

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
February 4, 2010**

The Commission on Chicago Landmarks held a regular meeting on February 4, 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: Phyllis Ellin
Yvette Le Grand
Chris Raguso, Acting Commissioner Department of Community Development
Christopher Reed
Ben Weese
Ernest Wong

ABSENT: David Mosena, Chairman
John Baird, Secretary
Patricia A. Scudiero, Commissioner Department of Zoning and Planning
Edward Torrez

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.

Commission member Phyllis Ellin announced that, in the absence of Chairman Mosena, she would serve as the chair for the meeting. She called the meeting to order.

1. Approval of the Minutes of the January 7, 2010, Regular Meeting

Motioned by Weese, seconded by Raguso. Approved unanimously. (6-0)

2. Final Landmark Recommendation to City Council

**UNION PARK HOTEL
1519 W. Warren Boulevard**

WARD 27

Resolution to adopt the final recommendation to City Council that the proposed Union Park Hotel be designated as a Chicago Landmark. The support of Aldermen Walter Burnett (27th Ward) for the proposed landmark designation was noted for the record.

Motioned by Reed, seconded by Wong. Approved unanimously. (6-0)

3. Progress Report on Proposed Designations - Announcements

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

WARD 42

ANNOUNCED: The tolling agreement entered into with property owners has been amended; the tolling period will expire on April 19, 2010.

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 expire on April 12, 2010.

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

WARD 27

The tolling agreement entered into with the property owner has been amended; the tolling period will expire on April 12, 2010.

4. Program Committee Report

Recommendation to the Illinois Historic Sites Advisory Council on Nominations to the National Register of Historic Places

UNION PARK HOTEL
1519 W. Warren Boulevard

WARD 27

WEST ARGYLE HISTORIC DISTRICT
Roughly bounded by N. Sheridan Road,
W. Ainslie Street, N. Broadway, and W. Winona Street

WARDS 46 & 48

Resolution to approve the recommendation of the Program Committee on the nomination to the National Register of Historic Places of the Union Park Hotel and the West Argyle Historic District.

Motioned by Le Grand, seconded by Weese. Approved (6-0).

5. Permit Review Committee Report

Report on the Projects Reviewed at the January 7, 2010, Permit Review Committee Meeting

Permit Review Committee Chairman Ben Weese presented the report from the Permit Review Committee meeting January 7, 2010 (see attached).

6. Other Business

A. Report on Permit Decisions for the Month of January 2010

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

B. Approval of the Annual Certified Local Government Report for 2009

Brian Goeken reported on the highlights from 2009 regarding the City's historic preservation program. Resolution to approve the Certified Local Government Annual Report for 2009.

Motioned by Wong, seconded by Weese. Approved unanimously. (6-0)

7. Adjournment

There being no further business, the meeting was adjourned at 1:20 p.m.

John Baird, Secretary

Permit Review Activity

January, 2010

Report to the Commission on Chicago Landmarks

Total:119

<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>
1/4/2010		2010-0000	182 W. Lake	100325594	Trustees System Service Building	42	Scaffold		Scaffold: Install one hi-lo climber to be in place from 12/21/09 until 12/21/10 ONLY. No window replacement or other work allowed.	1/4/2010
1/4/2010		2010-0001	1401 N. Milwaukee	100323799	Milwaukee Avenue	1	Interior		Interiors only: Interior alterations to existing clothing retail store for new clothing retail showroom. Includes some partition demo, furnishings, and electrical as per Landmarks stamped plans dated 1/4/09. No HVAC or plumbing in scope of work. No signage or new exterior lighting permitted with this approval. No change to existing storefronts, doors, or windows.	1/4/2010
1/5/2010		2010-0002	520 N. Michigan	100319886	McGraw-Hill Building	42	Interior		Interior only: New retail store replacing existing retail per Landmarks stamped plans dated 1/5/10. Retail store with frontage on corridor only.	1/5/2010
1/5/2010		2010-0003	1322 N. Wicker Park	Environmental	Wicker Park	1	Environmental		Environmental: Surface cleaning, including chemical wash with ProSoCo Light Duty Masonry Cleaner and grinding. Any new mortar to match historic in regard to color, type, joint profile and general appearance. Care to be taken not to damage surrounding masonry units. Any power washing not to exceed 400 psi. No window replacement or other work permitted with this approval.	1/5/2010
1/5/2010		2010-0004	1806 N. Orleans	100322177	Old Town Triangle District	43	Exterior		Exterior: Remove and replace rear open wood porch and stairs attached to rear building same size and location as existing as per Landmarks stamped plans dated 1/5/10. No window replacement or other work permitted with this approval.	1/5/2010
1/5/2010		2010-0005	1060 W. Addison	100325771	Wrigley Field	44	Mechanical		Electrical only: electrical maintenance for January 2010.	1/5/2010
1/5/2010		2010-0006	2325 N. Cleveland	100325297	Mid-North	43	Interior		Interior and exterior: Interior alterations to existing kitchen and family room in a single family residence, including electrical, plumbing and HVAC work. Project includes new rear door and step to accommodate level changes. No window replacement or other work permitted with this approval.	1/5/2010
1/20/2010		2010-0007	401 S. State	100327444	Leiter II Building	2	Mechanical		Mechanical: Voice/data buildout and copper/fiber backbone on 7th floor ONLY. No window replacement or other work allowed	1/20/2010
12/22/2009	1/6/2010	2010-0008	1750 N. Sedgwick	100316567	Old Town Triangle District	43	Exterior and Interior	11/6/2008	Exterior and Interior: Revision to 100247207; roof deck and fourth floor penthouse addition to existing SFR as per Landmarks stamped plans dated 06 January 2009. Condenser units to be located behind penthouse. New brick at parapet to be stained with Nawkaw; Landmarks staff to be contacted for review and approval of new brick prior to staining and installation. New mortar to match existing mortar in color, composition, and joint profile. New windows and french doors to be clad with wood brick mold. New garage door to be paneled with inserted man door similar to cut sheet submitted by architect. No other work allowed.	1/6/2010

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1/6/2010		2010-0009	520 S. Michigan	100325572	Historic Michigan Boulevard District	2	Mechanical		Mechanical: Monthly maintenance for December 2009 ONLY. No window replacement or other work allowed.	1/6/2010
1/6/2010		2010-0010	720 S. Michigan	100325265	Historic Michigan Boulevard District	2	Interior		Interior: Interior alteration to lower level as per Landmarks stamped plans dated 06 January 2010. No window replacement or other work allowed.	1/6/2010
1/6/2010		2010-0011	141 W. Jackson	100325870	Chicago Board of Trade Building	2	Mechanical		Mechanical: Monthly electrical maintenance for December 2009 ONLY. No window replacement or other work allowed.	1/6/2010
1/7/2010		2010-0012	1260 N. Astor	100325862	Astor Street District	43	Interior		Interior: Modernize one gearless and one geared passenger elevator ONLY. No window replacement or other work allowed.	1/7/2010
1/6/2010		2010-0013	1652 N. Leavitt	100319021	Wicker Park	1	Exterior and Interior	09/04/08	Interior and exterior: New foundation and interior renovation/restoration of the building, including mechanical, electrical, plumbing and new metal fence to screen rear parking pad. Relocation methodology to follow summary from Dillabaugh, Inc, dated 9/4/08. Height of relocated building not to exceed certified height (25.34') submitted by surveyor John M. Misturak. A survey of the building height to be submitted to Landmark staff after relocation for confirmation. Existing windows and brick molds to be repaired and retained. Project includes chemical cleaning of historic masonry per submitted product specifications (Dietrich Envirestore). Existing asphalt siding on the rear frame addition to be removed to expose any historic bead board, which shall be retained and repaired. If replacement wood siding is required Landmarks staff shall review and approve any areas of replacement and proposed replacement material prior to work occurring. Any required replacement brick shall match the historic brick in size, color, appearance, and profile. A sample of the replacement brick shall be submitted to Landmarks staff for review and approval prior to order and installation. Pointing mortar shall match the original mortar in color, type, finish and joint profile. Project includes new closed-riser painted wood front and side stairs with metal newel posts and railings as well as new wood and glass paneled front and side door. Landmarks staff to be notified should any unforeseen conditions be discovered in the course of the project.	1/6/2010
1/7/2010		2010-0014	2127 N. Bissell	100325124	Bissell Street District	43	Exterior and Interior		Exterior and Interior: Renovate two bedroom two bathroom apartment as per Landmarks stamped plans dated 07 January 2010. Two new window openings allowed on north elevation. No window replacement or exterior work allowed on front façade. No other work permitted with this application.	1/7/2010
1/8/2010		2010-0015	1060 W. Addison	100325583	Wrigley Field	44	Interior		Interior only: Convert existing storage room to umpire's locker room. No exterior alterations permitted with this approval.	1/8/2010
1/11/2010		2010-0016	1409 N. Milwaukee	100326367	Milwaukee Avenue District	1	Miscellaneous		Miscellaneous: Revision to permit 100303991 to change HVAC contractor ONLY. No window replacement or other work allowed.	1/11/2010
1/11/2010		2010-0017	35 E. Wacker	100323456	35 E. Wacker Building	42	Interior		Interior: Interior alterations for new office tenant ONLY as per Landmarks stamped plans dated 11 January 2010. No window replacement or other work allowed.	1/11/2010

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12/7/2009	1/11/2010	2010-0018	300 W. Adams	100322836	300 W. Adams St. Office Bldg	2	Exterior		Exterior: Replace existing condensing unit with New York 12.5 ton condensing unit. Two comps, R410A, located on outside wall. New units to be smaller and located on the rear wall in the same location as the existing with new structural support as per Landmarks stamped plans dated 11 January 2010, photos, site plan and letter dated 05 January 2010. No window replacement or other work allowed.	1/11/2010
1/11/2010		2010-0019	523 S. Plymouth	Environmental	Printing House Row District	2	Environmental		Environmental: Grinding with dust suppression ONLY. No window replacement or other work allowed.	1/11/2010
1/12/2010		2010-0020	401 S. State	100326445	Leiter II Building	2	Mechanical		Electrical only: audio visual cabling.	1/12/2010
1/12/2010		2010-0021	520 N. Michigan	100326476	McGraw -Hill Building	42	Interior		Interiors only: Interior remodel of former soap show to new tea shop off of interior corridor per Landmarks stamped plans dated 1/12/10. No change to exterior windows permitted with this approval.	1/12/2010
1/12/2010		2010-0022	25 E. Washington	100317553	Jewelers Row District	42	Interior		Interiors only: Revision to permit #100282938 for interior alterations to existing tenant office suite 1921 as per Landmarks stamped plans dated 1/12/10. No window alteration or other work permitted with this approval.	1/12/2010
1/12/2010		2010-0023	30 W. Monroe	100326565	Majestic Building	42	Mechanical		Electrical only: Voice and data cabling for sapient at 30 W. Monroe on the 12th floor.	1/12/2010
1/12/2010		2010-0024	1060 W. Addison	100326299	Wrigley Field	43	Mechanical		Mechanical: Low voltage cables for telephones, 20 locations; temporary wiring in 3 trailers.	1/12/2010
1/12/2010		2010-0025	2411 S. Michigan	100326303	Motor Row District	2	Mechanical		Mechanical: Low voltage cables for telephones; 8 locations - temporary for election.	1/12/2010
1/12/2010		2010-0026	629 W. Deming	100316893	Arlington-Deming District	43	Interior		Interiors only: Install new water supply pipes and replacement of carpet, unit doors (same size and location), patch & paint as needed in all corridors as per Landmarks stamped plans dated 1/12/09. No window replacement or other work permitted with this approval.	1/12/2010
1/12/2010		2010-0027	141 W. Jackson	100323041	Chicago Board of Trade Building	2	Interior		Interior: Interior alterations to existing office space as per Landmarks stamped plans dated 1/12/10. No other work permitted with this approval.	1/12/2010
12/29/2009	1/11/2010	2010-0028	2212 W. Iowa	100286215	Ukrainian Village District Extension	32	Exterior and Interior		Interior remodeling of 3 unit building, replacement of windows on side and rear elevations, replacement of rear porch per Landmarks stamped plans dated 11-12-10. No window replacment, front porch work or other exterior work to occur at the front façade of the	1/12/2010
1/12/2010		2010-0029	209 S. LaSalle	100322235	Rookery Building	42	Mechanical		Electrical only: General building maintenance November 2009.	1/12/2010
1/13/2010		2010-0030	600 W. Chicago	100326615	Montgomery Ward	27	Mechanical		Electrical only: Miscellaneous monthly maintenance work throughout building for 12/09.	1/13/2010
1/7/2010	1/13/2010	2010-0031	11405 S. St. Lawrence	100325809	Pullman District	9	Exterior and Interior		Exterior and Interior: Repair cracking plaster in all rooms in house. Install drywall in kitchen ceiling. Replace front door with new wood door and transom. No window replacement or other work allowed.	1/13/2010

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1/13/2010		2010-0032	220 S. Michigan	100326688	Historic Michigan Boulevard District	2	Mechanical		Mechanical: Monthly maintenance show set up for January, February, and March 2010 ONLY. No window replacement or other work allowed.	1/13/2010
1/13/2010		2010-0033	1060 W. Addison	100324893	Wrigley Field	43	Mechanical		Electrical only: Install an 800 amp temp 120/240 single phase service and distribution panel for outdoor trailers on west side of	1/13/2010
1/13/2010		2010-0034	36 W. Randolph	100326728	Delaware Building	42	Interior		Interior only: Install a mop sink for a McDonald's restaurant per Dept. of Health Violation. Install a vacuum breaker at 7'-6" AFF. No window replacement or other work permitted.	1/13/2010
1/13/2010		2010-0035	1060 W. Addison	100316294	Wrigley Field	44	Exterior	12/3/09	Exterior: Scoreboard repairs and remove precast panels and install fencing and renovate sign on back of scoreboard as per Landmarks stamped plans dated 14 January 2010. Flagpole and lights on roof to remain in place during renovation. Metal letters to be salvaged and reinstalled. If letter are beyond repair, Historic Preservation staff to be notified immediately and approve fabrication of new letters. Neon tubes to be salvaged and reused. New neon to match existing in color, dimension, location, and design. All removed elements to be salvaged and stored until the reinstallation is complete. Paint analysis to be submitted to Historic Preservation staff for review. New paint to match original subject to Historic Preservation staff review and approval. No other work allowed.	1/14/2010
1/14/2010		2010-0036	3432 S. Calumet	100305139	Calumet-Giles-Prairie District	2	Exterior		Revision to review #2009-1839: Demolition of existing rear porch and construction of a new metal porch at rear of building per Landmarks stamped plans dated 1/14/10. No window replacement, porch, masonry or any other work allowed to the front of the building with this approval.	1/14/2010

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1/15/2010	1/15/2010	2010-0037	118 E. Erie	100325094	Farwell Building	42	New Construction		Erect new 40-story residential tower with associated restoration of Farwell Building for 89-unit mixed-use building per Landmarks stamped plans dated 1/15/10 and pursuant to the following: Agreement for the Dismantlement, Demolition, Repair and Reconstruction of the Farwell Building, by and between the City of Chicago and NM Project Company, LLC, 664 N. Michigan, and Prism Real Estate Equities V, LLC, dated March 31, 2008; side letter of agreement between the City of Chicago and Prism Real Estate Equities V, LLC, dated November 13, 2008; and the Historic Window Improvements Maintenance Agreement between the City of Chicago and NM Project Company LLC, dated December 28, 2009. Signage, awnings, and catwalks at 11th floor are not included with this permit and will be under separate permits. The exterior lighting fixtures shown on the plans for the Farwell Building are approved in concept only, final approval of exterior architectural lighting shall be based on Historic Preservation staff review and approval of lighting mock-ups prior to order and installation. Any lighting fixtures, conduit, and other equipment mounted to the exterior of the Farwell Building shall not be visible from the street. No railings and/or plantings shall extend above the Farwell Building mansard roof and be visible from the street. Mechanical ductwork and equipment to be installed at 11th floor shall not be visible from the street. Shop drawings of all windows, storefronts, doors, etc., for the Farwell Building shall be reviewed and approved by the Historic Preservation staff prior to order and installation. A copy of approved permit plans shall be delivered to Historic Preservation Division for our records.	1/15/2010
1/15/2010		2010-0038	351 E. 21st	100327031	R.R. Donnelley Plant	2	Mechanical		Electrical only: Install (2) 225 amp feeders for (2) 100KVA PDU's in existing switchboards.	1/15/2010
1/15/2010		2010-0039	24 W. Randolph	100322233	Oliver Building	42	Mechanical		Electrical only: General building maintenance November 2009.	1/15/2010
1/15/2010		2010-0040	210 S. Canal	100322234	Union Station	2	Mechanical		Electrical only: General building maintenance November 2009.	1/15/2010
1/15/2010		2010-0041	701 N. Michigan	100326522	Allerton Hotel	42	Mechanical		Electrical only: General building maintenance Dec. 2009.	1/15/2010
1/15/2010		2010-0042	701 N. Michigan	100322230	Allerton Hotel	42	Mechanical		Electrical only: General building maintenance Nov. 2009.	1/15/2010
1/15/2010		2010-0043	209 S. LaSalle	100326556	Rookery Building	42	Mechanical		Electrical only: General building maintenance Dec. 2009	1/15/2010
1/15/2010		2010-0044	210 S. Canal	100326555	Union Station	2	Mechanical		Electrical only: General building maintenance Dec. 2009.	1/15/2010
1/15/2010		2010-0045	24 W. Randolph	100326553	Oliver Building	42	Mechanical		Electrical only: General building maintenance Dec. 2009.	1/15/2010
1/15/2010		2010-0046	230 N. Michigan	100326552	Carbide & Carbon Building	42	Mechanical		Electrical only: General building maintenance Dec. 2009.	1/15/2010
1/15/2010		2010-0047	1409 N. Milwaukee	100326188	Milwaukee Avenue	1	Interior		Interiors only: Plumbing revisions to perviously issued permit #100303991 as per Landmarks stamped plans dated 1/15/10. No window repalcement or exterior work permitted with this approval.	1/15/2010
1/15/2010		2010-0048	1060 W. Addison	100326273	Wrigley Field	44	Interior		Interiors only: Men's restroom renovation per Landmarks stamped plans dated 1/15/10. No exterior atlerations permitted with this approval.	1/15/2010

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1/15/2010		2010-0049	1060 W. Addison	100326340	Wrigley Field	44	Interior		Interior only: Batting cage enclosure per Landmarks stamped plans dated 1/15/10. No exterior work permitted with this approval.	1/15/2010
1/15/2010		2010-0050	229 E. Lake Shore	100326279	East Lake Shore Drive District	42	Interior		Interiors only: Interior demolition of non-load bearing partitions in co-op unit 2W per Landmarks stamped plans dated 1/15/10. No window replacement or exterior work permitted with this approval.	1/15/2010
1/15/2010		2010-0051	1 N. State	100323469	Jewelers Row District	42	Exterior		Interiors only: Interior alterations to 5th floor as per Landmarks stamped plans dated 1/15/10. No window replacement or exterior work permitted with this approval.	1/15/2010
1/15/2010		2010-0052	618 S. Michigan	100323348	Historic Michigan Boulevard District	2	Interior		Interiors only: Interior alterations in basement mechanical room. Structural. Three new steam boilers and chiller per Landmarks stamped plans dated 1/15/10.	1/15/2010
1/15/2010		2010-0053	5700 S. Lake Shore	100316758	Museum of Science & Industry	5	Interior		Interior only: Interior alterations of existing dining area. Work to include demolition of existing finishes and interior walls, addition of new lighting, interior partitions and reconfiguring of existing electrical, plumbing and mechanicals systems as per Landmarks stamped plans dated 1/15/10.	1/15/2010
1/19/2010		2010-0054	600 W. Chicago	100324883	Montgomery Ward	27	Interior		Interior: Business buildout of 6th floor office space as per Landmarks stamped plans dated 19 January 2010. No window replacement or other work allowed	1/19/2010
1/19/2010		2010-0055	425 W. Surf	100322838	Surf-Pine Grove District	44	Exterior and Interior		Interior alterations and window replacement in units 301, 617, 713, 901 and 910 per Landmarks stamped plans dated 1/19/2010. All window replacement to occur at alley sides of building. No window replacement at the front façade or other exterior work.	1/19/2010
1/20/2010		2010-0056	701 N. Michigan	100327196	Allerton Hotel	42	Mechanical		Mechanical: Electrical maintenance ONLY. No window replacement or other work allowed.	1/20/2010
1/20/2010		2010-0057	43 E. Burton	100324286	Astor Street District	42	Mechanical		Mechanical: Wiring for audio, video, and low voltage lighting control system in basement of existing single-family home ONLY. No window replacement or other work allowed.	1/20/2010
1/20/2010		2010-0058	39 E. Schiller	100327439	Astor Street District	42	Exterior and Interior		Exterior and Interior: Replacement of kitchen cabinets, countertops, appliances, electrical fixtures, and existing patio door as per Landmarks stamped plans dated 20 January 2010. No window replacement or other work allowed.	1/20/2010
1/20/2010		2010-0059	208 S. LaSalle	100327258	Continental & Commercial National Bank	42	Mechanical		Mechanical: Low voltage telephone, CATV & data wiring ONLY. No window replacement or other work allowed.	1/20/2010
1/20/2010		2010-0060	209 S. LaSalle	Environmental	Rookery Building	42	Environmental		Environmental: Chemical cleaning of sidewalk on Adams side of the building (ProSoCo SafEtch). No use on the façade of the building itself. Precautions to be taken to prevent overspray from damaging historic structure. No other work permitted with this	1/20/2010

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11/19/2009	1/19/2010	2010-0061	210 S. Canal	100319300	Union Station	42	Exterior and Interior		Exterior and Interior: Floor addition to interior of building including structural infill for control center as per Landmarks stamped plans dated 20 January 2010. New window to be installed at office 207 at SE corner of building and at openings on south facade. Entry doors to be retained and repaired if possible. If beyond repair, new doors shall match the existing in material, design, dimension, and details. New opaque glass to match existing opaque glass on the exterior; Landmarks staff to review and approve new glass prior to order and installation. No other work allowed.	1/20/2010
1/21/2010		2010-0062	11241 S. St. Lawrence	100326442	Pullman District	9	Exterior and Interior		Exterior and Interior: Combining two units (11242 & 11243) into one residence. Interior rehab and new small rear porch on unit 11243. New window on secondary elevations and new interior doors as per Landmarks stamped plans dated 21 January 2010. No other exterior work allowed.	1/21/2010
1/21/2010		2010-0063	1060 W. Addison	100327625	Wrigley Field	44	Miscellaneous		Miscellaneous: Revision to permit 100313648 to change plumbing contractor ONLY. No work allowed with this permit.	1/21/2010
6/26/2009	1/21/2010	2010-0064	542 W. Grant	100296294	Mid-North	43	Exterior and Interior	8/7/2008	Interior and exterior alterations to convert an existing commercial/industrial building to single-family residence per landmarks stamped plans dated 1/21/10. Partial demolition and reconstruction pursuant to City Council Order per Section 2-120-825 of the Municipa Code of Chicago. Owner to notify Landmarks staff immediately should unforeseen circumstances occur at the site resulting in change to the scope of work as approved on the permit plans. Landmarks staff to review and approve brick sample (#4) prior to order and construction. Tuckpointing mortar to match original in type, color and joint profile. The guardrails at terraces shall not be visible from the street, Landmarks staff to review and approve final design details prior to construction.	1/21/2010
1/22/2010		2010-0065	141 W. Jackson	100325992	Chicago Board of Trade Building	2	Interior		Interiors only: Interior remodeling of existing 22nd floor office space: No occupancy change; general construction, electrical, mechanical and plumbing work required per Landmarks stamped plans dated 1/22/10. No change to existing windows permitted with this	1/22/2010
1/21/2010		2010-0066	6 N. Michigan	100327615	Historic Michigan Boulevard District	42	Miscellaneous		Miscellaneous: Revision to permit #100290340 to change electrical contractor.	1/21/2010
1/22/2010		2010-0067	350 E. Cermak	100327684	R.R. Donnelley Plant	2	Mechanical		Electrical only: Security camera and card readers, 3rd floor.	1/22/2010
1/22/2010		2010-0068	2146 N. Halsted	100327027	Armitage Halsted	43	Mechanical		Electrical only: Installing property size over-current device for	1/22/2010
1/22/2010		2010-0069	401 S. State	100304374	Leiter II Building	2	Mechanical		Electrical only: Expansion of an existing fire safety (highrise with CL-I) system on 7th floor. No window replacement or other work permitted.	1/22/2010

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1/22/2010		2010-0070	2529 W. Logan	100326700	Logan Square Boulevards District	35	Exterior		Exterior only: Masonry repairs and steel replacement to church façade. Selective repairs to northwest tower only. Existing brick to be removed at location of steel beam on north and west sides of tower. Brick to be retained and reinstalled. Mortar shall match the historic mortar in regard to color, texture, type, and joint profile. Should any new masonry be required it shall match the size, color and appearance of the historic masonry. No window replacement or other work permitted with this approval.	1/22/2010
1/22/2010		2010-0071	1301 N. Astor	100327370	Astor Street District	43	Exterior		Provide and install a 2'-6" x 9'-6" steel platform for 2 condensing units at North wall of building to serve residential unit #4 per Landmarks stamped plans dated 1/22/10. No window replacement or other exterior work to occur with this permit. No work to street facades to occur with this permit.	1/22/2010
1/22/2010		2010-0072	2218 W. Iowa	100327467	Ukrainian Village District Extension	32	Exterior		Exterior only: Window (replacement only) QTY: 16. Existing wood brick molds to remain per Landmarks stamped exhibit dated 1/22/10. Includes front façade window replacement with new double-hung clad-wood windows. No other work permitted with this approval.	1/22/2010
1/25/2010		2010-0073	17 E. Monroe	100327874	Palmer House Hotel	42	Mechanical		Mechanical: Repairs and maintenance for February 2010 ONLY. No window replacement or other work allowed.	1/25/2010
1/25/2010		2010-0074	3432 S. Calumet	100311030	Calumet-Giles-Prairie District	2	Mechanical		Mechanical: Hot water heater (replacement only) QTY 1. No other work permitted with this approval.	1/25/2010
1/25/2010		2010-0075	3963 W. Belmont	100327847	Florsheim Shoe Company Building	31	Mechanical		Mechanical: Trim out existing electric, connect appliances. No additional circuits ONLY. No window replacement or other work allowed.	1/25/2010

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1/22/2010		2010-0076	1652 N. Leavitt	100327586	Wicker Park	1	Exterior and Interior	09/04/08	Interior and exterior: (Initially approved under permit #100319021- no changes) Relocation of landmarked building. New foundation and interior renovation/restoration of the building, including mechanical, electrical, plumbing and new metal fence to screen rear parking pad. Relocation methodology to follow summary from Dillabaugh, Inc, dated 9/4/08. Height of relocated building not to exceed certified height (25.34') submitted by surveyor John M. Misturak. A suvey of the building height to be submitted to Landmark staff after relocation for confirmation. Existing windows and brick molds to be repaired and retained. Project includes chemical cleaning of historic masonry per submitted product specifications (Dietrich Envirestore). Existing asphalt siding on the rear frame addition to be removed to expose any historic bead board, which shall be retained and repaired. If replacement wood siding is required Landmarks staff shall review and approve any areas of replacement and proposed replacement material prior to work occuring. Any required replacement brick shall match the historic brick in size, color, appearance, and profile. A sample of the replacement brick shall be submitted to Landmarks staff for review and approval prior to order and installation. Pointing mortar shall match the original mortar in color, type, finish and joint profile. Project includes new closed-riser painted wood front and side stairs with metal newel posts and railings as well as new wood and glass paneled front and side door. Landmarks staff to be notified should any unforeseen conditions be discovered in the course of the project.	1/22/2010
1/26/2010		2010-0077	135 S. LaSalle	100326346	Field Building	42	Interior		Interiors only: Interior alterations of an existing 29th floor office space with new plumbing per Landmarks stamped plans dated 1/26/10. No window removal or other work permitted with this approval.	1/26/2010
1/26/2010		2010-0078	3453 S. Prairie	100327989	Calumet-Giles-Prairie District	2	Exterior		Exterior: Remove and replace existing open rear wood porch and stairs same as existing as per Landmarks stamped plans dated 1/26/10. No window replacement or other work permitted with this approval.	1/26/2010
1/26/2010		2010-0079	111 N. Wabash	100327926	Jewelers Row District	42	Mechanical		Electrical only: Monthly maintenance Jan-March 2010.	1/26/2010
1/26/2010		2010-0080	201 N. Wells	100327927	Trustees System Service Building	42	Mechanical		Electrical only: Monthly maintenance Jan.-March 2010.	1/26/2010
1/26/2010		2010-0081	32 W. Randolph	100327939	Oliver Building	42	Mechanical		Electrical only: Monthly maintenance Jan-March	1/26/2010
1/26/2010		2010-0082	1 N. LaSalle	100327943	One North LaSalle Building	42	Mechanical		Electrical only: Monthly mainteannce Jan.-March 2010.	1/26/2010
1/26/2010		2010-0083	135 S. LaSalle	100327946	Field Building	42	Mechanical		Electrical only: Monthly maintenance Jan.-March 2010.	1/26/2010
1/26/2010		2010-0084	20 N. Wacker	100327953	Civic Opera House	42	Mechanical		Electrical only: Monthly maintenance Jan.-March 2010.	1/26/2010
1/26/2010		2010-0085	60 W. Adams	100327958	Marquette Building	42	Mechanical		Electrical only: Monthly maintenance Jan.-March 2010.	1/26/2010
1/26/2010		2010-0086	210 S. Canal	100327876	Union Station	2	Mechanical		Electrical only: System conduit for new low voltage fire alarm	1/26/2010
1/26/2010		2010-0087	1060 W. Addison	100327680	Wrigley Field	44	Miscellaneous		Misceallenous: : tent 50' x 100'. Erection starts 2/3/10 for special event on 2/6/10. To be removed 2/7/10.	1/26/2010

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1/26/2010		2010-0088	1060 W. Addison	100327674	Wrigley Field	44	Miscellaneous		Miscellaneous: Erect 20' x 30' canopy for special event on Feb. 6, 2010. Take down on February 7, 2010.	1/26/2010
1/27/2010		2010-0089	428 W. Surf	100290687	Surf-Pine Grove District	44	Exterior and Interior		Interior and exterior: Deconversion/duplexing of garden unit to address violations issued on 1/7/08 per Landmarks stamped plans dated 1/27/10. Project includes window replacement on the north elevation only. Windows and doors on the court to remain.	1/27/2010
1/27/2010		2010-0090	11 E. Madison	100311433	Carson Pirie Scott Building	42	Mechanical		Mexhanical: Install low voltage sound masking system ONLY. No window replacement or other work allowed.	1/27/2010
12/11/2010	1/27/2010	2010-0091	200 W. Menomonee	100323480	Old Town Triangle District	43	Exterior	01/08/10	Exterior only: Remove masonry and vinyl siding and replace with masonry siding only. Remove existing thin brick veneer and vinyl siding on the east elevation and replace with new thin brick veneer manufactured by Owensboro Brick Co. (Old Oakley color). Existing shutters to be removed and existing windows to remain. Project to include installation of new soldier course above the windows set flush with the brick veneer and a 4" limestone still per Landmarks stamped exhibits dated 1/27/10. Brick return on the south elevation to extend at least 12" with a "J" join between the old and new materials. New mortar to match color and texture of existing mortar. No other work permitted with this approval.	1/27/2010
1/27/2010		2010-0092	6 N. Michigan	100328306	Historic Michigan Boulevard District	42	Miscellaneous		Revision to permit #100290340 issued 5/15/09 to change general contractor only. No other work to occur with this approval.	1/27/2010
1/27/2010		2010-0093	50 E. Congress	100328201	Auditorium Building	2	Mechanical		Electrical only: Maintenance for February, march and April 2010.	1/27/2010
1/27/2010		2010-0094	1414 N. Milwaukee	100328350	Milwaukee Avenue	1	Miscellaneous		Miscellaneous: Revision to permit #100322456 to change HVAC contractor subject to field inspection.	1/27/2010
1/28/2010		2010-0095	435 N. Michigan	100299488	Tribune Tower	42	Mechanical		Electrical only: maintenance for Jun 2009.	1/28/2010
1/28/2010		2010-0096	435 N. Michigan	100299489	Tribune Tower	42	Mechanical		Electrical only: maintenance for July 2009.	1/28/2010
1/28/2010		2010-0097	435 N. Michigan	100308982	Tribune Tower	42	Mechanical		Electrical only: Maintenance for August 2009.	1/28/2010
1/28/2010		2010-0098	435 N. Michigan	100308984	Tribune Tower	42	Mechanical		Electrical only: Maintenance for September 2009.	1/28/2010
1/28/2010		2010-0099	435 N. Michigan	100318277	Tribune Tower	42	Mechanical		Electrical only: Maintenance for October 2009.	1/28/2010
1/28/2010		2010-0100	435 N. Michigan	100318278	Tribune Tower	42	Mechanical		Electrical only: Maintenance for November 2009.	1/28/2010
1/28/2010		2010-0101	435 N. Michigan	100323953	Tribune Tower	44	Mechanical		Electrical only: Maintenance for Dec. 2009.	1/28/2010
1/28/2010		2010-0102	1060 W. Addison	100299490	Wrigley Field	44	Mechanical		Electrical only: Maintenance for June 2009.	1/28/2010
1/28/2010		2010-0103	1060 W. Addison	100299491	Wrigley Field	44	Mechanical		Electrical only: Maintenance for July 2009.	1/28/2010
1/28/2010		2010-0104	1060 W. Addison	100308980	Wrigley Field	44	Mechanical		Electrical only: Maintenance for August 2009.	1/28/2010
1/28/2010		2010-0105	1060 W. Addison	100308981	Wrigley Field	44	Mechanical		Electrical only: Maintenace for September 2009.	1/28/2010
1/28/2010		2010-0106	1060 W. Addison	100318274	Wrigley Field	44	Mechanical		Electrical only: Maintenance for October 2009.	1/28/2010
1/28/2010		2010-0107	1060 W. Addison	100318276	Wrigley Field	44	Mechanical		Electrical only: Maintenance for November 2009.	1/28/2010

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1/28/2010		2010-0108	1060 W. Addison	100323949	Wrigley Field	44	Mechanical		Electrical only: Maintenance for December 2009.	1/28/2010
1/28/2010		2010-0109	20 N. Wacker	100327953	Civic Opera House	42	Mechanical		Mechanical: Monthly maintenance January - March 2010 ONLY. No window replacement or other work allowed.	1/28/2010
1/28/2010		2010-0110	111 N. State	100328479	Marshall Field and Company Building	42	Mechanical		Mechanical: Monthly maintenance December 2009 ONLY. No window replacement or other work allowed	1/28/2010
1/28/2010		2010-0111	17 E. Monroe	100328142	Palmer House Hotel	42	Interior		Interior: Furnish and install new hydraulic valve on one 2-stop hydraulic elevator (car #24) ONLY. No window replacement or other work allowed	1/28/2010
1/28/2010		2010-0112	1250 N. Lake Shore	100328145	Seven Houses on LSD District	43	Interior		Interior: Modernize one 5-stop hydraulic passenger elevator ONLY. No window replacement or other work allowed.	1/28/2010
1/20/2010	1/27/2010	2010-0113	208 S. LaSalle	100327094	Continental & Commercial National Bank	42	Exterior		Exterior: Installation of new metal canopy over existing entry as per Landmarks stamped plans dated 27 January 2010. No window replacement allowed. Canopy finishes: metal to be painted black, glass to be translucent/fritted.	1/27/2010
1/29/2010		2010-0114	933 W. Newport	100327047	Newport Avenue District	44	Exterior and Interior		Interior and exterior: Interior alteration of 3-story, 3 unit building. Includes window opening modification on secondary elevation and selective window replacement on secondary elevations per Landmarks stamped plans dated 1/29/10. No change to front façade, front windows or doors permitted with this approval.	1/29/2010
1/29/2010		2010-0115	3962 W. Belmont	100328622	Florsheim Shoe Company Building	31	Interior		Interior only: Replace plumbing fixtures only. Unit #415. No window replacement or other work permitted with this approval.	1/29/2010
1/21/2010	1/29/2010	2010-0116	842 N. Wolcott	100318633	East Village District	1	New Construction:	05/07/09	New Construction: The deconversion of an existing 4 unit building (842 N. Wolcott) into a 3 unit building with an additional 3 units of new construction added on to the vacant land adjacent to the existing building (840 N. Wolcott) per Landmarks stamped plans dated 1/29/10. Project includes new clad-wood windows in the historic building. Existing brick molds and vertical and horizontal mullions to remain and be repaired. Existing front doors to remain. Historic cast iron fence to be repaired and retained. Front façade and return of new structure to be clad with salvaged common brick, per submitted exhibit. Cast stone trim to be manufactured by Franklin Stone (Liberty Gray color). Should any historic trim on 842 N. Wolcott not be salvageable Landmarks staff shall be notified to view condition and detail of proposed replacement.	1/29/2010
10/16/2009	1/29/2010	2010-0117	1200 E. Madison Park	100315672	Kenwood District	4	Exterior	12/03/09	Restore existing brick fencing. Includes demolition and replacement of nine brick and stone columns and repair of wrought iron fencing, per Landmarks stamped exhibits dated 1/29/10. New brick to be manufactured by Yankee Hill (New England color) and new mortar to match color, texture and joint width of existing. Limestone to match submitted sample in color and texture. Iron fencing to be removed, repaired, and reinstalled, per submitted phasing plan. No other work permitted with this approval.	1/29/2010
1/29/2010		2010-0118	600 W. Chicago	100328532	Montgomery Ward	27	Mechanical		Electrical only: Security system.	1/29/2010

TOTAL # OF PERMIT APPLICATIONS APPROVED IN NOVEMBER:	119	
TOTAL # OF REVIEWS PERFORMED IN NOVEMBER	137	
REVIEWS PERFORMED SAME DAY:	124	90.5%
REVIEWS PERFORMED IN 1-DAY OR LESS	130	94.9%

sday, January 06, 2010

PERMIT REVIEW COMMITTEE REPORT TO
COMMISSION ON CHICAGO LANDMARKS

February 4, 2010

The Permit Review Committee (PRC) met on January 7, at 1:15 p.m. The meeting was held at 33 N. LaSalle Street, Room 1600.

Present: Ben Weese
Phyllis Ellin
Edward Torrez
Ernest Wong

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

The following projects were reviewed by the PRC:

1. **200 W. Menomonee**
(Old Town Triangle District – 43rd Ward)

Proposal: Proposed re-cladding of the east (Wells) façade of a 3-story, non-contributing residential condominium building with new panelized, thin-brick cladding.

Action: Approved unanimously with the following conditions:

1. As proposed panelized brick veneer manufactured by Owensboro Brick Co. with the red-brown color designated as “Old Oakley” is approved. The pointing mortar shall match the existing color and joint profile;
2. A section detail and elevation drawing showing the proposed window surround treatment, including the brick soldier course installed flush to the façade and 4” limestone sill, shall be submitted for Historic Preservation staff review and approval with the permit application;
3. A detail showing the proposed butt joint between the new panelized thin brick veneer on the front (Wells/east) facade and the existing panelized thin brick veneer and vinyl siding on the Menomonee (south) elevation to remain shall be submitted for Historic Preservation staff review and approval with the permit application; and,
4. Any future phases of this project, such as for the south elevation, shall be consistent with these conditions and shall be reviewed at the staff level

2. **100-114 W. Germania Place, 1538-42 N. Clark St.**
(Germania Club Building - Proposed – 42nd Ward)

- Proposal: Proposed conceptual review and approval of the following changes to identified exterior and interior significant historic and architectural features and spaces of the building, depending upon future tenant needs and uses:
1. Insert new mezzanine floors within both the ballroom and the dining room spaces. Construct a new ramp in the ballroom and new stairs in the dining room.
 2. Raise the roof to the top of the existing parapet to accommodate new habitable space within the attic level; and new window openings on the north and west elevations at the attic level.
 3. Create an accessible lobby at the first-floor east of the main entrance stair, including a new elevator that would access all floors of the building.
 4. Infill the existing north lightwell to create space for a new freight elevator and mechanical equipment.
 5. Create an accessible lobby at the north of the Clark Street elevation, to access a new elevator.
 6. Remove portions of walls in the three connecting rooms and the enclosed porch on the mezzanine level (between the first and second floors) and in the solarium on the second floor.

Action: The Committee unanimously found that:

Given, the scale, magnitude and nature of the proposed changes relative to their impact on the significant interior spaces, as well as the rooflines of the building, the information as submitted is incomplete and insufficient to make such a determination, even on a conceptual basis. The proposed work may, in some form, meet the Commission's permit review standards and criteria with further review and design development—depending on the ultimate design, dimensions, materials, details, and other information such as programmatic and code issues that will affect the proposed changes. The potential cumulative effect of all these changes to the historic character, features, and spaces of the building should also be considered.

The Committee therefore continued its review of the proposed project so that the following preliminary comments could be addressed and necessary additional information submitted:

1. **Inserted Floors.** The insertion of a new additional floor(s) within a significant interior space in order to accommodate a new use

should only be considered after evaluating and excluding other alternatives. An inserted floor should not damage or destroy the structural system; or obscure, damage or destroy the historic space, features or finishes. The design of an inserted floor should be compatible, but differentiated, with the historic character and features; as visually unobtrusive as possible; and also reversible so that if removed in the future, the essential form and integrity of the space would remain.

(A) Ballroom. As proposed, the inserted floor would extend from the western end of the ballroom for more than three bays of the four-bay length of the room, with a connecting ‘bridge’ spanning the remaining distance to the eastern end. The design is in concept proposed to be free-standing and as structurally minimal, visually unobtrusive and transparent as possible. As proposed, the new floor’s size, scale and configuration, however, would be visually obtrusive, and would not appear to be secondary or subsidiary to the space; and would adversely affect the overall visual experience of the volume as well as limit views of the overall space, ceiling and domes, the mezzanine-level gallery, and other features. The design should be further studied to address the following:

(a) Configuration/Area: The new inserted floor may be attached, as proposed, to the blank, windowless western wall of the room. The new floor should, however, be no more than two bays in length and should not extend past the middle of the room; and a substantial setback should be maintained along the north and south walls, so that the new inserted floor remains a free-standing, secondary feature, leaving the remainder of the room unobstructed;

(b) Height: The height of the new floor should be further studied relative to the (i) overall volume of the space as well as (ii) the proposed use of the floor and the lower level and (iii) in relationship to the architectural features and ornament on the side walls;

(c) “Bridge” Connection: No more than one ‘bridge’ connection between the new inserted floor and the gallery level should be provided (a code analysis should be provided if more than one ‘bridge’ connection is proposed). The ‘bridge’ connection should be located in the westernmost two bays, and as far as possible from the projecting bay of the gallery. No ‘bridge’ connection should connect the eastern edge of the inserted floor with the eastern wall of the room or to the projecting bay of the

gallery; and

(d) Design/Materials: The proposed design is to be as minimal and visually unobtrusive as possible. Additional information about the design, materials, dimensions, and details should be submitted, as well as structural and code analyses for the proposed design.

(B) Dining Room. As proposed, the new inserted floor would extend the width of the room at the rear of the space. The new floor is proposed to span from wall to wall, with no added vertical supports, and to be as structurally minimal, visually unobtrusive and transparent as possible. Some changes to openings between the dining room, ballroom and gallery level are also proposed. The design should be further studied to address the following:

(a) Design/Materials: The design is in concept proposed to be as minimal and visually unobtrusive as possible, spanning wall to wall with no added vertical supports or brackets. Additional information about the design, materials, dimensions, and details should be submitted, as well as structural and code analyses for the proposed design—particularly regarding wall connections and whether additional structural support, reinforcement or other modifications will be required; and the layout of the new inserted floors themselves; and

(b) Rear/Side Walls: The new opening on the south wall to connect the new, upper-most floor level within the corner tower (the existing attic space, dubbed the “Capone Room”) with the new inserted floors within the dining room, should be further studied. A greater portion of the rear wall should remain than what is proposed in order to retain a “punched-opening” character to the new opening(s) within the wall. Photographs and elevation drawings of the south wall, as well as the portions of the east and west walls of the dining room where the new inserted floors are proposed, shall be submitted; elevation drawings shall indicate areas of proposed demolition or other modification as well as existing historic features and finishes. Also, a structural analysis of the proposed changes to accommodate the new opening(s) for the Capone Room shall be provided.

2. **New Ramp/Stairs.** The design of the lower-level ramp (Ballroom) and new stair (Dining Room) should be as visually unobtrusive as

possible and reversible. Additional information should be submitted, including the design, materials, dimensions, and details (including for the connection, if any, along the wall); and should also address the relative visibility of the ramp/stairs and railings through the windows.

3. **Roof/Attic Level.** The roof is proposed to be minimally raised to accommodate a new attic level of habitable spaces. The following information should be provided:

- (a) *Additional information* (i) demonstrating that the new roof will not be higher than the existing parapet or otherwise affect the exterior appearance of the building (including dimensioned sections showing existing and proposed floor-to-ceiling heights, existing and proposed parapet and roof heights, etc.); and (ii) regarding the details and potential visibility of the proposed skylights;

- (b) A *structural analysis and a code analysis* (building, life-safety, vent-and-light, etc.) shall be provided, including but not be limited to the condition of the exterior walls and parapets, the proposed new roof structure-parapet wall connection, the existing roof trusses, occupancy, floor loads, etc. Any demolition, structural and/or other modifications should be identified, including existing and proposed plans; and

- (c) *Additional information* about how (i) mechanical equipment will be accommodated in the new spaces as well as the location and dimensions of any exterior equipment or venting; and information on how (ii) the domes will be protected as part of the new attic-level use.

4. **New Elevator.** The placement of a new elevator within significant interior spaces in order to accommodate a new use should only be considered after evaluating and excluding other alternatives such as non-significant interior spaces. The new feature should not damage or destroy the structural system; or obscure, damage or destroy the historic space, features or finishes. The design of the elevator should be compatible, but differentiated, with the historic character and features; be as visually unobtrusive as possible; and also be reversible so that if removed in the future, the essential form and integrity of the space would remain.

A new cylindrical, free-standing elevator is proposed to be located adjacent to the main entrance of the building. The elevator is proposed to serve all floors (basement to new attic level) and would impact some of the significant interior spaces (i.e., the mezzanine level between the first and second floors) and the corner

solarium (labeled “bar”) connecting the ballroom and dining room. The preferred location for the elevator would be in an area that does not impact any significant interior spaces. The location and design should be further studied to address the following:

(a) *Additional information*, including dimensioned plans/sections and product specifications, demonstrating that the elevator override will not be higher than the existing parapet or otherwise affect the exterior appearance of the building. A structural and building code analysis shall also be provided for the proposed elevator;

(b) *Design/Materials*: Additional information about the design, materials, dimensions and details shall be submitted, including how the new elevator will impact historic features (e.g., ornamental features, doors at the back of the theater, ceiling, moldings, etc.) in the significant historic spaces. Photographs and elevation drawings of these spaces shall be submitted; elevation drawings shall indicate any areas of proposed demolition or other modification as well as existing historic features and finishes; and

(c) *Alternative Locations/Use*: An analysis of alternative locations for the elevator shall be prepared and submitted.

5. **North lightwell**: The enclosure of a lightwell on a secondary elevation may meet the guidelines of the Commission. However a dimensioned north elevation and other information indicating the existing and proposed condition of the infill of the light well, including the height of the proposed rooftop penthouse and elevator overrides, materials, etc. should be submitted for review.
6. **Programmatic Issues/Use**: Future actual tenant uses will determine the need, if any, for the proposed new inserted floors as well as their desired design, size and configuration. Such uses will also dictate structural, occupancy, floor loads, exiting, fire-rating, and other code requirements for the new floors, which in turn will affect the design of the new floors, the thickness of their structural members and structural connections, and their relative visual transparency and unobtrusiveness within the larger space. Furthermore, the actual use will also impact the relative visual transparency and unobtrusiveness of the new floors within their respective historic spaces (e.g., tall bookshelves or other tall display fixtures and the resulting impact on the visual openness and character of the room). Similarly, the future tenants and uses of the building will also inform the need, if any, for the elevator at the proposed location, as well as whether it is to serve all or some floors. Given this, it is recommended that the proposed project (or

series of projects) be further studied and developed based on the actual use, program and tenant needs, once identified.

7. **Other:** The following additional information should be provided:
 - (a) Additional information and details regarding other proposed changes, including but not limited to signage, mechanical equipment, new lobbies and storefront modifications, interior walls to be removed on the mezzanine floor and solarium, etc.;
 - (b) Photographs and elevation drawings of all significant interior spaces; elevation drawings shall indicate any proposed modification as well as all existing historic features and finishes;
 - (c) Light fixtures and other original fixtures within the significant historic features shall all be retained and preserved; such fixtures should be identified in the submitted plans and information; and
 - (d) Additional information and details for the proposed new window openings on the north and west elevations and the penthouse structure (which were not submitted in time to be reviewed as part of this submission).

The committee further directed the Historic Preservation staff to work with the applicant to respond to the above comments. When the above comments have been addressed, the project may be agendaized again for PRC review.