shaft wall	8,000	sf	7.00	56,000			
09263-1	6" walls, insulated, drywall 2 sides, taped 1 hr,	6,804	sf	8.20	55,793			
09271	Gypsum board ceilings	22,680	sf	6.52	147,874			
09600	FLOORING					544,566	6.26	2.25%
				0.00	-			
09312	Ceramic floor tile	13,042	sf	23.70	309,089			
09652	VCT floor	13,042	sf	2.50	32,604			
09670	Fluid-Applied Flooring			0.00	-			
09680	Carpet	6,762	sy	30.00	202,872			
09510	CEILINGS					-	0.00	0.00%
09700	WALL FINISHES					-	0.00	0.00%



BUILDING PRESERVATION PLAN

220 South State Street
Chicago, Illinois, IL0315ZZ

GSAGS05P04GAD0224
JLA# 08622
Final Submittal
June 30, 2009



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I. HISTORY & DOCUMENTATION

A. GENERAL INFORMATION

Building ID: IL0315ZZ

Current Building Name: 220 S. State Street

Building Status: 1st floor GSA Out-leased, upper floors vacant

Historic Building Name: Consumers Building, State and Quincy Building, Quincy Building, One Quincy Court Building

Address: 220 South State Street, Chicago, Illinois

Building Type: Office Building

NR Historical Designation: Contributing Structure in a NR Historic District

UTM:

Northing: 4,636,533

Easting: 447,881

GIS:

Latitude: 41° 52' 44.4" N

Longitude: 87° 37' 41.29" W

Size:

Floor Area Total: 248,525 square feet

First Floor Area: 9600 square feet

Occupiable Area: 139,276 square feet

Dimensions:

Stories/Levels: 22 & 3 basements

Perimeter: 430 linear feet

Depth: 145 linear feet

Height: c. 291 linear feet

Length: 64 linear feet

B. HISTORY

Historic Designation

NR Historical Designation

District

Contributing: Yes

District Name: Loop Retail NR Historic District

State/Local District

District: N

State/Local Date: N/A

District

Contributing Jurisdiction: N

Jurisdiction Name: Federal

GSA Determination

Determined Eligible: "may be eligible" according to March 2006
Cultural Resources Survey

GSA Date: March 2006

Criteria: A – Commerce, and C - Architecture

Awards: N/A

General:

HSR: N

Part of Complex: N

HABS/HAER ID: N/A

Map: N

Construction History Information

Year begun: 1912

Year finished: 1913

Cost: approx. \$2 million

Description: Original Construction

Architect: Jenney, Mundie & Jensen

Style: Commercial Style

Year begun: Unknown

Year finished: Unknown

Cost: Unknown

Description: Removal of original bronze canopy over State Street
entrance

Architect: N/A

Style: N/A

Year begun: Unknown
Year finished: Unknown
Cost: Unknown
Description: Removal of original frieze band and cornice
Architect: N/A
Style: N/A

Year begun: ca. 1917?
Year finished: ca. 1917?
Cost: Unknown
Description: Removal of electric rooftop “Consumer” sign
Architect: N/A
Style: N/A

Year begun: Unknown
Year finished: Unknown
Cost: Unknown
Description: Replacement of original bronze elevator enclosures in lobby
Architect: N/A
Style: N/A

Year begun: Unknown
Year finished: Unknown
Cost: Unknown
Description: Installation of large, metal light fixtures suspended from the lobby ceiling
Architect: N/A
Style: N/A

Year begun: Unknown
Year finished: Unknown
Cost: Unknown
Description: Installation of large mirrored windows in the vestibule
Architect: N/A
Style: N/A

Year begun: 1933
Year finished: 1933
Cost: Unknown
Description: Alterations to store front
Architect: N/A
Style: N/A

Year begun: 1980
Year finished: 1980
Cost: Unknown

Description: Install new wall paneling & replace stair to mezzanine
Architect: Unknown
Style: N/A

Year begun: 1984
Year finished: 1984
Cost: Unknown
Description: Remodel existing retail unit for ice cream parlor per plans
Architect: Unknown
Style: N/A

Year begun: 1985
Year finished: 1985
Cost: Unknown
Description: Remodel existing office space on 7th floor per plan
Architect: Unknown
Style: N/A

Year begun: 1985
Year finished: 1985
Cost: Unknown
Description: Repair and alter existing tenant space at 12th fl per plan
Architect: Unknown
Style: N/A

Year begun: 1985
Year finished: 1985
Cost: Unknown
Description: Remodel existing space on 19th floor for offices per plan
Architect: Unknown
Style: N/A

Year begun: 1986
Year finished: 1986
Cost: Unknown
Description: Remodel existing space on 6th floor suite n. 612 per plan
Architect: Unknown
Style: N/A

Year begun: 1986
Year finished: 1986
Cost: Unknown
Description: Alter existing space on first floor for restaurant per plan
Architect: Unknown
Style: N/A

Year begun: 1986
Year finished: 1986
Cost: Unknown
Description: Interior alterations to restaurant and bar, 1st floor and mezzanine per plan
Architect: Unknown
Style: N/A

Year begun: 1988
Year finished: 1988
Cost: Unknown
Description: Interior remodel exterior storefront to an existing restaurant per plan
Architect: Unknown
Style: N/A

Year begun: 1989
Year finished: 1989
Cost: Unknown
Description: Remodel existing office space to new office space 2nd fl per plan
Architect: Unknown
Style: N/A

Year begun: 1989
Year finished: 1989
Cost: unknown
Description: Remodel existing office space to new office space 18th fl per plan
Architect: Unknown
Style: N/A

Year begun: 1992
Year finished: 1992
Cost: Unknown
Description: Alteration to existing corridor on 4th floor per plan
Architect: Unknown
Style: N/A

Year begun: Unknown
Year finished: Unknown
Cost: Unknown
Description: Installation of metal door and EIFS at the western end of the Quincy Court elevation
Architect: Unknown
Style: N/A

Year begun: Unknown
Year finished: Unknown
Cost: Unknown
Description: Installation of EIFS at the south end of the west elevation
Architect: N/A
Style: N/A

Year begun: late 1990s?
Year finished: late 1990s?
Cost: Unknown
Description: Installation of aluminum windows along the State Street and Quincy Court elevations
Architect: N/A
Style: N/A

Architectural Description

The 220 S. State Street Building, designed by Jenny, Mundie, & Jensen, is located at the northeast corner of State Street and Quincy court and represents the final stage of “Chicago School” design. The 21-story building features windows on all four elevations, has three basements, and a rectangular footprint with frontage of 62 ½ feet on State Street, and a depth of 144 ½ feet on Quincy. Clad in white terra cotta, the skyscraper has a steel superstructure that rests on 38 immense caissons, eight feet in diameter, driven down 120 feet to bedrock. According to a *Chicago Tribune* display advertisement placed by J.L. Kesner on 22 September 1912, it took 200 men, working day and night, two months to get the caissons into place. The building has flat wall planes with the exception of the north (side) elevation, which has a three-sided vertical window bay at its western end. The building’s southwest corner is slightly rounded. The two street elevations feature a distinctive tripartite design with base, shaft and capital separated by unadorned cornices.

The recessed, off-center main entrance on State Street, features a revolving door and two glass hinged doors that are framed in bronze and spanned by a deep transom etched with the words, “1 Quincy Court.” It is surrounded by polished granite with the words “1 Quincy Court” in metal lettering. Flanking this entry are contemporary metal storefronts. The first floor of the Quincy Street elevation features a series of large display windows and a metal door at its western end, which is covered with an exterior insulation finishing system (EIFS). A deep, black metal signboard above the two State Street storefronts turns the corner and extends the length of the Quincy Street elevation. It includes metal lettering for “Cosmo Beauty” above the State Street north storefront and for “Payless Shoe Source” above both the State Street south storefront and the Quincy Street display windows.

On both street elevations, floors two through four feature Chicago windows, comprised of one large fixed pane flanked by a double-hung window on either side: four along State Street and nine along Quincy Street. All upper floors feature paired double-hung windows, which are aluminum sash on the street elevations and steel fire windows on the north and west (rear) elevations. Unadorned cornices are situated above the first, 4th, 5th, 17th, and 20th floors. Spandrels above the second, third, 18th and 19th floor windows feature geometric motifs of a rectangle flanked by a diamond on either side. All other spandrels feature a rectangle above each window. The southern end of the rear elevation is covered with EIFS, and each floor of this elevation has a window leading to a metal fire escape.

The ornate lobby has a rectangular footprint and features terrazzo floors. Its walls and ceiling are clad in white Italian marble. A stately, curving marble stairway along the south wall near the main entrance leads to a door at the second floor level. Just west of this stairway, an arched opening leads to the basement stairway, which is covered by a marble barrel vault. Marble pilasters with either scrolled or naturalistic capitals are situated throughout this elegant space. The lobby is also graced by an abundance of original bronze fixtures, including a wall-mounted building directory, mailbox, elevator doors, wall sconces, and decorative baseboard grilles. The mailbox, directory and sconces feature fine craftsmanship and Classical detailing. Four large, square fluorescent lighting fixtures (non-historic) hang from the lobby ceiling. Two sets of double-glass doors framed in bronze and spanned by a deep transom access the vestibule and feature such ornamental detailing as fluted colonettes. The vestibule has large mirrored windows on each wall.

Physical History

Jacob L. Kesner obtained a permit to erect a 21-story skyscraper at the northwest corner of State and Quincy streets on 28 August 1911, a week before Chicago's new building law limiting the height of future skyscrapers to 200 feet was scheduled to take effect. Kesner had previously purchased the two existing buildings on the site and obtained a lease to the ground beneath them at an annual rent of \$20,000. These buildings included the five-story stone-clad Bell Clothing Store Building on the corner, and the adjacent six-story Gunther candy factory and shop on State Street, both of which were razed to make way for the new skyscraper. Contracts for the caissons and steel were let as soon as the building permit was obtained, and construction began immediately.

The architectural firm Jenney, Mundie & Jensen developed plans for the terra-cotta-clad State and Quincy Building, which was built at a cost of \$2 million, with a frontage of 62 ½ feet on State Street and 144 ½ feet on Quincy. The firm was well known to Kesner, as he had previously commissioned them to design the Lake View Building at 116 S. Michigan Avenue (1906) and the Kesner Building at 5 N. Wabash (1910). A full-page *Chicago Tribune* display advertisement placed on 22 September 1912 touted the State and Quincy Building's corner site, which allowed it to receive

outside light and air from all four sides above the sixth floor, thereby eliminating the need for an interior light court. To ensure that a future skyscraper would not be built along the north side of his new building, Kesner also purchased the adjacent six-story 214 S. State Street Building. The same 1912 advertisement included a rendering of the new skyscraper and extolled its amenities:

“The main entrance and corridor are as beautiful and dignified as any palace. There is no gaudiness or lavish display; the whole effect is made by the masterly use of white Italian marble, in combination with bronze for the canopy, fixtures, and elevator inclosures. For the interior finish in every room nothing will be used but the finest Mexican mahogany. Hard maple for the floors, and you can have it finished as you desire...

On each floor there will be long, finely proportioned halls—all that abundance of outside light multiplied many times by the white marble floors and walls. The first six floors are planned especially for small shops and salesmen’s sample rooms. Space will be divided to suit. If you want a big sample room or store, you can have an entire half floor without a column in evidence; the building is so planned. Six high speed electric cars will run at a rate of 550 feet a minute.”

Over the years, exterior alterations included the removal of a bronze canopy originally situated above the main State Street entrance and the replacement of two original storefronts along State Street with modern storefronts. The western end of the Quincy Street elevation has a non-original metal door and is covered with EIFS. EIFS also covers the south end of the rear elevation. In the past decade, new aluminum windows were installed along the State and Quincy Street elevations, which are sympathetic in appearance to the remaining original wood windows. The roofline of the building originally featured a decorative frieze band and cornice with integral light fixtures, which were removed at an unknown date. A massive round, sixty-foot-tall electric sign with the name “Consumers” was situated at the top of the building from at least 1913 to 1917 and removed at an unknown date. Lobby alterations include the replacement of original bronze elevator enclosures and the installation of large, metal light fixtures suspended from the ceiling. The large mirrored windows in the vestibule likely replaced earlier display windows used by the flanking retail operations.

The Federal Government purchased 220 S. State Street in 2005.

Integrity & Significance

Designed by the prominent firm Jenney, Mundie and Jensen, the 220 S. State Street Building was completed in 1913 and is located at the northeast corner of State Street and Quincy Street (currently “Quincy Court”). In February 1913, owner Jacob L. Kesner signed two important long-term leases, one of which was to A. Weis & Co. for the operation of a “high class” restaurant in the basement, known as the Winter Garden cabaret. Although little information exists on this restaurant, quite a bit of the establishment’s décor remains on this level. This concentrated mass of ornamentation is a significant example of high-end restaurant décor of the era. The other lease was signed by the Hilton Company, men’s clothiers and outfitters of New York City, for the building’s corner store, which featured a series of large display windows along the length of the Quincy Street façade. Hilton paid \$1,473 per front foot, which was believed to be the highest rent per front foot ever paid for State Street store space.

Referred to the “State and Quincy Building” in original plans, the building’s name was changed in March 1913 to the Consumers Building, due to a lease signed with the newly formed Consumers Company to occupy the 20th and 21st floors. The Consumers Company—formed through a recent \$11 million merger between Chicago’s principal ice and fuel companies: the Knickerbocker Ice Company and the City Fuel Company—installed a 60-foot electric sign with its name on the roof of the building. Consumers remained in the building for just four years, moving in 1917 to the Conway Building.

In 1917, the building’s tenants included a number of film companies, such as the Pathe (4th floor), Universal (15th floor), Mutual (18th floor), and Feature (4th floor). Other tenants in 1917 were the Hilton Company, clothing dealers (1st and 2nd floors), Remington Typewriter Company (3rd floor), and Silhanek Brothers Tailors (6th floor). The U.S. Government occupied the lower three floors as a labor employment bureau. In 1920, an association of motion picture theater owners called the Allied Amusements Association located on the building’s 13th floor. Other tenants from that year included the Pullman Company, Liberty Mutual Insurance Co., Carnation Milk Products Company, Integrity Mutual Insurance Co., and the Cooperative stores.

In 1931, Jacob Kesner conveyed title of the 220 S. State Street Building to his son-in-law, I.W. Kahn, who headed the Kesner Realty Trust with offices in the Kesner Building at 5 North Wabash Avenue. Two years later, during the height of the Depression, the Trust quit paying ground rent on the property. As a result, the \$2 million bond issue that Jacob Kesner had floated in 1924, about \$200,000 of which was retired, went into default. The bondholders brought foreclosure proceedings and the taxes went unpaid. Together, the rent and the taxes amounted to about \$500,000. In 1937, a circuit court judge turned the building over to the owners of its two ground leases. One parcel was owned by Mrs. Emily Osborn Bliss and Mrs. Mae Osborn Carothers, and the other by the Continental Illinois National Bank and Trust Company and the Northern Trust Company as trustees.

The 220 S. State Street Building received a new ground floor tenant in 1931, when Benson & Rixon, men's clothiers in Chicago for 45 years, rented 5,000 square feet of space. The store had a window space in the lobby, as well as State Street frontage of 45 feet and a Quincy Street frontage of 144 feet, giving it one of the largest window displays in the Loop. Tailoring workrooms were established on the second floor, with a direct elevator connection. Benson & Rixon moved in 1936 to temporary quarters in the 206-212 S. State Street Building while their new building at 230 S. State Street was under construction. Their former retail space on the first and second floors was subsequently leased to Howard Clothes, Inc., of Brooklyn, New York, as their first branch store in the Midwest. Howard reportedly embarked upon a modernization program of their new space, which included the installation of an air conditioning system. Howard remained in the building until at least 1975.

In 1947, the building was sold to the 220 S. State Street Corporation at a cost of \$2 million. The sellers were the Continental Illinois Bank and Trust Company and the Northern Trust Company as trustees, and Emily Osborn Bliss and Mae Osborn Carothers. The 220 S. State Street Corporation sold the building in 1960 to a syndicate of Chicago investors for \$2 million. The new owners reportedly planned to upgrade the building, prompted by their belief in the rejuvenation of the south end of the Loop due to the planned Federal Center directly to the west on Dearborn.

Nara Grid for 220 South State Street

The Nara Grid is a methodology to assist in understanding the many entwined layers that compose the authenticity of the built environment and architectural heritage. Dimensions of heritage are divided into several different categories related to the built environment. The resulting organization is used to evaluate the cultural significance of a given building, object, or space.

ASPECTS OF THE SOURCES RELATED TO DOCUMENTATION	DIMENSION OF HERITAGE			
	Artistic	Historic	Social	Scientific
Form & Design	Tripartite design with conservative level of exterior ornamentation. Interior common spaces highly decorative.	Building permit for this 21 story structure was awarded one week before new Chicago building law limiting height of future structures to 200 feet was to take effect.		Designed to receive outside light from all four sides above the sixth floor, eliminating the need for a lightcourt.
Materials & Substance	High levels of Italian marble, bronze, and decorative mosaic tile, Mexican mahogany and hard maple floors used on interior.			
Use & Function		Throughout its history, tenants included several prominent companies.	Excellent example of a professional office building, serving a variety of tenants.	
Tradition, Techniques, and Workmanship		Maintains good structural and exterior integrity after many years.		
Location & Setting	Designed by prominent Chicago firm Jenny, Mundie and Jensen.	Considered a contributing building in the Loop Retail National Register Historic District.	Corner lot at State and Quincy on a busy commercial thoroughfare.	
Spirit & Feeling	Conservative, stately exterior with originally exquisitely decorative interior.	Contributing to the historic setting and diversity of architectural styles of downtown Chicago, and the greater city.	Continued potential as a large mixed use office building.	

C. INSPECTIONS

Date	Firm	Address & Phone	Scope of Work	Notes
March 6, 2006	Wight	656 West Randolph Street Suite 4W Chicago, IL 60661 312.261.5700	Chicago Federal Center Phase I Cultural Resources Survey – research, surveys, and analysis of potential for cultural resources and potential for buried resources.	For 220 S State: Potentially eligible for the National Register, no archaeological potential.
Sept. 2007	Unknown		Recommended Fire Protection & Life Safety Improvements for 220 S. State	Building found uninhabitable/unmarketable due to significant fire Protection/life safety/safety deficiencies.
August 22, 2006 Versar, Inc.	100 West 22 nd St. Suite 151	Lombard, IL 60148	Asbestos and Lead-Based Paint Survey	Asbestos-containing materials and lead-based paint found in several areas. Federal regulations & standards must be followed for abatement prior to future renovation and/or demolition.
Sept. 18, 2006 Versar, Inc.	100 West 22 nd St. Suite 151	Lombard, IL 60148	Phase I Environmental Site Assessment	No recognized environmental conditions (REC's) were found in connection with the property. Asbestos-containing materials and lead-based paint found in several areas.

D. SOURCES USED

Primary and Unpublished Sources

City of Chicago building permit no. S32658, dated 28 Aug. 1911.

Building permit no. 29312, dated 20 June 1927 (alt)

- _____ no. 52390, dated 18 March 1929 (balcony for 218 S. State)
- _____ no. 88232, dated 19 May 1934 (alterations to storefront for 216 S. State)
- _____ no. 87533, dated 11 April 1934 (alterations to storefront for 218 S. State)
- _____ no. 83496, dated 18 Feb. 1933 (alterations to storefront for 220 S. State)
- _____ no. 92479, dated 5 April 1935 (interior alterations for 220 S. State)
- _____ no. 115642, dated 27 June 1939 (alterations for 218 S. State)
- _____ no. 99177, dated 15 June 1936 (int alterations for 220 S. State)
- _____ no. 133403, dated 8 Jan. 1943 (alt 2nd fl. Bldg for 220 S. State)
- _____ no. A40371, dated 6 April 1950 (four lavatories)
- _____ no. 589213, dated 10 Oct. 1980 (install new wall paneling & replace stair to mezzanine)
- _____ no. 639873, dated 3 May 1984 (remodel existing retail unit for ice cream parlor per plans)
- _____ no. 655945, dated 9 July 1985 (remodel existing office space on 7th fl per plan)
- _____ no. 662180, dated 13 Dec. 1985 (repairs and alter existing tenant space at 12 fl per plan)
- _____ no. 660774, dated 31 Oct. 1985 (remodel existing space on 19th floor for offices per approved plan)
- _____ no. 662940, dated 24 Jan. 1986 (remodel existing space on 6th fl suite #612 per plan)
- _____ no. (?)66701, dated 12 May 1986 (alter existing space on 1st floor for restaurant per plan)
- _____ no. 675300, dated 12 Dec. 1986 (interior alterations to restaurant & bar 1st fl and mezzanine as per plan)
- _____ no. 704317, dated 22 Nov. 1988 (interior remodel, exterior storefront to an exist'g restaurant per plan)
- _____ no. 706628, dated 2 Feb. 1989 (remodel existing office space to new office space 2nd fl per plan)
- _____ no. 706637, dated 3 Feb. 1989 (remodel existing office space to new office space 18th fl per plan)
- _____ no. 752789, dated 28 April 1992 (alteration to existing corridor on 4th fl per plan)

Chicago History Museum Ready Print Photos: ICHI – 19907: State Street ca. 1915 looking north from Quincy Court. (Shows the Consumers Building with electric sign on the roof.)

ICHI – 21054: Consumer Building – State and Quincy (Undated photo of the Consumers Building as it appeared shortly after completion.)

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II. ANALYSIS & TREATMENT

A. INVENTORY OF SPACES

Zone: 1A – Restoration

Exterior

Space Type: 1913 ELEVATIONS (N, E, S)

Description

The 220 S. State Street Building is located at the northeast corner of State Street and Quincy Court. The east elevation faces State Street, the south elevation faces Quincy Court, and the north elevation's lower floors are obscured by the adjacent six-story building. It has a rectangular footprint on a deep lot with a frontage of 62 ½ feet on State Street and a depth of 144 ½ feet on Quincy. The 21-story building has flat wall planes with the exception of the north elevation, which has a three-sided vertical window bay at its western end. The building's southwest corner is slightly rounded, and its east and south elevations feature a distinctive tripartite design with base, shaft and capital separated by unadorned cornices.

The recessed, off-center main entrance on State Street is flanked by a non-original storefront on either side. This entrance features a revolving door and two glass hinged doors that are framed in bronze and spanned by a deep transom etched with the words, "1 Quincy Court." These doors are not of the original design (two sets of wooden double-doors), but the bronze framing is of the original design and configuration. This entry is surrounded by polished granite with the words "1 Quincy Court" in metal lettering. The first floor of the Quincy Street elevation features a modern storefront and a metal door at its western end, which is covered with EIFS. A deep, black metal signboard above the two State Street storefronts turns the corner and extends the length of the Quincy Street elevation. It includes metal lettering for "Cosmo Beauty" above the State Street north storefront and for "Payless Shoe Source" above both the State Street south storefront and the Quincy Street display windows.

On both street elevations, floors two through four feature Chicago windows, comprised of one large fixed pane flanked by a double-hung window on either side: four along State Street and nine along Quincy Street. All upper floors feature paired double-hung windows, which are non-original aluminum sash on the street elevations and wood sash on the north and west (rear) elevations. Unadorned cornices are situated above the first, 4th, 5th, 17th, and 20th floors. Spandrels above the second, third, 18th and 19th floor windows feature geometric motifs of a rectangle flanked by a diamond on either side. All other spandrels feature a rectangle above each window.

Generally, each façade is in fair condition and retains much of its original material. Exterior alterations included the removal of a bronze canopy originally situated above the main State Street entrance and the replacement of two original storefronts along State Street with modern storefronts. The western end of the Quincy Street elevation has a

non-original metal door and is covered with EIFS. In the past decade, new aluminum windows were installed along the State and Quincy Court elevations, which are sympathetic in appearance to the original wood windows. Brick and terra cotta repair/replacement, at varying levels of success, is evident in many places over each façade. Current issues include improper repair of failing terra cotta, poor substitution of glazed brick for terra cotta, mortar patches that are unsightly and doomed to fail, stresses in terra cotta due to anchor failure and stresses in the wall, delamination of terra cotta units due to stresses in lintels, crazing of glazed finish, and general anchor failure. See “III.C. Maintenance Photos” for illustrated examples. Insensitive replacement of windows (filling in with brick) has occurred in several places. The roofline of the building originally featured a decorative frieze band and cornice, which were removed at an unknown date. A massive round, sixty-foot-tall electric sign with the name “Consumers” was situated at the top of the building from at least 1913 to 1917 and removed at an unknown date.

Recommendations

Further analysis of the condition of all facades should be conducted and a critical examination report prepared. North, east, and south facades should be preserved and repaired as necessary. Original cornice should be reconstructed using a lighter material and to meet codes. “Consumers Building” sign on north elevation should be preserved and repaired. Original storefronts, main entry, and canopy should be restored to their original appearance (ADA-dependent). A detailed study on egress routes should be conducted before major changes are made to building entrances. The floor plate with central core remains serviceable as a stand-alone structure.

With the deep setback of the Dirksen building to west and the Federal Government’s ownership and potential redevelopment of the building to the north, an opportunity exists to replace the fire windows on the north and west elevations of 220 S. State. If codes permit, these windows should be replaced with double glazed aluminum windows similar to those on the south and east facades to increase energy efficiency.

Zone: 1B – Restoration**Interior****Space Type: 1913 ENTRY & LOBBY, 1ST FLOOR****Description**

The highly-ornamented lobby has a rectangular footprint and features terrazzo floors. Its walls and ceiling are clad in white Italian marble. Marble pilasters with either scrolled or naturalistic capitals are situated throughout this elegant space. The lobby is also graced by an abundance of original bronze fixtures, including a wall-mounted building directory, mailbox, wall sconces, and decorative baseboard grilles. The mailbox, directory and sconces feature fine craftsmanship and Classical detailing. Four large, square fluorescent lighting fixtures hang from the lobby ceiling. Two sets of double-glass doors framed in bronze and spanned by a deep transom access the vestibule and feature such ornamental detailing as fluted colonettes. The vestibule has large mirrored windows on each wall.

Lobby alterations include the replacement of original bronze elevator enclosures and the installation of large, metal light fixtures suspended from the ceiling. The large mirrored windows in the vestibule likely replaced earlier display windows used by the flanking retail operations. Other than these changes, the lobby retains a high level of historic integrity.

Electrical:

Branch circuit panels, conduit and wiring are in fair condition throughout the zone but appear to be near the end of their useful life. The fire alarm system configuration does not meet current high rise fire alarm system requirements.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on column lines. The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile arch structural floor system was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams, with tension rods spaced along the span to resist the resulting thrust from the arch.

Recommendations

Remaining original material should be retained. This includes the marble cladding, terrazzo floor, wall sconces, mailbox, directory, elevator floor indicator, decorative grillwork, vestibule doors and frame. Large modern light fixtures and cove lighting should be removed. Replacement lighting should be scaled properly and be compatible with the historic character of the space. Any other changes necessary by code should also be sympathetic to the building's historic character.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

Isolated floor areas may require repair if it is determined that the clay tile has been damaged.

Zone: 1C – Restoration

Interior

Space Type: 1913 EAST AND WEST STAIRS

Description

A stately, curving marble stairway along the south wall near the main lobby entrance leads to a door at the second floor level. Just west of this stairway, an arched opening leads to the basement stairway, which is covered by a marble barrel vault.

Past the second level, the marble treads and wainscot continue while risers and balustrades have become highly decorative cast iron and the railing wood. It appears that landings above the 2nd floor were originally of mosaic tile, matching that in the Basement and West Stair. Only on the 22nd floor is the tile still exposed. On all other floors, landings have been carpeted over.

The West Stair, while serving a more utilitarian purpose, is still clad in ornate materials, similar to the East Stair. Most levels contain marble treads (slate on the top few levels), wainscoting is of marble, risers, balustrades and railings are iron (although less ornamental than in the East Stair), and decorative tile floor remains on all landings. This stair is not code compliant in width. Windows in this stairwell access the exterior fire escape on the west façade.

Electrical:

Lighting systems within the stairs are minimal.

Recommendations

Both sets of stairs are in good condition with most original materials intact. Carpet should be removed from the landings of the East Stair and tiles (or marble) repaired/restored. All historic materials should be preserved and repaired where needed.

If code permits, the transition between the open staircase on the first floor and the east stair should be redesigned to be more graceful and respectful of the original building material. This may be achieved by moving the face of the new drywall back (southwards) from the face of the marble balustrade.

While neither stair is of a spatial design that meets modern code requirements for new construction (including width and landing design), it is not required that existing stairs within this historic building be greatly altered for compliance. Therefore, it is recommended that both stairs will be maintained and used by tenants. Repairs to existing materials should be made in kind. Creation of an additional interior stair that is code compliant may be considered, but is not a primary recommendation in this report.

Electrical:

Provide new normal and emergency lighting systems.

Zone: 1D – Restoration**Interior****Space Type: 1928 SOUTHEAST OFFICES AND MAIN CORRIDOR, 20TH FLOOR****Description**

The southeast corner office suite of the 20th floor contains a mix of original and 1928 elements. Maple parquet floors with decorative borders, mahogany partition walls and wall cladding, storefront partition walls of wood and textured translucent glass, detailed wood and glass doors, decorative wood moulding and window trim, and built in wood benches/registers all contribute to an overall design cohesiveness between the two periods. From 1928 remodeling drawings, it appears that the new elements were designed to comply with the original character of the space. Like the lobby, this group of rooms is densely packed with ornate elements that remain a testament to the historic character of the building.

The 20th floor corridor contains several historic elements found in the main corridor of other floors.

Electrical:

Branch circuit panels, conduit and wiring are in fair condition throughout the zone but appear to be near the end of their useful life. The fire alarm system configuration does not meet current high rise fire alarm system requirements.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on column lines. The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile arch structural floor systems was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch.

Recommendations

A mix of original and 1928 elements exist in this group of spaces. Existing mahogany and glass partition walls, doors, and maple parquet floors should be repaired where necessary and preserved. While it is not necessary to retain registers within the remaining bench within the southeast corner office, the bench itself (including the grill) should be retained and refinished. Where the second bench was once located, along the south wall, the floor and wall are in need of cleaning and repair. Electrical and phone outlets and wiring currently attached to the exterior of the mahogany partition walls and

wall cladding should be removed and replaced with a concealed system (e.g. within the wall panels).

Many wardrobe and lavatory enclosures exist within this building and it is recommended that at least one be retained for historic documentation. Retention of others should also be considered for their historical and functional merits. Because this office suite is quite filled with other historical material of high levels of integrity, it is recommended that the wardrobe and lavatory enclosure within this suite be chosen as the representative example of this building component.

Because of its proximity to the well-maintained historic office suite, the 20th floor corridor should be restored to its original form in conjunction with the southeast office suite as another example of the original building design. Concealed historic material, such as the original ceiling and storefront, should be uncovered. Current flooring should be removed mosaic tile restored. Marble cladding and original doors should be preserved. 1928 drawings and existing storefronts on floors 4, 13, and 14 may be used to guide this reconstruction.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

Isolated floor areas may require repair if it is determined that the clay tile has been damaged.

Zone: 2A – Rehabilitation

Interior

Space Type: MAIN CORRIDOR, 2ND-19TH AND 21ST FLOORS

Description

While no single corridor retains full historic material and character, these spaces contain several historic elements, many which have been replaced or concealed by modern remodeling projects. Original marble columns, wainscoting, and thresholds remain on along the corridor of several floors. An original glass and wood storefront on the 4th floor remains in good condition while on several other floors storefronts remain in various states of concealment. Original fire hose closets, still equipped, are found at the west end of the corridor on all floors. Finally, many original doors with inset mail slots remain along the corridor of most floors. Original ceramic mosaic floors may also be concealed under current carpeting.

Electrical:

Branch circuit panels, risers, conduit and wiring are in fair condition throughout the zone but appear to be near the end of their useful life. The fire alarm system configuration does not meet current high rise fire alarm system requirements.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on column lines. The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile arch structural floor systems was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch.

Recommendations

Historic material in this zone should be preserved in place. This includes marble cladding and thresholds, original office doors, and remaining storefronts. If removal is necessary for future renovations, these elements should be salvaged for reuse elsewhere. Future renovations should consider uncovering and restoring concealed historic elements. This includes marble cladding, storefront material, and original plaster ceilings. No single corridor retains sufficient historic material to act as a template for corridor restoration. Because part of the 20th floor is designated as a restoration zone, this corridor will be restored as an example of the original corridor design.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

Isolated floor areas may require repair if it is determined that the clay tile has been damaged.

Zone: 2B – Rehabilitation**Interior****Space Type: 1913 WINTER GARDEN CABARET DECOR, 1ST BASEMENT****Description**

This floor contains both areas of dense decorative elements and individual historic elements scattered throughout the floor. These are likely attributed to the 1913 design of a “high class” restaurant in the basement, known as the Winter Garden cabaret and owned by A. Weis & Co. The isolation of historic elements has been exacerbated by the current utilitarian nature of this level. This floor has been used as storage and mechanical for several years. Large rooms have been divided into several smaller areas with crudely constructed partition walls, leaving little to decipher the original layout.

A combination of ornamental plasterwork and mirrors cover the northern wall of what is assumed to have once been a large space open to the elevator lobby. The elevator lobby wall, now covered by drywall, still contains plaster and wood décor that matches that on the previously described north wall. Plaster décor also remains on the ceiling throughout the space north of the elevators (most covered by dropped ceiling) and in several disconnected areas on walls and columns. In the northeast corner of this floor, a statue niche, sans statue, is recessed into one wall. Several highly decorative light fixtures are mounted to the ceiling in the area north of the elevators. Bringing many of these disconnected elements together is the original tile mosaic floor (matching that in the staircases) that covers much floor.

Mechanical:

The vaulted area below the sidewalk in the 1st basement houses two packaged central air systems serving the first floor tenants, and one water cooled self-contained unit serving the lobby. The systems are equipped with exhaust-return fans supply, return, outdoor, and exhaust air ductwork. The units are in poor condition. Gas service enters the building at the northeast corner of the 1st basement.

Electrical:

Electric service in 1B is rated 208Y/120V 3 phase 4 wire 4,000A. Service originates from the underground utility network system. Service switchboard has fusible main switch and circuit breaker distribution. Based on its age and condition, the service switchboard appears to be near the end of its useful life. Branch circuit panels, risers, conduit and wiring are in fair condition throughout the zone but also appear to be near the end of their useful life. The fire alarm system configuration does not meet current high rise fire alarm system requirements. The emergency electrical system consists of two utility feeds to an automatic transfer switch serving exit signs and egress lighting. This does not meet current electrical code requirements. The electrical systems should be replaced in their entirety.

Structural:

The building substructure consists of concrete caissons below grade which appear to extend up through the basement floors to near the 1st basement level at the perimeter. Between the caissons are reinforced concrete walls. The basement and sub-basement floors consist of reinforced concrete slabs combined with concrete encased steel beams. Severe corrosion of the slab reinforcing steel can be observed at the underside of the first basement floor slab in the northwest corner of the building.

Recommendations

These spaces have high levels of historic decoration, but have been damaged and divided for utilitarian purposes. It is recommended that all existing historic ornament be preserved. Elevators should be uncovered and original plaster and wood ornament restored and repaired. An open elevator lobby should be recreated by removing the existing wall that separates the elevator core and the highly decorated north wall (see Preservation Zoning drawing). Mosaic tile floor and damaged ornamentation within this area should be repaired. Peripheral areas with decorative ornament need not change, except to preserve what is there. Changes in these areas must not harm this historic material. The decorative ceiling mounted light fixture may be relocated to a more prominent position, such as the elevator lobby on this level.

Mechanical:

The mechanical systems serving the lobby and the Level 1 tenants are in poor condition and should be replaced.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

Deteriorated slabs should be evaluated to determine existing structural capacity versus existing demand. Temporary shoring may be required until a permanent repair can be made.

Zone: 4A – Free

Exterior

Space Type: WEST FACADE

Description

The west façade is covered in terra cotta block except for the southern end on the first floor, which is covered with EIFS. Each floor of this elevation has window accesses to a metal fire escape. A large electric riser runs up the center of this façade. Except for the original cladding material, the utilitarian façade is devoid of historically important elements.

Recommendations

Cladding should be preserved. Replace windows with aluminum windows similar to those used on the south and east elevations. Remove electrical conduits and run inside the building. Other renovations will not disturb the historic character of this generally non-public facade.

Existing fire escape should be removed and may be replaced with new code compliant fire stair if necessary.

Zone: 4B – Free

Interior

Space Type: TENANT AREAS 1ST TO 21ST FLOORS (EXCEPT AREAS OTHERWISE NOTED, INCLUDING ELEVATOR CABS)

Description

Most tenant spaces have been altered beyond recognition of original fabric. Few historic elements exist including millwork, doors, a few original partition walls (13th floor, east office space), and lavatory closets. Restrooms contain many historic elements, including plumbing fixtures and marble stalls. Unfortunately, many of these restrooms are awkwardly designed and not code compliant.

Mechanical:

Air cooled DX self-contained units ranging from 10-15 tons are located on the 8th, 9th, 11th, 12th, 14th, 15th, 16th, 17th, and 18th floors to provide ventilation and cooling for various tenants. Smaller split systems ranging from 1-1/2 to 4 tons consisting of air-cooled condensing units (mounted outdoors or at exterior windows) and indoor fan coils/air handling units serve various condominium and commercial tenants on the 16th, 19th and 21st floors. Steam heating is distributed throughout the building and heat is provided via perimeter steam fin tube and radiators.

Electrical:

Branch circuit conduit and wiring are in fair condition throughout the zone but appear to be near the end of their useful life. The fire alarm system configuration does not meet current high rise fire alarm system requirements.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on column lines. The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile arch structural floor systems was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch.

Recommendations

Historic millwork & doors should be preserved or retained and reused in other areas of the building. One or more lavatory closets should be preserved within the building as an example of those that commonly existed within the office/tenant spaces. Restrooms should be redesigned to meet codes while reusing historic material where possible. All other reuse or renovation of these spaces will not significantly disturb the historic fabric of the building.

Mechanical:

With exception of two newer 10-ton air cooled DX self-contained systems installed on the 9th floor, the existing self-contained units have served their useful lives and should be replaced. The existing steam heating distribution has served beyond its useful life and should be replaced in its entirety.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Structural:

Isolated floor areas may require repair if it is determined that the clay tile has been damaged.

**Zone: 4C – Free
Interior
Space Type: 22ND FLOOR, ROOF & PENTHOUSE**

Description

These spaces are mostly for mechanical and utilitarian purposes and are void of any exceptional historic materials or qualities.

Mechanical:

The central building toilet exhaust system is located in the penthouse.

Electrical:

Branch circuit panels, conduit and wiring are in fair condition throughout the zone but appear to be near the end of their useful life. The fire alarm system configuration does not meet current high rise fire alarm system requirements. The electrical distribution system associated with the DC elevators appears relatively new.

Plumbing

In the penthouse there are two large steel domestic water tanks which serve the domestic water needs and the fire protection stand pipe systems.

Structural:

The building superstructure consists of steel columns and beams, connected by rivets. Lateral loads are resisted by wind bracing girders located on column lines. The bracing girders include triangular gusset plates either below, or above and below, the beams where they connect to the supporting columns.

A clay tile arch structural floor systems was typically used throughout the building for the first floor and above. The system consists of a topping slab and clay tile infill between steel floor beams with tension rods spaced along the span to resist the resulting thrust from the arch. At the roof and penthouse levels concrete encased beams and reinforced concrete slabs were also utilized in addition to the clay tile arch.

Recommendations

These areas may be renovated without disturbing the historic fabric of the building. Additions to the roof or penthouse should not be seen from street level to the north, east, or south.

Mechanical:

The central building toilet exhaust system has served beyond its useful life and should be replaced.

Electrical:

The electrical systems should be replaced in their entirety. Correct electrical deficiencies.

Plumbing

It is recommended that a new domestic booster system be installed and the two large steel domestic water tanks be abandoned.

Structural:

Isolated floor areas may require repair if it is determined that the clay tile has been damaged.

**Zone: 4D – Free
Interior
Space Type: 2ND & 3RD BASEMENTS**

Description

These two floors are completely utilitarian. No exceptional historic material could be found.

Mechanical:

Four gas-fired boilers (90hp, 3,766,000 Btuh input, 80% efficient) are installed in the 3rd basement. The boilers are 80% efficient and produce 15psi steam for heating the building. The boilers are operable, but were installed in 1986, are in poor condition and have served their useful lives. There is a condensate return tank, duplex boiler feed pumps, and duplex vacuum tank and pumps. The return and feed systems are operable and of the same vintage as the boilers. The boiler flues combine into a common header which rises up the building to the roof in a shaft alongside the original abandoned flue in the southwest corner of the building. The flues are in poor condition and lack proper insulation. There are abandoned fans, air handlers, pumps, and a shell-and-tube heat exchanger or chiller in the 2nd basement south mechanical room. Much of this equipment has been partially demolished and may be original to the building or at least installed prior to the 1940s.

Electrical:

Electric service in 2B is rated 480Y/277V 3 phase 4 wire 2,000A. Service originates from the adjacent utility vault. Service switchboard has fusible switch construction and appears to be in good condition. Branch circuit panels, risers, conduit and wiring are in fair condition throughout the zone. The fire alarm system configuration does not meet current high rise fire alarm system requirements.

Plumbing

In the lower basement there is a sewage ejector consisting of a duplex set of Weil Pump Company submersible pumps. The sewage ejector collects both sanitary and sub-surface ground water from the building's drain tile. These are most likely a replacement set of pumps from the original. There are two Raypak domestic gas fired water heaters and a storage tank, which serve the domestic hot water needs of the building.

In the upper basement the incoming water service enters the building alongside the storm and sanitary services that exit the building. There also appears to be an old water service which has long been abandoned. The incoming water service comes into the building from the south. The piping and valves appear to be in very poor condition. The shut off valve is extremely rusted and most likely non-functioning. The incoming water service then feeds the domestic booster pump. The domestic water booster pumps consist of electric fill pumps for the water tanks located in the penthouse. The existing pumps are old and are replacement pumps for the original steam powered fill pumps.

Structural:

The building substructure consists of concrete caissons below grade which appear to extend up through the basement floors to near the 1st basement level at the perimeter. Between the caissons are reinforced concrete walls. The basement and sub-basement floors consist of reinforced concrete slabs combined with concrete encased steel beams. Corrosion of the slab reinforcing is more severe at the 2nd basement floor framing than at the 1st basement. Areas of significant corrosion can be found along the North and East sides of the building.

At the basement slab on grade, existing pits between column lines C and D have been covered with wood planking which has since rotted and collapsed. Signs of water infiltration are apparent at multiple locations on the North, East, and West faces of the building. Signs include standing water, staining, and growth of mold/fungus.

Recommendations

Renovation and reuse is recommended for these spaces. Alterations may be required to bring up to code.

Mechanical:

The central heating equipment serving the building is inefficient and has served its useful life. Piping and flue insulation is inadequate. Piping is longer serviceable and should be replaced.

Electrical:

Correct electrical deficiencies.

Plumbing

The sewage ejectors should be serviced and evaluated for longevity. The water heaters look fine but should be serviced and evaluated for longevity. The domestic storage tank needs to be replaced and there is a new storage tank in the basement waiting to be installed. The water booster pumps are old, have probably outlived their life expectancy, and should be replaced.

Structural:

Deteriorated slabs should be evaluated to determine existing structural capacity versus existing demand. Temporary shoring may be required until a permanent repair can be made. Additionally, efforts should be made to limit water infiltration into the building to slow the process of deterioration. The unused pits in the basement should be infilled, covered with a new structure, or blocked by a handrail/guardrail system.

B. SYSTEMS AND CODE COMPLIANCE

Egress

The original doorway between the west end of the lobby and west exit has been blocked off. This passageway should be reopened and made code compliant. The existing narrow passage on each side of the revolving door does not meet ADA entrance requirements.

Accessibility

Elevators should be in working order to access upper levels if occupied. All restrooms should be remodeled to meet accessibility codes.

Mechanical

The existing central heating systems are not in compliance with Public Building Services Standard P-100. Piping and flues lack code required insulation. Tenant floors lack systems compliant with energy code.

Louvers under fire escape may not be protected by fire dampers.

Electrical

Existing building electrical systems do not comply with current code requirements and Public Building Services' Standard.

Plumbing

The water service currently runs through an electrical room after the meter, which doesn't comply with code. From the domestic penthouse tank the domestic water is downfed to a water distribution system of numerous wet columns. Most of the piping appears to be galvanized steel and cast iron piping. Some PVC and copper repair piping was installed. Copper water piping was also used for tenant development. Due to the age of the plumbing piping it is recommended that all of the piping be replaced. Plumbing fixtures are a mixture of old and new, but do not appear to comply with current plumbing and handicapped code and regulations.

Fire Protection

Fire protection consists of the following:

1. Fire protection systems are not active.
2. The existing building is classified in the Chicago Building Code (CBC) as "High-Rise" with an occupancy classification of Class "E" Business.
3. A Class III standpipe system is installed throughout the building.
4. A make-up pump is located in the basement. This pump supplies the fire protection water storage tank.
5. The water storage tank is located in the penthouse and is abandoned. This was a down-feed system for the standpipe system.
6. A fire pump is located in the basement and is abandoned.
7. The existing high-rise building is not fully sprinklered.

Asbestos and Lead Abatement

According to the Phase I Environmental Site Assessment for this property, asbestos-containing materials (ACMs) and lead-based paint were found in several areas. Additional investigation should be conducted and all friable ACM (asbestos containing materials) must be removed before renovation or demolition. Lead-based paint “hazards” must also be managed following OSHA Lead in Construction Standard (29 CFR 1926.62). Details on the conclusions and recommendations of this report should be reviewed prior to any demolition or renovation work at this property.

C. Inventory of Elements

Note: The following tables contain quantity and pricing figures for each listed preservation item. This information composes the first portion of the preservation plan cost estimate, placed here due to its strict correspondence to the “Inventory of Elements.” The second part of the cost estimate, located within this appendix, addresses the additional costs associated with renovating the remaining parts of the building. These are furnished in a cost per square foot format. By adding these two sets of cost together, a total cost for renovation can be derived.

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 1A - 1913 ELEVATIONS (N, E, S)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Exterior	Wall	Surface	Terra Cotta	SF TO BE REPAIRED/REPLACED	5558		Generally, terra cotta is in fair to poor condition. Many repairs have been made using smaller terra cotta units. "Consumers Building" sign constructed of green terra cotta units is located at top of north façade.
2	Exterior	Wall	Ornament	Terra Cotta	SF	2821		The original decorative cornice missing. This architectural feature was a very important part of the building's original design.
3	Exterior	Wall	Ornament	Light Fixtures	EA	18		Globe lights on original cornice are missing and were presumably removed with original cornice.
4	Exterior	Door	Frame	Bronze	EA	4		Original bronze entry door/window frames are in fair condition, with patina on weathering surfaces and further deterioration on some sky-facing surfaces.
5	Exterior	Door	Leaf	Bronze Revolving Door	EA	1		Bronze revolving door is not of the original design, but sympathetic to the original design (see original drawings).
6	Exterior	Window	Frame	Bronze Storefront	SF	2790		Original first floor storefronts have been altered on south and east facades.
7	Exterior	Door	Leaf	Bronze Entry Storefront	EA	2	2'-4"	These doors are not of original design, but are sympathetic to the original design.
8	Exterior	Door	Frame, et al	Metal	EA	2		Original secondary entry doors on east and south facades have been replaced. Design corresponded to main entry doors of wood and plate glass leaves with bronze frames and kickplates.
9	Exterior	Window	Frame, et al	Metal	UNITS	903	VARIABLES	Window frames and sashes, north elevation.
10	Exterior	Window	Glazing	Glass	UNITS	903	VARIABLES	North façade, all windows.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Clean and restore. Remove previous inappropriate patches and install patches using appropriate material to restore original appearance. Replace missing or unrepairable pieces with pieces replicating original. (HPTP 04214-all). Preserve sign. Critical examination to be conducted.	1	F to G	C	24-30, 115-126	\$ 525.00	\$ 2,917,950.00
2	Reconstruct to original appearance in form and color using sheet metal or fiberglass instead of terra cotta.				2, 3, 9, 12, 14, 15, 18	\$ 125.00	\$ 352,625.00
3	Reconstruct, providing replica light fixtures, with restoration of cornice.				2, 3, 9, 12, 14, 15, 18	\$ 500.00	\$ 9,000.00
4	Return doors to working condition. Clean, refinish, refurbish, and adjust existing hardware, replace unrepairable and deteriorated hardware with hardware matching original in material, color, finish, appearance. Strip, polish, and refinish/reseal bronze to restore condition of surfaces. Replace deteriorated kickplates with bronze kickplates to match finish of doorframes. (HPTP 08140-01).	1	F		20, 31, 32	\$ 2,000.00	\$ 8,000.00
5	Replace with hinged doors matching original design, appearance, and materials.	4	F		20, 33	\$ 6,000.00	\$ 6,000.00
6	Restore original bronze storefronts based on design shown in original drawings. Provide new bronze components to match original. Return any original remaining components to original finish.				9, 12, 21, 35	\$ 225.00	\$ 627,750.00
7	Replacement with doors of original design is recommended. A detailed study on ADA-compliance of this and other exit routes to be conducted before changes are made.	4	F		20, 34	\$ 4,900.00	\$ 9,800.00
8	Recreate doors based on original design with restoration of the original storefronts. Design may be altered to be code compliant.				9, 12	\$ 4,900.00	\$ 9,800.00
9	For increased thermal efficiency, replace with double glazed aluminum framed windows to match profiles of original windows. Design should be similar to those used on south and east elevations.	2	F to G		10, 11, 93	\$ 1,800.00	\$ 1,625,400.00
10	For increased thermal efficiency, replace with double glazed aluminum framed windows to match profiles of original windows. Design should be similar to those used on south and east elevations.	3	G		10, 11, 93	Included in item 9.	Included in item 9.

TOTAL **\$ 5,566,325.00**

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 1B - 1913 ENTRY & LOBBY, 1ST FLOOR

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Interior	Wall	Surface	*Marble Veneer	SF	4200		Marble cladding, with decorative columns and trim, covers walls and ceiling of entry vestibule and lobby.
2 - install new 200 SF	Interior	Floor	Surface	Terrazzo	SF	200		Original terrazzo floor throughout lobby. In fair to good condition, except at the entry of the vestibule where it is badly worn. Six small gouges exist in lobby tiles and one large area needs to be completely replaced (1'x7") Terrazzo design in vestibule reflects geometry of non-original revolving door.
2 - clean 1200 SF	Interior	Floor	Surface	Terrazzo	SF	1200		Original terrazzo floor throughout lobby. In fair to good condition, except at the entry of the vestibule where it is badly worn. Six small gouges exist in lobby tiles and one large area needs to be completely replaced (1'x7") Terrazzo design in vestibule reflects geometry of non-original revolving door.
3	Interior	Electrical	Light Fixture	Incandescent	EA	8		Original ornate bronze light fixtures.
4	Interior	Furnishings	See Description	Bronze	EA	1		Original bronze building directory.
5	Interior	Furnishings	See Description	Bronze	EA	1		Original bronze letterbox.
6	Interior	Conveying System	Passenger Elevator	See Description	EA	2		Elevator indicators with decorative bronze trim. In good condition, but have been disconnected from current elevator system.
7	Interior	HVAC	Grill	Bronze	EA	5		Decorative bronze grill in entry.
8	Interior	Door	Frame	Bronze	EA	1		Original bronze vestibule door frame and window frames.
9	Interior	Door	Leaf Swing	Bronze Vestibule	EA	4	2'-4"	These doors are not of original design, but sympathetic to the original design (see original drawings).
10	Interior	Electrical	Communication System	Other	EA	6		Wall sconces above each elevator door. "This Car Up" written on each. No longer operational.
11	Interior	Conveying System	Passenger Elevator	See Description	EA	2		Elevator call button, bronze finish matches rest of lobby décor. "Push Button for All Cars" written on front.
12	Interior	Wall	Ornament	Other	EA	2	5'-11" x 10'	Mirrors on north and south walls of vestibule. Likely not original, but replace display windows of flanking retailers. Design is very sympathetic to other remaining elements of original design.
13	Interior	Electrical	Light Fixture	Fluorescent	EA	5		Square indirect suspended light fixtures serve the length of the main lobby. Not sympathetic to the original lobby design.

*Note: Marble to be cleaned with "poultice" method.

Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Clean marble to remove dirt and staining.(HPTP 04455-06). Patch existing small holes and those created by the removal of modern light fixtures (HPTP04455-03).	1	G		39, 44	\$ 7.00	\$ 29,400.00
2 - install new 200 SF	Clean terrazzo and strip any old sealer. Repair holes, pits, and mars in floor, matching original surface. Reseal terrazzo.(HPTP 09400-02). Replace terrazzo in vestibule with design appropriate to the restoration of original entry doors.	1	P to G		39, 108	\$ 42.50	\$ 8,500.00
2 - clean 1200 SF	Clean terrazzo and strip any old sealer. Repair holes, pits, and mars in floor, matching original surface. Reseal terrazzo.(HPTP 09400-02). Replace terrazzo in vestibule with design appropriate to the restoration of original entry doors.	1	P to G		39, 108	\$ 36.80	\$ 44,160.00
3	Preserve in place, clean, rewire and re-lamp existing light fixtures.	1	G		39, 40	\$ 125.00	\$ 1,000.00
4	Preserve in place, clean, and modify directory with back lite unit.	1	G		42	\$ 1,600.00	\$ 1,600.00
5	Preserve in place and clean original mailbox.	1	G		41	\$ 750.00	\$ 750.00
6	Preserve in place, clean, rewire, and relamp elevator indicators. Reconnect to operate with current or new elevator system.	1	G		46	\$ 3,500.00	\$ 7,000.00
7	Preserve and clean bronze grille, and incorporate in new HVAC system.	1	G		38	\$ 1,750.00	\$ 8,750.00
8	Clean frame and repair where needed and repair/refurbish hardware to return to good appearance and smooth operating condition. (HPTP 08140-01).	1	G		36	\$ 3,000.00	\$ 3,000.00
9	Replace with doors of original design. Equip with automatic opener on one pair of doors for ADA compliance. Reuse existing door closers on non ADA-compliant set.				36	\$ 5,600.00	\$ 22,400.00
10	Preserve in place, clean, rewire, relamp, and repair so that indicators operate with current or new elevator system.	2	F		45	\$ 600.00	\$ 3,600.00
11	Preserve, clean, rewire, relamp, and repair so that they operate with current or new elevator system.	2	F		46	\$ 960.00	\$ 1,920.00
12	Design is appropriate and sympathetic to other remaining elements of original design. Clean and preserve mirrors and metal frames.				37	\$ 400.00	\$ 800.00
13	Remove and discard non-original fixtures. Patch holes left in marble ceiling to match cleaned original ceiling. More appropriate lighting design should be provided.	6	F		39	\$ 700.00	\$ 3,500.00

TOTAL \$ 136,380.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 1C - 1913 EAST AND WEST STAIRS

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Interior	Stair	Structure	Cast Iron	Flights	50	3'-4" wide	Decorative cast iron risers and stringers in east stair levels 2 through 22. Risers for west stair are less decorative and used on all levels.
2	Interior	Stair	Surface	*Marble	SF	3216	3'-4" wide	Marble treads are used on all levels in the east stair and first basement through 22 of the west stair. Condition varies.
2.5	Interior	Stair	Surface	*Marble	Flight	1	3'-4" wide, 18 treads	Marble treads are used on all levels in the east stair and first basement through 22 of the west stair. Condition varies.
3	Interior	Stair	Railing	Wood	LF TO BE REFINISHED	37		Wooden railings in the east stair from levels 2 through 22.
4	Interior	Stair	Balustrade	Cast Iron	LF	280		Decorative cast iron balustrade and newel posts are found in the east stair, floors 2 through 22.
5	Interior	Stair	Railing	Bronze	EA	1		Cylindrical bronze railing, east stair, between basement and first floor. Not in original drawings, but sympathetic to rest of the original design and likely an early addition.
6	Interior	Wall	Surface	*Marble	SF	6588		Marble wainscoting levels 2 through 22 in east stair and first basement through 22 in west stair.
7	Interior	Wall	Surface	Plaster	SF	13776		Upper wall (above wainscot) of east stair (levels 2 through 22) and west stair (basement through 22).
8	Interior	Wall	Trim	Wood	LF TO REFINISH	2376		Wood trim at base of wainscot, between marble wainscot and upper wall, and around doors, levels 2 through 22.
9	Interior	Wall	Surface	*Marble	SF	2534		Marble cladding covers full wall in east stair between the first basement and second levels.
10	Interior	Ceiling	Surface	*Marble	SF	556		Marble cladding on ceiling between the first basement and level 2. Between the basement and level 1, this decorative ceiling takes the form of a half and then full barrel vault.
11	Interior	Stair	Railing	*Marble	SF	110		Curving marble railing between levels 1 and 2.
12	Interior	Wall	Ornament	*Marble	EA	2		Decorative marble brackets found over stair entry from the main lobby.
13	Interior	Floor	Surface	Ceramic Tile	SF	1340		Decorative mosaic tile floors on all landings of west stair, first basement through level 22. Found on landings in east stair on the first basement and level 22. All landings in the east stair are currently covered by carpet.
14	Interior	Stair	Surface	Slate	SF	75		Slate treads exist in west stair on level 22 and up.
15	Interior	Stair	Railing	Cast Iron	LF	423		Cast iron railing in west stair is utilitarian in design and is in fair to good condition.
16	Interior	Stair	Balustrade	Cast Iron	LF	423		Cast iron balustrade and newel posts in west stair are fairly utilitarian in design. They are in fair to good condition.

Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve in place and clean painted railing. Strip, remove rust, and repaint risers in west stair (all flights).	1	G		19, 61, 63	\$ 118.00	\$ 5,900.00
2	Preserve and clean, remove stains at several locations. (HPTP 04455-06).	1	G - east stair, P to G - west stair		19, 61, 64, 106, 113	\$ 30.00	\$ 96,480.00
2.5	Replace worn or broken treads with marble matching the original (basement through 1st floor of west stair).	1	G - east stair, P to G - west stair		19, 61, 64, 106, 113	\$ 9,000.00	\$ 9,000.00
3	Where finish is worn through to bare wood (assume 10%), remove all finishes from railing, re-stain and re-finish railing to match adjacent railings.	1	F		19, 59, 112	\$ 30.00	\$ 1,110.00
4	Preserve and clean.	1	G		19, 59	\$ 20.00	\$ 5,600.00
5	Preserve in place. Clean and polish.	3	G			\$ 68.00	\$ 68.00
6	East stair: clean. West stair: clean, remove stains and install patches in several locations. (HPTP 04455-03, 05, 06).	1	G - east stair F - west stair		19, 61, 63	\$ 30.00	\$ 197,640.00
7	Preserve and clean. Assume most cleaning will be in west stair (13039SF), and only 10% of east stair (737SF) = 13776 SF Total.	1	G		61, 63	\$ 8.00	\$ 110,208.00
8	East stair: clean. West stair: sand, stain, and apply clear finish to match existing.	1	G		19, 61	\$ 30.00	\$ 71,280.00
9	Preserve in place. Clean as needed (HPTP 04455-06).	1	G		19, 55, 56	\$ 7.00	\$ 17,738.00
10	Preserve in place. Clean as needed (HPTP 04455-06).	1	G		19, 57	\$ 13.00	\$ 7,228.00
11	Preserve in place. Clean as needed.	1	G		19, 55	\$ 5.00	\$ 550.00
12	Preserve in place and clean.	1	G		19, 55, 58	\$ 65.00	\$ 130.00
13	Remove this carpet. If original tile (or marble) remains, clean and repair. Where tile does not remain, restore to original design using new material.	1	P to G		60, 62, 64	\$ 25.00	\$ 33,500.00
14	Clean.	2	G		65	\$ 30.00	\$ 2,250.00
15	Future repairs or replacements will not distract from the other decorative features of this stair.	3	F to G		63, 64	\$ -	\$ -
16	Future repairs or replacements will not distract from the other decorative features of this stair.	3	F to G		63, 64	\$ -	\$ -
TOTAL						\$	558,682.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 1D - 1928 SOUTHEAST OFFICES AND MAIN CORRIDOR, 20TH FLOOR

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1-SF TO REFINISH	Interior	Floor	Surface	Wood	SF TO REFINISH	1178		1928 floors based on original design. Parquet floors are made of maple with decorative inlay borders. In poor to fair condition.
1- SF TO REPLACE	Interior	Floor	Surface	Wood	SF TO REPLACE	50		1928 floors based on original design. Parquet floors are made of maple with decorative inlay borders. In poor to fair condition.
2	Interior	Wall	Surface	Wood	SF	210	7' tall	1928 partition walls and paneling on exterior walls. Includes mahogany paneling and wood and textured glass partitions.
3	Interior	Furnishings	See Description	See Description	BENCH TO RESTORE	1		A wooden bench with radiator grillwork, an important component to the 1928 alterations to this office suite. An addition bench once existed along the south wall of this corner office.
4	Interior	Door	Leaf Swinging	Wood Paneled	EA	4	3'-2" x 7'	Wood door with textured translucent glass panel. Of various finishes.
5	Interior	Door	Leaf Swinging	Wood Paneled	EA	1	3'-2" x 7'	Wood door of historic design. No window.
6	Interior	Wall	Trim	Wood	LF TO REFINISH	224		Present in along most walls in this office suite at the wall base and approximately 3' and 9' from floor.
7	Interior	Plumbing	Fixture	Lavatory	EA	1		Typical to this building, the lavatory consists of a sink and is enclosed within a water closet.
8	Interior	Furnishings	See Description	See Description	EA	1	6' x 2' x 7'	The water closet is a wooden enclosure divided by a central wooden panel into the lavatory and wardrobe.

20th Floor Corridor:

9	Interior	Wall	Surface	*Marble Veneer	SF	192		4 pilasters flanking the elevator bays are covered in a marble veneer.
10	Interior	Wall	Surface	*Marble Veneer	SF	200		Marble wainscoting remains along most of the office corridor.
11	Interior	Floor	Surface	*Marble	EA	11		Marble thresholds exist at many office entry doors located on the main corridor.
12	Interior	Wall	Trim	Wood	LF	134		Decorative wood trim matching that in the east stair, exists at approximately 3' (directly above the wainscoting) and 9' above the finished floor, and around doors and storefront windows.
13	Interior	Ceiling	Surface	Plaster	SF	730		Originally a flat plaster ceiling divided transversely into bays by thick ceiling beams.
14	Interior	Floor	Surface	Ceramic Tile	SF	730		A 1928 floor plan indicates that the original flooring in the main corridor (on at least the 20th floor) was ceramic mosaic tile.
15	Interior	Door	Leaf Swinging	Wood	EA	11	3'-2" x 7'	Original office doors.
16	Interior	Wall	Surface	Other	LF	150		Original storefront along corridor.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

						Cost Estimate	
Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Unit Price	Total
1-SF TO REFINISH	Preserve. Check for loose pieces & refasten. Sand, stain, and apply clear finish to match existing.	2	F		22, 72, 111	\$ 12.80	\$ 15,078.40
1- SF TO REPLACE	Replace missing (5%) to match surrounding with wood of same species, color, length, and grain (if possible use salvaged wood from elsewhere in building). Match fasteners.	2	P		22, 72, 111	\$ 50.00	\$ 2,500.00
2	Preserve, fill holes (HPTP 06400-02). Employ a more appropriate design for running electrical lines across (conduit and outlets) wall. Where painted, strip, sand, stain and apply clear finish to match existing.	2	G		67, 68, 69, 70, 71, 73	\$ 25.00	\$ 5,250.00
3	Preserve materials in place. Restore south bench. Radiators may be removed & space used for other function.	2	F		76	\$ 2,500.00	\$ 2,500.00
4	Paint analysis to be conducted to determine the original finish and should be kept on record. Refinish accordingly.	2	G		73	\$ 1,000.00	\$ 4,000.00
5	Preserve.	3	G			\$ 800.00	\$ 800.00
6	Preserve. Where painted, strip, sand, stain, and apply clear finish to match existing unpainted trim.	2	G		68, 69, 73	\$ 30.00	\$ 6,720.00
7	Preserve in place.	2	G		75	\$ -	\$ -
8	Sink and wooden enclosure should be retained. Paint analysis to be conducted to determine the original finish and should be kept on record. Refinish accordingly.	2	G		75	\$ 1,500.00	\$ 1,500.00
9	Where found, it is generally in good condition. Clean (HPTP 04455-06), patch holes, and preserve.	1	F to G		84	\$ 22.90	\$ 4,396.80
10	Clean (HPTP 04455-06) and preserve. Repair small cracks and fill holes as necessary (HPTP 04455-03).	1	G		22	\$ 30.00	\$ 6,000.00
11	Clean (HPTP 04455-06) and preserve in place.	1	G		83	\$ 50.00	\$ 550.00
12	Preserve in place. Strip paint, sand, stain, and apply a clear finish match original.	1	F to G		22, 81, 83	\$ 30.00	\$ 4,020.00
13	Uncover and restore, leaving clear of piping or ductwork.	1	Good to Unknown		84	\$ 25.00	\$ 18,250.00
14	Investigative work to be conducted to determine if original mosaic tile floors exist under corridor carpet. This historic material to be preserved in place. Where a majority of original material still exists, restoration of this flooring to be considered.	1	Unknown		22	\$ 18.00	\$ 13,140.00
15	Preserve with original hardware and mail slots. Conduct paint analysis and keep on record. Refinish as needed (08610-07).	1	G		79, 82	\$ 800.00	\$ 8,800.00
16	Restore original storefront along corridor: remove paneling over windows and clean/repair glass.	1	F		22, 79, 81	\$ 1,860.00	\$ 279,000.00
TOTAL						\$	372,505.20

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 2A - MAIN CORRIDOR, 2ND-20TH AND 21ST FLOORS

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Interior	Wall	Surface	*Marble Veneer	SF TO BE PRESERVED & REPAIRED	1900		Pilasters flanking the elevator bays are covered in a marble veneer. 4 per floor.
2	Interior	Wall	Surface	*Marble Veneer	SF	11922		Marble wainscoting remains along most of the office corridor.
3	Interior	Floor	Surface	*Marble	EA	190		Marble thresholds exist at many office entry doors located on the main corridor.
4	Interior	Wall	Trim	Wood	LF	11178		Decorative wood trim matching that in the east stair, exists at approximately 3' (directly above the wainscoting) and 9' above the finished floor, and around doors and storefront windows.
5	Interior	Ceiling	Surface	Plaster	SF	8800		Originally a flat plaster ceiling divided transversely into bays by thick ceiling beams. 880 SF/FL.
6	Interior	Door	Leaf Swinging	Wood	EA	190	3'-2" x 7'	Original office doors.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

						Cost Estimate	
Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Unit Price	Total
1	Where found, it is generally in good condition. Clean (HPTP 04455-06), patch holes, and preserve. If removal is necessary for future renovations, salvage for reuse elsewhere. (Assuming 50% preserved in place and 50% salvaged.)	1	F to G		84	\$ 137.50	\$ 261,250.00
2	Clean (HPTP 04455-06) and repair small cracks and fill holes (HPTP 04455-03). If removal is necessary for future renovations, salvage for reuse elsewhere. (Assuming 50% preserved in place and 50% salvaged.)	1	G		22, 79, 81	\$ 137.50	\$ 1,639,275.00
3	Clean (HPTP 04455-06). If removal is necessary for future renovations, salvage for reuse elsewhere. (Assuming 50% preserved in place and 50% salvaged.)	1	G		83	\$ 50.00	\$ 9,500.00
4	If removal is necessary for future renovations, salvage for reuse elsewhere. (Assuming 50% is preserved in place and 50% is salvaged.)	1	F to G		22, 81, 83	\$ 30.00	\$ 335,340.00
5	Preserve in place. Uncover if possible in future renovations. (Assuming 50% will be uncovered in future renovations.)	1	Good to Unknown		84	\$ 18.00	\$ 158,400.00
6	Preserve with original hardware and mail slots. If removal is necessary for future renovations, salvage for reuse elsewhere. Assume that 50% is preserved in place, no treatment, and 50% will be salvaged.	1	G		79, 82	\$ 600.00	\$ 114,000.00
TOTAL							\$ 2,517,765.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 2B - 1913 WINTER GARDEN CABARET DECOR, 1ST BASEMENT

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Interior	Floor	Surface	Ceramic Tile	SF	2420		Original mosaic tile, design matching that found in east and west stair. Likely originally used in main corridor of all occupied floors (except the first floor). This is the only level on which this feature remains uncovered and explains how the design relates to the elevator bays.
2	Interior	Wall	Ornament	Plaster	SF total	525		Original wall surfaces contain highly decorative plasterwork incorporating floral and other organic motifs surrounding large mirrors. This vaguely rococo design was likely attributed to the Winter Garden Cabaret.
3	Interior	Ceiling	Ornament	Plaster	SF total	2420		The decorative plasterwork found on the walls also spills onto the ceiling.
4	Interior	Electrical	Fixture	Incandescent	fixtures to re-wire & re-lamp	8		8 highly stylized ceiling fixtures, fairly art deco from 1920's or 30's. Originally gas with later electric addition.
5	Interior	Electrical	Fixture	Incandescent	fixtures to repair	3		Highly stylized ceiling fixtures, fairly art deco from 1920's or 30's. Originally gas with later electric addition. 3 of 8 missing approximately 1/2 of fixture.
6	Interior	Electrical	Fixture	Incandescent	fixtures to fabricate	2		Original fixtures appear to have been spaced evenly throughout space that was once the restaurant dining area. 2 assumed missing.
7	Interior	Door	Frame & Opening	Wood and Plaster	EA	5		Plaster and wood decorations found on elevator doors, trim, and surrounding columns match motifs found on other basement walls. Three and a half elevator bays have been covered by drywall and at least two retain a great deal of this decorative material.
8	Interior	Wall	Ornament	Other	EA	1	2.5' x 5'	Niche (presumably for a statue) with decorative plasterwork along frame and at apex. Original function unknown. Currently located in a deep recess of the modern wall.

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	Preserve, clean, and repair (HPTP 09310-03, 06, 08, 09, 0931102) in within "rehabilitation" zone.	1	P to G		54	\$ 14.00	\$ 33,880.00
2	Preserve and repaint existing. Repair damaged - assume 10% of total (HPTP 09210-04, 05).	1	P to F		47, 48	\$ 65.00	\$ 34,125.00
3	Preserve and repaint existing. Repair damaged - assume 10% of total (HPTP 09210-04, 05).	1	P to F		51	\$ 30.00	\$ 72,600.00
4	Preserve, re-wire and re-lamp.	1	P to F		52	\$ 350.00	\$ 2,800.00
5	Reconstruct missing portions of 3 fixtures.	1	p		52	\$ 1,800.00	\$ 5,400.00
6	Refabricate and install new fixtures based on remains of existing fixtures. Position to recreate original lighting scheme.				52	\$ 2,000.00	\$ 4,000.00
7	Bays to be uncovered and existing wood and plaster decor should be preserved and repaired (HPTP 09210-04, 05). For uniformity, plasterwork around the east most elevator door to be restored based on existing. If other elevators are to be used, redesign of doors to meet codes should be sympathetic to, but not detract from original doors. If elevators are not in service, existing doors to be fixed in place.	1	P to F		49, 50	\$ 1,500.00	\$ 7,500.00
8	Uncover more appropriately, by increasing size of current wall recession. Clean and preserve.	2	F		53	\$ 12,000.00	\$ 12,000.00
TOTAL						\$	172,305.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 4A - WEST FAÇADE

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Exterior	Window	Frame, et al	Metal	EA	178		Original metal windows, full west façade.
2	Exterior	Window	Glazing	Wire Glass	EA	178		Original metal windows, full west façade.
3	Exterior	Wall	Cladding	Terra Cotta	SF	15685		Terra cotta blocks in fair to poor condition

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
1	For increased thermal efficiency, replace with double glazed aluminum framed windows. Design should be similar to those used on south and east elevations.	3	F		10, 91	\$ 1,800.00	\$ 320,400.00
2	For increased thermal efficiency, replace with double glazed aluminum framed windows. Design should be similar to those used on south and east elevations.	3	G		91	Included above.	Included above.
3	Clean and restore to original material and scale where patching repairs have been made in the past (HPTP 04214-all). Preserve sign. Critical examination to be conducted.	1	F	1	27, 30, 124, 126	\$ 250.00	\$ 3,921,250.00
TOTAL							\$ 4,241,650.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 4B - TENANT AREAS 1ST TO 21ST FLOORS

(EXCEPT AREAS OTHERWISE NOTED, INCLUDING ELEVATOR CABS)

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
1	Interior	Wall	Structure	Other	EA	8		Marble partition walls used in restroom stalls.
2	Utilities/Systems	Plumbing	Fixture	Lavatory	EA	8		Several historic plumbing fixtures (lavatories, toilets, & faucets) continue to exist within restrooms and office spaces.

Significance Rating: 6 through 1, being the most significant

Condition Options: Good/Fair/Poor

Urgency Options: Critical/Serious/Minor

Cost Estimate

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Unit Price	Total
1	Salvage for reuse in historic example of restroom design on 20th floor.	3	F		90	\$ 450.00	\$ 3,600.00
2	Reuse as codes permit on 20th floor.	3	F		90	\$ 600.00	\$ 4,800.00
TOTAL						\$	8,400.00

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 4C - 22ND FLOOR , ROOF & PENTHOUSE

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendation	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
	n/a	n/a	n/a	n/a		\$	Unit x QTY

BPP ELEMENT INVENTORY FORM

Date: 6/30/2009

Building Name: 220 S. State St.

Preservation Zone: 4D - 2ND & 3RD BASEMENTS

Item #	Location	Assembly	Element	Material	Unit	QTY	Dimensions	Description
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Significance Rating: 6 through 1, being the most significant
Condition Options: Good/Fair/Poor
Urgency Options: Critical/Serious/Minor

Item # (Cont'd)	Recommendations	Significance Rating (1-6)	Condition Ranking (G/F/P)	Urgency (C/S/M)	Image #	Cost Estimate	
						Unit Price	Total
	n/a	n/a	n/a	n/a		\$	

<u>220 S. STATE - SUMMARY OF COSTS</u>	
<i>Zone</i>	<i>Cost</i>
1A	\$ 5,566,325.00
1B	\$ 136,380.00
1C	\$ 558,682.00
1D	\$ 372,505.20
2A	\$ 2,517,765.00
2B	\$ 172,305.00
4A	\$ 4,241,650.00
4B	\$ 8,400.00
4C	\$ -
4D	\$ -
Total	\$ 13,574,012.20

III. IMAGES

A. HISTORIC IMAGES

Display Ad 12 -- No Title
Chicago Daily Tribune (1872-1963); Sep 22, 1912; ProQuest Historical Newspapers Chicago Tribune (1849 - 1985)
pg. A6

The State and Quincy Building

This handsome modern office building now under course of construction for J. L. Kesner is the place for your 1913 location for your offices, store or shop.

Outside the Building

The architects have designed a building that will tower up above its neighbors like a beautiful marble shaft, twenty-two stories high, and all four sides of gleaming white terra cotta.

The beautiful main entrance will be on State Street, half a block away in Jackson Boulevard, the main artery, so to speak, of downtown Chicago. Within a block or so either way are all the elevated and surface car lines.

It stands on a deep, narrow lot; you will have natural light and air in every corner of every room. Quincy Street is on the south side and no high building can go up next to it on the north, because the old story structure there is maintained by the same ownership. This arrangement makes an interior court unnecessary, and the office floors above the sixth have natural light and air from all four sides.

The entire tapered steel structure will rest on 27 immense columns, eight feet in diameter, driven down through the ground for 120 feet to bed rock. The columns are the solid granite, and they need to be, because they have to support nine million pounds of steel. It has taken 250 men, working day and night, two months to get them in place.

All the material used is manufactured here; it is a "Made-in-Chicago" building.

It makes a big difference to the man who might like to do business with you, if he can see you there easily and quickly. If you are in the State and Quincy Building you have this definite advantage to offer your visitors. It is convenient not only for you, but for thousands of others who want to see you.

The State and Quincy building will have a frontage of 271 feet on State Street and 144 feet on Quincy Street.



The State and Quincy Building, being erected at the Northwest Corner of State and Quincy Streets

Inside the Building

The main entrance and corridor are as beautiful and dignified as any palace. There is no pediment or lavish display; the whole effect is made by the judicious use of white Italian marble, in combination with brass for the canopy, fixtures, and elevator inclosures.

After you have passed through the entrance and main corridor you will be favorably impressed with the way the whole interior arrangement has been handled.

On each floor there will be long, finely proportioned halls—all that abundance of outside light multiplied many times by the white marble floors and walls.

For the interior finish in every room, nothing will be used but the finest Italian mahogany. Hard maple for the doors, and you can have it finished as you desire.

Twelve elevators will be of various models, with silver metal trimmings.

The rest of the floors are planned especially for small shops and business' sample rooms.

Rooms in this building are right on State Street, the greatest shopping street in Chicago—has without the big ground floor rents.

Floors will be divided to suit. If you want a big sample room, or want, you can have a nice full floor without a column in evidence; the building is so planned.

Its high speed electric cars will run at rate of 200 feet a minute—with every modern improvement for safety and comfort.

Heating and lighting will be of the latest and most modern kind. The gutter service will be as efficient and capable as a smooth-running machine.

Above the main floor there will be three basements, with the lowest at forty feet below street level. With the attic floor the building actually has twenty-five stories.

YOU want your place of business, like your home, to be comfortable, convenient, pleasant, in a good location; not only for yourself, but especially in business—for those who come to see you. In regard to your residence you are particular in all these matters; your business home is even more important—it supports the other. Attractiveness in a store, an office, a small shop, is an asset; it has its effect on trade; you must think of its effect on trade just as you think of the effect of your merchandise and manners. Many a large business needs a small, or comparatively small, space. Many a small business could become large if it had the large-business surroundings. There is need, you see, of suitable provision for small shops and offices; in a good business neighborhood; with all the advantages of light, ventilation, easy access, and the kind of prompt, efficient, perfect service which you like to give your friends at home; which is often lacking in business; which your customers appreciate. That's the idea in this State and Quincy Building. If that's what you want for your business you'll find it in this building. It is being put up for people who want that kind of a business home.

You may have an open space as you like, or if you can have some what you are going to build, we can get it ready for you. If you live out of town and are thinking of locating your business in Chicago before very long, send for a description of the State and Quincy Building, with particulars of prices that will be of value to your acquaintance.

For Further Particulars Apply to J. L. KESNER, 5 North Wabash Avenue Corner of Madison Street
Telephone Randolph 3421

Image 1

Type: Historical Image

Date: 1912

Publication: "The State and Quincy Building," *The Chicago Daily Tribune*, 22 Sept. 1912.

Description: Article and drawing.



Image 2

Type: Historical Photo

Date: n/a

Publication: Consumers Building, State & Quincy. Photo by Wm.T. Barnum. Book 1, #58. Chicago History Museum Ready Prints – State Street. ICHI – 21054.

Description: South and east facades.



Image 3

Type: Historical Photo

Date: c. 1915

Publication: State St. ca 1915 Looking North. Chicago History Museum Ready Prints – State Street. ICHI – 19907.

Description: South façade.

THE
CONSUMERS BUILDING
220 So. State St.

A 22 story, fireproof office structure with modern appointments and excellent service. Light on all four sides. Maple floors. Commercial tenancy including accountants, engineers, and government offices. Dignified marble lobby separate from stores. An excellent location with a State Street address and reasonably priced.

ALBERT H. WETTEN & CO.
Agents
141 W. Jackson Boulevard
WAbash 2-3630




Image 4

Type: Historical Photo

Date: 1950

Publication: Consumers Building. Chicago Cross Reference Assoc. City of Chicago Directory, 1950 Criss-cross.

Description: Advertisement with photo.

7/31/59
7672

THE CONSUMERS BUILDING

220 SOUTH STATE ST.

CHICAGO 4

(one-half block north of Jackson Boulevard)

LARGE AND SMALL OFFICES
SENSIBLE RENTS

- **THE BUILDING**
22 stories, white terra cotta exterior, beautiful marble lobby, six passenger elevators.
- **THE OFFICES**
Large and small areas available. All near elevators. Every office with own water and clothes closet. Unobstructed natural light on all sides.
- **THE SERVICE**
First-class in every respect. Full cleaning daily. Light bulbs supplied free. Elevator service around the clock, 7 days a week. Separate freight elevator and rear receiving room. Restaurant, off lobby. Barber Shop on first floor. Frequent mail pickup and delivery.
- **THE LOCATION**
At the corner of world famous State St. and Quincy St., the heart of Chicago's "Loop", the center of the City. Chicago is the terminus of the St. Lawrence Seaway and the gateway to all mid-America via air, rail, highway, or water. Subway entrance at our door.
- **NEARBY SERVICES AND FACILITIES**
Within one block there are: most major department stores and specialty shops; a main postoffice; important hotels; all local transportation routes for bus, subway, and rapid transit; direct connection (via bus) to Midway and O'Hare International Airports; theaters; fine restaurants. All major railroad depots are within walking distance. Everything a large and truly cosmopolitan city can offer surrounds the Building.
- **PARKING**
Modern, 25-story parking garage immediately adjoining. Monthly rates available with full in-and-out privilege. Direct entrance to parking garage without exposure to the weather.



Locate your office with us on State Street, "Heart of America". Join the many others already using these wonderful advantages of central location. Our tenants are a cross-section of every business field. We would like to have you with us, too.

GRB
2/27/59

Office of the Building: Room 1028
Phone: HArrison 7-4178
G.R. Bailey & Co. Agents
Phone: WAbash 2-3630

G. R. Bailey & Co., Agents
141 W. Jackson Blvd.
Chicago 4, Illinois
for the Consumers Building

Image 5

Type: Historical Photo

Date: n/a

Publication: G. R. Bailey & Co., Agents. *The Consumers Building, Large and Small Offices, Sensible Rents.* 27 Feb 1959.

Description: Advertisement

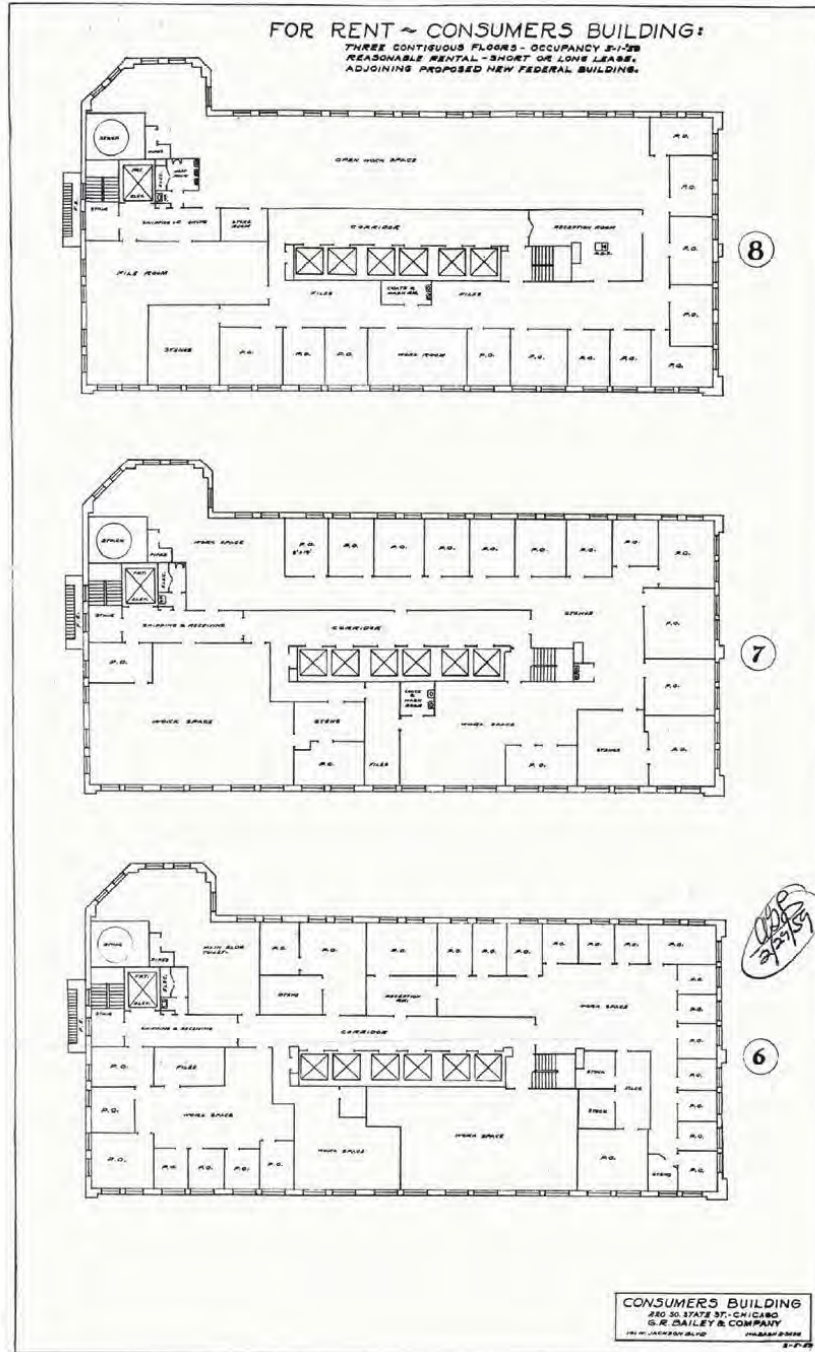


Image 6

Type: Historical Image

Date: n/a

Publication: G. R. Bailey & Co., Agents. *The Consumers Building, Large and Small Offices, Sensible Rents.* 27 Feb 1959.

Description: Advertisement floor plans.



Image 7: Historic postcard of 220 S. State Street. Date unknown.



Image 8: Historic postcard of Consumers and Century Buildings. Date unknown.

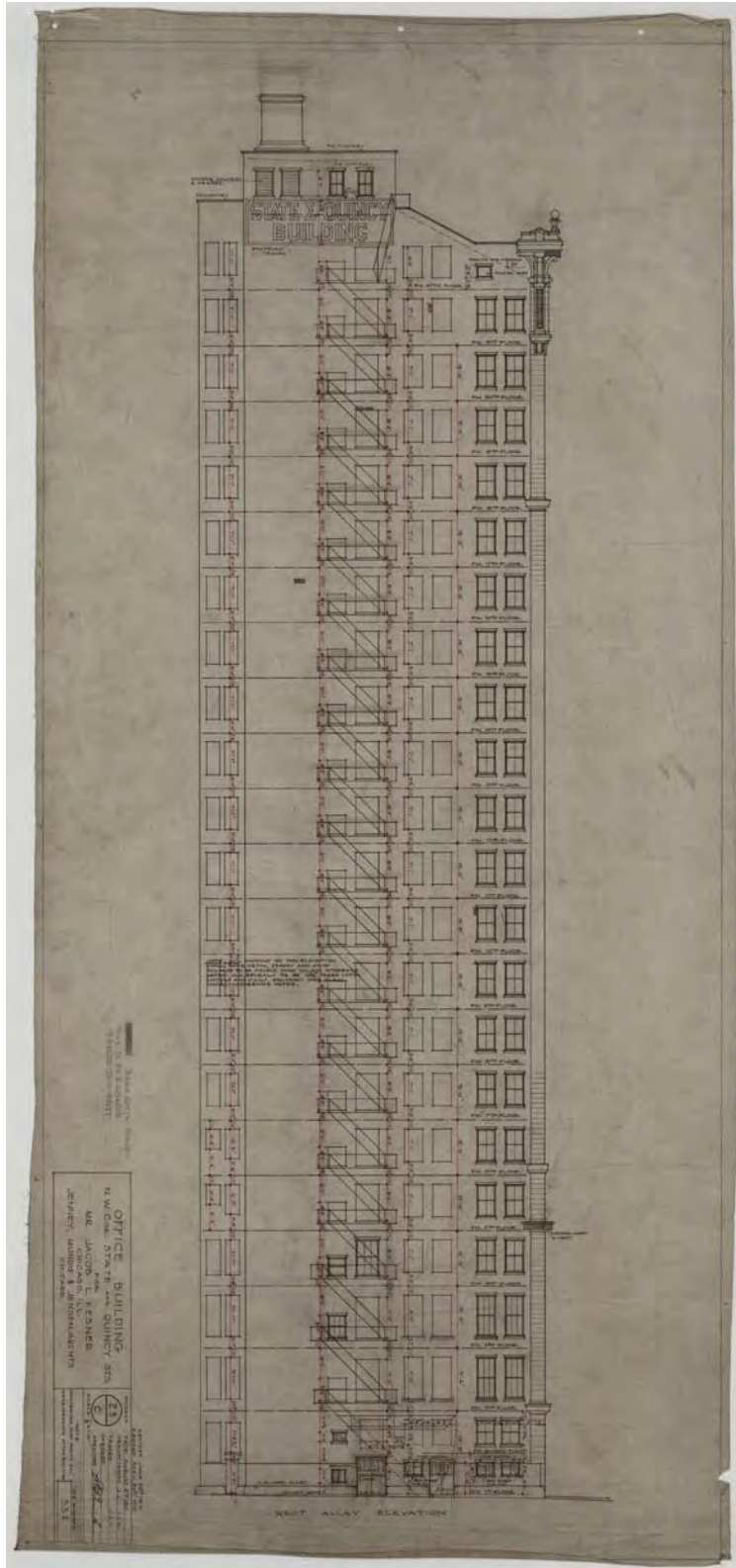


Image 10: Original drawing of west façade, Jenney, Mundie & Jensen, 1911.

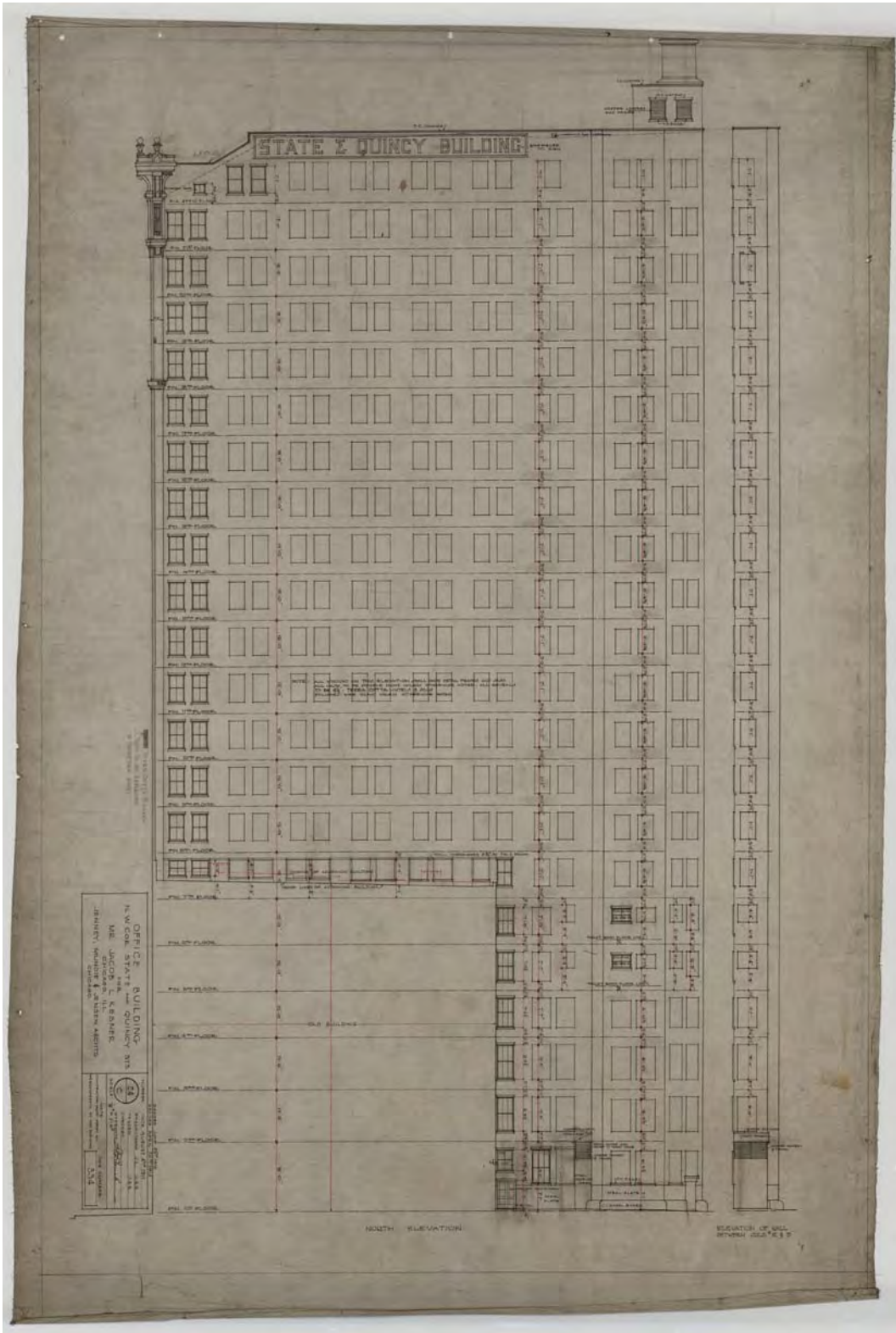


Image 11: Original drawing of north façade, Jenney, Mundie & Jensen, 1911.

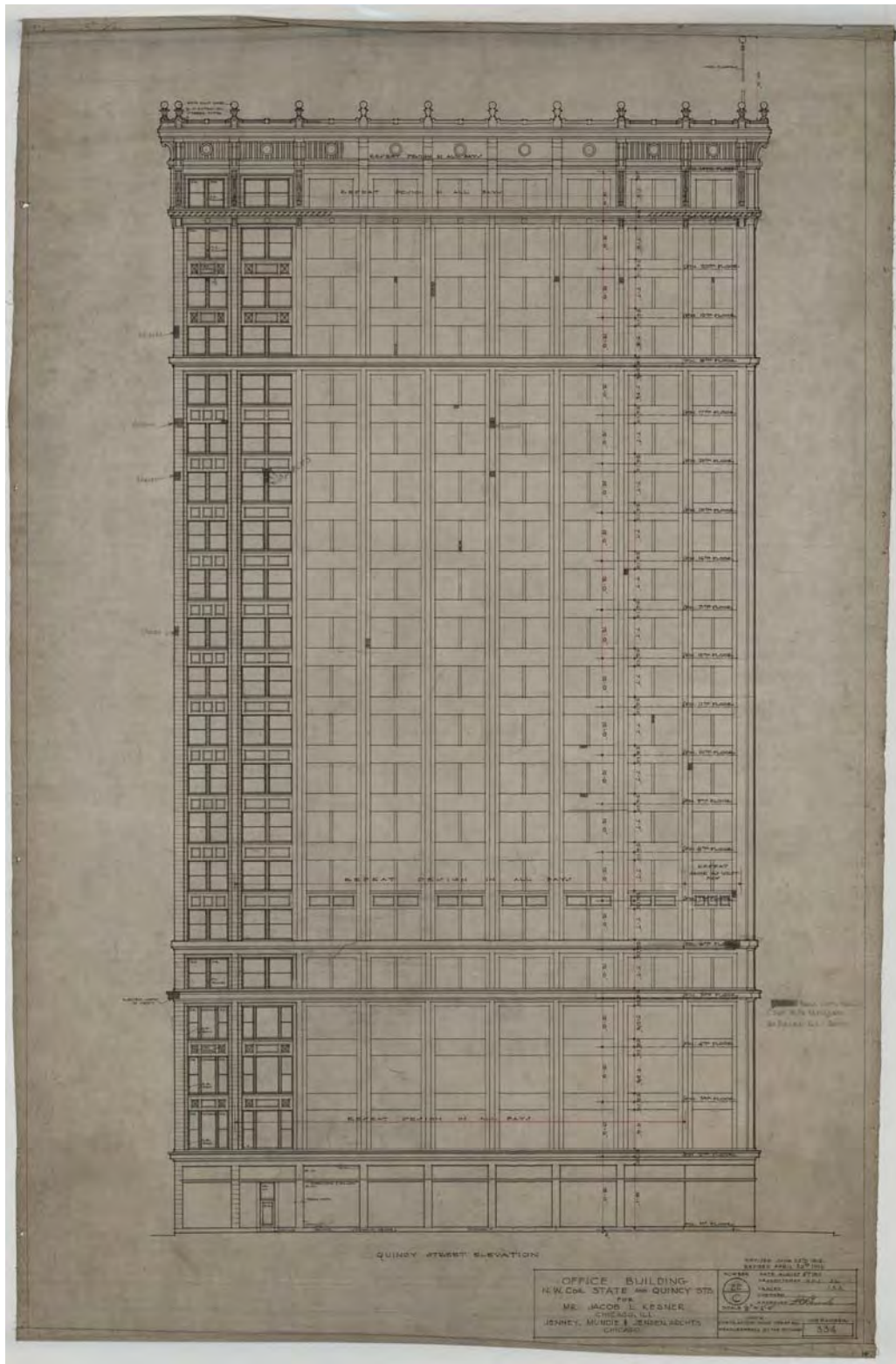


Image 12: Original drawing of south façade, Jenney, Mundie & Jensen, 1911.

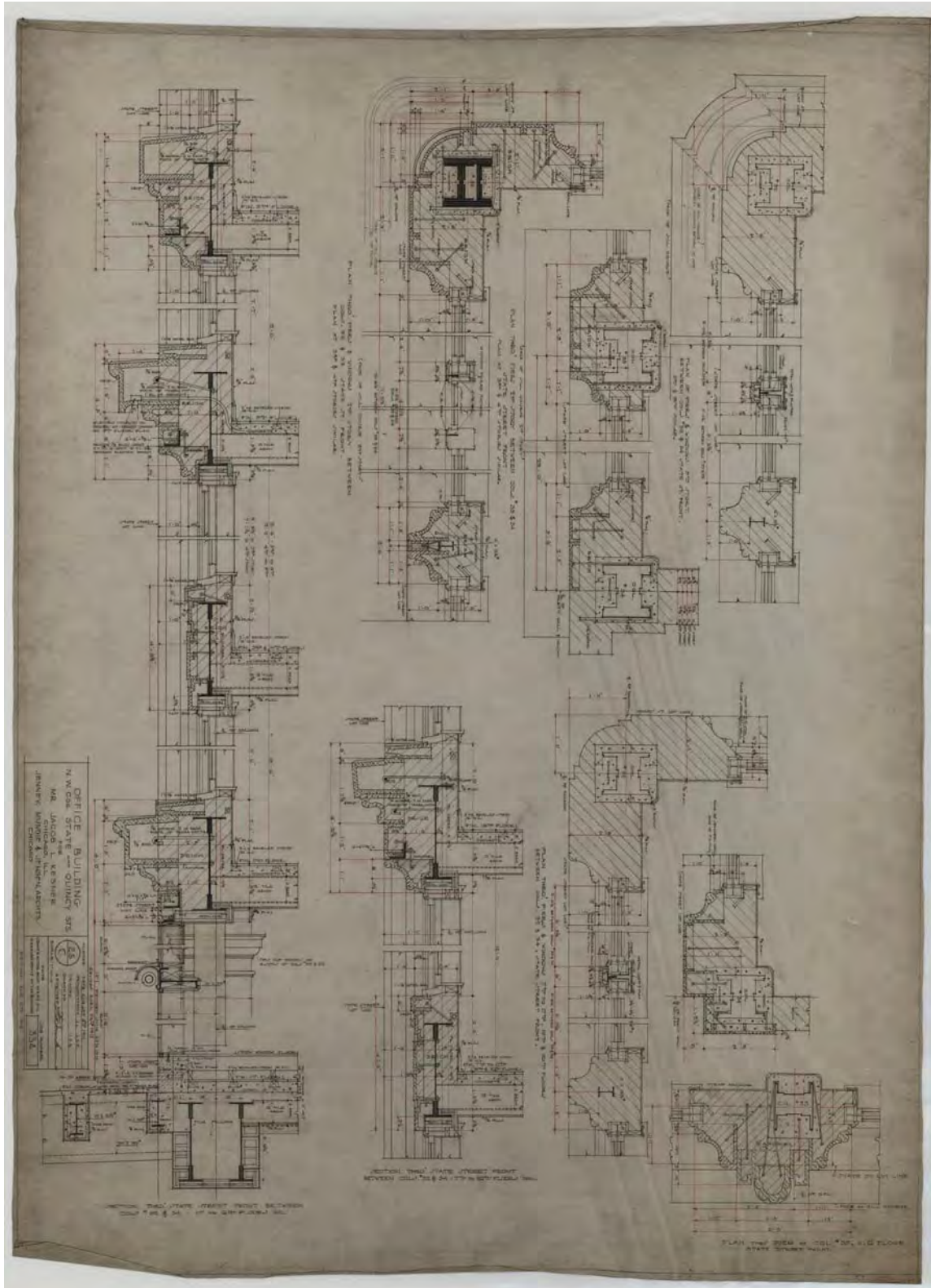


Image 13: Original drawing of details in section and plan, 1911.

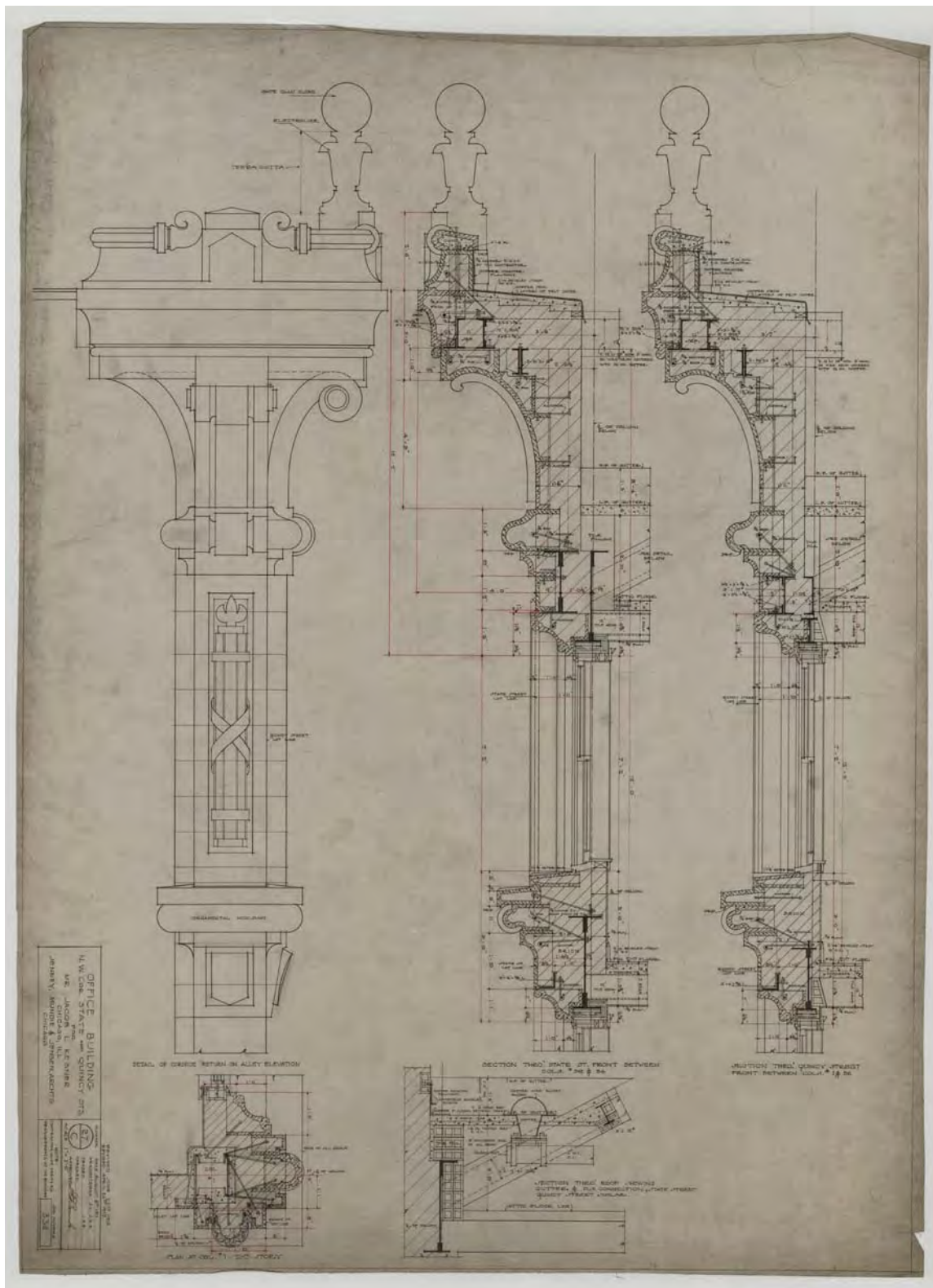


Image 15: Original drawing of cornice details, 1911.

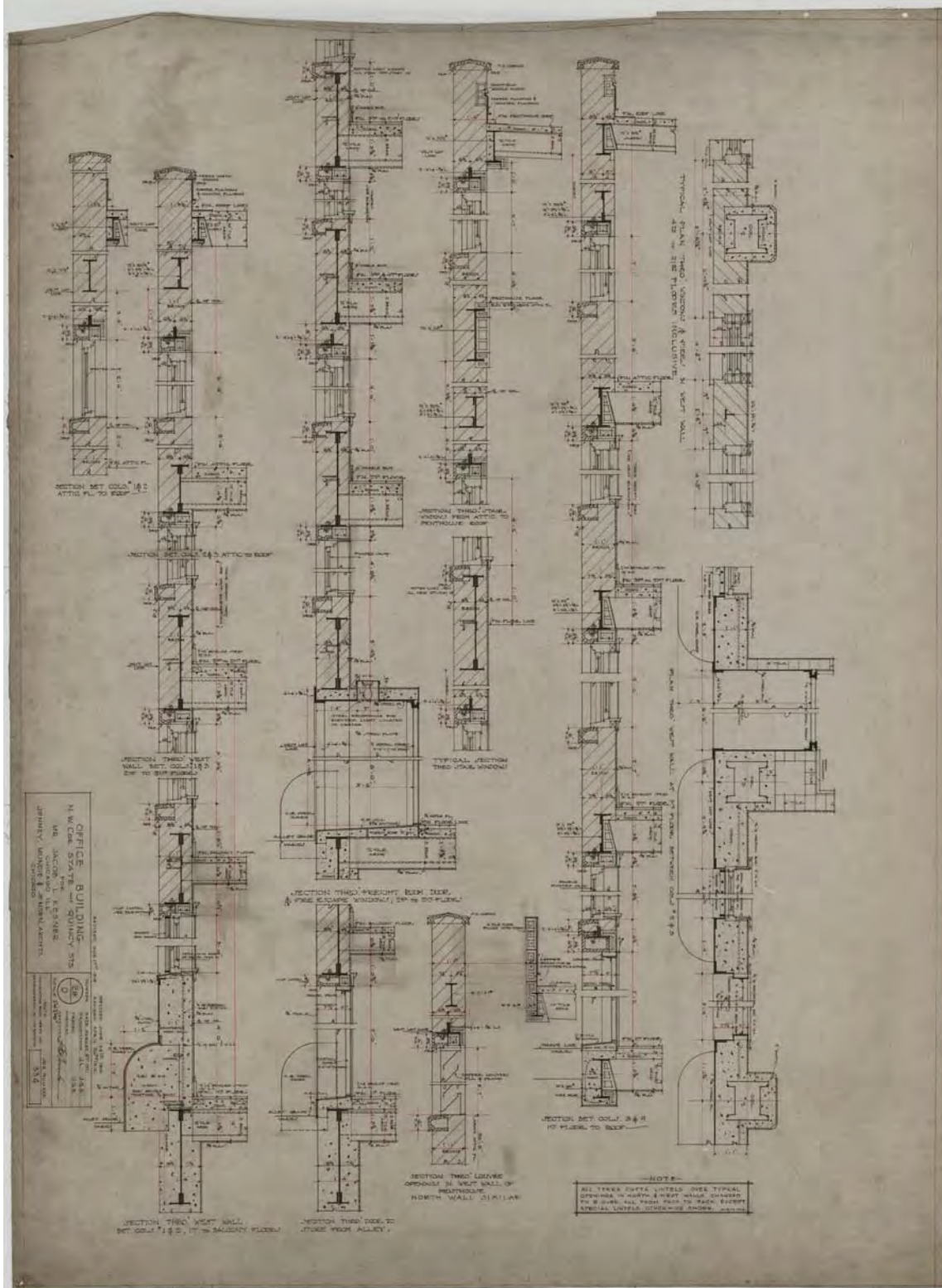


Image 17: Original drawing of façade details, 1911.

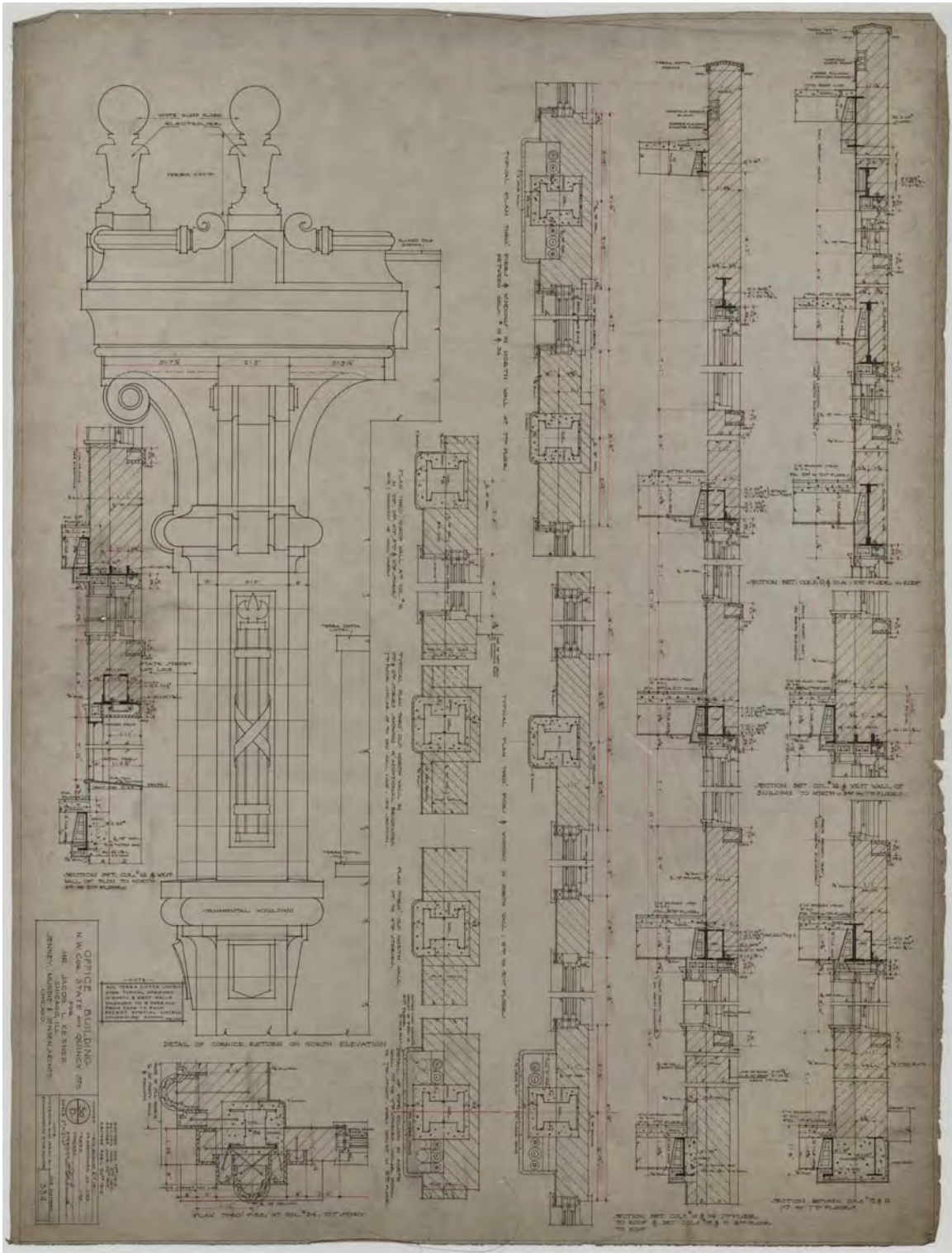


Image 18: Original drawing of façade details, 1911.

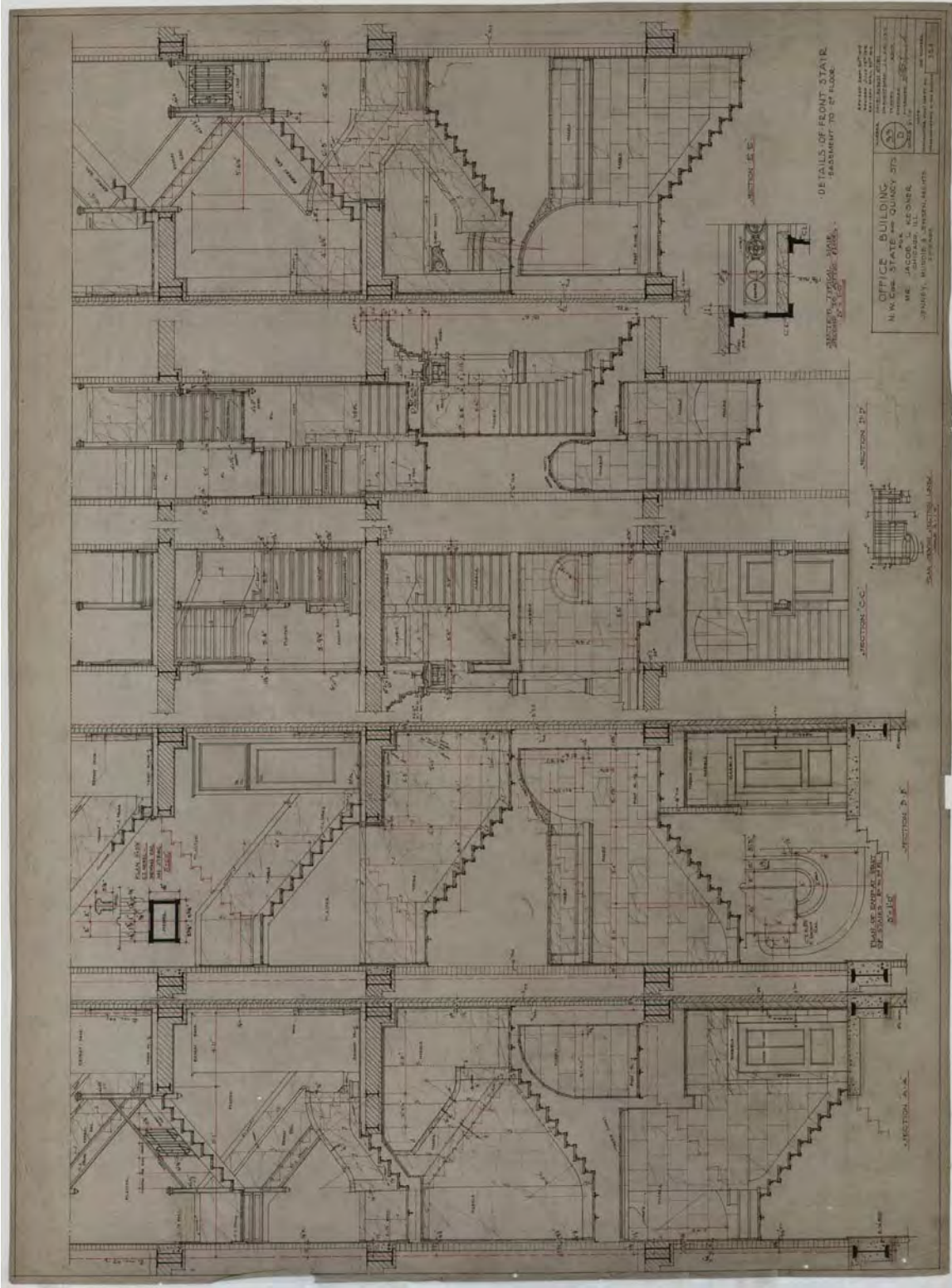


Image 19: Original drawing of east stair, 1911.

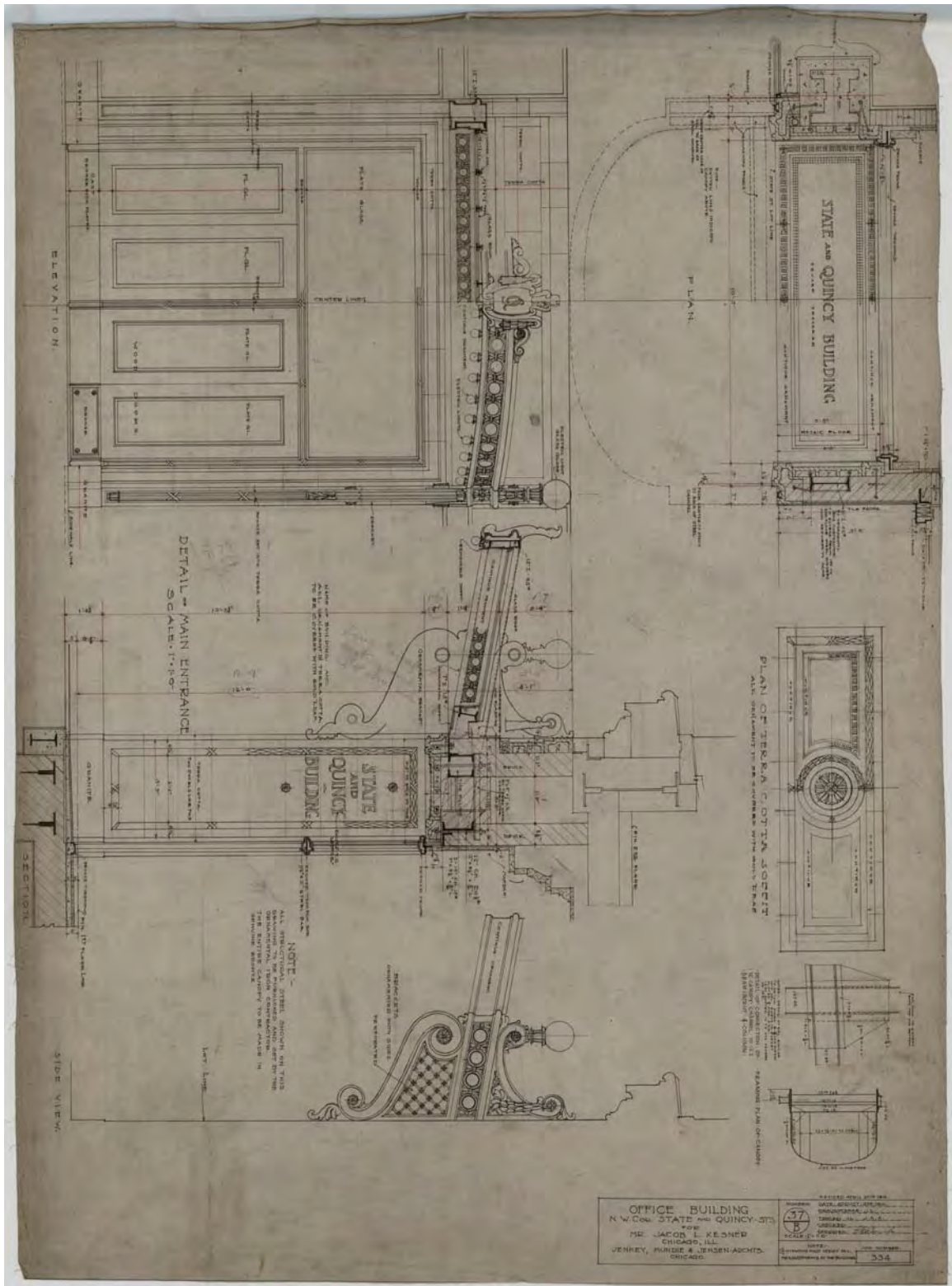


Image 20: Original drawing of entry canopy details, 1911.

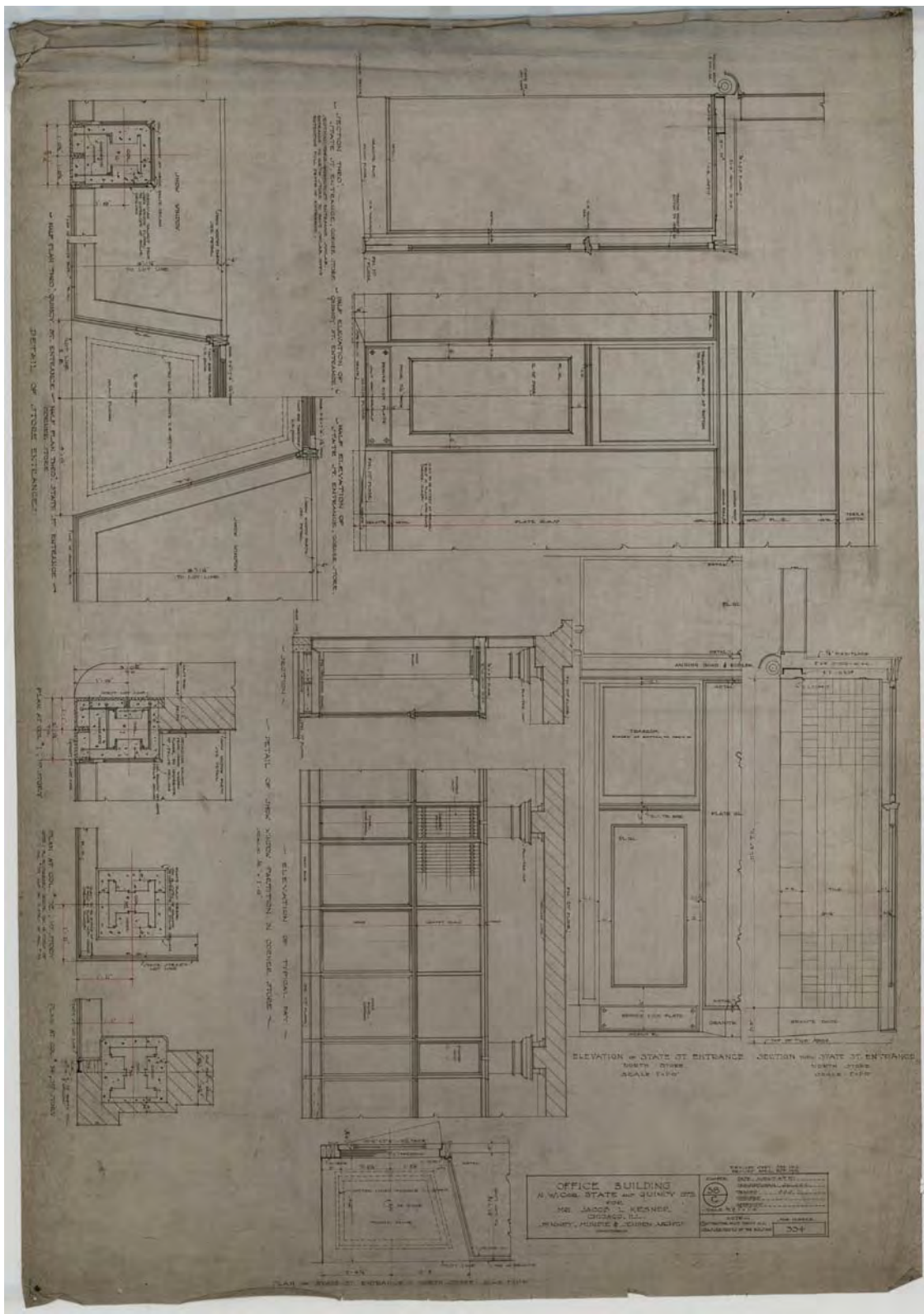


Image 21: Original drawing of storefront details, 1911.

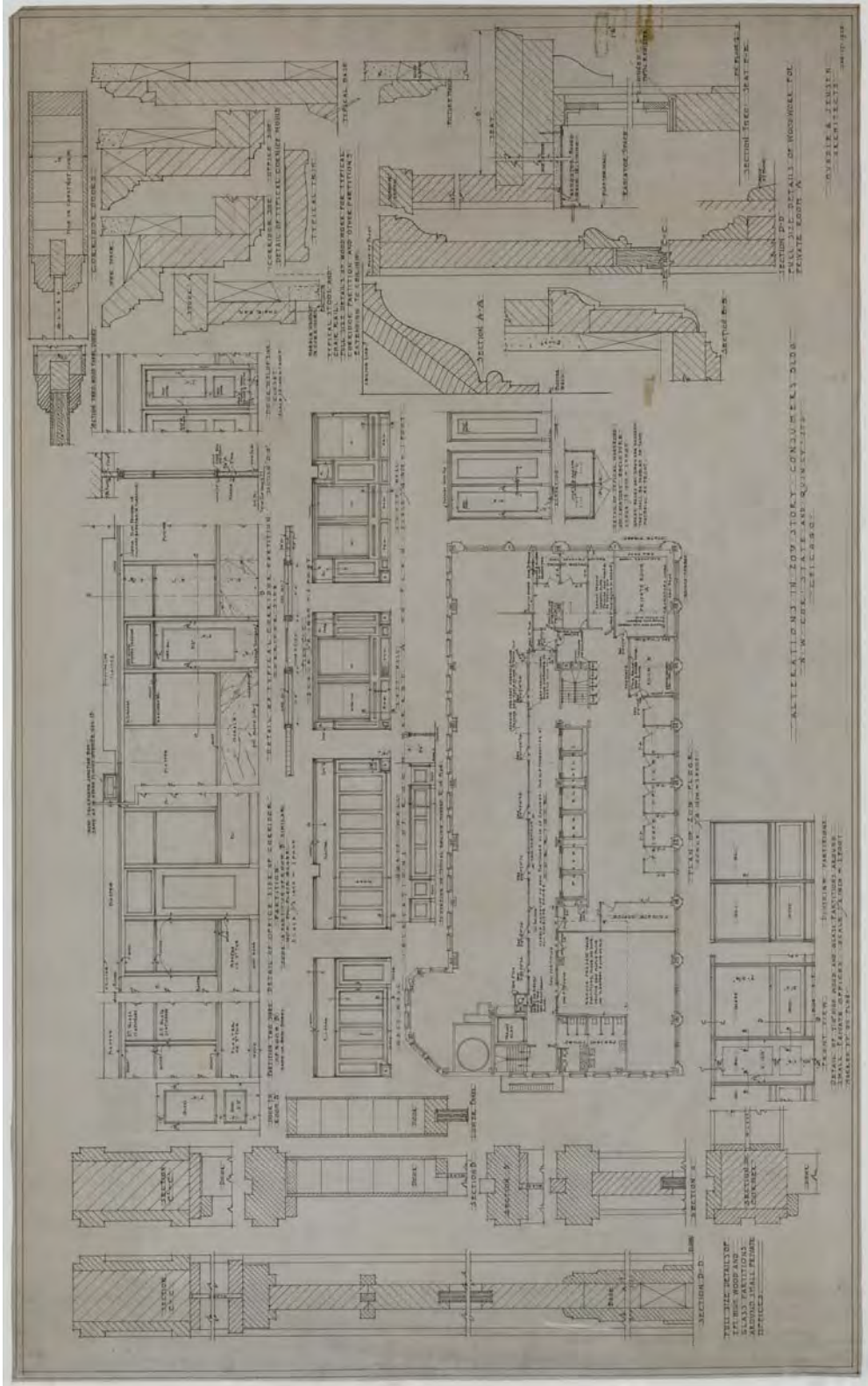


Image 22: Alterations to 20th floor, Mundie & Jensen, 1928.

B. GALLERY PHOTOS



Image 23: North façade signage.



Image 24: South façade.



Image 25: East façade.



Image 26: North façade.



Image 27: West façade.



Image 28: Typical windows, floors 4 through 21, east and south façades.



Image 29: Typical Chicago windows floors 2 through 4, east and south façades.



Image 30: Typical windows, west façade.



Image 31: Main entry, east façade.



Image 32: Detail of original storefront frame.



Image 33: Existing revolving door.



Image 34: Existing hinged door.



Image 35: Existing first floor façade.



Image 36: Entry vestibule, view east from main lobby.



Image 37: Mirror within vestibule.



Image 38: Decorative grillwork, main lobby.



Image 39: Main lobby, view southwest.

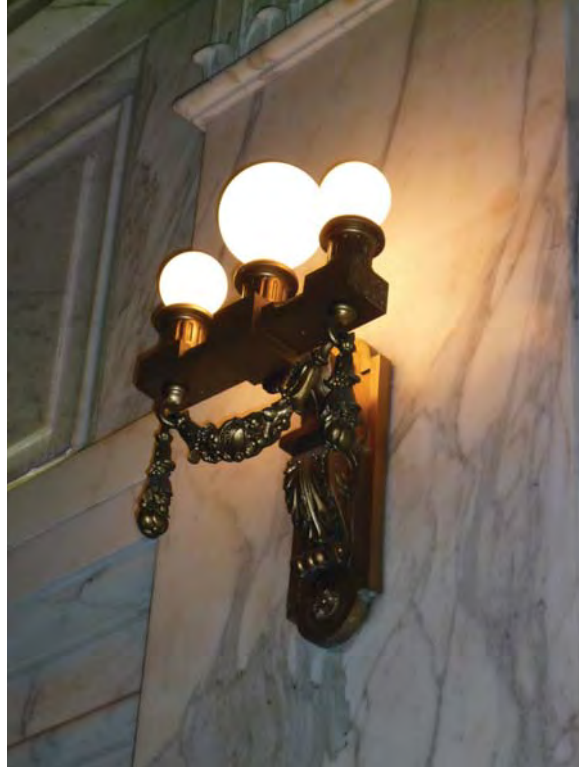


Image 40: Wall sconce, main lobby.



Image 41: Mailbox, in stairwell off of main lobby.



Image 42: Building directory, main lobby.



Image 43: Elevator call button, main lobby.



Image 44: Typical column capital, main lobby.



Image 45: Elevator sconce, main lobby.



Image 46: Elevator indicator, main lobby.

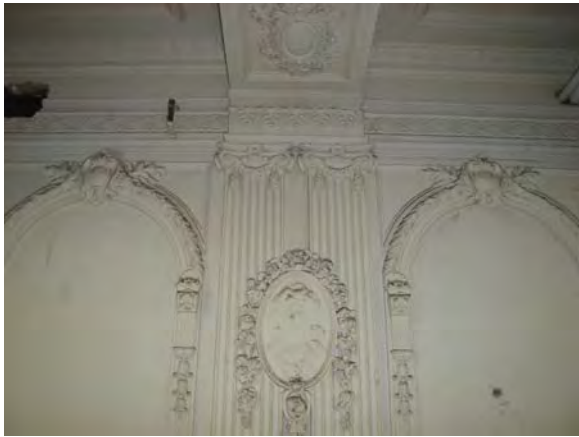


Image 47: 1st basement, decorative plasterwork.



Image 48: 1st basement, decorative plasterwork.



Image 49: 1st basement, decoration remaining on elevator wall and doors.



Image 50: 1st basement, decoration remaining on elevator wall and doors.



Image 51: 1st basement, plasterwork on ceiling.



Image 52: 1st basement, ceiling light fixture.



Image 53: 1st basement, statue niche.



Image 54: 1st basement, mosaic tile floor.



Image 55: East stair, first floor.

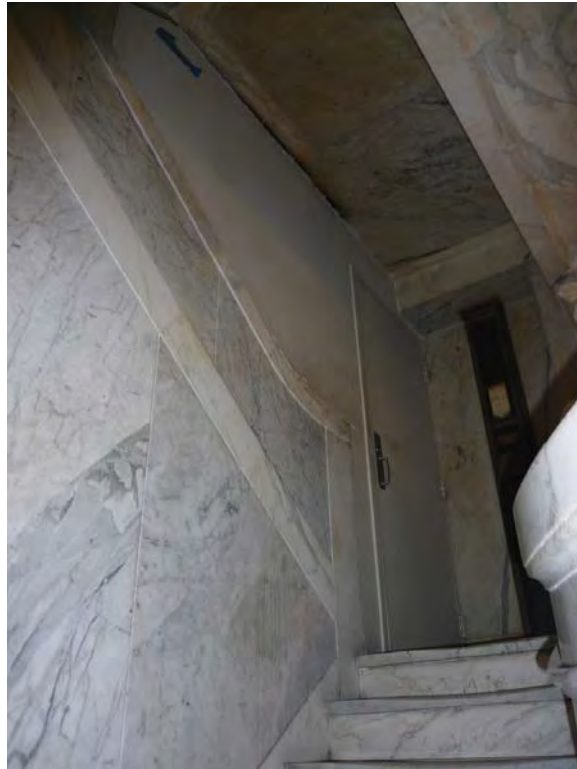


Image 56: East stair, transition between open first floor and enclosed stair.

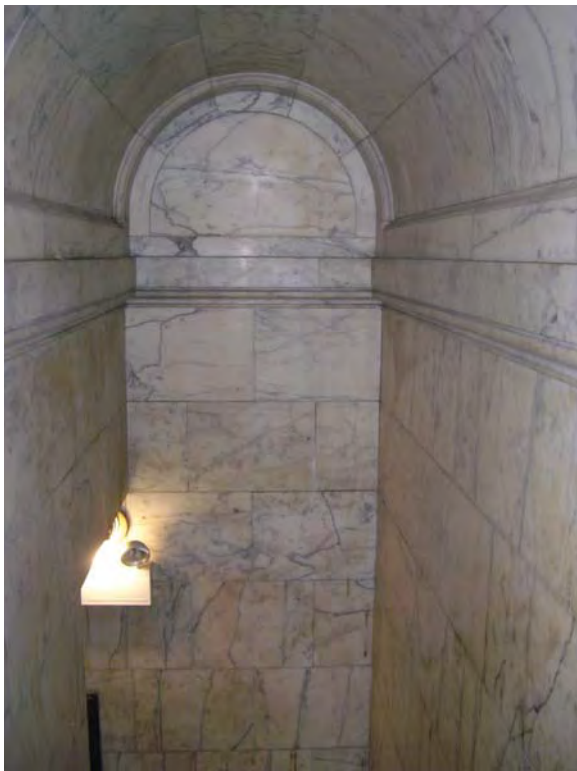


Image 57: East stair, barrel vault between first floor and first basement.



Image 58: Decorative bracket, east stair, first floor.



Image 59: East stair, cast iron balustrades and wood railing.



Image 60: East stair, original mosaic tile on upper landing.



Image 61: East stair, marble treads and cast iron risers.



Image 62: East stair, original mosaic tile on first basement landing.



Image 63: West stair, cast iron structure and marble treads.

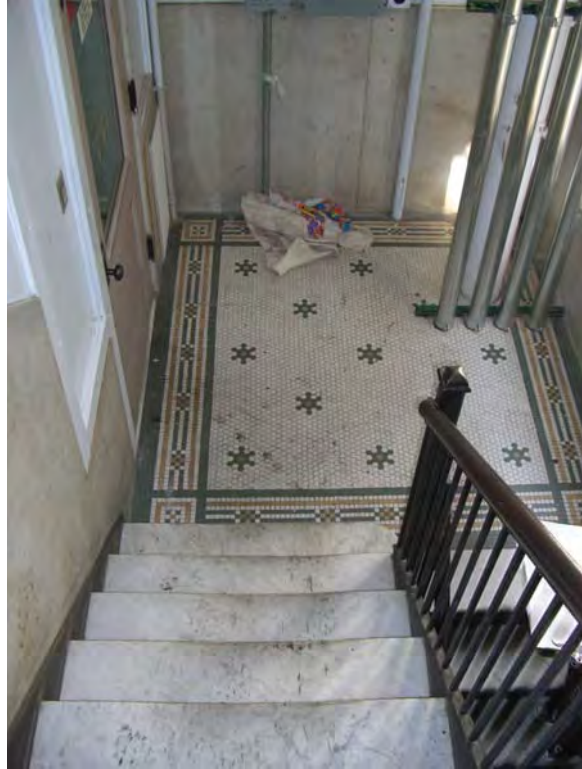


Image 64: West stair, typical mosaic tile landing.



Image 65: West stair, slate treads between 22nd floor and roof.



Image 66: Covered storefront, typical of west stair floors 2 through 21.



Image 67: 20th floor, southeast office suite.



Image 68: 20th floor, southeast office suite.



Image 69: 20th floor, southeast office suite,
partition wall.



Image 70: 20th floor, southeast office suite,
partition wall.



Image 71: 20th floor, southeast office suite, partition wall.



Image 72: 20th floor, southeast office suite, parquet floor.



Image 73: 20th floor, southeast office suite, partition wall.



Image 74: 20th floor, southeast office suite.



Image 75: 20th floor, southeast office suite, water closet.



Image 76: 20th floor, southeast office suite, remaining radiator enclosure.



Image 77: Remaining storefront partition wall, main corridor 4th floor.



Image 78: Remaining storefront wall to west stair, 22nd floor.



Image 79: Remaining storefront wall, main corridor 13th floor.



Image 80: Remaining partition wall, east office, 14th floor.

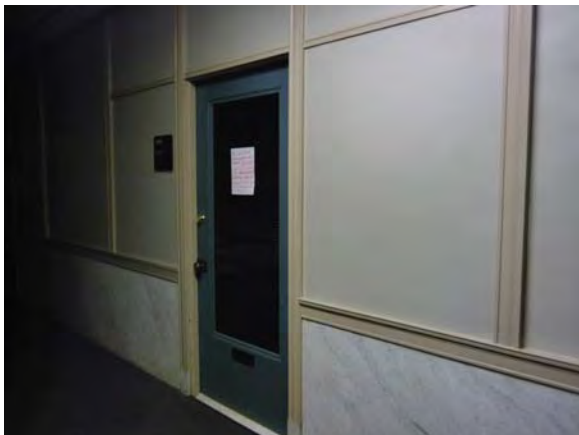


Image 81: Covered storefront wall, main corridor, typical of floors 2 through 21.



Image 82: Original door design, main corridor.



Image 83: Fire hose closet, typical of floors 2 through 21.



Image 84: Marble-clad columns in main corridor, typical of floors 2 through 21.



Image 85: Freight elevator.



Image 86: Mail chute, east stair.



Image 87: Typical original door hardware.



Image 88: Original mail slot, typical of office doors along main corridor.



Image 89: 14th floor water closet, typical of several floors and offices.



Image 90: Typical restroom stall partitions.



Image 91: West windows, 21st floor. Typical of west façade.



Image 92: East and south windows, 13th floor. Typical of floors 5 through 21.



Image 93: North fire window, 7th floor.



Image 94: Chicago windows, 2nd floor. Typical of east and south façades, floors 2 through 4.



Image 95: Elevator equipment, freight elevator penthouse.



Image 96: Mechanical equipment, 22nd floor.



Image 97: Circuit box, 9th floor.



Image 98: Elevator equipment, 22nd floor.



Image 99: Rooftop, view west.



Image 100: Elevator equipment, freight elevator penthouse.



Image 101: Rooftop, view east.



Image 102: Rooftop skylights, view west.

C. MAINTENANCE PHOTOS



Image 103: Mosaic tile floor, first basement.



Image 104: Marble cladding, first floor lobby.



Image 105: Typical marble condition, elevator lobby, floors 2 through 21.



Image 106: Wear on marble stairs between first floor and first basement.



Image 107: Typical façade conditions showing varied types of patching repairs.



Image 108: One major terrazzo mar, first floor lobby.



Image 109: Worn terrazzo, main entry.



Image 110: Typical electric conduit/outlet, 20th floor, southeast suite.



Image 111: Rare inlaid floor condition, 20th floor, southeast suite.



Image 112: Typical condition of railing finish, east stair.



Image 113: West stair, typical condition from first basement to first floor.



Image 114: West stair, typical condition from first basement to first floor.



Image 115: Poor substitution of glazed brick for terra cotta, southwest corner.



Image 116: Poor substitution of glazed brick for terra cotta, east façade.



Image 117: Poor substitute cladding material and failure of surrounding terra cotta.

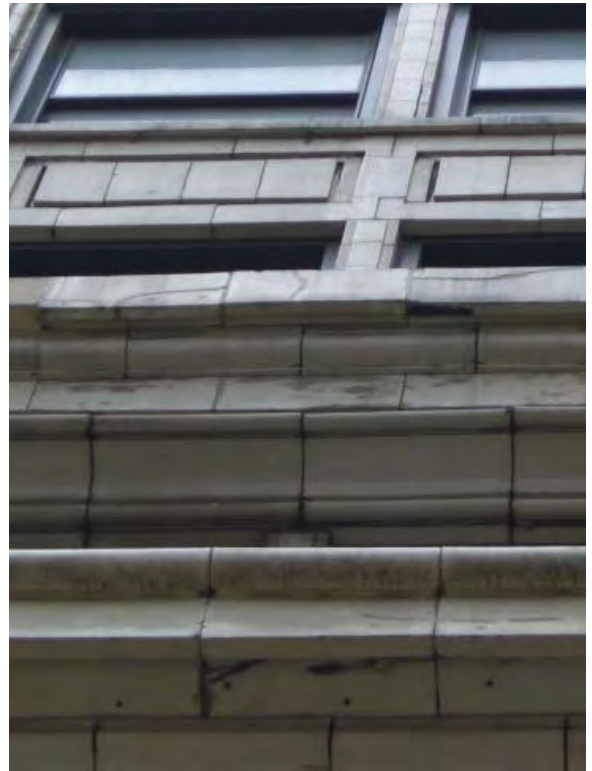


Image 118: Stresses in terra cotta resulting from anchor failure and stresses in wall.



Image 119: Unsightly mortar patch. Doomed to fail.



Image 120: Improper repair of failing terra cotta.



Image 121: Stresses in terra cotta due to anchor failure and stresses in wall. Poor substitution of glazed brick for terra cotta and improper patching also evident.



Image 122: Delamination of terra cotta due to stresses in the failing lintel.



Image 123: Delamination of terra cotta unit due to stresses in the failing lintel.



Image 124: Poor substitute cladding material and insensitive replacement of window.



Image 125: Crazing evident in glazed finish of masonry units throughout the facades.



Image 126: Failing parapet corner with cracking evident in terra cotta.

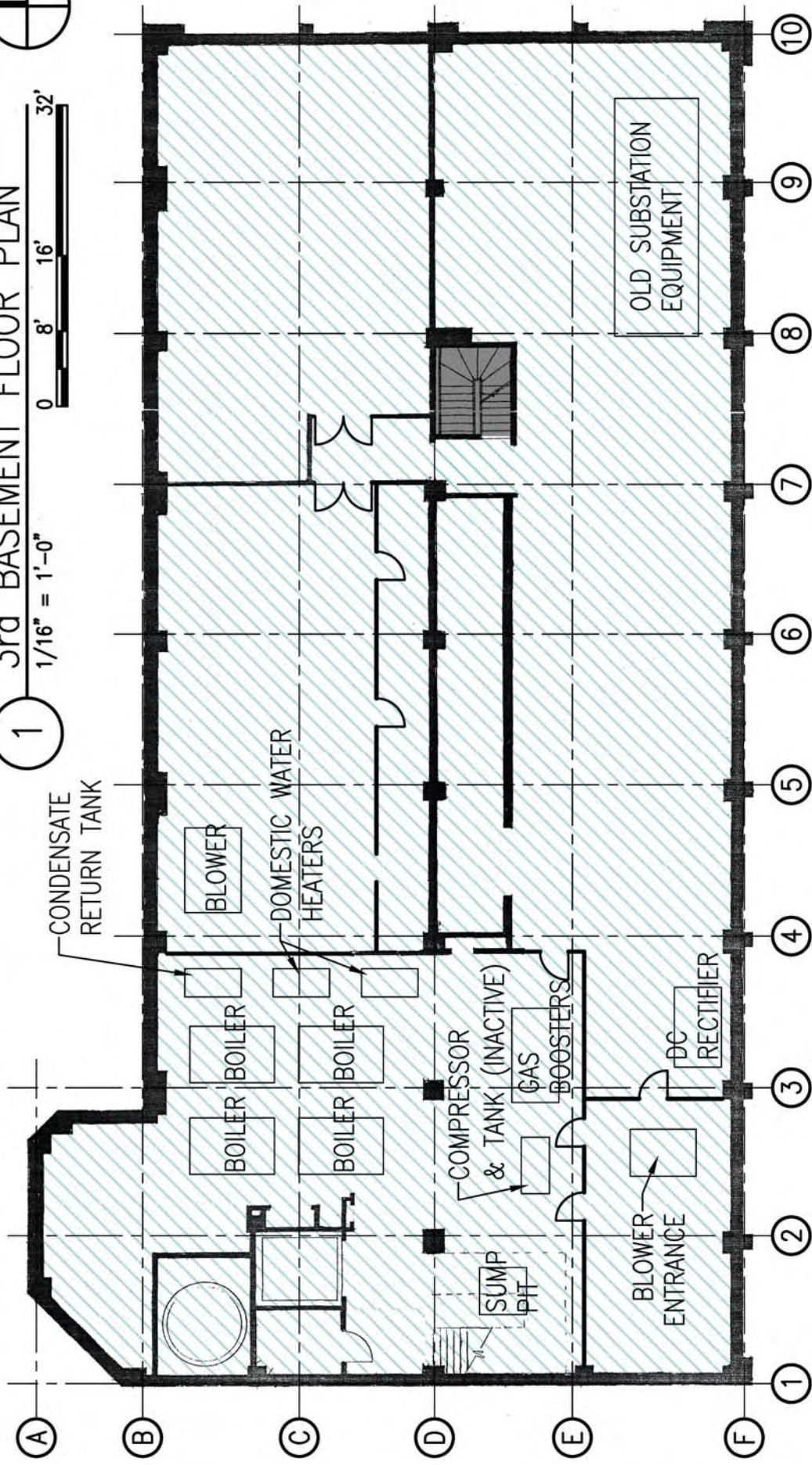


D. Preservation Zoning



1 3rd BASEMENT FLOOR PLAN

1/16" = 1'-0"
0 8' 16' 32'



WMA

KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE
 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

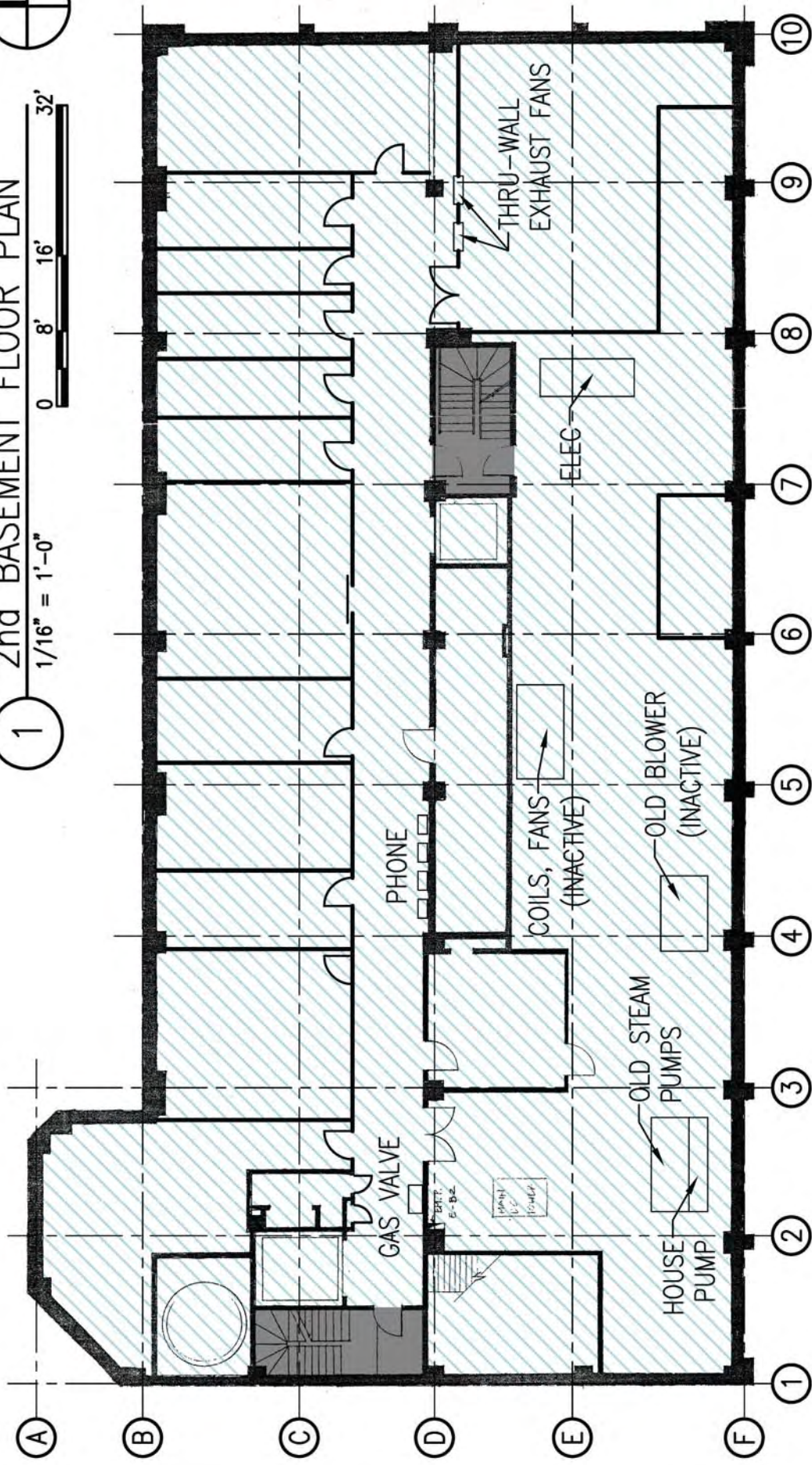
KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE
 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

JLA



1 2nd BASEMENT FLOOR PLAN

1/16" = 1'-0" 0 8' 16' 32'



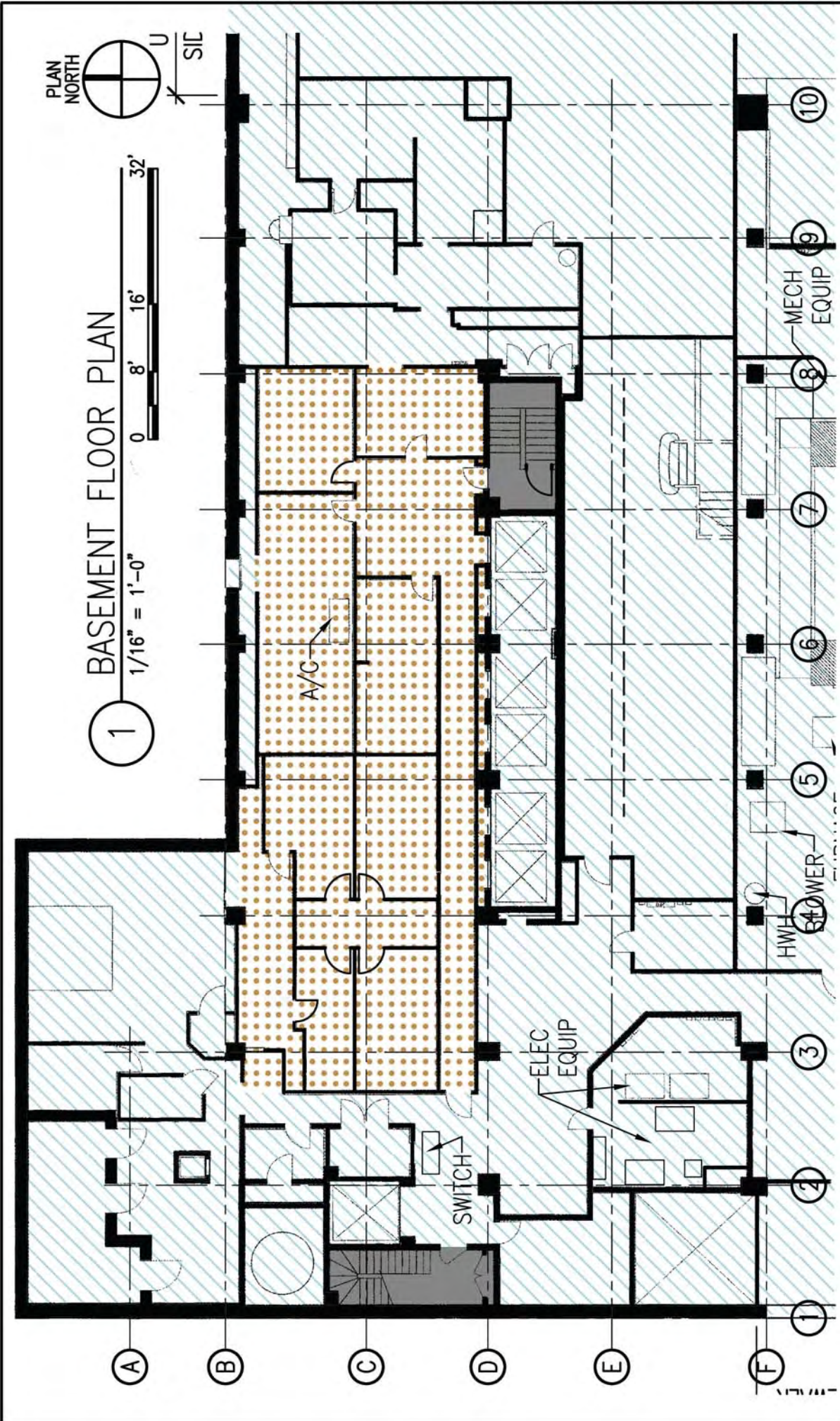
WMA

KEY: ZONE 1 - RESTORATION ZONE ZONE 3 - RENOVATION ZONE ZONE 2 - REHABILITATION ZONE

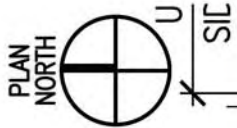
ZONE 4 - FREE ZONE

JLA

JLA



1 BASEMENT FLOOR PLAN
 1/16" = 1'-0"



WMA

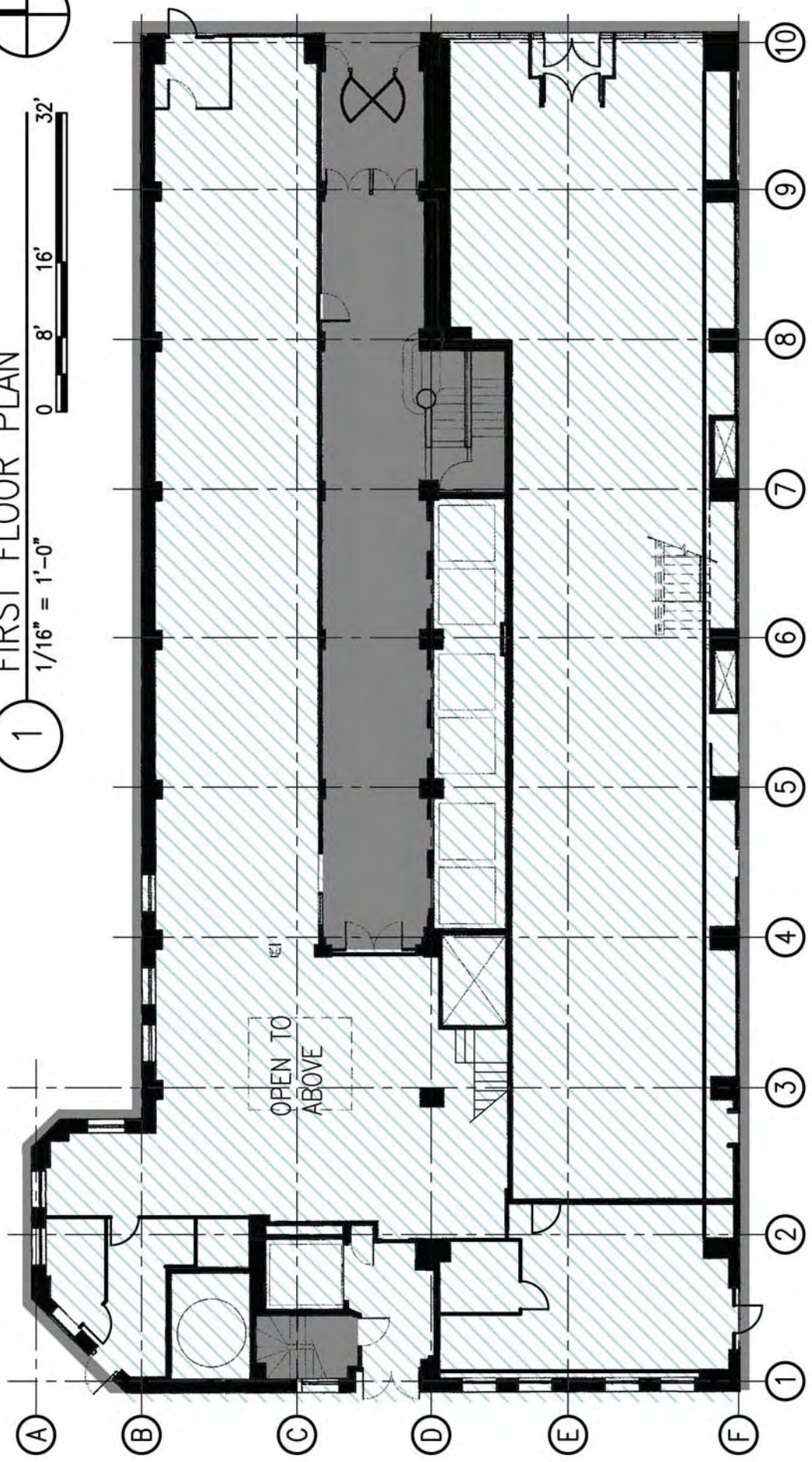
KEY:
 [Solid Grey Box] ZONE 1 - RESTORATION ZONE
 [Orange Dotted Box] ZONE 2 - REHABILITATION ZONE
 [Light Blue Hatched Box] ZONE 3 - RENOVATION ZONE
 [White Box] ZONE 4 - FREE ZONE

JLA



FIRST FLOOR PLAN

1
1/16" = 1'-0"



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

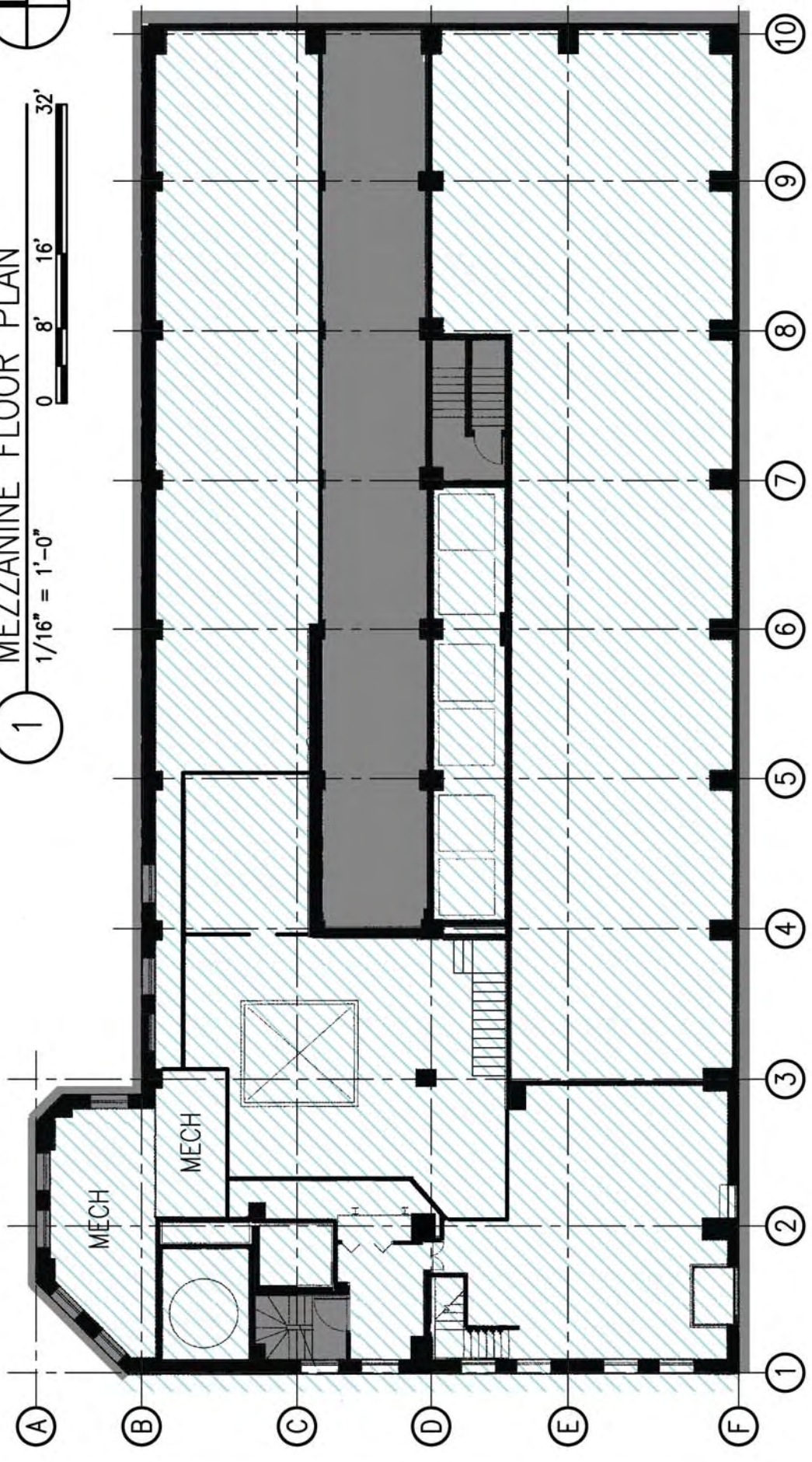
WMA

JLA



MEZZANINE FLOOR PLAN

1
1/16" = 1'-0"



JLA

KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE
 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

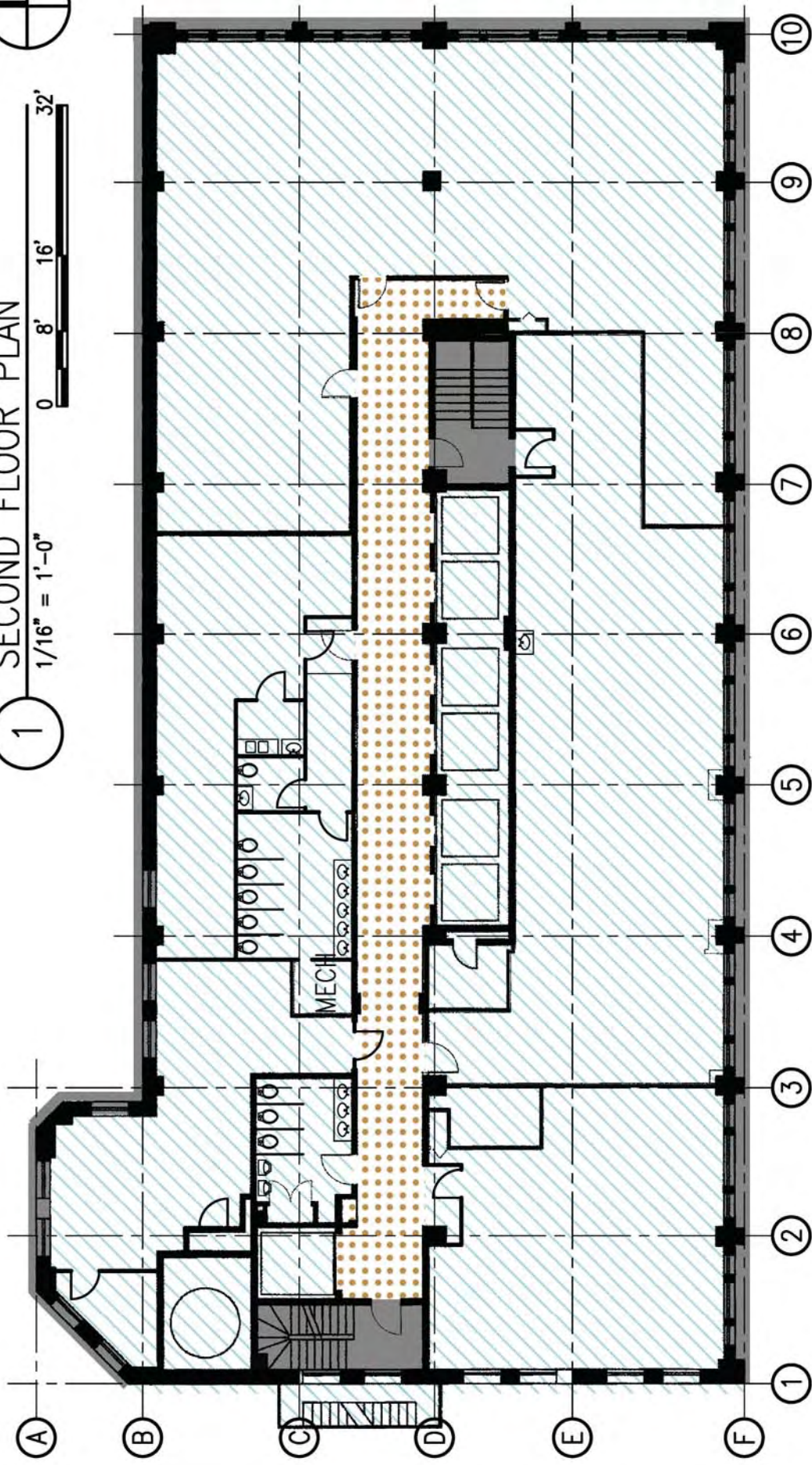
ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

WMA



1 SECOND FLOOR PLAN

1/16" = 1'-0"



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

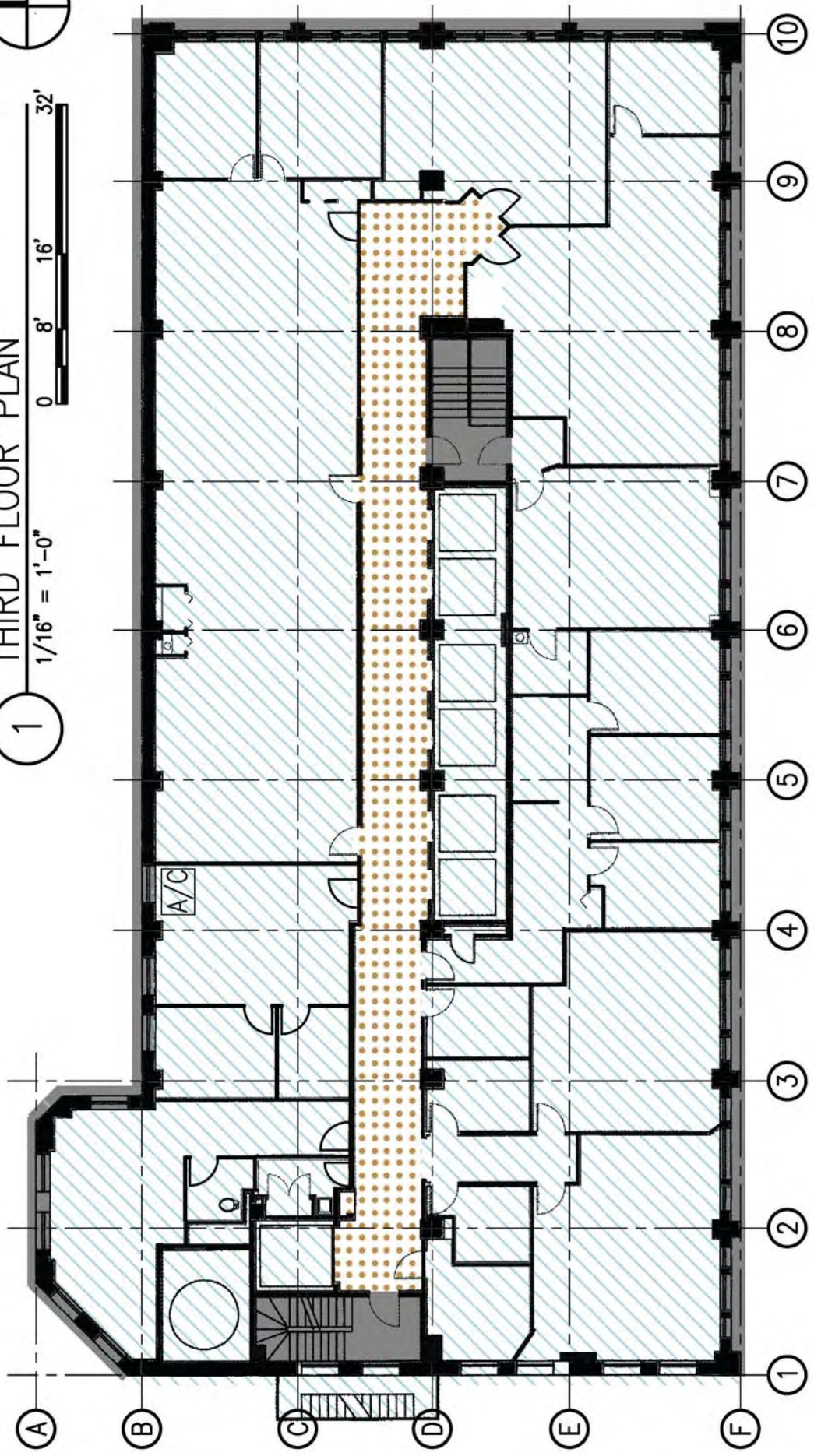
JLA



1 THIRD FLOOR PLAN



1/16" = 1'-0"



WMA

KEY: ZONE 1 - RESTORATION ZONE ZONE 2 - REHABILITATION ZONE ZONE 3 - RENOVATION ZONE ZONE 4 - FREE ZONE

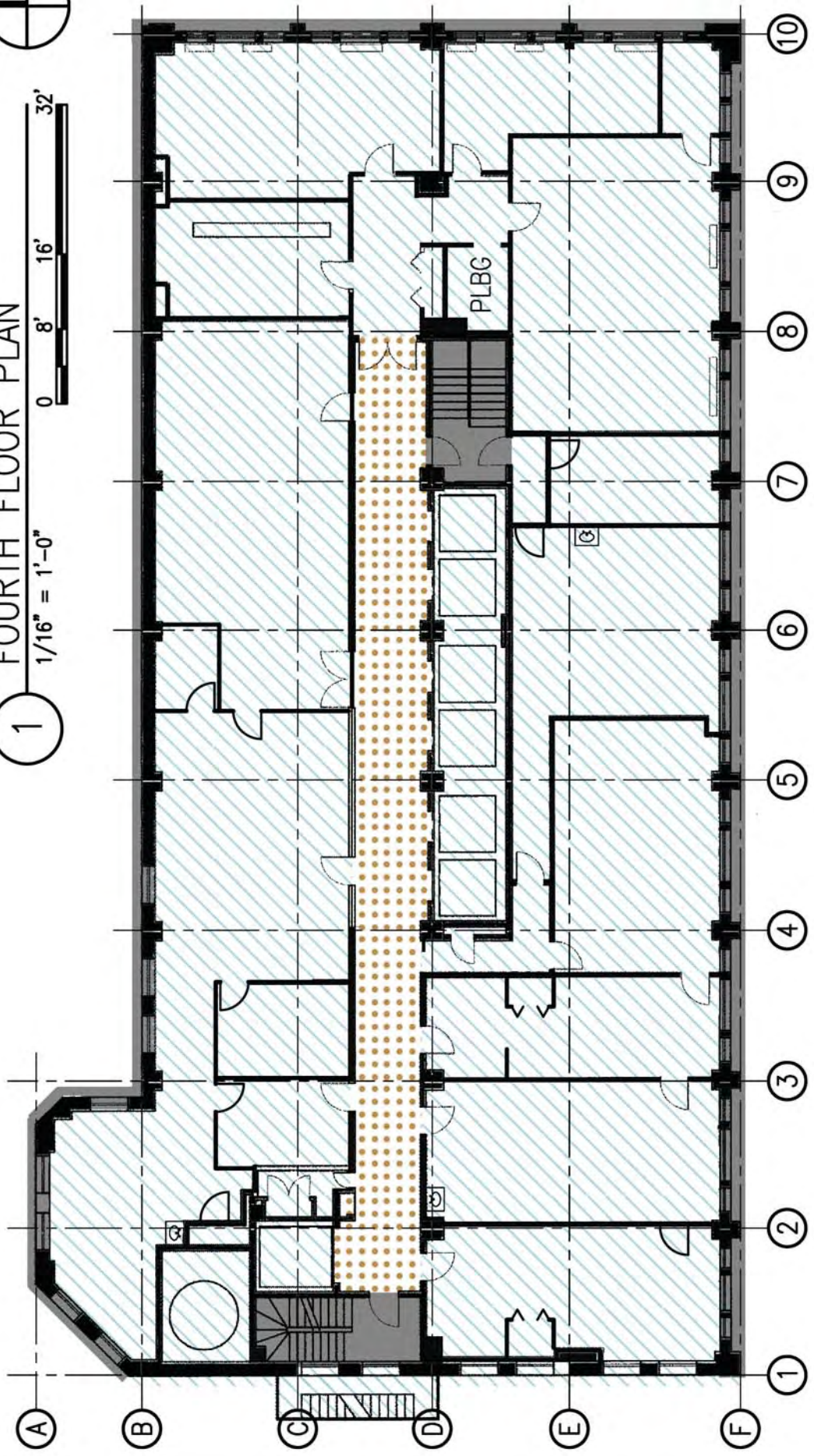
KEY: ZONE 1 - RESTORATION ZONE ZONE 2 - REHABILITATION ZONE ZONE 3 - RENOVATION ZONE ZONE 4 - FREE ZONE

JLA



1 FOURTH FLOOR PLAN

1/16" = 1'-0"



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

JLA

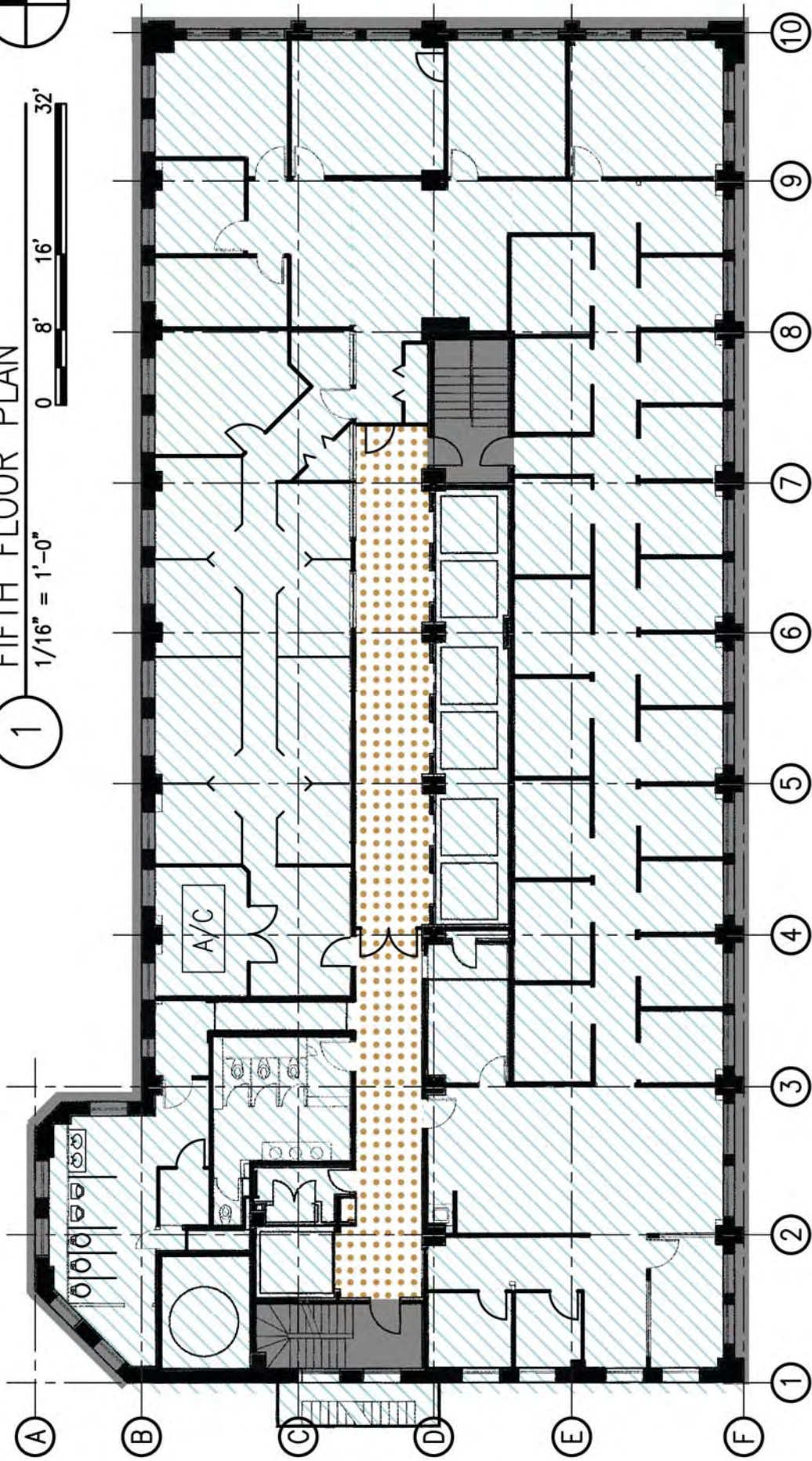


FIFTH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

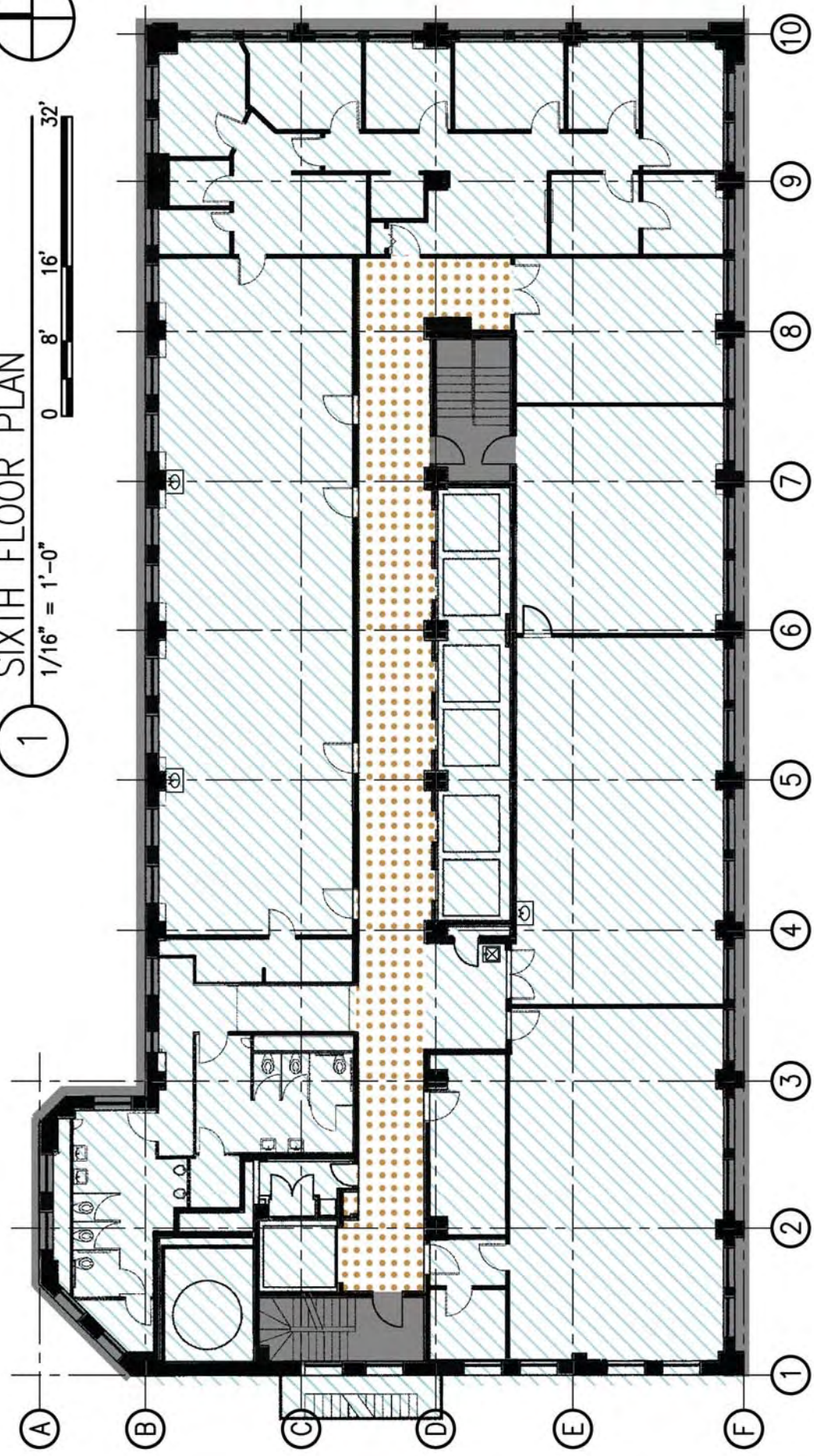
WMA

JLA



SIXTH FLOOR PLAN

1/16" = 1'-0"
0 8' 16' 32'



WMA

KEY:
[Dotted Pattern] ZONE 3 - RENOVATION ZONE
[Diagonal Hatching] ZONE 4 - FREE ZONE

KEY:
[Solid Grey] ZONE 1 - RESTORATION ZONE
[Diagonal Hatching] ZONE 2 - REHABILITATION ZONE

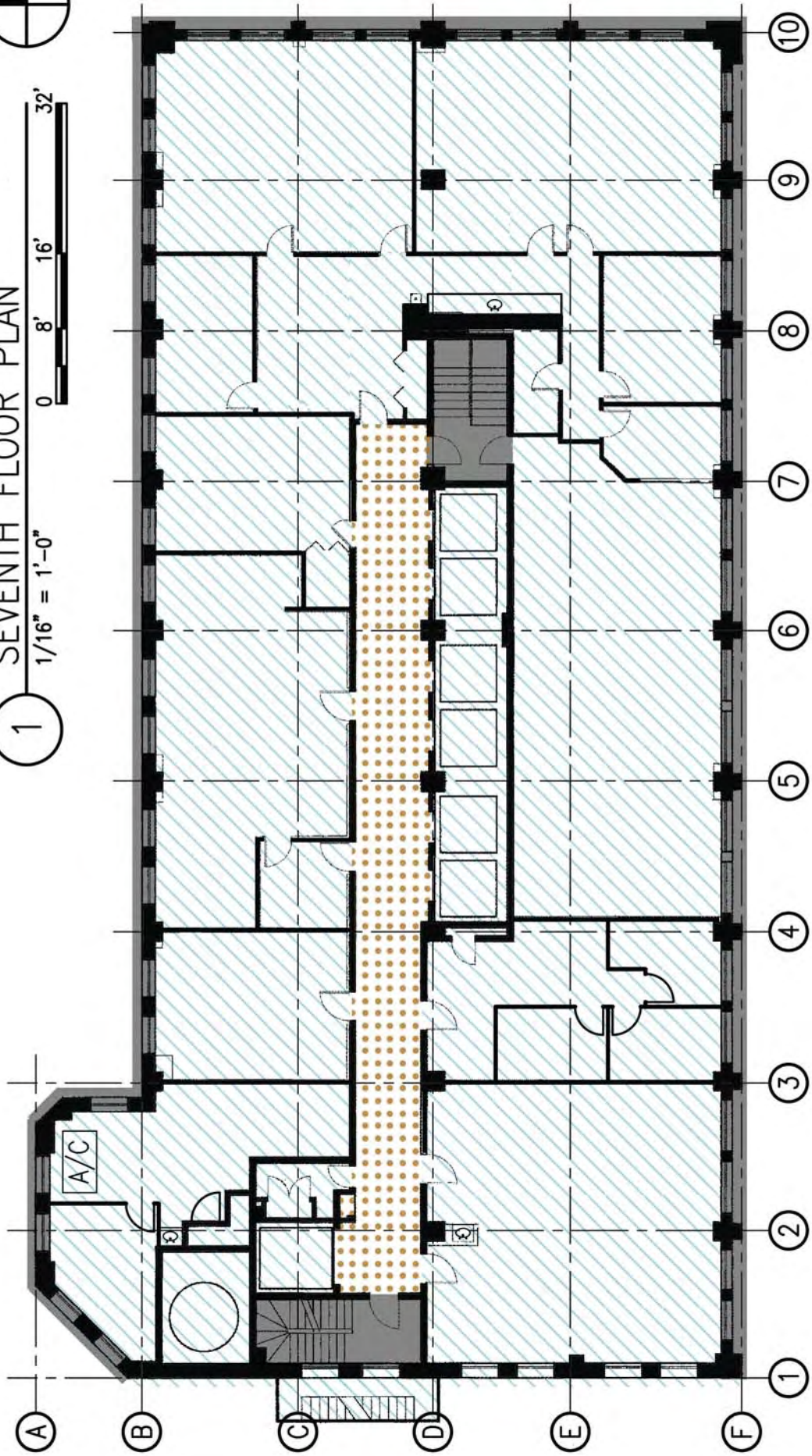
JLA



SEVENTH FLOOR PLAN

1

1/16" = 1'-0"



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

- ZONE 3 - RENOVATION ZONE
- ZONE 4 - FREE ZONE

WMA

JLA

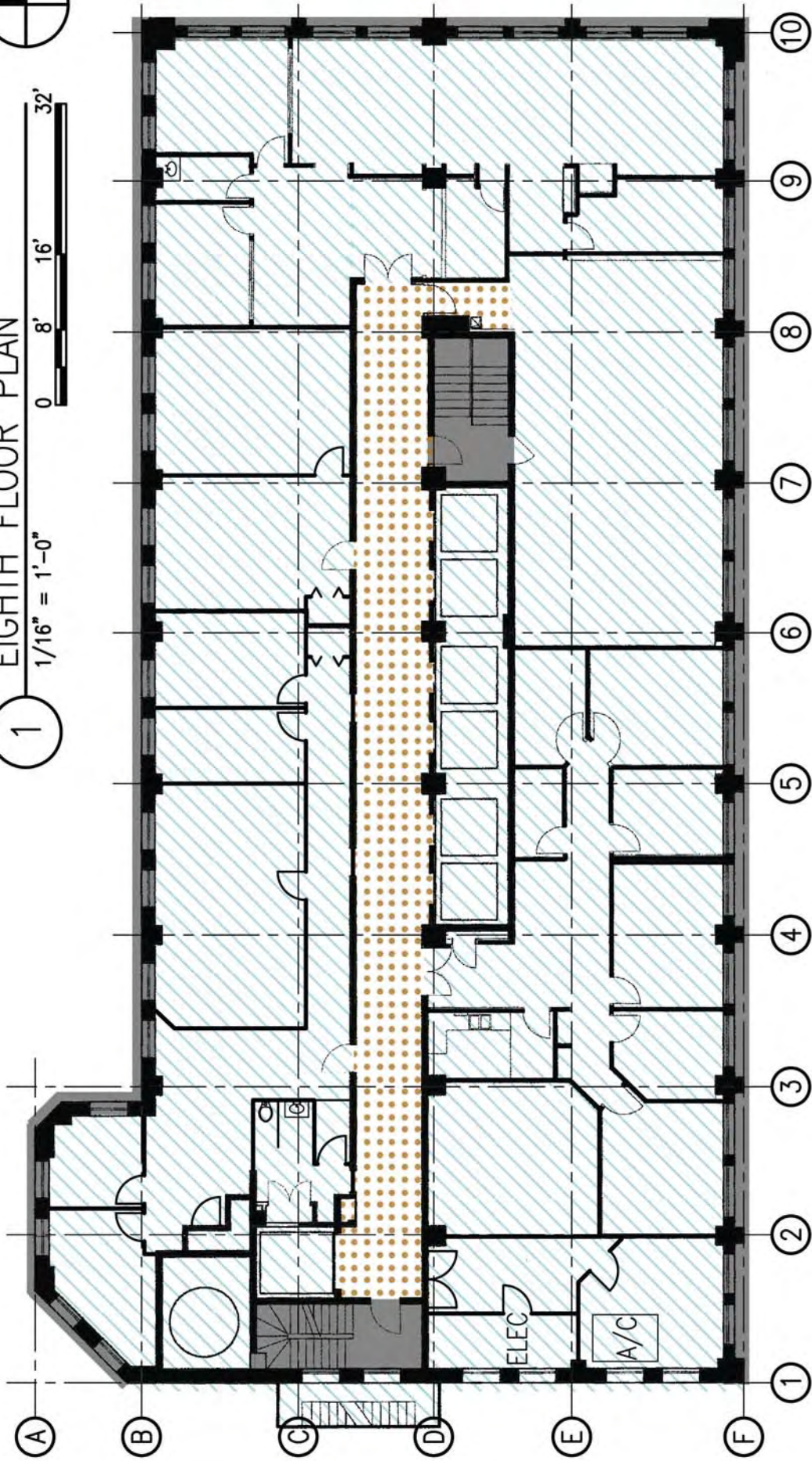


EIGHTH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

JLA

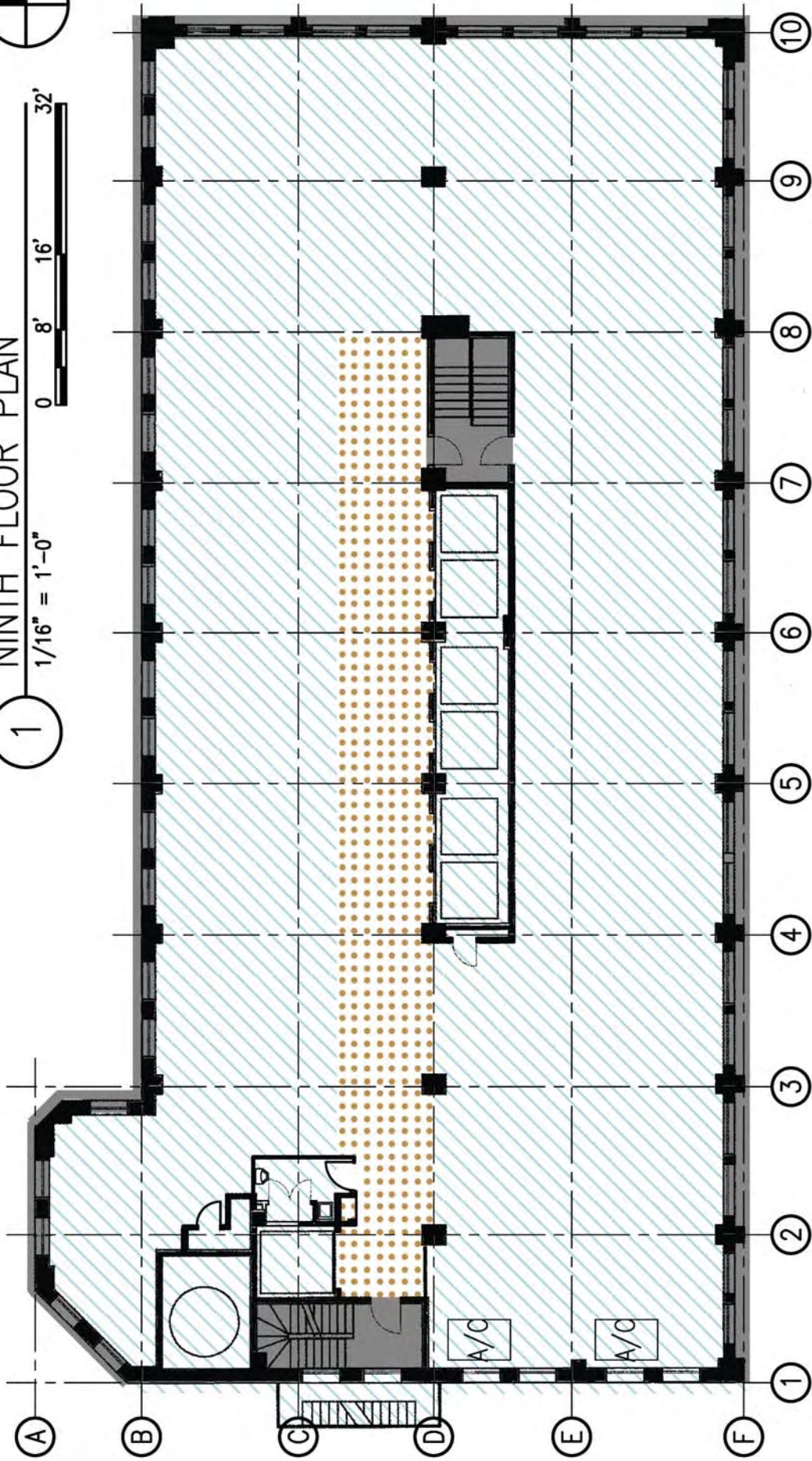


NINTH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

JLA

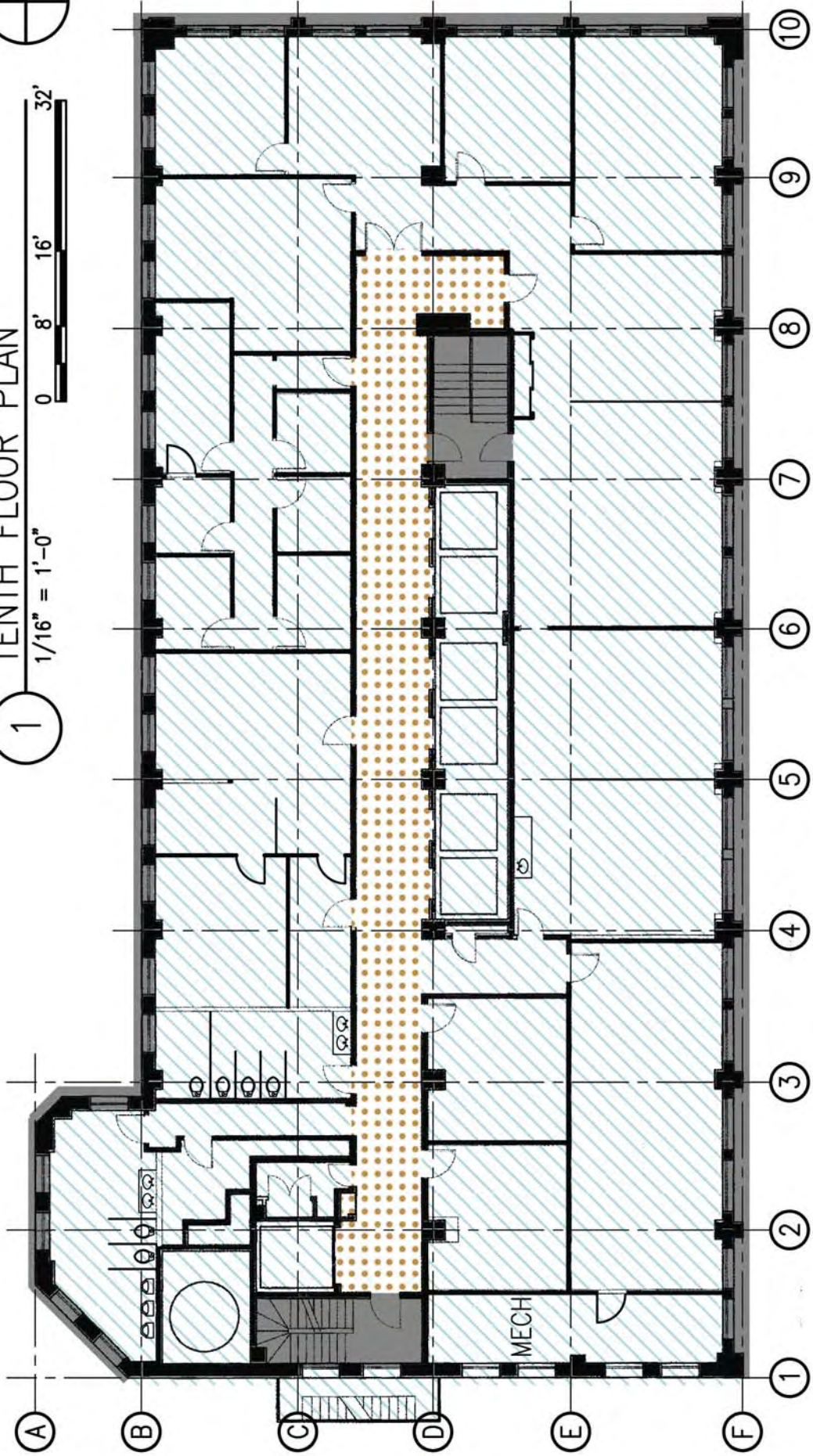


TENTH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

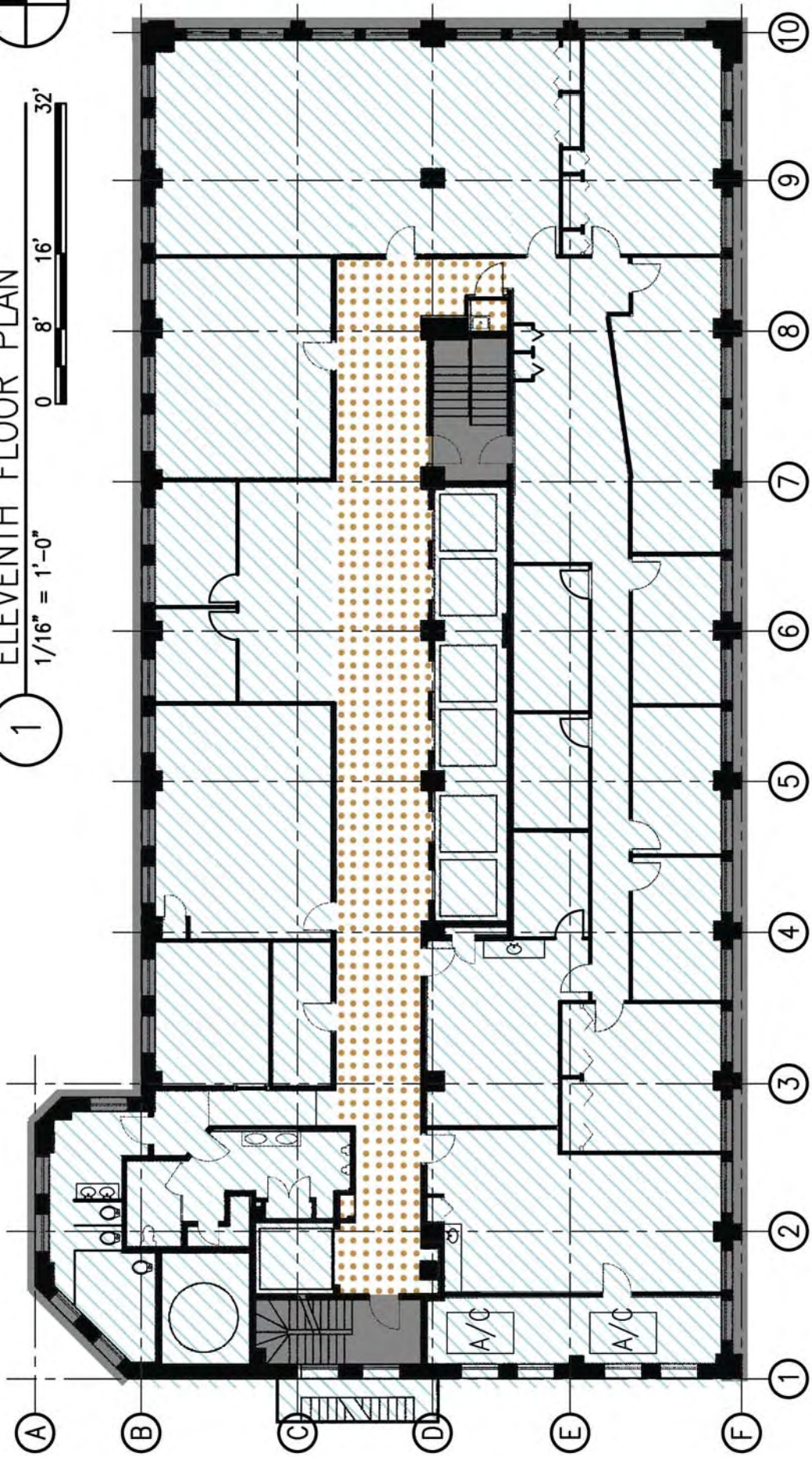
JLA



ELEVENTH FLOOR PLAN

1/16" = 1'-0"
0 8' 16' 32'

1



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

JLA

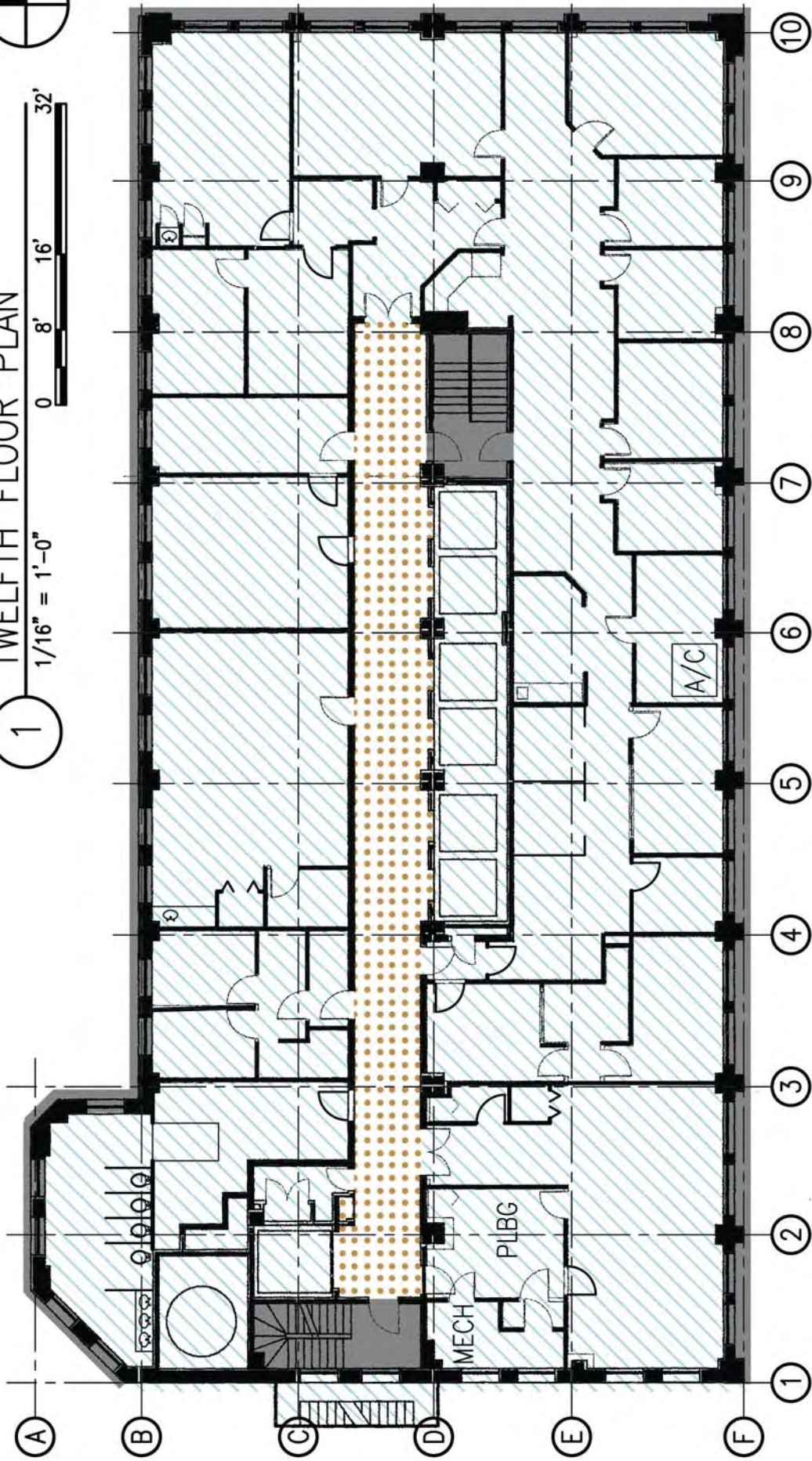


TWELFTH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

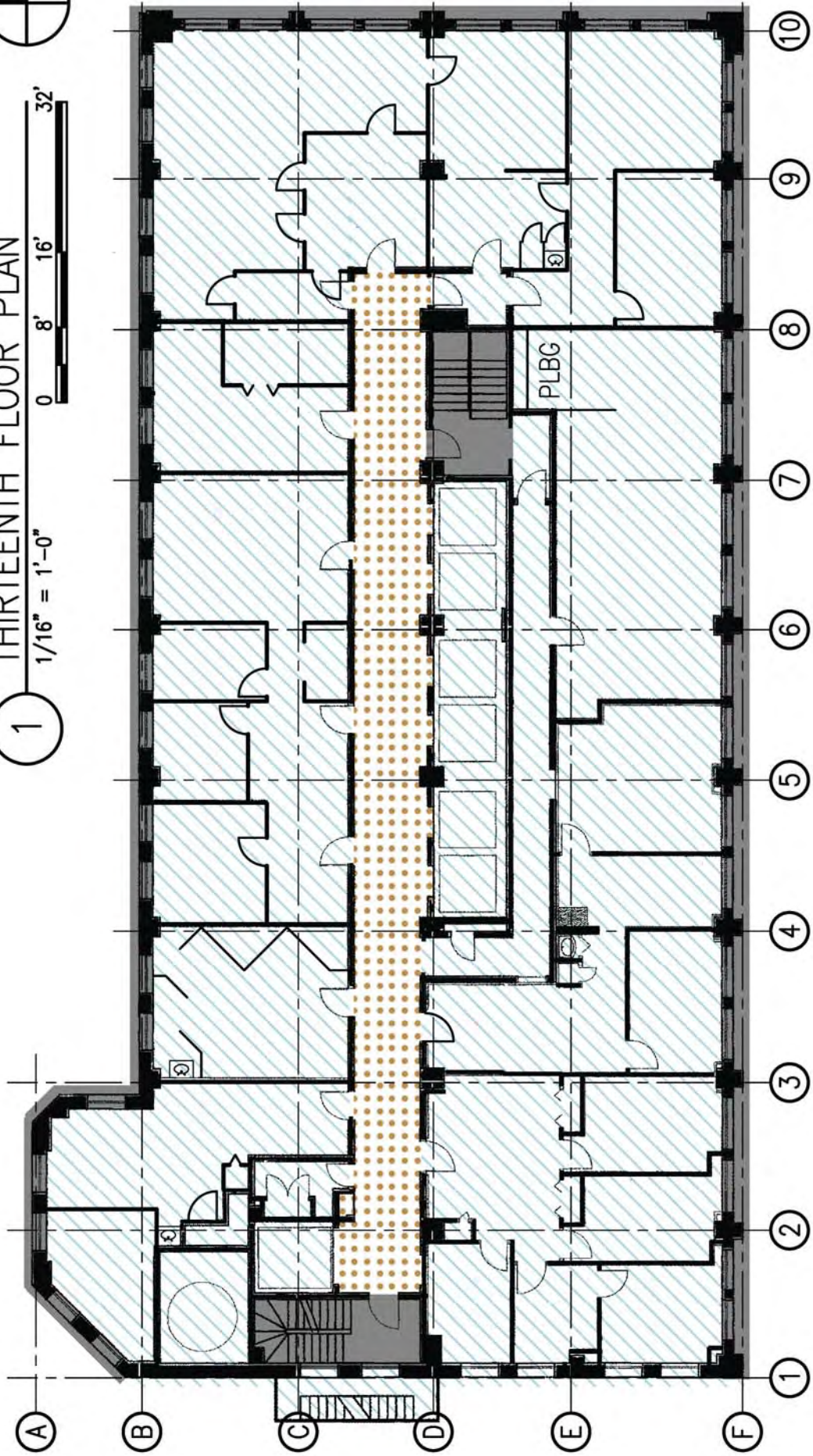
JLA



THIRTEENTH FLOOR PLAN

1

1/16" = 1'-0"
0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

JLA

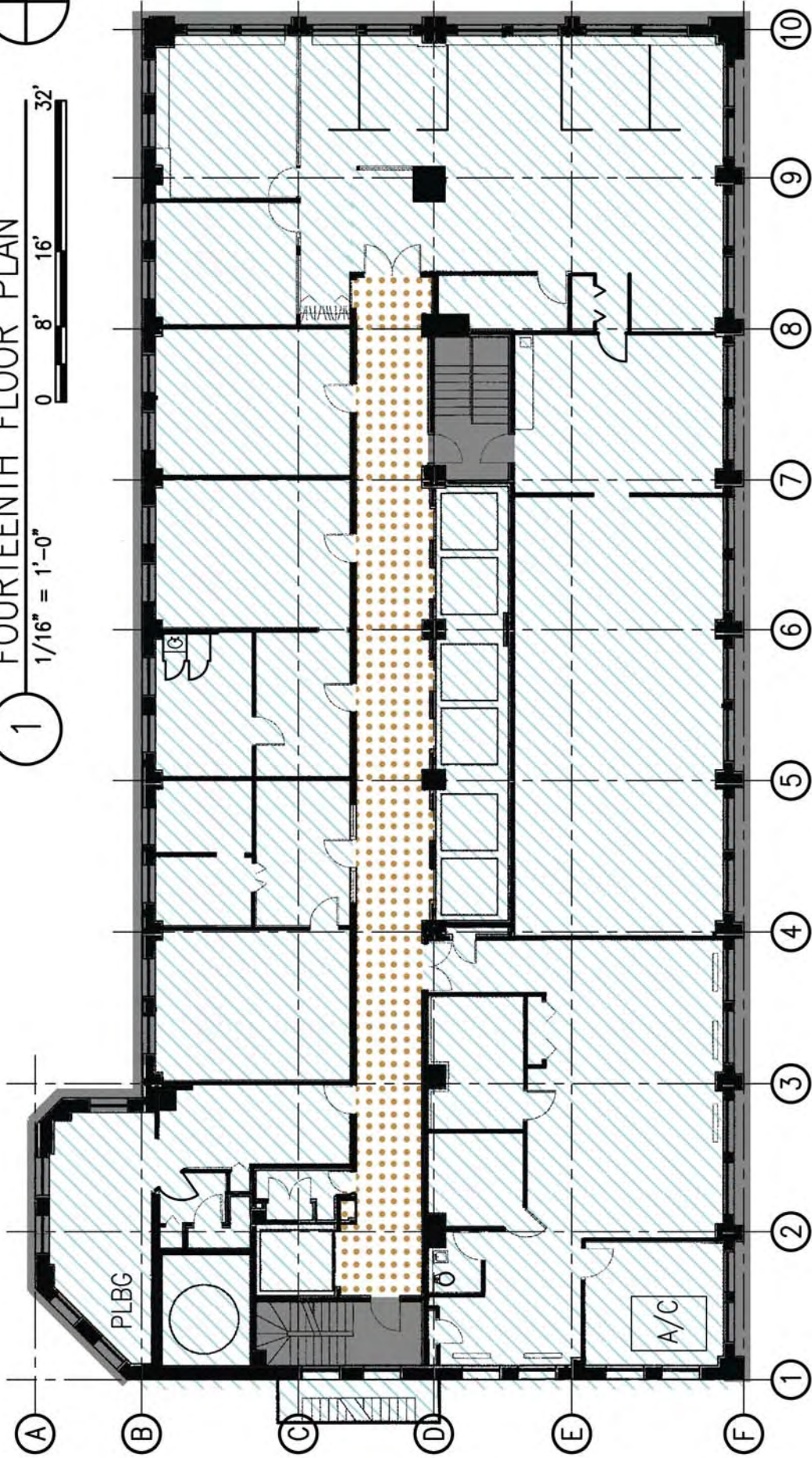


FOURTEENTH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- Zone 1 - Restoration Zone (Solid Grey)
 - Zone 2 - Rehabilitation Zone (Diagonal Lines)
 - Zone 3 - Renovation Zone (Vertical Lines)
 - Zone 4 - Free Zone (Orange Dots)

- Zone 3 - Renovation Zone (Vertical Lines)
- Zone 4 - Free Zone (Orange Dots)

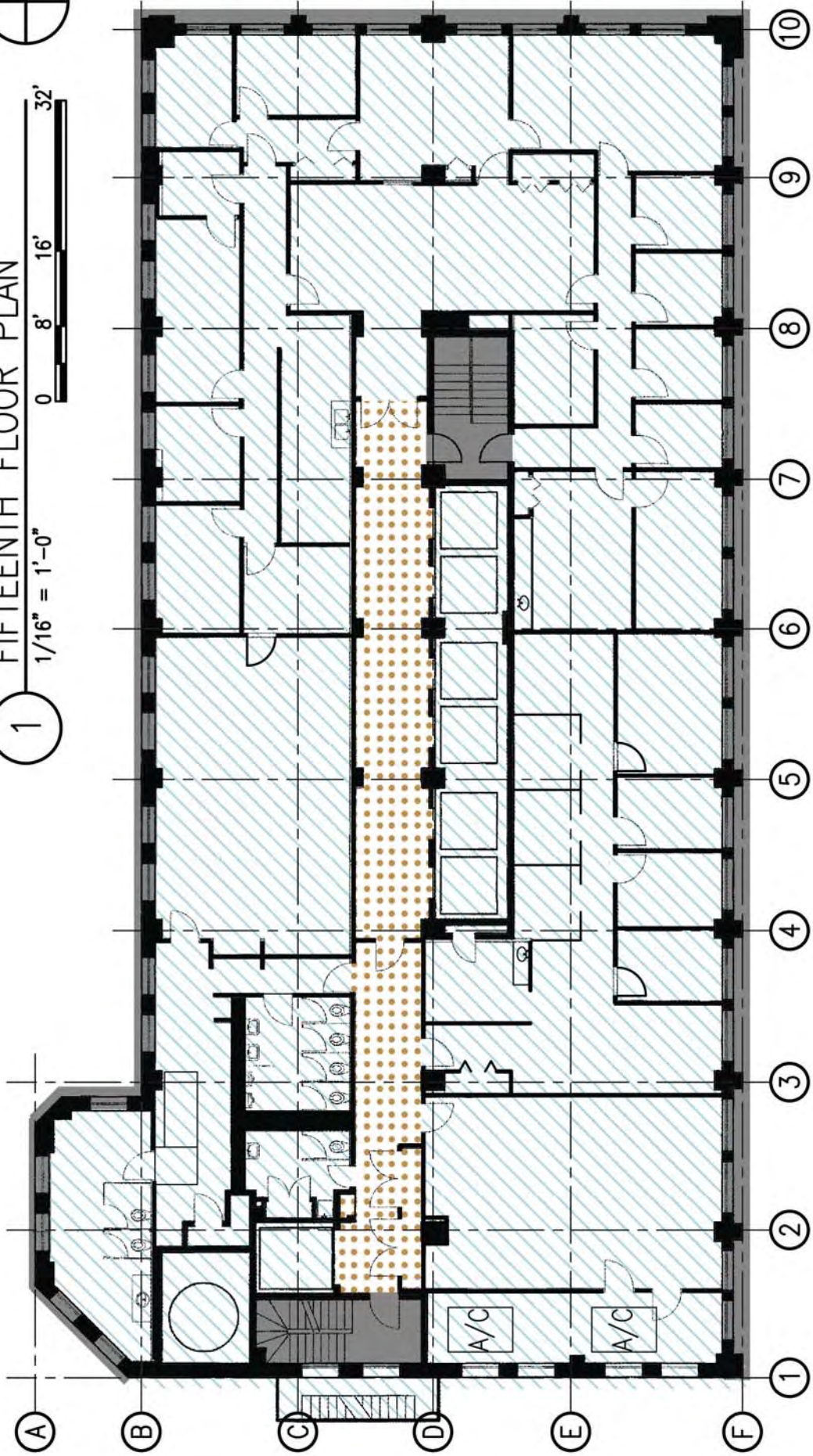
WMA

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FIFTEENTH FLOOR PLAN

1/16" = 1'-0"
0 8' 16' 32'



KEY:  ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE

 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

WMA

JLA

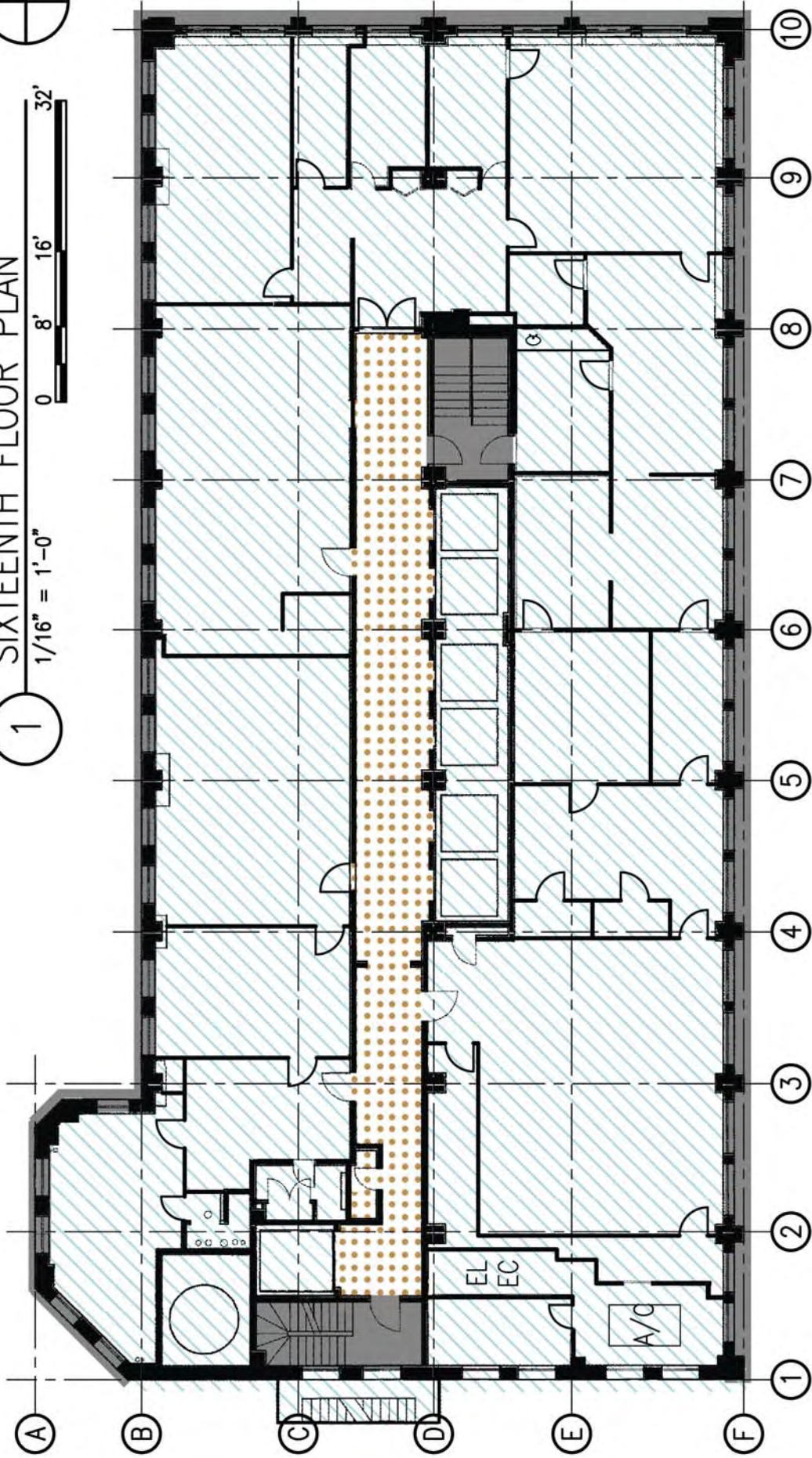


SIXTEENTH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

- ZONE 3 - RENOVATION ZONE
- ZONE 4 - FREE ZONE

WMA

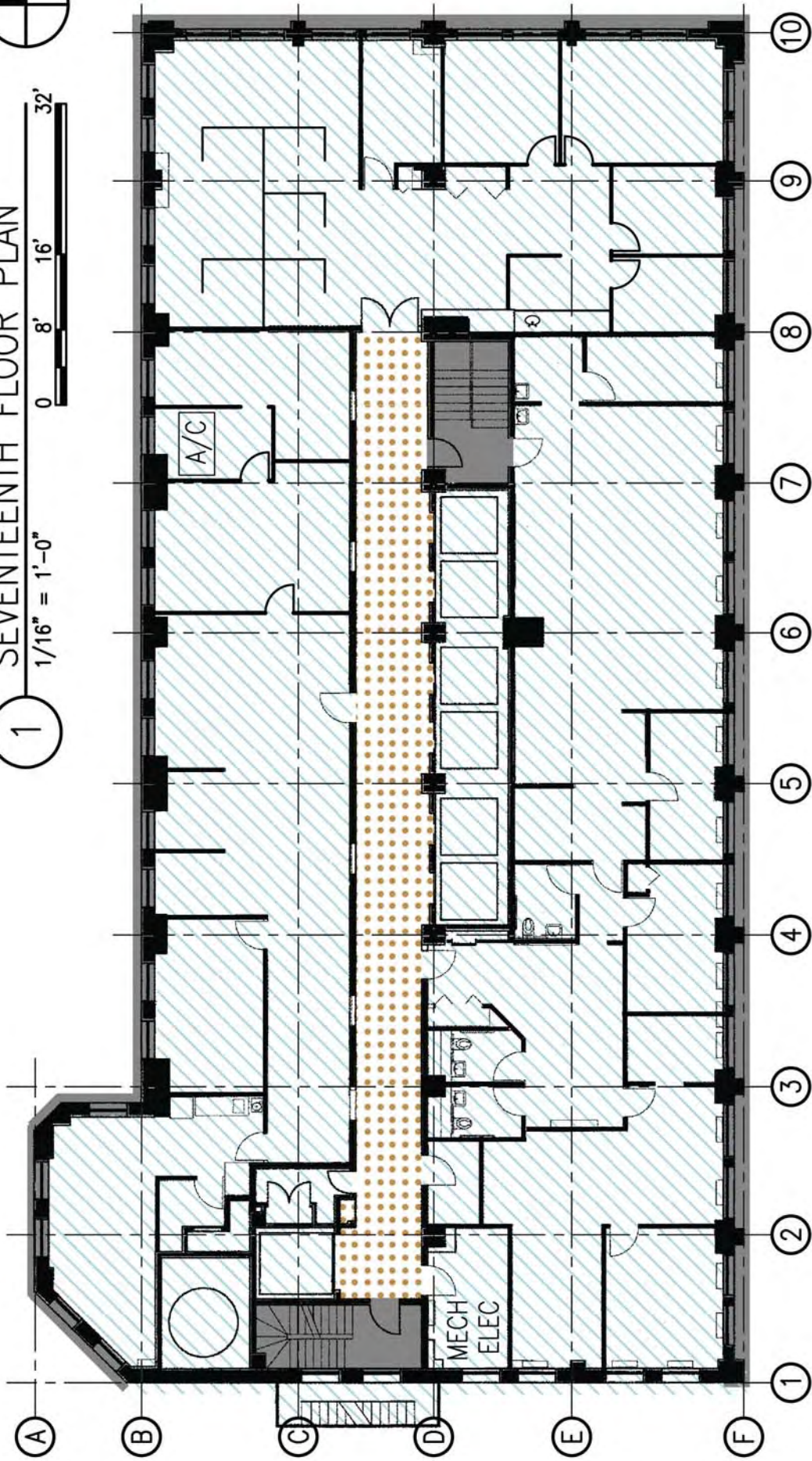
JLA



SEVENTEENTH FLOOR PLAN

1

1/16" = 1'-0"
0 8' 16' 32'



KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE
 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

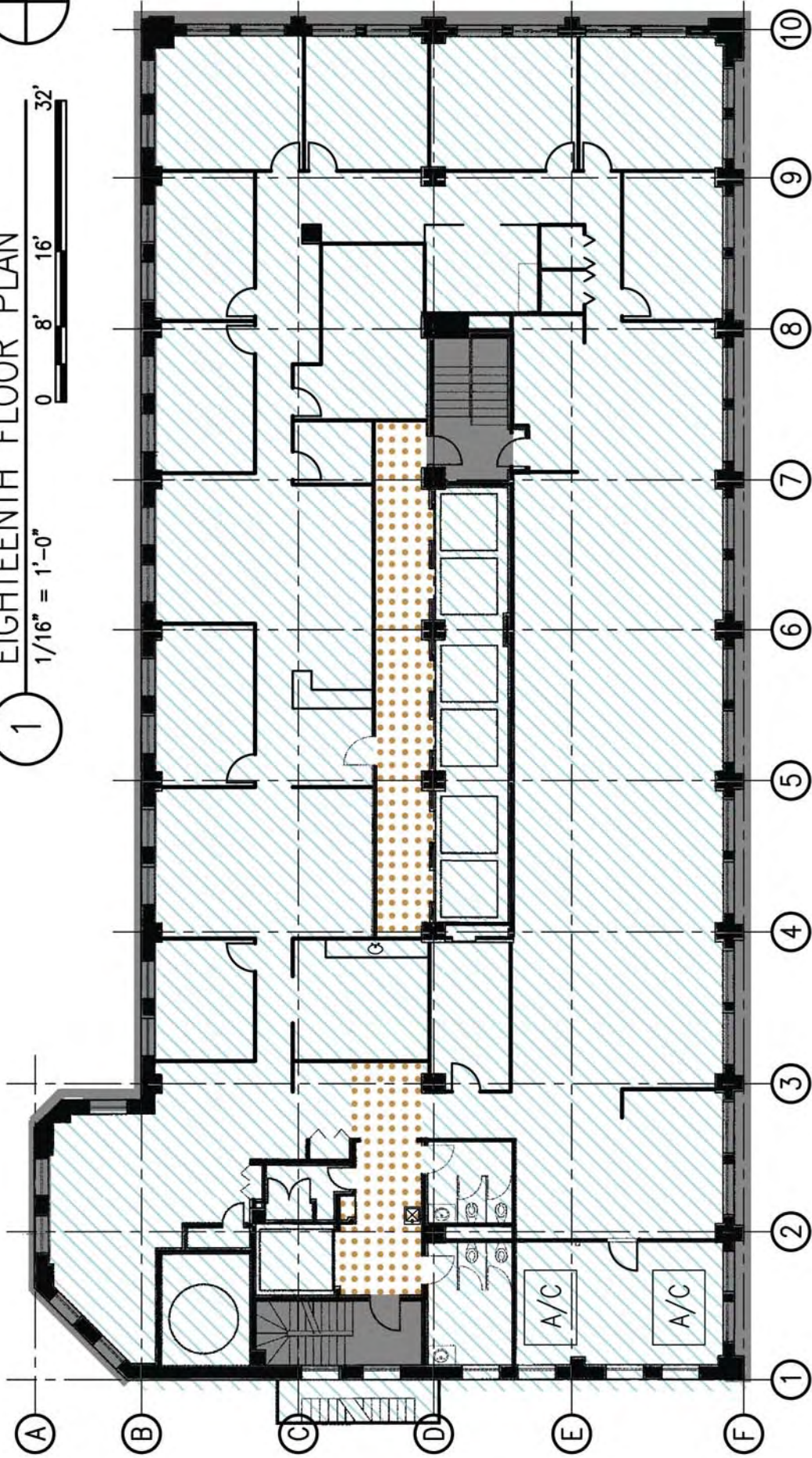
WMA

JLA



1 EIGHTEENTH FLOOR PLAN

1/16" = 1'-0"
0 8' 16' 32'



KEY: ZONE 1 - RESTORATION ZONE
 ZONE 2 - REHABILITATION ZONE
 ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

ZONE 3 - RENOVATION ZONE
 ZONE 4 - FREE ZONE

WMA

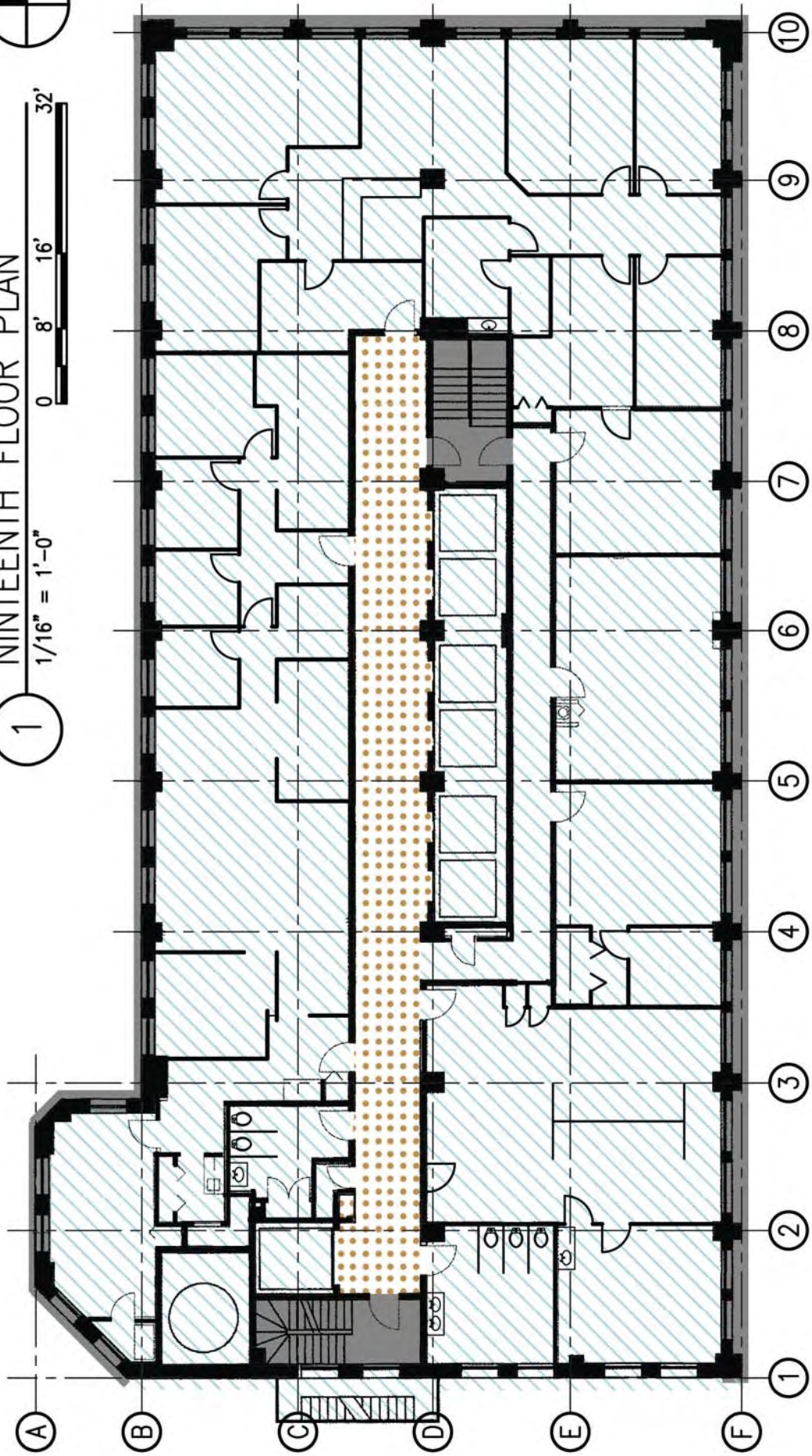
JLA



NINETEENTH FLOOR PLAN

1

1/16" = 1'-0"



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

JLA

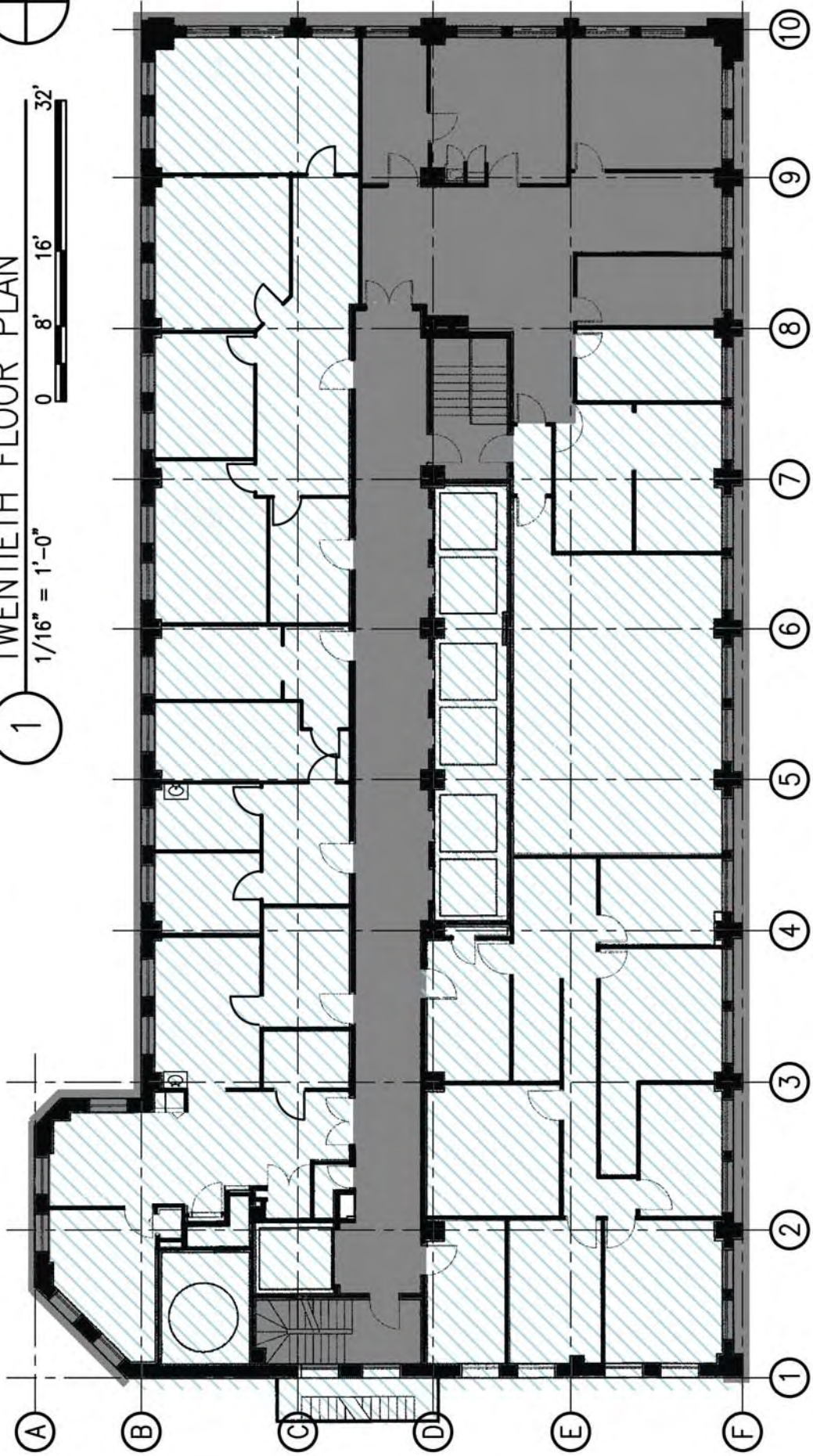


TWENTIETH FLOOR PLAN

1

1/16" = 1'-0"

0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

- ZONE 3 - RENOVATION ZONE
- ZONE 4 - FREE ZONE

WMA

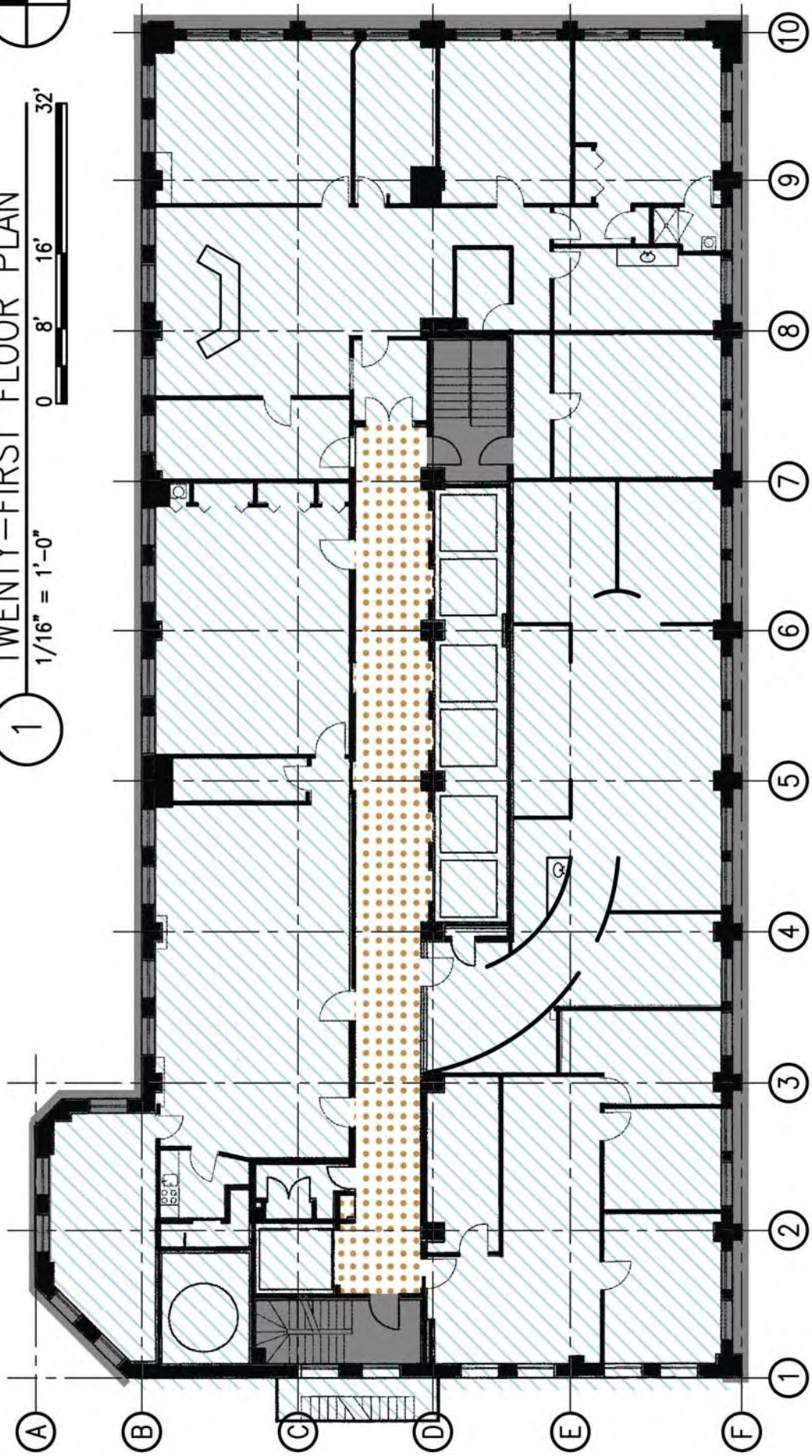
JLA



TWENTY-FIRST FLOOR PLAN

1

1/16" = 1'-0"
0 8' 16' 32'



- KEY:
- ZONE 1 - RESTORATION ZONE
 - ZONE 2 - REHABILITATION ZONE
 - ZONE 3 - RENOVATION ZONE
 - ZONE 4 - FREE ZONE

WMA

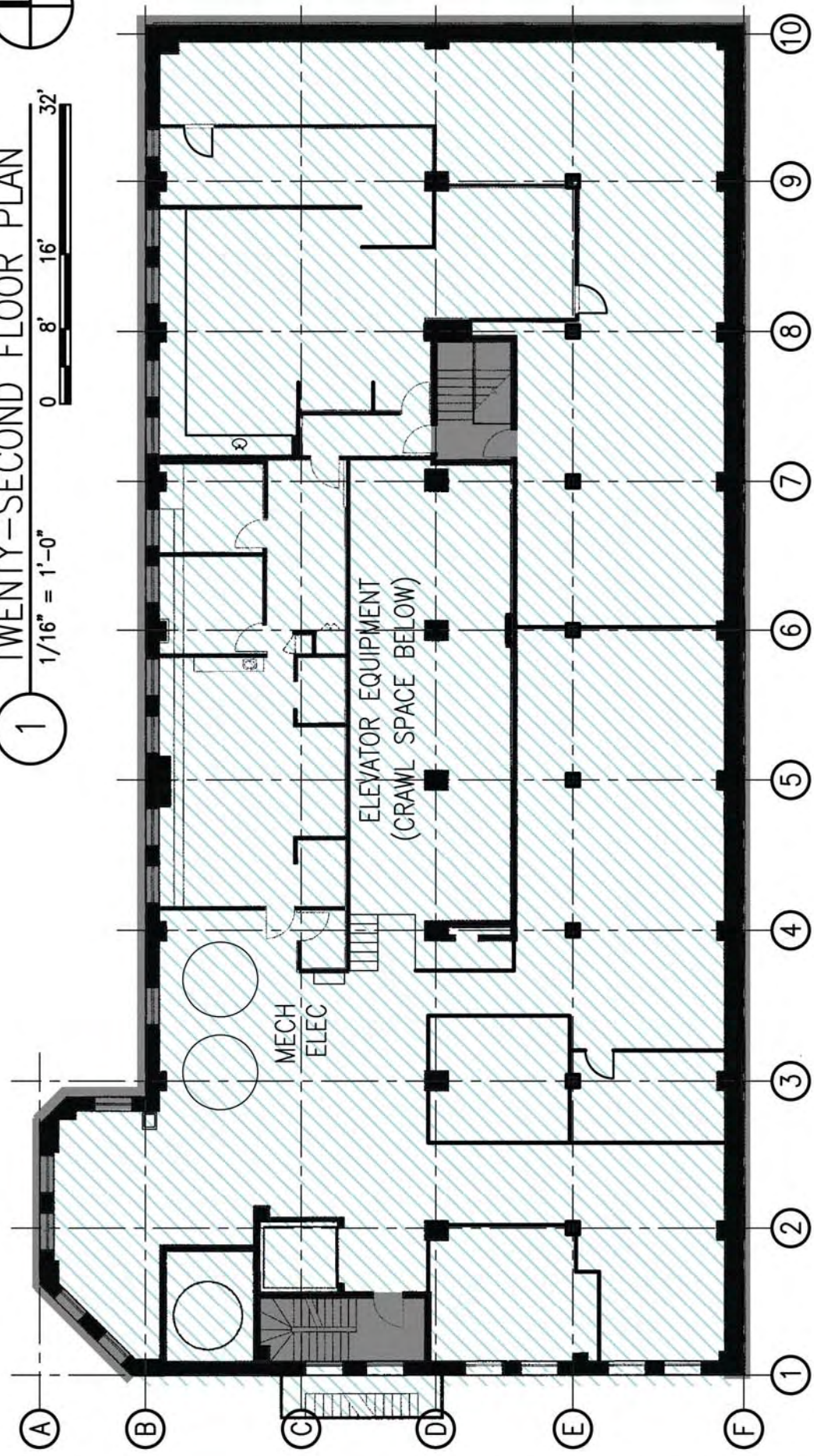
JLA



TWENTY-SECOND FLOOR PLAN



1



WMA

ZONE 3 - RENOVATION ZONE
ZONE 4 - FREE ZONE

KEY:
ZONE 1 - RESTORATION ZONE
ZONE 2 - REHABILITATION ZONE

JLA

IV. APPENDIX



A. Cost Estimate

Background

In order to provide the GSA with more useful budget information, costs for the specific preservation treatments recommended in this report as well as a shell and core level renovation of these buildings are presented. The estimate is for construction costs. It does not include all project related costs.

Except for ground floor retail tenants, this building is vacant. It has largely substandard or non-operational engineered systems. The condition of partitions and finishes varies considerably. Many areas are not currently habitable. With the building in this state, the pricing of historic preservation treatments may not be seen as a particularly useful exercise. The pricing of these treatments is really only meaningful in the context of a full building renovation which would return the structure to a useable condition. In addition to pricing the specific preservation treatments, we have therefore provided costs for the remaining renovations required to return the building to use as government offices with ground floor and partial basement retail tenants. Sub-basement spaces would be used for storage and mechanical uses. Although this renovation pricing is provided at a very conceptual level, we hope it will provide the GSA with a more comprehensive budget picture and be useful for making decisions about the possible reuse of this building.

The cost estimate is organized in two parts. The first is included in the “Inventory of Historic Elements,” section IIC of the report. In table format, it establishes costs for treatments of the specific historic elements identified in the accompanying report. The second part of the cost estimate, located within this appendix, addresses the additional costs associated with renovating the remaining parts of the building. These are furnished in a cost per square foot or lump sum format. By adding these two sets of cost together, a total cost for renovation can be derived.

In some cases the cost to repair or restore an item represents a premium above an alternative treatment of the item such as removal, removal and replacement with another non-historic material. In other cases restoration might be more cost effective than replacement. The cost estimate therefore does not afford a comparison between what a non-historic rehabilitation would cost versus a rehabilitation that incorporates the restoration/preservation of historic elements.

Please note that the cost estimate does not contain costs associated with LEED compliance or overall commissioning. Hazardous material abatement is not included. Temporary utilities are not included and are assumed to be paid for by

the government. A design contingency of 5% is part of the estimate along with a contractor's contingency of 5%. Cost escalation of 2.5% through June of 2011 is included.

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
				0.00	-			
01566	Sidewalk canopy set up and moves	1	Allow	14,000.00	14,000			
01566-01	Sidewalk canopy lighting	1	Ls	5,000.00	5,000			
01960	SECURITY					-	0.00	0.00%
	By Owner			0.00	-			
01550	TEMPORARY CONSTRUCTION					49,100	0.20	0.13%
				0.00	-			
01555-06	Plywood temporary partitions	22	Flrs	1,350.00	29,700			
01556-01	Temp Fire extinguishers	22	Flrs	200.00	4,400			
01557	Temporary Stairs and Landings	1	Allow	15,000.00	15,000			
01740	CONSTRUCTION CLEANING					243,898	0.98	0.63%
				0.00	-			
01741	Daily/weekly clean up	52	week	2,720.00	141,440			
01742	Final clean up	248,525	sf	0.30	74,558			
01750	Dumpsters - 20 cy	90	ea	310.00	27,900			
01800	GENERAL EQUIPMENT					35,000	0.14	0.09%
				0.00	-			
01825	Small Tools - % of self perform work	1	Allow	35,000.000	35,000			
	Generator		mo	556.00	-			
01830	STAGING AND HOISTING					-	0.00	0.00%
01830	SCAFFOLDING					32,955	0.13	0.08%
				0.00	-			
01852	Steel heavy duty shoring	2,500	sf	0.75	1,875			
01870	Swing Stage	6	Mo	4,500.00	27,000			
01871	Beta Hoist	3	Mo	1,360.00	4,080			
01300	PREMIUM TIME					75,000	0.30	0.19%
				0.00	-			
96000	Premium Time Allowance	1	Allow	75,000.00	75,000			
01720	WINTER CONDITIONS					-	0.00	0.00%
	By Owner			0.00	-			
02240	DEWATERING ALLOWANCE					-	0.00	0.00%
02180	HAZARDOUS MATERIAL ABATEMENT					-	0.00	0.00%
	SITWORK							
02020	SITE DEMOLITION					5,000	0.02	0.01%
				0.00	-			
02023-03	Remove sidewalks	0	sf	0.90	-			
02023-04	Remove concrete pads			0.00	-			
02026	Remove misc site items	1	Allow	5,000.00	5,000			
02010	SELECT DEMOLITION					745,575	3.00	1.92%
2010	General Interior Demolition/Removal	248,525	Sf	3.00	745,575			
				0.00	-			
02200	SITE EXCAVATION					-	0.00	0.00%
01600	EROSION CONTROL					-	0.00	0.00%
02250	SHORING AND UNDERPINNING					36,000	0.14	0.09%
				0.00	-			
02252	Shore beams and structural members	1	Allow	25,000.00	25,000			
02253	Shore floor and roof structures	22	levels	500.00	11,000			
02260	EARTH RETENTION					-	0.00	0.00%
02245	DEEP FOUNDATIONS					-	0.00	0.00%
02500	SITE UTILITIES					-	0.00	0.00%
02700	ASPHALT PAVING					-	0.00	0.00%
02710	SITE CONCRETE					-	0.00	0.00%
02780	HARDSCAPE PAVING					-	0.00	0.00%
02782	SPECIAL PAVEMENTS					-	0.00	0.00%
02800	SITE IMPROVEMENTS					-	0.00	0.00%
02820	FENCING					-	0.00	0.00%
02900	LANDSCAPING					-	0.00	0.00%
02900	BUILDING EXCAVATION					-	0.00	0.00%
02361	PEST CONTROL					-	0.00	0.00%
03300	CONCRETE					292,772	1.18	0.75%
				0.00	-			
	Concrete Ready mix:			0.00	-			
	4000 psi	207	cy	93.00	19,261			
	5000 psi		cy	97.00	-			
	lightweight slab on deck	207	cy	132.00	27,324			
03361-02	Slabs on metal deck complete	12,426	sf	5.50	68,344			
03361-03	Roof slab complete			0.00	-			
	Wire mesh - install only	12,426	sf	0.30	3,728			
03390	Misc Concrete Work Complete	1	Allow	25,000.00	25,000			
				0.00	-			
03500	Cementitious Decks and Underlayment					-	0.00	0.00%
03510	Cementitious Roof Deck					-	0.00	0.00%
03520	Lightweight Concrete Roof Insulation					-	0.00	0.00%
03530	Concrete Topping 10% Required fix	24,853	SF	6.00	149,115			
03400	PRECAST CONCRETE					-	0.00	0.00%
03540	CONCRETE FLOOR PREP					160,160	0.64	0.41%
				0.00	-			
03541	MR prep bleast, and ardex	20,000	SF	3.50	70,000			
	MR prep with Creteseal CS2000	10,000	Sf	1.25	12,500			
03542	latex patching	15,000	Sf	3.25	48,750			
03543	ardex leveling	9,800	Sf	2.95	28,910			
03544	Bonding agents			0.00	-			
03900	CONCRETE RESTORATION					80,000	0.32	0.21%

PHASE #	DESCRIPTION	QUANT.	UNIT	UNIT COST	TOTAL COST	CATEGORY COST	COST PER SF	% COST
				0.00	-			
03900	Concrete Restoration and Cleaning	1	Allow	55,000.00	55,000			
03960	Concrete Cutting and Coring	1	Allow	25,000.00	25,000			
04000	MASONRY					374,033	1.51	0.96%
4000	Interior Masonry Repairs	1	Allow	210,000.00	210,000			
4000	Clay Tile Repairs (3% repair area)	7,456	SF	22.00	164,033			
04910	MASONRY RESTORATION					-	0.00	0.00%
	See Attached Inventory of Elements Pricing			0.00	-			
05000	STRUCTURAL STEEL AND DECK					-	0.00	0.00%
05500	MISCELLANEOUS STEEL					50,000	0.20	0.13%
				0.00	-			
05500	Metal Fabrications	1	Allow	50,000.00	50,000			
06100	ROUGH CARPENTRY					513,916	2.07	1.32%
6100	Rough Carpentry Required	22	Flrs	15,000.00	330,000			
6100	Wood/Structural Subfloor repairs (5% repair/replace)	12,427	SF	14.80	183,916			
06200	MILLWORK AND FINISH CARPENTRY					220,000	0.89	0.57%
	Millwork			0.00	-			
06200	Finish Carpentry and Millwork Furnish and Install	22	Flrs	10,000.00	220,000			
07100	DAMPROOFING/WATERPROOFING					50,000	0.20	0.13%
				0.00	-			
07110	Dampproofing	1	Allow	50,000.00	50,000			
07200	THERMAL PROTECTION					183,900	0.74	0.47%
				0.00	-			
07213	Ceiling insulation	1	Ls	75,000.00	75,000			
07214	Roof insulation	1	Ls	40,000.00	40,000			
07215	Blown in insulation	1	Ls	68,900.00	68,900			
07240	EIFS					-	0.00	0.00%
07500	ROOFING					170,250	0.69	0.44%
				0.00	-			
07510	Built-Up Bituminous Roofing Repair not Replace	8,875	Sf	18.00	159,750			
07701	Roof Hatches	3	ea	3,500.00	10,500			
07500	METAL WALL PANELS					-	0.00	0.00%
07800	FIRE SAFING/STOPPING					152,000	0.61	0.39%
				0.00	-			
07840	Firestopping	1	Allow	50,000.00	50,000			
07842	Firestopping at penetrations	1	Allow	25,000.00	25,000			
07843	Firestopping at floor perimeters	1	Allow	35,000.00	35,000			
07860	Smoke Seals	1	Allow	20,000.00	20,000			
07870	Smoke Containment Barriers	1	Allow	22,000.00	22,000			
07810	APPLIED FIREPROOFING					40,000	0.16	0.10%
				0.00	-			
	Intumescent Fireproofing	1	Allow	15,000.00	15,000			
07810	Spray Applied Fireproofing	1	Allow	25,000.00	25,000			
07900	JOINT SEALANTS					-	0.00	0.00%
08100	DOORS, FRAMES AND HARDWARE					112,640	0.45	0.29%
				0.00	-			
08000	Door, Frame and Hardware Furnish and install	44	leaf	2,000.00	88,000			
08780	Special Function Hardware	44	Ea	560.00	24,640			
08300	SPECIALTY DOORS					-	0.00	0.00%
08800	GLASS & GLAZING					59,000	0.24	0.15%
				0.00	-			
08120	Aluminum Doors And Frames	4	leaf	3,500.00	14,000			
08450	All-Glass Entrances And Storefronts	0		0.00	-			
08470	Revolving Entrance Doors	0	ea	45,000.00	-			
08500	Windows		sf	75.00	-			
08970	Structural Glass Curtain Walls	300	sf	150.00	45,000			
05400	LIGHT GAUGE METAL FRAMING					150,000	0.60	0.39%
				0.00	-			
05430	Composite exterior wall framing, 6" studs, batt insulation, air barrier, interior drywall, taped, exterior sheathing	1	Allow	150,000.00	150,000			
05435	Composite exterior wall 6" framing, sheathing, 2" rigid insulation, membrane waterproofing, interior drywall taped			0.00	-			
09250	GYPSON DRYWALL & PLASTER					515,155	2.07	1.33%
	25% Figured for replacement			0.00	-			
09250	Drywall Work Compete			0.00	-			
09262-1	4" walls, insulated, drywall 2 sides, taped 1 hour	20,219	sf	6.95	140,523			
	4" shaft wall	11,000	sf	7.00	77,000			
09263-1	6" walls, insulated, drywall 2 sides, taped 1 hr,	20,220	sf	8.20	165,804			
09271	Gypsum board/Plaster ceilings 15% Figured	20,219	sf	6.52	131,829			
09600	FLOORING					366,989	1.48	0.95%
	5% Replacement Flooring Figured			0.00	-			
09312	Ceramic floor tile	12,426	sf	23.70	294,502			
09652	VCT floor	12,426	sf	2.50	31,066			
09670	Fluid-Applied Flooring			0.00	-			
09680	Carpet	1,381	sy	30.00	41,421			
09510	CEILINGS					-	0.00	0.00%
09700	WALL FINISHES					-	0.00	0.00%
09900	PAINTING					215,491	0.87	0.56%
	White Box Painting 100%			0.00	-			
09910	Partition painting	109,296	Sf	0.80	87,437			
	Ceiling painting	134,794	Sf	0.95	128,054			
10000	SPECIALTIES					-	0.00	0.00%
11000	EQUIPMENT					-	0.00	0.00%
12000	FURNISHINGS					-	0.00	0.00%

