

Update to

# The University of Chicago Woodlawn Avenue Plan Sub-Area O, 2017-2021

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



Saieh Hall, East Elevation, 2015

Photo credit: Tom Rossiter

# Update

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Per *The University of Chicago Woodlawn Avenue Plan Sub-Area O, 2012-2016* dated January 31, 2012, the Plan is to be updated at a minimum every five years. With this plan update, the University reaffirms for the 2017-2022 period its commitment to maintaining the Character-Defining Features within Sub-Area O as outlined originally.

Since the 2012 adoption of the plan, the University has made significant investments in Sub-Area O. Eight of the 12 buildings in the planning area have been sensitively renovated. The three buildings that were vacant at the time the previous plan was released are now activated with academic-related functions and activities. The Seminary Co-Op Bookstore has been relocated to the first floor of McGiffert House, next to a new neighborhood amenity, the Plein Air Café and its adjacent outdoor terrace. Landscape and exterior enhancements have been made at several locations, most notably the conversion of 58<sup>th</sup> Street to a pedestrian walkway between Woodlawn and University avenues that also involved vacating the north-south alley and creating a new entrance to the 5757 S. University Avenue building.

Amidst these enhancements, however, much remains the same due to the University of Chicago's demonstrated commitment to maintaining the architectural integrity of the heritage buildings in Sub-Area O, as well as the "serene and walkable" character of the surrounding neighborhood of which it is a part. During this five-year period of significant investment in Sub-Area O, the University, in cooperation with the Chicago Department of Planning and Development, protected the Character-Defining Features of the heritage buildings and maintained the character of Sub-Area O without demolishing any buildings.

The amount of University investment in this brief period of time is impressive, totaling nearly \$156.7 million. These enhancements include:

- The \$18.1 million adaptive reuse of the 5701 S. Woodlawn Ave. building, previously vacant, which now provides academic office and meeting space for the Neubauer Collegium for Culture and Society.
- The \$4 million adaptive reuse of 5707 S. Woodlawn Ave. also previously vacant, which now provides offices and meeting rooms for the Institute of Politics.
- The \$1.7 million renovation of 5711 S. Woodlawn Ave., also previously vacant, which is now home of the Paulson Institute.
- The \$4.1 million full renovation of 5730 S. Woodlawn Ave. which updated academic office and meeting space.
- In a \$122.6 million award-winning adaptive reuse project to create the Saieh Hall for Economics, the buildings at 5740, 5750 (formerly a nursery school), and 5757 (formerly the Chicago Theological Seminary) on South Woodlawn Avenue were fully renovated and connected through a 50,000-square-foot addition to the west. (The addition extends as far north as the 5736 S. Woodlawn Avenue building, but is not connected to that building.)
- The \$6.2 million renovation of the first floor of McGiffert House, 5751 S. Woodlawn Ave., to accommodate the bookstore and café and the fourth floor for academic offices and meeting rooms for the Booth School of Business.

With an additional \$6.5 million that was spent by the Frank Lloyd Wright Trust on the exterior restoration of the Robie House located at 5757 S. Woodlawn Ave., the total investment in Sub-Area O since 2012 totals more than \$163 million.

Other significant, but not physically apparent, changes have also occurred. The amendment to Institutional Planned Development #43 creating Sub-Area O that was proposed at last writing was adopted by the City Council of Chicago on May 8, 2013. In addition, the preservation easements that were proposed for four of the properties within the plan boundaries (5701, 5710, 5720 and 5730 S. Woodlawn) were donated to Landmarks Illinois on July 25, 2012. A preservation easement is a legal agreement between a property owner and a qualified easement-holding organization such as Landmarks Illinois that protects a property in perpetuity. By donating these easements, the University agreed to maintain the buildings and follow federal guidelines when altering their protected elements. Landmarks Illinois reviews and approves alterations to protected elements and monitors the condition of each easement property on an annual basis.

As outlined in the original Woodlawn Avenue plan, the University remains committed to engaging the community and Alderman in reviewing upcoming projects. The University also commits to following the community engagement procedures for adopting plan updates as outlined in the original document.

#### **Note on the Format**

This update is intended to be viewed as an addendum to the attached original plan. As such, this report solely includes information about what has changed over the last five years. Because so much has occurred during this past five-year period, a building-by-building update is warranted. This includes: verified square footage numbers, as well as including where the square footage has changed due to renovations; descriptions of the protected elements in the preservation easements (if applicable to the building); descriptions of the exterior changes to the buildings as a result of renovations; and potential initiatives identified through the most current facility condition assessment available for each property. Campus buildings are now assessed on an ongoing six-year cycle, rather than the previous three-year cycle.

# 5701 South Woodlawn Avenue

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This property underwent a full renovation in 2014 – 2015 to house academic offices and meeting spaces for the Neubauer Collegium for Culture and Society. Upon completion of the renovation, the building is 17,406 gross square feet with 7,999 square feet assigned to the program.

The renovation project addressed issues with the exterior masonry and replaced the roof, in keeping with the building character and with original materials. The exterior limestone and brick masonry has been repaired and tuck pointed and is generally in good condition. The north facade was cleaned. An accessible entrance was created to meet Americans with Disabilities Act (ADA) requirements with minimal disruption to the original exterior Character-Defining Features. The entrance was lowered and a ramp was constructed on the south façade leading to the new west façade terrace. The window air conditioning units have been removed. New lighting and landscaping respects the residential character of the block, and new signage is proportional to the scale of the building.

In 2012, the University donated a preservation easement on this building. The protected elements of the preservation easement on this building are:

- A. Elevations
  - a. North elevation
  - b. West elevation
- B. Wall Elements
  - a. Rectangular plan
  - b. Limestone
  - c. Original steel casement windows
  - d. Entries with stone carvings
  - e. Original wood and glazed doors with fan lights
  - f. Original window and door configuration
- C. Roof
  - a. Gable roof

The current Landmarks Illinois annual easement inspection report noted that the protected elements of this property are in overall good condition. The current facility condition assessment indicates the same. Planned investment is continued maintenance.

**Building Images**



Northwest Corner, 2017



South Elevation, 2017



North Elevation, 2017



East Elevation, 2017

# 5707 South Woodlawn Avenue

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This property underwent a full renovation in 2012 – 2013 to house academic offices and meeting spaces for the Institute of Politics. Upon completion of the renovation, the building is 9,177 gross square feet with 3,519 square feet assigned to the program.

The renovation project stabilized the exterior wall and structure. The exterior masonry was fully tuck pointed, cracked bricks were repaired or replaced, and all brick was spot cleaned. The roof was replaced and the wood dormers repaired in keeping with the existing building character and original materials. The front porch was repaired and painted. The wooden circular porch columns that were delaminating and the concrete front stairs also have been repaired. The front entry door was retained and repaired, and an accessible entrance ramp from the south façade to the porch was added. The ramp was created to meet Americans with Disabilities Act (ADA) requirements with the intention of minimizing disruption to the original exterior Character-Defining Features. New lighting and landscaping respects the raised entry sequence from the sidewalk and maintains a residential character. New signage is proportional to the scale of the building.

The current facility condition assessment indicates that the building is in good condition. Planned investment is continued maintenance.

## **Building Images**



West Elevation, 2017



East Elevation, 2017



South Elevation, 2017

North Elevation, 2017

# 5710 South Woodlawn Avenue

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This property, which has not undergone a major renovation since 2012, continues to house academic offices and meeting spaces.

In 2012, the University donated a preservation easement on this building. The protected elements of the preservation easement are:

- A. Elevations
  - a. East elevation
  - b. South elevation
- B. Wall Elements
  - a. Square plan
  - b. Brick with limestone trim-keystone lintels
  - c. Front porch with Doric columns
  - d. Sidelights and transom at front entry
  - e. Art glass at second floor east elevation
  - f. Original window and door configuration
- C. Roof
  - a. Hip roof
  - b. Dormers at east and south elevations
  - c. Brick chimneys

The current Landmarks Illinois annual preservation easement inspection report noted that the protected elements of this property are in good condition. The current facility condition assessment indicates the same. Planned investment is continued maintenance.

The current facility condition assessment of the garage indicates that the building is in poor condition. The 2,300-square-foot vacant structure has no plumbing or restrooms, elevator, or heat/air conditioning systems. The garage is not a Character-Defining Feature of this property, as indicated in the 2012 plan. Due to its deteriorated condition, small amount of useable space, and lack of building systems, it may be considered for demolition during the term of this Plan.

**Building Images**



East Elevation, 2017



North Elevation, 2017



South Elevation from Woodlawn Ave., 2017



South Elevation at Rear, 2017



West Elevation, 2017



Garage East Elevation, 2017

# 5711 South Woodlawn Avenue

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This property underwent a full renovation in 2012 to house academic offices and meeting spaces for the Paulson Institute. Upon completion of the renovation, the building is 6,348-square-feet with 3,169 square feet assigned to the program.

The renovation project addressed the deferred maintenance for the exterior envelope. The renovation included ADA required upgrades, including the careful replacement of the entrance ramp, which was completed with minimal disruption to the original exterior Character-Defining Features. The masonry was repaired to address leakage issues and was spot tuck pointed where required, and the rear porch was repaired. Fixed energy-efficient windows replaced the non-original windows. The lintels were also repaired. A wooden access ramp incompatible with the historic character of the building was replaced with new concrete steps. The entrance door was replaced with a door that was salvaged from the demolition of houses along South Drexel Avenue between 56<sup>th</sup> and 57<sup>th</sup> streets. The original wood cornice was repaired. The east facade secondary exit stair has been replaced with metal stairs and an accessible ramp. A brick area that at one point served as a kind of foundation for the original porch was removed and repaired. New lighting and landscaping respects the raised entry sequence from the sidewalk and maintains a residential character. New signage is proportional to the scale of the building.

The current facility condition assessment indicates that the building is in good condition. Planned investment is continued maintenance.

## Building Images



West Elevation, 2017



East Elevation, 2017



South Elevation, 2017



North Elevation, 2017

# 5720 South Woodlawn Avenue

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This property, which houses academic offices for several departments, has not been renovated since the January 2012 Plan. New signage has been added and is proportional to the scale of the building.

In 2012, the University donated a preservation easement on this building. The protected elements of the preservation easement on this property are:

- A. Elevations
  - 1. East elevation
  - 2. South elevation
  
- B. Wall Elements
  - 1. Rectangular plan
  - 2. Brick with keystone lintels, brick patterns, and keystone lintels
  - 3. Brick walls to the entry
  - 4. Copper cornice
  - 5. Original wood double-hung windows
  - 6. Original window and door configuration
  
- C. Roof
  - 1. Flat roof

The current Landmarks Illinois annual easement inspection report noted that the protected elements of this property are in overall good condition, with recommendations to monitor the ivy growing on the façade. The current facility condition assessment indicates the building is in fair condition. Planned investment over the term of this plan is continued maintenance.

## Building Images



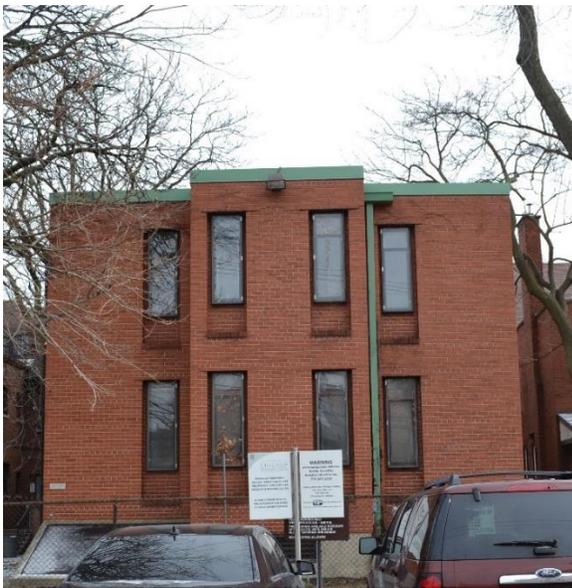
North Elevation, 2017



North Elevation from Alley, 2017



South Elevation from Woodlawn Ave., 2017    South Elevation from Alley, 2017



West Elevation, 2017



East Elevation, 2017

# 5730 South Woodlawn Avenue

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This property underwent a full renovation, as well as the construction of a new addition, to continue to house academic offices and meeting spaces. Upon completion of the project, the building is 9,999 gross square feet with 3,394-square-feet assigned to the program.

In 2012, the University donated a preservation easement on this building. The protected elements of the preservation easement are:

- A. Elevations
  1. East elevation
  2. South elevation
  
- B. Wall Elements
  1. Rectangular plan
  2. Brick with limestone details
  3. Limestone quoins, three-story surrounds, entry with columns
  4. Mosaic flooring at the entry
  5. Metal window rails
  6. Original window and door configuration
  
- C. Roof
  1. Flat roof

The façade has been spot tuck pointed and bricks repaired or replaced, as required. Some structural stabilization of the masonry was also completed. The masonry walls in the entry vestibule were cleaned. The front entry was lowered to make it meet ADA requirements with a sloped walkway from the sidewalk to the entrance. The limestone portico lintel was repaired. Window air conditioning units have been removed. A new mechanical system has been installed. The original mosaic tile floor at the entrance has been restored. A major addition to the west face of the building includes an accessible entry, elevator, and restrooms.

The current Landmarks Illinois annual easement inspection report noted the protected elements of this property are in overall good condition. The current facility condition assessment indicates the same. Planned investment is continued maintenance.

**Building Images**



South Elevation, 2017



North Elevation, 2017

West Elevation, 2017



East Elevation, 2017

# 5736 South Woodlawn Avenue

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This property underwent an interior refresh project in 2015 to continue to house academic offices and meeting spaces. Upon completion of the renovation, the building is 5,957-square-feet with 3,490-square-feet assigned to the program.

Aside from painting of the front porch, no exterior renovations have taken place since the January 2012 plan. New signage has been added and is proportional to the scale of the building.

The current facility condition assessment indicates that the building is in good condition. Planned investment is continued maintenance.

## **Building Images**



North Elevation, 2017



East Elevation, 2017



West Elevation, 2017

# 5740 South Woodlawn Avenue

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This property underwent a full renovation in 2014 – 2015 to house academic offices and meeting spaces for the Department of Economics. Upon completion of the renovation, the building is 6,236-square-feet with 2,713-square-feet assigned to the program.

The masonry has been cleaned, spot repaired and spot tuck pointed. The window air conditioning units have been removed and a new HVAC system was installed as part of the renovation project. The non-original enclosed porch on the south elevation was removed and replaced by an addition that connects 5740 and 5750 S. Woodlawn Avenue to the 5757 S. University Avenue building (Saieh Hall). The non-original exit stair addition on the rear has been removed and the west elevation modified with a newly built corridor that connects to Saieh Hall. The play area has been removed and replaced with landscaping. An accessible ramp to the main entry was installed just south of the front porch of 5750 S. Woodlawn Avenue to serve both 5750 and 5740 S. Woodlawn Avenue buildings. Setbacks from the right of way have been maintained.

The current facility condition assessment indicates that the building is in good condition. Planned investment is continued maintenance.

## Building Images



East Elevation, 2017



North Elevation, 2017



South Elevation, 2017

# 5750 South Woodlawn Avenue

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This property underwent a full renovation in 2014 – 2015 to house academic offices and meeting spaces for the Department of Economics. Upon completion of the renovation, the building is 6,488-square-feet with 2,315-square-feet assigned to the program.

The non-original porch railings have been replaced and the porch modified to accommodate an accessible entrance. An accessible ramp to the main entry has been located south of the front porch of 5750 S. Woodlawn Avenue to serve both 5750 and 5740 S. Woodlawn Avenue buildings. The masonry has been repaired and spot tuck pointed as required. One doorway on the west elevation was blocked as part of the renovation and brick salvaged from the north façade (where the connection to Saieh Hall was made) was used to ensure visual consistency. New windows were also installed.

An addition to the west or rear of the building with connection to 5757 S. University Avenue is complete. An enclosed entry vestibule located on the north elevation has been added and connects to the addition and to 5640 S. Woodlawn Avenue. Setbacks from the right of way have been maintained. New lighting and landscaping respects the raised entry sequence from the sidewalk and maintains a residential character. New signage is proportional to the scale of the building.

The current facility condition assessment indicates that the building is in good condition. Planned investment is continued maintenance.

## Building Images



East Elevation, 2017



North Elevation, 2017



South Elevation, 2017

West Elevation, 2017

# 5751 South Woodlawn Avenue

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This property has undergone a number of partial renovations since the January 2012 Plan. Currently the building is 46,483-square-feet with 28,947-square-feet assigned to the program.

In 2012, the building was renovated for the Seminary Co-Op Bookstore and the Plein Air Café. The renovation replaced the aluminum storefront on the west and south first floor elevations. On the south facade, the new storefront wall was bumped out to enlarge the first floor and extends one window width past the existing stone wing wall on the west elevation. Setbacks from the right of way remain unchanged and a new accessible ramp was added from the sidewalk on Woodlawn Avenue to the main entry. The landscaping on Woodlawn Avenue was refreshed and existing trees retained. New compatible landscape and terrace hardscape was added to the south side yard. New building identity signage and bookstore signage along the landscape retaining wall was installed. A second project was completed in 2016, when the fourth floor was renovated for academic offices and meeting rooms for the Booth School of Business.

In the current planning cycle, the second and third floors will be renovated for additional space for the Booth School of Business. New windows will be installed throughout the building with the exception of the first floor, and existing masonry will be repaired. The old cooling tower will be replaced and two new air-handling units will be added. Minor landscape upgrades may also be included.

## Building Images



North Elevation, 2017



South Elevation, 2017



East Elevation, 2017



West Elevation, 2017

# 5757 South Woodlawn Avenue

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The Robie House has undergone partial restoration work since the January 2012 Plan. The building is 10,791-square-feet with 6,657-square-feet assigned to the program.

Cracked ceramic roof tiles have been repaired and replaced, and roof tiles have been cleaned. Planter linings of all window boxes and sprinkler heads in various locations on the exterior have been replaced. The severely damaged wood sash has been replaced and the art glass windows conserved on three sets of French doors (exterior and interior sides) on the south façade. Concrete repairs were made to cracking in the courtyard entrance and visitor area. Annually, a soft wash of each consecutive side of the building is completed to remove stains, moss, and lichen growth. New University identity signage has been added and is proportional to the scale of the building. A removable daily tour sign was installed at the Woodlawn Avenue walkway entrance, and the numeric address "5757" was installed on the Woodlawn entry door. Trees along the Woodlawn and 58th Street parkway were replanted, and the alley access on the east side of the house was resurfaced with new pavers. The City of Chicago replaced public sidewalk, including an ADA-compliant corner at 58<sup>th</sup> Street, and improved site drainage around the property.

The University will continue to partner with the Frank Lloyd Wright Trust to preserve and protect this building and site.

## Building Images



North Elevation, 2017



South Elevation, 2017



Partial East Elevation, 2017



West Elevation, 2017



Southwest Corner, 2017

# 5757 South University Avenue

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This property underwent a full renovation in 2014 – 2015 to house academic offices and meeting spaces for the Department of Economics and the Becker Friedman Institute. The project renovated and expanded the previous Chicago Theological Seminary building. Upon completion of the renovation, the building, which was renamed the Saich Hall for Economics, is 140,391-square feet with 53,969-square-feet assigned to the program.

The project included repairs and upgrades to the building envelope, HVAC systems and enhancements to meet accessibility codes. The masonry exterior was rehabilitated, retaining the tower and stone pulpit. Incompatible interventions, such as deteriorated storm windows and window unit air conditioners, were removed. New energy efficient windows, in keeping with the original character of the building, were installed. The remaining stained glass in the Graham Taylor Chapel with religious iconography was removed from the building. New space was constructed below grade for a large-tiered lecture hall with a clearstory above ground level that provides natural light into the space. To connect the east and west buildings at the ground level, a new building entrance was constructed by vacating the alley exiting to 58<sup>th</sup> Street. The existing building setbacks were maintained on the east and west elevations. A new entry infill and glass corridor addition was added to the south elevation with transparency to allow for view to the original exterior walls. On the north elevation, a corridor was added to the second floor to allow for circulation and emergency exiting. The landscape fronting 58<sup>th</sup> Street was modified to enhance connection between the sidewalk, raised terraces and the building entry, as well as creating an accessible route to the main entrance. This strategy required modifications to the retaining wall configuration and design. New wayfinding, building address and identification, and donor recognition signage was added. The signage is proportional to the scale of the building. New exterior lighting design was installed to highlight building entries and the Lawson Tower. 58<sup>th</sup> Street was converted to pedestrian use only.

A 50,000 gross square foot addition was also completed to the west side of the three adjacent buildings to the north along Woodlawn Avenue (5736, 5740 and 5750 S. Woodlawn). This addition provided connection to two of the three structures, 5740 and 5750 S. Woodlawn.

Planned investment is continued maintenance.

**Building Images**



North Elevation, 2017

South Elevation, 2017



East Elevations, 2017



South Elevation, 2017