

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, January 12, 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** will hold its regular meeting on Thursday, **January 12, 2023**, at **2:00 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/84050628803>

Passcode: 775371

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

Webinar ID: 840 5062 8803

Passcode: 775371

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, January 12, 2023
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of December 8, 2022

2. Report from the Department of Planning and Development

GREATER UNION BAPTIST CHURCH
1956 West Warren Boulevard

WARD 27

3. Preliminary Landmark Recommendation

NETSCH HOUSE
1700 North Hudson Avenue

WARD 43

4. Preliminary Landmark Recommendation

PROMONTORY POINT
East of S. Jean Baptiste Point du Sable Lake Shore Drive, Between 54th and 56th Streets

WARD 5

5. Permit Review Committee Reports

Report on Projects Reviewed at the December 8, 2022, Permit Review Committee Meeting

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

6. Announcement

Meeting of the Program Committee: Review of Suggestions* Received from the Public for Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Friday, January 27

Time: 2:00 p.m.

Location: Virtual; see [Chicago.gov/ccl](https://chicago.gov/ccl) for link to livestreaming

*Deadline for submissions: Tuesday, January 17, 2023

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.

7. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Recommendations, January 12, 2023**

2. Report from the Department of Planning and Development

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

WARD 27

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 Greater Union Baptist Church supports the City's overall planning goals for the surrounding neighborhood and is consistent with the City's governing policies and plans. Greater Union Baptist Church is located on Chicago's Near West Side at the highly visible intersection of W. Warren Boulevard and N. Damen Avenue. The area is well served by the Blue, Green, Pink 'L' lines, as well as many CTA bus routes. Two blocks north of the church, construction is underway on a new Green Line Station at Damen and Lake Streets that is expected to open in early 2024. It will improve public transit options for nearby residents, including tenants of the Chicago Housing Authority's Villages of Westhaven complex.

Neighborhood plans for the area around Greater Union include the Near West Side Plan (2000) and the Reconnecting Neighborhoods Plan (2009) which both included historic preservation as an objective to balance increasing development in the neighborhood. Greater Union is also located in the Central West TIF (2000) which also calls for preservation of architecturally significant buildings on the Near West Side.

More recently, the Department has embarked on "We Will Chicago," a citywide planning initiative which is now in draft form. One objective of the plan is to promote Chicago's assets in South and West side neighborhoods. The architecture, history and sense of community embodied by Greater Union Baptist Church is a positive attribute for the larger West Side and landmark designation will amplify this.

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 Greater Union Baptist Church.

3. Preliminary Landmark Recommendation

**NETSCH HOUSE
1700 North Hudson Avenue**

WARD 43

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

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

- The Netsch House (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 12th day of January 2023, 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.
- On the interior, the overall spatial volume of the residential portion of the building. Aspects of Netsch’s Field Theory on the interior that are significant include the central tower and the arrangement of living spaces extending from it.

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.

4. Preliminary Landmark Recommendation

PROMONTORY POINT

WARD 5

East of S. Jean Baptiste Point du Sable Lake Shore Drive, Between 54th and 56th Streets

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

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

1. That portion of Promontory Point, as delineated in Exhibit A, attached hereto (the “Site”), meets the four (4) criteria for landmark designation set forth in Section 2-120-620 (1), (4), (5), and (7) 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 12th day of January, 2023, by the Department of Planning and Development; and
2. the Site 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 Site in accordance with Section 2-120-630 of the Municipal Code.

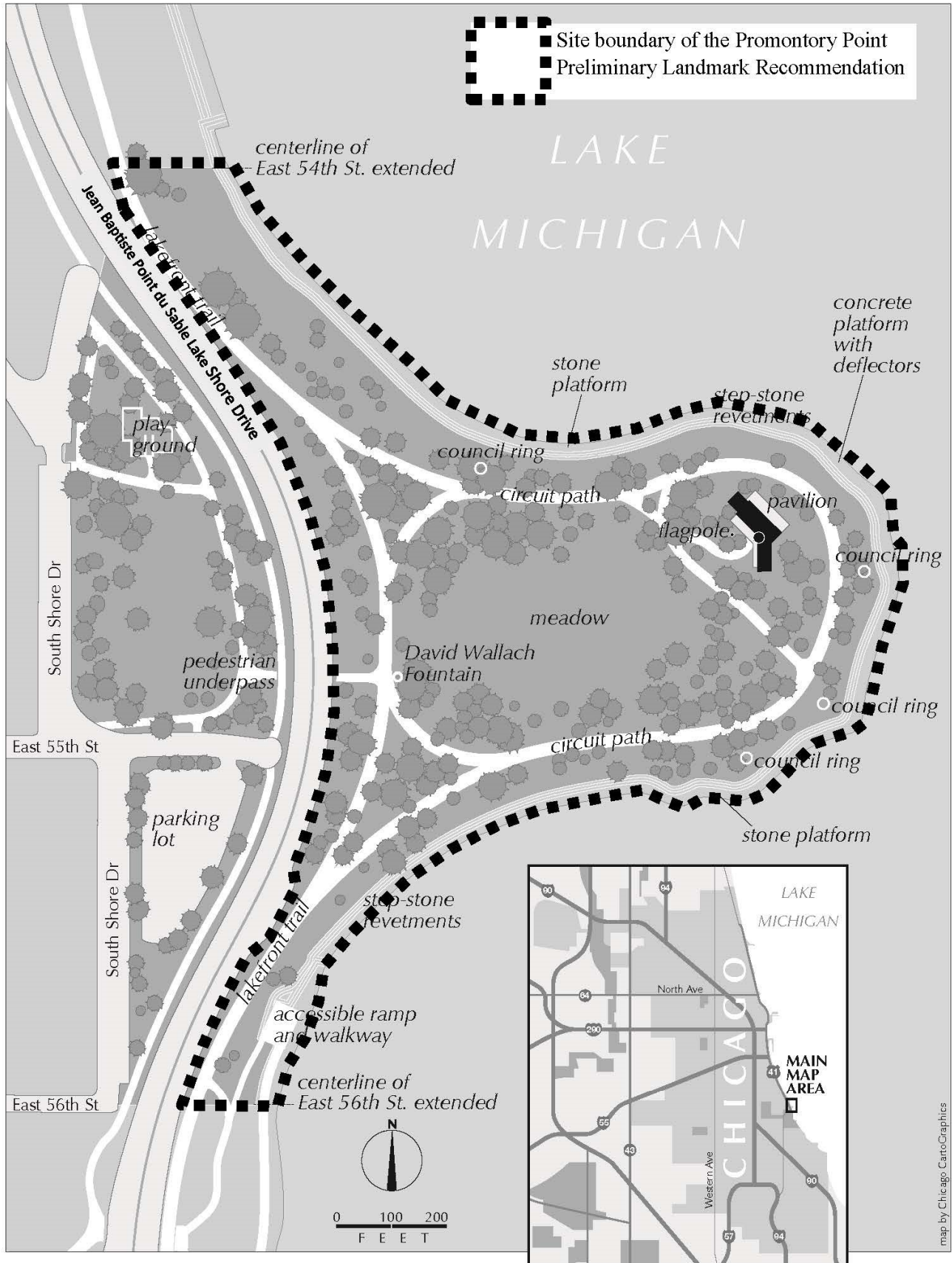
Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Site are preliminarily identified as:

- All exterior elevations and roofline of the Pavilion Building, and
- The pathways, council rings, David Wallach Fountain, and limestone revetments.

Plantings and trees are specifically excluded from the significant features.

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.

EXHIBIT A



NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, January 12, 2023 Virtual Meeting

2:00 p.m.

AGENDA:

1. **2412 S. Michigan** **3rd Ward**
Motor Row District
Proposed installation of a new 13'-5" x 2' non-illuminated sign on the front façade.
2. **835 W. Chalmers** **43rd Ward**
McCormick Row House District
Proposed alterations including a new rear addition and reconstruction of the front porch.
3. **841 W. Chalmers** **43rd Ward**
McCormick Row House District
Proposed replacement of an existing one-story rear addition and new one-story side addition.
4. **3248 S. Martin Luther King Jr. Drive** **4th Ward**
Calumet-Giles-Prairie District
Proposed new construction of 14 masonry, two-story raised townhouses facing Calumet and Martin Luther King Drive.
5. **1118 N. Winchester** **2nd Ward**
East Village District
Violation: Proposed reconstruction of masonry front façade to match historic appearance.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, January 12, 2023

1. 2412 S. Michigan **3rd Ward**
Motor Row District

Proposed installation of a new 13'-5" x 2' non-illuminated sign on the front façade.

Applicant: Elisabeth and Bob Emory, owners
Windy City Signs, contractor
Karen Dodge, expeditor

Staff Recommendation: Staff recommends that, given the historic precedent for a sign on the front parapet at the subject building, as well as the circumstances regarding the new sign at the site, the Committee find that the sign as proposed will not have an adverse effect on the significant historical and architectural features of the landmark building and the district and approve the sign as installed.

2. 835 W. Chalmers **43rd Ward**
McCormick Row House District

Proposed alterations including a new rear addition and reconstruction of the front porch.

Applicant: Elisa Ochoa and Sean Sirkin, owners
Stoneberg Gross 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, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, Standards 2, 3, 6, 7, 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 to be reviewed for approval by the Historic Preservation staff:

1. The project as shown on the drawings dated 11/11/22 is approved with the following modification:
 - a. The proposed new front porch shall be reduced in size to match the footprint of the historic porch based on historic documentation or alternatively, the existing front porch may be maintained and repaired; and,
2. Any replacement masonry units are to match existing in size, shape, color, texture, and finish. Mortar shall match the existing in color, profile, texture, and strength/type. Samples of

masonry to be provided for review with resubmission of permit drawings.

3. 841 W. Chalmers

43rd Ward

McCormick Row House District

Proposed replacement of an existing one-story rear addition and new one-story side addition.

Applicant: Heidi and Brian Paul, owners
Paul Studio, 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 3, 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 to be reviewed for approval by the Historic Preservation staff:

3. The project is approved as shown on the drawings dated 10/16/22 provided the handrail of the front porch is modified to include newel posts and railing details shall be included with permit application;
4. Masonry used for the base of the rear addition shall compliment but be differentiated from the historic masonry. Samples of masonry units and mortar for new construction shall be provided for review with the permit application; and,
5. Window details for all new windows shall be provided with permit application.

4. 3248 S. Martin Luther King Jr. Drive

4th Ward

Calumet-Giles-Prairie District

Proposed new construction of 14 masonry, two-story raised townhouses facing Calumet and Martin Luther King Drive.

Applicant: Ivona Karbowki, Lux Living 4U LLC, owner
John Hanna, 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 to be reviewed for approval by the Historic Preservation staff:

1. The project is approved as shown on drawings dated 12/20/22;
2. Window details shall be submitted with permit application;
3. As proposed, the materials Canyon Clear Smooth Belden Modular brick, Claret Clear Smooth Belden Modular brick, and General Shale Limestone-Renaissance are approved. The mortar shall match the masonry color, and final material samples shall be submitted with permit application; and,
4. The project as proposed may require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**5. 1118 N. Winchester
East Village District**

2nd Ward

Violation: Proposed reconstruction of masonry front façade to match historic appearance.

Applicant: Alison and Andrew Coughlin, owners
Jeff Mayra, RelevantHomes, contractor

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 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 to be reviewed for approval by Historic Preservation staff:

1. As proposed, the front façade, removed contrary to the approved permit, shall be reconstructed to match the removed façade in size, brick coursing, detailing and overall appearance. Since the historic brick was not salvaged for re-installation, the reconstruction of the front façade with Summit brick in burgundy smooth finish (LB810), matching the historic brick as closely as possible in size, color, and texture, is approved to prevent further damage to the structure. The salvaged medallions from the first floor, the repaired salvaged medallions from the second floor, and the salvaged stone lintels and window headers shall be re-installed;
2. A mock-up of brick coursing and joint size, mortar color and profile shall be reviewed and approved by Historic Preservation staff at the site prior to construction, and;
3. The proposed drawings, dated 12/22/22, shall be modified to address the following:

- a. The front porch railings shall be open metal railings;
- b. Dimensioned details of the eave and soffit shall be provided with permit plans;
- c. The mortar joints shall be ¼" wide;
- d. Restoration details of the salvaged stone medallions shall be provided with the permit plans; and,
- e. Brickmolds matching historic profiles shall be installed around the replacement windows and details shall be provided with the permit plans.