

# CHICAGO LANDMARKS



## 2013 PRESERVATION EXCELLENCE AWARDS

### 934 N. Hoyne Ave. Ukrainian Village District Rehabilitation

*Recipient: William Spence, Dee Dee Spence, Tyler Spence, and Ryan Spence*

This Romanesque Revival-style corner property in the Ukrainian Village District is a multi-family residence designed by Chicago architect William Pagels and constructed in 1894 for Henry Horman, a German immigrant businessman. The dark yellow brick exterior features a round corner tower, rusticated sandstone window surrounds and a round arch with keystone and carved foliate ornament above a second-floor window. The current owner purchased the building in 2010 and rehabilitated it with the help of the 20% federal historic rehabilitation tax credits.

The scope of work included masonry repairs with restoration of the sandstone features on the south and east elevations, which had earlier been painted. Original windows with rounded brick molds were restored and retrofitted with energy-efficient glazing. Non-historic glass block in basement windows was replaced with new windows. A missing pressed-metal cornice on the south elevation was replicated based on a remaining portion of the historic cornice. The stairs leading to the front entrance were rebuilt and a new canopy was installed, while the front door was retained and also restored. The interior was de-converted from four dwelling units to three dwelling units. The Ukrainian Village District was designated as a Chicago Landmark on December 4, 2002.



**BEFORE**



**AFTER**



City of Chicago  
Rahm Emanuel, Mayor

Housing and Economic Development  
Andrew J. Mooney, Commissioner