

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

PLEASE NOTE that new “Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation” are 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, July 7, 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, July 7, 2022, 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 www.chicago.gov/ccl or by using this link and passcode:

<https://us06web.zoom.us/j/87826822077>

Passcode: 285495

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

Webinar ID: 878 2682 2077

Passcode: 285495

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 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, July 7, 2022
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of May 5, 2022

2. Preliminary Landmark Recommendation

EPWORTH CHURCH BUILDING WARD 48
5253 North Kenmore Avenue

3. Citywide Adopt-a-Landmark Fund - Application

K.A.M. ISALIAH ISRAEL TEMPLE WARD 4
1100 East Hyde Park Boulevard

4. Citywide Adopt-a-Landmark Fund - Application

SECOND PRESBYTERIAN CHURCH WARD 3
1936 South Michigan Avenue

5. Program Committee Report

Recommendations to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:

THE CORNELIA WARD 46
3500 North Lake Shore Drive

CHICAGO VOCATIONAL SCHOOL WARD 8
2100 East 87th Street

MOTOR ROW – ADDITIONAL INFORMATION WARD 3
2200-, 2300-, and 2400-blocks of South Michigan Avenue including portions of the adjacent blocks of Wabash and Indiana Avenues between Cermak & Stevenson Expressway

JAMES E. PLEW BUILDING WARD 3
2635-2645 South Wabash Avenue

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was June 14, 2022)

6. Other Business

CENTURY AND CONSUMERS BUILDINGS - Informational Presentation WARD 42
202 and 220 South State Street

7. Permit Review Committee Reports

Report on Projects Reviewed at the May 5 and June 9, 2022, Permit Review Committee Meetings

Report on Permit Decisions by the Commission Staff for the Months of May and June 2022

8. Adjournment

**Commission on Chicago Landmarks
Summary of Projects with Draft Staff Recommendations, July 7, 2022**

2. Preliminary Landmark Recommendation

**EPWORTH CHURCH BUILDING
5253 North Kenmore Avenue**

WARD 48

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

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

- The Epworth 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), (4), (5) and (7) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 7th of July, 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 including the church building and community house addition.

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. Citywide Adopt-a-Landmark Fund - Application

**KAM ISAAH ISRAEL TEMPLE
1100 East Hyde Park Boulevard**

WARD 4

Staff Recommendation--Staff recommends that

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 Neighborhood 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 May 6, 2021, the Commission on Chicago Landmarks (the “Commission”) approved the funding priority and evaluation criteria for the AAL Fund; and

WHEREAS, on May 27, 2021, 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 August 16, 2021; and

WHEREAS, the Department received 17 applications, including an application submitted by KAM Isaiah Israel Temple Congregation (the “Applicant”) for the restoration of the stained-glass windows of the KAM Isaiah Israel Temple at 1100 East Hyde Park Boulevard (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 Landmark Building was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on June 9, 1977, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria 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 priority 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 priority and evaluation criteria; 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.

4. Citywide Adopt-a-Landmark Fund - Application

**SECOND PRESBYTERIAN CHURCH
1936 South Michigan Avenue**

WARD 3

Staff Recommendation--Staff recommends that

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 Neighborhood 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 May 6, 2021, the Commission on Chicago Landmarks (the “Commission”) approved the funding priority and evaluation criteria for the AAL Fund; and

WHEREAS, on May 27, 2021, 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 August 16, 2021; and

WHEREAS, the Department received 17 applications, including an application submitted by Second Presbyterian Church (the “Applicant”) for the restoration of certain interior spaces open to the public of the Second Presbyterian Church Building at 1936 S. Michigan Avenue (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 Landmark Building was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on September 28, 1977, pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria 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 priority 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 priority and evaluation criteria; 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.

5. Program Committee Report

Recommendations to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places:

THE CORNELIA **WARD 46**
3500 North Lake Shore Drive

CHICAGO VOCATIONAL SCHOOL **WARD 8**
2100 East 87th Street

MOTOR ROW HISTORIC DISTRICT (MOTOR ROW MPS) – AMENDED **WARD 3**
SUBMISSION
2200-, 2300-, and 2400-blocks of South Michigan Avenue including portions of the adjacent blocks of Wabash and Indiana Avenues between Cermak & Stevenson Expressway

JAMES E. PLEW BUILDING **WARD 3**
2635-2645 South Wabash Avenue

Program Committee Recommendation—The Program Committee voted unanimously to support the above Nominations, finding that:

The Cornelia meets National Register Criterion C for architecture.

The Chicago Vocational School meets National Register Criteria A for its contribution to patterns of American history and Criteria C for architecture.

The proposal to include an additional property type for the Motor Row Historic District is an appropriate amendment.

The James E. Plew Building meets National Register Criterion C for architecture.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, July 7, 2022

Virtual Meeting

2:00 p.m.

AGENDA:

1. **640 W. Irving Park** **46th Ward**
Immaculata High School
Proposed exterior and interior rehabilitation of four-story historic school and convent to accommodate 250 residential units and construction of a new, detached 22-story senior building containing 108 independent living units, 32 memory care units, 60 assisted living units and 98 parking spaces behind the historic building.

2. **40 E. Burton** **43rd Ward**
Astor Street District
Proposed interior and exterior renovation of a 3-story brick single-family residence with a 1-story addition and attached 4-car garage with a roof deck.

3. **1357 N. Elston** **27th Ward**
Morton Salt Company Warehouse Complex
Proposed modifications to the previously approved rehabilitation of the existing industrial complex to include a new bridge and west entry ramp.

4. **530 W. Fullerton** **43rd Ward**
Mid-North District
Proposed removal of existing rear raised one-story, frame, church annex and replacement with new, two-story masonry rear addition.

5. **858 W. Belden** **43rd Ward**
McCormick Row House District
Proposed construction of a new, one-story rear addition and a one-story side addition.

6. **5054 S. Greenwood** **4th Ward**
Kenwood District
Proposed new construction of a raised three-story, masonry, single family residence with three-car garage and curb cut on corner lot.

7. **671 N. State** **42nd Ward**
Near North Side Multiple Property District
Proposed new one-story rooftop addition and roof deck.

- 8. 2211 W. Walton** **2nd Ward**
Ukrainian Village District
Proposed new roof deck and pergola atop an existing two-flat.
- 9. 1107 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed construction of new façade and new interior floor structure within existing four-story non-contributing building.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, July 7, 2022

DRAFT

1. 640 W. Irving Park

46th Ward

Immaculata High School

Proposed exterior and interior rehabilitation of four-story historic school and convent to accommodate 250 residential units and construction of a new, detached 22-story senior building containing 108 independent living units, 32 memory care units, 60 assisted living units and 98 parking spaces behind the historic building.

Applicant: Keith Giles, KGiles LLC, Inc., owner
Greg Gibson, Level Incorporated (Immaculata) and Jerry Walleck, Perkins Eastman (Senior Tower), 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 1, 2, 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 approve the project with the following conditions:

1. The Committee finds that the significant interior features, for the purposes of permit review, shall include the main lobby, the central cast iron stair, and the 2-story auditorium;
2. The project is approved as shown on drawings received 6/21/22 and presented to the Permit Review Committee on 7/7/22 with the following conditions:
 - As proposed, a rated enclosure will be constructed around the interior central cast iron stair. Details shall be provided for Historic Preservation staff review for approval with the permit submittal;
 - All rooftop material samples shall be submitted to Historic Preservation staff with the permit application;
 - As proposed, new windows shall match the original windows in size, glass size, operation, muntin arrangement and muntin size. All stained-glass windows shall be retained and protected during construction. Existing and proposed window details shall be submitted with the permit application; and,
 - The historic walls on the south elevation shall be retained and the applicant shall provide existing and proposed landscape plans with the permit application.

2. 40 E. Burton

43rd Ward

Astor Street District

Proposed interior and exterior renovation of a 3-story brick single-family residence with a 1-story addition and attached 4-car garage with a roof deck.

Applicant: John Kos, owner
Akerman LLP, attorney
CBC Architects, Inc., 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 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 district and approve the project with the following conditions:

1. The new windows are approved as proposed. The new windows shall be wood or clad-wood windows and the permit drawings shall include large-scale dimensioned drawings of proposed windows for each window type through the sill, head, muntins, mullions, brick mold, and trim;
2. The new mortar to match the historic mortar in color, joint profile, texture and strength/type; and,
3. Replacement slate pieces to match the historic slate in size, color, texture and finish. A sample of the slate should be provided to Historic Preservation staff for review and approval.

3. 1357 N. Elston

27th Ward

Morton Salt Company Warehouse Complex

Proposed modifications to the previously approved rehabilitation of the existing industrial complex to include a new bridge and west entry ramp.

Applicant: Blue Star Properties, owner
K2 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 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 conditions:

1. The west ramp modifications and new skybridge are approved as shown on drawings dated 2/18/22 (ramp) and 5/27/22 (skybridge); and,
2. The steel pipe and wire mesh panels shall be finished in a dark, non-reflective tone.

**4. 530 W. Fullerton
Mid-North District**

43rd Ward

Proposed removal of existing rear raised one-story, frame, church annex and replacement with new, two-story masonry rear addition.

Applicant: Church of Our Saviour, owner
MKB 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*, and Standards 2, 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 or district and approve the project with the following conditions:

1. The rear frame annex may be demolished as proposed. A report by a licensed structural engineer addressing how the remaining church and sanctuary apse shall be supported, braced and protected, in-situ, during the demolition and new construction work and shall be included with the permit application. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural permit drawings;
2. The new annex as shown on drawing dated 6/10/22 shall be modified to eliminate the portion of Meeting Room 214 that extends past the "hyphen" so that there is a clear delineation between the historic construction and the new annex. Staff further recommends that the "hyphen" portion of the addition that connects the historic church to the new annex shall be glazed (either clear or spandrel glass) to emphasize this connection.;
3. Material samples shall be submitted with permit application; and,
4. The project as proposed would require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

**5. 858 W. Belden
Ward**

43rd

McCormick Row House District

Proposed construction of a new, one-story rear addition and a one-story side addition.

Applicant: Steve and Wendy Beard, owner
Raino Ogden Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, 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 district and approve the project with the following conditions:

1. The massing and materials of the 1-story side addition and 1-story rear addition are approved as shown on drawings dated May 3, 2022. Staff shall review and approve dimensioned window and cladding details and material samples with the permit application; and,
2. The new windows on the side and rear elevations of the historic building are approved as proposed and the permit drawings shall include dimensioned details of the new masonry openings and windows.

**6. 5054 S. Greenwood
Kenwood District**

4th Ward

Proposed new construction of a raised three-story, masonry, single family residence with three-car garage and curb cut on corner lot.

Applicant: Maurice Taylor, owner
SPACE Architects + Planners, architect

Staff Recommendation: Staff recommends that the Committee find that the project meets criteria for New Construction contained in Article III of 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 with the following conditions:

1. The project is approved as shown on drawings dated 6/10/22;

2. Samples of all masonry and synthetic slate to be provided to Historic Preservation staff for review for approval with permit application;
3. The proposed windows shall have either true or simulated divided lites with applied muntins and spacer bar and window and door details shall be submitted with permit application; and,
4. The project as proposed may require zoning variations and/or adjustments, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

7. 671 N. State

42nd Ward

Near North Side Multiple Property District

Proposed new one-story rooftop addition and roof deck.

Applicant: Roland Rauduve, owner
Thomas 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*, 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 or district and approve the project with the following condition:

1. The project is approved as shown on drawings dated 6/16/22. Material samples shall be submitted with permit application.

8. 2211 W. Walton

2nd Ward

Ukrainian Village District

Proposed new roof deck and pergola atop an existing two-flat.

Applicant: Michael and Lilia Zaporaniuk, owners
Laszlo Simovic, 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 district and approve the project with the following conditions:

1. The proposed new pergola, guardrails and stair enclosure as submitted is approved; and,
2. The cladding materials on the stair enclosure shall be a dark, non-reflective color to differentiate it from the historic masonry. Samples of the cladding materials shall be submitted to Historic Preservation staff for review and approval.

9. 1107 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed construction of new façade and new interior floor structure within existing four-story non-contributing building.

Applicant: Aiman Humeideh, owner
Jeremiah Johnson, Chicago Building Design PC, 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 draft *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 landmark district and approve the project with the following conditions:

1. The project is approved as shown on drawings dated 6/17/22;
2. A report by a licensed structural engineer addressing how the existing building elements to remain shall be supported, braced and protected, in-situ, during the demolition of the portion of the existing front façade and interior structure shall be included with the permit application. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural permit drawings;
3. Enlarged dimensioned window and storefront details shall be submitted with the permit plans; and,
4. The window and storefront frames shall have a dark, non-reflective finish and masonry and mortar samples are to be submitted for staff review and approval prior to permit submittal and shall be compatible with existing masonry colors and textures found within the district.