

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Mark Twain Hotel

other names/site number _____

Name of Multiple Property Listing Residential Hotels in Chicago, 1880 - 1930

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 111 West Division Street not for publication

city or town Chicago vicinity

state Illinois county IL zip code 60610

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide x local

Applicable National Register Criteria: ___ A ___ B x C ___ D

[Signature] March 15, 2017
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Illinois Historic Preservation Agency
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper _____ Date of Action _____

Mark Twain Hotel
 Name of Property

Cook County, Illinois
 County and State

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

	Contributing	Noncontributing	
	1	0	buildings
	0	0	site
	0	0	structure
	0	0	object
	1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

MODERN MOVEMENT/Art Deco

Materials
 (Enter categories from instructions.)

foundation: Brick
 walls: Brick
 roof: Synthetic
 other: Terra Cotta

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Mark Twain Hotel, designed by Chicago architect Harry Glube and completed in 1930, is a five-story residential hotel of masonry construction located at the southwest corner of Division Street and Clark Street in the Near North Side community of Chicago. Above the first floor, the building features a U-shaped plan, with two wings projecting south from the north façade running along Division Street. Both the north and east elevations of the building are primary facades, and are clad in buff-colored face brick and ornamented with Art Deco detailing rendered in architectural terra cotta. The rounded northeast corner of the building also serves as the main entrance to its largest storefront.

The main entrance to the building is located at the west end of the north elevation, and features a fluted terra cotta surround. Multiple storefronts mark the first story along the primary facades. The upper floors are regularly fenestrated with one-over-one replacement windows within the original openings.

The secondary facades are all common brick with no ornamentation, regularly fenestrated with single window openings with stone or concrete sills. The windows along the secondary facades are one-over-one replacement windows within the original openings.

The roof of the building is flat with tile copings and a brick elevator penthouse.

The interior of the building is typical of an early twentieth century rooming hotel in Chicago. The first floor houses a reception desk, a large resident lobby and lounge (now used for storage), and elevators. Nine separate commercial spaces take up the remainder of the space on the first floor. On the upper floors, the interior of the building contains 159 single-room hotel units arranged along central double-loaded corridors.

Narrative Description

Exterior

North and East (Principal) Facades

The primary north and east elevations are clad in buff-colored face brick with off-white terra cotta detailing including zig-zag panels above the storefronts (primarily obscured by non-historic signage), a foliate stringcourse above the fourth floor, spandrel panels with scrolled foliate detailing, balconettes, and an ornamented cornice with scrolled foliate detailing. The northeast corner of the building is rounded, and all three corner of the primary elevations are framed by terra cotta clad window bays.

At the west end of the north façade is the main entrance bay, and a series of non-historic first-story storefronts east of the entrance bay. The entrance bay features a central section that is clad in buff brick. The vertical window bays that frame the entrance are clad with white ashlar terra-cotta blocks, and feature foliate terra cotta spandrel panels between the second and third story windows and shallow terra-cotta balconies at the fourth-story windows.

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The main entrance at the first story is recessed within a fluted terra-cotta surround topped by a foliate terra-cotta panel. The surround extends above the first story-entry and encompasses paired window openings topped by another terra-cotta panel featuring a large bird in flight. Large fluted panels flank the surround at the second-story level. The entrance houses a non-historic aluminum and glass door with sidelight. A non-historic canopy extends from the entrance opening.

The north and east elevations are regularly fenestrated with non-historic 1/1 windows set within the original openings.

Secondary Elevations

The remaining elevations—the south and west elevations, as well as the multiple elevations along the north projecting wings—are all common brick with no ornamentation and exposed concrete structural framing. These elevations are regularly fenestrated with single window openings with concrete lintels and sills. All of the windows on the secondary elevations are 1/1 replacement windows within the original openings.

On the south elevation, a brick party wall that once separated the Mark Twain Hotel from a neighboring building is still extant.

Interior

The main entrance on the north elevation opens into a small vestibule with ornamented plaster ceiling, plaster walls that mimic ashlar stone, and terrazzo flooring. The historic diamond-paned transom and wood casings at the main entrance are visible from the interior. The vestibule leads to a corridor with plaster walls, terrazzo flooring, and historic doors, which leads to the main lobby. The historic plaster ceiling in the corridor is extant but obscured by non-historic dropped ceilings. A polygonal arched doorway frames the entrance to the main lobby, which features plaster walls with fluted pilasters with Art Deco-style torchiere capitals. A reception window is located on the east wall of the lobby; entrances to the laundry room and restrooms are located on the west wall. The south wall of the lobby contains a large cased entrance into the original parlor. This entrance has been infilled and a smaller double door installed.

The parlor space beyond is intact, with fluted pilasters and plaster wall decorations, terrazzo flooring, and heavily ornamented crown molding transitioning to a flat plaster ceiling. A fireplace is located on the south wall of the parlor.

North of the reception window is a small elevator lobby with two elevators and an enclosed stair with terrazzo treads. The elevator doors are non-historic but the Art Deco surround survives on the first floor. The second enclosed stair features the same terrazzo treads and simple metal balustrade as the primary stair.

The upper floors are identical, with single room hotel units arranged along double-loaded corridors. The elevator doors on the upper floors are all non-historic with non-historic surrounds. The corridors retain their original plaster walls and door locations. The doors are non-historic. The flooring in the corridors is

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carpet and non-historic vinyl tile, and the ceilings are obscured with dropped ceiling. The units are intact, with small bathrooms and closets, plaster walls and carpeted flooring.

Integrity

The Mark Twain Hotel is a well-preserved example of a residential hotel. The building retains its exterior massing and architectural detailing, with no major alterations or additions. On the interior, the building retains its reception lobby with desk, lobby and lounge spaces with terrazzo flooring, and Art Deco plaster detailing. The upper floor corridors and units are intact.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Architecture

Period of Significance

1930

Significant Dates

1930

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Glube, Harry

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Mark Twain Hotel is eligible for listing under National Register Criterion C for Architecture—Building Type as an excellent and well-preserved example of a residential “rooming” hotel, a type of residential hotel constructed in Chicago primarily between 1910 and 1930. The building meets the registration requirements developed as part of the proposed Multiple Property Documentation Form for Residential Hotels in Chicago, 1880-1930. The building exemplifies the rooming hotels that were purpose-built primarily to house the army of skilled but low paid white- and blue-collar workers flooding into the city in the early decades of the twentieth century. Rooming hotels offered residents daily, weekly, or monthly rates, and welcomed both transients and permanent residents. Hotel rooms were typically single rooms, some with private baths but most with shared toilets and sinks and showers in the rooms. “Hotel” service could include maid service, laundry service, elevator service, and meal services. Many lower-tier rooming hotels, including the Mark Twain, did not provide meal service but offered a restaurant in the building.

The Mark Twain Hotel is a mid-rise rooming hotel with a U-shaped complex plan. The building sits at the southwest corner of Division and Clark Streets, and features north and east facades ornamented with terra cotta. As part of a building type that typically exhibited revival-style detailing, the Mark Twain is one of a lesser number of known Art-Deco-style residential hotels in Chicago.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Chicago’s Near North Side in the Early Twentieth Century

Through the 1860s, much of the area around North Avenue, which at the time served as the northern boundary for the city, remained essentially undeveloped. In *The Gold Coast and the Slum*, sociologist Harvey Warren Zorbaugh stated that before the Chicago Fire of 1871 “. . . the area north of Division Street, and even north of Chicago Avenue to the west, was practically ‘country.’”¹ After the fire, the German community grew rapidly, spreading north past North Avenue and into Lincoln Park and Lake View. By 1900, German-Americans formed a broad majority in a large area bounded roughly by Division Street on the south, Belmont Avenue on the north, Lake Michigan on the east, and the north branch of the Chicago River on the west.²

The decades around the turn of the twentieth century were a time of fragmentation in the Near North Side. As many in the established nineteenth-century German and Irish communities moved elsewhere, immigrants from Eastern Europe and Italy replaced them. At the same time, commercial development along State, Clark, and Wells streets helped turn the once-desirable residential neighborhood into an area of rooming houses, as homeowners moved east and north.³ The city’s first artists’ colony, called “Towertown” grew up west and south of the Water Tower at Michigan and Chicago avenues, and drew many comparisons to New York’s Greenwich Village. West of State Street, the Near North Side became home to rooming hotels for low-paid working men and women and tenement dwellings for poor immigrant families, and pushed eastward through the early decades of the twentieth century. These areas contrasted sharply with the wealth concentrated in the Gold Coast along

¹ Harvey Warren Zorbaugh, *The Gold Coast and the Slum: A Sociological Study of Chicago’s Near Northside* (Chicago: University of Chicago Press, 1983) 8-9.

² Chicago Landmark Designation Report for Yondorf Block and Hall, dated February 7, 2001, p.13.

³ Zorbaugh, 33-35

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Dearborn, State Street, and Lake Shore Drive south of Lincoln Park, which had only recently overtaken Prairie Avenue as the premier residential neighborhood in the city.

In his 1929 investigation into the Near North Side, Warren Zorbaugh vividly described the area around which the Mark Twain Hotel stood:

At the back door of the Gold Coast, on Dearborn, Clark and LaSalle streets and on the side streets extending south to the business and industrial area, is a strange world, painfully plain by contrast, a world that lives in houses with neatly letter cards in the window: "Furnished Rooms." In these houses, from midnight to dawn, sleep some twenty-five thousand people. But by day houses and streets are practically deserted. For early in the morning this population hurries from its houses and down its streets, boarding cars and busses, to work in the Loop. It is a childless area, an area of young men and young women, most of whom are single, though some are married, and others are living together unmarried. It is a world of constant comings and goings, of dull routine and little romance, a world of unsatisfied longings.⁴

Rooming Hotels in Chicago

The rooming hotels that Zorbaugh wrote about in the late 1920s were part of a subset of residential hotels constructed in Chicago to accommodate the young, unmarried, and working class population flooding the city during the late nineteenth and early twentieth century. Whereas apartment hotels featured a range of unit sizes, typically ranging from one to three rooms and included some kitchenettes, rooming hotels offered only single room units with no kitchenettes. Many required residents to share toilet facilities (accessed from the hall), but provided a sink and shower in the room for private bathing. Most mid-rise examples of rooming hotels, such as the Mark Twain Hotel, feature a modest lobby with check-in desk and small, homey lounge spaces. Although most rooming hotels did not include dining rooms specifically for residents, many incorporated a coffee shop, café or restaurant that, while not dedicated for residents, served as a convenient place to eat meals. Mid-rise rooming hotels typically housed single working-class men and women who could not afford to live in a private house or apartment.

The Mark Twain Hotel was built by local contractor and small-time developer Fred Becklenberg at the tail end of the period of proliferation for residential hotels in Chicago. In early 1929, Becklenberg hired architect Harry Glube to design the hotel on a parcel of land he owned at the southwest corner of Clark and Division Streets. A March 10, 1929 article in the *Chicago Daily Tribune* reported that the building was to be five stories tall, with 220 rooms and eleven stores on the ground floor. Becklenberg estimated that the total investment for the new building, including the cost of the land, would be \$900,000.⁵ As with many buildings erected around the time of the 1929 stock market crash, the Mark Twain Hotel fell into foreclosure just a few years after it opened in 1930. By 1932, the building was under new ownership and management.⁶

Although modest compared to luxury residential hotels along the lakefront, the purpose-built Mark Twain Hotel was a definite improvement over the older flats and homes in the Near North Side that had been cheaply converted to rooming houses and boarding houses. The building offered furnished rooms with private baths and modern amenities for \$7 a week. A 1932 classified ad for the building also boasted a "free radio in every

⁴ Harvey Warren Zorbaugh, *The Gold Coast and the Slum: A Sociological Study of Chicago's Near Northside* (Chicago: University of Chicago Press, 1983) 8-9.

⁵"Plan \$600,000 Hotel at Clark and Division," *Chicago Daily Tribune*, March 10, 1929, B1.

⁶Al Chase, "Deal with 63 Lawyers Before Reorganization," *Chicago Daily Tribune*, May 11, 1932, p. 29.

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room.⁷

United States Census records 1940 illustrate that, although the hotel catered to both transient and permanent residents, the vast majority of the people who lived there were not transient guests. A majority of the lodgers in the 1940 census had been living at the Mark Twain Hotel for at least five years. Residents included married, single, and divorced people, both male and female, working a variety of blue- and white-collar jobs. Clerks, waitresses, salesmen, nurses, and teachers, as well as writers, painters, dancers, and architects, all lived in the Mark Twain Hotel during the 1930s and 1940s.

In the 1960s and 1970s, urban renewal dramatically transformed the character of the Near North Side. Work on Carl Sandburg Village began in 1961, and by the early 1970s encompassed a large swath of land between Division Street, Clark Street, North Avenue, and LaSalle Street. The widening of North Avenue in the mid-1960s led to the wholesale demolition of the north side of that street between Clark and Larrabee Streets, and subsequent urban renewal projects in Lincoln Park and the Near North Side community areas destroyed other blocks. Today, there are only a handful of blocks in the area that retain any late-nineteenth or early-twentieth-century structures. Many of these blocks are fragmented, with only one or two historic buildings interspersed with more recent development. The Mark Twain Hotel is one of only a small number of early-twentieth century residential hotels remaining in the area.

Architect Harry Glube (1894-1962)

The Mark Twain Hotel was designed by Chicago architect Harry Glube. Born in Chicago to a German tailor and his wife in 1894, Glube attended the Armour Institute (later the Illinois Institute of Technology) in the late 1910s. By 1920, Glube was working as an architect in solo practice.

The historical record has uncovered few examples of Glube's work in Chicago. Besides the Mark Twain Hotel, resources indicate that he designed a handful of apartment buildings during the 1920s, including an apartment at the southwest corner of Francisco and Argyle Streets.⁸

After breaking from his architectural career to serve as a Lieutenant in the Army during World War II (Tunisian Campaign), Glube relocated to Los Angeles, California. He returned to the Chicago area sometime after, and died in Wilmette in 1962.

Conclusion

The Mark Twain Hotel, designed by architect Harry Glube and completed in 1930, is eligible for listing under National Register Criterion C for Architecture—Building Type as a fine, well-preserved example of a residential rooming hotel (complex plan), a type of residential hotel constructed in Chicago primarily between 1910 and 1930. The building meets the registration requirements developed as part of the proposed Multiple Property Documentation Form for Residential Hotels in Chicago, 1880 - 1930. The building exemplifies the rooming hotels that were purpose-built primarily to house the army of skilled but low paid white- and blue-collar workers flooding into the city in the early decades of the twentieth century.

⁷ Classified Ad *Chicago Daily Tribune*, November 20, 1932, p. B4.

⁸ *Ironworker*, Vol. 26, Page 184.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- “Plan \$600,000 Hotel at Clark and Division,” *Chicago Daily Tribune*, March 10, 1929, B1.
Al Chase, “Deal with 63 Lawyers before Reorganization,” *Chicago Daily Tribune*, May 11, 1932, p. 29.
Classified Ad *Chicago Daily Tribune*, November 20, 1932, p. B4.
Ironworker, Vol. 26, Page 184.
Chicago Historic Building Permits.
Sanborn Fire Insurance Maps.
Zorbaugh, Harvey Warren. *The Gold Coast and the Slum: A Sociological Study of Chicago's Near Northside*. Chicago: University of Chicago Press, 1983.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

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10. Geographical Data

Acreage of Property Less than 1 acre

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>41°54'13.43"N</u>	<u>87°37'54.84"W</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary for the Mark Twain Hotel includes the entire parcel historically associated with the building, bound on the north by Division Street, on the south and west by alleys, and on the east by a North State Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries for the Mark Twain Hotel extend to encompass the full footprint of the building.

11. Form Prepared By

name/title	<u>Emily Ramsey</u>	date	<u>9/1/2017</u>
organization	<u>MacRostie Historic Advisors, LLC</u>	telephone	<u>312-786-1700 x24</u>
street & number	<u>53 West Jackson Blvd., Suite 1142</u>	email	<u>eramsey@mac-ha.com</u>
city or town	<u>Chicago</u>	state	<u>IL</u> zip code <u>60604</u>

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Mark Twain Hotel
City or Vicinity: Chicago
County: Cook **State:** IL
Photographer: Emily Ramsey
Date Photographed: January 2016

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 9:

1. North and east elevations, looking southwest
2. North and west elevations, looking southwest
3. South and east elevations, looking northwest
4. Masonry detail, south elevation
5. Interior lobby corridor, looking south from main entrance
6. Resident lounge on first floor, looking west
7. Main stair at first floor, looking north
8. Typical upper floor corridor
9. Typical hotel unit

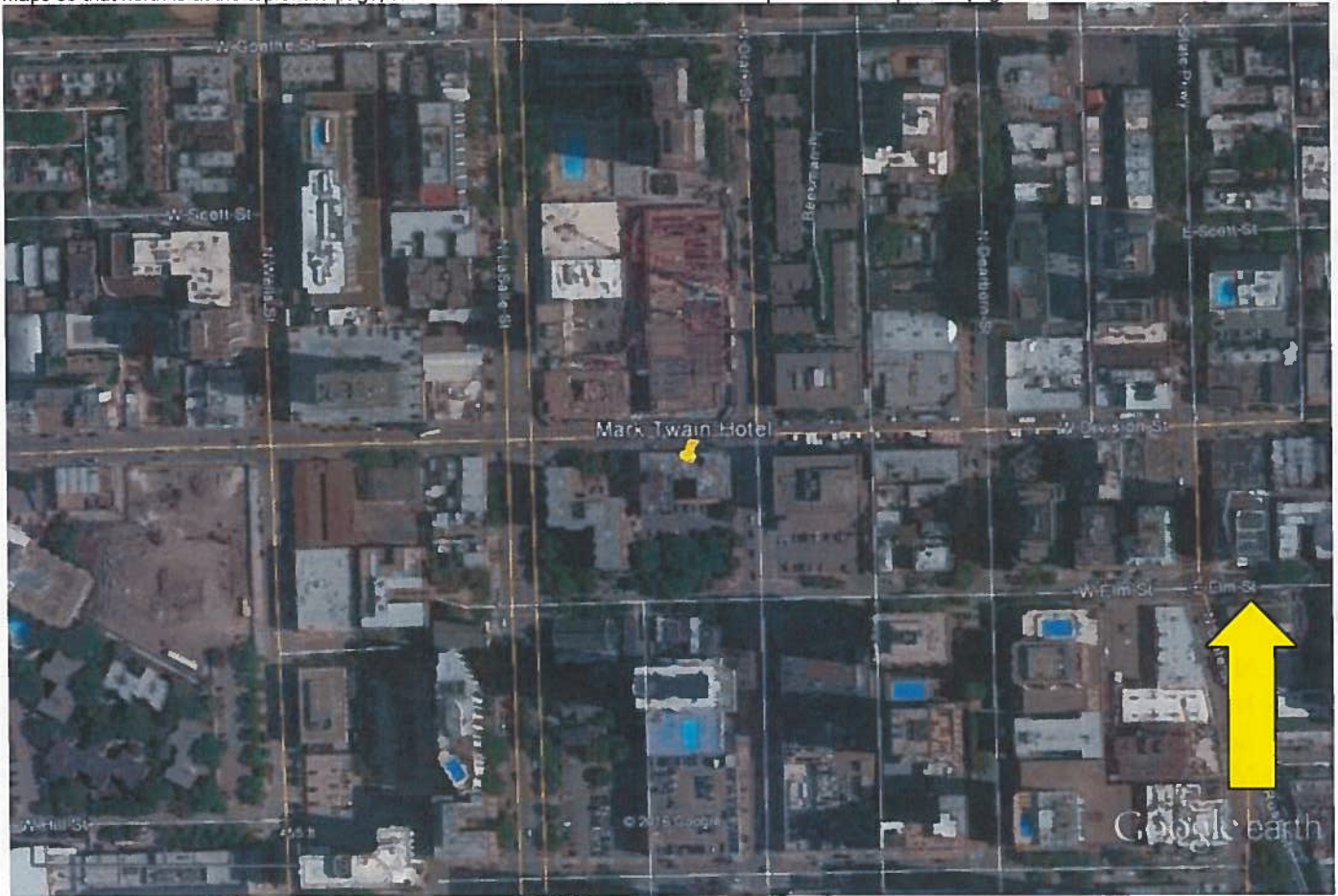
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Property name:
Illinois, County:

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.



41°54'13.43"N
87°37'54.84"W

Mark Twain Hotel
111 W. Division Street
Chicago, Cook County

Property name:
Illinois, County:

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be be inserted with the top toward the top of the page.

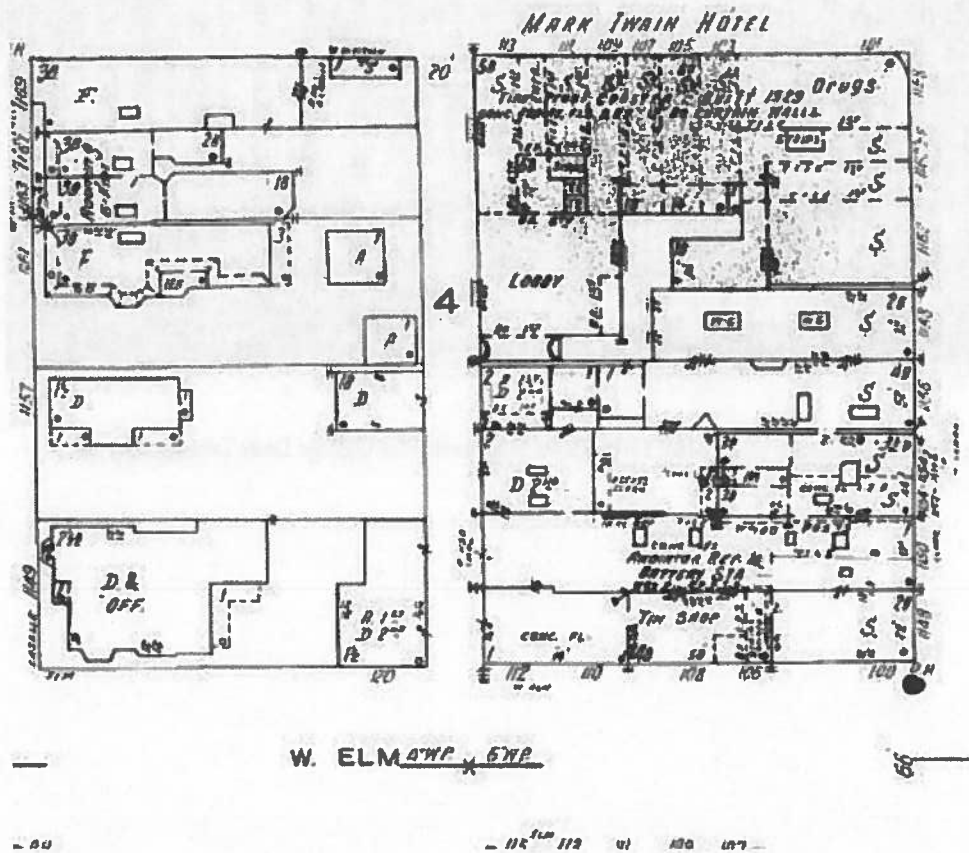


Figure 1: 1951 Sanborn Fire Insurance Map showing the Mark Twain Hotel (top right)

Property name:
Illinois, County:

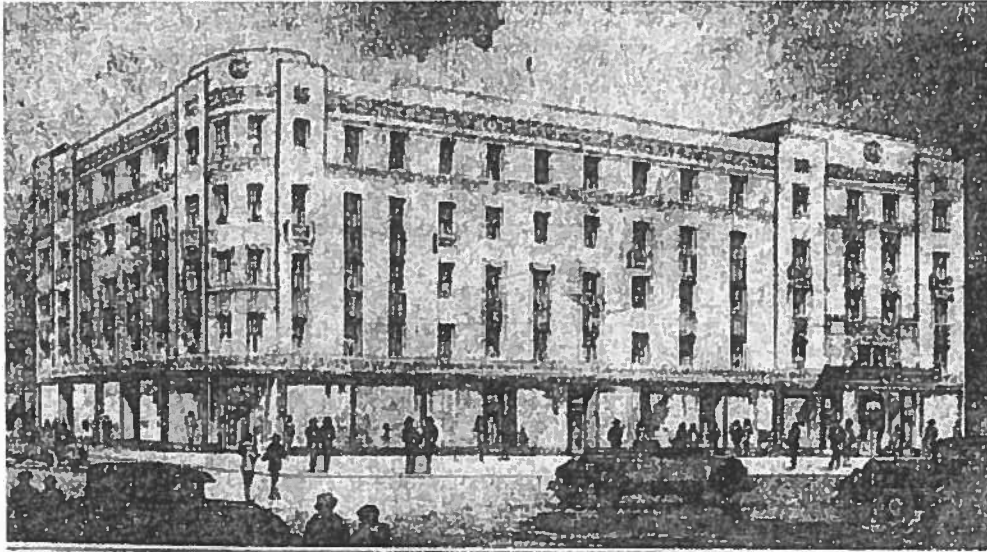


Figure 2. Rendering of the Mark Twain Hotel, published in the Chicago Daily Tribune, May 17, 1929

Property name:
Illinois, County:

MARK TWAIN HOTEL
CHICAGO, ILL.

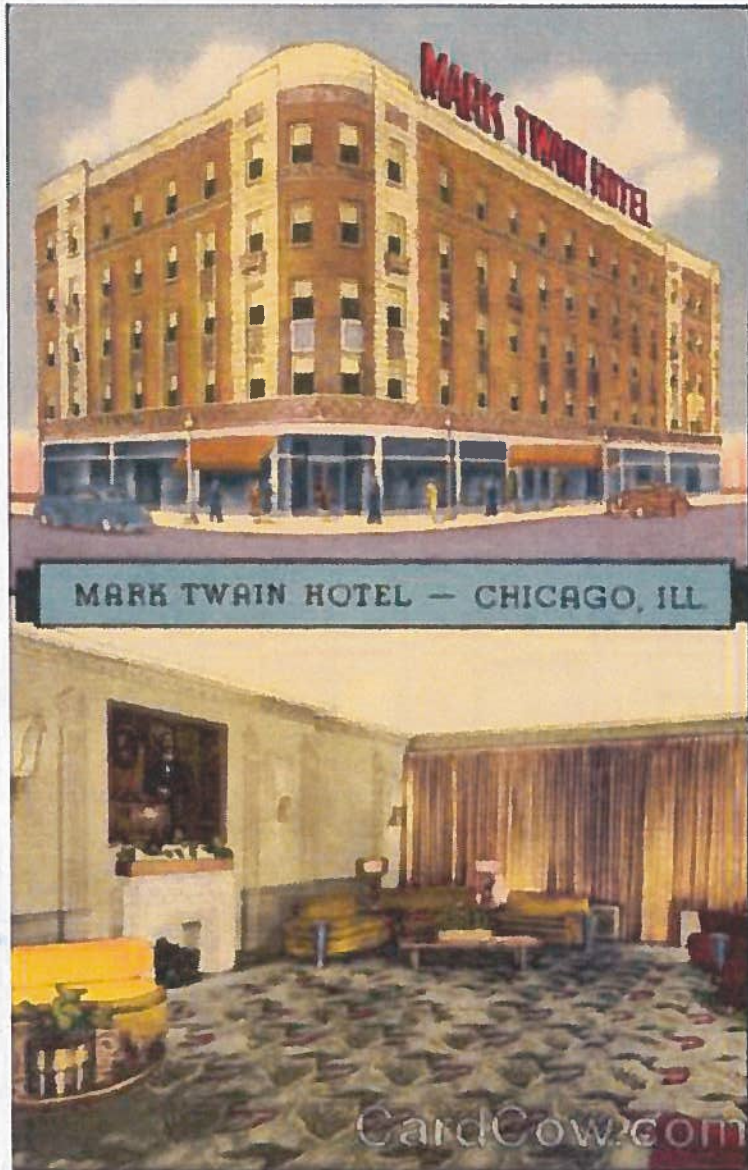
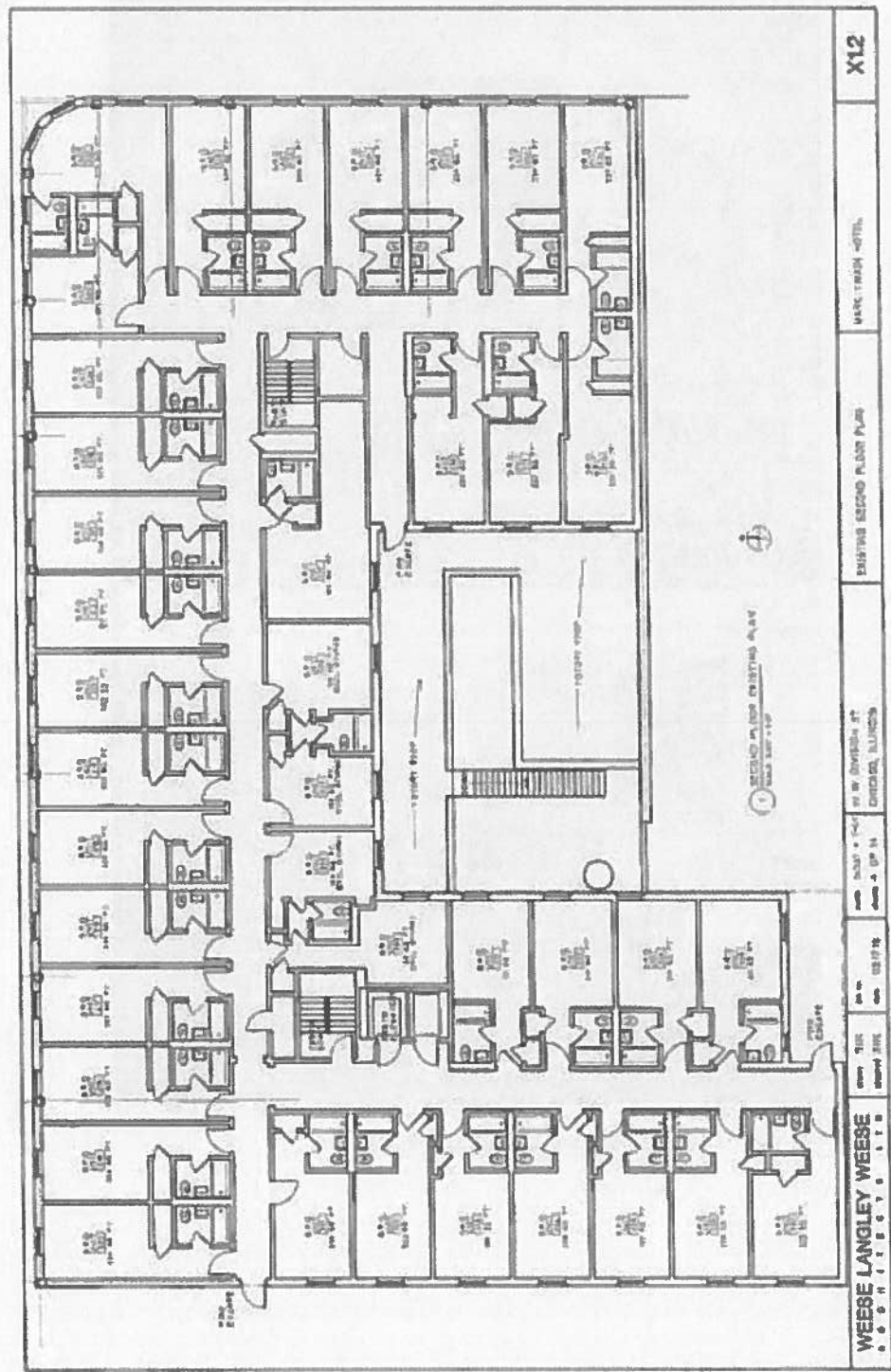


Figure 3: Postcard of the Mark Twain Hotel, c. 1930

Property name:
 Illinois, County:

DATE: 11/11/14
 DRAWN BY: [illegible]



X12

MARK TRASH - 08/11/14

EXISTING SECOND FLOOR PLAN

1 SECOND FLOOR EXISTING PLAN
 11/11/14

DATE: 11/11/14
 DRAWN BY: [illegible]

WEESE LANGLEY WEESE
 ARCHITECTS P.C.
 1111 S. W. GARDNER ST.
 CHICAGO, ILLINOIS

Property name:
Illinois, County:

