

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
June 8, 2023**

The Commission on Chicago Landmarks held its regularly scheduled meeting on June 8, 2023. The meeting was held at City Hall, 121 North LaSalle Street, 2nd Floor, City Council Chambers, Chicago, Illinois. The meeting began at 12:56 p.m.

PRESENT: Ernest Wong, Chairman
Maurice Cox, Secretary, Commissioner of the Department of Planning & Development
Suellen Burns
Jonathan Fair
Tiara Hughes
Adam Rubin
Richard Tolliver

ABSENT: Gabriel Dziekiewicz, Vice-Chair
Alicia Ponce

ALSO PRESENT:
Dijana Cuvalo, Architect IV, Department of Planning and Development
Members of the Public

An audio 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. He stated that, because this Commission meeting was in-person, the Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation in place during the COVID-19 public health emergency were no longer in effect. As such, public comment would be heard after each agenda item as per our previous in-person meeting format.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of May 4, 2023

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

2. Preliminary Landmark Recommendation

**EUGENIE LANE APARTMENTS
235 West Eugenie Street**

WARD 2

Matt Crawford presented the report. Resolution to adopt the Preliminary Landmark Recommendation for the Eugenie Lane Apartments.

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

3. Report from the Department of Planning and Development and Final Landmark Recommendation

**GREATER TABERNACLE CATHEDRAL (FORMER HOLY ROSARY PARISH) WARD 9
11300-11312 South Dr. Martin Luther King, Jr. Drive/341-359 East 113th Street**

Commissioner Cox presented the DPD report. Resolution to accept the Report from the Department of Planning and Development for the Greater Tabernacle Cathedral (Former Holy Rosary Parish).

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

Daniel Klaiber presented the report. Resolution to adopt the final landmark recommendation for the Greater Tabernacle Cathedral (Former Holy Rosary Parish).

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

4. Final Landmark Recommendation

**THE WAREHOUSE
204-208 South Jefferson Street**

WARD 34

Matt Crawford presented the report. Resolution to adopt the final landmark recommendation for The Warehouse.

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

5. Class L Property Tax Incentive - Application

**LASALLE STREET CABLE CAR POWERHOUSE
500 North LaSalle Street**

WARD 42

Eiliesh Tuffy presented the report. Motion to approve the recommendation to City Council for the Class L Property Tax Incentive for the LaSalle Street Cable Car Powerhouse.

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

6. Program Committee Report

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

**PIONEER TRUST AND SAVINGS BANK
4000 West North Avenue**

WARD 26

**MID-CITY TRUST AND SAVINGS BANK
801 West Madison Street**

WARD 34

CHICAGO BUNGALOWS MULTIPLE PROPERTY LISTING - AMENDMENT
The City of Chicago, Illinois **VARIOUS**

AVALON PARK BUNGALOW HISTORIC DISTRICT **WARD 8**
Roughly bounded by East 79th Street on the north, South Harper Avenue on the east,
East 83rd Street on the south, and South Woodlawn Avenue on the west

Report on Suggestions Received from the Public for Possible Chicago Landmark Designations (Deadline for submissions was May 8, 2023)

Richard Tolliver presented the report. Vote to approve the recommendations to the Illinois Historic Sites Advisory Council on one amendment to an existing multiple property listing and the three nominations to the National Register of Historic Places.

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

7. Permit Review Committee Reports

Report on Projects Reviewed at the May 4, 2023, Permit Review Committee Meeting

Dijana Cuvalo presented the report from the Permit Review Committee meeting of May 4, 2023 (see attached).

Report on Permit Decisions by the Commission Staff for the Month of May 2023

Emily Barton presented the staff report for the month of May 2023 (see attached).

8. Adjournment

There being no further business, the meeting was adjourned at 2:43 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on June 8, 2023, at 2:50 p.m. The meeting was held in City Hall, 121 N. LaSalle St., City Council Chambers, 2nd Floor

Present: Tiara Hughes, Chair
Jonathan Fair
Adam Rubin

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor
Joyce Ramos

The following projects were reviewed by the PRC:

1. **50 E. Erie** **42nd Ward**
The John B. Murphy Memorial
Proposed exterior and interior rehabilitation with a new rooftop addition.

Action: Approved unanimously (3-0) with the following condition:

1. The proposed brick veneer on the east wall of the addition shall match the existing common brick in size, color and texture and a brick sample board shall be submitted to Historic Preservation staff for review and approval prior to order and installation; and,
2. The proposed new canopy over the existing entrance is approved in concept. Plans, elevations, sections, and details shall be submitted for Historic Preservation staff review and approval when available.

2. **120 E. Bellevue** **42nd Ward**
Bryan Lathrop House
Proposed installation of a 2'-9" high balustrade along the front elevation and a portion of the east elevation to replicate the balustrade that historically existed in the same location.

Action: Approved unanimously (3-0) with the following condition:

1. The proposed metal balustrade shall be painted or coated in a material to match the appearance of the historic limestone elsewhere on the façade in color and texture; and,
2. Material samples shall be provided for review and approval by staff prior to installation.

**3. 2050-56 W. Pierce
Wicker Park District**

1st Ward

Proposed third floor addition with roof decks atop existing non-contributing townhouses.

Action: Approved unanimously (3-0) with the following conditions:

1. The preferred scheme “Option A” is approved as shown on drawings dated 5/22/23;
2. Material samples shall be provided with permit application; and,
3. Window details shall be submitted with permit application.

**4. 953 N. Leavitt
Ukrainian Village District**

36th Ward

Proposed rehabilitation of a single-family residence including the construction of new dormers on the north and south elevations.

Action: Approved unanimously (3-0) with the following conditions:

1. The location, size and shape of the new dormers as shown on the drawings dated June 1, 2023, are approved as proposed;
2. The fiber cement siding on the dormers shall have a smooth finish; and,
3. The new windows on the front elevation, side elevation and dormers shall be wood or clad-wood double-hung windows. Enlarged window details shall be included in the permit plans.

**5. 1442 N. Milwaukee
Milwaukee Avenue District**

1st Ward

Proposed façade alterations to an existing one-story non-contributing building.

Action: Approved unanimously (3-0) with the following conditions:

1. The reinstallation of the blade sign shall use the existing attachment locations. No new penetrations in the historic cast iron columns shall be made; and,
2. Each new sign shall be submitted under a separate permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified.

6. 1046 N. Wood

1st Ward

East Village District

Continued review of proposed construction of two new dormers to accommodate a new dwelling unit in the attic.

Action: Approved unanimously (3-0) with the following conditions:

1. The proposed project as shown on the drawings dated 6/1/23 is approved; and,
2. Should replacement windows be proposed, new windows at the front elevation should be one-over-one double-hung wood or clad-wood windows with a brick mold matching a historic profile. Dimensioned, large-scale sections through the head, sill, meeting rails, and brick mold are to be provided with permit drawings.