

# 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” went into place 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](http://www.chicago.gov/ccl).

The regular meeting of the **Commission on Chicago Landmarks** on **Thursday, May 5, 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, May 5, 2022, at **1:30 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](http://www.chicago.gov/ccl) or by using this link and passcode:

<https://us06web.zoom.us/j/83424827417>

Passcode: 997419

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

Webinar ID: 834 2482 7417

Passcode: 997419

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](mailto: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](http://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, May 5, 2022  
Virtual Meeting  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of April 7, 2022

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

PASEO BORICUA GATEWAY FLAGS WARD 26  
West Division Street at Artesian Avenue [2400-West] and Mozart Street [2800-West]

3. Final Landmark Recommendation

MONUMENTAL BAPTIST Church Building WARD 4  
729 East Oakwood Boulevard

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

UKRAINIAN VILLAGE DISTRICT WARD 2  
2229 West August Boulevard

5. Permit Review Committee Reports

Report on Projects Reviewed at the April 7, 2022, Permit Review Committee Meeting

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

6. Adjournment

**Commission on Chicago Landmarks  
Summary of Projects with Staff Recommendations, May 5, 2022**

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

**PASEO BORICUA GATEWAY FLAGS** **WARD 26**  
**West Division Street at Artesian Avenue [2400-West] and Mozart Street [2800-West]**

**Staff Recommendation--**Staff recommends that the Commission accept the following report and approve the following recommendation:

Report

The Department of Planning and Development finds that the proposed landmark designation of the Paseo Boricua Gateway Flags supports the City's overall planning goals and is consistent with the City's governing policies and plans.

The pair of steel sculptures depicting the Puerto Rican flag mark a one-half mile section of West Division Street known as the Paseo Boricua which is the economic, political, and cultural heart of Chicago's Puerto Rican community. The Paseo Boricua Gateway Flags grew out of a community-based process and were completed in 1995.

The flag sculptures have raised the visibility of the local community and business market, establishing a "brand presence" for the Paseo Boricua cultural enclave. Since the dedication of the flags 27 years ago, Paseo Boricua has become a thriving commercial strip with nearly fifty businesses enhancing the area between the two flags, and which employ more than 300 people directly from the community.

The flags are located within the Humboldt Park Commercial Tax Increment Financing (TIF) District, which includes in its goals the implementation of streetscape projects that foster neighborhood identity, and the encouragement of business development along Division Street. Designation of the flags is consistent with these goals.

Designation of the Gateway Flags is also aligned with the Department's commitment to a high-quality built environment that celebrates and enhances Chicago's unique architectural and urban design legacy. The flags promote community pride, enhance the sense of place in the neighborhood and demonstrate that the space is cared for. These are goals that the Department encourages.

In conclusion, the Department supports landmark designation of the Paseo Boricua Gateway Flags to recognize the cultural contributions of the Puerto Rican community to Chicago.

Recommendation

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the

Paseo Boricua Gateway Flags are worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Paseo Boricua Gateway Flags, the Commission has found that they satisfy the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
7. *Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.*

## **I. BACKGROUND**

The formal landmark designation process for the Paseo Boricua Gateway Flags began on April 7, 2022, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Paseo Boricua Gateway Flags as a Chicago Landmark. The Commission found that the Paseo Boricua Gateway Flags meet three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the "significant historical and architectural features" of the Paseo Boricua Gateway Flags as:

- All elevations of the Paseo Boricua Gateway Flags.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated April 7, 2022, the most current iteration of which is dated May 5, 2022, incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of May 5, 2022, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the "Department of Planning and Development Report") from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Paseo Boricua Gateway Flags supports the City's overall planning goals and is consistent with the City's governing policies and plans.

On April 7, 2022, the Commission received written consent to landmark designation of the Paseo Boricua Gateway Flags in a form dated April 7, 2022, and signed by Commissioner Gia Biagi, City of Chicago Department of Transportation, representing the owner of the Paseo Boricua Gateway Flags (the City of Chicago).

## **II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS**

**WHEREAS**, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation,

including the Designation Report and all of the information on the proposed landmark designation of the Paseo Boricua Gateway Flags; and

**WHEREAS**, the Paseo Boricua Gateway Flags represent the Puerto Rican presence and persistence in the City of Chicago, the state of Illinois and the United States—given that the Puerto Rican flag is the most significant representation of the Puerto Rican identity and given that the original Puerto Rican flag was adopted by Puerto Ricans living in the United States in 1895; and

**WHEREAS**, the steel structure of the Paseo Boricua Gateway Flags symbolizes three major aspects of Chicago’s industrial heritage which Puerto Ricans participated in including steel, steel pipelines and welding; and

**WHEREAS**, the Paseo Boricua Gateway Flags were dedicated on January 6, 1995, marking the centennial of the Puerto Rican flag and celebrating the most important day of the Puerto Rican ritual calendar, Three Kings Day; and

**WHEREAS**, the flags of Paseo Boricua make the area the only officially recognized Puerto Rican community in the United States and the welded-steel sculptures in the form of Puerto Rican flags serve as a community icon and a point of pride for the Puerto Rican community; and

**WHEREAS**, community-based placemaking infrastructure projects like the Paseo Boricua Gateway Flags are significant in Chicago history because they reflect community history and civic pride; and

**WHEREAS**, the design of the Paseo Boricua Gateway Flags successfully transforms rigid steel tubing and plate into a dynamic visual representation of flowing cloth; indeed, the Paseo Boricua Flags are the largest flags in the world that are not made of cloth; and

**WHEREAS**, the Paseo Boricua Gateway Flags exhibit exceptional craftsmanship in structural steel, including design, installation and fabrication with a high-level of execution in welding technique; and

**WHEREAS**, as towering symbols of the flag of Puerto Rico, long a symbol of Puerto Rican consciousness and self-determination, the Paseo Boricua Gateway Flags are a distinctive visual feature of the Humboldt Park neighborhood and a unique sculpture in Chicago; and

**WHEREAS**, the Paseo Boricua Gateway Flags meet three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (7) of the Municipal Code; and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Paseo Boricua Gateway Flags have significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of their location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

**THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this May 5, 2022; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Paseo Boricua Gateway Flags meet the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (7) of the Municipal Code; and
4. Finds that the Paseo Boricua Gateway Flags satisfy the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Paseo Boricua Gateway Flags are identified as follows:
  - All elevations of the Paseo Boricua Gateway Flags.
6. Recommends the designation of the Paseo Boricua Gateway Flags a Chicago Landmark.

This recommendation was adopted\_\_\_\_\_.

**3. Final Landmark Recommendation**

**MONUMENTAL BAPTIST Church Building  
729 East Oakwood Boulevard**

**WARD 4**

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

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the Monumental Baptist Church (the "Building"), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following four (4) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
3. *Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
7. *Its unique location or distinctive physical appearance or presence representing an*

*established and familiar visual feature of a neighborhood, community, or the City of Chicago.*

### **III. BACKGROUND**

The formal landmark designation process for the Building began on March 3, 2022, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets four (4) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the "significant historical and architectural features" of the Building as:

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

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated March 3, 2022, the most current iteration of which is dated May 5, 2022, incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of April 7, 2022, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the "Department of Planning and Development Report") from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City's overall planning goals and is consistent with the City's governing policies and plans.

On April 25, 2022, the Commission received written consent to landmark designation of the Building in a form dated April 22, 2022, and signed by Rev. Cleophus Lee, representing the owner of the Building.

### **IV. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS**

**WHEREAS**, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

**WHEREAS**, the Building exemplifies the significant role that religious institutions played in the development and sustenance of Chicago's neighborhoods; and

**WHEREAS**, originally constructed between 1899 and 1901 as Memorial Baptist Church, the Building housed a congregation associated with the University of Chicago and it conveys the area's initial development as Grand Boulevard, a neighborhood of high-quality urban-boulevard residences interspersed with large scale houses of worship; and

**WHEREAS**, the Building conveys the heritage of the Great Migration and the Civil Rights Movement. In 1934 the Building was purchased by a Black Baptist congregation and rechristened Monumental Baptist Church which continues today. During the Great Migration, African Americans brought to Chicago a tradition of church attendance. Over the

course of the twentieth century Monumental Baptist became a vital institution in the African American community of Bronzeville that in addition to worship offered social, intellectual and political uplift that was relevant to the daily lives of African Americans; and

**WHEREAS**, During the twentieth century, a succession of capable and energetic pastors moved Monumental Baptist from strength to strength during the Civil Rights Movement, at the same time the church developed a strong musical program led by accomplished vocalists and choir directors; and

**WHEREAS**, Rev. James Lafayette Horace (pastor from 1933-1954) used his pulpit at Monumental to host events relevant to issues facing the African American community, including a conference on housing conditions for African American families, and lectures on African and African American history. As a combat veteran of World War I, Rev. Horace became during World War II a nationally significant advocate calling for an end to segregation and Jim Crow practices in the U.S. armed services and defense industries; and

**WHEREAS**, Rev. Morris Harrison Tynes (pastor from 1954-1967) maintained Monumental's position as a place of cultural uplift and social justice as the modern Civil Rights Movement picked up steam. In 1957, Tynes helped organize and led a Chicago delegation to the Prayer Pilgrimage for Freedom in Washington, D.C., an early event in the movement; and

**WHEREAS**, Rev. Dr. Dearine Edwin King (pastor from 1967-1986) was a close friend and colleague of Rev. Dr. Martin Luther King, Jr. and joined him at the head of Civil Rights marches. Rev. D. E. King was also a founding member of Operation PUSH and hosted important early meetings of the then-new civil rights organization at the Building; and

**WHEREAS**, during the tenure of these three pastors, Monumental Baptist Church developed a strong musical program. In 1934, vocalist Arthur S. Logan began directing the choirs at the church, and led its Goodwill Spiritual Choir to performances throughout Chicago and record albums; and

**WHEREAS**, beginning in 1968 and spanning over three decades, Monumental Baptist Church became well known for its sold-out Christmas production of Georg Friederich Handel's "Messiah." The performance was initiated by soprano Hortense Love, a member of the congregation and its choir director, and supported by internationally famous actor and baritone William Warfield, best known for his starring role in the 1951 musical film "Showboat" as Joe, singing "Ol' Man River" and as co-star of the stage production of "Porgy and Bess." Acclaimed Chicago soprano Edna C. Williams, life-long member of the congregation, also joined performance for decades; and

**WHEREAS**, the Building is an enduring, fortress-like structure of brick and terra cotta with a picturesque roofline. The design conveys the strength and permanence associated with religious life; and

**WHEREAS**, with its tall, central tower wrapped with an arcade of windows and surrounded by projecting gables, the overall form of the Building is that of a central lantern church,



paying homage to H. H. Richardson's Trinity Episcopal Church from 1877 in Boston; and

**WHEREAS**, the Building is an excellent example of the Romanesque Revival Style of Architecture. Character-defining features of the style include its visually massive masonry walls, round-arched entrances and windows, rusticated stone plinth, and ornament based on medieval foliate and geometric ornament; and

**WHEREAS**, the Building was designed by the prominent architectural firm of Patton, Fisher, & Miller led by Normand Patton. Patton's firm and its successors made a significant contribution to institutional architecture in Chicago and the Midwest, including public schools, college, library buildings and churches; and

**WHEREAS**, significant buildings by the firms associated with Normand Patton in Chicago include: the Main Building and Machinery Hall, Illinois Institute of Technology (both designated Chicago Landmarks), the Chicago Academy of Sciences in Lincoln Park, and the Belmonte Flats, an apartment building at 4259 S. Dr. Martin Luther King Jr. Drive; and

**WHEREAS**, the firms associated with Normand Patton are especially noteworthy for dozens of library buildings, many built with money donated by industrialist Andrew Carnegie, designed for towns and cities throughout Illinois and the Midwest; and

**WHEREAS**, as a large-scale Romanesque Revival church surrounded by low-scale residential buildings and the open space of Mandrake Park, the Building is afforded a prominent visual appearance. Drivers exiting Jean-Baptiste Pointe DuSable Lake Shore Drive onto Oakwood Boulevard encounter a significant view of the Building standing near this familiar gateway to the Bronzeville neighborhood; and

**WHEREAS**, the Building meets four (4) criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (7) of the Municipal Code; and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

**THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this May 5, 2022; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the four (4) criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (7) of the Municipal Code; and

4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
  - All exterior elevations, including rooflines, of the Building.
6. Recommends the designation of the Building a Chicago Landmark.

**4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

**UKRAINIAN VILLAGE DISTRICT  
2229 West August Boulevard**

**WARD 2**

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

- A. Find that, pursuant to Article III, Section G.1 of the Rules and Regulations of the Commission (the "Rules and Regulations"), the significant historical or architectural features of the district are all exterior building elevations, including rooflines, visible from the public rights-of-way; and,
- B. Preliminarily find that the 2-flat at 2229 W. Augusta, constructed in 1909, is contributing to the character of the Ukrainian Village District Ext. II which includes a brick two- and three-flats lightly embellished with limestone, pressed metal, and art glass, constructed between 1905 and 1917; and,
- C. Preliminarily find that the demolition of a contributing building or structure within a landmark district is a per se adverse effect on the significant historical and architectural features, pursuant to Article III, Section G.3.b., of the Rules and Regulations; and,
- D. Pursuant to Section 2-120-780 of the Landmarks Ordinance, preliminarily find that the demolition of the subject property will adversely affect and destroy significant historical and architectural features of the property and the district; and,
- E. Issue a preliminary decision disapproving the demolition application.

A preliminary decision disapproving the demolition application would provide an opportunity for the applicant to request an informal conference before the Commission and, if the informal conference does not reach an accord, a public hearing on the permit application would be scheduled in accordance with the provisions of the Chicago Landmarks Ordinance.

## **NOTICE OF PUBLIC MEETING**

### **PERMIT REVIEW COMMITTEE**

**THURSDAY, May 5, 2022**

**City Hall, 121 North LaSalle Street, on the 11th floor, Room 1103.**

**1:30 p.m.**

### **AGENDA:**

- 1. 624 W. Fullerton** **43<sup>rd</sup> Ward**  
**Mid-North District**  
Proposed new rooftop addition with roof deck.

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

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, May 5, 2022

## 1. 624 W. Fullerton

43<sup>rd</sup> Ward

### Mid-North District

Proposed new rooftop addition with roof deck.

**Applicant:** Dan Kraemer, owner  
Michael Hershenson Architects LTD, architect  
Nick Ftikas, attorney

**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 rooftop addition is approved as shown on drawings dated 3/25/22;
2. Window details shall be submitted with permit application; and,
3. As proposed the new addition shall be clad in a dark colored fiber cement panel and the new raised parapets shall be painted to match the existing side walls.