

Island Terrace Apartments
6430 S. Stony Island Avenue
Chicago
Cook County
Illinois

HIBS No. CK-2024-4

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
FIELD RECORDS

HISTORIC ILLINOIS BUILDING SURVEY
State Historic Preservation Office
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, Illinois 62702-1271

HISTORIC ILLINOIS BUILDING SURVEY

Island Terrace Apartments 6430 S. Stony Island Avenue, Chicago, Cook County, IL

HIBS No. CK-2024-4

- Location: 6430 S. Stony Island Avenue, Chicago, Cook County, Illinois
- The building is located at latitude: 41.777820, longitude: - 87.586820. This point was obtained on December 11, 2023, using Google Earth (WGS84). There is no restriction on its release.
- Present Owner: Preservation of Affordable Housing (POAH)
- Present Use: Residential
- Significance: Island Terrace Apartments, a 21-story residential tower at 6430 S. Stony Island Avenue in Chicago, Illinois, was designed by architects Dubin, Dubin, Black and Moutoussamy completed in 1969. For over half a century, this tower has housed low and moderate income rental apartments.
- Island Terrace Apartments at was evaluated for National Register of Historic Places (“National Register”) eligibility in 2018 by consultants Jean Follett and Julia S. Bachrach as part of a City of Chicago Section 106 Review. Follett and Bachrach determined that Island Terrace is eligible for National Register listing under Criterion A, likely for Social History, “as one of the first South Side high-rises built under the new low-interest federal mortgage subsidy program created by the federal Housing Act of 1968” and as “an excellent example of a building type that was seen as a solution to the South Side’s affordable housing crisis” of the late 1960s. Follett and Bachrach also determined that Island Terrace is eligible for National Register listing under Criterion C for Architecture as a good example of the work of architects Dubin, Dubin, Black and Moutoussamy who “skillfu[ly] adapted the vocabulary of luxury high-rise design to an affordable building prototype.”
- Historians: Emily Ramsey, Lara Ramsey, and John Cramer of Ramsey Historic Consultants, Inc. – August 2024
- Project Information: This project was undertaken in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 306108). This

building was recorded as a stipulation of the Memorandum of Agreement among the City of Chicago Department of Assets, Information and Services and the Illinois State Historic Preservation Officer regarding a rehabilitation of the building.

Part I: Historical Information

A. Physical History:

1. Date of erection: 1968-1969
2. Architect: Dubin, Dubin, Black and Moutoussamy
3. Original and subsequent owners, occupants, and uses:

Owners

| | |
|----------------|---|
| 1968 – c. 1971 | American National Bank and Trust “25701” (original developer); Julius Lupin (co-developer) ¹ |
| c. 1971 - 2015 | George E. Johnson, Sr. / Island Terrace L.L.C. ² |
| 2015 - 2021 | PNC ARHPF Island Terrace LLC ³ |
| 2021 - Present | POAH Island Terrace, LLC ⁴ |

¹ Island Terrace Apartments – Deed Records, Cook County Clerk’s Office.

“Hospital Obtains Permits,” *The Daily Calumet* (Chicago, IL), March 8, 1968.

Mary Ullrich, “21-Story Building Going Up Despite Woodlawn’s Protest,” *Chicago Tribune* (Chicago, IL), April 14, 1968.

² Island Terrace Apartments – Special Warranty Deed – April 23, 2015, Cook County Clerk’s Office.

Alan Jordon, “Preservation of Affordable Housing acquires Island Terrace Apartments near future site of Obama Presidential Center,” The Crusader Newspaper Group, accessed August 9, 2024, <https://chicagocrusader.com/preservation-of-affordable-housing-acquires-island-terrace-apartments-near-future-site-of-obama-presidential-center/>.

“Island Terrace Apartments,” Preservation of Affordable Housing, accessed August 9, 2024, <https://www.poah.org/property/illinois/island-terrace-apartments>.

³ Island Terrace Apartments – Special Warranty Deed – April 23, 2015.

⁴ Island Terrace Apartments – Special Warranty Deed – June 24, 2021, Cook County Clerk’s Office.

Occupants

1969 - Present Island Terrace has housed low to moderate income rental apartments for over 50 years

4. Builder, contractor, suppliers: Unknown

5. Original plans and construction: No original plans for the building were found during research.

6. Alterations and additions:

Site

Based on review of historic aerial photographs from 1970, there appear to be few alterations to the site since construction.

Exterior

The exterior of the building is largely intact, with alterations limited to replacement of windows within the original openings.

Interior

The interior of the building appears to retain its original configuration with minor alterations. Finishes in the first floor spaces outside of the entrance lobby are largely non-historic. In the upper floor spaces, the flooring has been replaced in the public spaces and within units, and units have been upgraded with new finishes.

B. Historical Context:

Woodlawn Neighborhood History to 1970

Chicago's Woodlawn community area is located approximately seven miles south of the downtown Loop commercial district and is bounded by Jackson Park and Lake Michigan to the east, 60th Street and the Midway Plaisance to the north, Dr. Martin Luther King, Jr. Drive to the west, and 67th Street to the south.

Before White settlement, what became known as Woodlawn was among the ancestral lands of Native American tribes, including the Peoria, Bodwéwadmí (Potawatomi), Myaamia, Očhéthi Šakówiŋ, Kaskaskia, and Kiikaapoi (Kickapoo).⁵

Even after White settlement began in the early 19th century, Woodlawn remained sparsely populated until the area was annexed to the City of Chicago in 1889. The World's Columbian Exposition of 1893 brought millions of visitors to Jackson Park and to the city's new Woodlawn neighborhood, where 20,000 new residents remained after the fair, igniting a building and settlement boom that established commercial activity along 63rd Street among majority residential development.

Between the 1930s and the 1960s, Woodlawn's population grew from about 66,000 to over 81,000, a rapid growth that saw an influx of African Americans into the community both from the American South and from other parts of the city, and the departure of many White residents. Many White building owners sought to use restrictive covenants to keep Black arrivals out but when these covenants were determined illegal by the U.S. Supreme Court in 1940, Woodlawn's racial demographics changed rapidly.

From 1930 to 1960, Woodlawn changed from an 86.6% White to an 89.1% Black community. With these mid-20th century population changes came racial segregation, disinvestment and overcrowding. These changes also drew the attention of advocates for urban renewal, among them the University of Chicago, other local institutions, and private developers (like those of Island Terrace) who cleared large areas of the neighborhood for new educational and residential developments in the 1950s, 60s, and 70s.⁶

The Section 221(d)(3) Federal Subsidized Housing Program in Chicago

Island Terrace Apartments was one of nearly 150 privately-developed Chicago residential projects completed in the 1960s and early 1970s with assistance from the Section 221(d)(3) program, a U.S. federal government subsidy offered to private developers between 1961 and 1968 to build quality housing for low and moderate income families.⁷

Before such federal housing subsidy programs were first introduced in the 1930s, individual philanthropists were the primary builders of low-rent housing for poor families.

⁵ "Native Land Digital," accessed July 26, 2024, Native-land.ca.

⁶ Amanda Seligman, "Woodlawn," Encyclopedia of Chicago, accessed July 27, 2024, <http://www.encyclopedia.chicagohistory.org/pages/1378.html>.

⁷ Devereux Bowly, Jr., *The Poorhouse: Subsidized Housing in Chicago 1895-1976* (USA: Southern Illinois University Press, 1978), 155-157.

Heather L. Schwartz, Raphael W. Bostic, Richard K. Green, Vincent J. Reina, Lois M. Davis, and Catherine H. Augustine, *Preservation of Affordable Rental Housing: Evaluation of the MacArthur Foundation's Window of Opportunity Initiative* (Santa Monica, CA: RAND Corporation, 2016), 17.

"Program Descriptions," National Housing Preservation," accessed August 9, 2024, <https://preservationdatabase.org/documentation/program-descriptions/>.

President Franklin Delano Roosevelt's response to the 1930s worldwide economic collapse, and to the United States' subsequent urban housing crisis, prompted the creation of the Federal Housing Administration (FHA) under the National Housing Act of 1934. The FHA enacted federal housing policies that aimed to aggressively support the construction and operation of housing for poor families across the nation. Beginning in the mid-1930s, the FHA supported the creation of local housing authorities like the Chicago Housing Authority (CHA), provided funding for the construction of new public housing sites for low income families, and, starting in 1947, supported private homebuilding efforts with federal mortgage insurance programs.⁸

The federal government expanded its assistance for private homebuilders with the Housing Act of 1961 signed into law by President John F. Kennedy. Among the 1961 act's new incentives was one found in the section that gave the program its name – 221(d)(3) – which offered developers below-market interest rate (BMIR) mortgages held by the Federal National Mortgage Association (FNMA), a government agency later known as Fannie Mae. This new program incentivized for-profit developers, non-profit organizations, and cooperatives to invest in existing and new multi-unit projects for low and moderate income families making up the so-called "20% gap" who could not afford quality housing in their communities but whose moderately higher incomes made them ineligible for public housing.⁹

In return for accepting the 221(d)(3) program's benefits – 10% down payments and 3-1/8% mortgage rates for their construction financing – private developers were required to renovate or build new multi-family rental housing (at least five units per project); to structure their development partnerships as limited-dividend entities (they could only expect a 6% return); and to charge their low and moderate income tenants lower rents as dictated by federal requirements, usually about 20% of family income depending on the individual tenant family and living unit size, local public housing income limits, and local costs of living. 221(d)(3) mortgages had a duration of 40 years and though some early participants could use the advantageous mortgage terms to pay off their construction debt

⁸ "The Federal Housing Administration Celebrates 90 Years of Making Homeownership Possible for American Families (June 27, 2024)," U.S Department of Housing and Urban Development, accessed August 9, 2024,

https://www.hud.gov/press/press_releases_media_advisories/hud_no_24_162.

Devereux Bowly, Jr., "Subsidized Housing," Encyclopedia of Chicago, accessed August 1, 2024,

<http://www.encyclopedia.chicagohistory.org/pages/1215.html>.

Harvey M. Choldin, "Chicago Housing Authority," accessed August 8, 2024,

<http://www.encyclopedia.chicagohistory.org/pages/253.html>.

⁹ *The Poorhouse*, 155-157.

J. Rosie Tighe and Elizabeth J. Mueller, ed., *The Affordable Housing Reader* (New York, NY: Routledge, 2013), 239-240.

Hugh L. Morris, "'In-Between' Program Booming," *The Indianapolis Star* (Indianapolis, IN), January 28, 1962.

early and therefore free themselves from meeting the strict low rent requirements, later rule changes restricted these circumventions.¹⁰

By the late 1960s, the federal 221(d)(3) program was in heavy use among Chicago's private developers and the city boasted 76 projects and 9,298 units, the largest concentration of "221" housing work in the country. 221(d)(3) mortgage subsidies were most notably used to construct large urban renewal projects in the city's predominantly African American South Side neighborhoods of Bronzeville, Douglas, Kenwood, Hyde Park, and Woodlawn. 221(d)(3) developers and investors, often groups of African American professionals, used the federal program to fund expansive housing complexes like Island Terrace Apartments, usually with large International Style apartment towers set among ground level parking and park / playground areas that provided the high-rise, high-density urban living that was increasingly popular among market rate housing developers in Chicago in the 1960s (the Chicago Housing Authority also continued to build federally-funded high-rise public housing projects until 1968).¹¹

In his 1978 book *The Poorhouse: Subsidized Housing in Chicago 1895-1976*, housing attorney and advocate Devereux Bowly, Jr. considered three Chicago South Side sites to be the city's best examples of private residential developments funded using the federal 221(d)(3) program: South Commons at 26th Street and Michigan Avenue (completed 1967, extant), designed by a team of architects led by Ezra Gordon-Jack M. Levin and Associates; Lawless Gardens at 3550 S. Rhodes Avenue (completed 1969, extant), designed by architects Dubin, Dubin, Black and Moutoussamy who also designed Island Terrace Apartments; and Woodlawn Gardens at Cottage Grove Avenue and 63rd Street (completed 1969, extant), designed by architect Stanley Tigerman.¹²

These new privately-built and -operated housing developments succeeded in the goals of their developers and housing policymakers to erase the so-called "blight" of overcrowded

¹⁰ *The Poorhouse*, 155-157.

"Program Descriptions."

The Affordable Housing Reader, 239-240.

"Brief History of HUD Subsidized Mortgage Preservation Issues," National Housing Law Project, accessed August 8, 2024, <https://www.nhlp.org/wp-content/uploads/Brief-History-of-HUD-Subs-Mortgage-Pres-Issues-for-CW.pdf>.

¹¹ Carl W. Condit, *Chicago 1930-70: Building, Planning, and Urban Technology* (Chicago, IL: University of Chicago Press, 1974),. 78.

"Subsidized Housing."

"'In-Between' Program Booming."

"Construction Zooms Upward," *Chicago Daily Tribune* (Chicago, IL), August 19, 1962.

Alvin Nagelberg, "FHA Loans Getting More Attention," *Chicago Tribune* (Chicago, IL), October 2, 1966.

"Views on Chicago: It Depends Where You Are," *Chicago Tribune* (Chicago, IL), August 21, 1966.

Joy Darrow, "High Rises – Where Are They Going?" *Chicago Tribune* (Chicago, IL), July 23, 1967.

Alvin Nagelberg, "City housing: a Study in Complexity," *Chicago Tribune* (Chicago, IL), October 2, 1966.

"Chicago Housing Authority."

¹² *The Poorhouse*, 157-165.

neighborhoods like Chicago's South Side and to replace it with newer, more modern residential communities. However, though they were often more economically and racially integrated than the neighborhoods they replaced, these 1960s 221(d)(3) residential complexes remain controversial, along with other large scale urban renewal projects of the 1940s, 50s and 60s, due to their associations with wholesale neighborhood bulldozing, mass relocation of poor and minority families, and the power imbalances that characterized much of Chicago's city planning efforts of the mid-20th century.

During its seven-year period of availability between 1961 and 1968, the federal 221(d)(3) program financed the rehabilitation and creation of an estimated 159,000 units of low-rent housing nationwide, including units like those at Island Terrace which were completed after 1968 but financed with the program before it was phased out. The Housing and Urban Development Act of 1968, signed into federal law by President Lyndon B. Johnson, replaced the 221(d)(3) low interest federal mortgage program with the Section 236 program which encouraged the investment of private financial institutions in low income housing projects using federal interest reduction payments (IRPs) paid directly to these private mortgage holders. The Section 236 program was replaced in 1974 with the federal Section 8 New Construction and Substantial Rehabilitation program.¹³

Building History

Before the 1968-1969 construction of Island Terrace Apartments, its Stony Island Avenue site facing Jackson Park contained a 1-story garage and a vacant lot (once a row of 4-story dwellings).¹⁴

A March 8, 1968, blurb in *The Daily Calumet* newspaper announced the planned construction of Island Terrace Apartments, noted as “[a] 22-story, 241-unit apartment building at 6426-44 Stony Island.”¹⁵ The \$1.6 million project would be designed by architects Dubin, Dubin, Black and Moutoussamy. Construction was underway by mid-April 1968.¹⁶

Island Terrace's construction was not celebrated by all. An April 14, 1968 article in the *Chicago Tribune* noted that The Woodlawn Association (TWO) neighborhood group viewed the 21-story structure rising along Stony Island Avenue as a “monstrosity” whose development had been an unwelcome surprise to its neighbors. Members of The Woodlawn

¹³ “Program Descriptions.”

Lori Montgomery and David Migoya, “HUD: A vacancy of hope; House of cards near collapse,” *Detroit Free Press* (Detroit, MI), April 5, 1995.

¹⁴ *Insurance Maps of Chicago, Illinois, Volume Sixteen 1926; Revised to October 1950*, Sheet 46.

“Advertisement: Sacrifice Rental!!” *Chicago Tribune* (Chicago, IL), May 14, 1967.

¹⁵ “Hospital Obtains Permits.”

¹⁶ “Hospital Obtains Permits.”

“21-Story Building Going Up Despite Woodlawn's Protest.”

Organization (TWO) neighborhood group protested the development, decrying promises made by the City of Chicago who had named Woodlawn a “Model City” neighborhood, part of President Lyndon Johnson’s Great Society “Model City” program which mandated public input for large planning decisions in their community. Island Terrace’s developers and the City of Chicago had both reportedly kept plans for the new development from neighbors who claimed they were only notified when construction was nearly underway.¹⁷ “It is apparent that neither private developers nor city officials care whether we have decent planning or piecemeal planning,” TWO’s president Reverend Arthur Brazier declared.¹⁸ Woodlawn’s 5th Ward Alderman Leon Despres also opposed the project, stating that “[n]o one in the community was told about the project” and that Island Terrace would “overcrowd schools, create a traffic hazard, endanger children, and unplan a neighborhood which is the subject of a grant for planning under the model cities act.”¹⁹ Local efforts to derail the development apparently failed and construction on Island Terrace proceeded over the next year.²⁰

Island Terrace Apartments’ completion was announced in April 1969 in the *Chicago Tribune* and in June 1969 in the *Chicago Daily Defender* where both noted the new 21-story residential tower’s National Housing Authority-financed construction and its low-rent apartments intended for “low and moderate-income” families who earned less than \$200 per week.²¹ Island Terrace’s 241 one-, two- and three-bedroom apartments could be had for monthly rents ranging from \$118.50 to \$160, and included gas heat, stoves, and hot water, connections for master television antennae, shared laundry rooms with coin-operated washers and dryers “to make wash day easier,” and a buggy and bicycle room.²² Outside, residents could enjoy a sheltered parking area and private playground, and a new roof deck where “tenants can bask in the sun... [and] chat with neighbors and guests.”²³ The final construction loan for Island Terrace amounted to over \$3.6 million, \$2 million over the initial 1968 estimate.²⁴

At its completion, Island Terrace’s realtor Albert H. Johnson noted that “this new high-rise apartment building is a long-needed answer to the critical shortage of apartments in this

¹⁷ “21-Story Building Going Up Despite Woodlawn’s Protest.”

D. Bradford Hunt, “Model Cities,” Encyclopedia of Chicago, accessed August 8, 2024, <http://www.encyclopedia.chicagohistory.org/pages/832.html>.

¹⁸ “21-Story Building Going Up Despite Woodlawn’s Protest.”

¹⁹ Ibid.

²⁰ “New High-Rise Near Completion,” *Chicago Daily Defender* (Chicago, IL), June 2, 1969.

²¹ “Federally Financed Apartments to Open Near Jackson Park,” *Chicago Tribune* (Chicago, IL), April 13, 1969.

“New High-Rise Near Completion.”

²² Ibid.

²³ Ibid.

²⁴ “New High-Rise Near Completion.”

area... especially ones suitable for family living,” and that “Island Terrace apartments will assure happier living for many Southside families, and bring a new look to this sector.”

A June 1969 advertisement in the *Woodlawn Booster and Bulletin* noted that Island Terrace Apartments was “the first – and last – FHA 221 (D) (3) apartment building in this area.”²⁵

The *Chicago Tribune* noted one Julius Lupin as a co-developer of the Island Terrace project, and *The Daily Calumet* recorded in 1968 that the project was to be built for “American National Bank Trust 25101;” no other contemporary newspaper accounts are available that note the Island Terrace’s original developer.²⁶ Publicly available Cook County Clerk’s Office recordings show that the multiple lots that made up the larger Island Terrace property were conveyed to the entity American National Bank & Trust “25701” in early 1968. African American businessman George E. Johnson, Sr., founder of Johnson Products Co., was a longtime owner and reportedly played a role in refinancing Island Terrace in 1971. Later county recordings show that ownership of the property transferred from Johnson’s Island Terrace L.L.C. to PNC ARHPF Island Terrace LLC in April 2015, and then to POAH Island Terrace, LLC in June 2021.²⁷

Island Terrace Apartments remains a rental affordable housing facility today and is owned and operated by Preservation of Affordable Housing (POAH) who began renovations in 2024.²⁸

Architects Dubin, Dubin, Black and Moutoussamy

Island Terrace Apartments was designed by the Chicago architecture firm of Dubin, Dubin, Black and Moutoussamy (DDBM) which was led by three White architects – Arthur Dubin (1923-2011), his brother M. David Dubin (1927-2013), and John Thomas Black (1917-2003) – and African American architect John Warren Moutoussamy (1922-1995).²⁹

²⁵ “Advertisement: Below Market Rentals!” *Woodlawn Booster and Bulletin* (Chicago, IL), June 3, 1969.

²⁶ “Hospital Obtains Permits.”

“21-Story Building Going Up Despite Woodlawn’s Protest,”

²⁷ Jordon.

“Island Terrace Apartments.”

Island Terrace Apartments – Special Warranty Deed – April 23, 2015.

Island Terrace Apartments – Special Warranty Deed – June 24, 2021.

Island Terrace Apartments – Deed Records.

²⁸ Preservation of Affordable Housing (POAH), “Boston-based nonprofit acquires mixed-income housing near future Obama Presidential Center in Chicago (July 7, 2021),” Global Newswire, accessed August 9, 2024,

<https://www.globenewswire.com/en/news-release/2021/07/07/2259190/0/en/Boston-based-nonprofit-acquires-mixed-income-housing-near-future-Obama-Presidential-Center-in-Chicago.html>

“Island Terrace Apartments.”

²⁹ Jessica Tobacman, “Architect valued beauty in many forms,” *Chicago Tribune* (Chicago, IL), October 11, 2011.

Bob Goldsborough, “Architect designed North Side high-rises,” *Chicago Tribune* (Chicago, IL), August 9, 2013.

“Obituary: John T. Black,” *Chicago Tribune* (Chicago, IL), December 14, 2003.

“Architect John W. Moutoussamy,” *Chicago Tribune* (Chicago, IL), May 9, 1995.

DDBM became the first large architectural firm in Chicago to include a Black architect in its leadership and was well known in the late 1960s and 1970s for its designs large urban housing projects.³⁰

Brothers Arthur and David Dubin came from a family of Jewish architects: their father Henry Dubin (1892-1963) and uncle George H. Dubin (1890-1958) led the Chicago-based architectural and engineering firm Dubin & Dubin (originally Dubin & Eisenberg), and Arthur's and David's older brother Eugene A. Dubin (1900-1908) became a well-known mid-20th century Chicago structural engineer. Arthur Dubin studied architecture at the University of Michigan, receiving his degree in 1949 following Army service in World War II, and joined his father's architectural practice in 1949. His brother David joined the family firm in 1950 after serving in the Merchant Marines during World War II and studying architecture at the University of Illinois at Urbana-Champaign. Arthur and David Dubin became principals of the firm in the 1950s.³¹

John T. Black joined the Dubin firm in 1965, forming Dubin, Dubin & Black (DDB). A native of Aledo, Illinois, Black studied architectural engineering at the University of Oklahoma and architecture at Harvard University. Before partnering in DDB, Black served as staff architect for Chicago's Michael Reese Hospital and was a partner with the Chicago architectural firm Pace Associates.³²

Once a colleague of John T. Black's at Pace Associates, John Moutoussamy joined DDB in 1966 after a near two-decade career as a working architect. Born in Chicago in 1922, Moutoussamy attended the city's Tilden Technical and Englewood High Schools and, after serving in the U.S. Army in World War II, attended the Illinois Institute of Technology (IIT) where he studied under the famed German American Modernist architect Ludwig Mies van der Rohe; his later business partner Arthur Dubin reported that he also worked for a time in Mies' office. After leaving IIT, Moutoussamy worked for the prominent

³⁰ Matt Crawford and Melanie Bishop, *City of Chicago Landmark Designation Report: Johnson Publishing Company Building – 820 S. Michigan Avenue – Chicago, IL* (October 5, 2017), 12-13.

³¹ "Architect valued beauty in many forms."

"Architect designed North Side high-rises."

"Obituary: Henry Dubin," *Chicago Tribune* (Chicago, IL), April 23, 1963.

"George H. Dubin dies, leader in architecture," *Chicago Tribune* (Chicago, IL), January 27, 1958.

"Start \$850,000 Apartments on Woodlawn Ave.," *Chicago Tribune* (Chicago, IL), May 30, 1924.

"Architect finds steel house is cheap to build," *Chicago Tribune* (Chicago, IL), September 12, 1931.

Diane Struzzi, "Eugene A. Dubin, 90, engineer," *Chicago Tribune* (Chicago, IL), December 12, 1998.

"Arthur D. Dubin (1923-2011)," Art Institute of Chicago website, accessed August 5, 2024,

<https://artic.contentdm.oclc.org/digital/api/collection/caohp/id/26667/download>.

John Zukowsky, ed., *Chicago Architecture and Design, 1923-1993: Reconfiguration of an American Metropolis* (Munich, Germany: Prestel-Verlag, 1993), 461.

³² "Real Estate News: Frankville Flourishes in 10 Spots," *Chicago Tribune* (Chicago, IL), July 2, 1965.

"Beauty plan of new Dunbar site is mapped," *Chicago Tribune* (Chicago, IL), July 16, 1953.

Chicago Architecture and Design, 1923-1993, 461.

Chicago firms Schmidt, Garden & Erickson and Pace Associates. In 1965, Moutoussamy began his own solo architectural practice with a commission for Chicago's Lawless Gardens at 3550 S. Rhodes Avenue (completed 1969, extant) a large urban renewal housing complex funded in part with National Housing Act monies and developed by a group of African American professionals led by physician Dr. Theodore K. Lawless, magazine publisher John H. Johnson, and dentist Dr. William J. Walker. Among concerns that local banks would refuse funding to this large project led by a Black architect, Moutoussamy was urged to partner with a White architectural firm to complete the project and in 1966 he joined Dubin, Dubin & Black as an associate. Soon Moutoussamy joined DDB as a partner, forming Dubin, Dubin, Black and Moutoussamy as the first African American architect in Chicago to attain a partnership position in a large architectural practice.³³

The first decade of DDBM's partnership saw them execute several residential towers similar in Chicago size and appearance to Island Terrace Apartments. Many these residential commissions were from developers using federal subsidies like the Section 221(d)(3) program, and DDBM developed a prolific portfolio of affordable housing work, so much so that Arthur Dubin would boast late in his life that 20% of all federally-financed multi-family housing in the United States in this period were works by DDBM.³⁴

The DDBM partnership spanned from 1966 to 1978 and, after John T. Black's retirement in, continued as Dubin, Dubin and Moutoussamy (DDB) until Moutoussamy's death in 1995 after which the firm dissolved. During its near three decades, DDBM and DDB produced designs for some of Chicago's largest International Style residential, commercial, and institutional urban renewal projects, many for African American clients. Among their best known projects are:

- 6400 N. Sheridan Road (completed 1968, extant);³⁵
- Hull House Uptown Center at 4520 N. Beacon Street (completed 1968, demolished);³⁶
- Lincoln Park Tower at 1960 N. Lincoln Park West (completed 1968, extant);³⁷
- Quadrangle House at 6700 S. South Shore Drive (completed 1968, extant);³⁸

³³ "Twin Towers Planned by Oakdale Developer," *Chicago Tribune* (Chicago, IL), July 1, 1965.

City of Chicago Landmark Designation Report: Johnson Publishing Company Building, 12-13.

"Arthur D. Dubin (1923-2011)."

Chicago Architects Oral History Project: Oral History of Arthur Detmers Dubin, Interviewed by Betty J. Blum (Chicago, IL: Art Institute of Chicago, 2003), 89, 90.

Chicago Architecture and Design, 1923-1993, 461.

³⁴ *Oral History of Arthur Detmers Dubin*, 88.

³⁵ "Senior Citizens Building Set," *Chicago Tribune* (Chicago, IL), January 5, 2019.

³⁶ "30 buildings honored for their design," *Chicago Tribune* (Chicago, IL), April 18, 1968.

³⁷ *Ibid.*

³⁸ "High Rise Has 3 Sided View of Lake Front," *Chicago Tribune* (Chicago, IL), May 11, 1968.

- Lawless Gardens at 3550 S. Rhodes Avenue (completed 1969, extant);³⁹
- Long Grove Apartments at 2001 S. Michigan Avenue (completed 1969, extant);⁴⁰
- Johnson Publishing Company Building at 820 S. Michigan Avenue (completed 1971, extant);⁴¹
- Woodlawn Neighborhood Health Center at 6337 S. Woodlawn Avenue (completed 1972, extant);⁴²
- Carver Military Academy at 13100 Doty Avenue (completed 1973, extant);⁴³
- Regents Park Apartments at 5050 S. Lake Shore Drive (completed 1974, extant);⁴⁴
- Harry S. Truman College at 1145 W. Wilson Avenue (completed 1977, extant);⁴⁵
- Olive-Harvey College at 10001 S. Woodlawn Avenue (completed 1981, extant);⁴⁶
- Richard J. Daley College at 7500 N. Pulaski Road (completed 1981, extant);⁴⁷
- Chicago Urban League Headquarters at 4510 S. Michigan Avenue (completed 1982, extant);⁴⁸
- Alpha Kappa Alpha Sorority National Headquarters at 5656 S. Stony Island Avenue (completed 1983, extant);⁴⁹
- North Pier Apartments at 474 N. Lake Shore Drive, with Florian-Wierzbowski (completed 1991, extant);⁵⁰
- Bessie Coleman Library at 731 E. 63rd Street (completed 1993, extant)⁵¹

³⁹ *City of Chicago Landmark Designation Report: Johnson Publishing Company Building*, 12-13.

⁴⁰ “Loan for Moderate Income Unit Granted,” *Chicago Tribune* (Chicago, IL), May 29, 1968.

“Land Use Alternatives Studied by Developers,” *Chicago Tribune* (Chicago, IL), October 5, 1969.

⁴¹ *City of Chicago Landmark Designation Report: Johnson Publishing Company Building*, 13.

“Architect John W. Moutoussamy.”

⁴² *City of Chicago Landmark Designation Report: Johnson Publishing Company Building*, 13.

⁴³ *Ibid.*

⁴⁴ *Ibid.*

⁴⁵ *Ibid.*

Alice Sinkevitch and Laurie McGovern Petersen, ed., *AIA Guide to Chicago* (Chicago: University of Illinois Press, 2014), 237.

⁴⁶ *City of Chicago Landmark Designation Report: Johnson Publishing Company Building*, 13.

⁴⁷ *Ibid.*

⁴⁸ *Ibid.*

⁴⁹ *Ibid.*

⁵⁰ Miles L. Berger, *They Built Chicago: Entrepreneurs Who Shaped a Great City’s Architecture* (Chicago, IL: Bonus Books, Inc., 1992), 387.

AIA Guide to Chicago, 147.

⁵¹ “*City of Chicago Landmark Designation Report: Johnson Publishing Company Building*, 13.

Part II: Architectural Information

A. General Statement:

1. Architectural Character:

The Island Terrace Apartments, designed by Dubin, Dubin, Black and Moutoussamy and completed in 1969, is notable as the first federally subsidized high-rise housing development constructed along the southern end of Chicago's lakefront. The building's modern design mimicked the luxury high-rise residential buildings that rose along the lakefront in the post-World War II period to lure suburbanites back to the city.

On the exterior, the distinguishing features of Island Terrace include the rectilinear, symmetrical massing, with a recessed first story framed by concrete pilotis that support the building's upper stories, the unornamented brick and concrete facades, and the long bands of windows at each story. Unfenestrated corner bays on the east and west elevations, which project slightly and are clad in buff colored brick with horizontal concrete banding, add visual interest and frame the monolithic curtain wall. On the longer south and west elevations, thin concrete piers between the bays visually extend the vertical rhythm established by the ground floor pilotis.

A low-rise concrete parking garage with open upper level wraps around the north and west sides of the building. The entrance to the parking garage is south of the building, under a raised rectangular patio.

On the interior, distinguishing features are limited to the ground floor entrance vestibule and lobby, which feature travertine walls and flat plaster ceilings with recessed lighting. The upper floors of the building are utilitarian, with flat plaster walls and ceilings and non-historic flooring.

2. Condition of Fabric:

The overall condition of the building is good. The exterior architectural elements are intact and do not exhibit any noticeable deterioration. The windows throughout the building are non-historic replacement windows set within the original openings. The interior of the building also appears to be intact with minor changes.

B. Description of Exterior:

1. Overall dimensions:

The Island Terrace is 22 stories tall and rectangular in plan. A large mechanical penthouse is located near the center of the building's flat roof. The building is approximately 187' tall to the roof and 206' tall to the top of the penthouse. The recessed first story of the building is 87' long (east to west) and 57' wide (north to south). The upper floors of the building, which extend over the base and are supported by concrete pilotis, is 117' long (east to west) and 99' wide (north to south).

2. Foundations:

The foundations of the building and parking garage are reinforced concrete.

3. Exterior Walls:

Recessed First Story

The recessed first story of the building is three bays wide (north to south) and six bays long (east to west). The exterior walls are clad in a wide center band of buff colored brick with painted concrete above and below. The bays are separated by concrete piers.

East and West Facades

The primary façade of the building, facing east, is five structural bays long and bilaterally symmetrical. The three center bays are identical, with bands of windows that are vertically divided by thin concrete piers and horizontally separated by textured concrete spandrel panels. The unfenestrated north and south end bays project slightly from the wall plane and are clad in buff colored brick with thin horizontal bands of concrete between each story.

The west façade of the building is identical to the east façade.

North and South Facades

The north façade of the building is six bays long and bilaterally symmetrical. The bays are identical, with bands of windows that are vertically divided by thin concrete piers and horizontally separated by textured concrete spandrel panels.

The south façade of the building is identical to the north façade.

4. Structural system, framing:

The structural system of the building is reinforced concrete.

5. Entrance Stoops and Ramps:

East Entrance Stoop and Ramp

The primary east entrance, on the center of the east side of the recessed first story, is accessed by a low concrete stoop with concrete steps on the east and identical concrete ramps extending north and south. A simple metal pipe handrail is located at the center of the steps, and the ramps feature similar handrails.

South Stoop, Ramps, and Exterior Stairs

A low concrete platform with short ramps on its east and west sides provides access to the secondary south entrance to the building. Concrete steps on the south and west sides of this platform connect to the raised patio and upper level of the parking garage. The ramp and steps feature simple metal pipe handrails.

West Ramp

A concrete ramp with metal pipe handrails provides access to the secondary entrance on the west side of the recessed first story.

6. Openings:

a. Doorways and Doors:

East Entrance

The primary entrance to the building is located at the center of the west side of the recessed first story, set within a three-part aluminum and glass storefront with a painted concrete base. The door itself, a glass door with aluminum frame and single transom, is located in the northernmost storefront window

South Entrances

The secondary south entrance to the building houses two secondary entrance. At the easternmost bay is a flat metal door with large adjacent aluminum sidelight and transoms, which have been infilled with solid panels. The door is a flat painted metal door with a square upper light, set in a painted metal frame. The second door, a flat painted metal door, is set within a recess on the west side of the fourth bay to the west.

West Entrances

Two secondary entrances are located on the north side of the recessed first story, one at the bottom of the concrete ramp and one at the top of the ramp. Both doorways house flat painted metal doors in painted metal frames.

b. Windows:

First Story

The west side of the recessed base features two sets of tall triple, metal framed windows in the easternmost bays. The next two bays each have a shorter band of metal framed windows in the upper half of the brick wall, with a center slider window flanked by double-hung windows.

The east side of the first story is minimally fenestrated, with bands of aluminum frame double-hung windows in the upper portions of the two westernmost bays.

The north side of the first story contains a pair of aluminum framed double hung windows at the top of the wall, just south of the door at the top of the ramp.

East and West Facades

The three center bays on the east and west facades are identical and regularly fenestrated with groups of four double-hung, aluminum-framed windows.

North and South Façade

The north and west facades are identical and regularly fenestrated. Each bay houses groups of four double-hung, aluminum-framed windows at each story.

8. Roof:

a. Shape, covering:

The roof of the building is flat with no parapets and covered with reflective roofing material.

b. Penthouse:

The large rectangular penthouse near the center of the building's roof is painted concrete. The roof of the penthouse is flat and covered with reflective roofing material.

C. Description of Interior:

1. Floor Plans:

First Floor

The first floor of the building houses tenant amenity spaces and back-of-house spaces arranged around the central entrance and elevator lobby. A small vestibule at the primary east entrance opens into this lobby, with elevators at the west end of the lobby's north wall and an enclosed central stair to the south. South of the lobby is a large tenant community room and smaller business center with restroom. A fitness center is located at the northeast corner of the floor, with a large laundry room directly to the west. A north-south corridor west of the lobby provides access to the back-of-house spaces—storage rooms to the north, a mechanical room at the center of the west wall, and management offices to the south.

Upper Floor Plans:

The upper floors are identical in plan, with a central elevator/stair lobby flanked by short hallways that provide access to 12 apartment units arranged along the perimeter.

2. Stairways/Elevators:

Elevators

The building contains a central bank of three passenger elevators within the north elevator/stair core. All elevators have simple metal surrounds and flat painted metal doors.

Stairs

The building contains one enclosed central stair, which features painted concrete steps and landings and wall mounted metal handrails.

3. Flooring:

First Floor

The flooring in the first floor entrance vestibule and lobby is non-historic 24” ceramic tile.

Flooring in the community room, business center, and management office is wood-look vinyl plank. The fitness center has a mixture of vinyl tile flooring and carpet. The laundry room floor is vinyl tile.

The back-of-house corridor, mechanical room, and storage rooms have concrete floors.

Upper Floors

The elevator lobbies and hallways on the upper floors are carpeted. Apartment units that have been more recently remodeled have wood-look luxury vinyl plank flooring throughout. Apartment units that have not been remodeled have primarily carpeted floors, with tile in the bathrooms and kitchens.

4. Wall Finish:

First Floor

The walls in the main entrance vestibule and lobby are travertine. The south wall of the lobby houses a long bank of original metal mailboxes.

The walls in the tenant amenity spaces and management office are painted drywall. The back-of-house corridor, mechanical room, and storage rooms have painted concrete block walls.

Upper Floors

The walls throughout the upper floors are painted drywall.

5. Ceiling Finish and Lighting:

First Floor

The ceiling in the entrance vestibule and lobby on the first floor are painted drywall with recessed can lighting.

The community room, business center, laundry room, and management offices have 2'x4" acoustical panel ceilings with lay-in fluorescent lighting. The fitness room has a painted drywall ceiling with surface-mounted fluorescent light fixtures.

The remaining back-of-house spaces on the first floor have no finished ceiling.

Upper Floors

The ceilings throughout the upper floors are painted drywall with utilitarian surface mounted light fixtures.

6. Openings:

a. Doorways and doors:

First Floor

The west wall of the main entrance vestibule houses a storefront configuration with single door that is very similar to the exterior entrance but smaller, with two sections instead of three. A painted wood door with large center light, set in a simple painted metal frame, is located near the center of the vestibule's south wall. A flat panel painted metal door with metal frame is located at the south end of the vestibule's west wall.

A painted metal door with upper light at the east end of the lobby's north wall provides access to the fitness center and laundry room. A flat panel painted metal door near the center of the south wall, set within a recessed niche, opens into the central stair. A painted metal door with small upper light on the west wall of the lobby opens into the secondary north-south corridor.

The remaining doors on the first floor are painted metal doors, some of which have upper lights.

Upper Floors

Doors along the upper floor hallways are flat painted metal doors in painted metal frames. Doors within the units are flat painted hollow core doors.

D. Site:

1. General Setting and Orientation:

The Island Terrace is located on the east side of a Chicago block bound on the north by East 64th Street, on the east by South Stony Island Avenue, on the south by East 65th Street, and on the west by South Blackstone Avenue. The block is mostly open space, with only three buildings including Island Terrace. A three-story 1920s commercial block is located at the southwest corner of the block, and a modern two-story apartment complex is situated near the center of the block's north end, facing East 64th Street. The northeast corner of the block is a vacant lot and the northwest corner is occupied by a surface parking lot. The remaining space west of Island Terrace is taken up by athletic fields associated with Mount Carmel High School.

The Island Terrace faces east onto Jackson Park and is set back slightly on the east side, and the east side of the lot is lined by a low metal fence. A parkway with concrete sidewalks and mature trees separates the building from South Stony Island Avenue. Curb cuts north and south of the building provide vehicular access to the low parking garage. A chain link fence is located between the parking lot and the building on the building's north, south, and west sides. Chain link fencing also extends around the perimeter of the open patio south of the building.

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HISTORIC ILLINOIS BUILDING SURVEY

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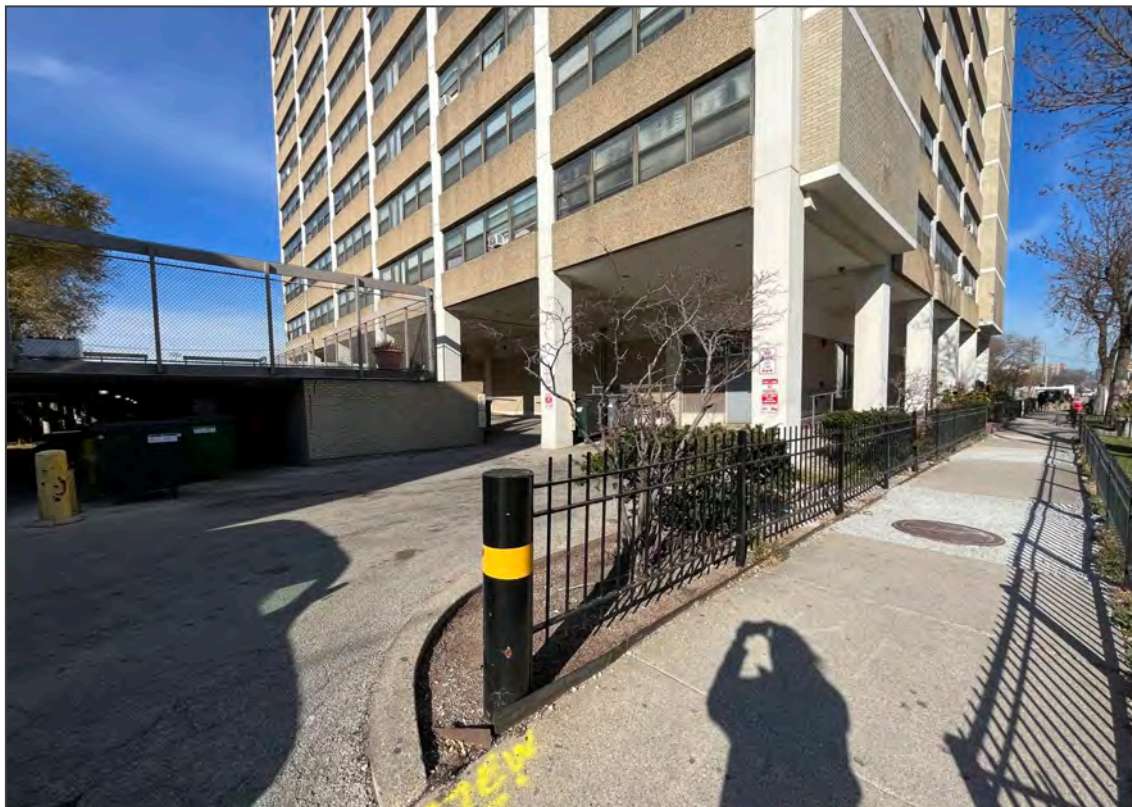


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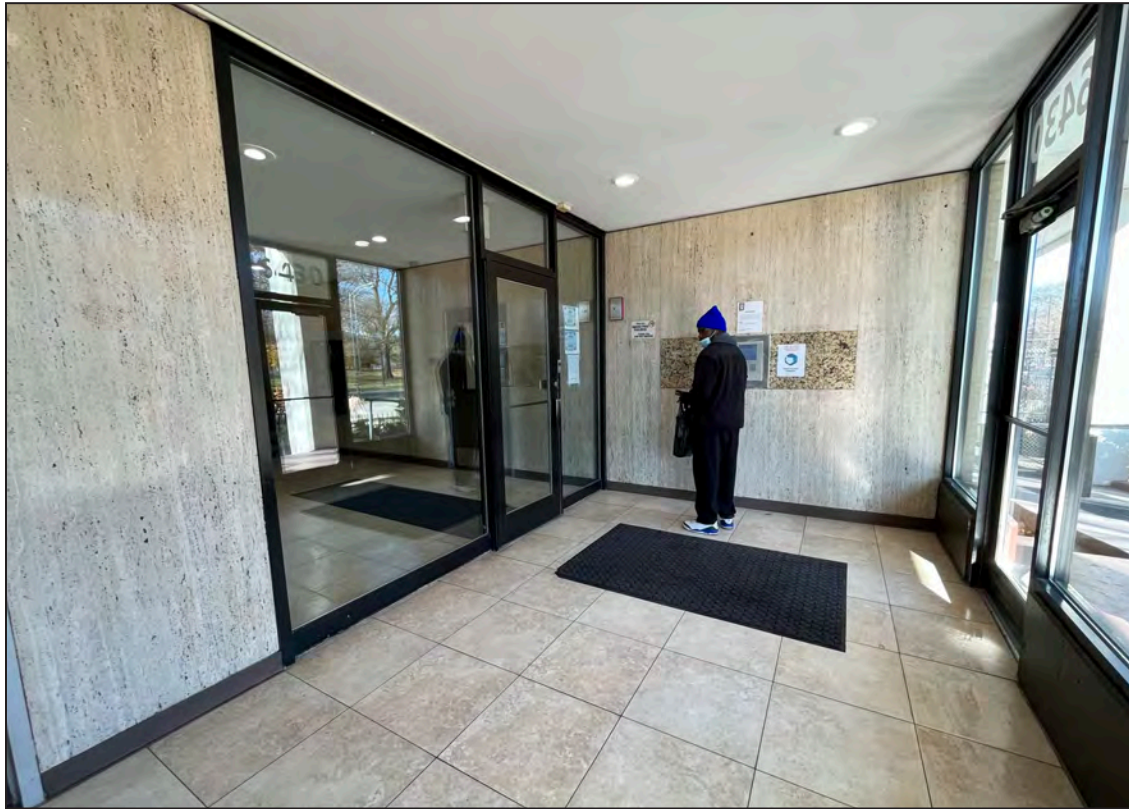


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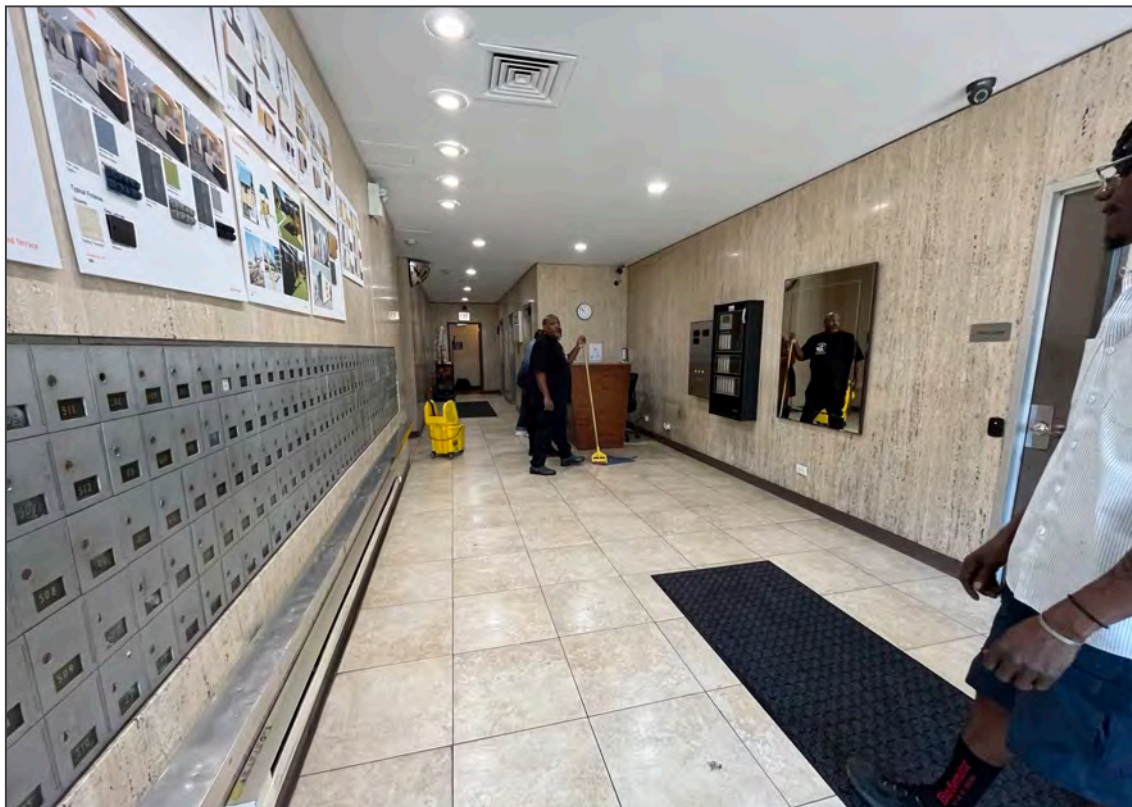


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012



013

21-Story Building Going Up Despite Woodlawn's Protest

BY MARY ULLRICH

Construction is scheduled to begin this week on a 21-story apartment building in a community that has long opposed high-rise development.

The 3.7-million-dollar project will be built at 6428-6444 Stony Island av. with funds secured by the department of housing and urban development [H.U.D.] and mortgage insurance provided by the federal housing administration.

Managed by the Coronado Management company, the development will contain equal numbers of one, two and three-bedroom apartments. Rents for the 246 units will be \$117 for one bedroom; \$137 for two bedrooms, and \$157 for three bedrooms.

List Planned Facilities

A nursery school, playground, and laundromat are included in the building.

But representatives of the Woodlawn community view the building as a "monstrosity," according to the Rev. Arthur Brazier, president of The Woodlawn organization [T.W.O.].

"We are opposed to the project because Woodlawn is a model cities target area," he said, "and our people are supposed to be involved in the planning for this community."

Study Not Completed

Until a model city study is completed for Woodlawn, he said, "no one is sure that the over-all plan will call for a highrise in this area."

Approval for the project was granted by the

department of urban renewal and construction permits were issued by the city building department.

"It is apparent that neither private developers nor city officials care whether we have decent planning or piecemeal planning," the Rev. Mr. Brazier said. "In our opinion, model cities is getting off to a very poor start."

Review Project Specifies

P. N. Brownstein, secretary-commissioner of the department of housing and urban development, said "the location, design, rents, and sponsorship of the project were reviewed and found to be acceptable."

A commitment for FHA mortgage insurance was issued for the development on March 28, 1967, Brownstein said, and "under terms of this commitment, we have no choice but to insure the project."

He said until his office received a letter from the Rev. Mr. Brazier on Feb. 22, "there had been no indication of any objection to high-rise construction at this location."

Alderman Shares Argument

The point is central in the argument shared by T.W.O. and Ald. Leon Despres [5th].

"No one in the community was told about the project until the builder applied for driveway permits," Despres said.

"I did not communicate with Woodlawn representatives," said Julius Lupin, co-developer of the project, "because I didn't have to."

Housing Desperately

Julius Yacker, attorney for the developer, said "we are providing housing that is desperately needed in Woodlawn, and we believe we are being helpful to the community."

"How could we have objected to plans for the highrise," Despres said, "when no one knew they existed?"

In a letter to Robert Weaver, H.U.D. secretary, Despres said the building will "overcrowd schools, create a traffic hazard, endanger children, and unplan a neighborhood which is the subject of a grant for planning under the model cities act."

Will Attend Scott School

Children in the building will attend Scott school, 6435 Blackstone av., which already has more than a dozen mobile classrooms stationed in Jackson park.

"All this," Despres said, "seems to make your department one of urban anarchy instead of development."

"All of us in the community are at a loss," he said.

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RAL
NEWS

SECTION
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TV • RADIO
HOME & GARDEN

Pilot Victims

port them to the west side. But contributions mounted, and one car couldn't handle the load.

To assist the conference, the Community Union Center, 4002 W. Roosevelt rd., organized a car pool of 40 off-duty taxi drivers. Members of the Transit Workers union helped the drivers deliver food and clothes to the center, and to other

local
tribu-
e at
boxes

New High-Rise Near Completion: Many Views To Overlook Jackson Park
Chicago Daily Defender (Daily Edition) (1960-1973); Jun 2, 1969;
ProQuest Historical Newspapers: Chicago Defender
pg. 5

ISLAND TERRACE APARTMENTS

New High-Rise Near Completion

Many Views To Overlook Jackson Park

An opportunity to enjoy living in a modern park-side apartment, at below market rentals, will soon come true for more than 200 low and moderate income families here, the Daily Defender learned.

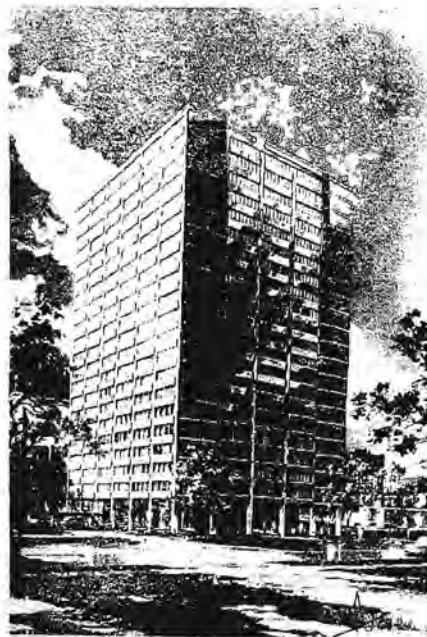
The National Housing Authority in its current Chicago program of urban redevelopment has selected a location at Stony Island ave and 64th st., for such an apartment building the first FHA financed development in this area.

It has made a federal loan of \$3,636,700 for the new Island Terrace Apartments, a 21-story structure now going up at 6426-44 S. Stony Island, across the street from Jackson Park.

There will be 241 one, two and three-bedroom apartments available for anyone who qualifies under the income earnings limitations which disqualify those who earn more than \$200 a week.

Income limits, specified by federal regulations, are \$6,400 for one person, \$7,800 for two, \$9,150 for three or four, and \$10,500 for five or six persons. Rentals for the apartments are \$118.50 for one-bedroom units, \$139.00 for two-bedroom units, and \$160.00 for three-bedroom units.

According to Albert H. Johnson of the realty firm bearing his name which has been appointed managing agent, "this new high-rise apartment building is a long-needed answer to



the critical shortage of apartments in this area . . . especially ones suitable for family living. This shortage has driven rentals up unrealistically," Johnson said.

Describing the new federal program as "a major step forward in the problem of urban renewal," Johnson believes that

na, and sheltered off-street parking in the building's 100-car garage at no extra charge.

On the roof deck, tenants can bask in the sun, chat with neighbors and guests.

The laundry room is equipped with coin-operated washers and dryers to make wash day easier, and there is a pram and bicycle room, and a children's modern playground with health-building equipment, too.

The lake, beaches, and Jackson Park sports facilities are all minutes away. Hyde Park High School, is three blocks away . . . the University of Chicago one mile . . . and the Loop can be reached in 20 minutes via the nearby Outer Drive.

Architects and engineers for the building are Dubin, Dubin, Black and Montoussamy.

Occupancy is planned for late June. Model Apartment, decorated by Seaway Furniture Co., will be ready for inspection approximately June 15th.

Island Terrace Apartment is the first and last FHA 221 (d) (3) project in the Woodlawn district, Johnson said.

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| ALBERT H. JOHNSON REALTY COMPANY Managing Agent 732 E. 75th St. HU 3-1470 | 7 |
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HISTORIC ILLINOIS BUILDING SURVEY

INDEX TO PHOTOGRAPHS

Island Terrace Apartments
Chicago
Cook County
Illinois

HIBS No. CK-2024-4

INDEX TO BLACK AND WHITE PHOTOGRAPHS

Leslie Schwartz, photographer, December 2023

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| CK-2024-4 -2 | West and south facades, view northeast |
| CK-2024-4 -3 | North façade, view south |
| CK-2024-4 -4 | East façade, lower stories, view west |
| CK-2024-4 -5 | South façade, lower stories, view northwest |
| CK-2024-4 -6 | South façade, view west between building and garage |
| CK-2024-4 -7 | South façade, view northeast from patio above garage |
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TYPICAL SITE DEMO NOTES

1. THE FOLLOWING ARE MINIMUM REQUIREMENTS. MORE STRINGENT SPECIFICATIONS AND DRAWINGS WOULD APPLY.
2. DEMOLISH/REMOVE ELEMENTS AS REQUIRED TO PROVIDE NEW SITE ELEMENTS AS SHOWN ON A-100 AND COORDINATE WITH LANDSCAPE/CIVIL DRAWINGS AND SPECIFICATIONS.
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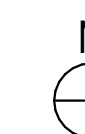
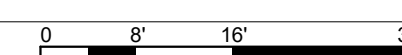
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1 site demo (lower garage)
SCALE: 1/16" = 1'-0"



Jeffrey C. Bone

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2023.08.15
2023.01.13
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ISSUED FOR CONSTRUCTION
ISSUED FOR 100% CD CHECKSET
ISSUED FOR CD / PERMIT
ISSUED FOR DESIGN DEVELOPMENT
ISSUED FOR SCHEMATIC DESIGN

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Island Terrace

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2102A

Site Demolition Plan
(lower parking)

D-101

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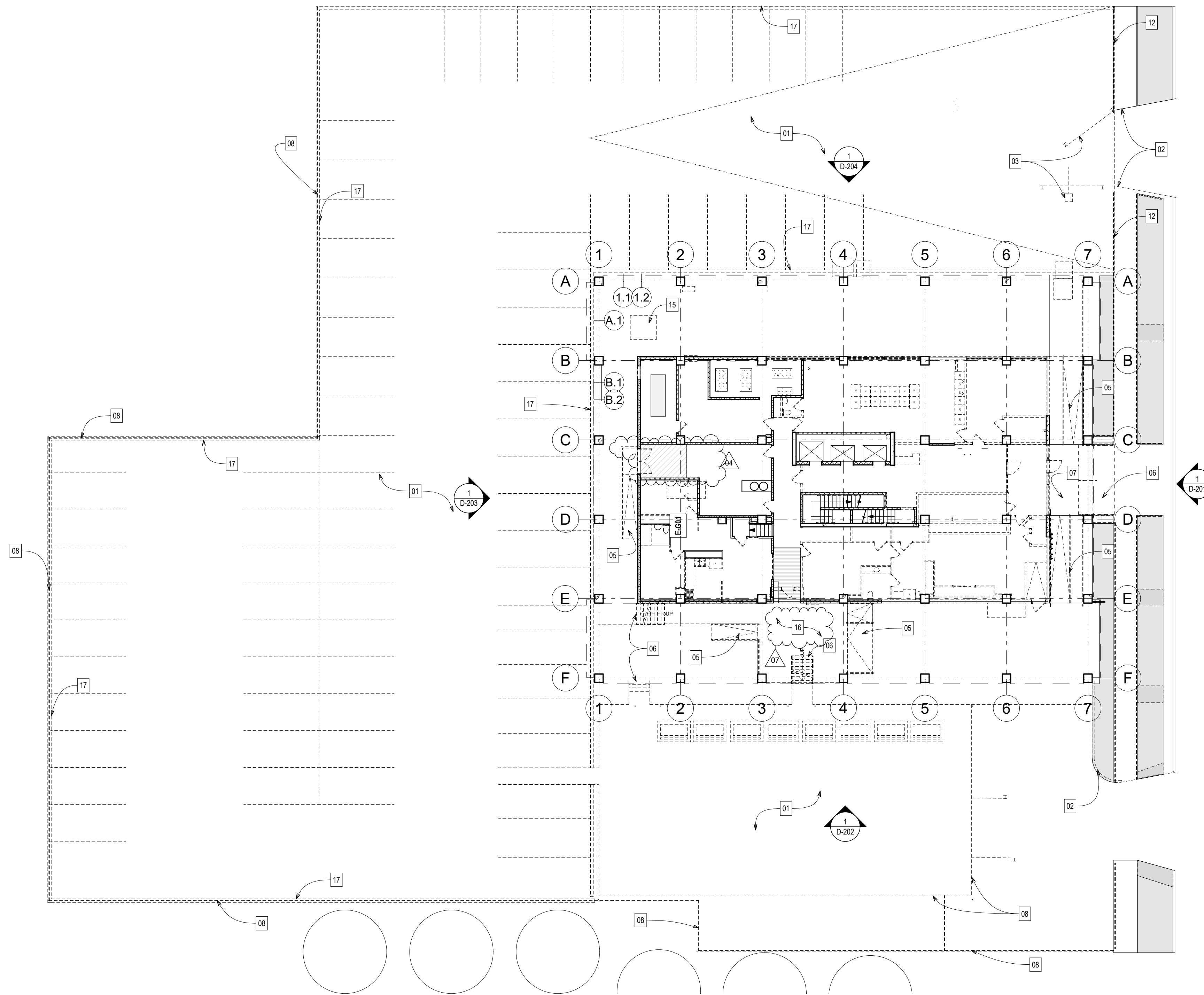
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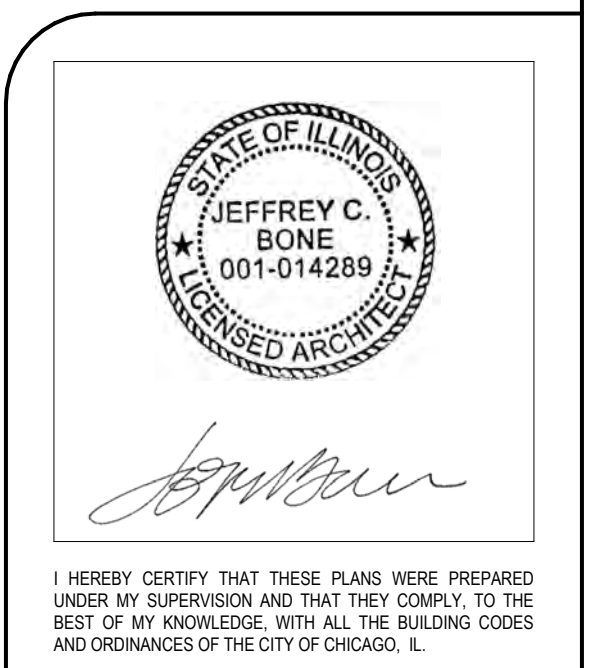
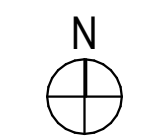
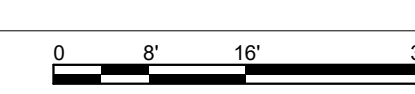
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Site Demolition Plan
(upper parking)

D-102

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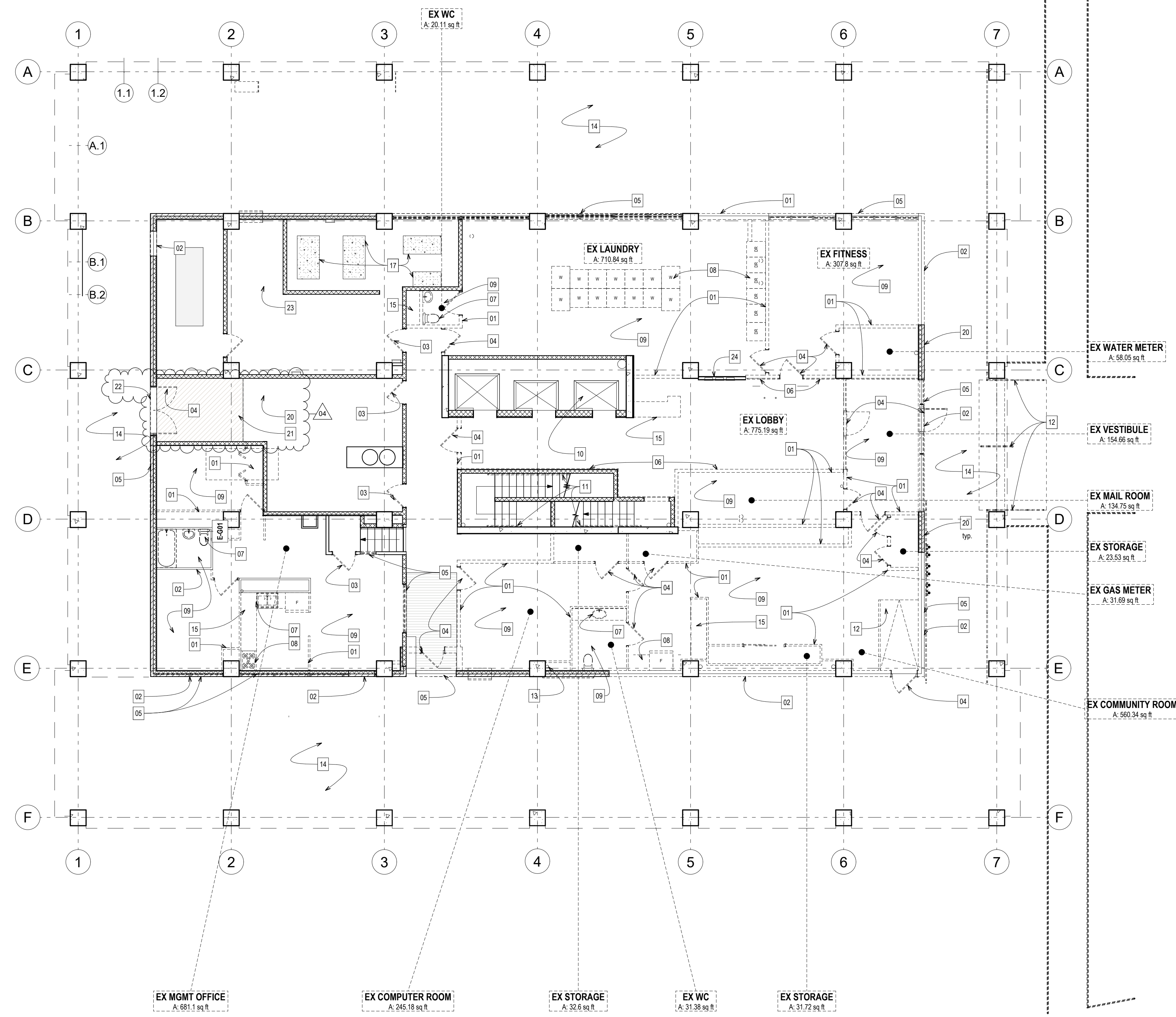
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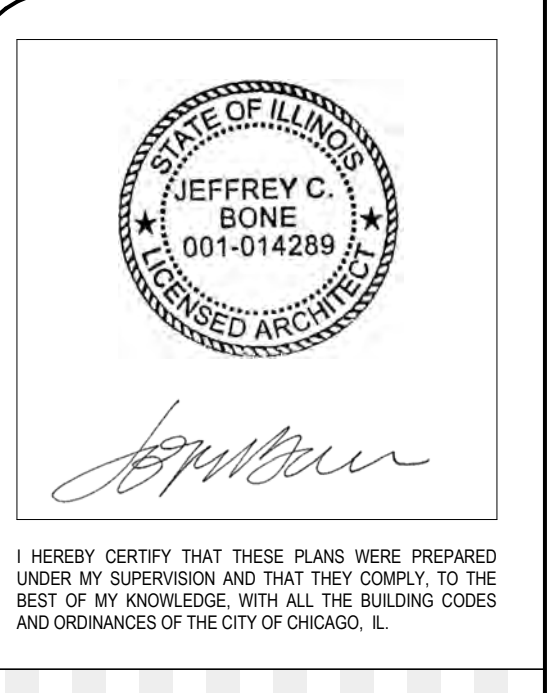
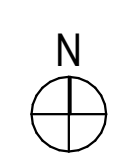
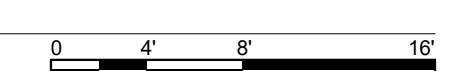
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- 02 DEMOLISH PORTION OF EXISTING WALL, GC TO COORDINATE WITH NEW WORK.
- 03 DEMOLISH EXISTING DOOR SLABS AND FRAMES FOR SWING DOORS AND SLABS AND TRACKS FOR BI-FOLD DOORS. SEE A-020 FOR BASE SCOPE AND A-001 FOR BETTERMENTS LIST. GC TO COORDINATE AS REQ'D.
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- 08 DEMOLISH EXISTING APPLIANCES.
- 09 DEMOLISH ALL FLOORING AT ALL AREAS SHOWN FOR NEW FLOORING. PREP FOR NEW AS REQ'D.
- 10 DEMOLISH ALL ELEVATOR CAB FINISHES AND LIGHT FIXTURES AS NECESSARY TO INSTALL NEW WORK PER PLANS. PROTECT EXISTING COMPONENTS TO REMAIN. PREP ALL ELEVATOR DOORS AND FRAMES TO BE REFINISHED.
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- 19 DEMOLISH TILE, EXISTING TILE BACKER, AND GYP BD AT UNIT TUBS. SEE DETAIL 15A-503 FOR MORE INFO ON NEW WORK TO BE COORDINATED.
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- 22 LOWER/ENLARGE EXISTING DOOR OPENING TO ALIGN WITH NEW FLOOR HEIGHT. COORDINATE WITH SIZE OF NEW DOOR AS REQ'D.
- 23 REMOVE/SAW CUT PORTION OF EXISTING SLAB AND TRENCH TO PREP FOR NEW UNDERGROUND CONDUIT INSTALL FOR FIRE PUMP CONTROLLER. COORDINATE WITH ELECTRICAL AS REQUIRED.
- 24 EXISTING WALL AND EQUIPMENT TO REMAIN. REPAIR AND PATCH AS REQUIRED. REPAIR/REPLACE AS REQUIRED PER MEPPP OR OTHER CODES.

TYPICAL PLAN DEMO NOTES

1. THE FOLLOWING ARE MINIMUM REQUIREMENTS. MORE STRINGENT SPECIFICATIONS AND DRAWINGS WOULD APPLY.
2. REMOVE ALL WALL, CEILING, AND FLOORING AS NECESSARY TO INSTALL NEW WORK PER PLANS. PROTECT ALL ITEMS TO REMAIN DURING DEMO AND CONSTRUCTION.
3. SELECTIVELY REMOVE ALL FIXTURES, ELECTRICAL DEVICES, FINISHES, CABINETS, APPLIANCES, EQUIPMENT, MATERIALS, AND PIPING AS NECESSARY TO INSTALL NEW WORK PER PLANS.
4. AT UNIT BEDROOM AND BATHROOM DOORS, DEMO DOORS, SLABS, AND DOOR FRAMES. DEMOLISH SLABS AND TRACKS FOR BI-FOLD DOORS.
5. 100% OF PLUMBING FIXTURES AND APPLIANCES TO BE DEMOLISHED.



1 1st Floor Demo
SCALE: 1/8" = 1'-0"



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1st Floor Demolition Plan

D-103

TYPICAL DEMOLITION LEGEND

- ** DEMOLISH ALL DASHED ITEMS, TYPICAL.
- EXISTING WALL OR PARTITION TO REMAIN.
- EXISTING WALL OR PARTITION TO BE REMOVED.
- EXISTING COLUMN TO REMAIN.
- EXISTING WINDOW/ STOREFRONT TO BE REMOVED.
- EXISTING DOOR & FRAME TO REMAIN.
- EXISTING DOOR & FRAME TO BE REMOVED.

TYPICAL DEMOLITION NOTES

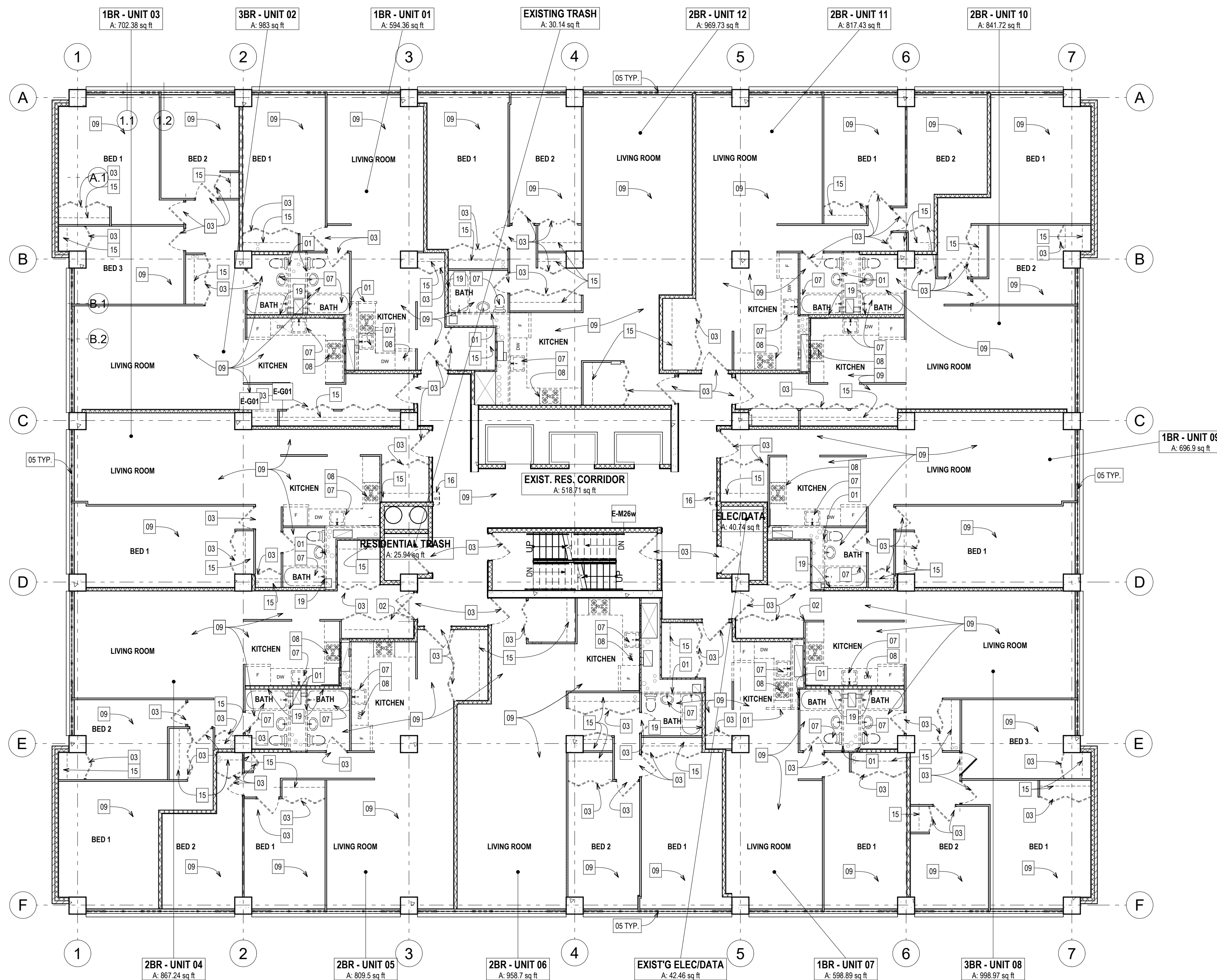
1. THE FOLLOWING ARE MINIMUM REQUIREMENTS. MORE STRINGENT SPECIFICATIONS AND DRAWINGS WOULD APPLY.
2. THE EXTENT OF THE DEMOLITION WORK SHOWN ON THE DRAWINGS IS INTENDED TO GIVE THE CONTRACTOR THE SCOPE OF THE DEMOLITION REQUIRED. THE ACTUAL EXTENT OF DEMOLITION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. EXISTING EQUIPMENT, FIXTURES, FURNISHINGS, ETC. TO REMAIN ARE TO BE RELOCATED OR STORED PER OWNER'S DIRECTION AND BE PROTECTED FROM DAMAGE AND VANDALISM.
4. CONTRACTOR TO COORDINATE DEMOLITION AND CONSTRUCTION OPERATIONS WHERE THEY AFFECT EXISTING WORK AREAS AND NORMAL OPERATING PROCEDURES. PROVIDE PROTECTION FOR THE NORMAL OPERATION OF THE FACILITY FROM DUST, FUMES, SMOKE, WATER, AND NOISE DURING DEMOLITION.
5. DEMOLITION EXPOSING THE INTERIOR OF THE BUILDING TO THE OUTSIDE ELEMENTS OR TO THE PUBLIC IS TO BE PROPERLY SECURED AND PROTECTED TO ELIMINATE DAMAGE FROM VANDALISM OR WEATHER. COORDINATE WITH OWNER'S REQUIREMENTS.
6. FIELD VERIFY LOCATIONS OF LOAD BEARING PARTITIONS, COLUMNS, BEAMS, AND SYSTEMS. CAUTION TO BE EXERCISED DURING DEMOLITION AND NEW CONSTRUCTION SO AS NOT TO ALTER AND/OR DAMAGE THE BUILDING'S STRUCTURAL AND OTHER TYPICAL SYSTEMS.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING, BRACING, AND PROTECTION TO MAINTAIN INTEGRITY AND SAFETY OF THE EXISTING BUILDING AND AREAS OF CONSTRUCTION.
8. REMOVE ALL MISCELLANEOUS ABANDONED OR NON-FUNCTIONING COMPONENTS AND DEVICES FOR PROPER DISPOSAL. SEE MEPPP FOR MORE INFO.
9. DISCONNECT, REMOVE OR CAP ALL UTILITIES AND DRAIN LINES AS REQUIRED. MAKE PROVISIONS FOR TEMPORARY UTILITY CONNECTIONS AS NECESSARY. SEE MEPPP FOR MORE INFO.
10. UNLESS INDICATED OTHERWISE, ALL AREAS AFFECTED BY DEMOLITION WORK ARE TO BE PATCHED, REPAIRED, AND SEALED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES.
11. PATCH ALL NEW AND EXISTING PENETRATIONS IN FIRE RATED ASSEMBLIES TO MATCH EXISTING CONSTRUCTION AND MAINTAIN FIRE RATING UNLESS INDICATED OTHERWISE.
12. WHERE OPENINGS ARE INDICATED, REMOVAL OF THE APPLICABLE MATERIAL TO CREATE THE OPENING IS IMPLIED.
13. ALL SUBSURFACES ARE TO BE BROUGHT TO CONDITIONS SUITABLE FOR RECEIVING NEW WORK.
14. THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY UNFORSEEN CONDITIONS UNCOVERED DURING DEMOLITION IMMEDIATELY, AND SHALL WORK WITH THE ARCHITECT TO RESOLVE ANY PROBLEMS IN A TIMELY MANNER.
15. THESE PLANS AND SPECIFICATIONS DO NOT INDICATE THE REMOVAL OF ASBESTOS NOR LEAD, NOR DO THEY ANTICIPATE ASBESTOS AND LEAD REMOVAL. PRIOR TO THE ONSET OF CONSTRUCTION, THE CONTRACTOR SHALL DETERMINE IF ANY SUCH CONDITIONS OCCUR. THE GC IS RESPONSIBLE FOR PROVIDING THE OWNER WITH ANY ABATEMENT PROCEDURES NECESSARY. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ABATEMENT PROCEDURES.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS, AND COMPONENTS INTO THE BUILDING. USE OF SUCH POINTS OF ACCESS SHALL BE APPROVED BY THE OWNER.
17. EXISTING LIFE SAFETY AND EMERGENCY SYSTEMS MAY NOT BE SHOWN ON THE DRAWINGS TO THEIR ENTIRETY. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF LOCATION AND EXTENT OF THESE SYSTEMS (INCLUDING BUT NOT LIMITED TO SMOKE DETECTION SYSTEMS, EMERGENCY LIGHTING SYSTEMS) AS THEY MAY BE AFFECTED BY NEW WORK. THE CONTRACTOR IS RESPONSIBLE FOR ACCOMMODATING THESE SYSTEMS WHEN AFFECTED BY NEW WORK SO THAT ALL APPLICABLE CODE REQUIREMENTS ARE MET.
18. ALL CONDUIT THAT IS ABANDONED SHALL BE REMOVED BACK TO THE SOURCE. ALL ABANDONED EXPOSED CONDUIT, INCLUDING ABOVE DROPPED CEILINGS, SHALL BE REMOVED UNLESS NOTED OTHERWISE. ALL PLUMBING AND HVAC SYSTEMS THAT ARE TO BE REMOVED ARE TO BE TERMINATED AT THE SOURCE AND REMOVED UNLESS NOTED OTHERWISE.
19. ALL DOORS, HARDWARE AND LIGHTING FIXTURES NOT SCHEDULED FOR RE-USE SHALL BE RETURNED TO BUILDING STOCK. COORDINATE WITH BUILDING FOR REMOVAL BY CONTRACTOR TO STORAGE AREA. IF REJECTED BY BUILDING, CONTRACTOR SHALL DISPOSE OF AS INDICATED.
20. THE CONTRACTOR SHALL BE AWARE THAT THE OWNER WILL CONTINUE TO USE THE ADJACENT AREAS DURING CONSTRUCTION. THE CONTRACTOR SHALL MINIMIZE IMPACT ON ADJACENT AREAS, AND MAY NOT USE ADJACENT AREAS FOR STORAGE OR STAGING. ADJACENT AREAS ARE TO BE KEPT CLEAN OF CONSTRUCTION RESIDUE/DEBRIS.
21. THE CONTRACTOR SHALL DEVELOP AND COORDINATE A WASTE MANAGEMENT PLAN PER CITY OF CHICAGO AND ENTERPRISE GREEN COMMUNITIES REQUIREMENTS.
22. GC TO COORDINATE LOGISTICS OF TRASH AND LOCATION OF PICKUP/DUMPSTERS WITH OWNER AS REQUIRED FOR CONTINUED OPERATION FOR TENANTS AND OWNER DURING CONSTRUCTION.

TYPICAL PLAN DEMO KEY NOTES

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- 24 EXISTING WALL AND EQUIPMENT TO REMAIN, REPAIR AND PATCH AS REQUIRED, REROUTE CONDUIT AS REQUIRED PER NEW WORK. SEE ELECTRICAL.

TYPICAL PLAN DEMO NOTES

- SEE SCOPE MATRIX ON A-020
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| 2022.10.06 | ISSUED FOR ZONING CORRECTIONS 1/4 |
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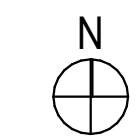
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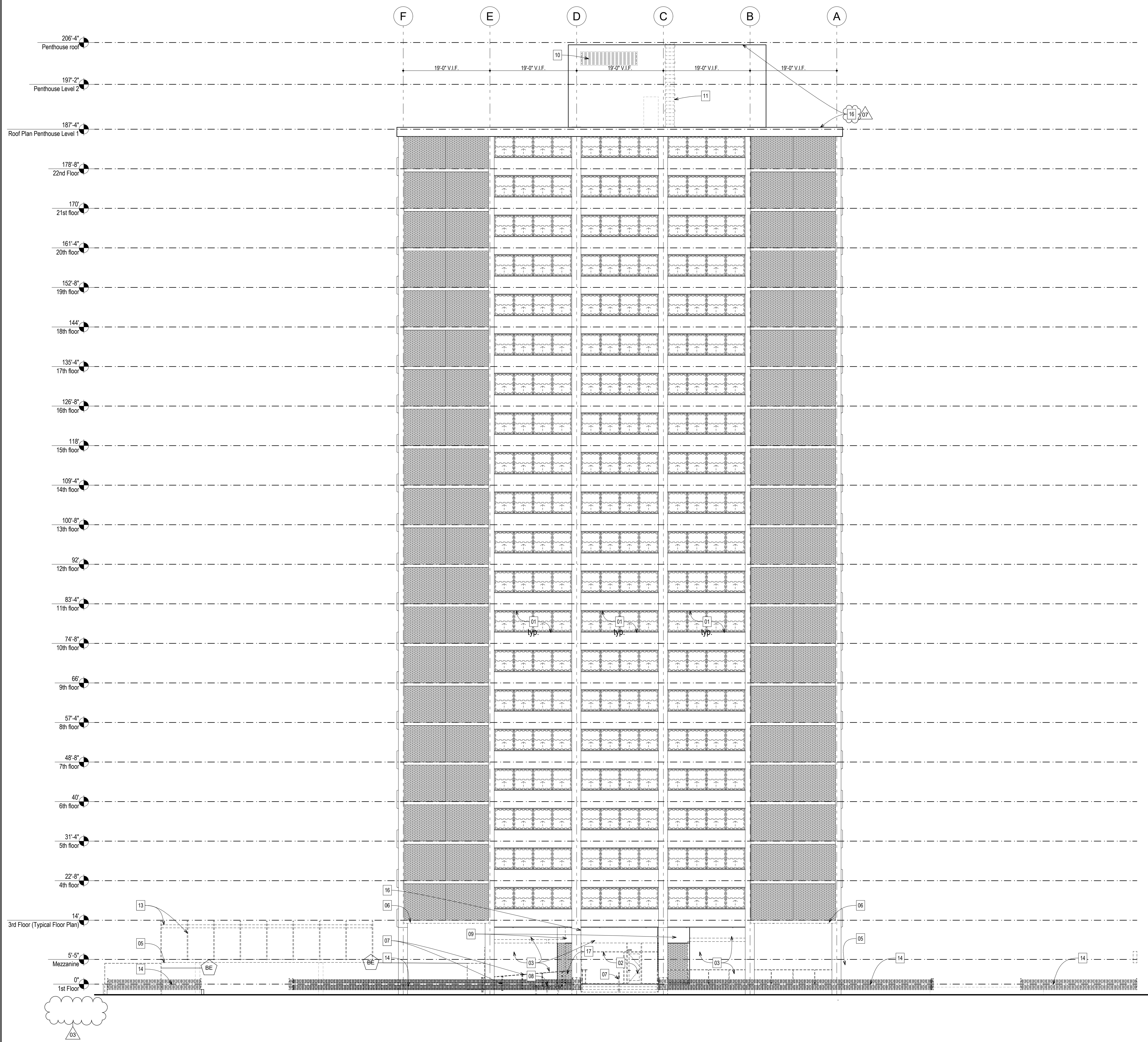
Typ Residential Floor Demolition Plan

D-104

1 Typical Residential Floor Demo Plan (Floors 3-22, 12 units per floor, 20 floors 12x20 = 240 Total Units)

SCALE: 1/8" = 1'-0"





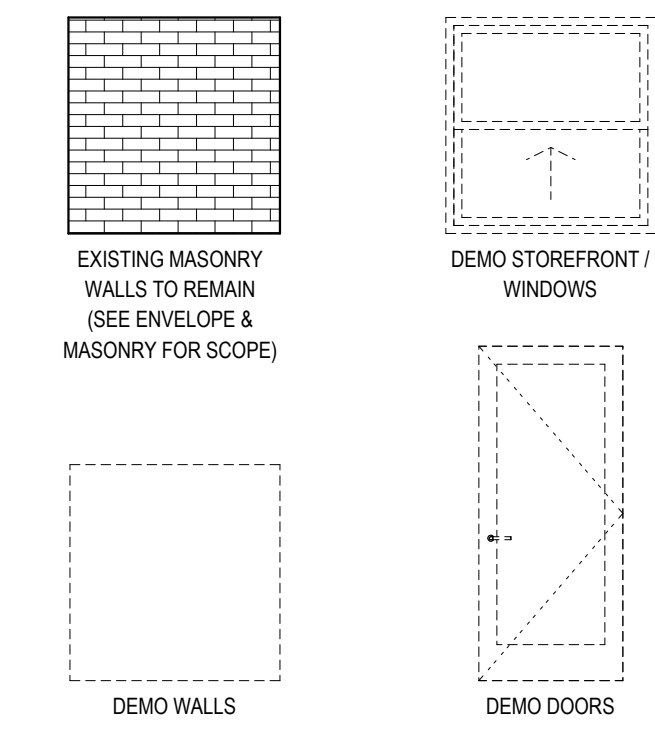
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4. SEE DEMO NOTES ON SITE AND PLAN SHEETS, GC TO COORDINATE AS REQUIRED.

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- 14 ORNAMENTAL STEEL FENCE TO BE DEMOLISHED. SEE LANDSCAPE FOR MORE INFO.
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- 16 DEMOLISH COPING CAPS, GUTTERS, DOWNSPOUTS, FLASHINGS, TYP. 07
- 17 DEMO EXISTING FDC. SEE FIRE PROTECTION DRAWINGS.

DEMO ELEVATION LEGEND



EXISTING KNEE WALL TO REMAIN. COORDINATE WITH CIVIL AND STRUCTURAL.
 EXISTING HOUSEKEEPING PAD TO REMAIN. COORDINATE WITH MEP DRAWINGS AS REQUIRED.
 EXISTING ELECTRICAL EQUIPMENT TO REMAIN. SEE ELECTRICAL DRAWINGS.



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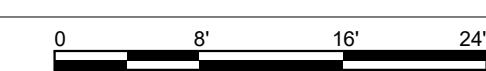
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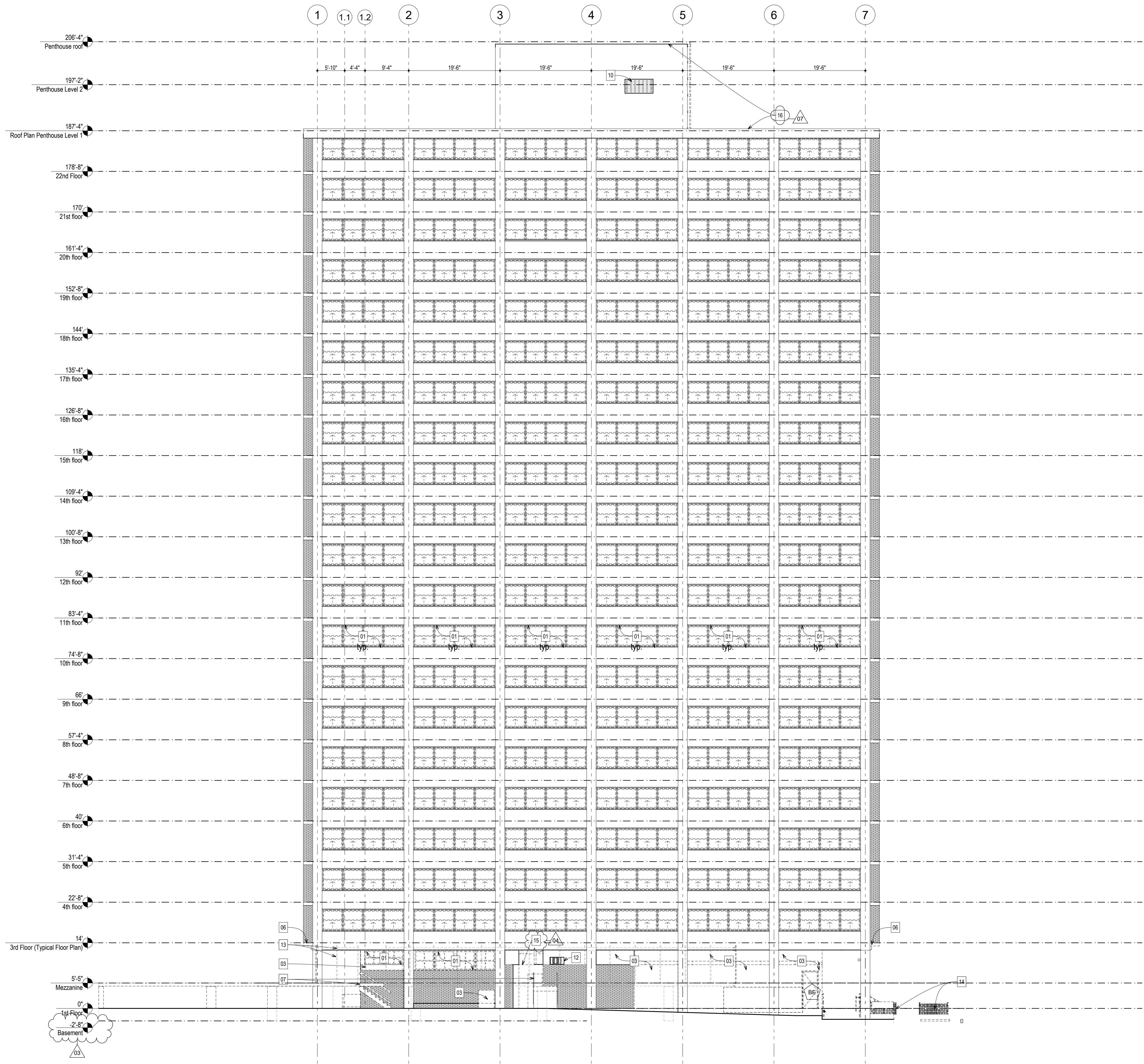
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Building Demo Elevation
 EAST

D-201

1 Demo East Elevation
 SCALE: 3/32" = 1'-0"





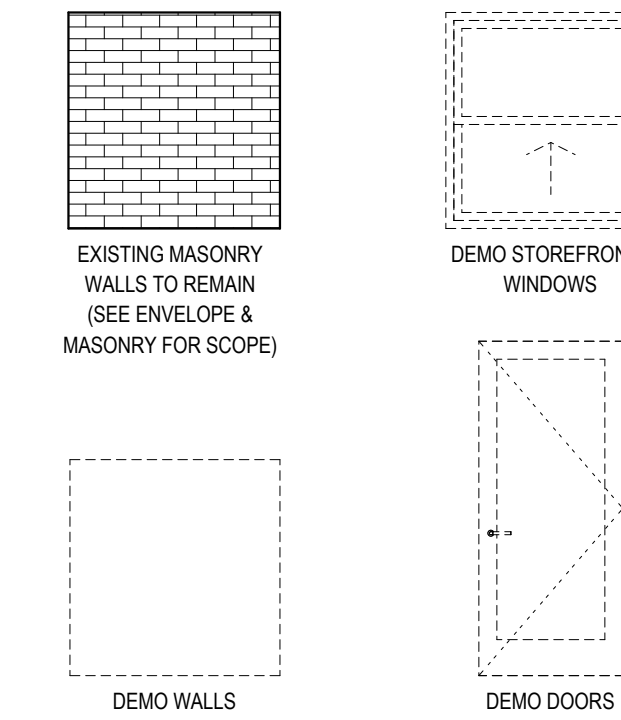
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Jeffrey C. Bone

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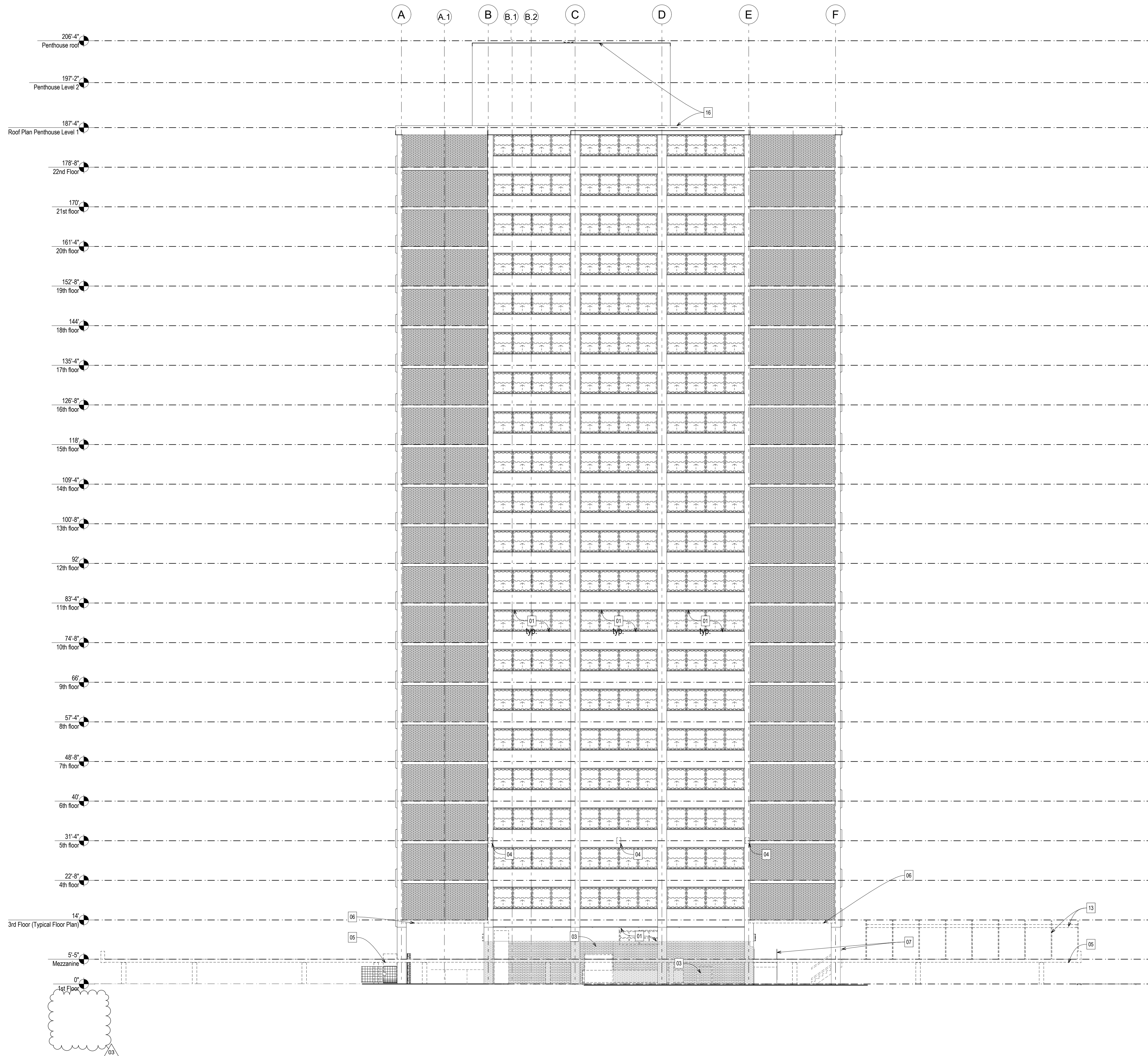
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Building Demo Elevation SOUTH

D-202

1 Demo South Elevation
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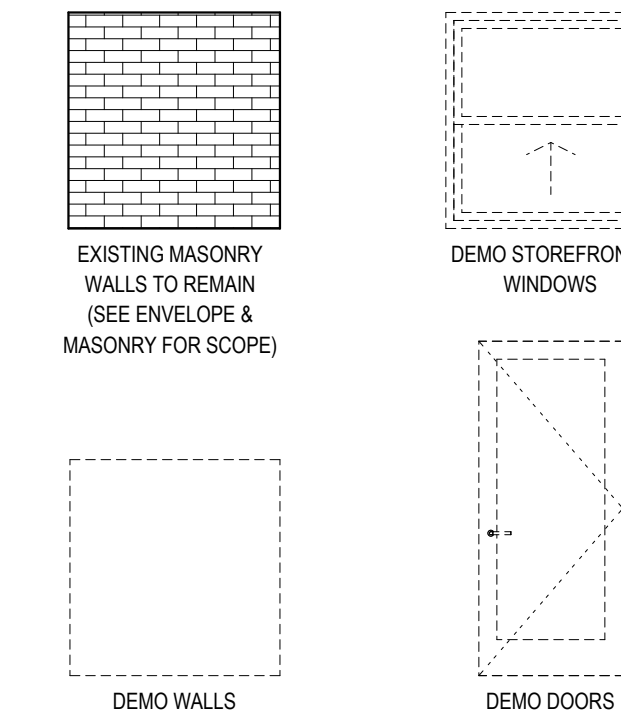
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- 11 DEMOLISH EXISTING LADDER. PREP FOR NEW LADDER, PATCH AND FILL EXIST CONNECTIONS IN WALL AS REQD.
- 12 DEMOLISH EXISTING AC UNIT & EXHAUST FAN. COVER AND PATCH EXISTING HOLES AS NEEDED. COORDINATE WITH NEW WORK.
- 13 EXISTING CHAIN LINK FENCING AND SUPPORT STRUCTURE TO BE DEMOLISHED.
- 14 ORNAMENTAL STEEL FENCE TO BE DEMOLISHED. SEE LANDSCAPE FOR MORE INFO.
- 15 DEMO AND RETAIN EXISTING BRICK AT THIS LOCATION FOR NEW VESTIBULE WALL. 04
- 16 DEMOLISH COPING CAPS, GUTTERS, DOWNSPOUTS, FLASHINGS, TYP. 07
- 17 DEMO EXISTING FDC. SEE FIRE PROTECTION DRAWINGS.

DEMO ELEVATION LEGEND



EXISTING KNEE WALL TO REMAIN. COORDINATE WITH CIVIL AND STRUCTURAL.
 EXISTING HOUSEKEEPING PAD TO REMAIN. COORDINATE WITH MEP DRAWINGS AS REQUIRED.
 EXISTING ELECTRICAL EQUIPMENT TO REMAIN. SEE ELECTRICAL DRAWINGS.



Jeffrey C. Bone

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE WITH ALL THE BUILDING CODES AND ORDINANCES OF THE CITY OF CHICAGO, IL.

2023.08.15
 2023.01.13
 2022.10.27
 2022.07.22
 2022.06.26
 2021.11.12

ISSUED FOR CONSTRUCTION
 ISSUED FOR 100% CD CHECKSET
 ISSUED FOR ZONING CORRECTIONS
 ISSUED FOR CD / PERMIT
 ISSUED FOR DESIGN DEVELOPMENT
 ISSUED FOR SCHEMATIC DESIGN

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Island Terrace

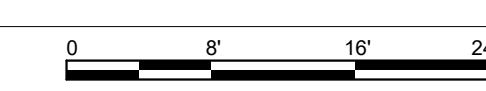
6430 S Stony Island
 Chicago IL 60637

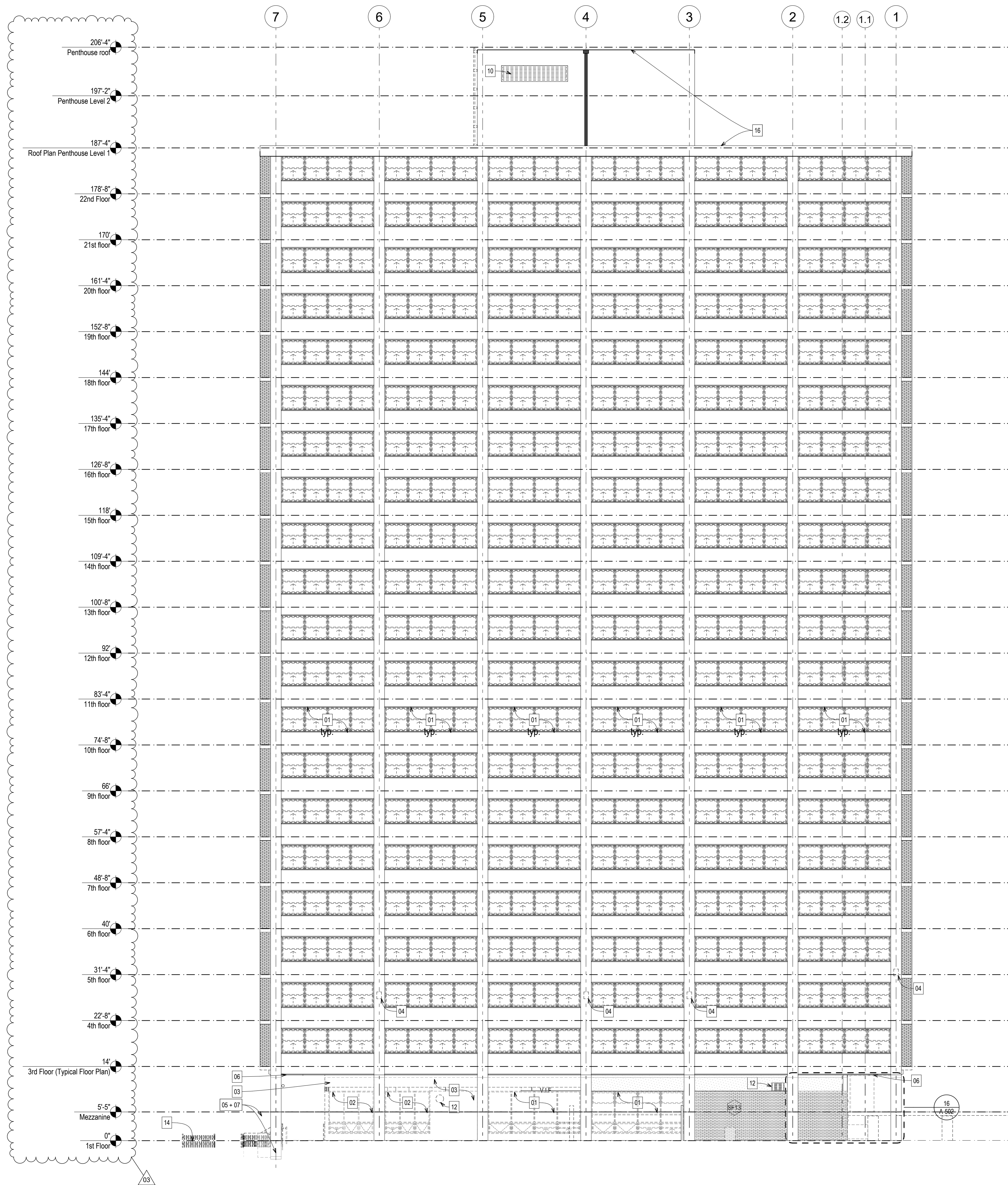
2102A

Building Demo Elevation
 WEST

D-203

1 Demo West Elevation
 SCALE: 3/32" = 1'-0"





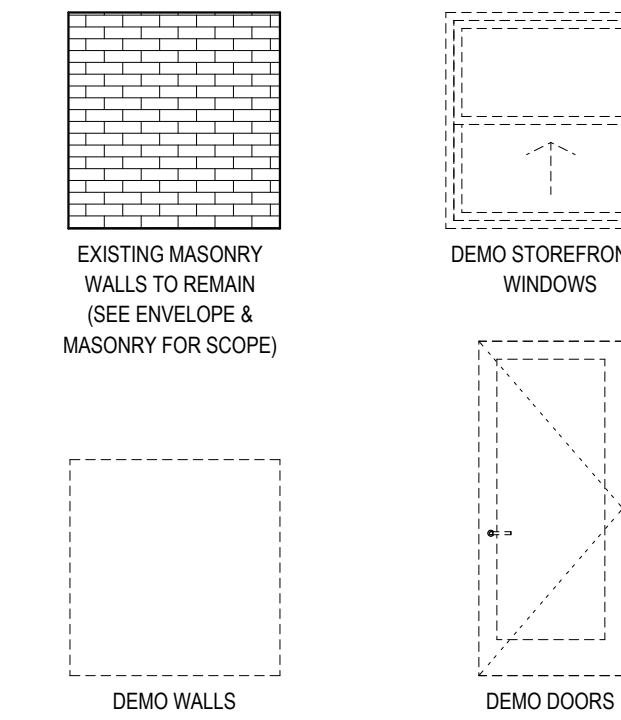
TYPICAL ELEVATION DEMO NOTES

1. THE FOLLOWING ARE MINIMUM REQUIREMENTS. MORE STRINGENT SPECIFICATIONS AND DRAWINGS WOULD APPLY.
2. GC TO COORDINATE DEMO WORK WITH NEW EXTERIOR SCOPE AS REQUIRED.
3. PREDEMO MASONRY AND CONCRETE AS REQUIRED FOR REPAIR AND FINISHING WORK AS NOTED ON THE A-SHEETS.
4. SEE DEMO NOTES ON SITE AND PLAN SHEETS, GC TO COORDINATE AS REQUIRED.

TYPICAL ELEV DEMO KEY NOTES

- 01 DEMOLISH EXISTING UNIT WINDOWS AND PREP EXISTING OPENINGS FOR NEW WINDOWS, TYPICAL.
- 02 DEMOLISH ALL STOREFRONTS AS NECESSARY TO INSTALL NEW WORK PER PLANS, TYP.
- 03 DEMOLISH PORTIONS OF WALL AND DOORS AS NECESSARY TO INSTALL NEW WORK PER PLANS, TYP.
- 04 DEMOLISH EXISTING LIGHTING ON NORTH AND WEST FACADES. COVER AND PATCH EXISTING HOLES/BOXES AS REQUIRED. COORDINATE WITH NEW WORK.
- 05 DEMOLISH EXISTING PARKING GARAGE. SEE CIVIL AND STRUCTURAL FOR MORE INFO.
- 06 DEMOLISH EXISTING ARCADE SOFFITS AS REQUIRED FOR NEW WORK. COORDINATE WITH RCPS.
- 07 DEMOLISH EXISTING RAMPS, STAIRS, RAILINGS, ETC FOR NEW WORK. SEE CIVIL AND LANDSCAPE FOR MORE INFO.
- 08 DEMOLISH EXISTING WALL HYDRANT. SEE FIRE PROTECTION FOR MORE INFO.
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Building Demo Elevation
 NORTH

D-204

