

# COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, February 9, 2023**, will be a **virtual meeting simulcast to the general public via live stream**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** meeting is CANCELLED.

Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation were put in place as of February 18, 2022, allowing for real-time requests to speak on Commission agenda items. Public comment will take place at the beginning of the meeting. The Emergency Rules can be found on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

Members of the public ***wishing to speak*** must join the Zoom meeting by selecting the Zoom link ("Click here to join the Zoom meeting") from the Commission's website at [Chicago.gov/ccl](http://Chicago.gov/ccl) or by using this link and passcode:

<https://us06web.zoom.us/j/85401902419>

Passcode: 493796

Or by dialing in via telephone (Audio Only) to: +1 312 626 6799

Webinar ID: 854 0190 2419

Passcode: 493796

Any member of the public wishing to speak must be signed in by the start of the meeting. Applicants/owners and their team members will be asked to speak later in the meeting after staff have made the presentation regarding their agenda item. Members of the public ***only wishing to view*** the virtual Commission meeting should select the link to the live stream ("Click here to access the live stream") from the above website.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the meeting and should be sent to: [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

Attached is a copy of the agenda for the Commission meeting.

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, February 9, 2023  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of January 12, 2023

2. Report from the Department of Planning and Development

NETSCH HOUSE  
1700 North Hudson Avenue

WARD 43

3. Report from the Department of Planning and Development

PROMONTORY POINT  
East of S. Jean-Baptiste Pointe DuSable Lake Shore Drive, Between 54th and 56th Streets

WARD 5

4. Final Landmark Recommendation

GREATER UNION BAPTIST CHURCH  
1956 West Warren Boulevard

WARD 27

5. Program Committee Report

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

LARAMIE STATE BANK BUILDING  
5200 West Chicago Avenue

WARD 37

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was January 17, 2023)

6. Permit Review Committee Reports

Report on Projects Reviewed at the January 12, 2023, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of January 2023

7. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Recommendations, February 9, 2023**

**2. Report from the Department of Planning and Development**

**NETSCH HOUSE  
1700 North Hudson Avenue**

**WARD 43**

**Staff Recommendation--**Staff recommends that the Commission accept the following report:

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Netsch House supports the City's overall planning goals for the surrounding neighborhood and is consistent with the City's governing policies and plans.

The Netsch House is a single-family home that was constructed in 1974 as the residence of its designer, architect Walter Netsch, and his wife, state politician Dawn Clark Netsch. The Netsches made significant contributions to their respective fields. As a general partner at Skidmore Owings & Merrill, Walter Netsch is well known for his design of the U.S. Air Force Academy and the University of Illinois at Chicago. Dawn Clark Netsch was a trailblazing State politician who advocated for good government principles.

The Netsch House is located in the Lincoln Park Community Area and the Old Town neighborhood. The house is also located in the Old Town Triangle District, which was designated as a Chicago Landmark in 1977, three years after the Netsch House was built. When the district was designated, there was insufficient perspective of time to evaluate buildings built after 1930s and the Netsch House is regarded as a non-contributing building in the landmark district. With the passage of time, the Netsch House's historic and architectural significance has become clear. Designation of the building will ensure that it is preserved. The Department encourages the Commission to identify other recent properties in Old Town that may now be worthy of designation.

Our planning work at the Department of Planning and Development, is committed to Design Excellence which includes strengthening the culture of our communities, committing to cultural longevity and environmental sustainability. These goals are also consistent with landmark designation of historic works of high-quality design exemplified by the Netsch House.

**3. Report from the Department of Planning and Development**

**PROMONTORY POINT  
East of S. Jean-Baptiste Pointe DuSable Lake Shore Drive, Between 54th and 56th  
Streets**

**WARD 5**

**Staff Recommendation--**Staff recommends that the Commission accept the following report:

**The Department of Planning and Development (DPD) finds that the proposed landmark designation of Promontory Point supports the City's overall planning goals for the surrounding Hyde Park Community Area and is consistent with the City's governing policies and plans.**

Promontory Point is a lakefront peninsula located in the Hyde Park Community Area at the south end of the 600-acre, lakeside Burnham Park. The site was constructed from artificial lakefill edged by stepped-limestone revetment and was completed in the late 1930s with money from the federal Works Progress Administration. Alfred Caldwell, a talented Prairie School landscape architect, produced a plan for Promontory Point that made dramatic use of the site's prized peninsular views and architect Emanuel V. Buchsbaum, the CPD's head architect, designed a French Eclectic-style pavilion with a central tower. Frederick C. and Elizabeth Haseltine Hibbard designed a sculptural fountain, the *David Wallach Fountain*, installed near the Lakefront Trail just east of the 55<sup>th</sup> Street underpass, which was dedicated in 1939.

Promontory Point is zoned POS-1 (Parks and Open Space). Burnham Park lies to the north and Jackson Park to the south. Additional parkland sits west of Jean-Baptiste Pointe DuSable Lake Shore Drive. West and north of this, land use is primarily residential with dense, multi-unit buildings including high-rises. To the south, the Museum of Science and Industry is located inside Jackson Park.

A Metra Station Typology Study, approved by the Chicago Plan Commission in 2014, identified the 55<sup>th</sup>-56<sup>th</sup>-57<sup>th</sup> Street Metra Station, five blocks to the west of Promontory Point, as a "Major Activity Center," located outside downtown with a balanced mix of residential, commercial, and employment-generating uses, with residential development typically provided in mid- to high-rise buildings. The pedestrian environment surrounding the station was noted as an important aspect of the area. Promontory Point's pedestrian accessibility, as established with the 55<sup>th</sup> Street Underpass, aligns with this character.

More recently, DPD has embarked on "We Will Chicago," a citywide planning initiative which is now in draft form. One goal of the plan is to maintain and expand green space, natural resources, and conservation efforts for the benefit of all Chicagoans. Promontory Point is part of Burnham Park, created as public parkland for the benefit of all Chicagoans, and has been embraced and continually put to use by citizens from its inception. Landmark designation would further signify the City's commitment to maintaining this green space for all.

Lastly, the DPD provided input to the Chicago Park District's 2018 update to the South Lakefront Framework Plan which looks just south of Promontory Point to Jackson Park and the South Shore Cultural Center. This plan sought community input for a vision which balanced a broad diversity of park users from recreation to refuge seekers and from regulars to those just visiting.

The landmark designation of Promontory Point aligns with several of the guiding principles underlying the plan:

- Integrate buildings and landscapes to shape beautiful parks that provide an enhanced quality of life for their users;

- Underscore the many natural assets of the lakefront park landscape;
- Celebrate and reconnect with the water;
- Reinvigorate the parks as a global attraction with cultural destinations and historically significant landscapes;
- Draw on historic use, character, and design philosophy to inform the future; and
- Continue to promote spaces that connect the community with nature.

Though Promontory Point was not included in the geography of the South Lakefront Framework Plan, the plan’s recommendations regarding culture and history also mesh with the proposed designation of Promontory Point:

- The framework plan builds on the legacy of serving contemporary park users while respecting a fabric of historically significant cultural, recreational, and natural landscapes. Historic buildings...contribute to the cultural value of the parks and attract visitors from near and far.

Therefore, DPD finds that the proposed landmark designation of Promontory Point supports the City’s overall planning goals for the surrounding Hyde Park Community Area and is consistent with the City’s governing policies and plans.

#### 4. Final Landmark Recommendation

### **GREATER UNION BAPTIST CHURCH 1956 West Warren Boulevard**

**WARD 27**

**Staff Recommendation--**Staff recommends that the Commission approve the following resolution:

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 Greater Union Baptist Church (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 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.*
3. *Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development 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.*

## I. BACKGROUND

The formal landmark designation process for the Building began on December 8, 2022, 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 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 Building as:

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

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated December 8, 2022, the most current iteration of which is dated February 9, 2023, incorporated herein and attached hereto as Exhibit A (the "Designation Report").

At its regular meeting of January 12, 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, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City's overall planning goals and is consistent with the City's governing policies and plans.

On January 17, 2023, the Commission received written consent to landmark designation of the Building in a form dated January 17, 2023, and signed by Rev. Dr. Walter A. McCray, representing 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 exemplifies the important role that religious institutions played in the development and sustenance of Chicago's neighborhoods; and

WHEREAS, the Building was constructed in 1886 as the Church of the Redeemer, a Universalist congregation which in addition to worship attended to the social and cultural needs of the community through charitable work, musical programs and lectures; and

WHEREAS, the congregation of the Church of the Redeemer was founded in 1858, and during the Civil War, the pastor and forty men of the congregation volunteered to serve in the Union Army to end the enslavement of African Americans; and

WHEREAS, between 1886 and 1928, the congregation of the Church of the Redeemer hosted events and lectures that reflected Progressive Era concerns such as temperance, women's right-to-vote, confronting racial division and the welfare of children; and

WHEREAS, between 1914 and 1917, the Church of the Redeemer hosted a series of weekly lectures known as the West Side People's Forum which was part of a national initiative

known as the Open Forum Movement that centered on public lectures to create a more informed and democratic public; and

WHEREAS, in 1928, the Building was rechristened as the Greater Union Baptist Church when it was purchased by a Black Baptist congregation that was founded in 1908, and that has maintained the building as a spiritual, social and cultural home in the Near West Side for nearly a century; and

WHEREAS, Greater Union Baptist Church has been shepherded by pastors and members of the congregation who contributed to the social and cultural well-being of the Near West Side through social programs for young people, charitable outreach and fellowship; and

WHEREAS, in addition to worship and fellowship, the congregation at Greater Union Baptist Church has engaged in the Civil Rights Movement through support of the NAACP, the Chicago Urban League and nonreligious organization; and

WHEREAS, Rev. Shelbia Hamilton Graham (pastor from 1947-1967) used his pulpit at Greater Union to support the spiritual needs of his congregation and social needs of African American community at large. During the Civil Rights Movement. Rev. Graham was active in the NAACP, aided the victims of the Sixteenth Street Baptist Church bombing in Birmingham, Alabama, and opposed discrimination and overcrowding in schools; and

WHEREAS, Rev. Dr. Walter A. McCray (pastor from 1996-2002, and 2018 to present) has increased Greater Union Baptist Church's community outreach. Rev. Dr. McCray is also an influential biblical scholar who has written and lectured about scripture from a Black and Afrocentric perspective; and

WHEREAS, the Building is a massively scaled and well-proportioned brick church with distinct terra cotta details; and

WHEREAS, with its massive masonry walls, round-arched entrances and windows and ornament based on medieval foliate and geometric ornament, design of the Building reflects the influence of the Romanesque Revival style of architecture; and

WHEREAS, the Building features well-designed and highly-crafted stained-glass windows from by the Chicago firm McCully & Miles including a depiction of the Parable of the Sower, a recreation of the *Sistine Madonna*, and an allegorical representation of charity; and

WHEREAS, the Building was designed by William Le Baron Jenney, a Chicago architect who achieved national significance for the development of the steel-framed skyscraper, and who articulated a design philosophy that helped pave the way for progressive architecture to flourish in Chicago in the late-nineteenth century; and

WHEREAS, William Le Baron Jenney designed a wide range of building types, including four churches. The Building is one of only three surviving church buildings designed by the architect and the most intact with respect to Jenney's original design; and

WHEREAS, the design of the Building reflects aspects of William Le Baron Jenney design philosophy, specifically the building's emphasis on mass and large proportions, clearly expressed structural stability through thick walls and interior trusses, and ornament that is integrated into the wall structure rather than applied to it; and

WHEREAS, the Building meets four criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (5) of the Municipal Code; 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 February 9, 2023, and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the four criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (5) 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.
6. Recommends the designation of the Building a Chicago Landmark.

## **5. Program Committee Report**

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

**LARAMIE STATE BANK BUILDING  
5200 West Chicago Avenue**

**WARD 37**

**Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was January 17, 2023)**

**Program Committee Recommendation**—The Program Committee recommends that the Commission approve the following:

The Laramie State Bank Building meets National Register Criterion C and is recommended for listing on the National Register of Historic Places.