



PROPERTY JUDGING CRITERIA

CCIA nominated properties are judged in two phases. Phase I includes information about the property, a brief narrative, a reference. Additional consideration will be given to those nominations that include supplementary information, e.g., additional testimonials, videos, etc. Properties that advance to Phase II will be judged and ranked (on a scale of 5 to 1 with 5 being the highest) based on the following criteria:

Architectural Significance to the Area (20%) – Is the exterior architectural style consistent with surrounding properties? Does the property adapt to the neighborhood? Does the property’s distinctive architecture enhance its surroundings?

Quality of Construction (20%) – This refers to interior and exterior materials and installation. Judges should obtain feedback from the owner or tenant who is a current resident in the property to determine rank. Space provided on page 2 of the judging sheets.

Restoration (20%) – What are the architecturally significant features of the property? Were the special qualities preserved, e.g., use of custom woodwork, stone exterior, etc.?

Distinctive Characteristics (20%) – Include, but are not limited to the following: energy efficient, green space, parking, wired for technology, creative use of space, and proximity to public transportation.

Neighborhood Acceptance (20%) – What is the consensus from the community on use of the property or land? Judges should obtain feedback from surrounding neighbors, the alderman, and nearby businesses or institutions, e.g., community associations, to determine rank. Space provided on page 2 of the judging sheets.

SPECIAL CIRCUMSTANCES

Extra points are awarded, i.e., one (1) point per special circumstance criteria met by each property.

Historic Landmark- This refers to the quality of preserving sites, buildings and other structures that exceptionally illustrate Chicago’s history in architecture, technology, and culture. What degree of integrity in location, design, setting, materials, workmanship, and association does the property possess? A landmark should embody the distinguishing characteristics of an architectural type, be valuable for the study of a period, method of construction or commemorate a way of life.

Saved from the Wrecking Ball – Was the property taken out of demolition and how?

Job Creation – Does the conversion of the property fulfill a need within the community, e.g., jobs created by converting an old dilapidated mansion into a children’s center, turning an abandoned factory into a bank or grocery store, etc.?

Market Value – How is the property priced in relation to the area? Is the list price and/or rental lease price consistent with that of surrounding properties?

Serves Special Population – Examples include housing for seniors, persons with disabilities, children, and individuals with special needs, day care, community center or a homeless shelter.