

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
JUNE 3, 2010**

The Commission on Chicago Landmarks held a regular meeting on June 3, 2010. The meeting was held at City Hall, 121 N. LaSalle St., Room 201-A, Chicago, Illinois. The meeting began at 12:50 p.m.

PRESENT: David Mosena, Chairman
John Baird, Secretary
Phyllis Ellin
Yvette Le Grand
Christopher Reed
Patricia A. Scudiero, Commissioner Department of Zoning and Planning
Edward Torrez
Ben Weese
Ernest Wong

ABSENT: Chris Raguso, Acting Commissioner Department of Community Development

ALSO PRESENT: Brian Goeken, Deputy Commissioner, Department of Zoning and Planning, Historic Preservation Division
Patricia Moser, Senior Counsel, Department of Law
Members of the Public (The list of those in attendance is on file at the Commission office.)

A tape recording of this meeting is on file at the Department of Zoning and Planning, Historic Preservation Division offices, and is part of the permanent public record of the regular meeting of the Commission on Chicago Landmarks.

Chairman Mosena called the meeting to order.

1. Approval of the Minutes of the May 6, 2010, Regular Meeting

Motioned by Wong, seconded by Weese. Approved unanimously. (9-0)

2. Preliminary Landmark Recommendation

**RIVERIA MOTOR SALES COMPANY BUILDING
5948-60 N. Broadway**

WARD 48

Resolution to recommend preliminary landmark designation for the RIVERIA MOTOR SALES COMPANY BUILDING and to initiate the consideration process for possible designation of the building as a Chicago Landmark. The support of Ald. Mary Ann Smith (48th Ward), within whose ward the building is located, was noted for the record.

Motioned by Reed, seconded by Ellin. Approved unanimously. (9-0)

3. Report of the Department of Zoning and Planning

**BLACKSTONE LIBRARY
4904 S. Lake Park Avenue**

WARD 4

Resolution to accept the report from the Department of Zoning and Land Use Planning and to request the consent of the Chicago Public Library, the property owner, to the proposed

designation. The support of Ald. Toni Preckwinkle (4th Ward), within whose ward the building is located, was noted for the record.

Motioned by LeGrand, seconded by Scudiero. Approved unanimously. (9-0)

4. Progress Report on Proposed Designations - Announcements

**GERMANIA CLUB BUILDING
1536 N. Clark Street**

WARD 42

ANNOUNCED: The tolling agreement entered into with the property owner has been amended; the tolling period will now expire on June 17, 2010. Staff continues to work with the property owner to reach consent. If consent is not reached, however, a public hearing will be scheduled.

**NEIGHBORHOOD BANK BUILDING
Pioneer Trust and Savings Bank, 4000 W. North Av.**

WARD 30

ANNOUNCED: The tolling agreement entered into with the property owner has been amended; the tolling period will now expire on July 9, 2010. Staff continues to work with the property owners to reach consent. If consent is not reached, however, a public hearing will be scheduled.

**NEIGHBORHOOD BANK BUILDING
(Former) Mid-City Trust and Savings Bank Building,
2 S. Halsted St.**

WARD 27

ANNOUNCED: The tolling agreement entered into with the property owner has been amended; the tolling period will now expire on July 9, 2010. Staff continues to work with the property owners to reach consent. If consent is not reached, however, a public hearing will be scheduled.

5. Program Committee Report

A. Report on Suggestions from the Public for Possible Chicago Landmark Designation (Deadline for submissions was May 21, 2010.)

ANNOUNCED: The Program Committee met prior to the Commission meeting in the Historic Preservation Conference Room, 33 N. LaSalle St., Room 1600, to hear suggestions from the public for possible Chicago Landmark designation. Four suggestions were submitted. These suggestions will be forwarded to the Department of Zoning and Land Use Planning for further review and consideration.

- B. Recommendation to Illinois Historic Sites Advisory Council on
Nomination to the National Register of Historic Places:

K-TOWN HISTORIC DISTRICT

WARD 24

Bounded by W. Cullerton St., S. Pulaski Rd., W. Cermak Rd., and
S. Kostner Ave.

Resolution to approve the recommendation of the Program Committee on the nomination
to the National Register of Historic Places of the K-Town Historic District.

Motioned by Weese, seconded by Reed. Approved unanimously. (9-0)

6. Permit Review Committee Report

Report on the Projects Reviewed at the May 6, 2010, Permit Review Committee Meeting

Permit Review Committee Chairman Ben Weese presented the report from the Permit Review
Committee meeting May 6, 2010 (see attached).

7. Other Business

Report on Permit Decisions for the Month of May 2010

Dijana Cuvalo presented the report of the staff to the Commission (see attached).

8. Announcement

Recognition of Janice Curtis

Chairman Mosena, on behalf of the Commission, congratulated Janice Curtis of the Historic
Preservation staff on her upcoming retirement and thanked for her 24-plus years of dedicated
service to the City of Chicago and to the Commission on Chicago Landmarks.

9. Adjournment

There being no further business, the meeting was adjourned at 1:15 p.m.

John Baird, Secretary

Permit Review Activity

May, 2010
Report to the Commission on Chicago Landmarks

Total:113

<i>Date rec'd</i>	<i>Correc'd</i>	<i>Rev #</i>	<i>Address</i>	<i>Permit #</i>	<i>Landmark/District</i>	<i>Ward</i>	<i>Summary</i>	<i>PRC Date</i>	<i>Approval Conditions</i>	<i>Approval Date</i>
5/3/2010		2010-0537	421 W. Roslyn	Environmental	Arlington and Roslyn Place District	43	Environmental		Environmental: Grinding with dust suppression as per contract specification ONLY. No chemical cleaning. No window replacement or other work allowed.	5/3/2010
5/3/2010		2010-0538	2045 W. Evergreen	100341167	Wicker Park District	1	Exterior		Exterior: Replace 2 damaged front doors and repair masonry façade. Common brick to be reinstalled or new brick to match existing in color, texture, joint profile and appearance per Landmarks stamped exhibits dated 5/3/10. New first floor door to be paneled wood with a sidelight and clear glass transom window above with new limestone lintel to match existing ground floor lintels. Includes new second floor double casement windows above two fixed panels. Finish to match existing 2nd floor windows. No	5/3/2010
5/3/2010		2010-0540	600 W. Chicago	100341304	Montgomery Ward & Co. Catalog	27	Mechanical		Mechanical: Change of electrical contractor for permit 100333521 ONLY. No work allowed with this permit.	5/3/2010
5/3/2010		2010-0541	600 W. Chicago	100341236	Montgomery Ward & Co. Catalog	27	Mechanical		Mechanical: Change of electrical contractor for low -voltage cabling on existing permit 100333521 ONLY. No work allowed with this	5/3/2010
5/3/2010		2010-0542	2239 S. Michigan	100331148	Motor Row District	2	Exterior and Interior		Exterior and Interior: Renovation and alterations to third floor, rebuild existing: front and rear exits - first floor as per Landmarks plans dated 03 May 2010. Front entry door to remain. No window replacement or other work allowed.	5/3/2010
5/3/2010		2010-0543	520 S. Michigan	100341718	Historic Michigan Boulevard	2	Mechanical		Mchanical: Monthly maintenance for April 2010 ONLY. No window replacment or other work allowed.	5/3/2010
5/3/2010		2010-0544	714 S. Dearborn	100341858	Printing House Row District	2	Exterior		Exterior: Fire escape repairs: scrape/paint - prime and paint and light maintenance ONLY. No window replacement or other work	5/3/2010
5/3/2010		2010-0545	3601 N. Milwaukee	100341227	Schurz High School Building	38	Interior		Interior: Install one ThyssenKrupp Model PL-TG-50 wheelchair vertical platform lift in auditorium as per permit 100334681. No window replacement or other work allowed.	5/3/2010
5/3/2010		2010-0546	934 N. Hoyne	100339847	Ukrainian Village District	32	Interior		Interior: All wood and masonry walls and exterior doors and windows to remain. Remove lathe, plaster, doors and trim, window casing, plumbing and electrical work. Remove concrete drives and depressed curbs as per Landmarks stamped plans dated 03 May 2010. No structural work allowed.	5/3/2010
5/4/2010		2010-0547	620 S. Federal	100341978	Printing House Row District	2	Exterior		Exterior only: All elevations 1000 sq.ft. Tuckpointing, 50 repair/repalce brick only. No structural work. Any new masonry to match size, color, texture, joint profile and appearance of exisiting. No window replacement or other work permitted with this approval.	5/4/2010
5/4/2010		2010-0548	141 W. Jackson	100341997	Chicago Board of Trade Building	2	Mechanical		Electrical only: Monthly electrical maintenance April 2010.	5/4/2010

Tuesday, June 01, 2010

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5/4/2010		2010-0549	179 E. Lake Shore	100341996	East Lake Shore Drive District	42	Exterior		Exterior: All elevations repair/replace window sealant, repair/replace wood window framing, epoxy 5000 sq. inches wood window sills, paint windows, repair/replace masonry sealant, repair terracotta window heads, shelf angles and masonry, tuckpoint 2500 sq.ft., tuckpoint 100% limestone joints, repair/repalce 200 bricks, repair/replace 10 sq.ft. damaged limestone, seal 75 linear ft concrete cracks, patch 50 sq.f.t concrete beams. No structural work. Any new masonry to match size, color, texture and joint profiles of existing. Landmarks staff to be contacted should any terra cotta	5/4/2010
5/4/2010		2010-0550	141 W. Jackson	100339888	Chicago Board of Trade Building	2	Mechanical		Electrical only: General monthly maintenance, March 2010.	5/4/2010
5/4/2010		2010-0551	335 W. Menomonee	100341977	Old Town Triangle District	43	Exterior		Exterior: replace 10 max. wood siding pieces (5.5" clapboard with 4" exposure) on front façade where existing wood siding is deteriorated. Replace 4 side elevation windows with double-hung clad-wood windows as per Landmark stamped plans dated 05/04/10. NO WINDOW REPLACEMENT ON FRONT FAÇADE ALLOWED WITH THIS PERMIT.	5/4/2010
5/4/2010		2010-0552	1112 W. Armitage	environmental	Armitage-Halsted District	43	Environmental		Masonry grinding and cleaning using Prosoco "Stand Off All Surface Cleaner". Grinding to be done carefully so as not to damage bricks - joint width to remain unchanged and new mortar to match historic in composition, color, and profile. NO WINDOW REPLACEMENT OR OTHER WORK ALLOWED WITH THIS PERMIT.	5/4/2010
5/3/2010		2010-0553	1373-75 N. Milwaukee	100340634	Milwaukee Avenue District	1	Interior		Interior: Revision to permit 100302590 to include 1600 sf basement space as incidental storage, install new walk-in cooler, hot water tank, and 2 dishwashers and provide the required fire separations as per Landmarks stamped plans dated 04 May 2010. Now window replacement or other work allowed.	5/4/2010
5/3/2010		2010-0554	2238 W. Rice	100339195	Ukrainian Village District	32	Exterior		Exterior: Repair and/or replace existing exterior concrete stairs as per Landmarks stamped plans dated 04 May 2010. No window replacement or other work allowed.	5/4/2010
5/5/2010		2010-0555	1112 W. Armitage	100342241	Armitage-Halsted District	43	Exterior		Exterior work: rebuild masonry parapet from roof side only, tuckpoint façade, replace 2 lintels for existing windows on west façade, replace flat roofing only. Masonry cleaning to use Prosoco "Stand off All Surface Cleaner" and power washing pressure not to exceed 400psi. New mortar to match historic in profile, color, and composition. NO CHANGE TO BAY WINDOW CLADDING AND NO WINDOW REPLACEMENT ALLOWED WITH THIS PERMIT.	5/5/2010
5/5/2010		2010-0556	600 W. Chicago	100342135	Montgomery Ward	27	Mechanical		Electrical work: Monthly maintenance	5/5/2010
5/5/2010		2010-0557	701 N. Michigan	100342085	Allerton Hotel	42	Mechanical		Electrical work: montly maintenance	5/5/2010
5/6/2010		2010-0558	4800 S. Ellis	100342292	Kenwood District	4	Interior		Interior: Installation of a vertical inclined curved stairlift for access between 2nd floor and 3rd floor ballroom ONLY. No window replacement or other work allowed.	5/6/2010
5/6/2010		2010-0559	880 N. Lake Shore	100337946	860-880 N. Lake Shore Drive	42	Interior		Interior: Revision to permit for audited self-cert permit 100333527; interior renovation of unit 10AB as per Landmarks stamped plans dated 06 May 2010. No window replacement or other work allowed.	5/6/2010

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5/7/2010		2010-0560	140 S. Dearborn	100342500	Marquette Building	42	Scaffold		Scaffolding: Erect 1 spider safeworks modular paltfor scaffold from 5/7/10 to 5/7/11.	5/7/2010
5/6/2010		2010-0561	425 S. Wabash	100342549	Auditorium Building	2	Exterior		Work to Auditorium Building includes new openings in North Wall for elevator and stair access only per stamped plans. Part of scope of work for new Roosevelt University 32-story building. Fine Arts Annex Façade at 421 S. Wabash to be retained in-situ and restored per stamped plans. The following shall be permitted separately: the earth retention along the south property line of the new high-rise; the conditions survey and repairs of the North wall of the Auditorium Building; the bridge connection to the Fine Arts Building; and the masonry chemical cleaning products.	5/7/2010
5/7/2010		2010-0562	600 W. Chicago	Environmental	Montgomery Ward	27	Environmental	4/4/2001	Environmental: Grinding only. Care to taken not to damage surrounding masonry units. No other work permitted with this	5/7/2010
5/7/2010		2010-0563	1579 N. Milwaukee	100342594	Milwaukee Avenue	1	Mechanical		Electrical only: New 200 A 3 Phase meter socket and replace 100A single phase feeder with 200A 3 phase. New 200A 3 phase electrical panel to be installed.	5/7/2010
5/7/2010		2010-0564	408 S. Michigan	100342628	Fine Arts Building	2	Scaffold		Scaffolding from 05/07/10 to 05/07/11	5/7/2010
5/7/2010		2010-0565	600 W. Chicago	100342630	Montgomery Ward	27	Mechanical		Electrical work: low voltage work to interior office tenant space	5/7/2010
5/7/2010		2010-0566	600 W. Chicago	100342635	Montgomery Ward	27	Mechanical		Electrical work: low voltage work to interior office tenant space	5/7/2010
5/7/2010		2010-0567	179 E. Lake Shore	100342597	East Lake Shore Drive District	42	Interior		Interiors only: Interior renovation to unit #12 W on the 12th floor as per Landmarks stamped plans dated 5/7/10. No window replacement permitted with this approval.	5/7/2010
5/10/2010		2010-0568	4943 S. Woodlawn	100339921	Kenwood District	4	Exterior and Interior		Exterior and Interior: Interior alterations to 2nd floor bathroom and infill window on sidel elevation as per Landmarks stamped plans dated 10 May 2010. No other window replacement or other work	5/10/2010
5/10/2010		2010-0569	135 S. LaSalle	100341354	Field Building	2	Interior		Interior: Interior alteration of an existing 34th floor office space as per Landmarks stamped plans dated 10 May 2010. No window replacement or other work allowed.	5/10/2010
5/11/2010		2010-0570	1136 W. Armitage	Environmental	Armitage-Halsted District	43	Environmental		Environmental: Chemical cleaning with Envirestore 100 per product specifications. Test panel to be performed to confirm that no damage or overcleaning results to the masonry.	5/11/2010
5/11/2010		2010-0571	1136 W. Armitage	100342945	Armitage-Halsted District	43	Exterior		Exterior: Tuckpointing- no structural work. New mortar to match type, color, texture and joint profile of histoic. No other work permitted with this approval.	5/11/2010
5/10/2010	5/11/2010	2010-0572	325 N. LaSalle	100337652	Reid, Murdoch & Co. Building	42	Exterior and Interior	9/3/2009	Interior and exterior: Interior construction of appliance showroom. Project includes alterations on floors 7, 8 and clocktower floors 8-11. Project includes installation of new louvers on north clocktower elevation. Louvers to be painted to match the color of the historic brick. Planted material on roof deck not to exceed height of deck railings. No signage or other work permitted with this approval.	5/11/2010

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5/12/2010		2010-0573	1 N. State	100335526	Jewelers Row District	42	Interior		Interior build-out for new tenant on 9th floor. NO CHANGE TO EXISTING WINDOWS OR EXTERIOR FACADES ALLOWED WITH THIS PERMIT.	5/12/2010
5/12/2010		2010-0574	600 E. Grand	100341049	Navy Pier	42	Miscellaneous		Construction of a temporary inflatable dome at Gateway park from July 14-19th, 2010	5/12/2010
5/12/2010		2010-0575	7017 S. Cregier	100336963	Jackson Park Highlands	5	Exterior and Interior		Exterior and Interior work: replace front stair and railings to match existing; replace all windows with new clad-wood windows as per Historic Preservation stamped plans; replace front door with new paneled wood and glass door; repair rear deck; new roofing, and replace gutters and downspouts. Interior work: repair/replace drywall, new tiles, kitchen cabinets, plumbing fixtures, paint, refinish	5/12/2010
5/12/2010		2010-0576	616 W. Arlington	1003432929	Arlington-Deming District	43	Exterior		Remove and replace flat roof for upper and courtyard roofs. NO STRUCTURAL WORK. NO CHANGE TO MANSARD ROOF OR FACADES.	5/12/2010
5/12/2010		2010-0577	4955 S. Kimbark	100343380	Kenwood District	4	Exterior		Masonry repairs to stairs and new 6'-tall wood by 90' long fence along East and North property lines. NO CHANGE TO WINDOWS OR BUILDING FACADES.	5/12/2010
5/12/2010		2010-0578	1970 N. Burling	100343389	Armitage-Halsted District	43	Miscellaneous		Revision to permit #100324396 to change general contractor	5/12/2010
5/12/2010		2010-0579	600 S. Dearborn	100342720	Printing House Row District	2	Mechanical		Electrical work - replace 2 outlets	5/12/2010
5/13/2010		2010-0580	360 N. Michigan	100342675	London Guarantee Building	42	Interior		Interior: Partial demoliton of existing ceilings, raised floor structure, rework lighting, remove furniture systems. New construction of gypsum partitions, new floor finishes, partial new ceiling system, and new paint throughout as per Landmarks stamped plans dated 13 May 2010. No window replacement or other work allowed.	5/13/2010
5/13/2010		2010-0581	613 W. Bittersweet	100334254	Immaculata High School Building	46	Interior		Interiors only: Renovation of basement and first floor of an existing 4-story school per Landmarks stamped plans dated 5/13/10. No window replacement or other work permitted with this approval.	5/13/2010
5/13/2010		2010-0582	4800 S. Ellis	100342956	Kenwood District	4	Interior		Interior: Construction of hoistway. Master bath modifications, basement modifications. Electrical work as per Landmarks stamped plans dated 13 May 2010. No window replacement or other work	5/13/2010
5/13/2010		2010-0583	2116 W. Potomac	100338713	Wicker Park District	1	Exterior and Interior		Exterior and interior work: window replacement on side and rear elevations only and interior rehabilitation. NO CHANGE TO FRONT FAÇADE WINDOWS, DOORS, OR MASONRY. New structural joists to be sistered into existing as per stamped plans dated 05/13/10.	5/13/2010
5/13/2010		2010-0584	3830 S. Calumet	100343628	Giles-Calumet District	3	Interior		Interiors only: Skim coat and paint. Replace plumbing fixture and water heater. Repair floors. No strutral work.	5/13/2010
5/13/2010		2010-0585	3839 N. Alta Vista	100343630	Alta Vista Terrace District	44	Exterior		Roofing: complete tear-off and re-roof existing main flat roof, rear and penthouse flat roofs, repair existing rear wood deck. NO WORK TO FRONT FAÇADE OR MANSARD ROOFS ALLOWED WITH THIS PERMIT.	5/13/2010

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5/13/2010		2010-0586	900 N. Kingsbury	100341073	Montgomery Ward & Co. Catalog	27	Exterior		Exterior: Reinstall existing roof deck with 4'x4' removeable sections same size and location. The decking will be replaced with class-A fire resistant decking. Decks shall be placed on the existing concrete slab and shall be padded on new roof. No window replacement or other work allowed.	5/13/2010
5/13/2010		2010-0587	208 S. LaSalle	100343664	Continental & Commercial	42	Interior		Interior: Interior alterations to existing basement, first, second, third, and fourth floor for new restaurant and hotel kitchen as per Landmarks stamped plans dated 14 April 2010. Blinds installed on east elevation at south end of building on second floor to be in fixed down position and in same window location as restaurant curtains for alignment. No window replacement or other work allowed.	5/13/2010
5/13/2010		2010-0588	800 N. Michigan	100332556	Chicago Water Tower District	42	Interior		Mechanical: Installation of 80 CAT 5E cables on floors from the basement to the 19th floor for wireless access points ONLY. No window replacement or other work allowed.	5/13/2010
5/13/2010		2010-0589	111 E. Wacker	100343168	333 N. Michigan Building	42	Mechanical		Mechanical: Install 2250 total CAT 5E cables, three 24-strand fiber optic cables, 36 25-pair CAT 5E cables for Ace Combined Insurance ONLY. No window replacement or other work allowed.	5/13/2010
5/14/2010		2010-0590	4816 S. Dorchester	100342563	Kenwood District	4	Exterior		Exterior only: Replace (4) existing rear open wood porches, same size and location per Landmarks stamped plans dated 5/14/10. No window replacement or other work permitted with this approval.	5/14/2010
5/5/2010	5/13/2010	2010-0591	2510 N. Kedzie	100342246	Logan Square Boulevards District	35	Exterior		Dismantle, salvage, and reconstruct existing masonry porch and select portions of east façade to replace window lintels and reconstruct back-up wall as per Landmark stamped plans dated 05/13/10. Reconstruction required based on report by Elliott Dudnik & Associates dated 05/12/10. All visible areas of porch and east façade from the public way shall use salvaged face brick and stone and shall be reconstructed to match the existing detail, pattern, profiles, joint width, and mortar color. NO WINDOW OR DOOR REPLACEMENT ALLOWED WITH THIS PERMIT. During the course of construction, should the permitted scope require modification, contact Historic Preservation staff at 312-744-3038 for review and	5/13/2010
5/14/2010		2010-0592	600 E. Grand	9044	Navy Pier	42	Miscellaneous		Miscellaneous: Erect and operate a Kiddie Train.	5/14/2010
5/14/2010		2010-0593	1042 N. Honore	100342366	East Village District	1	Exterior		Exterior: Construction of one steel and wood deck at the rear of a mid-block property per Landmarks stamped plans dated 5/14/10. No window replacement or other work permitted with this approval.	5/14/2010
5/14/2010		2010-0594	2819 W. Logan	100340835	Logan Square Boulevards District	35	Exterior		Exterior only: Repair of entry portico limestone. Work and masonry repair at building secondary elevations east, south and west per Landmarks stamped exhibits dated 5/14/10. All work per report from Marion Inc. dated 12/29/09. All mortar to match historic in regard to type, color, finish and joint profile. Any new masonry to match size, shape, texture and appearance of historic. No window replacement or other work permitted with this approval.	5/14/2010
5/14/2010		2010-0595	141 W. Jackson	100343094	Chicago Board of Trade Building	2	Mechanical		Electrical only: General monthly maintenance April 2010.	5/14/2010

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5/13/2010		2010-0596	179 E. Lake Shore	100343390	East Lake Shore Drive District	42	Exterior		Exterior only: Window replacement to unit 12-W on the 12th floor as per Landmarks stamped plans dated 5/14/10. New windows on the north and west elevations to replicate existing windows, including vertical muntins in upper and lower sashes to match building standard. Existing brick molds to be repaired or replaced in-kind. Existing triple window configuration on the north elevation to be retained and repaired. No other work permitted with this approval.	5/14/2010
5/14/2010		2010-0597	564 W. Arlington	100342278	Arlington-Deming District	43	Interior		Interiors: Interior renovation to single family residence per Landmarks stamped plans dated 5/14/10. No window replacement or other work permitted with this approval.	5/14/2010
5/14/2010		2010-0598	564 W. Arlington	100342912	Arlington-Deming District	43	Mechanical		Electrical only: Upgrade the electrical service from 100 amp to 200 amp, repairs and power for the roof top unit (HVAC).	5/14/2010
5/17/2010		2010-0599	425 W. Surf	100343983	Surf-Pine Grove District	44	Mechanical		Electrical only: Add 3 20A circuits to kitchens of 5 units. Add 15A ARC fault to bedrooms in same 5 units. No other work permitted with this approval.	5/17/2010
5/17/2010		2010-0600	111 N. State	100343337	Marshall Field and Company	42	Mechanical		Electrical: Monthly maintenance 4/10. No other work permitted with this approval.	5/17/2010
5/17/2010		2010-0601	1700 N. Sedgwick	100344071	Old Town Triangle District	43	Exterior	05/06/10	New masonry garden wall 14'-4" long by 6'-0" tall set back 5" from side property line as per Landmark stamped plans dated 05/17/10. NO WINDOW REPLACEMENT OR OTHER WORK ALLOWED WITH THIS PERMIT.	5/17/2010
5/17/2010		2010-0602	300 W. Adams	100344262	300 W. Adams St. Office Bldg	2	Scaffold		Scaffold: Install one tractel suspended scaffold to be in place from 05/17/10 until 05/17/11 ONLY. No window replacement or other work allowed.	5/17/2010
5/17/2010		2010-0603	624 S. Michigan	100344294	Historic Michigan Boulevard	2	Scaffold		Scaffold: Install 6 hi-lo swing stage scaffolds to be in place from 05/17/10 until 05/17/11 ONLY. No window replacement or other work allowed.	5/17/2010
5/17/2010		2010-0604	853 W. Armitage	100333905	Armitage-Halsted District	43	Sign		One non-illuminated sign for "BCBGMAXAZRIA" on existing metal beam with pin letters attached to a white panel as per Landmark stamped plans dated 05/17/10.	5/17/2010
5/18/2010		2010-0605	35 E. Wacker	100343356	35 E. Wacker Building	42	Exterior		Exterior alterations and install outrigger & tiebacks at 37th and 41st floors to support swing stage to existing office building per Landmark stamped plans dated 05/18/10. All permanent structure to be painted to match the terra cotta color. Removable items as labeled on stamped drawings to be stored on roof deck of 37th floor, and inside dome on 41st floor. NO OTHER WORK ALLOWED WITH THIS PERMIT.	5/18/2010
5/18/2010		2010-0606	408 S. Michigan	100344523	Fine Arts Building	2	Exterior		Exterior: Repair 150 sf of brick masonry. East elevation - performing critical façade exam and stabilization of parapet wall and east façade. No structural work. New mortar to match existing mortar in color, composition, and joint profile. No window replacement or other work allowed.	5/18/2010
5/18/2010		2010-0607	1236 E. Madison Park	100328858	Kenwood District	4	Mechanical		Mechanical: Replace old fuse box with circuit breaker panel. Install new circuits for minimum code compliance plus four window air conditioner circuits ONLY. No window replacement or other work	5/18/2010

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5/18/2010		2010-0608	1020 W. Armitage	100344575	Armitage-Halsted District	43	Interior		Interior: Replace hot water heater ONLY. No window replacement or other work allowed.	5/18/2010
5/19/2010		2010-0609	1 N. State	100343216	Jewelers Row District	42	Interior		Interior alterations (non-load bearing) on 4th floor as per Landmark stamped plans dated 05/19/10. NO WORK TO WINDOWS OR EXTERIOR FACADES.	5/19/2010
3/15/2010	5/19/2010	2010-0610	2113 W. Thomas	100329426	Ukrainian Village District	32	New Construction:	04/01/10	Remove existing detached frame garage and build 2-story masonry garage addition with family room above as per Landmark stamped plans dated 05/19/10. Existing permastone cladding, entry door, and windows of existing rear building house will remain unchanged.	5/19/2010
5/19/2010		2010-0611	11312 S. Forrestville	100344760	Pullman District	9	Exterior		Rebuild existing masonry parapet wall on front façade using salvaged brick to match historic condition, pattern, configuration, and existing parapet height. Tuckpointing to use mortar of same color, joint width, and profile as historic condition. Existing projecting cornice to be tuckpointed only. Grinding to be done carefully so as not to damage existing masonry pieces.	5/19/2010
5/19/2010		2010-0612	17 E. Monroe	100291386	Palmer House Hotel	42	Exterior and Interior		Revision to Review #2009-0760 for interior restaurant build-out on first-floor with new louver above the canopy as per Landmark stamped plans dated 05/19/10. NO CHANGE TO CANOPY, STOREFRONTS, OR WINDOWS ALLOWED WITH THIS PERMIT.	5/19/2010
5/19/2010		2010-0613	2947 W. Armitage	100344941	Logan Square Boulevards District	35	Exterior and Interior		Reinstatement of permit #100213342 - Exterior and Interior: Repair back porch and replace defective interior window as per Landmarks stamped plans dated January 24, 2008. No exterior window replacement. No other work allowed with this approval.	5/19/2010
5/20/2010		2010-0614	5700 S. Lake Shore	9123	Museum of Science & Industry	5	Miscellaneous		Miscellaneous: Permit renewals for 3 ride simulators for Museum of Science and Industry ONLY. No window replacement or other work allowed.	5/20/2010
5/20/2010		2010-0615	1462 N. Milwaukee	100338714	Milwaukee Avenue District	1	Interior		Interior: Revision to permit for self-cert audit. Insall cabinetry, appliances, light fixtures, outlets, and two new bathrooms for coffee shop interior buildout as per Landmarks stamped plans dated 20 May 2010. No window or storefront or any other work allowed.	5/20/2010
5/20/2010		2010-0616	141 W. Jackson	100341862	Chicago Board of Trade Building	2	Interior		Interior: Interior alterations to existing office space in suite 3900 as per Landmarks stamped plans dated 20 May 2010. No window replacement or other work allowed.	5/20/2010
5/20/2010		2010-0617	11431 S. St. Lawrence	100344957	Pullman District	9	Exterior		Exterior: Replace 4 windows. Brick work on front façade as per Landmarks stamped plans dated 20 May 2010. New brick to match historic brick in color, size, profile, and texture. New mortar to match historic mortar in color, composition, and joint profile. No other work allowed.	5/20/2010
5/20/2010		2010-0618	436 W. Roslyn	100345072	Arlington and Roslyn Place District	43	Miscellaneous		Miscellaneous: Revision to permit 100312857 to change GC and mason ONLY. NO work allowed with this permit.	5/20/2010
5/20/2010		2010-0619	815 W. 63rd	100345100	Chicago City Bank and Trust Co.	20	Mechanical		Mechanical: Installation of low -voltage cables for telephones - 7 locations ONLY. No window replacement or other work allowed.	5/20/2010

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5/20/2010		2010-0620	333 N. Michigan	100336460	333 N. Michigan Building	42	Mechanical		Mechanical: Install low voltage security system ONLY. No window replacement or other work allowed.	5/20/2010
5/20/2010		2010-0621	2500 W. Lunt	100344945	Indian Boundary Field House	50	Miscellaneous		Miscellaneous: Change plumber ONLY. No work allowed.	5/20/2010
5/21/2010		2010-0622	330 N. Wabash	100342734	IBM Building	42	Interior		Interiors only: Renovation to existing office space on 33rd and 34th floors. No window replacement or other work permitted.	5/21/2010
5/21/2010		2010-0623	135 S. LaSalle	100344990	Field Building	42	Mechanical		Mechanical: Remove 2nd floor landing from elevators #45 and #49. Permantley secure openings, remove all hall lanterns, call buttons and landing zones. Retain hoisway door interlocks.	5/21/2010
5/21/2010		2010-0624	3601 N. Milwaukee	100344991	Schurz High School Building	38	Mechanical		Mechanical: Furnish and isntall two (2) Ecospace #1- 5stop, 4000 lb cap, 150 fpm #2- 3stop, 2500 lb. cap, 150 fpm Traction Passenger Elevators, per approved permit #100334681. No other work permitted with this approval.	5/21/2010
5/21/2010		2010-0625	999 N. Lake Shore	100343455	East Lake Shore Drive District	42	Mechanical		Electrical only: low voltage wiring for cable, phone and music	5/21/2010
5/20/2010	5/20/2010	2010-0626	4800 S. Kenwood	100344530	Kenwood District	4	Exterior		Exterior: Windows (replacement only) QTY: 4. All windows on secondary elevations. No change to front façade or front façade windows.	5/21/2010
5/21/2010		2010-0627	17 N. State	100345098	Jewelers Row District	42	Interior		Interior work to 2nd-floor as per Landmark stamped plans dated 05/21/10. NO CHANGE TO EXISTING WINDOWS OR FAÇADE ALLOWED WITH THIS PERMIT.	5/21/2010
5/20/2010	5/21/2010	2010-0628	25 E. Washington	100344476	Jewelers Row District	42	Interior		Interior: Interior alterations to existing office space (suite 1717) as per plans. No window replacement or other work allowed.	5/21/2010
5/24/2010		2010-0629	177 N. State	100343560	Page Brothers Building	42	Interior		Interior alterations to existing restaurant space on 1st floor per Landmarks stamped plans dated 5/24/10. No storefront replacement, signage or other exterior work to occur with this	5/24/2010
5/24/2010		2010-0630	5550 N. Kenmore	100345306	Bryn Maw r Apartment Hotel	48	Exterior		Exterior: Grind and tuckpoint 50 LF, caulking 50 LF. Replace glazing sealant at one window ONLY. New caulk and mortar to match the existing caulk and mortar in color, composition, and joint profile. No window or masonry replacement or other work allowed.	5/24/2010
5/24/2010		2010-0631	5550 N. Kenmore	Environmental	Bryn Mawr Apartment Hotel	48	Environmental		Environmental: Grinding with dust minimization ONLY. Now window replacment or other work allowed.	5/24/2010
5/24/2010		2010-0632	4200 N. Marine	100345550	Hutchinson Street District	46	Scaffold		Scaffold: Install 3 swing stage scaffolds to be in place from 05/24/10 until 05/23/11 ONLY. No window replacement or other work	5/24/2010
5/24/2010		2010-0633	425 W. Surf	100345597	Surf-Pine Grove District	44	Interior		Interior: Replace kitchen sink, toilet, tub, and sink lavatory ONLY. No window replacement or other work allowed.	5/24/2010
5/24/2010		2010-0634	832 W. Oakdale	100345621	Oakdale Avenue District	44	Interior		Interior: Replace leaking hot and cold galvanized water return water pipes with copper ONLY. No window replacement or other work	5/24/2010
5/24/2010		2010-0635	4431 S. Berkeley	100345647	North Kenwood District	4	Exterior and Interior		Replace 2 windows at the rear of the building, remove board up, reinstall interior vestibule door, repair gutters, and replace roofing material at flat roof only. No window or entry door replacement at the front façade, no replacement of mansard roofing, no structural work to the roof and no other exterior work to occur with this	5/24/2010

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5/25/2010		2010-0636	17 E. Monroe	100345719	Palmer House Hotel	42	Mechanical		Electrical only: Maintenance and repairs for June 2010.	5/25/2010
5/21/2010	5/25/2010	2010-0637	2133 W. Concord	100337027	Wicker Park District	32	Exterior and Interior		Interior and exterior: Addition of garden unit to existing 3 story type III-B multi-unit building. Convert from 12 units to 13 units per Landmarks stamped plans dated 5/25/10. Project includes new stairs descending to the basement on the west elevation and new basement level windows. Existing brick molds and mullions on front façade to be repaired and retained.	5/25/2010
5/25/2010		2010-0638	802 N. Dearborn	100335328	Washington Square District	42	Exterior and Interior		Interior and exterior: Alteration to existing historic structure from office to an open plan day care center for children ages 15 months to 5 years with architectural, structural, mechanical, plumbing, electric and fire protection per Landmarks stamped plans dated 5/25/10. Project includes new ramp in the front yard and open metal fence. Existing windows are doors on the front façade to	5/25/2010
5/25/2010		2010-0639	1019 E. 48th	100345863	Kenwood District	4	Exterior		Remove and replace existing roofing with new asphalt shingle roofing (GAF Timberline) for sloped roofs, and new roofing for flat roofs, new copper gutters and downspouts, remove southwest chimney only. NO CHANGE TO ROOF STRUCTURE, PROFILE, OR OTHER CHIMNEYS ALLOWED WITH THIS PERMIT.	5/25/2010
5/26/2010		2010-0640	919 N. Michigan	100345968	Palmolive Building	42	Interior		Electrical work only - installation of 2 light fixtures in unit 10A. No other work to occur with this approval.	5/26/2010
5/26/2010		2010-0641	919 N. Michigan	100346077	Palmolive Building	42	Interior		Interiors only: Remove existing faucets and fixtures in 2 bathrooms, install one inwall valve for lavatory sink, install new faucets, fixtures, flooring, stone. Install two junction boxes for 2 wall lights. Replace vent free firebox. No window replacement permitted with	5/26/2010
5/26/2010		2010-0642	1655 N. Sedgwick	100345007	Old Town Triangle District	43	Mechanical		Electrical only: Replace control box for chimney exhaust. No window replacement or other work permitted with this approval.	5/26/2010
5/26/2010		2010-0643	325 N. LaSalle	100346201	Reid, Murdoch & Co. Building	42	Miscellaneous		Miscellaneous: Revision to eprmit #100337652 issued 5/21/10 to change plumbing and HVAC contractors.	5/26/2010
5/27/2010		2010-0644	600 S. Michigan	100346338	Historic Michigan Boulevard	2	Scaffold		Scaffold: Install 7 mastclimber scaffolds to be in place from 05/26/10 until 05/27/10 ONLY. No window replacement or other	5/27/2010
5/27/2010		2010-0645	1242 N. Hoyne	100344516	Wicker Park District	32	Exterior		Exterior: New vinyl garage to be erected at the rear of the property with alley access. No window replacement or other work allowed to the residence.	5/27/2010
5/27/2010	5/27/2010	2010-0646	999 N. Lake Shore	100346436	East Lake Shore Drive District	42	Exterior		Exterior: Repair concrete on rooftop penthouse as per Landmarks stamped plans dated 27 May 2010. No window replacement or other work allowed.	5/27/2010
5/27/2010		2010-0647	1555 N. Astor	100346507	Astor Street District	43	Exterior		Exterior: Replace existing roof ONLY. No structural changes. No window replacement or other work allowed.	5/27/2010
5/28/2010		2010-0648	141 W. Jackson	100346601	Chicago Board of Trade Building	2	Scaffold		Scaffold 5/29/10 to 5/29/11	5/28/2010

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5/28/2010		2010-0649	450 W. Surf	100346605	Surf-Pine Grove District	43	Exterior		Masonry work to North and East facades only: remove and res et coping tiles, remove and replace in-kind approx 250 sf of defective Chicago common bricks. NO OTHER WORK ALLOWED WITH THIS PERMIT. NO CHANGE IN HEIGHT TO EXISTING PARAPET WALLS ALLOWED WITH THIS PERMIT AND NO WINDOW REPLACEMENT.	5/28/2010
5/28/2010		2010-0650	727 S. Dearborn	100346553	Printing House Row District	2	Mechanical		Electrical work only: removing old porcelain fuse blocks, open wiring and upgrading service with new distribution panel and meter	5/28/2010

Tuesday, June 01, 2010

TOTAL # OF PERMIT APPLICATIONS APPROVED:	113	
TOTAL # OF REVIEWS PERFORMED	130	
REVIEWS PERFORMED SAME DAY:	121	93%
REVIEWS PERFORMED IN 1-DAY OR LESS	129	99%

PERMIT REVIEW COMMITTEE REPORT TO
COMMISSION ON CHICAGO LANDMARKS
June 3, 2010

The Permit Review Committee (PRC) met on May 6, at 3:10 p.m. The meeting was held at 33 N. LaSalle Street, Room 1600.

Present: Ben Weese

John Baird
Phyllis Ellin
Ernest Wong

Staff: Brian Goeken, Deputy Commissioner, Historic Preservation Division, Department of Zoning and Land Use Planning
Dijana Cuvalo
Cynthia Roubik
Beth Johnson
Lawrence Shure

The following projects were reviewed by the PRC:

1. **1700 N. Sedgwick**

(Old Town Triangle District – 43rd Ward)

Proposal: Proposed 6-foot-tall 14' -4" long masonry wall along sidewalk at the rear of an existing 3-story masonry house and attached 2-car garage located on a corner lot

Action: Approved unanimously with the following condition:

1. The brick, limestone, mortar, and wood gate components of the proposed new 6-foot-tall masonry wall shall match the color, size, profile, and finish of the same materials and details from the existing house and attached garage.

2. **1505 N. Milwaukee**

(Milwaukee Avenue District – 1st Ward)

Proposal: Proposed new four-story masonry building with retail space on the first-floor, residential units above, and one attached two-car masonry garage off the alley

Action: Approved unanimously with the following conditions:

1. A full building section of the front façade and enlarged details shall be included in the permit plans for review and approval by Historic Preservation staff. The articulation and depth of the piers, recessed masonry spandrels, and window/storefront details shall be included in the drawings;
2. As proposed, limestone shall be used for the decorative details on the front facade. The color of the structural brick proposed for the side and rear walls shall be comparable to the color of common brick. Mortar colors shall match the color of the red face brick on the front façade and the color of the

structural brick for the side and rear facades. All masonry and mortar samples shall be reviewed and approved by Historic Preservation staff prior to permit approval; and,

3. No signage is proposed at this time, but as tenants are finalized the tenant signage and any exterior lighting shall be reviewed and approved by Historic Preservation staff prior to order and installation.

3. **1020 W. Sheridan**

(Mundelein College Skyscraper Building – 49th Ward)

Proposal: Proposed construction of a one-story, rear rooftop addition; alterations to exterior and interior designated spaces to accommodate circulation and accessibility; construction of an ADA ramp at the front entry; and replacement of original steel grillwork and entry doors with bronze replicas

Action: Approved unanimously with the following conditions:

Exterior Doors and Grillwork

1. The original decorative steel doors and grillwork on the front (south) elevation, proposed to be removed and replicated in bronze, are original and significant historical and architectural features of the building and shall not be removed. The doors shall be retained, repaired, and preserved in situ, consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2;
2. Historic Preservation staff will continue to work with the applicant regarding any necessary repairs and/or hardware upgrades to the historic doors as part of reactivating the main entrance of the building and making it accessible. Prior to or as part of the permit application, the applicant shall submit a report by a qualified materials conservator assessing the condition of the existing doors and grillwork and determine the appropriate treatment to address any necessary repairs;

Interior Alterations

3. As much of the original stone and stone surrounds shall be salvaged and reused as possible. If replacement stone is required, the new stone shall match the existing stone in color, finish, profile, and dimension. Samples of existing and new stone shall be submitted to staff for review and approval prior to order and installation;
4. Existing and proposed door and surround details shall be included in the permit drawings;

Ramp and Dock Alterations

5. The screen wall for the new accessibility ramp should be further studied, such as “stepping” the top of the ramp to better coordinate with the façade of the building. As proposed, the wall of the ramp and new landing slab shall be granite to match the existing granite. Masonry samples shall be submitted to Historic Preservation staff for review and approval prior to order and installation;
6. The new metal canopy shall be designed (e.g., in terms of design, details, etc.) to differentiate it from the historic canopy on the west façade and shall be factory finished with a color to match the existing metalwork on the

building. Dimensioned detail drawings and attachment details of the canopy shall be included with the permit plans;

Fourth-Floor Addition

7. Glass and masonry samples shall be submitted to Historic Preservation Staff for review and approval prior to order and installation;
8. The new metal flashing proposed for behind the historic metal grillwork at the existing masonry openings in the parapet as part of the new addition shall be painted a dark gray matte color to reduce its visibility; and,
9. New rooftop HVAC equipment shall be located as far away as possible from the parapet to minimize visibility from the public way.

4. **2465 N. Geneva Terrace**
(Arlington-Deming District – 43rd Ward)

Proposal: Proposed 1-story rooftop addition to existing 2-story masonry townhouse and alterations to the south masonry parapet wall

Action: The Committee unanimously found that the project, given the specific circumstances and conditions of the project and the property, would not have an adverse effect on the significant historical and architectural features of the landmark district and conditionally approved the project subject to these conditions, to be reviewed and approved by Historic Preservation staff:

1. As proposed, the rooftop addition is to be clad with fiber-cement siding on the east, south and west elevations. The siding shall have a smooth finish and otherwise match the wood siding typical of the district in size, profile, lap exposure, and finish. The addition siding, trim, roofing shingles, gutters and downspouts shall be a dark matte or non-reflective color to minimize their potential visibility. Samples of the color shall be reviewed and approved by Historic Preservation staff prior to permit approval, and details of the siding material shall be included in the permit plans; and, and window/storefront details shall be included in the drawings; and,
2. As proposed, the height of the south parapet wall shall be extended and constructed with common brick, to match existing. The Historic Preservation staff shall review and approve a brick sample prior to order and installation, and tuckpointing mortar shall match existing in type, color and joint profile.

5. **Criteria for Review of Visible Dormers**
(Old Town Triangle District – 43rd Ward)

Proposal: Continued Review: Proposed additional criteria to consider in the review of visible dormers on front-gable roofed cottages in the Old Town Triangle District.

Action: Unanimously adopted the attached “Criteria for Review of Visible Dormers”

6. **GFRC Replacement Policy**

Proposal: Proposed policy to accept the use of glass fiber reinforced concrete (GFRC) as a substitute replacement material for terra cotta

Action: Approved unanimously with the following criteria, as applicable:

1. The existing terra cotta unit(s) cannot be reasonably repaired and retained, as documented by a licensed structural engineer or a qualified materials conservator;
2. The GFRC replacement units are produced by a PCI-certified manufacturer or to comparable quality standards as certified by a licensed structural engineer; and,
3. GFRC replacement units shall match the historic terra cotta units in size, shape, range of color, finish, texture, and other visual qualities. Historic Preservation staff would review and approve GFRC sample(s) prior to order and installation.

7. **100-114 W. Germania Place, 1538-42 N. Clark**
(Germania Club Building – Proposed Designation – 42nd Ward)

At the request of the applicant, the review was deferred.