

# **FINAL PROJECT REPORT**

## **Preserve America**

### NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR HISTORIC PRESERVATION GRANTS DIVISION

Note: The Final Project Report is due within 90 days of the end date of the grant agreement or completion of the project, whichever comes first. Failure to submit a timely and acceptable Final Project Report places can result in noncompliance with the terms of the Grant Agreement, and will result in NPS withholding payment or possibly requiring repayment of disbursed funds.

1. Project Title: NPS Save America's Treasures Grant: Mundelein Center
2. NPS Grant Number: 17-09-ML-0913
3.  A completed FFR, *Federal Financial Report*, for the entire grant period is attached.
4.  A completed SF 270, Request for Reimbursement Form, for the entire final payment is attached.
5. Provide a brief summary of the work completed under this grant. Note any difference between the planned and actual scope of work and costs included in the grant agreement.

The Grand Stair located within and between the 1<sup>st</sup> and 2<sup>nd</sup> floors of Mundelein Center was the subject of the original NPS Save America's Treasures Grant award. Through the process of renovating the entire Mundelein Center building the Grand Stair and associated areas within the 1<sup>st</sup> and 2<sup>nd</sup> floor corridors were preserved and thoughtfully renovated to retain the character of the original 1920's building.

Marble and terrazzo floor, stair, wall and ceiling surfaces were renovated within the 1<sup>st</sup> and 2<sup>nd</sup> floor areas. Historic light fixtures were removed, renovated and re-installed. Cracked and missing marble floor tiles were replaced with original building marble harvested from other renovated areas within the building. Marble wall surfaces that were cracked or adjusted were repaired and replaced. Terrazzo floors and stairs were honed and replaced in some areas to preserve the historic character of Mundelein Center.

The grant scope of work remains unchanged from the original grant request.

The matching share of the grant was originally planned to be \$300,000. After calculating all costs associated with Mundelein Center NPS scope of work, the actual matching portion of work totals \$366,441. The NPS share of the grant originated and remains at \$200,000.

6. Describe the status of complying with all applicable Special Conditions required under our grant agreement.
  - A. NPS Concurrence with Consultant Selection  
Previous Interim Project review indicated that historic preservation consultant approval was not required because funding for the historic preservation consultant was not included in the federal funding request. However, Mundelein Center is a unique historic building that was preserved and fell under the jurisdiction of the City of Chicago Commission on Chicago Landmarks. For this reason and because of our involvement with the State of Illinois Historic Preservation Agency, an historic preservation architect was chosen as part of the initial project team. Elizabeth L. Baranski of Baranski, Hammer, Moretta and Sheehy Architects is a seasoned historic preservation architect listed as an Illinois Historic Preservation Agency Consultant.
  - B. NPS Review Draft and Final Products

Mark Chavez of the National Park Service has reviewed and approved submitted drawings and specifications of Mundelein Center which included all planned and installed materials and methods.

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C. Section 106 Consultation with the State Historic Preservation Office

Throughout the grant period Loyola University Chicago has been in communication with the State of Illinois Historic Preservation Agency. The Illinois office has received drawings, plans, specifications, scope of work documents and project updates indicating work completed to satisfy the NPS grant scope. In addition, the Illinois Historic preservation Agency has visited the site and has reviewed building renovation beyond the scope of the NPS grant.

D. Project Sign Installation and or Recognition of Preserve America Funds provided by the National Park Service on materials produced such as the community's visitor website

During construction a project sign indicating the involvement of the National Park Service Save America's Treasures grant program was posted at the project site. A photograph of this sign was included in previous interim reports. As we go forward, recognition of the NPS Save America's Treasures grant can be included in university website descriptions, publications about Mundelein Center, during building tours and via donor recognition signage, if applicable.

7. Provide a line-by-line breakdown of the planned and actual expenditures and compare it to the approved budget using the following format: (this is an embedded excel table – double click to open)

See Attachment A describing breakdown of construction costs within Phase 5G including the Grand Stair and 1<sup>st</sup> and 2<sup>nd</sup> floor corridor renovation work. The Mundelein Center grant represents a small portion of the total effort put forth to renovate this building. The grant scope is centered on physical construction work related to the Grand Stair and 1<sup>st</sup> and 2<sup>nd</sup> floor corridors. Therefore the federal and matching share for construction work is shown on the embedded table. For additional clarity in describing construction costs related to the Grand Stair and the 1<sup>st</sup> and 2<sup>nd</sup> floor corridors, Attachment A is included.

Line item	Planned Costs	Actual Federal Share	Actual Matching Share	Actual Total
Personnel				\$ -
Fringe Benefits				\$ -
Consultants Fees				\$ -
Travel/Per Diem				\$ -
Equipment				\$ -
Supplies				\$ -
Other: Construction	\$ 566,441	\$ 200,000	\$ 366,441	\$ 566,441
Total	\$ 566,441	\$ 200,000	\$ 366,441	\$ 566,441

8. Provide a summarized list of the non-Federal matching share that was used to complete the grant-assisted work. Identify each source of match, the amount, and the type (cash, donated labor, donated materials, etc.).

Mundelein Center Grand Stair and 1<sup>st</sup> and 2<sup>nd</sup> floor corridor renovation was a part of construction work that included the entire Mundelein Center building. The project was funded with Loyola University Chicago cash reserves. Fundraising efforts resulted in partial funding for other named elements of the building such as the Newhart Family Theater, but did not include the Grand Stair or 1<sup>st</sup> and 2<sup>nd</sup> floor corridor. A sizeable yet proportionally small TIF district funding allowance was provided by the City of Chicago for the general renovation of Mundelein Center to assist with efforts to preserve the building. However, TIF funding was not specifically earmarked for the Grand Stair or 1<sup>st</sup> and 2<sup>nd</sup> floor corridors.

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9. Provide the estimated number of hours of employment funded by this project (including the matching share). Include hours providing oversight by personnel, planning by consultants, volunteers, conservation, and/or construction work.

The chart below outlines the estimated number of labor hours for the federally funded and university funded grant share for Mundelein Center. In addition, university funded associated design, engineering, planning, management and final clean work is included below to represent soft and hard costs for this project. The Construction Labor line item is highlighted in bold type to indicate that portion of soft and hard costs included in the NPS Save America's Treasures Grant. An estimated 3,304 labor hours were funded as part of this federally funded and matching share project.

Estimated Number of Labor Hours Associated with Grant	Total Cost with Materials	Labor Portion of Total Cost	Average Billable Labor Rate	Hours by Category
Architecture and Engineering including Historic Preservation: 8% of construction cost	\$45,315	\$40,000	\$140	286
Project Management: 3% of construction cost	\$16,993	\$16,993	\$100	170
University Project and Finance Management: 1% of construction cost	\$5,664	\$5,664	\$60	94
<b>Construction Labor</b>	<b>\$566,441</b>	<b>\$396,509</b>	<b>\$120</b>	<b>3,304</b>
Final Clean and Building Opening Prep	\$10,000	\$9,500	\$40	238
			Total:	4,092

10. Provide an estimate of the number of persons who will view or visit this location, site, or festival in the first twelve months after completion of this grant. How does this differ from the visitation rates prior to the grant work?

Mundelein Center is an historic centerpiece of the Loyola University Chicago Lakeshore Campus. Through building renovation, spaces that were previously reserved for private residences and cloistered areas were converted to classroom, studio and presentation spaces. The daily population of students within Mundelein Center was greatly increased after all portions of the building were renovated. The renovated Mundelein Center now houses the Fine Arts Department which regularly invites the general population to attend performances, recitals, exhibits and other gatherings. The Grand Stair and 1<sup>st</sup> and 2<sup>nd</sup> floor corridors provide the pathway through Mundelein Center to attend functions held within the building. Prior to renovation, some upper floors of the building were underutilized.

A conservative estimate of the number of visitors to Mundelein Center over a twelve month period included the following.

Increase in number of classrooms and scheduled classes in 2006 baseline versus 2014 post renovation.  
Increase in number of performance spaces and number of performances per year.  
New Newhart Family Theater is utilized extensively throughout the year, occupancy 215.  
Increased utilization of main auditorium, occupancy 900.  
Growth in student population from approximately 8,000 in the year 2000 to 16,000 in 2014.  
Increased potential student and family visits to campus. Increased tours to Mundelein Center after renovation by potential new students and families.  
Differential weighting of student occupants versus estimated new visitors through tours and performances.

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### NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR HISTORIC PRESERVATION GRANTS DIVISION

The following chart summarizes the assumptions made in determining estimated new unique visitors to Mundelein Center after the building renovation was completed.

Estimated Increase in Annual Visitors to Mundelein Center			
	Before Grant	After Grant	Increase
Spring semester students in classrooms 2006	3,057		8,721
Spring semester students in classrooms 2014		11,778	
Fall estimate students in classrooms 2006	3,100		8,900
Fall estimate students in classrooms 2014		12,000	
Pre renovation use of 900 seat auditorium - 10 per year - 50% occupancy average	4,500		4,500
Post renovation use of 900 seat auditorium -20 per year - 50% occupancy average		9,000	
Pre renovation use of 215 seat theater - no usage - new space	0		24,080
Post renovation use of 215 seat theater - average 4 times per week - 40 weeks per year - 70% occupancy		24,080	
Pre renovation - 2006 - Admissions Student and family visits - approximately 50 per year - 50 people per visit	2,500		2,300
Post renovation - 2014 - Admissions Student and family visits - approximately 60 per year - 80 people per visit		4,800	
Total visitors 2006 versus 2014	13,157	61,658	48,501
60% Discount for repeat visitors			40%
<b>Assumed First Year unique new visitors</b>			<b>19,400</b>

**NOTE:**

Classroom occupancy for Spring semesters from registrar reports

Classroom occupancy for Fall reports, estimated

Prior to renovation approximately 50% of building space was underutilized

Increase in student and family visits 2006 to 2014 estimated based on overall enrollment increases

11. What are the methodologies implemented to measure the outcomes of the grant-funded work? How do you expect the results will have a long-term effect on the communities involved?

Loyola University Chicago is confident that the Mundelein Center building has an enduring quality due to its inherent design qualities, use of long lasting materials, development of user friendly spaces and modern amenities. The university, through grant, TIF, donor and cash reserves has built a building that will last throughout the historic preservation easement of 50 years and beyond. The building is vibrant. It primarily serves a young population of students who are able to experience the value of renovation and utilization of an historic

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building on an historic campus. The blending of historic and new buildings within the Loyola Lakeshore Campus enhances the educational experience. There is a rich story to tell through the building, the history of Mundelein College, expansion of the campus and the renovation of Mundelein Center. For years classes at Loyola University Chicago have used Mundelein Center as an historic preservation case study. This practice will continue but can be supplemented through the teaching of sustainability, energy efficiency and re-use.

12. If any publications (books, pamphlets, videotapes, etc.) were produced using federal or matching share under this grant, enclose three (3) copies with the Final Report. All publications must include acknowledgement of the grant assistance and the Federal disclaimer as required by your grant agreement.

Not applicable

13. Provide good quality 4 x 6 photographs or high resolution digital images printed on photographic paper, of ALL work completed under this grant. Additional photos may be submitted on CD.

Photos attached in the following section.



Signature:

Name/Title: Kana Wibbenmeyer, Associate Vice President

Date: May 23, 2014

Telephone: 773-508-3480

Email: kwibben@luc.edu



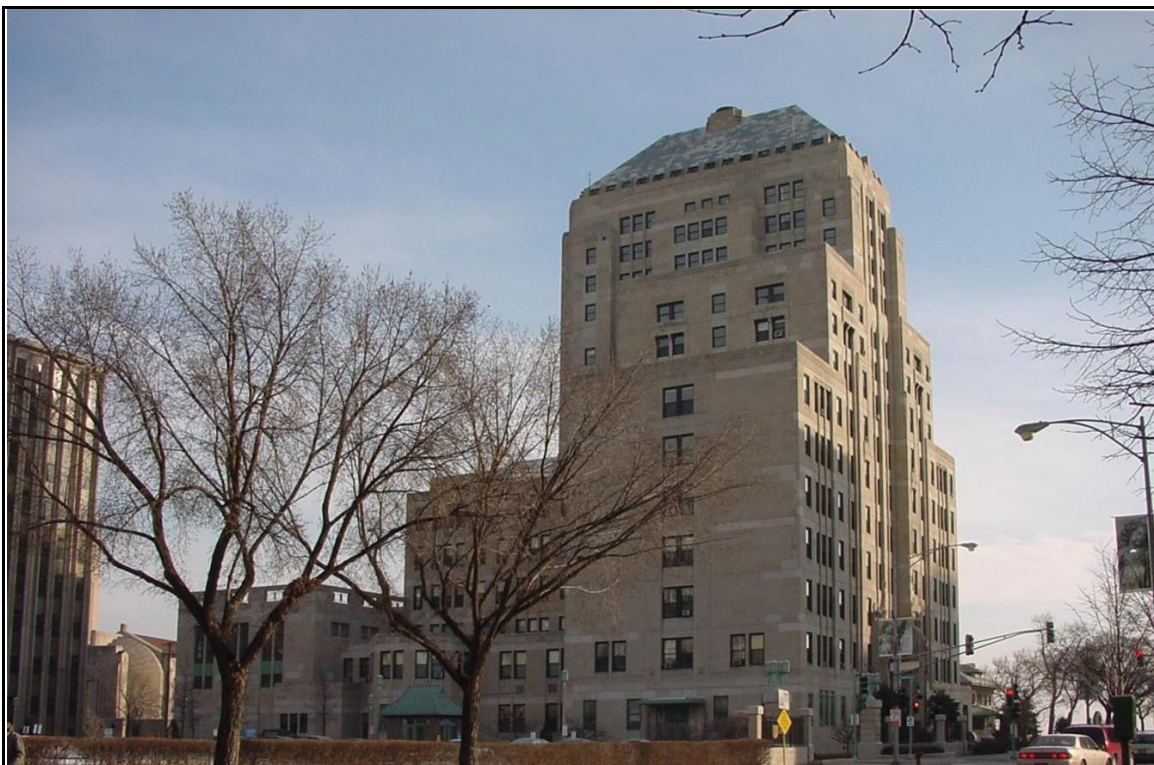
### Project Image Form for National Park Service Grants

Please read instructions prior to completing this form. Each image must be limited to a maximum file size of 300 KB and a maximum resolution of 1600 x 1200.



Clear Image 1

Image 1 Label	Mundelein Center South Entrance with New Ramp
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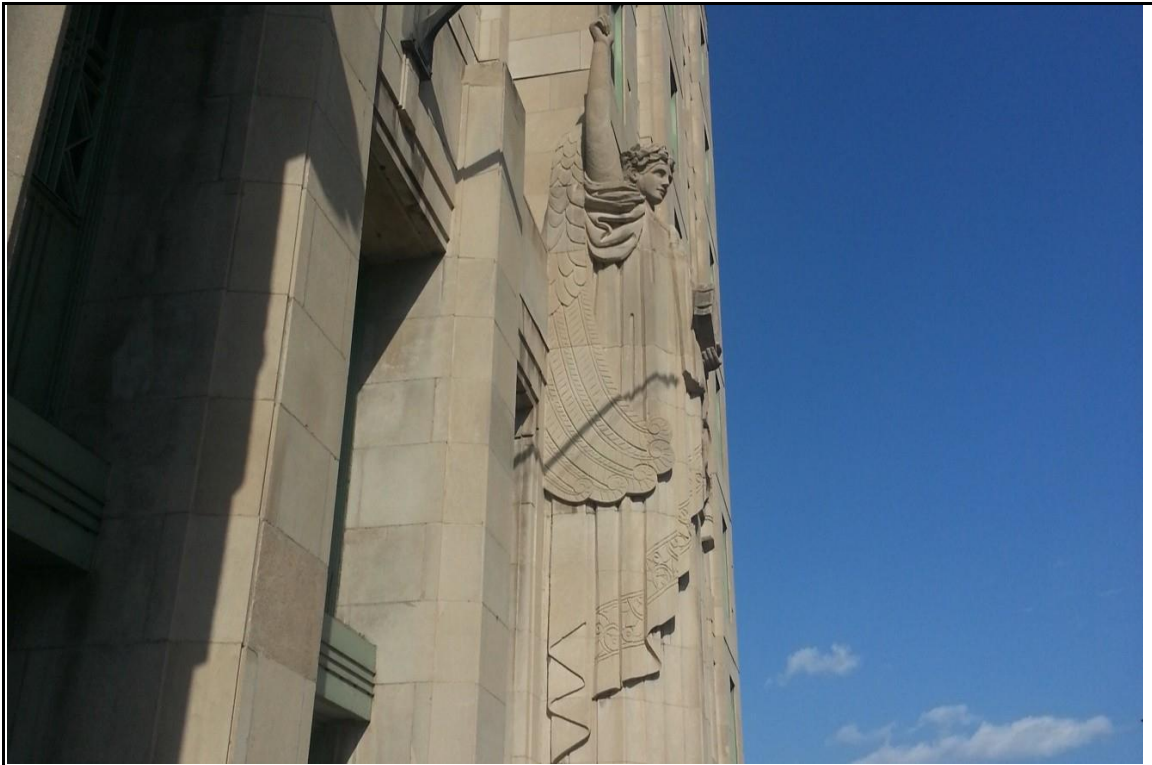


Clear Image 2

Image 2 Label	Mundelein Center from West, circa 2000
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# Project Image Attachment Form for National Park Service Grants

Page 2



Clear Image 3

Image 3 Label

Detail at South Entry, 2014



Clear Image 4

Image 4 Label

Grand Stair from 1st to 2nd Floor During Construction



# Project Image Attachment Form for National Park Service Grants



Clear Image 5

Image 5 Label

View from Grand Stair to South Entry after Construction



Clear Image 6

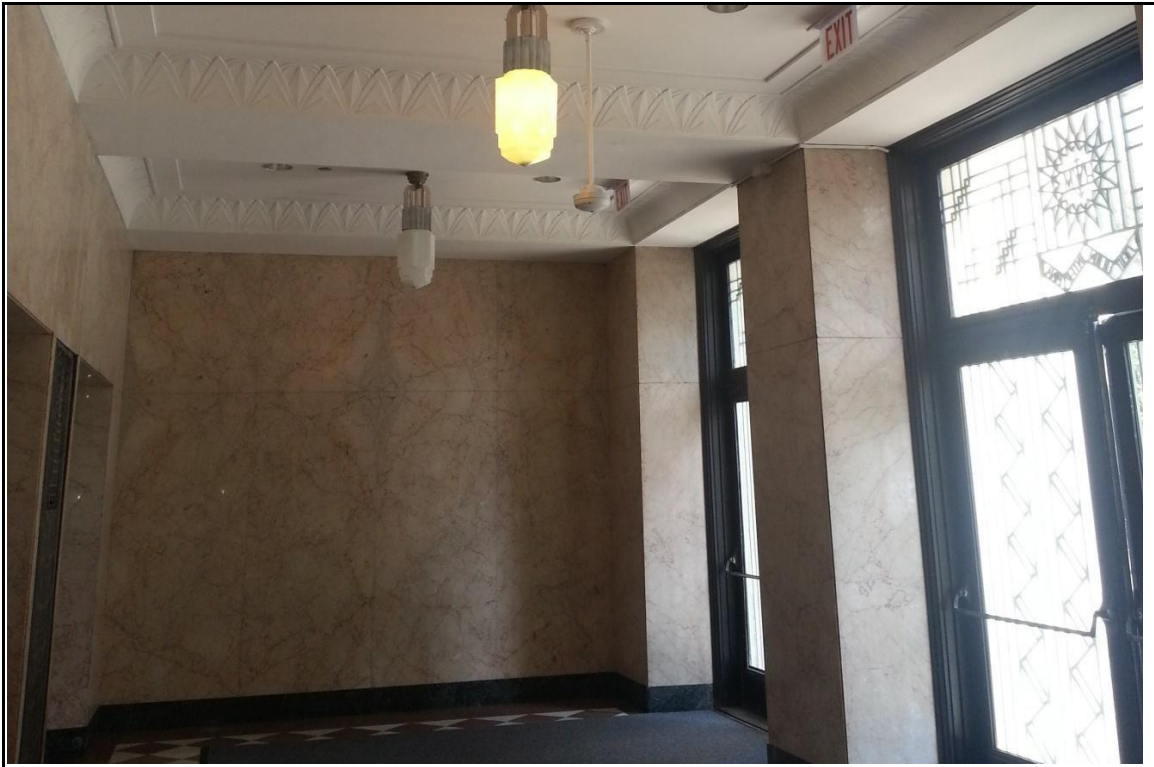
Image 6 Label

Plaster Detail in South Entry Lobby Under Construction



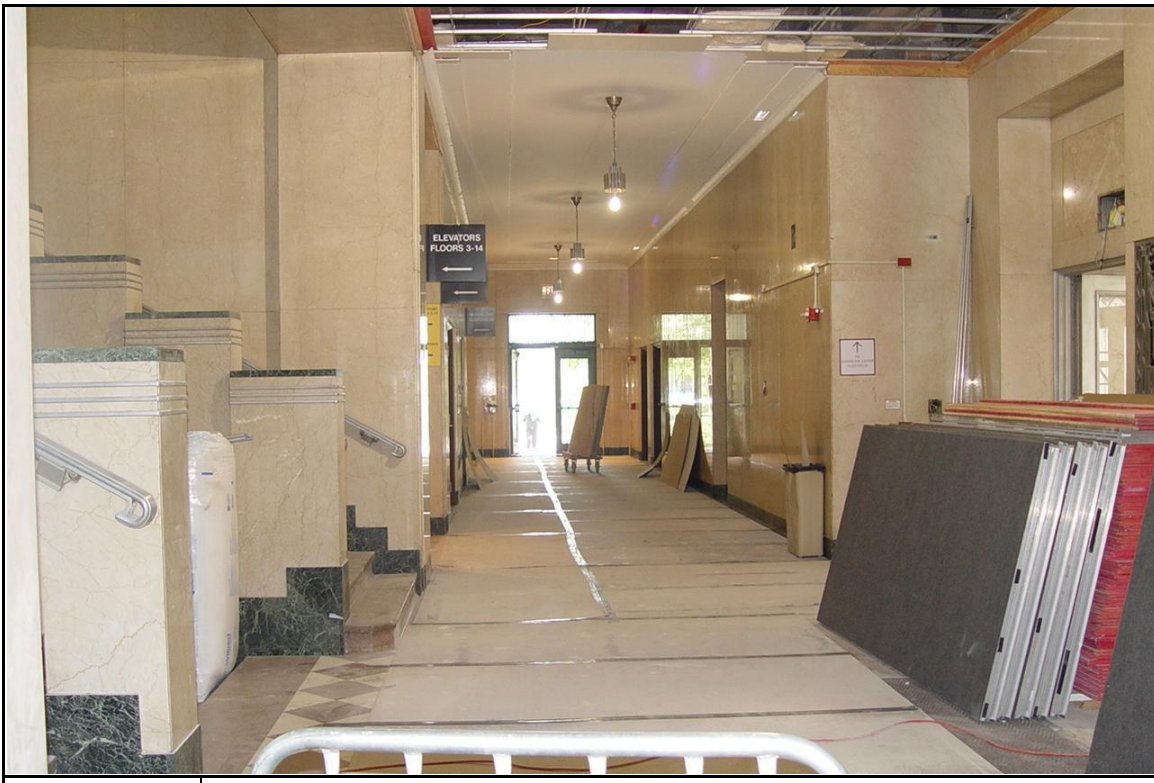
# Project Image Attachment Form for National Park Service Grants

Page 4



Clear Image 7

Image 7 Label	Completed South Entry Lobby
---------------	-----------------------------



Clear Image 8

Image 8 Label	1st Floor Corridor Under Construction Looking East
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# Project Image Attachment Form for National Park Service Grants

Page 5



Clear Image 9

Image 9 Label	Renovated Light Fixtures: 1st Floor on Left, 2nd Floor on Right
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Clear Image 10

Image 10 Label	Elevator Lobby and 1st Floor Corridor after Original Building Construction
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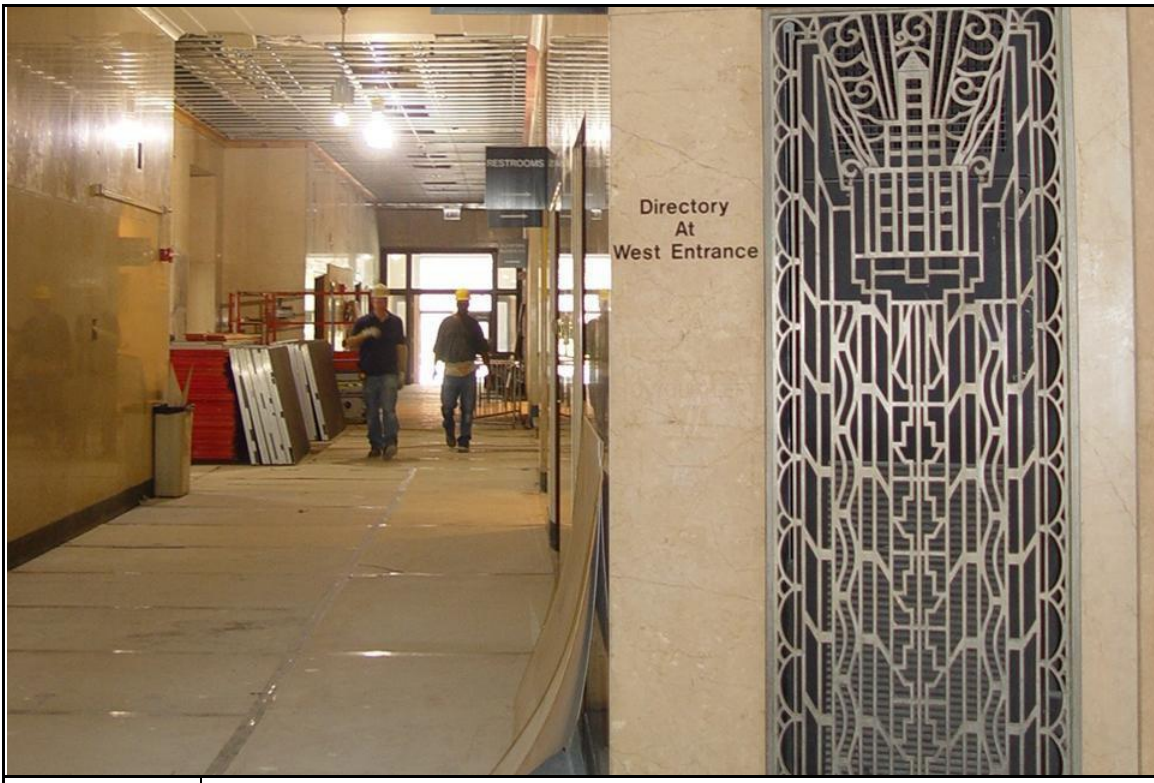


Project Image Attachment Form for National Park Service Grants



Clear Image 11

Image 11 Label	Renovated Elevator Lobby, Additional Cab Installed
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Clear Image 12

Image 12 Label	1st Floor Corridor Looking West, Renovated Ventilation Grille
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# Project Image Attachment Form for National Park Service Grants

Page 7



Clear Image 13

Image 13 Label

1st Floor Corridor Looking East, Construction Complete



Clear Image 14

Image 14 Label

East Auditorium Lobby, Under Construction



# Project Image Attachment Form for National Park Service Grants

Page 8



Clear Image 15

Image 15 Label

Marble Repair Adjacent to East Entry



Clear Image 16

Image 16 Label

East Auditorium Lobby, Construction Complete

# Project Image Attachment Form for National Park Service Grants



Clear Image 17

Image 17 Label

Before and After Marble Repair and Infill



Clear Image 18

Image 18 Label

2nd Floor Corridor Looking West, Before Construction



# Project Image Attachment Form for National Park Service Grants



Clear Image 19

Image 19 Label

2nd Floor Corridor Looking West, During Construction



Clear Image 20

Image 20 Label

2nd Floor Corridor Looking West, Construction Complete

**FINAL PROJECT REPORT**

**Preserve America**

NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR  
HISTORIC PRESERVATION GRANTS DIVISION

ATTACHMENT A

# Construction Costs



# FINAL PROJECT REPORT

## Preserve America

### NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR HISTORIC PRESERVATION GRANTS DIVISION

#### ATTACHMENT A

Mundelein Center Grand Stair Renovation including 1st and 2nd floor Ceilings, Floors and Walls. Project Cost derived from \$50 million building renovation. Phase 5G included the bulk of 1st and 2nd floor stair and corridor work. Percentage of work in each category based on intensity of construction within the 1st and 2nd floors.			
Category	Line Item Cost	% for 1st/ 2nd floor	Total Grant Cost
Plan Printing Allowance	10,000.00	10.00%	1,000.00
Demolition 1st	32,500.00	25.00%	8,125.00
Demolition 2nd	4,000.00	25.00%	1,000.00
Masonry 1st	35,000.00	25.00%	8,750.00
Masonry 2nd	20,000.00	25.00%	5,000.00
Metals: Corner Guards	1,144.00	100.00%	1,144.00
Handrails and Gate	16,323.00	100.00%	16,323.00
Floor Infills/ Grout/ Patch	11,240.00	100.00%	11,240.00
Millwork 1st	142,056.00	10.00%	14,205.60
Millwork 2nd	413,721.00	10.00%	41,372.10
Casing for Sound Door	917.00	100.00%	917.00
Corridor 130 & 150B revs	2,475.00	100.00%	2,475.00
Lounge 114 Ceiling Mods	8,322.00	100.00%	8,322.00
Corridor 150 Crown Molding	10,665.00	100.00%	10,665.00
Ceiling Revs	11,400.00	100.00%	11,400.00
Drywall Framing	288,450.00	15.00%	43,267.50
Drywall & Insulation	480,000.00	15.00%	72,000.00
Drywall Taping	191,705.00	15.00%	28,755.75
Carpentry and Doors	136,945.00	15.00%	20,541.75
Built-up Flooring	206,000.00	15.00%	30,900.00
Acoustical Ceilings	41,900.00	25.00%	10,475.00
Lobby 106 Crown Molding	7,408.00	100.00%	7,408.00
Corridor 130 and 150b revs	6,655.00	100.00%	6,655.00
Elevator Lobby	(497.00)	100.00%	(497.00)
Terrazzo	125,000.00	100.00%	125,000.00
Additional Terrazzo	43,747.00	100.00%	43,747.00
Elevator Finish Floors	10,747.00	100.00%	10,747.00
Misc flooring	17,037.00	25.00%	4,259.25
Corridor 130 & 150B revs	3,264.00	100.00%	3,264.00
Elevator Lobby 201 ceiling rev	(713.00)	100.00%	(713.00)
Lobby 150A new marble - Stateline	8,525.00	100.00%	8,525.00
Marble Repair - Stateline	4,101.00	100.00%	4,101.00
Lobby 150A new marble - Anderson	740.00	100.00%	740.00
Corridor 130 & 150B revs -SCC	680.00	100.00%	680.00
Corridor 130 & 150B revs - CO #9	810.00	100.00%	810.00
Lobby 201 Ceiling Revs - CO # 10	2,894.00	100.00%	2,894.00
Elevator Lobby 201 Ceiling Revs - CO #47	942.00	100.00%	942.00
	2,296,103.00		566,440.95

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HISTORIC PRESERVATION GRANTS DIVISION

NOTE: The categories above represent surface restoration within the 1st and 2nd floor portions of the overall Mundelein Center project. Ancillary categories of work, such as electrical, mechanical, plumbing and other required improvements are not shown but were completed. Mundelein Center received a comprehensive renovation which allowed Loyola University Chicago to issue a 50 year conservation easement for the building. The scope of the Save America's Treasures Grant focused on retaining and restoring the Grand Stair and 1st and 2nd floor corridors.

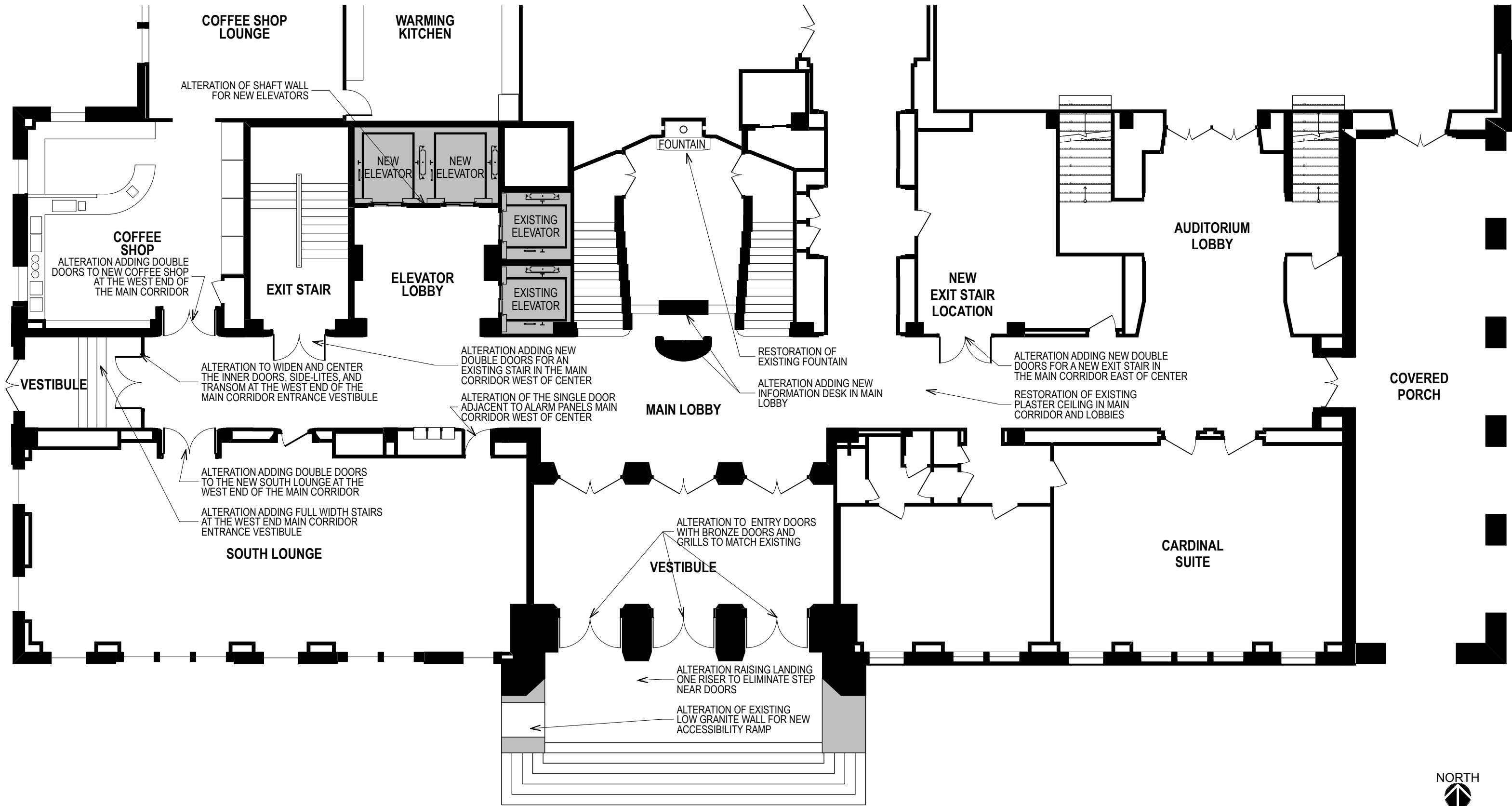
**FINAL PROJECT REPORT**

**Preserve America**

NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR  
HISTORIC PRESERVATION GRANTS DIVISION

ATTACHMENT B

**Concept Scope of Work**  
**1<sup>st</sup> Floor Corridor**





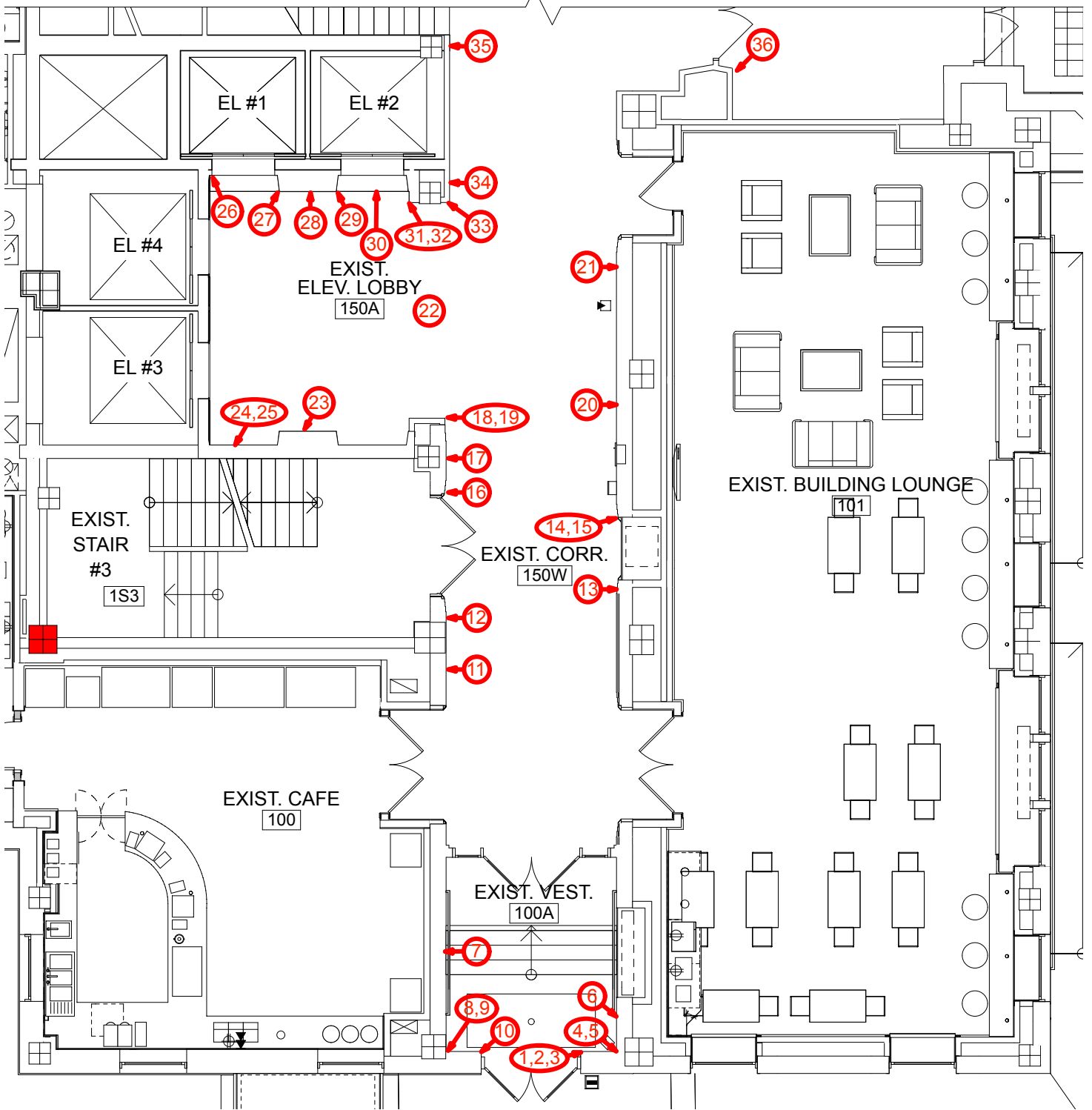
**FINAL PROJECT REPORT**

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NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR  
HISTORIC PRESERVATION GRANTS DIVISION

ATTACHMENT C

**Scope of Work**  
**Floor and Wall Marble Repair**



1

1ST FLOOR PARTIAL PLAN

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

DATE

ISSUED FOR



BARANSKI HAMMER  
MORETTA & SHEEHY

ARCHITECTS & PLANNERS  
220 W. Huron St., Suite 4006, Chicago, Illinois 60610  
Fax: 312.337.1910 Ph: 312.337.1960

1ST FLOOR PARTIAL PLAN -  
MARBLE REPAIR

Drawn by

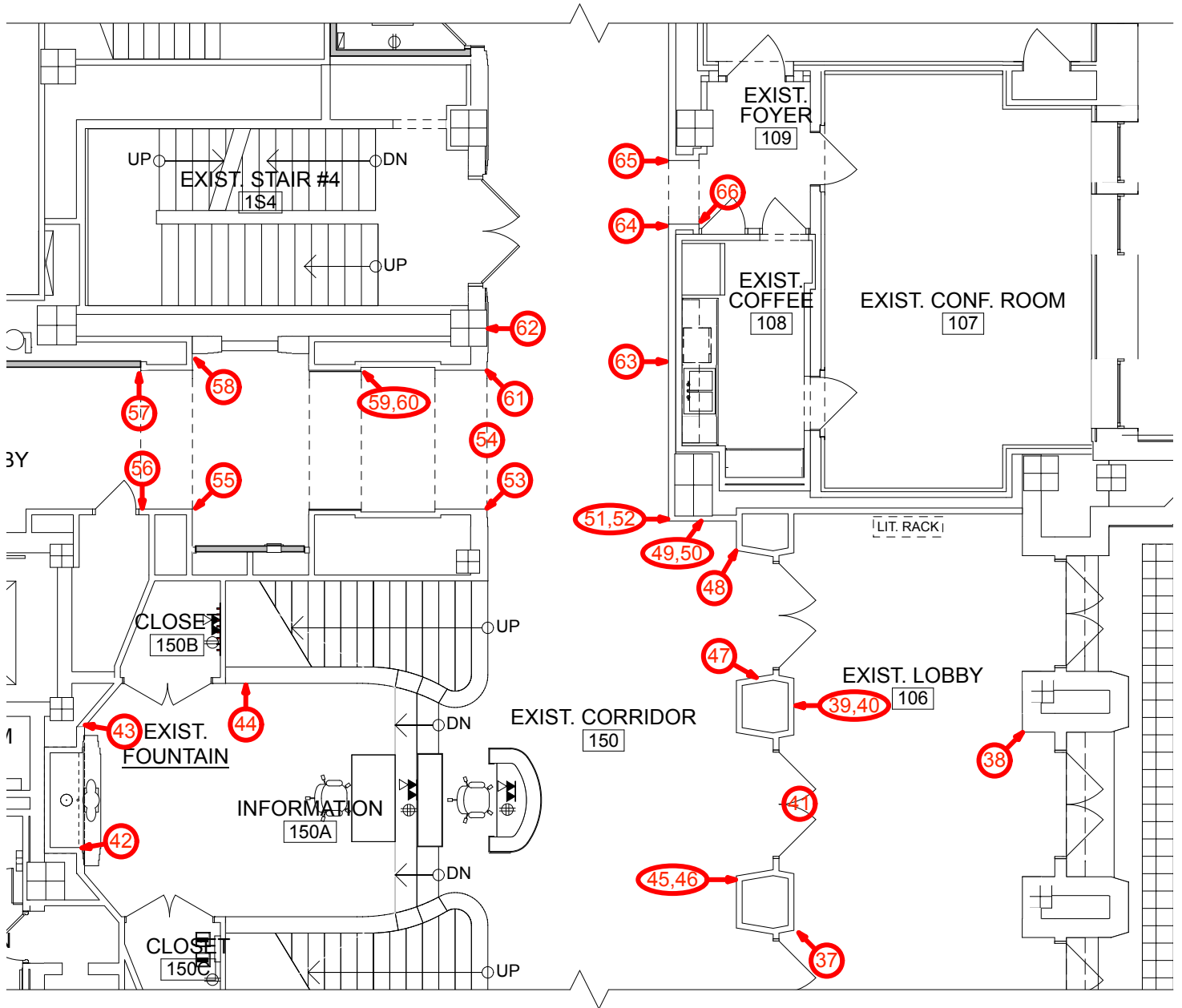
PHASE 5G

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Comm. No.

MR1.0



1 1ST FLOOR PARTIAL PLAN

REMODELING FOR:  

**LOYOLA UNIVERSITY CHICAGO**  
**MUNDELEIN CENTER PHASE 5G**  
 LAKE SHORE CAMPUS  
 1020 W. Sheridan Road  
 Chicago, Illinois 60626

12/06/12	1ST FLOOR - MARBLE REPAIR
DATE	ISSUED FOR

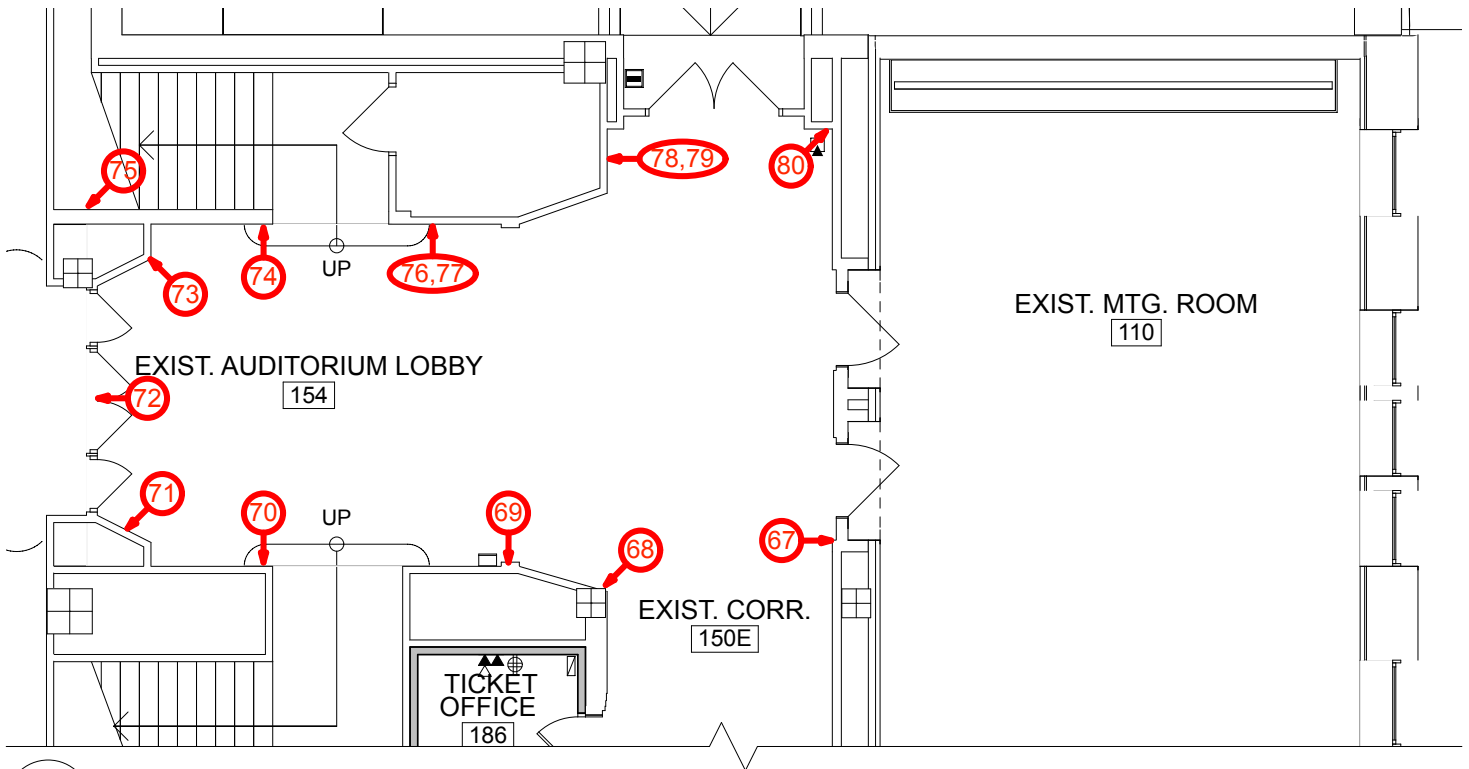

**BARANSKI HAMMER MORETTA & SHEEHY**  
 ARCHITECTS & PLANNERS  
 220 W. Huron St., Suite 4006, Chicago, Illinois 60610  
 Fax: 312.337.1910 Ph: 312.337.1960

1ST FLOOR PARTIAL PLAN - MARBLE REPAIR

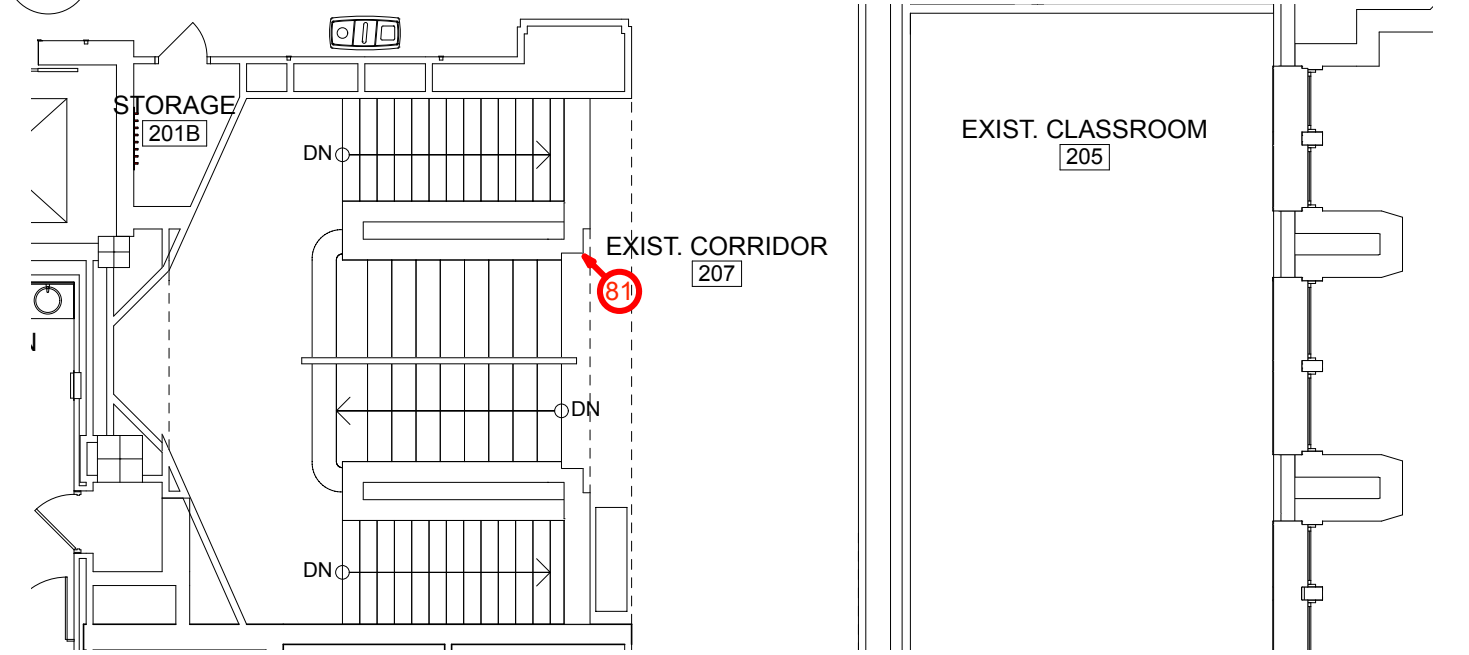
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**MR1.1**



1 1ST FLOOR PARTIAL PLAN



2 2ND FLOOR PARTIAL PLAN

REMODELING FOR:



**LOYOLA UNIVERSITY CHICAGO**

**MUNDELEIN CENTER PHASE 5G**

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12	1ST FLOOR - MARBLE REPAIR
DATE	ISSUED FOR
 <p><b>BARANSKI HAMMER MORETTA &amp; SHEEHY</b> ARCHITECTS &amp; PLANNERS</p> <p>220 W. Huron St., Suite 4006, Chicago, Illinois 60610 Fax: 312.337.1910 Ph: 312.337.1960</p>	

1ST & 2ND FLOOR PARTIAL PLAN - MARBLE REPAIR	
Drawn by	PHASE 5G
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1



2



3



4

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

DATE

ISSUED FOR

1ST FLOOR - MARBLE REPAIR  
DETAILS

Drawn by

PHASE 5G



BARANSKI HAMMER  
MORETTA & SHEEHY

ARCHITECTS & PLANNERS  
220 W. Huron St., Suite 4006, Chicago, Illinois 60610  
Fax: 312.337.1910 Ph: 312.337.1960

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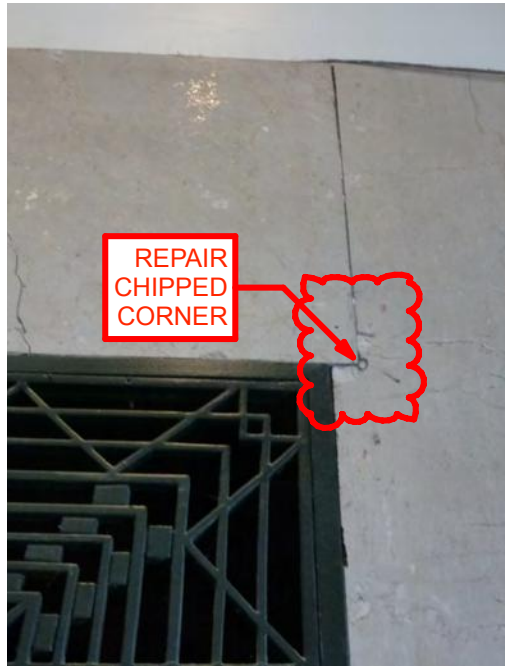
MR2.0

REMOVE BRACKET,  
REPAIR ANY HOLES  
THAT REMAIN



5

REPAIR  
CHIPPED  
CORNER



6

REMOVE  
DARK  
MARKS



7

REMOVE  
BRACKETS  
NOT IN USE,  
REPAIR ANY  
HOLES THAT  
REMAIN



8

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

DATE

ISSUED FOR



BARANSKI HAMMER  
MORETTA & SHEEHY

ARCHITECTS & PLANNERS  
220 W. Huron St., Suite 4006, Chicago, Illinois 60610  
Fax: 312.337.1910 Ph: 312.337.1960

1ST FLOOR - MARBLE REPAIR  
DETAILS

Drawn by

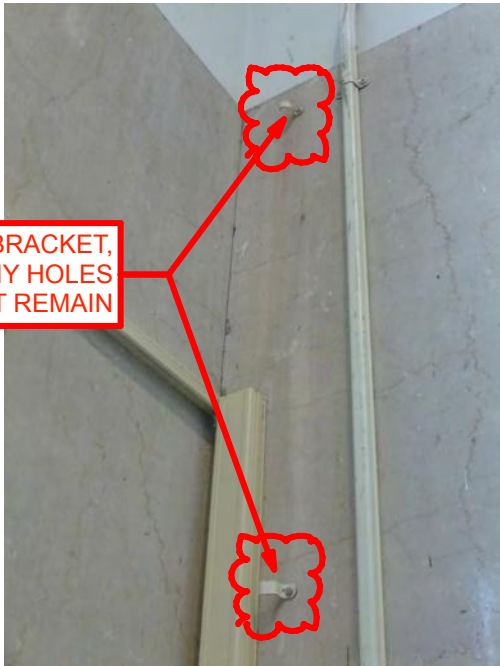
PHASE 5G

Computer File

24402.t

Comm. No.

MR2.1



REMOVE BRACKET,  
REPAIR ANY HOLES  
THAT REMAIN

9



REMOVE  
YELLOW /  
BROWN  
STAINS

10



TOUCH-UP  
PREVIOUS  
PATCHES

11



TOUCH-UP  
PREVIOUS  
PATCHES

12

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

DATE

ISSUED FOR

1ST FLOOR - MARBLE REPAIR  
DETAILS

Drawn by

PHASE 5G



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MORETTA & SHEEHY

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MR2.2





13

14



15

16

REMODELING FOR:  

**LOYOLA UNIVERSITY CHICAGO**  
**MUNDELEIN CENTER PHASE 5G**  
 LAKE SHORE CAMPUS  
 1020 W. Sheridan Road  
 Chicago, Illinois 60626

12/06/12	1ST FLOOR - MARBLE REPAIR
DATE	ISSUED FOR

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 ARCHITECTS & PLANNERS  
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 Fax: 312.337.1910 Ph: 312.337.1960

1ST FLOOR - MARBLE REPAIR DETAILS

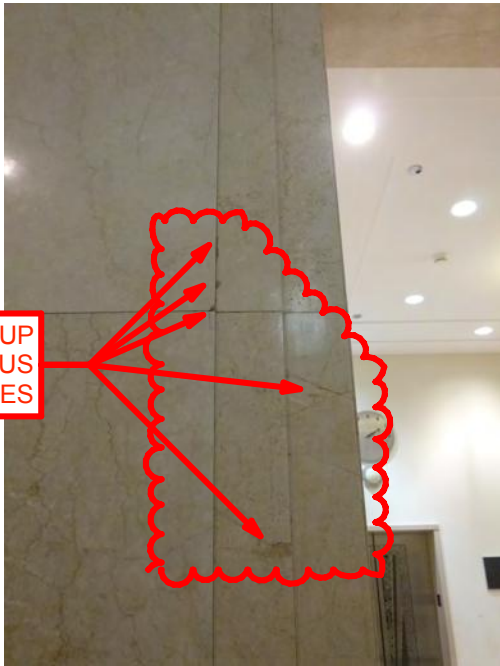
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**MR2.3**



TOUCH-UP  
PREVIOUS  
PATCHES



17

REPAIR  
CORNER AT  
WALL AND  
BASE



18

TOUCH-UP  
PREVIOUS  
PATCHING



19

REMOVE  
RED LINE



20

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

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REMOVE COVER  
PLATE AND REPAIR  
ANY EXPOSED HOLES;  
CLEAN DARK MARKS



21

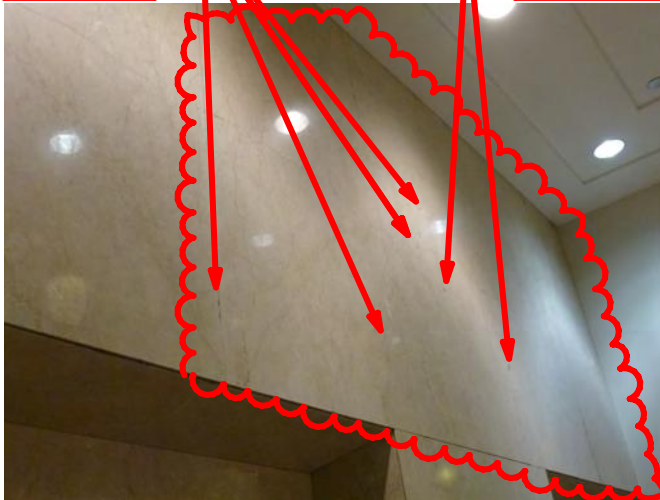
REPAIR  
PREVIOUS  
PATCHING  
AT CORNER



22

REMOVE  
OLD TAPE,  
MISC. OLD  
ADHESIVE

REMOVE  
OLD TAPE,  
MISC. OLD  
ADHESIVE



23

TOUCH-UP CHIPPED  
CORNERS &  
PREVIOUS PATCHING



24

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

DATE

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1ST FLOOR - MARBLE REPAIR  
DETAILS

Drawn by

PHASE 5G



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25



26



27



28

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LOYOLA UNIVERSITY CHICAGO

MUNDELEIN CENTER PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

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1ST FLOOR - MARBLE REPAIR DETAILS

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PHASE 5G

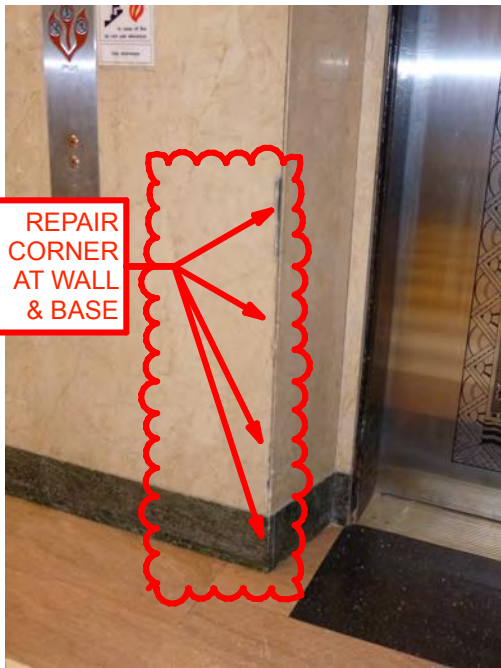
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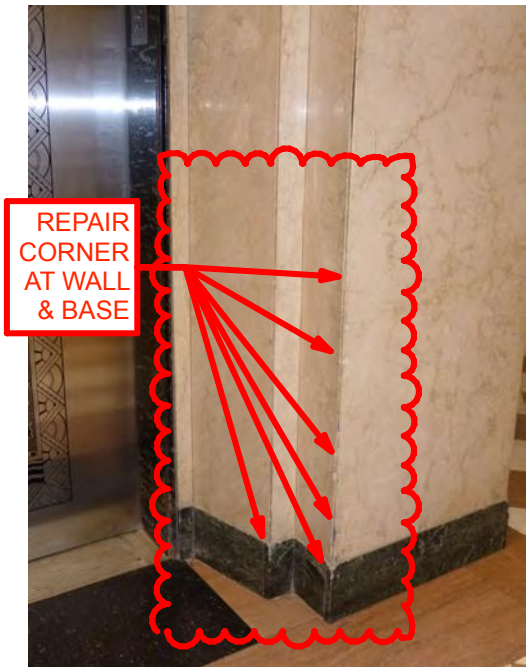




29

30

TOUCH-UP CHIPPED CORNERS AND PREVIOUS PATCHING



31

32

REMODELING FOR:



LOYOLA UNIVERSITY CHICAGO

MUNDELEIN CENTER PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

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33

34



35

36

REMODELING FOR:



LOYOLA  
UNIVERSITY  
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MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
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38



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40

REMODELING FOR:



LOYOLA  
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MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
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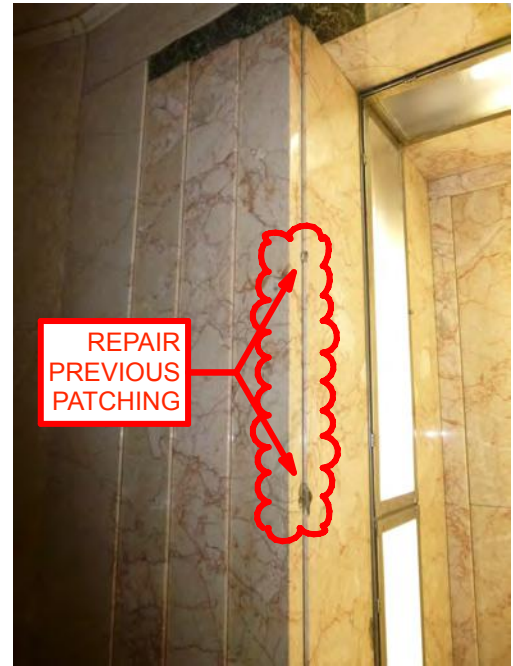
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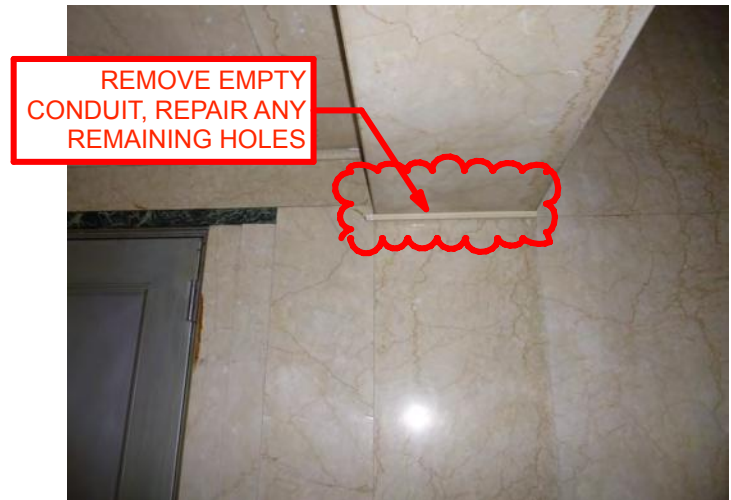
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43



44

REMODELING FOR:  <b>LOYOLA UNIVERSITY CHICAGO</b>  <b>MUNDELEIN CENTER PHASE 5G</b> LAKE SHORE CAMPUS 1020 W. Sheridan Road Chicago, Illinois 60626			1ST FLOOR - MARBLE REPAIR DETAILS		
	12/06/12	1ST FLOOR - MARBLE REPAIR		Drawn by	PHASE 5G
	DATE	ISSUED FOR			
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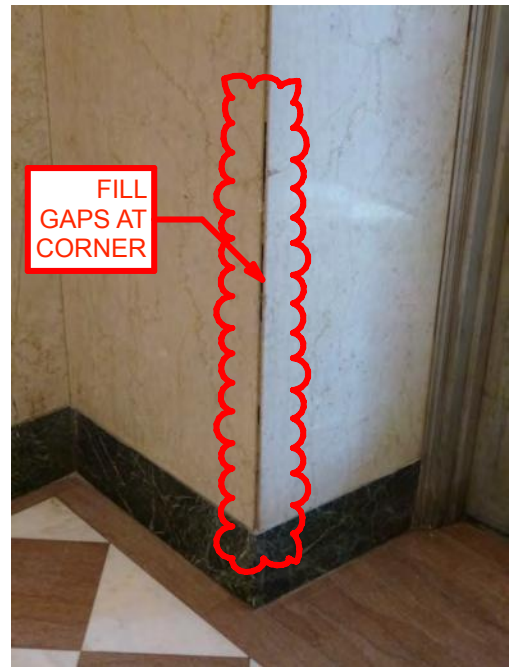
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46



47



48

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

DATE

ISSUED FOR

1ST FLOOR - MARBLE REPAIR  
DETAILS

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PHASE 5G

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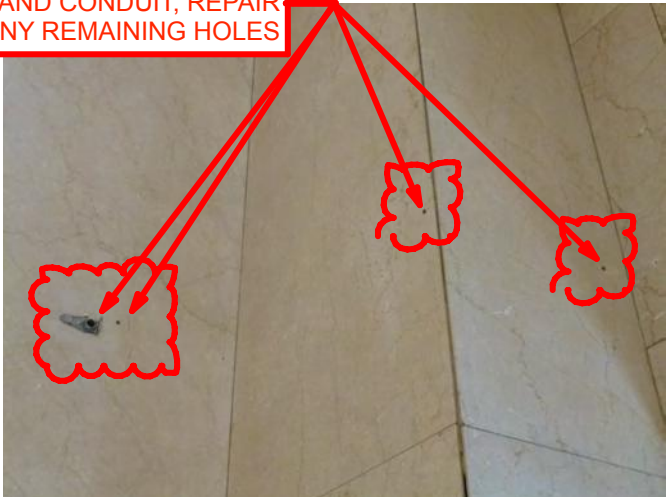
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REMOVE ANCHORS (3)  
AND CONDUIT, REPAIR  
ANY REMAINING HOLES



REMOVE BLANK  
COVER PLATES,  
REPAIR ANY  
REMAINING HOLES



49

50

REPAIR CORNER  
AT WALL



PATCH HOLES AT  
WALL &  
CORNER

REMOVE  
ANCHORS  
(2), REPAIR  
REMAINING  
HOLES



51

52

REMODELING FOR:  

**LOYOLA UNIVERSITY CHICAGO**  
**MUNDELEIN CENTER PHASE 5G**  
 LAKE SHORE CAMPUS  
 1020 W. Sheridan Road  
 Chicago, Illinois 60626

12/06/12	1ST FLOOR - MARBLE REPAIR
DATE	ISSUED FOR

 **BARANSKI HAMMER MORETTA & SHEEHY**  
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 220 W. Huron St., Suite 4006, Chicago, Illinois 60610  
 Fax: 312.337.1910 Ph: 312.337.1960

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DETAILS

Drawn by PHASE 5G

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Comm. No.

**MR2.12**



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54



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56

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

12/06/12

1ST FLOOR - MARBLE REPAIR

DATE

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1ST FLOOR - MARBLE REPAIR  
DETAILS

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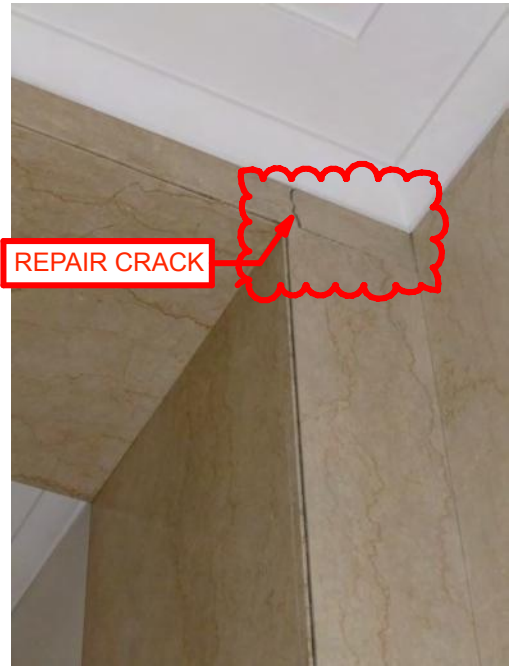
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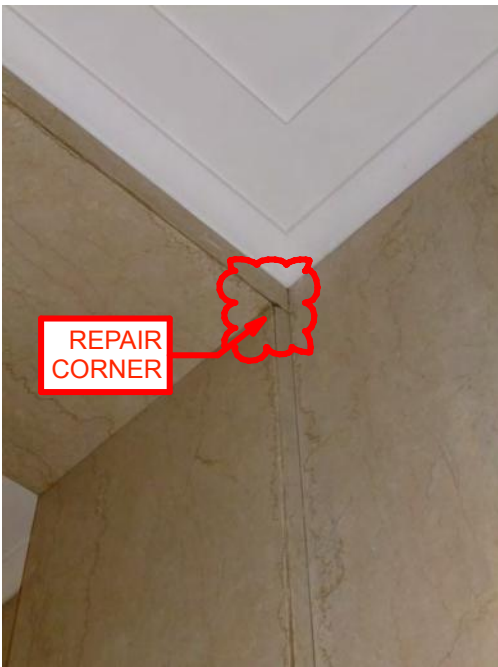




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60

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
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DETAILS

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PHASE 5G

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MR2.14





REPAIR  
CORNER  
AT WALL  
& BASE



REMOVE OLD  
THERMOSTAT,  
REPAIR ANY  
REMAINING  
HOLES

61

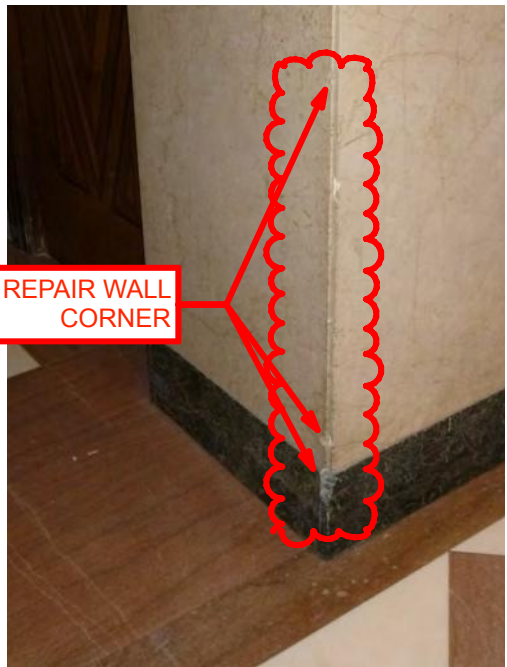
62



REMOVE ANCHORS  
(3), REPAIR ANY  
REMAINING  
HOLES

REMOVE SIGN  
PLACARD,  
REPAIR ANY  
REMAINING  
HOLES

REMOVE  
CONDUIT &  
ANCHOR,  
REPAIR ANY  
REMAINING  
HOLES



REPAIR WALL  
CORNER

63

64

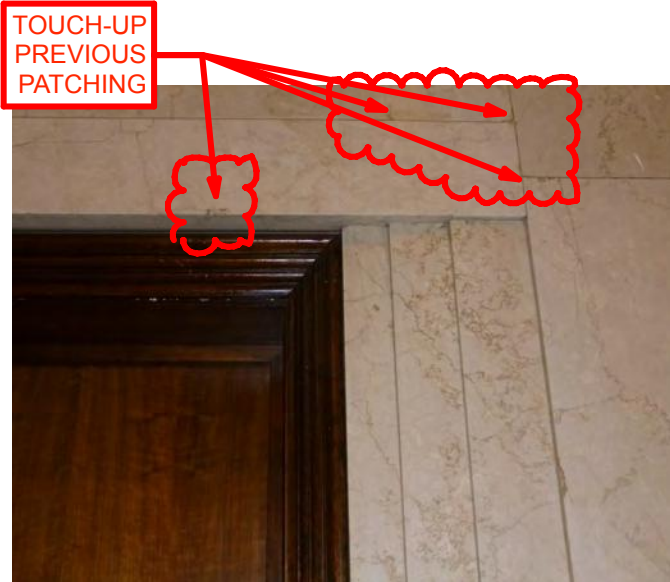
<p>REMODELING FOR:</p>  <p><b>LOYOLA UNIVERSITY CHICAGO</b></p> <p><b>MUNDELEIN CENTER PHASE 5G</b></p> <p>LAKE SHORE CAMPUS 1020 W. Sheridan Road Chicago, Illinois 60626</p>			1ST FLOOR - MARBLE REPAIR DETAILS		
	12/06/12	1ST FLOOR - MARBLE REPAIR		Drawn by	PHASE 5G
	DATE	ISSUED FOR			
	 <p><b>BARANSKI HAMMER MORETTA &amp; SHEEHY</b> ARCHITECTS &amp; PLANNERS 220 W. Huron St., Suite 4006, Chicago, Illinois 60610 Fax: 312.337.1910 Ph: 312.337.1960</p>		Computer File	MR2.15	
		24402.t	Comm. No.		



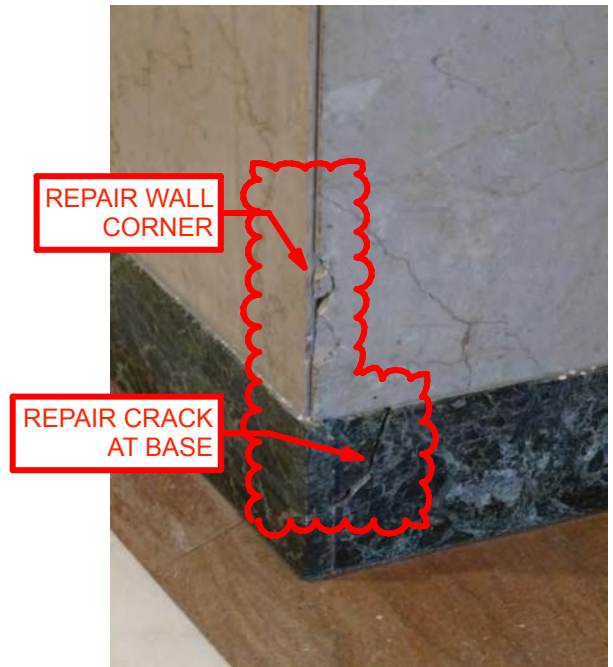
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68

REMODELING FOR:



LOYOLA  
UNIVERSITY  
CHICAGO

MUNDELEIN CENTER  
PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
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REMOVE PLATE AND DISCONNECT ANY EXISTING WIRING, REPAIR ANY REMAINING HOLES



REMOVE PLASTIC MOUNTS



69

70

REMOVE COVER PLATE, REPAIR ANY REMAINING HOLES



TOUCH-UP PREVIOUS PATCHING



71

72

REMODELING FOR:



LOYOLA UNIVERSITY CHICAGO

MUNDELEIN CENTER PHASE 5G

LAKE SHORE CAMPUS

1020 W. Sheridan Road  
Chicago, Illinois 60626

1ST FLOOR - MARBLE REPAIR DETAILS

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73



74



75



76

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MUNDELEIN CENTER  
PHASE 5G

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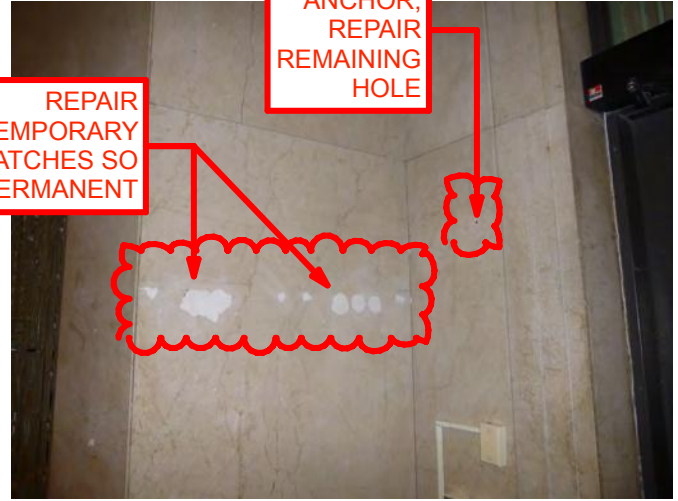
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77



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80

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MUNDELEIN CENTER PHASE 5G

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12/06/12

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**LOYOLA  
UNIVERSITY  
CHICAGO**

**MUNDELEIN CENTER  
PHASE 5G**

**LAKE SHORE CAMPUS**

1020 W. Sheridan Road  
Chicago, Illinois 60626

**1ST FLOOR - MARBLE REPAIR  
DETAILS**

12/06/12

1ST FLOOR - MARBLE REPAIR

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**MR2.20**

**FINAL PROJECT REPORT**

**Preserve America**

NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR  
HISTORIC PRESERVATION GRANTS DIVISION

ATTACHMENT D

# Easement Agreement

Original to State of Illinois  
Historic Preservation Office

**MUNDELEIN CENTER CONSERVATION EASEMENT**  
**For a Save America's Treasures Grant to a Historic Subject Property**

**INTRODUCTION.** This conservation easement agreement is made the 30<sup>th</sup> day of August, 2013, between Loyola University of Chicago, an Illinois not-for-profit corporation, as GRANTOR of a conservation easement (hereafter referred to as the "Grantor"), and the Illinois Historic Preservation Agency, as GRANTEE of the conservation easement (hereafter referred to as the "Grantee"). This conservation easement agreement is entered under Illinois law for the purpose of preserving the Mundelein Center, a building that is important culturally, historically, and/or architecturally.

1. **The Subject Property.** This agreement creates a conservation easement in real estate legally described in Exhibit A. The Subject Property is the site of the Mundelein Center, located at 1020 West Sheridan Road, Chicago, Illinois 60626, Cook County, specifically National Park Service funded improvements to the first and second floors (hereafter referred to as the "Subject Property").
2. **Grant of conservation easement.** In consideration of the sum of \$200,000 received in grant-in-aid financial assistance from the National Park Service of the United States Department of the Interior, the Grantor hereby grants to the Grantee a conservation easement in the Subject Property for the purpose of assuring preservation of the Mundelein Center.
3. **Easement required for Federal grant.** This conservation easement is granted as a condition of the eligibility of the Grantor for the financial assistance from the National Park Service of the United States Department of the Interior appropriated from the Historic Preservation Fund for the Save America's Treasures Grant Program.
4. **Conditions of easement:**
  - a) **Duration.** This conservation easement is granted for a period of fifty (50) years commencing on the date when it is filed with the Cook County Recorder, in the State of Illinois, in the United States of America.
  - b) **Documentation of condition of the Mundelein Center at time of grant of this easement.** In order to make more certain the full extent of Grantor's obligations and the restrictions on the Subject Property, and in order to document the nature and condition of the Subject Property, including significant interior elements in spatial context, a list of character-defining materials, features, and spaces is incorporated as Exhibit "B" at the end of this agreement. The Grantor has provided to the Grantee architectural drawings of the Subject Property. To complement Exhibit "B", Grantee and/or the Grantor personnel have compiled a photographic record, including photographer's affidavit, black and white photographs and negatives, or electronic image files saved as high resolution images, photograph logs, and a keyed location map. The Grantor agrees that the nature and condition of the Subject Property on the date of execution of this easement is accurately documented by the architectural drawings and photographic record, which shall be maintained for the life of this easement in the Grantee's conservation easement file for the Subject Property.
  - c) **Duty to maintain the Subject Property.** The Grantor agrees to assume the cost of continued maintenance and repair of the Subject Property so as to preserve the architectural, historical, and/or archeological integrity of the Subject Property and its materials to protect those qualities that made the Subject Property eligible for listing in the National Register of Historic Places throughout the effective date of this Easement.
  - d) **Restrictions on activities that would affect historically significant components of the Subject Property.** The Grantor agrees that no demolition, construction, alteration, remodeling, or any other activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant exterior features or interior spaces identified as significant in Exhibit "B." Exterior construction materials, architectural details, form, fenestration, scale, and mass should not be adversely affected nor the structural soundness or setting altered without prior written permission of the Grantee affirming that such reconstruction, repair,



Doc#: 1327744093 Fee: \$80.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 10/04/2013 04:58 PM Pg: 1 of 7



refinishing, rehabilitation, preservation, or restoration will meet The Secretary of the Interior's *Standards for the Treatment of Historic Properties* (hereinafter referred to as the "Standards").

e) Restrictions on activities that would affect archeological resources. The Grantor agrees that no ground disturbing activity shall be undertaken or permitted to be undertaken on the Subject Property which would affect historically significant archeological resources identified in Exhibit "A" without prior written permission of the Grantee affirming that such work will meet The Secretary of the Interior's applicable "*Standards for Archeology and Historic Preservation*".

f) Not Applicable

g) Public access. The Grantor agrees to provide public access to view the grant-assisted work or features no less than 12 days a year on an equitably spaced basis. The dates and times when the Subject Property will be open to the public must be annually published and provided to the Grantee. At the option of the Grantor, the relevant portions of the Subject Property may also be open at other times in addition to the scheduled 12 days a year. Nothing in this agreement will prohibit a reasonably nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area. Mundelein Center is deemed open to the public so long as this college building is open to the general student population.

h) Right to inspect. The Grantor agrees that the Grantee, its employees, agents and designees shall have the right to inspect the Subject Property at all reasonable times, with twenty-four hours written notice, in order to ascertain whether the conditions of this conservation easement agreement are being observed. However, in the case of any natural or man-made disaster or imminent endangerment to the Subject Property the easement holder shall be granted access to the Subject Property with no prior notice.

i) Anti-discrimination. The Grantor agrees to comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, the Americans with Disabilities Act (42 U.S.C. 12204), and with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on the basis of race, religion, national origin, or disability. In implementing public access, reasonable accommodation to qualified disabled persons shall be made in consultation with the Grantee.

j) Easement shall run with the land; conditions on conveyance. This conservation easement shall run with the land and be binding on the Grantor, its successors, and assigns. The Grantor agrees to insert an appropriate reference to this easement agreement in any deed or other legal instrument by which it divests itself in part or in whole of either the fee simple title or other lesser estate in the Subject Property, the Subject Property, or any part thereof.

k) Casualty Damage or Destruction. In the event that the Subject Property or any part of it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the Grantor shall notify the Grantee in writing within 14 calendar days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Subject Property and to protect public safety, shall be undertaken by the Grantor without the Grantee's prior written approval indicating that the proposed work will meet the Standards. The Grantee shall give its written approval, if any, of any proposed work within 60 days of receiving the request from the Grantor. If after reviewing the condition of the Subject Property, the Grantee determines that the features, materials, appearance, workmanship, and environment (or setting) which made the Subject Property eligible for listing in the National Register of Historic Places have been lost or so damaged that its continued National Register listing is in question, the Grantee will notify the Keeper of the National Register in writing of the loss. The Keeper of the National Register will evaluate the findings and notify the Grantee in writing of any decision to remove the Subject Property from the National Register. If the Subject Property is removed, the Grantee will then notify the Grantor that the agreement is null and void. If the damage or destruction that warrants the properties removal from the National Register is deliberately caused by the gross negligence or other actions of the Grantor or successor owner, then the Grantee will initiate requisite legal action

to recover, at a minimum, the Federal grant funds applied to the Subject Property which will then be returned to the U.S. Government.

l) Enforcement. The Grantee shall have the right to prevent and correct violations of the terms of this conservation easement. If the Grantee, upon inspection of the Subject Property, finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court having jurisdiction. Except when an ongoing or imminent violation will irreversibly diminish or impair the cultural, historical and/or architectural importance of the Subject Property, the Grantee shall give the Grantor written notice of the violation and allow thirty (30) calendar days to correct the violation before taking any formal action, including, but not limited to, legal action. If a court, having jurisdiction, determines that a violation exists or has occurred, the Grantee may seek to obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a mandatory injunction requiring the Grantor to restore the Subject Property to a condition that would be consistent with preservation purposes of the grant from the National Park Service. In any case where a court finds that a violation has occurred, the court may require the Subject Property to reimburse the Grantee and the Illinois Attorney General for all the State's expenses incurred in stopping, preventing, and/or correcting the violation, including, but not limited to, reasonable attorney's fees. The failure of the Grantee to discover a violation or to take immediate action to correct a violation shall not bar it from doing so at a later time.

m) Effective date; severability. This conservation easement shall become effective when filed by the Grantor in the Office of the Recorder of Cook County, Illinois, with a copy of the recorded instrument provided to the Grantee for its conservation easement file. If any part of this conservation easement agreement is held to be illegal by a court, the validity of the remaining parts shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the conservation agreement does not contain the particular part held to be invalid.

n) Amendments. The parties may by mutual written agreement jointly amend this conservation easement, provided the amendment shall be consistent with preservation purpose of this conservation easement and shall not reduce the regulatory controls listed in the conditions of this conservation easement. Any such amendment shall not be effective unless it is executed in the same manner as this easement, refers expressly to this easement, and is filed with the Cook County Recorder.

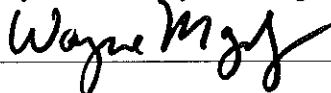
This instrument reflects the entire agreement of Grantor and Grantee regarding the subject easement. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution of this agreement, unless set out in this instrument.

In witness whereof, Grantor and Grantee have set their hands under seal on the days and year set forth below.

GRANTOR:

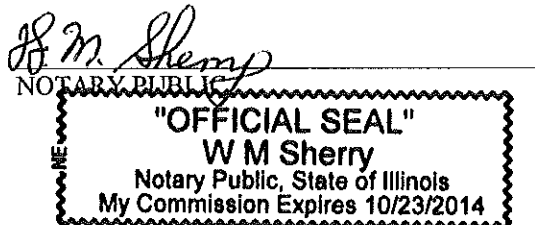
Loyola University of Chicago

By:



Wayne Magdziarz,  
Senior Vice President for Capital Planning and Campus Management

STATE OF ILLINOIS, COOK COUNTY, ss: On this 7th day of June, 2013, before me the undersigned, a Notary Public for said State, personally appeared Wayne Magdziarz, to me personally known, who stated that he is Senior Vice President for Capital Planning and Campus Management, Loyola University of Chicago, that no seal has been procured by said corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Trustees, and that as such officer, he acknowledged that he executed the foregoing instrument as his voluntary act and the voluntary act of the corporation.

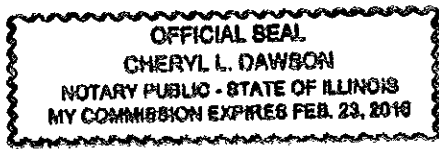


GRANTEE: Illinois Historic Preservation Agency

By: Garth Madison  
Garth Madison, Legal Counsel  
Illinois Historic Preservation Agency

STATE OF ILLINOIS, ~~COOK~~ <sup>SANGAMON</sup> COUNTY, ss: On the 30<sup>th</sup> day of August, 2013, before me, a Notary Public for said State, personally appeared ~~Garth Madison~~ <sup>Garth Madison</sup>, who stated that he is the duly appointed and actively serving as Legal Counsel, Illinois Historic Preservation Agency, and that he executed the foregoing conservation easement agreement as his voluntary act and as the voluntary act of the Illinois Historic Preservation Agency.

Cheryl L. Dawson  
NOTARY PUBLIC





**EXHIBIT A TO THE CONSERVATION AGREEMENT**

Legal description of the Subject Property

Lots 5, 6, 7 and the west 10 feet of lot 8 in Linn's North Edgewater Addition to Chicago, being a subdivision of Lot 9 (except the west 765.93 feet thereof) in Cape Hayes, being a subdivision of the southeast fractional ¼ of Section 32, Township 41 North, Range 14, east of the third principal meridian, in Cook County, Illinois.

Known as: 1020 West Sheridan Road, Chicago, Illinois

P.I.N. 11-32-405-033 (partial)

Historically significant archeological resources: None

## **EXHIBIT B TO CONSERVATION EASEMENT AGREEMENT**

### **Baseline Documentation** **Mundelein Center, Chicago, Illinois**

To remain eligible for listing on the National Register of Historic Places, a Subject Property must be able to convey its significance. The following character-defining materials, spaces, and features have been identified as those that help convey the significance of Mundelein Center. Also current photo documentation and the narrative of the National Register nomination must be attached to the baseline documentation.

#### **Significant Character Defining Interior Spaces and Features**

Art deco architectural style.

Interior detailing following the art deco style of ornamentation on first and second floors.

First and second floor corridors retained most original floor, wall and ceiling detailing.

Restoration of lighting and art deco ceiling detailing on first floor revealing the original design.

First floor ventilation screens, entries, doors and room layouts follow original design.

Grand stair within first and second floors as originally designed and installed; repaired and renovated.

Entire building thoughtfully renovated, respecting art deco style, while enhancing the skyscraper for contemporary learning.

#### **Significant Character Defining Exterior Spaces and Features**

1930 early skyscraper art deco design.

Concrete and steel structure, maximum skyscraper height when built.

Indiana limestone facade.

Four story tall limestone angel sculptures flanking the grand main entrance.

Tripartite ziggurat stepped design, 15 story height.

Minimal exterior modifications since construction. Repairs and upgrades to facade retaining art deco ornamentation.

Original greenhouse on 7<sup>th</sup> floor.

#### **Nomination**

The National Register of Historic Places Nomination form for Mundelein Skyscraper, dated April 1, 1980, is attached. Mundelein Skyscraper was renamed Mundelein Center when renovations began in 2008.

#### **Photo Documentation of Existing Conditions**

Attached

EXHIBIT C TO CONSERVATION EASEMENT AGREEMENT

Written Documentation of the Signatories Authority to Sign for and Legally Bind their Organization

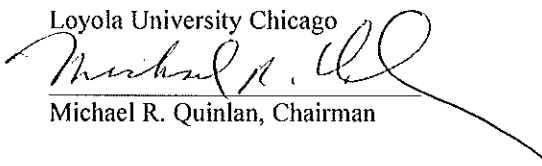
RESOLUTION OF THE BOARD OF TRUSTEES OF  
Loyola University Chicago

RESOLVED, that Loyola University Chicago, an Illinois non-profit corporation (the "Grantor") shall execute a conservation easement with the Illinois State Historic Preservation Office (the "Grantee"). This conservation easement will be entered under Illinois Law for the purpose of preserving the Mundelein Center, a building that is important culturally, historically, and architecturally.

RESOLVED, that Wayne Magdziarz, signatory to the Mundelein Center Conservation Easement as Senior Vice President for Capital Planning and Campus Management of Loyola University Chicago, is authorized, directed, and empowered to take such action and execute and deliver such document in such form as he or she deems to be in the best interests of Loyola University Chicago, including without limitation the execution and delivery of a conservation easement.

I, Michael R. Quinlan, Chairman of Loyola University Chicago, Board of Trustees, do hereby certify that the foregoing is a full, true and correct copy of the resolution of the Board of Trustees of said Corporation, duly and regularly passed by the Board of Trustees of said Corporation in all respects as required by law, and by the By-Laws of said Corporation, on the 7<sup>th</sup> day of June 2013, at which time a majority of the Board of Trustees of said Corporation was present and voted in favor of said resolution.

Date: 6/7/13

Loyola University Chicago  
By:   
Michael R. Quinlan, Chairman



**FINAL PROJECT REPORT**

**Preserve America**

NATIONAL PARK SERVICE, DEPARTMENT OF INTERIOR  
HISTORIC PRESERVATION GRANTS DIVISION

ATTACHMENT E

National Register of Historic Places  
Document

Illinois



Department of Conservation

life and land together

605 WM. G. STRATTON BUILDING • 400 SOUTH SPRING STREET • SPRINGFIELD 62706

CHICAGO OFFICE - ROOM 100, 160 NO. LASALLE 60601

David Kenney, Director • James C. Mathison, Assistant Director

August 18, 1981

Mundelein College  
6363 North Sheridan Road  
Chicago, Illinois 60606

Dear Gentlemen:

Enclosed please find the National Register Certificate  
for the Mundelein College Skyscraper Building.

Congratulations for being listed in the National  
Register of Historic Places.

Sincerely,

Keith A. Sculle  
National Register Coordinator

KAS:nr  
Enclosure

Record

10/28/02 Green to Steve Bergfeld  
L.H.

Faeder  
Art Deco Certificate  
National Registry of  
Historic Places.

June 16, 1980 - Submitted to  
Aug. 18, 81 - Received  
Registration

Duplicate #2.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	
DATE ENTERED	

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

The Mundelein College Skyscraper Building

AND/OR COMMON

Mundelein Skyscraper

2 LOCATION

STREET & NUMBER

6363 N. Sheridan Road

9th

NOT FOR PUBLICATION

CITY, TOWN

Chicago

CONGRESSIONAL DISTRICT

STATE

Illinois 60660

VICINITY OF  
CODE

COUNTY

Cook

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input checked="" type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

The Mundelein College, an Illinois not-for-profit corporation

STREET & NUMBER

6363 N. Sheridan Road

CITY, TOWN

Chicago

VICINITY OF

STATE

Illinois

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

Recorder and Registrar of Titles

STREET & NUMBER

118 North Clark Street

CITY, TOWN

Chicago

STATE

Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Refer to letter from Paul Sprague, June 13, 1977, appended.

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The main building of Mundelein College is a moderne skyscraper of steel and concrete that rises to 138 feet, the maximum height permitted by law when built in 1929. Of Indiana limestone on all sides, the structure forms a tripartite ziggurat with setbacks on the fourth, eighth and eleventh stories. These rectilinear permutations create a stately, rhythmic, vertical thrust so that the building stands massive in size but proportioned in shape. The stepped tiers terminate in a multi-windowed fifteenth story; a hipped roof tops out the central tower. At the seventh level, the plant conservatory, whose center axis is in line with the central tower, receives sunlight from the east, north and west. Adjacent to the auditorium and the main floor corridor, the east porch displays the chamfered corners that distinguish arches and brass door plates throughout the building. In the music library on the seventh floor, for example, access to records and scores is through archways with the chamfered detail. Like proctors of the academic enterprise, two angels, four stories high and of limestone, abide at the skyscraper's main entrance. To the right is Uriel, Milton's "sharpest-sighted spirit of all," holding the Book of Wisdom in the left hand and pointing with the right to a bas-relief cross on the facade of the fourteenth story. To the left is Jopliel, the Remunerator who guarded the tree of knowledge in Eden, holding the planet Earth in the right hand and lifting the torch of knowledge in the left. Passing them, one comes upon Botticino walls and a wicker-weave terrazzo floor

Form No. 10-300a  
(Rev. 10-74)UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

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2

that enhance the front corridor of the first floor. The grand staircase between the first and second floors emphasizes the ziggurat lines which are horizontally capped with the triad trim prevalent throughout the interior and the exterior of the structure. On the second floor, east side, a chapel in the Gothic style results in part from ingenious fenestration whereby stained glass windows parallel the outer rectangular windows. Thus no partial anachronism contradicts the moderne gestalt of the skyscraper.

Clearly articulated art deco motifs create the distinctive ambiance of the main building of Mundelein College. For example, in front of recessed radiators, Alleghany metal screens display the skyscraper silhouette in schematized precision. The same stylized pattern forms the front panel of the box office outside the auditorium. Limestone reveals and friezes on the building exterior feature botanical patterns and angular shapes. These symmetrical forms recur in wainscot concrete cornices and on elevator doors of the building interior.

Despite some alterations, the integrity of the moderne skyscraper remains intact. Changes include the installation of acoustical ceilings and of ramps for the handicapped, the replacement of windows from floors one through eight, and the conversion of the Social Room to an Academic Advising Center and of the original library to an art studio.

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PAGE 3

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This description and the photographs show why the main building of Mundelein College has been judged a triumph of modern architectural skill and efficiency, unsurpassed in beauty of finish and dunction of design.



PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES Sept. 29, 1930 - present WILDER/ARCHITECT Joseph W. McCarthy and

STATEMENT OF SIGNIFICANCE

Nairne W. Fisher

In the Chicago Tribune James Bennett quoted Justitia Coffey, the first president of Mundelein College, who declared, "Both in architecture and in curriculum and pedagogic method, our effort has been to unite the best that tradition can offer and the best of the modern."<sup>1</sup> In Humboldt's Gift Saul Bellow has Rinaldo Cantabile, protagonist of the novel, say of his spouse, "She's no housewife, buddy, and you'd better know it. This is a real women, with a mind, with knowledge. She teaches at Mundelein College. . . ."<sup>2</sup> The nomination of the main building of Mundelein College to the National Register of Historic Buildings rests upon the architectural and educational significance of the property.

The moderne structure merited acclaim as a

notable architectural adornment for (Chicago) a city that is making resplendent art history. For size, for costly value, and for the fact that Mundelein is the first successful experiment in a skyscraper college, the building has been accepted as the model plant in the new manner and as such in the last few months (of 1931), it has been visited by educators from Washington to Texas.<sup>3</sup>

Edward Reynolds ranked the structure "one of the finest conceptions" in the new manner of set-back rectangular surfaces of stone, the bearer of a strange new beauty that in time will pass into novel and unhazarded

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PAGE 2

beauties of mass and line."<sup>4</sup> On the occasion of Mundelein College's golden jubilee, the time has come to acknowledge its worth as an example of mature art deco architecture in which the innovative elements of machine technology and Sullivanesque ornament blend with the conservative elements of the commercial style and Beaux-Arts decoration. Commenting on the validity of this style which the main building of Mundelein College exemplifies, Forrest Lisle observed

Moderne architecture can be shown to have been the logical and thus, perhaps, "proper" stylistic choice for America to have made in view of the nation's institutions, traditions, and ideals. . . It is demonstrable that basic to the development and acceptance of the Moderne was the existence of, and regard for, democratic, egalitarian, middle-class, commercial, free-enterprise, popular culture values and comprehensions.<sup>5</sup>

To survivors and scholars of the depression era, the architects and craftsmen responsible for the Mundelein skyscraper represent an attempt to meld separate parts and different materials into a total design, just as Americans personify an effort to integrate diverse peoples and sundry aspirations into a harmonious society. In both cases the result is urbane and smart rather than unctuous and chic. Indeed, Mundelein College stands as a monument to Chicagoans' intrepid faith in the nation's ability to rise out of the depression. Ground was broken for the moderne skyscraper on November 1, 1929; the building was completed at the cost of approximately \$2,500,000 and opened on September 29, 1930, to 400 18-to-22 year old women from Chicago and vicinity. That number increased to 500 the second year. Thus the Chicago Tribune could report that "in one year one of the most daring experiments in the annals of American education proved itself a success and made for itself an assured place."<sup>6</sup> Credit for this ac-

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accomplishment goes to the Sisters of Charity of the Blessed Virgin Mary whose dream of a liberal arts for Chicago area women began in 1911. In 1916 they broached the project to George Mundelein, Archbishop of Chicago, who assured Cecilia Dougherty, leader of the Sisters, that such an institution would have his earnest cooperation and support.<sup>7</sup>

Within its first decade, Mundelein College prepared 662 women for their roles in American society. A 1941 survey of these graduates showed them to have pursued a degree with the expectation that it would enable them to become vital, competent participants in the bewildering world emerging out of the throes of the depression.<sup>8</sup> At the end of its fifth decade, Mundelein College has graduated approximately 8600 men and women. They have distinguished themselves as artists, doctors and nurses, educators, executives, nutritionists, scientists, social workers, technicians and writers as well as homemakers. They have served in the Peace Corps, with the military, and in religious congregations. They have been active in philanthropic organizations and community service groups.<sup>9</sup> The current students range from three-year-olds in the Mundelein College Preschool to those in their seventies in the Mundelein College Weekend Program.

Ever responsive to the shifting needs of its publics, Mundelein College broadened the student population and expanded the curriculum. The Division of Continuing Education, opened in 1965, serves adults who wish to pursue a degree in the weekday program. The master's course of studies in Religion began in 1969. The Weekend College in Residence, established in 1974 and imitated elsewhere since, enables men and women who are full time employees

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to earn academic degrees be attending classes from Friday evening to Sunday evening. Credit-free courses and lecture series provide enrichment for all interested.

As the college became a complex, seven-day operation with diversified programs, and as demographic changes occurred, faculty and administration confronted new challenges and opportunities. In order to respond effectively to present and future needs, Mundelein College in 1975 sought and received 1.33 million dollars under Title III of the Higher Education Act of 1965, as amended in 1973. Alert to the contemporary while appreciative of its heritage, Mundelein College is housed in a main building whose lines make visual its forthright purpose and dynamic activities. It merits the designation of a historic building in the National Register.



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MAJOR BIBLIOGRAPHICAL REFERENCES

*10/11/1977*

*College*

Bibliography appended.

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY one acre

*Chicago loop 1:24000*

UTM REFERENCES

A	<u>16</u>	<u>995600</u>	<u>912996.00</u>
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

Lot 4 and the west 15 feet of Lot 5 in Linn's North Edgewater Addition to Chicago, being a subdivision of Lot 9 in Cape Hayes, being a subdivision of the south east fractional quarter of Section 32, Township 41 North, Range 14 East of the 3rd Principal Meridian, situate in the City of Chicago, County of Cook, in the State of Illinois

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME/TITLE Mary Lauranne Lifka  
Associate Professor of History

Oct. 15, 1979

ORGANIZATION Mundelein College  
6363 N. Sheridan Road

DATE  
(312) 262-8100

STREET & NUMBER Chicago, Illinois 60660

TELEPHONE  
Illinois

CITY OR TOWN

STATE

**12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION**

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL  STATE  LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*David Kenney*

TITLE Dir., Ill. Dept of Conservation

DATE 4/1/80

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER