

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 June 23, 2020, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, January 7, 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, January 7, 2021, at **1:45 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. 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. 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.

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, January 1 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, January 5, 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, January 5.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, January 7, 2021
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of December 3, 2020

2. Report from the Department of Planning & Development

THE MIRACLE HOUSE
2001 North Nordica Avenue

WARD 29

3. Report from the Department of Planning & Development

HALSTED-WILLOW GROUP
1726-1808 North Halsted Street (evens), 1727-1733 North Halsted Street (odds), 800-812
West Willow Street (evens), and 745-813 West Willow Street (odds)

WARDS 2 & 43

4. Citywide Adopt-a-Landmark Fund - Application

HOLY TRINITY ORTHODOX CATHEDRAL AND REFECTORY
1121 North Leavitt Street

WARD 2

5. Citywide Adopt-a-Landmark Fund - Application

PILGRIM BAPTIST CHURCH
3301 South Indiana Avenue

WARD 3

6. Permit Review Committee Reports

Report on Projects Reviewed at the December 3, 2020, Permit Review Committee Meeting

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

7. Announcements

Meeting of the Program Committee: Review of Suggestions* Received from the Public for Chicago Landmark Designation will be held:

Date: Tuesday, January 26, 2021

Time: 10:00 a.m.

Location: See [Chicago.gov/ccl](http://chicago.gov/ccl) for link to livestreaming

*Deadline for submissions: Tuesday, January 19, 2021

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.

8. Adjournment

Commission on Chicago Landmarks Summary of Projects with Staff Recommendations, January 7, 2020

2. Report from the Department of Planning & Development

THE MIRACLE HOUSE
2001 North Nordica Avenue

WARD 29

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

DRAFT Report to the Commission on Chicago Landmarks
On the
Miracle House

2001 N. Nordica Avenue

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

The Miracle House is located within the Austin community, Chicago's second largest in both population and land area. Past planning efforts for Austin include LISC's *Austin Forward Together*, a 2018 Quality-of-Life Plan, and the *Soul City Corridor Commercial Development Study*, completed in 2015 by the Austin African American Business Networking Association.

Building off these plans, in 2019 DPD identified Austin as one of ten neighborhoods that are part of the INVEST South/West community improvement initiative. Last January, we convened a kick-off celebration in Austin attended by 600 where stakeholders who identified priorities, goals, and key community assets. This past August, DPD issued the *Soul City Corridor Plan*, which is a development framework for Chicago Avenue, the primary commercial corridor in Austin, located 2 miles south of the Miracle House.

While the *Soul City Corridor Plan* focuses on Chicago Avenue, it also identifies broad community assets in Austin, including its designated Chicago Landmarks. Designation of the Miracle House will add another cultural asset to Austin. The plan also acknowledges Design Excellence Principles that guide our planning work. One aspect of these principles is to honor Chicago's legacy of architectural innovation, a legacy clearly manifested in the cutting-edge design of the Miracle House.

In September, DPD issued an RFP for a site at the northwest corner of Chicago and Laramie avenues which includes five vacant lots and the vacant Laramie State Bank building, a designated Chicago Landmark. The RFP seeks the mixed-use rehabilitation of the former bank and new construction on the adjacent land. The Department is confident that the long-vacant landmarked bank building will be restored and become a catalyst for new development.

In conclusion, landmark designation of the Miracle House supports the City's overall planning and economic development goals for Chicago's Austin Community Area and is consistent with the City's governing policies and plans.

3. Report from the Department of Planning & Development

HALSTED-WILLOW GROUP

WARDS 2 & 43

1726-1808 North Halsted Street (evens), 1727-1733 North Halsted Street (odds), 800-812 West Willow Street (evens), and 745-813 West Willow Street (odds)

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

DRAFT Report to the Commission on Chicago Landmarks
On the
Halsted Willow Group

1726-1808 N. Halsted Street (evens)
1727-1733 N. Halsted Street (odds)
800-812 W. Willow Street (evens)
745-813 W. Willow Street (odds)

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

The Halsted Willow Group consists of four buildings located at the intersection of N. Halsted Street and W. Willow Street in the southwestern portion of the Lincoln Park Community Area. The buildings, each of which were built as three-story mixed-use structures with ground floor commercial uses and upper floor residential uses, were designed in the Queen Anne and Italianate styles and date to the 1880s. Built during the rapid growth of Post-Fire Chicago, the buildings date to Lincoln Park's early years during a period of substantial German immigration and settlement of the area. Collectively, the buildings were home to multiple small scale commercial establishments over many decades, anchoring the intersection as a local node of activity. Most notably, the building at 1800 N. Halsted Street was home to Schulien's, a well-known German tavern and restaurant that was particularly noted for owner Matt Schulien's magic tricks over many years.

The four buildings are located on three of the four corners of the intersection of N. Halsted Street and W. Willow Street. The buildings located at the southwest and northwest corners of the intersection, 1732 N. Halsted Street and 1800 N. Halsted Street, are zoned Planned Development 149 which requires that the owners of those two properties consent to landmark designation of the buildings. The two buildings located side-by-side on the southeast corner of the intersection, 1727 N. Halsted Street and 1733 N. Halsted Street, are zoned B3-2 (Community Shopping District). These zoning designations allow for the buildings to be used for a variety of commercial and upper floor residential uses. In addition, it should be noted that Willow Street is the southern end of the Halsted Pedestrian Street designation under the Chicago Zoning Ordinance which is intended to preserve and enhance Chicago's best pedestrian-oriented shopping districts by promoting transit, economic vitality and pedestrian safety and comfort through various zoning control measures.

Surrounding land uses include a variety of residential, commercial, and other mixed-use buildings along N. Halsted Street and residential uses on N. Burling Street to the east and N. Dayton Street to the west. A major institutional anchor, the Steppenwolf Theater, is located just to the south along N. Halsted Street. The proposed designation would join other designated Chicago landmarks located nearby in the Lincoln Park Community Area, including: the Armitage-Halsted District (1870-1930, designated 2003); the Yonder Block and Hall (1887, designated 2001) and the (Former) Mulligan Public School (1889-90, designated 2014).

The proposed landmark designation is consistent with the *Transit Friendly Development Guide – Station Area Typology* which was adopted by the Chicago Plan Commission in 2009. The *Guide's* purpose was to categorize each of the CTA's rail stations according to their type of station area context to help provide a framework for analyzing area land use goals. The Halsted Willow Group is located approximately two blocks north of the CTA's North and Clybourn Station which is typed "Major Activity Center" under the *Guide*. This type of station area serves a relatively wide range of densities, urban forms and land uses and the Halsted Willow Group of buildings enhance the pedestrian environment and promote access to transit, consistent with these goals.

Finally, the Halsted Willow Group of buildings is located within the boundaries of the Red and Purple Modernization Phase One Project Redevelopment Project Area. This large, generally linear, TIF District located on the north side of the City between approximately Division Street and Devon Avenue was created in 2016 to provide a funding mechanism to help support the CTA's ongoing Red and Purple Line transit corridor improvements.

Therefore, in conclusion, landmark designation of the Halsted Willow Group supports the City's overall planning and economic development goals for Chicago's Lincoln Park Community Area and is consistent with the City's governing policies and plans.

4. Citywide Adopt-a-Landmark Fund - Application

HOLY TRINITY ORTHODOX CATHEDRAL AND RECTORY WARD 2 1121 North Leavitt Street

Staff Recommendation--Staff recommends that the Commission adopt 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 Neighborhoods 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 June 1, 2017, the Commission on Chicago Landmarks (the “Commission”) approved funding priorities for the AAL Fund; and

WHEREAS, on May 2, 2019, 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 July 1, 2019; and

WHEREAS, the Department received 7 applications, including an application submitted by the Holy Trinity Orthodox Cathedral (the “Applicant”) for the rehabilitation of the Holy Trinity Orthodox Cathedral and Rectory at 1121 N. Leavitt Street (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 Holy Trinity Orthodox Cathedral and Rectory complex was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on March 21, 1979, pursuant to the Chicago Landmarks Ordinance; and

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

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$250,000 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 priorities; 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.

6. Citywide Adopt-a-Landmark Fund - Application

**PILGRIM BAPTIST CHURCH
3301 South Indiana Avenue**

WARD 3

Staff Recommendation--Staff recommends that the Commission adopt 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 Neighborhoods 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 June 1, 2017, the Commission on Chicago Landmarks (the "Commission") approved funding priorities for the AAL Fund; and

WHEREAS, the Department received a request for assistance ("Proposal") from Pilgrim Baptist Church (the "Landmark Owner") to stabilize the exterior walls of the historic Pilgrim Baptist Church located at 3301 S. Indiana (the "Landmark Building," and the wall stabilization project in accordance with Exhibit A attached hereto, the "Landmark Project") due to a windstorm event that took place on or about August 10, 2020 and while the Landmark Owner continues to work on a larger vision which would establish a National Museum of Gospel Music in the Landmark Building; and

WHEREAS, the Pilgrim Baptist Church, was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on December 18, 1981, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the Proposal based on the funding priorities and other criteria set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Landmark Owner's Proposal satisfies such priorities and criteria; and

WHEREAS, the Department wishes to award the Landmark Owner a grant in the amount of \$216,960 from funds deposited in the AAL Fund ("AAL Funds") 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 a 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 priorities; 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.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, January 7, 2021

Virtual Meeting

1:45 p.m.

AGENDA:

1. **310 N. Peoria and 311 N. Sangamon** **27th Ward**
Fulton-Randolph Market District
Proposed demolition of existing building at 311 N. Sangamon, construction of a 13-story hotel tower on the site and rehabilitation of 310 N. Peoria including a rooftop addition and other changes

2. **3431 S. Indiana** **3rd Ward**
Black Metropolis-Bronzeville District
Proposed construction of a new 2-story single family residence clad with masonry and a detached rear 2-car garage with alley access

3. **3361 S. Prairie** **4th Ward**
Calumet-Giles-Prairie District
Proposed construction of a 2-story single family residence clad with masonry and fiber cement siding and a detached rear 3-car garage with alley access

4. **3411 S. Prairie** **4th Ward**
Calumet-Giles-Prairie District
Proposed construction of a 2-story single family residence clad with masonry and a detached 2-car garage with alley access

5. **6759 S. Bennett** **5th Ward**
Jackson Park Highlands District
Proposed replacement of non-historic asphalt shingle on main house and original clay tile on garage roof with new, composite barrel tile

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, January 7, 2021

1. 310 N. Peoria and 311 N. Sangamon Fulton-Randolph Market District

27th Ward

Proposed demolition of existing building at 311 N. Sangamon, construction of a 13-story hotel tower on the site and rehabilitation of 310 N. Peoria including a rooftop addition and other changes.

Applicant: MRR 311 N. Sangamon, LLC, owner
Hirsch|MPG Architecture and Planning, architect
Michael Ezgur, attorney

Staff Recommendation: Staff recommends that the Committee:

Proposed Demolition:

1. Preliminarily find that the property at 311 N. Sangamon, a two-story bank building, is non-contributing to the character of the Fulton-Randolph Market District and its demolition will not be an adverse effect on the character of the Landmark District;
2. Recommend that the Commission recommend to the City Council approval of the demolition of the building at 311 N. Sangamon in accordance with Section 2-120-825 of the Municipal Code of Chicago, entitled “Permits for demolition of landmarks – City Council Approval Required”; and,

Proposed New Construction and Rehabilitation:

1. Find that the proposed project, contingent upon City Council approval and 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, 3, 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 district and approve the project with the following conditions:

311 N. Sangamon – New Construction:

1. The proposed 13-story hotel building as shown on drawings dated 12/16/20 is approved as submitted. The quality of materials and design details as approved are important features in meeting the Commission’s guidelines. Any significant changes to the approved design, details and materials will require further review by the Permit Review Committee;

2. Permit drawings shall include dimensioned details for all windows and storefronts as well as brick patterns and mullion details;
3. Dimensioned details of the proposed canopy shall be submitted with permit application;
4. Historic Preservation staff shall view for approval all material samples prior to permit application; and,
5. No signage is approved at this time. Any signage, including any exterior lighting, shall be permitted separately and reviewed and approved by Historic Preservation staff prior to order and installation.

310 N. Peoria – Rehabilitation:

1. The proposed plans shall be modified to eliminate the operable storefront enclosure below the canopy at the raised dock level as the raised dock and canopies are significant featured of the district and were not historically enclosed. As previously approved by the Committee, only the 2-bay vestibule at the western end may be enclosed as proposed;
2. As proposed the metal canopy on the north elevation may be raised by 4’ to accommodate the first-floor windows with repair details to be submitted with the permit plans;
3. Proposed window and storefront details shall be submitted with the permit plans;
4. Proposed cladding sample for the rooftop addition shall be submitted for Historic Preservation staff review and approval with the permit application; and,
5. The north and east safety railings of the rooftop terrace shall be clear vision glass.

2. 3431 S. Indiana

3rd Ward

Black Metropolis-Bronzeville District

Proposed construction of a new 2-story single family residence clad with masonry and a detached rear 2-car garage with alley access

Applicant: Thomas Boney, owner
Cruz Design Consultants, 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 as submitted.

3. 3361 S. Prairie

4th Ward

Calumet-Giles-Prairie District

Proposed construction of a 2-story single family residence clad with masonry and fiber cement siding and a detached rear 3-car garage with alley access

Applicant: Brent DeMar, owner
Michael A. Maresso, MC & Associates, 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 conditions:

1. The proposed standard sized red-brown brick ("Cabernet" manufactured by Glen Gery), artificial slate (manufactured by Davinci identified as "Slate Black") and smooth finish fiber cement siding (identified as "Dark Grey") are approved. The applicant shall provide mortar (to match the color of the face brick) and limestone samples for Historic Preservation staff review and approval prior to permit submittal; and,
2. Dimensioned window and door details shall be submitted with the permit plans.

4. 3411 S. Prairie

4th Ward

Calumet-Giles-Prairie District

Proposed construction of a 2-story single family residence clad with masonry and a detached 2-car garage with alley access

Applicant: Eric Perino, owner
Prashanth Mahakali, PMPC 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 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. The windows on the front facade shall be wood or clad wood windows. Provide large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim.

5. 6759 S. Bennett

5th Ward

Jackson Park Highlands District

Proposed replacement of non-historic asphalt shingle on main house and original clay tile on garage roof with new, composite barrel tile access

Applicant: Omari and Shara Kamar, owners

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, and 6 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 proposed Brava Spanish Barrel Tile does not approximate the size and profile of the existing historic clay tile and is not approved as a replacement tile;
2. The historic tiles on the garage should be retained and repaired if possible or replaced with a composite tile that matches the profile, size, finish, and color of the historic French clay tiles as closely as possible; and,
3. The asphalt shingles on the main house may be replaced in kind, or with a composite tile that better matches the profile of the historic French tile.