

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, June 6, 2024, at 12:45 p.m. in the **Cook County Building, 118 North Clark Street, Cook County Board Room, 5th Floor, Room 569.**

The Permit Review Committee will hold its regular meeting in the **Cook County Building, 118 North Clark Street, Cook County Board Room, 5th Floor, Room 569**, on Thursday, June 6, 2024, at 2:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

Ciere Boatright
Secretary

DRAFT AGENDA
COMMISSION ON CHICAGO LANDMARKS

Regular Meeting – Thursday, June 6, 2024

Cook County Building, 118 North Clark Street, Cook County Board Room, 5th Floor, Room 569
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of April 4, 2024

2. Final Landmark Recommendation

RAMOVA THEATER
3508-3518 South Halsted Street

WARD 11

3. Final Landmark Recommendation

JACKSON STORAGE AND VAN COMPANY WAREHOUSE
3609-3611 West Cermak Road

WARD 22

4. Report from Public Hearing and Final Landmark Recommendation

ST. ADALBERT PARISH COMPLEX
1622-1658 West 17th Street and 1633-1659 West 16th Street

WARD 25

5. Citywide Adopt-a-Landmark Fund – Informational for Completed Project

6901 OGLESBY COOPERATIVE APARTMENT BUILDING
6901 South Oglesby Avenue

WARD 5

6. Program Committee Report

Recommendation to the Illinois Historic Sites Advisory Council on Nominations to the
National Register of Historic Places

HOTEL ROYALTON
1810 West Jackson Boulevard

WARD 34

WERNER BROTHERS STORAGE WAREHOUSE NO. 6
7613 North Paulina Street

WARD 49

Report on Suggestions Received from the Public for Possible Chicago Landmark
Designations (Deadline for submissions was May 9, 2024)

7. Permit Review Committee Reports

Report on Projects Reviewed at the April 4, 2024, and May 2, 2024, Permit Review Committee Meetings

Report on Permit Decisions by the Commission Staff for the Months of April and May 2024

8. Adjournment

**Commission on Chicago Landmarks
Draft Summary of Recommendations, June 6, 2024**

2. Final Landmark Recommendation

**RAMOVA THEATER
3508-3518 South Halsted Street**

WARD 11

Staff recommends that the Commission approve the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the Ramova Theater (the “Building”), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following two criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

I. BACKGROUND

The formal landmark designation process for the Building began on March 7, 2024, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission preliminarily found that the Building meets two of the seven criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the Building, including the blade sign and marquee from 1944.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated March 7, 2024, the most current iteration of which is dated June 6, 2024, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of April 4, 2024, the Commission received a statement from Ciere Boatright, Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On May 16, 2024, the Commission received written consent to landmark designation of the Building in a form dated May 10, 2024, and signed by Tyler Nevius of Our Revival Chicago, LLC, the owner of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS; the Building, completed in 1929, is an excellent example of a historic motion picture theater, a novel building type that emerged in the early twentieth century designed to entertain its patrons through the new medium of cinematic art, and

WHEREAS; with its practical combination of commercial storefronts with a theater, the Building is a fine example of a “theater block,” a historic building type found in Chicago’s neighborhood commercial districts combining entertainment and commercial storefronts in a single building, and

WHEREAS; the Building represents the contributions of newcomers to Chicago’s cultural and economic heritage as the theater was built by Jokūbas (Jacob) Maskoliūnas, a Lithuanian immigrant to serve the immigrant neighborhood of Bridgeport, and

WHEREAS; with its twisted columns, cartouches, scallop shells, scrolls, pinnacles, niches, and swirling, naturalistic plant forms, the façade of the Building exemplifies the Spanish Baroque style of architecture examples of which are rare in Chicago, and

WHEREAS; the elaborate decoration of the façade is rendered in glazed terra cotta which was formed in hand-carved molds requiring a high degree of design and handcraftsmanship, and

WHEREAS; the scale and ornate quality of the Building’s architecture reflect the ideals of historic movie theater design to use architecture as advertisement and to attract customers with a promise of luxury and escape from the ordinary, and

WHEREAS; The Building is representative of a practical building type that developed in the late 1920s. The theater block was characterized by a traditional commercial block anchored by a prominent theater visually tied together through exterior architectural detailing, and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this June 6, 2024; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the criteria for landmark designation set forth in Section 2-120-620 (1), and (4) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building, including the blade sign and marquee from 1944.
6. Recommends the designation of the Building a Chicago Landmark.

3. Final Landmark Recommendation

**JACKSON STORAGE AND VAN COMPANY WAREHOUSE
3609-3611 West Cermak Road**

WARD 22

Staff recommends that the Commission approve the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the Jackson Storage and Van Company Warehouse (the "Building"), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following two (2) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

I. BACKGROUND

The formal landmark designation process for the Building began on November 9, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets two of the seven criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*).

As part of the Preliminary Recommendation, the Commission preliminarily identified the "significant historical and architectural features" of the Building as:

- All exterior elevations, including rooflines, of the Building.
- The Batchelder tile water fountain in the first-floor office.

The common-brick east and west elevations of the Building are devoid of architectural treatment and secondary. The Commission may approve more significant changes to these elevations to support new uses of the Building. The foregoing is not intended to limit the Commission's discretion to approve other changes.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated June 8, 2023, the most current iteration of which is dated June 6, 2024, incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of December 7, 2023, the Commission received a statement from Ciere Boatright, Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On May 23, 2024, the Commission received written consent to landmark designation of the Building in a form dated May 23, 2024, and signed by Melissa Lorraine representing the owner of the Building, Theatre Y and 3611 Cermak L.L.C.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS; the Building is emblematic of changing social patterns that emerged in America after World War I and increased through the boom years of the 1920s, especially the increased mobility of American households, urbanization that resulted in families living in smaller apartments, and increased consumption of household goods, some of which like pianos, furs, and wool rugs that required special storage; and

WHEREAS, to meet the demands for increasing mobility and storage, the Jackson Storage and Van Company was part of the household goods and storage industry that emerged and developed throughout the nation during the twentieth century; and

WHEREAS, the design of the Building is inspired by Venetian Gothic architecture, and specifically that city's Doge's Palace. Examples of Venetian Gothic architecture are rare in Chicago and the nation; and

WHEREAS, with its tapestry brick façade and terra cotta ground level arcade, the Building displays a high degree of design and craftsmanship in these traditional materials; and

WHEREAS, the Building is an example of a household storage and moving warehouse, a building type found throughout Chicago characterized by limited fenestration and designs that, when successful, reduce the monolithic character of this building type through ornament and detail; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this June 6, 2024; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building.
 - The Batchelder tile water fountain in the first-floor office.

The common brick east and west elevations of the Building are devoid of architectural treatment and secondary. The Commission may approve more significant changes to these elevations to support new uses of the Building. The foregoing is not intended to limit the Commission's discretion to approve other changes.

Additional Guidelines—General

Pursuant to Section 2-120-740 of the Municipal Code, on May 2, 2024, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for a proposed 24'-9" high by 3'-0" wide blade sign mounted to the front façade at 20'-3" above grade. (the "P.R.C. Project").

Notwithstanding the foregoing significant historical and architectural features listed above, the proposed sign contained in the P.R.C. Project shall be permitted.

6. Recommends the designation of the Building a Chicago Landmark.

4. Report from Public Hearing and Final Landmark Recommendation**ST. ADALBERT PARISH COMPLEX****WARD 25****1622-1658 West 17th Street and 1633-1659 West 16th Street**

Staff recommends that the Commission approve the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the St. Adalbert Parish Complex, consisting of the former St. Adalbert Church, Rectory, Convent and School buildings, (the "Complex"), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Complex, the Commission has found that it satisfies the following four criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*
7. *Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.*

I. BACKGROUND

The formal landmark designation process for the Complex began on August 7, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Complex as a Chicago Landmark. The Commission found that

the Complex meets four of the seven criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Complex as:

- All exterior elevations, including rooflines, of the four buildings that make up the St. Adalbert Parish Complex: the church, rectory, convent, and school buildings. Building interiors are excluded from the significant features. In addition, the single-story accessory building located north of the rectory is also excluded from the significant features.
- The following additional guidelines shall also apply:

The Commission’s review of proposed work should ensure that the significant historic and architectural features of the exteriors and rooflines of the four buildings are preserved while allowing reasonable change and flexibility to meet new needs in accommodating future uses including potential new construction on undeveloped portions of the parcel.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated August 7, 2023, the most current iteration of which is dated June 6, 2024, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

Also, at its regular meeting of September 7, 2023, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the “Department of Planning and Development Report”) from Maurice D. Cox, then-Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Complex supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

On September 28, 2023, DPD, on behalf of the Commission, requested written consent to the landmark designation of the Complex. On November 9, 2023, the Archdiocese of Chicago requested an extension of time to the request for consent which DPD, on behalf of the Commission, accepted on November 14, 2023. On March 7, 2024, the Archdiocese of Chicago indicated to DPD its Non-Consent to the designation. Without written consent from the property owner, Section 2-120-650 of the *Chicago Landmarks Ordinance* requires the Commission to hold a public hearing on the Preliminary Recommendation with respect to the designation of the Complex as a Chicago landmark.

In a letter dated April 17, 2024, DPD, on behalf of the Commission, notified the Archdiocese of Chicago, of the public hearing being held on May 10, 2024. On April 23, 2024, a notice of the hearing place, date and time was also posted on five signs in the public right-of-way surrounding the Complex. In addition, the public hearing place, date, and time was published as a legal notice in the *Chicago Tribune*. The public hearing place, date, and time were also posted on DPD’s website.

II. PUBLIC HEARING

The public hearing on the proposed landmark designation of the Complex was held May 10th at 9:30 a.m. in City Council Chambers, 2nd floor, City Hall. The purpose of the hearing was to gather relevant facts and information to assist the Commission in deciding whether the Complex meets the criteria for landmark designation set forth in section 2-120-620 of the Municipal Code. Commissioner Adam Rubin was the hearing officer on behalf of the Commission.

The Commission staff's presentation recommending the proposed landmark designation summarized the criteria that the Commission found as part of the Preliminary Recommendation, in August of 2023. That recommendation focused on the criteria for heritage, architecture, architect, and visual feature.

At the conclusion of the staff presentation, the Commission's Rules and Regulations allow property owners to question the staff. Representatives of the Archdiocese of Chicago, the owner of the St. Adalbert Parish Complex, questioned Commission staff on the criteria for landmark designation that the Commission identified in its Preliminary Recommendation.

Six parties were granted party status in opposition to landmark designation and one party was granted party status in support of the landmark designation at the hearing.

As a party in opposition to the designation, the Archdiocese of Chicago's presentation included statements from the Archdiocese's attorneys, their expert witness, George Kisiel, of Okrent Kisiel Associates, Bishop Robert Lomabardo, head of the Archdiocese's geographic region that includes the Complex and representatives of St. Paul Parish, the successor to St. Adalbert's Parish and responsible for its maintenance.

At the conclusion of the Archdiocese's presentation, Alderman Sigcho Lopez, of the 25th Ward which includes the Complex, made a statement as a party in support of the designation. The Alderman's presentation was followed by questions to him from the attorney from the Archdiocese.

Five other individuals not associated with the Archdiocese were also granted party status in the hearing, all in opposition to the designation: Miguel Chacon, Daniel Roman, Andres Sotelo, Ryan Clements and Jesus Chacon. Of these individuals, only Miguel Chacon made a statement.

There were 33 public speakers who spoke in favor of the designation and 16 who also were in favor of the designation but ultimately did not speak at the hearing or left before the hearing concluded. There were 5 public speakers who spoke in opposition to the designation and 8 who also were opposed to the designation but ultimately did not speak at the hearing or left before the hearing concluded. Additionally, there were 65 members of the public who filled out appearance forms (all in favor of the designation) who indicated on their forms they did not wish to speak; their names were all read into the record near the conclusion of the hearing.

Copies of the public hearing transcript, commission chronology, documents, public appearance forms, sign-in sheets, written statements, and exhibits have been distributed to Commission members.

III. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Complex; and,

WHEREAS, the Complex exemplifies Chicago's contribution to the late-nineteenth-century and early-twentieth-century architectural revival of grandly-scaled Classicism, commonly referred to as the "American Renaissance" and popularized by the World's Columbian Exposition that was held in Chicago in 1893; and,

WHEREAS, the Complex exemplifies the history of Polish and Mexican immigration and the cultural heritage and influence of these communities in Chicago; and,

WHEREAS, the Complex exemplifies the critical role that religious institutions played in the history and development of Chicago's neighborhoods in the late nineteenth and early twentieth centuries; and,

WHEREAS, the Complex is a unique example of ecclesiastic architecture, a building type that is significant to the visual character of Chicago's neighborhoods; and,

WHEREAS, the Complex includes buildings that are distinctive examples of the Renaissance Revival style, which is significant to the history and visual character of Chicago's built environment and its ecclesiastic architecture in particular; and,

WHEREAS, the Complex is distinguished by the buildings' quality of design, detail, materials, and craftsmanship, as displayed by features including the ornate façade and twin bell towers of the church and the use of granite, limestone, and terra cotta detailing throughout the complex; and,

WHEREAS, while its components were built separately, the resulting Complex is a cohesive representation of early-twentieth century ecclesiastical architecture. The four buildings are tied together by architectural characteristics and ornament as well as their functionality. In particular, the use of common material colors, either as primary features of the building's facades or as façade accents help to unify the complex; and,

WHEREAS, the Complex includes a church and rectory building that were designed by Henry J. Schlacks, a prolific local architect who specialized in ecclesiastic architecture. He was frequently commissioned by the Archdiocese of Chicago and designed over two dozen local churches, including such noteworthy examples as: St. Paul Church, St. Boniface

Church, St. Mary of the Lake Church, St. Ita Church, and the former St. Clara Church (later, St. Gelasius, a designated Chicago Landmark); and,

WHEREAS, Schlacks is also known for his work on significant secular designs throughout the country, including three buildings listed in the National Register of Historic Places: Curtiss-Wright Aeronautical University Building (Chicago, Illinois), Denver and Rio Grande Western Railroad Depot (Grand Junction, Colorado, and Denver and Rio Grande Railroad Station (Salt Lake City, Utah); and,

WHEREAS, the Complex encompasses half of a city block and includes a large-scale Renaissance Revival church with two 185-foot towers, surrounded by low-scale residential and commercial buildings. It has been a prominent and familiar visual feature of the Pilsen neighborhood for over a century; and,

WHEREAS, the Complex meets four criteria for landmark designation set forth in Section 2-120-620 (1), (4), (5) and (7) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Complex has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I, II and III hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated June 6, 2024, and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Complex meets the four criteria for landmark designation set forth in Section 2-120-620 (1), (4), (5) and (7) of the Municipal Code; and
4. Finds that the Complex satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Complex are identified as follows:

All exterior elevations, including rooflines, of the four buildings that make up the St. Adalbert Parish Complex: the church, rectory, convent, and school buildings. Building interiors are excluded from the significant features. In addition, the single-story accessory building located north of the rectory is also excluded from the significant features.

The following additional guidelines shall also apply:

The Commission's review of proposed work should ensure that the significant historic and architectural features of the exteriors and rooflines of the four buildings are preserved while allowing reasonable change and flexibility to meet new needs in accommodating future uses including potential new construction on undeveloped portions of the parcel.

6. Recommends the designation of the Complex a Chicago Landmark.

6. Program Committee Report

Recommendation to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places

**HOTEL ROYALTON
1810 West Jackson Boulevard**

WARD 34

Staff recommends that the Commission approve the following:

The Commission on Chicago Landmarks adopts the attached Exhibits 1 and 2 and finds that the Listing to the National Register of Historic Places for the Royalton Hotel under Criterion C: Architecture be approved.

**WERNER BROTHERS STORAGE WAREHOUSE NO. 6
7613 North Paulina Street**

WARD 49

Staff recommends that the Commission approve the following:

The Commission on Chicago Landmarks adopts the attached Exhibits 1 and 2 and finds that the Listing to the National Register of Historic Places for the Werner Brothers Storage Warehouse No. 6 under Criterion C: Architecture be approved.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, June 6, 2024

**Cook County Building, 118 N. Clark St., Cook County Board Room,
5th Floor, Room 569**

2:30 p.m.

DRAFT AGENDA:

- 1. Logan Square and Milwaukee Streetscape** **35th Ward**
Logan Square Boulevards District
Proposed reconfiguration and improvements to Logan Square and reconstruction of the portion of Milwaukee Avenue that bisects Logan Square as a pedestrian plaza including installation of new pavers, light fixtures, and landscaping.
- 2. 111 W. Monroe** **34th Ward**
Proposed Harris Trust & Bank Building
Proposed exterior and interior rehabilitation of an existing office and commercial building for residential and hotel use with a new rooftop addition and modifications to the historic windows.
- 3. 2328 S. Michigan** **3rd Ward**
Motor Row District
Proposed demolition of a one-story non-contributing building and new construction of a building with a seven-story, 85' tall portion along Michigan Avenue and an 18-story, 170' tall residential tower at the west end of the lot.
- 4. 900-910 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed rehabilitation of the four-story building at 900 W. Fulton Market, demolition of the one- and two- story building and construction of a new five-story building at 906 W. Fulton Market, and partial demolition of the two-story building at 910 W. Fulton Market with rehabilitation of the front façade and construction of a new rooftop addition.
- 5. 2108 N. Humboldt** **1st Ward**
Logan Square Boulevards District
Proposed addition of a new covered porch over existing concrete stairs on front façade.

6. **511-13 W. Fullerton** **43rd Ward**
Mid-North District
Proposed new construction of two four-story, eight-unit residential buildings.
7. **3978 S. Lake Park** **4th Ward**
Oakland Multiple Resource District
Proposed dismantlement, cataloging, and reinstallation of displaced portions of the front façade to address backup brick masonry repairs.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, June 6, 2024

DRAFT

1. Logan Square Park

35th Ward

Logan Square Boulevards District

Proposed reconfiguration and improvements to Logan Square and reconstruction of the portion of Milwaukee Avenue that bisects Logan Square as a pedestrian plaza including installation of new pavers, light fixtures, and landscaping.

Applicant: Chicago Department of Transportation, owner
Chicago Department of Transportation and Jacobs, designer

Staff Recommendation: Staff recommends that the Committee find that the project meets the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the proposed project as submitted.

2. 111 W. Monroe

34th Ward

Proposed Harris Trust & Bank Building

Proposed exterior and interior rehabilitation of an existing office and commercial building for residential and hotel use with a new rooftop addition and modifications to the historic windows.

Applicant: The Prime Group, Inc., owner
Stantec Architecture, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 6, 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark property and approve the project with the following conditions:

1. The new penthouse cladding material is approved as proposed. The insulated metal panels should be finished in a neutral non-reflective color to not compete with the colors of the historic building and to recede into the background. Samples of the insulated metal panels and the curtainwall glazing shall be submitted to Historic Preservation staff for review and approval prior to order and installation;

2. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions and trim shall be included in the permit drawings. Samples of the gray tinted glazing used for the new insulated glazing units shall be submitted to Historic Preservation staff for review and approval prior to order and installation;
3. The setback for interior walls that jog to terminate at a mullion should be increased to a minimum of 3'-0" from the plane of the glazing to maintain transparency of the windows. Enlarged, dimensioned plan details should be included in the permit drawings for each unique condition;
4. A door cutsheet and elevation drawings for the new door on the first floor Lobby that show the design, profile and material shall be submitted with the permit drawings;
5. Scaled and dimensioned plans, elevations, sections, and detail drawings of the glass wind guard on the roof shall be submitted with the permit drawings. Samples of the wind guard shall be submitted to Historic Preservation staff for review and approval prior to order and installation;
6. Enlarged details of attachment of the new glass guardrail to the existing metal guardrail on the 12th and 23rd floor terraces shall be submitted with the permit drawings. Samples of the glass guardrail shall be submitted to Historic Preservation staff for review and approval prior to order and installation; and,
7. Canopies and signage are not approved at this time. Drawings of any canopies and signage proposed to be attached to the façade shall be submitted for review by Historic Preservation staff and will be referred to the Permit Review Committee for review and decision at a future PRC meeting.

**3. 2328 S. Michigan
Motor Row District**

3rd Ward

Proposed demolition of an one-story non-contributing building and new construction of a building with a seven-story, 85' tall portion along Michigan Avenue and an 18-story, 170' tall residential tower at the west end of the lot.

Applicant: Fern Hill, owner
Eckenhoff Saunders, architect

Staff Recommendation: Staff recommends that the Committee:

Proposed Demolition:

1. Preliminarily find that the building at 2328 S. Michigan Ave, a 1-story restaurant with drive-through, is non-contributing to the character of the Motor Row District and its demolition will not be an adverse effect on the character of the District;
2. Recommend that the Commission recommend to the City Council approval of the proposed demolition of the building at 2328 S. Michigan in accordance with Section 2-120-825 of the

Municipal Code of Chicago, entitled “Permits for demolition of landmarks – City Council Approval Required”; and,

Proposed New Construction:

3. Find that the proposed project, contingent upon City Council approval and with the following conditions, will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:
 - a) The overall size, setback and massing of the proposed new construction is approved as shown on plans dated 5/10/2024;
 - b) The design of the portion of the building fronting on Michigan Avenue shall be modified to address the following:
 - The louvers over the storefronts on the north section of the east façade shall be replaced with clear glazing;
 - At the upper floor windows on the north facade, the center vertical mullions shall have a substantial projection from the glazing comparable to that of similar historic conditions;
 - The two-story white, brick, masonry frame at the center section of the east (Michigan) façade shall be eliminated;
 - The height of the metal spandrels on the south section of the east façade shall be increased to be consistent with the range of spandrel heights for contributing buildings in the district;
 - The cast stone panels proposed for the south section of the east façade shall incorporate a pattern of joints compatible with proportions and sizes of terra cotta or stone cladding seen throughout the district. A detailed elevation showing the size of panels and locations of joints for the cast stone material shall be provided with the permit drawings;
 - All of the storefronts along the east facade shall be revised so that the width of glazing between mullions is consistent and regularly spaced with glass panes no less than 5’-0” wide;
 - c) The following materials are approved as proposed:
 - Black prefinished aluminum
 - Cast stone by ACS, color TerraCotta
 - Modular brick by Glen Gery, color Oyster Grey
 - Window wall system with aluminum spandrels by Reflections
 - Glazing by Guardian Glass, SN68Specifications and samples of all other proposed façade materials shall be provided with the permit application; and,

- d) Dimensioned, enlarged section and elevation details shall be provided with permit drawings for all windows, storefronts, and façade systems.

4. 900-910 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed rehabilitation of the four-story building at 900 W. Fulton Market, demolition of the one- and two- story building and construction of a new five-story building at 906 W. Fulton Market, and partial demolition of the two-story building at 910 W. Fulton Market with rehabilitation of the front façade and construction of a new rooftop addition.

Applicant: Midwest Property group LTD, owner
NORR, architect

Staff Recommendation: Staff recommends that the Committee:

Proposed Demolition and Partial Demolition:

1. Preliminarily find that the property at 906 W. Fulton Market, a 1- and 2-story commercial building, is non-contributing to the character of the Fulton-Randolph Market District and its demolition will not be an adverse effect on the character of the District;
2. Preliminarily find that the proposed partial demolition of the building at 910 W. Fulton Market, with the rehabilitation of the front façade to be retained in-place, will not be an adverse effect on the character of the Landmark District; and,
3. When the demolition permits are submitted, that the Commission recommend to the City Council approval of the proposed demolition of the building at 906 W. Fulton Market and partial demolition of the building at 910 W. Fulton Market in accordance with Section 2-120-825 of the Municipal Code of Chicago, entitled “Permits for demolition of landmarks – City Council Approval Required”, and,

Proposed Alterations and New Construction

1. Find that the proposed project, contingent upon City Council approval and with the following conditions, will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:
 - a) For 900 W. Fullerton, the demolition elevation on page 13 shall be revised to show the area of masonry to be removed to accommodate the new storefront for the residential lobby;
 - b) For 900 and 910 W. Fullerton, any exterior masonry units removed shall be salvaged for later reinstallation wherever possible, and any new masonry must match the historic masonry in color, texture, size, shape, and finish. At the new masonry and where tuckpointing of existing masonry occurs, mortar joints should match the existing in profile, color, texture, strength, and type;
 - c) For the 900 W. Fulton and 910 W. Fulton Market, an analysis by a licensed structural engineer addressing how the buildings should be

protected during the adjacent demolition and construction shall be submitted to Historic Preservation staff along with the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings;

- d) The main storefront windows on the Fulton Market elevation for all three buildings shall be revised to eliminate the grill pattern. These shall be simple panes 3' or more in width separated by mullions. A bulkhead 1'6" to 2' in height shall be provided;
- e) Dimensioned details for all new windows and storefronts shall be submitted with the permit drawings for review and approval;
- f) Specifications and for all new exterior materials, finishes, and fixtures shall be provided with the permit application; and,
- g) Details for the construction and attachments of the new canopy across the front of all three buildings shall be provided with the permit drawings.

5. 2108 N. Humboldt

1st Ward

Logan Square Boulevards District

Proposed addition of a new covered porch over existing concrete stairs on front façade.

Applicant: Brian Hudok, owner
Cristian Gansari, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 3, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following condition:

- 1. The project is approved as shown on drawings received 5/8/24 and dated 4/30/24. The new railings shall be bent pipe-rails with newel posts, in a dark non-reflective finish, compatible with the design of historic porch railings.

6. 511-13 W. Fullerton

43rd Ward

Mid-North District

Proposed new construction of two four-story, eight-unit residential buildings.

Applicant: P3 Properties, LLC, owner
Simple Home Builders, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's

Guidelines for Alterations to Historic Buildings and New Construction, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

4. The proposed site plan as shown on the drawings dated 5/30/24 is approved;
5. The windows on the front and visible portion of the side elevations of both buildings shall be revised so that they have the appearance of single- or double-hung windows with a meeting rail and the lower pane offset inward from the upper. The windows may operate in any fashion;
6. The guardrails for the roof deck are visible looking between the buildings and from the east and west along Fullerton. The guards must be set back farther so they are no longer visible. The depth required for this setback shall be confirmed using 3D renderings;
7. The brick for the facade of the west building by Summit in color Concore (702TBL) is approved as proposed;
8. Material specifications and samples shall be provided for all other exterior materials with the permit application;
9. Specifications and details for all fixtures including lighting, handrails, and guardrails shall be provided with the permit application; and,
10. The project as proposed may require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

7. 3978 S. Lake Park

4th Ward

Oakland Multiple Resource District

Proposed dismantlement, cataloging, and reinstallation of displaced portions of the front façade to address backup brick masonry repairs.

Applicant: Joseph Giannini, owner
J&P Masonry Inc., contractor

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 6, and 7 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following conditions:

1. As proposed, select displaced and deteriorated portions of the façade shall be repaired by removing the face stone, repairing the backup wall, and reinstalling the historic stone in the same location on the façade. Prior to removal, each separate stone unit will be carefully numbered and photographed for precise identification and placement upon reinstallation, carefully removed, repaired as needed, stored in a secure location, and reinstalled when ready. Masonry repair details, wall sections, and photographic documentation of the front façade shall be provided prior to any permit approvals;
2. Any sections of the façade with missing mortar joints, masonry or other elements that are allowing water infiltration should be repaired to prevent further deterioration of the façade and any removed exterior cladding materials shall be salvaged and reused to the greatest extent possible. Missing and replacement materials and features shall match the historic and material samples and details shall be submitted prior to any permit approval; and,
3. Should, during construction, it be discovered that the damage is more extensive, and more stone requires removal than submitted on 5/31/24 the owner or their contractor shall immediately notify Historic Preservation staff for a site visit to determine next steps.