

# COMMISSION ON CHICAGO LANDMARKS

## NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl).

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, April 1, 2021**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, April 1, 2021, at **2:00 p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream on the day of the meeting" on the Commission's website at [www.chicago.gov/ccl](http://www.chicago.gov/ccl). Verbal statements by the public will take place at the beginning of each meeting.

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 Commission meetings. Comments 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).

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at [www.chicago.gov/cc](http://www.chicago.gov/cc) and emailing it to [ccl@cityofchicago.org](mailto:ccl@cityofchicago.org). Registration will open at 9:00 a.m. on Friday, March 26 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, March 30, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, March 30.

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

Maurice D. Cox  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**

Regular Meeting – Thursday, April 1, 2021

Virtual Meeting

12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of March 4, 2021

2. Final Landmark Recommendation

PENTECOSTAL CHURCH OF HOLINESS (FORMERLY OUR LADY OF LOURDES)  
4208 West 15th Street WARD 24

3. Final Landmarks Recommendation

MORTON SALT COMPANY WAREHOUSE COMPLEX WARD 27  
1357 North Elston Avenue

4. Preliminary Landmark Recommendation

(FORMER) SCHLITZ BREWERY-TIED HOUSE WARD 27  
1393-1399 West Lake Street

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

(FORMER) SCHLITZ BREWERY-TIED HOUSE WARD 27  
1393-1399 West Lake Street

6. Permit Review Committee Reports

Report on Projects Reviewed at the March 4, 2021, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of March 2021

7. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Draft Staff Recommendations, April 1, 2021**

**2. Final Landmark Recommendation**

**PENTECOSTAL CHURCH OF HOLINESS (FORMERLY OUR LADY OF LOURDES)  
4208 West 15th Street WARD 24**

**Staff Recommendation**--Staff recommends that the Commission adopt 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 Pentecostal Church of Holiness (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 three (3) 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.*

**I. BACKGROUND**

The formal landmark designation process for the Building began on February 4, 2021, 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 three (3) of the seven (7) 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; and
- The two-story rectory addition completed in 1954 is specifically excluded from the designation.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated February 4, 2021, the most current iteration of which is dated April 1, 2021, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of March 4, 2021, 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 March 9, 2021, the Commission received written consent to landmark designation of the Building in a form dated March 8, 2021, and signed by Chaun L Johnson, Senior Pastor, and a representative of 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 Pentecostal Church of Holiness (formerly Our Lady of Lourdes Parish) has had a long history at 4208 West 15<sup>th</sup> Street. From its founding in 1892 by a small group of Czech parishioners, to its growth and construction efforts in 1932, to its presence in the North Lawndale community during the 1960s Civil Rights era, to the present-day congregation, the church exemplifies the important role that religious congregations have played in the cultural and social history of Chicago’s neighborhoods; and

**WHEREAS**, the church reflects the history of North Lawndale as a neighborhood that was partly developed and influenced by the settlement of Czech ethnic immigrants and Czech Americans for whom the church served as an important part of cultural life; and

**WHEREAS**, the Pentecostal Church of Holiness is strongly associated with the significant community involvement of Bishop Michael Dempsey, who implemented several employment and job training programs through the parish with the guidance of neighborhood leaders. His efforts led to a citywide program, which was visited by Vice President Hubert H. Humphrey and succeeded in over 93,000 job placements between 1965 and 1973; and

**WHEREAS**, Bishop Michael R. Dempsey (1918-1974), pastor of Our Lady of Lourdes at Keeler Avenue and 15th Street from 1965 to 1974, was a significant Catholic bishop whose activities were important in the history of Chicago. Bishop Dempsey was committed to the poor and underprivileged of the North Lawndale neighborhood and to those in need across the country. His efforts in establishing programs for employment and job training helped thousands of Chicagoans during the 1960s and 1970s; and

**WHEREAS**, Bishop Dempsey was consecrated as Bishop in 1968 by Pope Paul VI. Dempsey’s elevated position as a Bishop was unusual because Bishops typically do not serve

as pastors, but his presence and position at the church reflected the significance of Our Lady of Lourdes Parish; and

**WHEREAS**, the success of Bishop Dempsey's jobs programs caught the attention of Vice President Hubert Humphrey who visited the program and church in 1967. Humphrey's visit gave the program national attention; and

**WHEREAS**, the Building exemplifies the neighborhood-scaled ecclesiastical architecture executed in the Romanesque Revival and Art Deco styles. The multi-hued orange brick-clad and cast-stone trimmed building displays characteristic features of the style, including the columns, rounded-arch windows, round windows, and stained-glass windows with cast-stone ornamental tracery; and

**WHEREAS**, with its brick walls and cast-stone details, the Building demonstrates a high degree of craftsmanship in traditional masonry construction; and

**WHEREAS**, the interior narthex, south stairwells, sanctuary, and apse all exhibit finely crafted finishes and ornament in a variety of traditional building materials, including, wood, cast-stone, metal, and plaster; and

**WHEREAS**, the Building was designed by architect Louis Guenzel, a proficient Chicago architect who designed several buildings for German and Eastern European clients in Chicago; and

**WHEREAS**, the Building is finely-crafted with traditional building materials, including brick, cast-stone, slate, and pressed metal, and has handsome ornamental detailing, including cast window hoods, finials, brackets, and Romanesque Revival ornament; and

**WHEREAS**, the Building meets three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (3) and (4) 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 this April 1, 2021; and

3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (3) 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; and
  - The two-story rectory addition completed in 1954 is specifically excluded from the designation.
6. Recommends the designation of the Building a Chicago Landmark.

### **3. Final Landmark Recommendation**

**MORTON SALT COMPANY WAREHOUSE COMPLEX**  
**1357 North Elston Avenue**

**WARD 27**

**Staff Recommendation**--Staff recommends the Commission adopt 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 Morton Salt Company Warehouse Complex (the "Complex") is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Complex, the Commission has found that it satisfies the following three (3) 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.*
- 6. Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.*

#### **I. BACKGROUND**

On October 7, 2020, the Permit Review Committee of the Commission on Chicago Landmarks provided conditional approval of a proposed interior and exterior rehabilitation of the Complex. The project had been reviewed on a pre-permit basis with the understanding

that the owners would be seeking landmark designation as soon as they had completed research into the history of the Complex.

The formal landmark designation process for the Complex began on February 4, 2021, 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 three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code, Section 2-120-580 *et seq.*). The Preliminary Recommendation, incorporated herein and attached hereto as **Exhibit A**, initiated the process for further study and analysis of the proposed designation of the Complex as a Chicago Landmark. As part of the Preliminary Recommendation, the Commission identified the "significant historical and architectural features" of the Complex as:

- All exterior elevations, including rooflines, of the Complex;
- The interior of the West Shed Building;
- The painted sign on the west elevation of the West Shed Building;
- The remaining structural steel trusses of the former East Shed Building; and
- The remaining structural steel supports of the former Conveyor from the West Shed Building to the Chicago River.

#### Additional Guidelines—General

Pursuant to Section 2-120-740 of the Municipal Code, on October 1, 2020, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for the rehabilitation of the Complex (the "P.R.C. Project"). Notwithstanding the foregoing significant historical and architectural features listed above, all Complex alterations and/or additions contained in the P.R.C. Project shall be permitted.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated February 4, 2021, the most current iteration of which is dated April 1, 2021, incorporated herein and attached hereto as **Exhibit B** (the "Designation Report").

At its regular meeting of March 4, 2021, the Commission received a report from Maurice Cox, Commissioner of the Department of Planning and Development (DPD), supporting the proposed landmark designation of the Complex. This report is incorporated herein and attached hereto as **Exhibit C**.

As part of the pre-permit review in the fall of 2020, the Commission officially requested consent to the proposed landmark designation from the owners of the Complex, 1357 Property Owner LLC. The owners provided a form dated October 7, 2020, and signed by the owners consenting to the proposed landmark designation.

## **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, the DPD Report, and all of the information on the proposed landmark designation of the Complex; and

**WHEREAS**, the Complex meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (6) of the Municipal Code; and

**WHEREAS**, the Complex is significant in Chicago's history for its association with the iconic Morton Salt Company, which was founded as the western office of the Onondaga Salt Company in Chicago in 1848 and incorporated in 1910 by Joy Morton. Morton Salt grew to become the largest salt producer in the United States. The complex served as a drying, storing, and bulk packaging facility for salt that was distributed throughout the Chicago region and across the country for uses ranging from food to ice melting; and

**WHEREAS**, the Complex was one of dozens of groups of industrial buildings along the North Branch of the Chicago River that together made it one of Chicago's most economically important industrial centers. Many characteristic industrial production and storage buildings in this former industrial corridor have since been redeveloped; and

**WHEREAS**, the Complex is a well-engineered and finely crafted example of an industrial complex in Chicago. It features an excellent example of a truss-roof "production shed"-style storage building, once a common building type in Chicago, and significant in Chicago's industrial history; and

**WHEREAS**, the Complex possesses an overall high quality of architectural design that exemplifies a period of technological innovation in the design of buildings, and the rise of industrial design as a distinct profession within architecture; and

**WHEREAS**, the Complex is an excellent example of small-scale industrial architecture executed in a modern industrial style with Prairie style influences. The red face brick-clad Garage, Packaging Buildings, and salt storage Shed Building display characteristic features that became identifiable with a modern and efficient industrial style. These features included roof monitors, expanses of fenestration, and the limited use of limestone trim; and

**WHEREAS**, the shed salt storage building is a fine example of the "production shed" building form. It was designed primarily for salt storage and featured a built-in salt conveyer system in place of a traveling crane, which had been typical of this built type; and

**WHEREAS**, the west roof of the West Shed Building has become a visual landmark in Chicago and is visible from areas to the west, especially to motorists travelling along Interstate 90-94. Since the building's completion in 1930, Morton Salt has used the roof to display a large painted sign advertising the company; and

**WHEREAS**, Graham, Anderson, Probst & White, the architect of record for the Complex, is



nationally significant and was one of the most prolific and important architectural firms in Chicago between the 1910s and early 1930s. The successors to Daniel Burnham's notable practice, Ernest Graham, W. Peirce Anderson, Edward Probst and Howard White, designed a wide variety of projects in Chicago and throughout the country, including public buildings, parks, office buildings, and industrial structures; and

**WHEREAS**, in addition to the Complex, Graham, Anderson, Probst & White also designed many prominent structures in Chicago, including the Field Museum of Natural History, begun by D. H. Burnham and Company (1915-1920), the Wrigley Building (1921-1924, a designated Chicago Landmark), Union Station (1925, a designated Chicago Landmark), the John G. Shedd Aquarium (1927-1929), the Civic Opera Building (1927-1929, a designated Chicago Landmark), the Merchandise Mart (1928-1930), and the Field Building at 135 South LaSalle Street (1934, a designated Chicago Landmark); and

**WHEREAS**, the architectural firm also designed many significant buildings in cities across the United States, including the United States Post Office in Washington, D. C. (1914-1934); Terminal Tower in Cleveland, Ohio (1926-1930); and Suburban Station in Philadelphia, Pennsylvania (1930); and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Complex has a 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 Final Designation Report, as revised, and dated this 1st day of April, 2021, and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Complex meets the three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), and (6) 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 Complex;
  - The interior of the West Shed Building;

- The painted sign on the west elevation of the West Shed Building;
- The remaining structural steel trusses of the former East Shed Building; and
- The remaining structural steel supports of the former Conveyor from the West Shed Building to the Chicago River.

Additional Guidelines—General

Pursuant to Section 2-120-740 of the Municipal Code, on October 1, 2020, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for the rehabilitation of the Complex (the “P.R.C. Project”). Notwithstanding the foregoing significant historical and architectural features listed above, all Complex alterations and/or additions contained in the P.R.C. Project shall be permitted.

6. Recommends that the Complex be designated a Chicago Landmark.

**4. Preliminary Landmark Recommendation**

**(FORMER) SCHLITZ BREWERY-TIED HOUSE  
1393-1399 West Lake Street**

**WARD 27**

**Staff Recommendation--**Staff recommends that the Commission adopt the following:

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

1. The (Former) Schlitz Brewery-Tied House (the “Building”), located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (6) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information (the “Preliminary Summary”) submitted to the Commission on this 1st day of April, 2021, by the Department of Planning and Development; 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, including rooflines, of the Building.
- The non-historic, one-story frame structure with fabric roof and vestibule at the rear of the building is excluded from the designation.

Section 4. The Commission hereby requests a report or statement 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. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

**(FORMER) SCHLITZ BREWERY-TIED HOUSE  
1393-1399 West Lake Street**

**WARD 27**

**Staff Recommendation--**Staff recommends that the Commission:

(A) Preliminarily find that, pursuant to Article III, Section G.1. of the Rules and Regulations of the Commission on Chicago Landmarks (the "Rules and Regulations"), the significant historical or architectural features of the proposed (Former) Schlitz Brewery Tied House, are all exterior elevations, including rooflines; and,

(B) Preliminarily find that the demolition of the (Former) Schlitz Brewery Tied House, a proposed landmark, is contrary to the criteria of Article III, Section G.3.a of the Rules and Regulations and per Section G.3.b, is a per se adverse effect on the significant historical and architectural features.

(C) Issue a preliminary decision disapproving the demolition application.

A preliminary decision disapproving the demolition application would trigger an expedited consideration of the proposed designation and permit application. Pursuant to Section 2-120-820, the Commission must schedule and conduct a public hearing on both the proposed designation and the application for a demolition permit and must notify the City Council of its recommendation within 90 days.

## **NOTICE OF PUBLIC MEETING**

### **PERMIT REVIEW COMMITTEE**

**THURSDAY, April 1, 2021**

**Virtual Meeting**

**2:00 p.m.**

### **AGENDA:**

- 1. 4601 N. Broadway** **46<sup>th</sup> Ward**  
**Uptown Square District**  
Proposed modifications to exterior cladding materials for previously approved 9-story, mixed-use building.
- 2. 1132 N. Winchester** **2<sup>nd</sup> Ward**  
**East Village District**  
Proposed new, third-floor addition atop an existing, 2-story, multi-family residence.
- 3. 244 E. Pershing** **3<sup>rd</sup> Ward**  
**Wendell Phillips High School**  
Proposed new, side addition to non-historic portion of Wendell Phillips High School at the corner of Giles and 38<sup>th</sup> Street.
- 4. 3118 S. Prairie** **3<sup>rd</sup> Ward**  
**Calumet-Giles-Prairie District**  
Proposed new, two-story, single family residence and detached, 2-car garage.
- 5. 203 N. Wabash** **42<sup>nd</sup> Ward**  
**Old Dearborn Bank Building**  
Proposed new, retractable, glass and metal, rooftop enclosure.
- 6. 2039 W. Evergreen** **1<sup>st</sup> Ward**  
**Wicker Park District**  
Proposed rehabilitation of the existing residence and the rear coach house, including new rear addition, new coach house foundation and other alterations.

**7. 1751 N. Fern**

**43<sup>rd</sup> Ward**

**Old Town Triangle**

Proposed new, third floor addition atop a non-contributing, 3-story, single-family residence.

Dijana Cuvalo, AIA

Historic Preservation Division

Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, April 1, 2021

## 1. 4601 N. Broadway

46<sup>th</sup> Ward

### Uptown Square District

Proposed modifications to exterior cladding materials for previously approved 9-story, mixed-use building.

**Applicant:** Uptown 4601 Owner LLC, owner  
Pappageorge Haymes Partners, 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 and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* 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 condition:

1. Given the location (above the first floor) and the overall historic character of the district, the proposed utility size brick (Dolomite Grey Smooth manufactured by Glen-Gery) is approved as submitted.

## 2. 1132 N. Winchester

2<sup>nd</sup> Ward

### East Village District

Proposed new, third-floor addition atop an existing, 2-story, multi-family residence.

**Applicant:** Sonya Sachdeva, owner  
Eric Brahar, Brahar 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 Standard 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 condition:

1. As proposed, the exterior walls of the addition should be clad with fiber cement siding with a 4" lap exposure in a smooth finish and in a neutral color.

**3. 244 E. Pershing**

**3<sup>rd</sup> Ward**

**Wendell Phillips High School**

Proposed new, side addition to non-historic portion of Wendell Phillips High School at the corner of Giles and 38<sup>th</sup> Street.

**Applicant:** Chicago Public Schools, owner  
Moody Nolan, 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 approve the project with the following condition:

1. Masonry samples shall be submitted to Historic Preservation staff with permit application.

**4. 3118 S. Prairie**

**3<sup>rd</sup> Ward**

**Calumet-Giles-Prairie District**

Proposed new, 2-story, single-family residence and detached 2-car garage.

**Applicant:** Tom Boney, Grace K Properties, owner  
Christopher Boehm, Three Sixty Design Studio LLC

**Staff Recommendation:** Staff recommends that the Committee find that the project 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 as proposed.

**5. 203 N. Wabash**

**42<sup>nd</sup> Ward**

**Old Dearborn Bank Building**

Proposed new, retractable, glass and metal, rooftop enclosure.

**Applicant:** VHNA Acquisitions LP, c/o Mr. Diego Lowenstein, Lionstone  
Development owner  
Delph Gustitus, Principal, BTL Architects, Inc.

**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 proposed landmark property and approve the project with the following conditions:

1. The new 1-story rooftop enclosure is approved as proposed. The aluminum framing should be finished in a non-reflective color to match the predominant color of the historic brick cladding the exterior wall at the 26th floor. Samples to be reviewed for approval by Historic Preservation staff prior to order and installation;
2. Should the project as proposed require a zoning variation and/or adjustment, the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**6. 2039 W. Evergreen  
Wicker Park District**

**1<sup>st</sup> Ward**

Proposed rehabilitation of the existing residence and the rear coach house, including new rear addition, new coach house foundation and other alterations.

**Applicant:** Wendy Kaplan, owner  
Brian Foote, Woodhouse Tinucci 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 5, 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 landmark property and district and approve the project with the following conditions:

1. A report by a licensed structural engineer addressing the proposed excavation and foundation installation, relative to how the building should be braced and protected during construction, shall be submitted to Historic Preservation staff as part of the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings; and,
2. The project as proposed would 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. 1751 N. Fern  
Old Town Triangle**

**43<sup>rd</sup> Ward**

Proposed new third floor addition on a non-contributing 3-story single-family residence.

**Applicant:** Brendan Murnane, owner  
Ben West, Axios Architects & Consultants, LTD.

**Staff Recommendation:** Staff recommends that the Committee find that the project 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 as proposed.