

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, October 5, 2017, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, October 5, 2017 at 1:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

David Reifman
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, October 5, 2017
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of September 7, 2017

2. Final Landmark Recommendation

JOHNSON PUBLISHING COMPANY BUILDING
820 South Michigan Avenue

WARD 4

3. Preliminary Landmark Recommendation

OLD CHICAGO MAIN POST OFFICE BUILDING
401-439 West Van Buren Street, 401-535 South Canal Street, and 400-436 West Harrison Street

WARD 25

4. Class L Property Tax Incentive - Application

OLD CHICAGO MAIN POST OFFICE BUILDING
401-439 West Van Buren Street, 401-535 South Canal Street, and 400-436 West Harrison Street

WARD 25

5. Report from the Department of Planning and Development

LOGAN SQUARE BOULEVARDS DISTRICT EXTENSION
Episcopal Church of the Advent and Parish House
2900 West Logan Boulevard

WARD 32

6. Permit Review Committee Reports

Report on Projects Reviewed at the September 7, 2017, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of September 2017

7. Program Committee Report

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations as well as new Nominations to the National Register of Historic Places in Chicago.

8. Announcements

2017 Preservation Excellence Awards

Date: Tuesday, October 24, 2017

Time: 4:00 p.m. to 5:00 p.m. (Registration begins at 4:00 p.m.)

Location: Cultural Center
78 East Washington Street

9. Adjournment

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, October 5, 2017 City Hall, 121 N. LaSalle St., Room 201-A

1:30 p.m.

AGENDA:

- 1. 1638 N. Sedgwick** **2nd Ward**
Old Town Triangle District
Proposed new construction of a 3 ½-story, multi-family, masonry building with a roof deck
- 2. 2112 W. Haddon** **2nd Ward**
Ukrainian Village District
Proposed new construction of a 3-story, multi-family, masonry building with a roof deck and garage
- 3. 1327 N. Wicker Park** **1st Ward**
Wicker Park District
Proposed new construction of a 3-story, multi-family, masonry building
- 4. 2106 N. Hudson** **43rd Ward**
Mid-North District
Proposed rooftop addition, rear addition, and front façade alterations to an existing 2-story single-family residence and a new detached rear garage
- 5. 1060 W. Addison** **44th Ward**
Wrigley Field
Informational Only: Update on Phase 4 of the Master Plan Project

Dijana Cuvalo, AIA
Planning, Design & Historic Preservation Division
Bureau of Zoning and Land Use
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, October 5, 2017

1. 1638 N. Sedgwick

2nd Ward

Old Town Triangle District

Proposed new construction of a 3 ½-story, multi-family, masonry building with a roof deck

Applicant: Mike Kaplum, owner
John Hanna, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions to be reviewed for approval by the Planning, Design, and Historic Preservation Division staff:

1. The proposed standard and utility-sized dark red brick (Oxford Ironspot brick produced by Glen-Gery Brick) is approved. The mortar color shall be changed to match the color of the face brick rather than the proposed Pewter No.1319-06 grey mortar. Brick and mortar samples shall be submitted with the permit application;
2. The cladding of the rooftop enclosure shall have a dark color;
3. The standard-sized brick wrap on the north elevation shall be extended to at least 10' behind the front façade; and,
4. The side walls of the concrete front entrance stairs shall be clad with face brick to be more compatible with historic stairs within the district.

2. 2112 W. Haddon

2nd Ward

Ukrainian Village District

Proposed new construction of a 3-story, multi-family, masonry building with a roof deck and garage

Applicant: David Patel, Terrain Development Corporation, owner
Eduard Livanu, Studio Modular, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following

conditions to be reviewed for approval by the Planning, Design, and Historic Preservation Division staff:

1. The rooftop enclosure's visibility be minimized by sloping its roof down at the front and by reducing its width to the minimum required to accommodate a stair;
2. Cladding samples be submitted with the permit application for staff review and approval; and,
3. Window details be submitted with the permit application for staff review and approval.

**3. 1327 N. Wicker Park
Wicker Park District**

1st Ward

Proposed new construction of a 3-story, multi-family, masonry building

Applicant: Shari Albert, 1325 N Wicker Park LLC, owner
Daniela Fitzgerald and Madison Kelly, Fitzgerald Architecture Planning Design

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions to be reviewed for approval by the Planning, Design, and Historic Preservation Division staff:

1. Sample masonry be submitted with the permit application for staff review and approval;
2. Window details be submitted with the permit application for staff review and approval; and,
3. The project as proposed would require a zoning change and other relief, and the Commission takes no position regarding any requested zoning change/variance relative to the zoning code requirements.

**4. 2106 N. Hudson
Mid-North District**

43rd Ward

Proposed rooftop addition, rear addition, and front façade alterations to an existing 2-story single-family residence and a new detached rear garage

Applicant: Kyle Rockey, owner
Gary Beyerl, Burns + Beyerl Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's

Guidelines for Alterations to Historic Buildings and New Construction, and Standards 2, 5, 9, and 10 of the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions to be reviewed for approval by the Planning, Design, and Historic Preservation Division staff:

1. The proposed hipped-shaped rooftop addition is a substantial alteration of an existing inappropriate change to the building that would be visible from the public right-of-way, would not be in conformance with the adopted standards and Commission's guidelines, and is not approved. To avoid an adverse effect and bring the project into conformance, the applicant may consider either:
 - a) Restoring the historic roofline to its original design and character, or;
 - b) Modifying the project to retain the front walls of the existing rooftop addition (therefore not substantially altering an inappropriate change made in the past) and proposing extending to the rear only. The gable roof shape of the front south-east portion of the existing dormer may be modified to a hip-shape roof to reduce the visibility of the existing dormer; and,
2. Enlarged details of the front door, windows, window trim surrounds, and fascia trims for the porch canopy and main gable roof shall be included in the permit plans.

**5. 1060 W. Addison
Wrigley Field**

44th Ward

Informational Only: Update on Phase 4 of the Master Plan Project