



CITY OF CHICAGO

DEPARTMENT OF PLANNING AND DEVELOPMENT

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, September 12, 2024, at 12:45 p.m. in City Hall, 121 North LaSalle Street, 2nd Floor, City Council Chambers.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, 2nd Floor, in City Council Chambers on Thursday, September 12, 2024, at 2:15 p.m.

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

Please allow yourself extra time for screening procedures now in place at City Hall. Also, please note that you will not be able to bring large bags, backpacks, banners, etc. into the City Council Chambers. For more detail, see chicago.gov/ccl.

A handwritten signature in black ink, appearing to read "Ciere Boatright".

Ciere Boatright
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, September 12, 2024
City Hall, 121 North LaSalle Street, City Council Chambers
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of August 8, 2024

2. Preliminary Landmark Recommendation

HARRIS TRUST & SAVINGS BANK
111 West Monroe Street

WARD 34

3. Preliminary Landmark Recommendation

KINGDOM BAPTIST CHURCH
301 North Central Avenue

WARD 37

4. Report from the Department of Planning and Development

WAX TRAX!
2449 North Lincoln Avenue

WARD 43

5. District Boundary Amendment

NEWPORT AVENUE DISTRICT
800-900 Block of West Newport Avenue

WARD 44

6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT
906 West Fulton Market

WARD 27

7. Citywide Adopt-a-Landmark Fund – Application

PENTECOSTAL CHURCH OF HOLINESS
4208 West 15th Street

WARD 24

8. Class L Property Tax Incentive – Final Certification

LASALLE STREET CABLE CAR POWERHOUSE
500 North LaSalle Street

WARD 42

9. Permit Review Committee Reports

Report on Projects Reviewed at the August 8, 2024, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of August 2024

10. Announcement

Meeting of the Program Committee: Review of Suggestions* Received from the Public for Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Friday, September 20

Time: 1:00 p.m.

Location: City Hall, 121 North LaSalle Street, Room 1003-A

*Deadline for submissions: Monday, September 16, 2024

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at: http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html.

11. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, September 12, 2024**

2. Preliminary Landmark Recommendation

**HARRIS TRUST & SAVINGS BANK
111 West Monroe Street**

WARD 34

Staff recommend that the Commission vote to accept the following--

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

1. The Harris Trust & Savings Bank, which includes the original 1911 Harris Trust & Savings Bank and a 1960 addition known as the East Tower (the “Building”), located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 12th day of September 2024, by the Department of Planning and Development (the “Preliminary Summary”); and
2. The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations of the 1911 Harris Trust & Savings Bank and the 1960 East Tower.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

3. Preliminary Landmark Recommendation

**KINGDOM BAPTIST CHURCH
301 North Central Avenue**

WARD 37

Staff recommend that the Commission vote to accept the following—

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

- The Kingdom Baptist Church Building (the “Building”), located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 12th day of September 2024, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

5. District Boundary Amendment

**NEWPORT AVENUE DISTRICT
800-900 Block of West Newport Avenue**

WARD 44

Staff recommend that the Commission vote to accept the following—

WHEREAS, pursuant to Section 2-120-730 of the Municipal Code, the Commission has reviewed the 2005 Newport Avenue District Designation Report, as well as the Addendum to the Newport Avenue District Designation Report, dated September 12, 2024; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the District with its amended boundary continues to meet the two (2) criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the District with its amended boundary continues to have 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; and

WHEREAS, constructed in 1894, the Vautravers Building is a 3-story Romanesque-style limestone apartment building from the District's earliest period of development featuring copper bays detailed in floral and geometric motifs, as well as an arched, pedimented entranceway; and

WHEREAS, in 2014, the CTA initiated the Project to modernize its infrastructure, expand capacity, and reduce passenger travel times, while improving the safety and efficiency at one of the largest bottlenecks in the CTA rail system. It included reconstruction of approximately 0.3 miles of the Red and Purple mainline tracks from Belmont station on the south to the segment of track between Newport and Cornelia Avenues on the north; and

WHEREAS, the reconstruction of the 0.3-mile train track of the Project necessitated the straightening of the track and as a result required either the relocation or demolition of the Vautravers Building in order to adhere to the minimum safety distance requirements from the track; and

WHEREAS, in 2015, the Historic Preservation Division of the City of Chicago's Department of Planning and Development, joined CTA, the FTA, the ACHP, and the IHPA in signing a MOA that recognized the Vautravers Building as part of the District and mandated the CTA and FTA to explore the feasibility of relocating the Vautravers Building; and

WHEREAS, on July 9, 2020, the CTA presented plans to relocate the Vautravers Building to the Commission and the Commission found that the proposed project would not have adverse effects on the Vautravers Building or the District, subject to specific conditions; and

WHEREAS, one such condition was that the CTA consent to the amendment of the District's boundaries to encompass the relocated Vautravers Building; and

WHEREAS, in August 2021, the CTA moved the Vautravvers Building 28.88 feet to the west and 3.89 feet to the south of its original location at 945-947 West Newport Avenue, Chicago, Illinois, under PIN 14-20-413-088-0000, onto two (2) additional CTA owned parcels located at 945-953 West Newport Avenue, Chicago, Illinois, under PINs: 14-20-413-087-0000 (partial) and PIN #14-20-413-002-0000 (partial); and

WHEREAS, the new location places the Vautravvers Building outside of the original boundaries of the District, and

WHEREAS, the District boundaries shall be amended, as delineated in Amended Exhibit A attached hereto and incorporated herein, to include the Vautravvers Building's relocation onto the two (2) additional CTA owned parcels, and

WHEREAS, the original District boundaries at the southwest corner shall be amended to include PINs: 14-20-413-087-0000 (partial) and 14-20-413-002-0000 (partial) and address ranges 947-953 West Newport Avenue, Chicago, Illinois, as delineated in Amended Exhibit B, attached hereto and incorporated herein; 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 Addendum to the Newport Avenue District Designation Report, dated September 12, 2024; and
 3. Finds, based on the 2005 Designation Report for the Newport Avenue District and the Addendum to the Newport Avenue District Designation Report and the entire record before the Commission, that the District with its amended boundary 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 District with its amended boundary 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 District with its amended boundary remain as follows:
 - All exterior elevations, including rooflines, visible from the public rights-of-way.
 6. Recommends the designation of the Building a Chicago Landmark.
- 6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

FULTON-RANDOLPH MARKET DISTRICT
906 West Fulton Market

WARD 27

Staff recommend that the Commission vote to accept the following—

WHEREAS, pursuant to Section 2-120-825 of the Municipal Code of Chicago governing review of permits for the demolition of 40% or more of any building or structure either designated as a “Chicago Landmark” or located in any district designated as a “Chicago Landmark,” the Commission on Chicago Landmarks (the “Commission”) has reviewed a permit application for the following proposed demolition of a:

One- and two-story, commercial building (“Building”) located at 906 West Fulton Market within the Fulton-Randolph Market District, a Chicago Landmark (the “Landmark District”); and

WHEREAS, the significant historical or architectural features identified in the ordinance designating the Landmark District are all exterior elevations, including rooflines and projecting canopies, of the buildings visible from public rights-of-way; all streetscapes, including streets, alleys, extensive areas of Belgian-block paving in alleys, sidewalks, reduced-height street-level sidewalks, raised sidewalk loading docks, and similar private and public rights-of-way; now therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission’s *Rules and Regulations*, that the Building is non-contributing to the character of the Landmark District;
2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District;
3. Approves the permit application for the demolition of the Building; and
4. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission’s approval of the permit application for the demolition of the Building.

7. Citywide Adopt-a-Landmark Fund – Application

PENTECOSTAL CHURCH OF HOLINESS
4208 West 15th Street

WARD 24

Staff recommend that the Commission vote to accept the following—

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City to award floor area bonuses to projects located in “D” districts in return for a financial contribution to the City (“Bonus Payment”); and

WHEREAS, the Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund, (ii) the Citywide Adopt-a-Landmark Fund (the “AAL Fund”), and (iii) the Local Impact Fund; and

WHEREAS, the AAL Fund receives 10% of each Bonus Payment; and

WHEREAS, the purpose of the AAL Fund is to finance landmark restoration projects; and

WHEREAS, on May 6, 2021, the Commission on Chicago Landmarks (the “Commission”) approved the funding priority and evaluation criteria for the AAL Fund; and

WHEREAS, on May 27, 2021, the Department of Planning and Development (the “Department”) announced that it was accepting applications for grants to support landmark restoration projects under the AAL Fund; and

WHEREAS, the deadline for submissions was August 16, 2021; and

WHEREAS, the Department received 17 applications, including an application submitted by Pentecostal Church of Holiness (the “Applicant”) for exterior masonry work to the Pentecostal Church of Holiness Building (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code, and its requirements governing the AAL Fund; and

WHEREAS, the Landmark Building was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on May 26, 2021, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria and the other criteria set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies the criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$248,000 from the AAL Fund to undertake the Landmark Project; and

WHEREAS, pursuant to Section 17-4-1006-C-2 of the Municipal Code, the Commission must approve the scope of work and budget for the Landmark Project; *now, therefore,*

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and

2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A (the “Project Scope of Work and Budget”); and
3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the “Landmark Guidelines”); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and
6. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-4 in that it has not been completed, addresses exterior envelope issues, and satisfies the funding priority and evaluation criteria; and
7. Authorizes the Commissioner of the Department, acting on behalf of the Commission, to:
(a) enter into an agreement (the "Agreement") with the Applicant or its successors, in a form approved by the Corporation Counsel, regarding the manner in which the AAL Fund for the Landmark Project will be used; and (b) approve, as necessary, any minor modifications to the Project Scope of Work and Budget otherwise consistent with the purposes and requirements of the Landmark Guidelines; and
8. Directs that, upon completion of the Landmark Project, the Applicant shall notify the Commission staff and request a certificate of completion; and
9. Directs that the Applicant must obtain a certificate of completion from the Commissioner of the Department prior to the final distribution from the AAL Fund.

8. Class L Property Tax Incentive – Final Certification

**LASALLE STREET CABLE CAR POWERHOUSE
500 North LaSalle Street**

WARD 42

Staff recommend that the Commission vote to accept the following—

WHEREAS, on June 27, 2001, the City Council of the City of Chicago (the "City Council") adopted an ordinance designating the LaSalle Cable Car Powerhouse as a Chicago Landmark; and

WHEREAS, on June 8, 2023, the Commission on Chicago Landmarks (the “Commission”) approved the scope of work and budget for the Class L Ordinance (defined below) and

recommended to City Council that the Project (defined below) be approved for the Class L real estate tax incentive; and

WHEREAS, on September 14, 2023, the City Council adopted an ordinance (the “Class L Ordinance”) recommending approval of the owner’s application for the Class L real estate tax incentive for certain rehabilitation of the Building as described in the Class L Ordinance (the “Project”) and with the current Permanent Index Number: 17-09-245-014; and

WHEREAS, the Commission has reviewed the Class L application and the Project undertaken at the Building pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L real estate tax incentive; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the above recitals as the findings of the Commission; and
2. Finds that the Project is a Substantial Rehabilitation (as defined in Section 1 of the County Ordinance) which has been substantially completed in accordance with architectural plans approved by the Commission and the budget and scope of work incorporated in the Class L Ordinance; and
3. Certifies that the Project meets or exceeds the *Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings*; and
4. Finds that the Project meets the eligibility criteria for the Class L real estate tax incentive specified in the County Ordinance; and
5. Recommends that the Project be approved for the Class L incentive.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, September 12, 2024

City Hall, City Hall, 121 N. LaSalle St., City Council Chambers

2:15 p.m.

AGENDA:

1. **3369 S. Calumet** **4th Ward**
Calumet-Giles-Prairie District
Proposed construction of a new two-car garage.
2. **2678 W. Washington** **27th Ward**
2678 West Washington Boulevard
Proposed exterior and interior rehabilitation of the Main House, Dormitory and the Coach House including a new stair and elevator addition.
3. **904 W. Armitage** **43rd Ward**
Armitage-Halsted District
Proposed excavation of front yard, new 10'-wide stair, and relocation of the front entrance at basement level.
4. **556 W. Fullerton** **43rd Ward**
Mid-North District
Proposed replacement of the outer wythe of brick on the front elevation to address extensive deterioration issues.
5. **4840 S. Greenwood** **4th Ward**
Kenwood District
Proposed relocation of existing curb cut and driveway from the north side of the property to the south side of the property and alterations to the historic fence.
6. **4849 S. Greenwood** **4th Ward**
Kenwood District
Proposed construction of new curb cut and driveway in south side yard to provide access to new parking pad located behind front façade of house.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, September 12, 2024

1. 3369 S. Calumet

4th Ward

Calumet-Giles-Prairie District

Proposed construction of a new two-car garage.

Applicant: Lamont Robinson, owner
Andy Kacprzyński, Pro-Plan Architects, 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 property and district and approve the project with the following conditions:

1. The overall design of the garage is approved as shown on the drawings dated 7/30/24.

2. 2678 W. Washington

27th Ward

2678 West Washington Boulevard

Proposed exterior and interior rehabilitation of the Main House, Dormitory and the Coach House including a new stair and elevator addition.

Applicant: Chicago Title & Trust Company Trust No. 8002392671, owner
Kahler Slater, architect
Katie Jahnke-Dale, DLA Piper, attorney

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, 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 and approve the project with the following conditions:

1. The proposed location, massing and materials for the new stair and elevator addition as shown on the drawings dated 8/30/24 are approved. The drawings shall be modified to extend the width of the first-floor window on the north façade of the addition by eliminating the 8" of brick that is between the

window and the metal trim between the Dormitory and the addition;

2. New mortar should match the historic mortar in color, joint profile, texture and strength/type;
3. Any brick used to infill an existing, historic, window opening should match the surrounding historic units in size, shape, color, texture and finish and be set in 1-inch within the opening;
4. The new windows on the Dormitory should be double-hung wood or clad-wood windows. Window details should be included on the permit plans;
5. Material samples shall be submitted with the permit application; and,
6. The project as proposed would require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

3. 904 W. Armitage

43rd Ward

Armitage-Halsted District

Proposed excavation of front yard, new 10'-wide stair, and relocation of the front entrance at basement level.

Applicant: Matthew Bercovitz, Berco's Popcorn, tenant
David Steinberg, owner
Carr Warner Architects, 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 1, 2, 5, 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 and the district and approve the project with the following conditions:

1. Lowering of the sill of the center bay basement window and installation of the new door is approved as shown on the drawings dated 6/18/24 provided the following conditions are addressed on the permit plans:
 - a. The area of the front yard to be excavated for the bottom landing and the new stair, excluding any retaining walls shall be reduced in width, so it is not wider than the front face of the bay at the foundation, approximately 5 feet;
 - b. Dimensions shall be added to clarify that the width of the center masonry opening at the basement level bay will not be increased;

- c. An existing/demolition elevation detail identifying the area of masonry to be removed shall be included;
- d. An enlarged, fully dimensioned plan detail shall be included showing how the new door frame will integrate into the existing masonry opening;
- e. Where the lintel above the new door opening is to be replaced, the header shall not be altered on the exterior. This shall be clarified with a note on the drawings; and,
- f. The new guardrails and handrails for the stair and landing shall be minimal in design and details of the proposed rails shall be added to the drawings.

**4. 556 W. Fullerton
Mid-North District**

43rd Ward

Proposed replacement of the outer wythe of brick on the front elevation to address extensive deterioration issues.

Applicant: Sabrina Carlotta P Maclean 1999 trust, owner
Heidrun Hoppe, Heidrun Hoppe Associates, architect
The Structural Shop, structural engineer/masonry consultant

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 and approve the project with the following conditions:

1. The work is approved as shown on the drawings dated 4/11/2024. The new windows shall be Marvin Ultimate Clad-wood windows as proposed;
2. The new brick shall match the historic brick in size, shape, color, and texture and the brick coursing and mortar joints of the original façade shall be replicated. The new mortar joints shall have a flush or concave profile, and the mortar shall be tinted to match the color of the face brick. Dimensioned details of the existing and proposed brick coursing, alignment and joint profiles shall be provided with the permit application; and,
3. A sample of the new brick shall be reviewed on-site by staff prior to permit approval.

**5. 4840 S. Greenwood
Kenwood District**

4th Ward

Proposed relocation of existing curb cut and driveway from the north side of the property to the south side of the property and alterations to the historic fence.

Applicant: HPHW Holdings LLC, owner
BBA Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the Commission's *Guidelines For Alterations to Historic Buildings and New Construction* and Standards 2, 4, 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 and district and approve the project with the following conditions to be reviewed and approved by Historic Preservation staff:

1. The proposed site plan shall be modified to reduce the new driveway width to 9'-0";
2. Reduce the width of the gate to 10'-0" to correspond with the reduced driveway width;
3. Details and specifications for dismantling and storing the sections of the fence to be removed, and reconstructing the portion of the historic fence shall be submitted with the permit plans;
4. Product data and material samples that represent the proposed size, shape, color and texture of the proposed synthetic slate roof shall be submitted with the permit application for review and approval; and,
5. The owner shall apply for any required permits from the Chicago Department of Transportation (CDOT) and address any landscape issues with the Bureau of Forestry regarding the proposed curb cut.

**7. 4849 S. Greenwood
Kenwood District**

4th Ward

Proposed construction of new curb cut and driveway in south side yard to provide access to new parking pad located behind front façade of house.

Applicant: Jennifer Hoover, potential owner
Benjamin West, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets 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 with the following conditions to be reviewed and approved by Historic Preservation staff:

1. The site plan shall be revised to reduce the width of the driveway to 9'-0";
2. The proposed new curb cut should be reduced in width as much as possible, combined with the existing curb at the immediately adjacent property to the south if possible, and the driveway should be straightened to provide a direct path along the side property line as much as possible. Revised drawings shall be submitted to Historic Preservation staff for review with the permit application;
3. A privacy gate should be installed to screen the parking and should not project into the front yard past the face of the front façade;
4. Modifications to the non-historic fence to provide a new gate to access the driveway should be submitted to Historic Preservation staff for review and approval with the permit application; and,
5. Should the project as proposed require approval from other city agencies (such as Forestry or CDOT), the Commission takes no position regarding such approvals.