

ARMITAGE-HALSTED LANDMARK DISTRICT
COMMUNITY ADVISORY COMMITTEE

May 6, 2020

By email

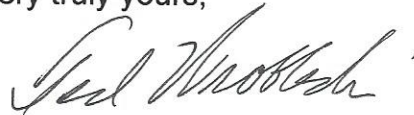
Ms.. Dijana Cuvalo and Mr. Lawrence Shure
Chicago Commission on Landmarks
33 North LaSalle Street, 16th floor
Chicago, Illinois 60602

Re: Proposed New Building and Signage - 2132 North Halsted

Dear Ms. Cuvalo and Mr. Shure:

The Armitage Halsted Landmark District Community Advisory Committee has reviewed the plans provided for the proposed new building at 2132 North Halsted by Sumit and Paula Gupta. We have reviewed the plans by Environs Development. We agree with the Staff's finding that the project will not have an adverse effect on the significant historical and architectural features of the landmark district and have no objection to the project subject to the conditions proposed by the Staff. We have also reviewed the Store Front Details drawing provided by Environs and have no objection to the proposed signage and façade details. The new building should be a great improvement over the existing structure on the site. If there are any questions, I can be reached at [REDACTED] (cellphone).

Very truly yours,



Ted Wroblewski, Chairman
Armitage-Halsted Landmark District
Community Advisory Committee

cc: Ald. Michele Smith (email)
Kenneth Brinkman, Environs Development (email)
Deirdre Graziano and Diane Levin, AHLA Advisory Committee (email.com)
Sheffield Neighborhood Association Board of Directors (email)

MICHELE SMITH
ALDERMAN, 43RD WARD

2523 NORTH HALSTED STREET

CHICAGO, ILLINOIS 60614

PHONE: 773-348-9500

FAX: 773-348-9594

EMAIL: YOURVOICE@WARD43.ORG



CITY OF CHICAGO
CITY COUNCIL

COUNCIL CHAMBER
CITY HALL, ROOM 300
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602
PHONE: 312-744-3071

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ETHICS AND
GOVERNMENT OVERSIGHT
(CHAIR)

BUDGET AND GOVERNMENT OPERATIONS

COMMITTEES AND RULES

ENVIRONMENTAL PROTECTION AND ENERGY

FINANCE

HUMAN RELATIONS AND HEALTH

LICENSE AND CONSUMER PROTECTION

PUBLIC SAFETY

May 7, 2020

Rafael M. Leon
Chairman
Commission on Chicago Landmarks
121 North LaSalle Street
Chicago, Illinois 60602

**RE: Application before the Permit Review Committee
2132 North Halsted Street**

Dear Chairman Leon:

My office has worked with Environs Development, representing the property owners of 2132 North Halsted St., located within the Armitage-Halsted District, and applicants for the following proposal before the Permit Review Committee of the Commission on Chicago Landmarks:

“Proposed new mixed use 4-story masonry building with roof deck and attached rear garage with roof deck.”

I understand that the Historic Preservation Division staff finds that the proposed 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 therefore, that the project would not have an adverse effect on the significant historical and architectural features of the landmark district, recommending approval of the project contingent on the following conditions set by the Planning, Design, and Historic Preservation Division:

1. “New windows on the front façade shall be wood or clad-wood windows with brick molds. Proposed details of exterior profiles shall be submitted with the permit application. As proposed transom window muntins shall incorporate interior and exterior grids with a spacer bar;
2. The applicant shall provide brick, stone, mortar and cladding samples for review and approval prior to permit submittal. Masonry colors and textures shall have historic precedent within the district. As proposed the concrete masonry units on the secondary elevations shall be integrally color to match the color of the brick;
3. As proposed, the stair enclosure providing access to the roof shall be no larger than required and the roof shall be sloped to follow the angle of the stairs; and,
4. The proposed signage is approved in concept and signage details shall be reviewed and approved with the sign permit applications.”

MICHELE SMITH
ALDERMAN, 43RD WARD

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The project was also reviewed by the Armitage-Halsted Landmark District Community Advisory Committee, which has voiced no oppositions to the project. Accordingly, I too do not oppose this application before the Permit Review Committee, to the extent that the applicant complies with the conditions as noted above.

Should you have any questions or concerns, please do not hesitate to contact my office at (773) 348-9500. Thank you for your assistance on this matter.

Sincerely,

Michele Smith
Alderman, 43rd Ward

cc: Lawrence Shure, Historic Preservation Division
Christopher J. McKinnis, Partner, Environs Development
Ted Wroblewski, Armitage-Halsted Landmark District Community Advisory Committee

May 4th, 2020

Yolanda Cabello

██████ S. Throop St.

To the Commission on Chicago Landmarks,

I am a proud resident, property owner, and landlord in Pilsen, and have called this neighborhood home since I was born, nearly fifty years ago. I am opposed to the Landmark District, as it would increase my maintenance and upkeep costs, restrict my options for renovation, and generally increase taxes and operational costs. These costs will then be passed on to the tenants, and long term residents who are the heart and soul of our neighborhood. They will not be able to afford to live in Pilsen anymore. The proposed Landmark District would destroy the neighborhood as we know it.

As someone who has seen the ups and downs of Pilsen, I welcome positive change, such as the renovation of my neighbor's home at 2004 S. Throop. It's difficult for me to understand how anyone could not agree that this beautiful building would fit in with the character of my neighborhood.

Sincerely,

A handwritten signature in cursive script, reading "Yolanda Cabello", written in dark ink.

Yolanda Cabello

The Commission on Chicago Landmarks
Attn: Emily Barton
121 N. LaSalle Street, Room 101
Chicago, IL 60602

Dear Ms. Barton,

I am writing this letter of support for Joel and Katherine Putnam who are renovating the property at 2004 S. Throop. I have lived in the Pilsen community along with my wife and three children for the past fifteen years. We purchased our first home at 2014 S. Throop back in 2005 and have continued to own the property as a rental. Although we no longer live in the property, we continue to have strong ties to that block and have remained friends with most of the neighbors.

Joel Putnam approached us about his plans to fully renovate his property and we couldn't be more supportive. The plans for the addition look amazing and would add much needed character to the block and to Pilsen itself. One of the things I love about Pilsen is that no two homes are alike; just about every architectural style is represented in the community. I believe that Joel's proposal perfectly blends the past with the future into one cohesive design, one that respects the neighborhood's history while bringing a forward-thinking design to the community. I honestly cannot imagine why anyone would be opposed to what the Putnam's are proposing. Their building is set back toward the rear of the lot and is barely visible from the street yet Joel has gone out of his way to save the structure and make an eyesore into a stunning home. I sincerely look forward to seeing their renovations plans come to fruition and for them to continue to be a part of our community.

As for the proposed Pilsen Landmark District, I am completely against it. The plan does nothing for the very people it claims to want to help. If the proposal were to pass, it would essentially guaranty that long-time residents will be pushed out of the community because they wouldn't be able to afford the "historically appropriate" improvements. Studies by the National Association of Realtors and the Urban Land Institute have proven that landmark districts are detrimental to the interest of long-term residents and effectively pushed them out. How are elderly property owners on a fixed income going to afford a \$40K cornice repair or \$25K in aluminum-clad windows? Those that can will only pass on those expenses to their tenants by raising the rent and therefore, making the neighborhood even less affordable! There are many initiatives that the city can do but a landmark district is not one of them.



Miguel Chacon

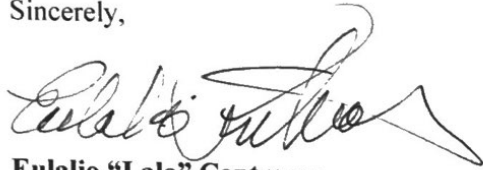
Property owner of [REDACTED] S. Throop
[REDACTED] W. 23rd Place
Chicago, IL 60608

To the Commission on Chicago Landmarks,

As a lifelong resident of the neighborhood of Pilsen, and an owner/landlord of a multi-family building in the area, I am strongly opposed to making Pilsen into a Landmark District. The restrictions and guidelines imposed by this designation would eventually cause me to have to sell my home of over 40 years due to the financial burden of needing to repair and alter my home in a way that is "historically accurate." Families like myself, who have raised their children and grandchildren here won't be able to afford to stay.

I am currently very happy with the development, growth, and direction of our neighborhood and welcome new members of the community, like the Putnams, who are taking an old house in poor condition, and investing their time, money, talent, and imagination, to make our block a more beautiful place. I am absolutely in favor of their project, and in fact I hope to see more like it in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eulalio Contreras', with a stylized flourish at the end.

Eulalio "Lalo" Contreras

■ S. Throop, Apt. ■

Chicago, IL 60608

May 4, 2020

The Commission on Chicago Landmarks
121 N La Salle Street Room 1101
Chicago, IL 60602

To the members of the Commission on Chicago Landmarks

I am writing as an architect, a Ukrainian Village Historic District property owner and the founder and former executive director of Preservation Chicago in support of the renovation of the Putnam Home at 2004 S. Throop Street in the proposed Pilsen Historic District.

I understand that design standards within landmark districts need to be predictable and uniform for the benefit of all property owners. However, most districts have some non-conforming buildings and the ones configured like the Putnam home, smaller cottages that sit at the rear of their property, are the most difficult to address and therefore may require some special dispensation.

In this case, a rear addition is impossible, an addition to the front would conceal or destroy any of the historic fabric that does currently exist and moving the building forward would be both financially and structurally dubious. And even if the structure were to be moved, the historic set-back would be destroyed along with the views, air and sunlight of its next-door neighbors.

Thus, an addition to the top of the building appears to be the only reasonable solution. And for that reason alone, I am supporting the Putnam's proposal.

Contrary to what some may argue, the purpose of a Chicago Landmark District is not to freeze time or create a false sense of history. Rather, it is to responsibly manage change over time while still allowing a neighborhood to thrive and grow.

Historical accuracy certainly has its place, but 2004 S Throop is not the Taj Mahal and Pilsen is not Pompeii. Pilsen is, however, a vibrant, dynamic ever-evolving community that is currently threatened with aggressive and thoughtless over-development.

What the Putnam's are proposing is the opposite; a thoughtful elegant reimagining of a 19th century workman's cottage with a decidedly 21st century sensibility, one which preserves and restores the best of its past while stunningly adapting it to the future.

Consider that the Putnam's, along with their fellow residents, are merely the custodians of their neighborhood who have been entrusted to preserve it for future generations to enjoy. And in doing so, they will leave behind a small piece of their talent, their vision and their history which in 50 or 60 years may very well itself become historic.

Thank you for your consideration.

Sincerely,

Jonathan Fine, AIA

Cc: Emily Barton
Joel and Katherine Putnam

Mark Hooper

██████ W 23rd St
Chicago, IL, 60608
312.613.5481
hoopernet@gmail.com

4th May 2020

To the Commission on Chicago Landmarks,

My wife, Mashallah Ghouleh, and I are long time residents, homeowners, and business owners (MASHALLAH Inc, 1840 S. Halsted) in the Pilsen community.

While being residents and business owners in Pilsen we have had the honor to get to know Katherine and Joel Putnam. They are outstanding members of the community and the designs of their property will fit nicely into the community as they have. Their forward-thinking design blends the past with the future into a single cohesive design.

I am completely against the proposed Pilsen Landmark District. The plan fails to protect the community on a number of levels.

- It raises the costs on such renovations to a point where many could not afford them or passes the cost burden onto tenants
- Forces necessary repairs & renovations to be potentially done without permit or permission to avoid the Landmark requirements.
- It can deter prospective owners and new residents to avoid coming to Pilsen due to

While causing renovation costs to go up on residents it would also make it impossible for people like myself who just completed a full home renovation to want to do such large scale renovations as I do not wish to hand over the choice of design to someone who is not footing the bill. I wish to stay in Pilsen forever but I will look elsewhere if the neighborhood becomes a Landmark District. I recommend the commission read the study conclusions by the National Association of Realtors and the Urban Land Institute as they both determined that landmark districts are detrimental to the interests of long term residents and effectively pushed them out.

Sincerely,



Mark Hooper

CCL PRC Meeting May 7, 2020 - 2004 S. Throop

Lisa DiChiera <ldichiera@landmarks.org>

Tue 5/5/2020 11:53 PM

To: ccl <ccl@cityofchicago.org>

I support the staff recommendation. I agree the proposed project does not meet the Secretary of Interior Standards. I appreciate the owner's effort to expand space with a creative design. My understanding is the staff has asked him to consider modifying the design to meet the Standards or to move the cottage to the front of the lot to provide space for a contemporary addition in the rear. I do hope a compromise design solution can be found between the owner, staff and the Commission.

Lisa DiChiera
Director of Advocacy
Landmarks Illinois

30 N. Michigan Avenue, Suite 2020, Chicago, IL 60602

O: 312-922-1742 Landmarks.org [Facebook](#) [Twitter](#)

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May 4, 2020

The Commission on Chicago Landmarks
121 N. LaSalle Street
Room 1101
Chicago, IL 60602
Attn: Ms. Emily Barton

Re: Putnam Home, 2004 South Throop Street, Pilsen Historic District (Proposed)

Dear Ms. Barton:

I write this letter in support of the proposed renovation and multi-story addition to the home of Joel and Katherine Putnam, located at 2004 South Throop Street in the Pilsen community, which is under consideration by the Commission to become an Historic District. I strongly support the project for the following reasons:

1. ***The renovation and overall design of the project have been thoughtfully considered.***
The house is situated far to the rear of an extended rectangular lot, and a rear addition cannot reasonably be added. Alternatively, building to the front of the home on the elongated front yard is also suboptimal in that it will block views of the historic building, and defeat the overall goal of preservation. It is also likely to be prohibitively expensive. Of course, the alternative to scrape, or completely demolish, the existing building and build afresh also eliminates the preservation aspect of the project and is the least attractive proposition. In essence, there is really only one solution to add adequate living space to the home while preserving it, and that is to build up. As such, I believe the Putnams are proposing a responsible and attractive renovation to the existing, historic workman's cottage, which appears in character and context with the existing neighborhood.
2. ***The project represents new housing investment at a time when job creation becomes increasingly important to the city and region.*** Unemployment in this country due to the COVID-19 pandemic will soon reach levels not experienced since the Great Depression. Job creation in Chicago – a metro area already experiencing sluggish economic growth relative to coastal markets – is not to be taken lightly. On balance, housing investment should be considered a good thing: it improves or replaces antiquated housing stock, creates jobs for local trades, union and non-union, and can encourage others in the area to renovate and build, which is good for local area businesses. The crisis, however, will necessarily postpone and potentially curtail new housing investment, which will dampen the recovery that Chicago should expect over the course of the next two to three years. Certainly, one home will not spark an economic recovery, but one public policy, responsibly executed, possibly will.
3. ***The Putnams are of strong character and unassailably committed to the community.*** It is not surprising that Joel Putnam, who is a licensed architect in Illinois and California, worked closely with the community and the alderman in developing a considered response to the proposed historic designation for the Pilsen district. Katherine Putnam also expertly contributed to the discussion given that she is an interior design director

with a leading architecture and design firm in the city. I provide this background only to suggest that their home – as they have together beautifully designed it – is not a transitory or opportunistic endeavor. They are good, honest people that are committed to Chicago; they wish the best for their community and ALL of its residents. Moreover, in my friendship with the Putnams I have found that they effortlessly grasp the importance of diversity – whether it be socioeconomic, cultural, racial, religious, gender or sexual preference. Understandably, the Commission does not wish to set precedent simply because the individuals proposing a zoning variance are “decent,” but Joel and Katherine are the types of people that make Chicago a better place. Any neighborhood would be happy to have them.

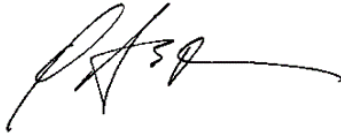
I believe the purpose of the Chicago Landmarks Commission is to responsibly balance preserving the architectural, historic and cultural integrity of Chicago neighborhoods against the need for economic investment, development and community revitalization – factors which help drive economic growth. Historic designation of the Pilsen community will likely neither speed-up, nor retard, the level of gentrification occurring in the area. The district enjoys attractive and historic housing stock, access to mass transit, and close proximity to parks and other amenities – all key ingredients to attract indigenous and externally driven investment, with or without historic designation.

In the challenging and uncertain environment in which we are now operating – possibly forever changing our way of doing business and our interactions with each other – flexibility and the need to evaluate all proposals on their individual merits, will likely prove to be the best path forward. To be sure, the Commission has an extraordinary track record in being sensitive both to the needs of our city’s residents, and to the communities in which we live and work.

In closing, I am sure the Commission will arrive at a decision that is in the best interests of the Pilsen community and the city of Chicago – and that will encourage young couples like the Putnams to responsibly live and invest in their chosen neighborhoods.

Thank you for your kind consideration of my comments.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Q. Primo III', with a long horizontal flourish extending to the right.

Quintin E. Primo III
Chairman and Chief Executive Officer
Capri Investment Group

Chicago | Los Angeles
qprimo@capri.global
www.capri.global

Edna Jackeline Vazquez
965 West 18TH Street
Chicago, IL 60608

Monday, May 4, 2020

To: Commission on Chicago Landmarks

Together with my husband, Jeffery Lung, I am the owner of a small business in the Pilsen community called Vive Healthy Sport and Nutrition. Vive Healthy is located at 965 West 18th Street in Chicago. We have been in operation since February 5, 2018. Our mission is to build a strong community through physical activity and healthy lifestyle education.

Over the last two years, we have had the honor of getting to know Katherine and Joel Putnam. They have been an active part of the Vive Healthy community, supporting our mission with their time and passion for healthy living and building a love-filled environment for the neighborhood.

The Putnams play a major role in our community. They lead by example by dedicating themselves to a healthy lifestyle by being active participants in fitness classes and events. They help motivate others towards bettering themselves by doing it themselves and welcoming others to join them.

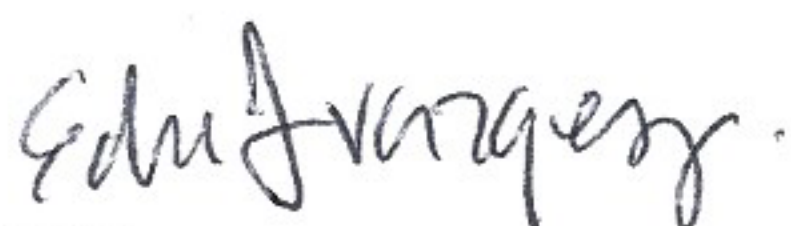
They support local businesses and participate in local farmers markets. They also were major supporters of the Esperanza Wellness Center by raising money on their behalf and then running the 2019 Chicago Marathon.

Katherine and Joel Putnam have also supported Chicago Public Schools by participating in a holiday toy drive the Vive Healthy organized for low income Calameca Academy students from the Brighton Park neighborhood.

We believe that Katherine and Joel Putnam are a model citizens, good neighbors and outstanding members of the Pilsen community. Their philosophy is to live healthy with dignity, honesty and fairness. On behalf of me and Vive Healthy Sport and Nutrition we recognize that Katherine and Joel Putnam are strong leaders within our community and are active towards making it a better place for all.

We support Katherine and Joel in their attempt to fix their home. They deserve to live in a sustainable, safe, affordable and happy environment.

Sincerely,



Edna J. Vazquez

Edna Jackeline Vazquez
965 West 18TH Street
Chicago, IL 60608

Lunes 4 de mayo de 2020

Para: Commission on Chicago Landmarks

En conjunto con mi esposo Jeffery Lung somos propietarios de una pequeña empresa en la comunidad de Pilsen llamada Vive Healthy Sport and Nutrition. Vive Healthy se encuentra localizado en 965 West 18th Street en Chicago, IL. Estamos sirviendo a la comunidad desde el 5 de febrero de 2018. Nuestra misión es construir una comunidad fuerte a través de la actividad física y la educación para una vida saludable.

Tenemos el honor de conocer a Katherine y Joel Putnam desde la apertura de nuestro establecimiento en el 2018. Katherine y Joel miembros de Vive Healthy y nuestra comunidad. Ellos dedican su tiempo al cuidado, amor, confianza y crecimiento de la comunidad en base a su integridad y trabajo.

Katherine y Joel participando en nuestras clases de acondicionamiento físico, motivando a otros a incorporarse a un estilo saludable. Es un matrimonio dinámico y apoyan a la comunidad asistiendo en Vive Healthy con sus amigos, sus vecinos y también contribuyendo en el consumo de los mercados locales en Pilsen. Ellos consumen productos locales y ayudar a otras pequeñas empresas en su crecimiento.

Katherine y Joel Putnam dan apoyo social al Centro de Bienestar Esperanza Wellness Center, al recaudar dinero para la edición del Maratón de Chicago 2019 por medio de los entrenamientos en Vive Healthy Sport and Nutrition.

Esperanza Wellnes Center brinda servicios bilingües de atención primaria, salud psicológica y bienestar de alta calidad a la comunidad, independientemente del estado migratorio y el estado del seguro o capacidad de pago. Vive Healthy Sport and Nutrition trabaja en conjunto con Esperanza Wellness Center con el objetivo de ayudar a la comunidad para vivir saludables y con dignidad ofreciendo nuestros servicios.

También Katherine y Joel Putnam han apoyado otros proyectos con Vive Healthy y en las Escuelas Públicas de Chicago al donar regalos de Navidad a los estudiantes de la Academia Calmecca en temporada navideña. Calmecca Academy es considerada una escuela de bajos ingresos ubicada en el vecindario de Brighton Park. En diciembre de 2019, Vive Healthy colaboró con la Escuela Pública de Chicago para darles regalos a los estudiantes de la escuela.

Creemos que Katherine y Joel Putnam son buenos ciudadanos, buenos vecinos y seres humanos en nuestra comunidad de Pilsen. Su filosofía es tener una vida buena y saludable llena de dignidad y honestidad. Ellos son personas justas con sus intenciones y acciones.

En nombre mío y Vive Healthy Sport and Nutrition reconocemos que Katherine y Joel Putnam son buenas personas y ciudadanos para la comunidad y su intención es ayudar en el crecimiento y la mejora de la comunidad.

Apoyamos a Katherine y Joel ellos necesitan ser escuchados y apoyados para que se le dé una solución y ayuda para que ellos mejoren el acondicionamiento de su casa. Ellos merecen vivir en un entorno seguro, accesible, feliz y digno.

Sinceramente,

A handwritten signature in black ink, appearing to read 'Edna Jackeline Vazquez', written in a cursive style.

Edna Jackeline Vazquez

MICHELE SMITH
ALDERMAN, 43RD WARD

2523 NORTH HALSTED STREET

CHICAGO, ILLINOIS 60614

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May 7, 2020

Rafael M. Leon
Chairman
Commission on Chicago Landmarks
121 North LaSalle Street
Chicago, Illinois 60602

**RE: Application before the Permit Review Committee
2314 North Cambridge Avenue**

Dear Chairman Leon:

My office has worked with representatives of the property owners of 2314 North Cambridge Ave., located within the Mid-North District, and the applicants for the following proposal before the Permit Review Committee of the Commission on Chicago Landmarks:

“Proposed new fourth floor addition and roof deck atop an existing 3-story single family home.”

I understand that the Historic Preservation Division staff finds that the proposed 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 therefore, that the project would not have an adverse effect on the significant historical and architectural features of the landmark district, recommending approval of the project as proposed on drawings dated 04/27/2020.

The project was also reviewed by the Mid-North Association, which has voiced no oppositions to the project. Accordingly, I too do not oppose this application before the Permit Review Committee, to the extent that the applicant complies with any conditions that may be determined by the Commission.

Should you have any questions or concerns, please do not hesitate to contact my office at (773) 348-9500. Thank you for your assistance on this matter.

Sincerely,

Michele Smith
Alderman, 43rd Ward

cc: Lawrence Shure, Historic Preservation Division
Thomas Moore, Anderson & Moore, P.C.

MICHELE SMITH
ALDERMAN, 43RD WARD

2523 NORTH HALSTED STREET

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May 7, 2020

Rafael M. Leon
Chairman
Commission on Chicago Landmarks
121 North LaSalle Street
Chicago, Illinois 60602

RE: 560 West Fullerton Parkway - Application before the Permit Review Committee

Dear Chairman Leon:

My office has worked with Andreas Mantius, the property owner of 560 West Fullerton Parkway, which is located within the Mid-North District, and the applicant for the following proposal before the Permit Review Committee of the Commission on Chicago Landmarks:

“Proposed insertion of new garage into street-facing elevation and curb cut.”

I understand that the Historic Preservation Division staff finds that the proposed insertion of a new garage door and curb-cut does not meet the criteria set forth in the Commission's *Rules and Regulations*, the Commission's *Guidelines For Alterations to Historic Buildings and New Construction*, that the project would have an adverse effect on the significant historical and architectural features of the landmark property and district, therefore not recommending the approval of the project as proposed.

The Mid-North Landmark District is a very significant district largely untouched by new development. During the course of several months, the applicant's project was reviewed by my office, the Mid-North Association, the Park West Community Association and other residents of this block, who have voiced concerns and opposition to a new garage and curb-cut.

Furthermore, the right of way on Geneva Terrace north of Fullerton Parkway is extremely narrow, and I believe that a new curb-cut at this location will adversely impact safety, traffic flow and available on-street parking on this block. Accordingly, for the reasons explained above I am opposed to this application before the Permit Review Committee.

Should you have any questions or concerns, please do not hesitate to contact my office at (773) 348-9500. Thank you for your assistance on this matter.

Sincerely,

Michele Smith
Alderman, 43rd Ward

cc: Emily Barton, Historic Preservation Division
Andrea Mantius, Owner
Sandra Matson, Park West Community Association
Melissa Macek, Mid-North Association

PRESERVATION CHICAGO

CITIZENS ADVOCATING FOR THE PRESERVATION OF CHICAGO'S HISTORIC ARCHITECTURE

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Andrea Reed
Charles Vinz
Joanne Yassus

May 7, 2020

Commission on Chicago Landmarks
City of Chicago
121 N. LaSalle Street
Chicago, Illinois 60602

Re: 560 W. Fullerton, Chicago – Mid-North Landmark District

Dear Mr. Chairman and Members of the Permit Review Committee:

We at Preservation Chicago support the Department of Planning & Development-Historic Preservation Division's recommendation for the structure located at 560 W. Fullerton Parkway, in the Min-North Landmark District.

Recognizing that the building is a "contributing building," within the Mid-North Landmark District designation, we are of the opinion that it is important to retain the look, spirit, feel and design of a pedestrian street in a historic district, with pedestrian access directly into the building. This would include retaining the existing configuration and entry to the historic structure from Fullerton Parkway, and without a curb cut and garage entry into the building's principal elevations fronting Fullerton or Geneva Terrace.

The proposal for a curb cut and garage door fronting Fullerton Parkway would be disruptive to the character of the district and would be visually incongruous to the building. Such concepts could also potentially create a precedent for other buildings within the district and similar requests in the future, which would result in almost the complete elimination of historic front yards, gardens and tress, which are so much a part of the beautiful Fullerton Parkway streetscape. Also of great concern is the potential life safety hazard to pedestrians, as this proposed request is located near a corner and busy intersection along Fullerton Parkway.

The 560 W. Fullerton structure is a remarkable 3-1/2-story building, located on a prominent corner and has experienced some insensitive repairs and modifications over time. We would really encourage the ownership to consider a restoration of the building's façade, as part of any proposed changes to the structure, looking to the future. This could be an amazing reinvestment of funds, towards a more positive change, which would also increase the potential value of the building over time.

We at Preservation Chicago, support the pedestrian oriented district, without a curb cut or a garage door fronting Fullerton and the restoration of the building.

Sincerely,



Ward Miller, Executive Director