

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

PLEASE NOTE that “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 still take place at the beginning of the meeting but ***there is no longer advance registration***. The Emergency Rules can be found on the Commission’s website at www.chicago.gov/ccl.

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, December 8, 2022**, 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** will hold its regular meeting on Thursday, **December 8, 2022**, at **1:45 p.m.** This meeting will also be a virtual meeting simulcast to the general public via live stream.

Members of the public ***wishing to speak*** at either meeting 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 or by using this link and passcode:

<https://us06web.zoom.us/j/82106242772>

Passcode: 707687

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

Webinar ID: 821 0624 2772

Passcode: 707687

Public comment will still take place at the beginning of the meeting so anyone 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. 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.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, December 8, 2022
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of November 3, 2022

2. Preliminary Landmark Recommendation

GREATER UNION BAPTIST CHURCH
1956 West Warren Boulevard

WARD 27

3. Report from the Department of Planning and Development and Final Landmark Recommendation

PIONEER ARCADE
1535 North Pulaski Road

WARD 26

4. Permit Review Committee Reports

Report on Projects Reviewed at the November 3, 2022, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of November 2022

5. Announcements

Schedule for 2023 Commission on Chicago Landmarks Meetings

Schedule for 2023 Permit Review Committee Meetings

6. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Recommendations, December 8, 2022**

2. Preliminary Landmark Recommendation

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

WARD 27

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

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

- Greater Union Baptist Church (the “Building”), located at the address noted above, meets four (4) criteria for landmark designation as set forth in Section 2-120-620 (1), (3), (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 8th day of December 2022, 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 Structure 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.

3. Report from the Department of Planning and Development and Final Landmark Recommendation

**PIONEER ARCADE
1535 North Pulaski Road**

WARD 26

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

Completed in 1925, the Pioneer Arcade was designed by Danish-born Chicago architect Jens J. Jensen for Greek-born entrepreneurs Gust Regas, Spiros Regas, and Peter Danigeles. This Spanish Baroque Revival-style structure, conceived as an elaborate entertainment and social center for Chicago's growing Humboldt Park community, is one of the last remaining large-scale commercial buildings that formed a neighborhood commercial center at the intersection of North Avenue and Pulaski Road. As one of Chicago's grandest urban sports halls surviving from the 1920s, the Pioneer Arcade stands as an important illustration of the development of America's twentieth-century leisure culture embodied in the games of bowling and billiards. With its impressive ivory-colored terra-cotta façade, the Pioneer Arcade is the most ornate and intact example of the Chicago commercial recreation center type still standing.

The building is located in the 26th Ward and was rated orange in the Chicago Historic Resources Survey. The property is one of three development sites included in Planned Development #1205, approved by City Council in 2012. A new, five-story building offering rental housing for seniors was completed in 2015 on the previously vacant corner lot at 3949 West North Avenue (north of the Pioneer Arcade) by the Hispanic Housing Development Corporation (HHDC). HHDC has since been approved to develop the two remaining sites, 1535 North Pulaski Road and the vacant 100-foot-wide site immediately to the south, with additional housing for seniors. Site plan approval was granted in September 2022. HHDC recognizes the significance of the front portion of the Pioneer Arcade and has therefore consented to the proposed landmark designation.

INVEST South/West is an unprecedented community development initiative to marshal the resources of multiple City departments, community organizations, and corporate and philanthropic partners toward twelve commercial corridors within ten South and West Side community areas. Launched in October 2019, INVEST South/West's goal is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces, and quality-of life amenities for local residents.

The Pioneer Arcade is located within one of these twelve commercial corridors, the North Avenue Commercial Corridor, in the Humboldt Park Community Area. The initiative is providing support for small businesses, creating public realm improvements, restoring historic buildings, and fostering equity and resilience where it's needed most.

In 2020, after a robust community engagement process, Humboldt Park stakeholders worked with the City to craft and issue RFPs for a development project at the northwest corner of

Pulaski and North Avenue. They selected Team Pioneros to lead a \$53.9 million project to rehabilitate the vacant, landmark Pioneer Bank building with an entrepreneurial incubator space, Latino cultural center, and office space. To the north a new 75-unit affordable residential building will include offices for Humboldt Park Family Health and a potential library branch.

Just half a block south, the Pioneer Arcade is another major, distinctive, historic building of the North Avenue Commercial Corridor's key intersection. Landmark designation of this structure aligns with the strategies of INVEST South/West. Combined with its redevelopment, the proposed designation should lend a synergistic effect to the larger efforts already underway with INVEST South/West in the Humboldt Park Community.

Therefore, the Department of Planning and Development finds that the proposed landmark designation of the Pioneer Arcade at 1535 North Pulaski Road supports the City's overall planning goals for the surrounding Humboldt Park Community Area and the West Planning Region and is consistent with the City's governing policies and plans.

Staff Recommendation--Staff recommends that the Commission accept 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 Pioneer Arcade (the "Building") is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following two (2) criteria set forth in Section 2-120-620 of the Municipal Code:

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

I. BACKGROUND

The formal landmark designation process for the Building began on November 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 two (2) 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 1**, initiated the process for further study and analysis of the proposed designation of the Building as a Chicago Landmark. As part of the Preliminary Recommendation, the Commission identified the "significant historical and architectural features" of the Building as:

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

The following additional guidelines shall also apply to the Commission’s review of permits pursuant to Section 2-120-740:

- The Building consists of a Front Portion which includes the west (front) elevation, the north and south elevations, and roofline, measuring approximately 35 feet from the west elevation up to and including the wall behind the central stair, as depicted in Exhibit A.
- The Building also consists of a Rear Portion, as depicted in Exhibit A, which extends eastward approximately 85 feet from the Front Portion.
- The owner may seek demolition of the Rear Portion of the Building and the Commission shall approve it, provided that the Front Portion of the Building is retained in place, repaired, and restored in accordance with the Standards and Guidelines of the Commission on Chicago Landmarks.
- The Commission shall approve the construction of a six-story structure behind the Front Portion of the Building as shown in conceptual plans dated November 18, 2021, from which the section drawing is hereby attached as Exhibit B. It is understood that there may be minor changes as the project is developed, but the final project submitted for permitting must substantially conform to the conceptual plans.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated November 2022, the most current iteration of which is dated December 8, 2022, incorporated herein and attached hereto as **Exhibit 2** (the “Designation Report”).

On November 16, 2022, the Commission officially requested consent to the proposed landmark designation from the owner of the Building, the Hispanic Housing Development Corporation. On November 22, 2022, the Commission received a form dated November 22, 2022, and signed by Hipolito Roldan, President of the Hispanic Housing Development Corporation, consenting to the proposed landmark designation.

At its regular meeting of December 8, 2022, the Commission received a report from Maurice Cox, Commissioner of the Department of Planning and Development (DPD), supporting the proposed landmark designation of the Building. This report is incorporated herein and attached hereto as **Exhibit 3**.

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 Building; and

WHEREAS, the Building meets the two (2) criteria for landmark designation set forth in Section 2-120-620 (1) and (3) of the Municipal Code; and

WHEREAS, the Building is an important manifestation of America’s early twentieth-century leisure culture embodied in the games of bowling and billiards; and

WHEREAS, the Building represented a new, family-friendly era for bowling and billiards, indoor sports which largely had been associated with saloons where most Chicagoans had played the games until Prohibition. Enticed by the allure of Chicago’s new recreation centers, 1920s bowlers and billiard players flocked to new recreation centers like the Building that rose at or near the busy intersections of major neighborhood business districts throughout the city; and

WHEREAS, Chicago was the Midwestern center for a new national indoor sports movement at the turn of the twentieth century which revolved around bowling and billiards. In 1901, organized by the American Bowling Congress, Chicago hosted the first modern bowling tournament in the United States with forty-one teams from across the nation and, in 1916, organized one of the first billiard world championship games; and

WHEREAS, commercial recreation centers like the Building served roles in their communities beyond simple bowling centers or pool halls. They were sports academies where novices could receive instruction. They took on the role of neighborhood social halls where spectators could gather to watch city-wide and regional tournaments and exhibition shows. They were open all year, warm in winter and air-conditioned in the summer, and often had cafes and other stores and service providers. Commercial recreation centers offered inviting, safe, and inexpensive evening and weekend entertainment for Chicagoans of almost every income, ethnicity, age, or gender; and

WHEREAS, the Building is sited just south of the North Avenue and Pulaski Road intersection, the heart of a Humboldt Park neighborhood business district which included the 1924 Pioneer Trust & Savings Bank (4000 West North Avenue; extant; a designated Chicago Landmark), the 1914 New Apollo Theater (1536 North Pulaski Road; extant), and the 1922 Tiffin Theatre (4045 West North Avenue; demolished), large-scale commercial structures which, along with the Building, served as anchors for the commercial district; and

WHEREAS, the Building is an excellent example of the Spanish Baroque Revival architectural style which reached its greatest popularity during the 1920s and 1930s, particularly for large movie palaces like the Uptown Theater (4816 North Broadway; extant; a designated Chicago Landmark) and dance halls like the Aragon Ballroom (1106 West Lawrence Avenue; extant; in the Chicago Landmark Uptown Square District). The revival of the Spanish Baroque in early twentieth-century America was characterized by the use of applied terra-cotta ornament which was readily adaptable to the often-extravagant decorative motifs and elements of the style. The Building’s front façade is an exuberant display of such terra-cotta design and craftsmanship; and

WHEREAS, the Building, designed by architect Jens J. Jensen, is one of Chicago’s grandest urban sports halls surviving from the 1920s, an outstanding example of a distinct commercial building type known as the “recreation center.” Recreation centers were large, commercially

run bowling and billiard halls typically located on Chicago's busiest urban thoroughfares within walking distance of growing residential neighborhoods; and

WHEREAS, large commercial recreation centers like the Building were a new phenomenon in the popular culture of 1920s Chicago whose design could be traced back to leisure pursuits and facilities from earlier decades. Social and architectural elements of working-class taverns, upper-class private athletic clubs, community and non-profit organization athletic buildings, and later entertainment architecture were precedents for the commercial recreation center form built by Chicago's private entrepreneurs; 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 8th day of December 2022, and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the two (2) criteria for landmark designation set forth in Sections 2-120-620 (1) and (4) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building.

The following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Building consists of a Front Portion which includes the west (front) elevation, the north and south elevations, and roofline, measuring approximately 35 feet from the west elevation up to and including the wall behind the central stair, as depicted in Exhibit A.
- The Building also consists of a Rear Portion, as depicted in Exhibit A, which extends eastward approximately 85 feet from the Front Portion.
- The owner may seek demolition of the Rear Portion of the Building and the Commission shall approve it, provided that the Front Portion of the Building is retained in place, repaired, and restored in accordance with the Standards and Guidelines of the Commission on Chicago Landmarks.
- The Commission shall approve the construction of a six-story structure behind the Front Portion of the Building as shown in conceptual plans dated November 18, 2021,

from which the section drawing is hereby attached as Exhibit B. It is understood that there may be minor changes as the project is developed, but the final project submitted for permitting must substantially conform to the conceptual plans.

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

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, December 8, 2022 Virtual Meeting

1:45 p.m.

AGENDA:

- 1. 318 N. Carpenter** **27th Ward**
Fulton-Randolph Market District
Proposed new 18'-5" long by 3'-5" tall exterior aluminum illuminated pan-sign located on eastern parapet, approximately 74' above grade.
- 2. 4753 N. Broadway** **46th Ward**
(Former) Sheridan Bank and Trust
Proposed modifications to two existing 48'-0" long by 40" tall exterior aluminum illuminated reverse-channel letter signs located on the W. Lawrence and N. Broadway elevations

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, December 8, 2022

1. 318 N. Carpenter

27th Ward

Fulton-Randolph Market District

Proposed new 18'-5" long by 3'-5" tall exterior aluminum illuminated pan-sign located on eastern parapet, approximately 74' above grade.

Applicant: Kimball International, owner
Preston Design and Construction Consulting, architect

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 *Historic Fulton-Randolph Market District Design Guidelines*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the district and approve the project with the following conditions:

1. As proposed, there shall not be any visible conduit installed on the exterior of the building; and,
2. The illumination for the parapet sign on the former stair enclosure above the east elevation shall not change colors and shall be dimmable to adjust the lighting levels to ensure that they will not distract from or overwhelm the historic characteristics of the district.

2. 4753 N. Broadway

46th Ward

(Former) Sheridan Bank and Trust

Proposed modifications to two existing 48'-0" long by 40" tall exterior aluminum illuminated reverse-channel letter signs located on the W. Lawrence and N. Broadway elevations, at approximately 38' above grade.

Applicant: Broadway Clifton Property, LLC, owner
Level Incorporated, architect

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 property and district and approve the project with the following conditions:

1. The modification of the two existing signs is approved as shown on drawings dated 9/26/2022. The existing raceway boxes are to remain in-place throughout installation of the new face plates and letters. The new metal face plates to be installed on the existing boxes will be painted or colored to match the color of the surrounding terra cotta;
2. All electrical boxes, transformer boxes, and conduit will be concealed within the raceway boxes;
3. No new attachments will be made to the terra cotta; and,
4. No other signage is included in this approval.