

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, February 6, 2020, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, February 6, 2020, at 1:45 p.m.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, February 6, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of January 9, 2020

2. Final Landmark Recommendation

BLACKWELL-ISRAEL SAMUEL A.M.E. ZION CHURCH BUILDING WARD 4
3956 South Langley Avenue

3. Final Landmark Recommendation

CHICAGO & NORTH WESTERN RAILWAY OFFICE BUILDING WARD 42
226 West Jackson Boulevard

4. Report from Public Hearing and Final Landmark Recommendation

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT WARD 42
642 North Dearborn Street
14 West Erie Street
17 East Erie Street
110 West Grand Avenue
1 East Huron Street
9 East Huron Street
10 East Huron Street
16 West Ontario Street
18 West Ontario Street
212 East Ontario Street
222 East Ontario Street
716 North Rush Street
671 North State Street
42 East Superior Street
44-46 East Superior Street

Public hearing held: Thursday, January 16, 2020
 City Hall, 121 North LaSalle Street, Room 201-A
 10:00 a.m.
 Ernest C. Wong, Hearing Officer

5. Program Committee Report

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was January 15, 2020)

6. Permit Review Committee Report

Report on Permit Decisions by the Commission Staff for the Month of January 2020

7. Adjournment

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, February 6, 2020

City Hall, 121 N. LaSalle St., Room 201-A

1:45 p.m.

AGENDA:

- 1. 2347 N. Cleveland** **43rd Ward**
Mid-North District
Proposed new construction of a three-story masonry, single family residence with attached three-car garage at the rear.
- 2. 4730 N. Dover** **46th Ward**
Dover Street District
Proposed new construction of a two-story, single family residence.
- 3. 1106 W. Lawrence** **46th Ward**
Uptown Square District
Proposed new signage on existing marquee including two new changing image signs.
- 4. 800 S. Michigan** **4th Ward**
Essex Inn
Status review of illumination for refurbished Essex Inn rooftop sign with perimeter strip LED color lighting.
- 5. 4812 S. Woodlawn** **4th Ward**
Kenwood District
Proposed rear addition and installation of new skylights.

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

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, February 6, 2020

**1. 2347 N. Cleveland
Mid-North District**

43rd Ward

Proposed new construction of a three-story masonry, single family residence with attached three-car garage at the rear.

Applicant: Andrew Smith, owner
Robert Link, 360 Design Studio

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, and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, 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:

1. The siting, setbacks, and overall height of the proposed new construction project as proposed on drawings dated 12/13/19 is in character with the range of historic building heights and front setbacks of adjacent buildings and is approved;
2. As proposed, windows shall be aluminum-clad wood double-hung windows with simulated divided muntins. Window information and details shall be submitted with permit application;
3. As proposed, all elevations shall be clad in a modular size, reddish brown face brick with mortar matching the color of the brick. Masonry and roofing material samples shall be provided to Historic Preservation staff for review and approval with the permit application; and,
4. The project as proposed requires a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**2. 4730 N. Dover
Dover Street District**

46th Ward

Proposed new construction of a two-story, single family residence.

Applicant: Patrick Jensen, owner
Jesse McGrath, McGrath Architects

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 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:

1. Staff shall be notified to view and approve a stucco panel and half-timbering wall mockup prior to order and installation. As proposed all materials, joint widths, colors and textures must be compatible with the historic range of materials, joint widths, colors and textures found within the district.
2. As proposed the front façade windows shall be clad wood, and the muntins shall utilize interior and exterior grids with spacer bars. Proposed details of exterior profiles shall be submitted with the permit application.

**3. 1106 W. Lawrence
Uptown Square District**

46th Ward

Proposed new signage on existing marquee including two new changing image signs.

Applicant: Live Nation Worldwide Inc. DBA Aragon Ballroom, owner
Bill Pyter, Olympic Signs

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 Standard 9 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 sign on the south face of the marquee is approved as proposed;
2. The proposed changing image signs on the east and west sides of the marquee are approved, provided they will be limited to static screens with no flashing lights/graphics or full motion imagery, and that they will not be changed more than (1) time within 60 minutes.

**4. 800 S. Michigan
Essex Inn**

4th Ward

Status review of illumination for refurbished Essex Inn rooftop sign with perimeter strip LED color lighting.

Applicant: Essex Hotel Owner, LLC, owner

Krista Weir/Hartshorne Plunkard 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 2, 5, 6, and 9 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. As proposed, refurbishment of the existing sign including the installation of (a) any new lamps installed have the equivalent illumination of the historic; and (b) new, perimeter, LED strip lighting with color-changing capabilities such that “Rope lighting to be on in colors only. Color lighting to be used with discretion, to observe holidays, acknowledge charitable causes per BOMA-Chicago Building Lighting Program, and matters of civic pride such as sports teams. At all other times, no color lighting will be on, standard bulbs in white light to be on only.”

**5. 4812 S. Woodlawn
Kenwood District**

4th Ward

Proposed rear addition and installation of new skylights.

Applicant: Sundeep Mullangi, owner
Betsy Gensburg, GTH Architects

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 or district and approve the project with the following conditions:

1. The rear addition is approved as shown in drawings dated 10/25/19. As proposed, new siding shall match the original in material, color and lap exposure. New shingles shall match existing roofing;
2. The decorative corbels, eave overhang, and detailing on the new portion of the modified roofline shall be modified to a simpler design so as to be directly compatible with the historic portion while still reading as differentiated; and,

3. As proposed, the skylights shall be low profile on the curbs of the skylights and shall match the color of the adjacent roofing shingles.