

**MINUTES OF THE MEETING  
COMMISSION ON CHICAGO LANDMARKS  
March 7, 2024**

The Commission on Chicago Landmarks held its regularly scheduled meeting on March 7, 2024. The meeting was held at City Hall, 121 North LaSalle Street, 10<sup>th</sup> Floor, Room 1003-A, Chicago, Illinois. The meeting began at 12:45 p.m.

**PRESENT:** Gabriel Dziekiewicz, Vice-Chair  
Cierra Boatright, Secretary, Commissioner of the Department of Planning & Development  
Suellen Burns  
Jonathan Fair  
Tiara Hughes  
Adam Rubin  
Richard Tolliver

**ABSENT:** Ernest Wong, Chairman  
Alicia Ponce

**ALSO PRESENT:**  
Dijana Cuvalo, Architect IV, Department of Planning and Development  
Members of the Public  
(The list of those in attendance is on file at the Commission office.)

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

Chairman Wong called the meeting to order.

**1. Approval of the Minutes of Previous Meeting**

**Regular Meeting of February 8, 2024**

**Motioned by Boatright, seconded by Tolliver. Approved unanimously (6-0).**

**2. Final Landmark Recommendation**

**JOHN B. MURPHY MEMORIAL  
50 East Erie Street**

**WARD 42**

Suellen Burns joined the meeting, then recused herself, and left the meeting.

Matt Crawford presented the report. Resolution to adopt the final landmark recommendation for the John B. Murphy Memorial.

**Motioned by Hughes, seconded by Fair. Approved 6-0 with one Commission member recusing herself.**

**3. Report from the Department of Planning and Development**

**HYDE PARK UNION CHURCH  
5600 South Woodlawn Avenue**

**WARD 5**

Suellen Burns re-joined the meeting.

Commissioner Boatright stated that the Department of Planning and Development did not have a formal report for Hyde Park Union Church, but recommended approval of the proposed designation. Vote to take the next step in the designation process for Hyde Park Union Church to request consent from the property owners.

**Motioned by Boatright, seconded by Burns. Approved unanimously (7-0).**

**4. Preliminary Landmark Recommendation**

**RAMOVA THEATER  
3508-3518 South Halsted Street**

**WARD 11**

Matt Crawford presented the report. Resolution to adopt the Preliminary Landmark Recommendation for the Ramova Theater.

**Motioned by Rubin, seconded by Tolliver. Approved unanimously (7-0).**

**5. Citywide Adopt-a-Landmark Fund - Application**

**UKRAINIAN VILLAGE DISTRICT EXTENSION  
2238 West Rice Street and 835 North Oakley Boulevard / St. Nicholas Ukrainian  
Catholic Cathedral**

**WARD 36**

Daniel Klaiber presented the report. Resolution to approve a Citywide Adopt-a-Landmark Fund grant for 2238 West Rice Street and 835 North Oakley Boulevard / St. Nicholas Ukrainian Catholic Cathedral.

**Motioned by Burns, seconded by Fair. Approved unanimously (7-0).**

**6. Citywide Adopt-a-Landmark Fund - Application**

**(FORMER) MID-CITY TRUST AND SAVINGS BANK BUILDING  
801 West Madison Street and 2 South Halsted Street**

**WARD 34**

Daniel Klaiber presented the report. Resolution to approve a Citywide Adopt-a-Landmark Fund grant for the (Former) Mid-City Trust and Savings Bank Building.

**Motioned by Burns, seconded by Rubin. Approved unanimously (7-0).**

**7. Permit Review Committee Reports**

**Report on Projects Reviewed at the February 8, 2024, Permit Review Committee Meeting**

Dijana Cuvalo presented the report from the Permit Review Committee meeting of February 8, 2024 (see attached).


**Report on Permit Decisions by the Commission Staff for the Month of February 2024**

Tyler Taylor presented the staff report for the month of February 2024 (see attached).

**8. Adjournment**

There being no further business, the meeting was adjourned at 1:53 p.m.

**Motioned by Tolliver, seconded by Hughes. Approved unanimously (7-0).**

  
Ciere Boatright, Secretary

# MEETING MINUTES

## PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on March 7, 2024, at 2:00 p.m. The meeting was held in City Hall, 121 N. LaSalle St., Room 1003A

Present: Gabriel Dziekiewicz, Chair  
Jonathan Fair  
Tiara Hughes  
Adam Rubin

Staff: Dijana Cuvalo  
Emily Barton  
Tyler Taylor  
Joyce Ramos

The following projects were reviewed by the PRC:

**1. 10406-10408 S. Maryland** **9<sup>th</sup> Ward**  
**Pullman District**

Proposed exterior and interior rehabilitation of two existing two-story masonry row-houses and construction of new rear addition.

**Action:** Approved unanimously (4-0) with the following conditions:

1. The size, shape and location of the rear addition is approved as proposed. The proposed face brick shall be a standard modular-sized brick;
2. The elevator shaft overrun cladding shall be a material that is more compatible with the historic buildings and district, such as brick or fiber cement panels in a grey color and a non-reflective finish;
3. The perforated metal screen attachment locations shall be limited to mortar joints only. Large-scale details of attachment shall be provided in the permit drawings;
4. A sign permit application for the existing sign on the north elevation should be submitted and include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials identified;

5. As proposed, the existing mural on the north elevation is to remain. Any other proposed murals or works of art shall be submitted to Historic Preservation staff for review. Murals should not cover or obscure any significant architectural features. Any paint used shall be vapor permeable to avoid trapping water and moisture in the masonry or to have the mural applied on panels that are attached to the masonry. Any physical attachments should be located at mortar joints to avoid damaging the masonry;
6. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim shall be included in the permit drawings; and,
7. A door cut sheet and elevation drawings for the new paneled front doors that show the design, profile and material shall be submitted with the permit drawings.

**2. 1401 S. Michigan**

**3<sup>rd</sup> Ward**

**(Former) Engine Company 104, Truck 3**

Proposed addition of a new canopy structure over an outdoor rooftop dining terrace atop an existing rear addition.

**Action:** Approved unanimously (4-0) with the following conditions:

1. As proposed, the outdoor terrace shall not be enclosed;
2. Specifications and details for the proposed skylights, cladding, guardrails, and light fixtures shall be included with permit drawings; and,
3. The skylights shall be low-profile so they are not visible above the roof of the canopy when viewed from the street.

**3. 3712 N. Harding**

**30<sup>th</sup> Ward**

**Villa District**

Proposed new 16' wide shed dormer on south elevation and rear addition.

**Action:** Approved unanimously (4-0) with the following conditions:

1. The location, size and shape of the new dormer as shown on the drawings dated February 23, 2024, are approved as proposed;
2. The new windows on the dormer and rear addition shall be wood or clad-wood double-hung windows. Enlarged window details shall be included in the permit plans.