

COMMISSION ON CHICAGO LANDMARKS

NOTICE OF A REGULAR MEETING

The regular meeting of the Commission on Chicago Landmarks scheduled for **June 9, 2022**, is **CANCELLED**.

The **Permit Review Committee** will hold its regular meeting on Thursday, June 9, 2022, at **1:00 p.m.** The meeting will be a **virtual meeting simulcast to the general public via live stream**.

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.

Members of the public ***wishing to speak*** at the 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/82508508699>

Passcode: 339598

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

Webinar ID: 825 0850 8699

Passcode: 339598

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

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, June 9, 2022

Virtual Meeting

1:00 p.m.

AGENDA:

1. **5200 W. Chicago** **37th Ward**
Laramie State Bank Building
Proposed rehabilitation of the three-story former bank building for commercial uses as part of a larger community development.

2. **Greenstone Church** **9th Ward**
Pullman District
Proposed replacement of serpentine stone cladding with matching cast stone units.

3. **2117-2139 N. Milwaukee** **1st Ward**
Congress Theater
Proposed exterior and interior rehabilitation of existing theater building with ground-floor retail and 17 dwelling units.

4. **3055 W. Logan** **32nd Ward**
Logan Square Boulevards District
Proposed modification of existing bay on side elevation visible from the public rights-of-way.

5. **643 W. Arlington** **43rd Ward**
Mid-North District
Proposed new rooftop addition atop an existing three-story, single-family residence.

6. **212 E. Ontario** **42nd Ward**
Near North Side Multiple Property District
Proposed new ADA accessible ramp in the side yard.

7. **2211 W. Walton** **2nd Ward**
Ukrainian Village District
Proposed new rooftop addition atop an existing two-flat.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, June 9, 2022

1. 5200 W. Chicago

37th Ward

Laramie State Bank Building

Proposed rehabilitation of the three-story former bank building for commercial uses as part of a larger community development.

Applicant: Austin United Alliance, owner
Bauer Latoza 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 Standard 1, 2, and 5 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. As proposed, the existing exterior terra cotta shall be repaired where possible or replaced if beyond repair to match existing. Replacement units to be terra cotta or glass-fiber reinforced concrete (GFRC). If GFRC is used as a substitute material the replacement units shall be produced by a Plant Certification Program (PCI)-certified manufacturer or to comparable quality standards as certified by a licensed structural engineer. Historic Preservation staff should be contacted to review samples of the proposed replacement terra cotta or GFRC unit to verify that it matches the historic units in design, size, shape, color, texture and finish prior to order and installation. Samples representing all colors and textures, to the extent these need to be replaced, shall be required;
2. The coating used to repair the terra cotta and glazed brick shall match the historic in color and texture. Masonry repair details shall be submitted with the permit plans and a mock-up of the repairs shall be reviewed and approved by Historic Preservation staff prior to construction;
3. New mortar will match historic mortar in color, joint profile, texture, and strength/type. A mock-up of the pointing mortar shall be review and approved by Historic Preservation staff prior to construction;
4. As proposed, the original decorative cornice, that was removed sometime in the past, shall be reconstructed based on photographic documentation. Enlarged section and detail

drawings of the reconstructed cornice shall be submitted with the permit drawings;

5. Replacement windows shall match the historic windows as closely as possible in design, arrangement, glass size, muntin arrangements, profiles, finish, colors and trim, and all new glass to be clear vision. Large-scale, side-by-side, dimensioned drawings of existing and proposed windows for each window type through the sill, head, meeting rail, muntins, mullions, brick mold, and trim shall be submitted with the permit drawings;
6. Replacement doors shall match the historic doors in design and profiles, and all new glass be clear vision. Large-scale elevation, section and detail drawings shall be submitted with the permit drawings;
7. The proposed signage, including the corner sign and the parapet sign on the east elevation, are not approved at this time. A future new corner sign shall be smaller than the existing sign and similar to the size and location of the original corner clock in order to be in keeping with the character of the building. Each new sign shall be submitted under separate permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified.

**2. Greenstone Church
Pullman District**

9th Ward

Proposed replacement of serpentine stone cladding with matching cast stone units.

Applicant: Greenstone United Methodist Church, owner
Berglund Construction, contractor

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in 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 or district and approve the project with the following conditions:

1. As proposed, complete photographic documentation and measured drawings of the existing conditions at the bell tower including identification of existing stone sizes, shapes, colors, texture and finishes shall be submitted to the Historic Preservation staff with the permit application;
2. 100% of the serpentine on the bell tower shall be removed and replaced with new cast stone units, matching the historic serpentine in the sizes, shapes, colors, textures and finishes that currently exist. Replacement samples are to be submitted to Historic Preservation staff for review for approval prior to

order and installation. Any removed stone that is in good condition shall be salvaged and stored onsite to be used on other areas of the building that require repair. As proposed, a shop stone setting drawing illustrating the entire tower shall be submitted to Historic Preservation staff with the permit application. If required, additional stone sizes will be added to increase the size range to match the original facade; and,

3. Should unforeseen conditions require expansion in scope, the applicant shall notify Historic Preservation staff to review and approve additional work.

**3. 2117-2139 N. Milwaukee
Congress Theater**

1st Ward

Proposed exterior and interior rehabilitation of existing theater building with ground-floor retail and 17 dwelling units.

Applicant: BR Congress Owner, LLC, owner
Woodhouse Tinucci 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, 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:

Proposed Exterior Work:

1. As documented by BTL Architects, Inc. in report dated 12/1/15, the remaining original metal storefronts and wood transoms are deteriorated beyond repair. As proposed, a new custom metal storefront system may be installed to match the historic profiles as closely as possible. The patterned glazing of the transoms shall be salvaged and reinstalled wherever possible and new film or glazing treatment shall be incorporated to be similar in appearance to the original transoms. Storefront shop drawings and storefront finish/color samples to be reviewed and approved by Historic Preservation staff prior to order and installation;
2. As proposed, the historic entry doors will be salvaged for a condition assessment. Any doors that can be repaired will be reinstalled and if beyond repair, any new doors will replicate the historic doors in appearance. The condition assessment and replacement door shop drawings to be reviewed and approved by Historic Preservation staff prior to order and installation;
3. The new clad-wood double-hung windows, to be 8/1 and 6/1 to match historic configurations, are approved as proposed with

new brick molds and SDL profiles matching the historic profiles;

4. Four new stair and elevator enclosures that provide access to the roof are approved. The proposed metal cladding shall be a dark grey color in a non-reflective finish;
5. The proposed signage, including the non-flashing digital marquee and poster signs and the new “Congress” blade sign letters are not approved at this time. Additional information, such as a complete zoning analysis; type of digital sign images with specified colors and quantity of image changes per day; sign depths; sign colors; methods of illumination; and attachment details regarding the proposed signs will be required for future review by the Permit Review Committee;

Proposed Interior Work:

6. Enlarged details of the two new openings within the plaster walls for ground-floor access to adjacent spaces shall be included in the permit plans;
7. Samples and mock-ups of plaster repair, paint colors, and new acoustic treatment(s) shall be submitted for review and approval of Historic Preservation staff prior to order and installation;
8. Any new fire protection, mechanical, plumbing, and electrical elements within the designated landmarked interior spaces should be located so as not damage or obscure any ornamental features and should be designed to blend in within the space as much as possible. Drawings showing attachment locations and details should be reviewed and approved by Historic Preservation staff prior to order and installation.

4. 3055 W. Logan

32nd Ward

Logan Square Boulevards District

Proposed modification of existing bay on side elevation visible from the public rights-of-way.

Applicant: Tyson Schutz and Sarah Plovanich, owners
Michael Shively, 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 conditions:

1. The bay modifications are approved as shown on drawings dated 4/25/22. As proposed, the reconstructed bay should match the existing in width and projection; and,
2. New material samples to be provided to Historic Preservation staff for review and approval with permit application.

**5. 643 W. Arlington
Mid-North District**

43rd Ward

Proposed new rooftop addition atop an existing three-story, single-family residence.

Applicant: Linden Park LLC, owner
dSPACE 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 district and approve the project with the following conditions:

1. The front façade of the rooftop addition shall be clad in metal wall panels finished with a dark, non-reflective color to differentiate it from the historic masonry. Samples of the cladding material shall be submitted to Historic Preservation staff for review and approval;
2. At the terrace surrounding the rooftop addition, relocate the built-in planter on the side (west) elevation so it is not adjacent to the parapet;
3. At the terrace surrounding the rooftop addition, relocate the guardrail at the west perimeter 2'-0" inward from the parapet to minimize its height and visibility; and,
4. The new mechanical unit on the roof of the house shall be relocated to the rear of the roof so it is not visible from the public right-of-way.

**6. 212 E. Ontario
Near North Side Multiple Property District**

42nd Ward

Proposed new ADA accessible ramp in the side yard.

Applicant: Philip Sardo, owner
Sandberg Architecture and Design Inc., 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 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 size and location of the new ADA accessible ramp is approved as shown on the drawings dated 4/25/22;
2. The existing and new concrete walls at the front porch shall be painted to match the color of the face brick; and,
3. Should the project as proposed require a zoning variation, adjustment and/or special use request, the Commission takes no position regarding any requested variance/adjustment/special use relative to the zoning code requirements.

7. 2211 W. Walton

2nd Ward

Ukrainian Village District

Proposed new rooftop addition atop an existing two-flat.

Applicant: Michael and Lilia Zaparaniuk, owners
Laszlo Simovic, architect

Staff Recommendation: Staff recommends that the Committee advise the applicant that:

1. The proposal for a new one-story rooftop addition as submitted is incomplete;
2. Based on the incomplete submission, it appears that the proposed addition will be highly visible from the public way and would therefore have an adverse impact on the historic roofline of the building;
3. The applicant should continue to work with staff to establish an appropriate setbacks, size, and location for the addition to minimize its visibility as much as possible and revise the proposal accordingly;
4. Provide an updated mock-up and/or accurate perspective views of the final proposal for Historic Preservation staff review; and,
5. Return to a future Committee meeting for review and decision regarding the project.