

# MEETING MINUTES

## PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on June 9, 2022, at 1:00 p.m. The meeting was held virtually.

Present: Gabriel Ignacio Dziekiewicz, Chair  
Alicia Ponce  
Ernie Wong  
Richard Tolliver (present for first project only)

Staff: Dijana Cuvalo  
Emily Barton  
Joyce Ramos

The following projects were reviewed by the PRC:

**1. 5200 W. Chicago** **37<sup>th</sup> Ward**  
**Laramie State Bank Building**

Proposed rehabilitation of the three-story former bank building for commercial uses as part of a larger community development.

**Action:** Approved unanimously (3-0 with Chairman Wong recusing himself and Commissioner Tolliver taking his place) with the following conditions:

1. As proposed, the existing exterior terra cotta shall be repaired where possible or replaced if beyond repair to match existing. Replacement units to be terra cotta or glass-fiber reinforced concrete (GFRC). If GFRC is used as a substitute material the replacement units shall be produced by a Plant Certification Program (PCI)-certified manufacturer or to comparable quality standards as certified by a licensed structural engineer. Historic Preservation staff should be contacted to review samples of the proposed replacement terra cotta or GFRC unit to verify that it matches the historic units in design, size, shape, color, texture and finish prior to order and installation. Samples representing all colors and textures, to the extent these need to be replaced, shall be required;

2. The coating used to repair the terra cotta and glazed brick shall match the historic in color and texture. Masonry repair details shall be submitted with the permit plans and a mock-up of the repairs shall be reviewed and approved by Historic Preservation staff prior to construction;
3. New mortar will match historic mortar in color, joint profile, texture, and strength/type. A mock-up of the pointing mortar shall be review and approved by Historic Preservation staff prior to construction;
4. As proposed, the original decorative cornice, that was removed sometime in the past, shall be reconstructed based on photographic documentation. Enlarged section and detail drawings of the reconstructed cornice shall be submitted with the permit drawings;
5. Replacement windows shall match the historic windows as closely as possible in design, arrangement, glass size, muntin arrangements, profiles, finish, colors and trim, and all new glass to be clear vision. Large-scale, side-by-side, dimensioned drawings of existing and proposed windows for each window type through the sill, head, meeting rail, muntins, mullions, brick mold, and trim shall be submitted with the permit drawings;
6. Replacement doors shall match the historic doors in design and profiles, and all new glass be clear vision. Large-scale elevation, section and detail drawings shall be submitted with the permit drawings;
7. The proposed signage, including the corner sign and the parapet sign on the east elevation, are not approved at this time. A future new corner sign shall be smaller than the existing sign and similar to the size and location of the original corner clock in order to be in keeping with the character of the building. Each new sign shall be submitted under separate permit application and should include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials and illumination identified.

**2. Greenstone Church  
Pullman District**

**9<sup>th</sup> Ward**

Proposed replacement of serpentine stone cladding with matching cast stone units.

**Action:** Approved unanimously (3-0 with Chairman Wong returning and Commissioner Tolliver leaving) with the following conditions:

1. As proposed, complete photographic documentation and measured drawings of the existing conditions at the bell tower including identification of existing stone sizes, shapes, colors, texture and finishes shall be submitted to the Historic Preservation staff with the permit application;
2. 100% of the serpentine on the bell tower shall be removed and replaced with new cast stone units, matching the historic serpentine in the sizes, shapes, colors, textures and finishes that currently exist. Replacement samples are to be submitted to Historic Preservation staff for review for approval prior to order and installation. Any removed stone that is in good condition shall be salvaged and stored onsite to be used on other areas of the building that require repair. As proposed, a shop stone setting drawing illustrating the entire tower shall be submitted to Historic Preservation staff with the permit application. If required, additional stone sizes will be added to increase the size range to match the original facade; and,
3. Should unforeseen conditions require expansion in scope, the applicant shall notify Historic Preservation staff to review and approve additional work.

**3. 2117-2139 N. Milwaukee  
Congress Theater**

**1<sup>st</sup> Ward**

Proposed exterior and interior rehabilitation of existing theater building with ground-floor retail and 17 dwelling units.

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

Proposed Exterior Work:

1. As documented by BTL Architects, Inc. in report dated 12/1/15, the remaining original metal storefronts and wood transoms are deteriorated beyond repair. As proposed, a new custom metal storefront system may be installed to match the historic profiles as closely as possible. The patterned glazing of the transoms shall be salvaged and reinstalled wherever possible and new film or glazing treatment shall be incorporated to be similar in appearance to the original transoms. Storefront shop drawings and storefront finish/color samples to be reviewed and approved by Historic Preservation staff prior to order and installation;
2. As proposed, the historic entry doors will be salvaged for a condition assessment. Any doors that can be

repaired will be reinstalled and if beyond repair, any new doors will replicate the historic doors in appearance. The condition assessment and replacement door shop drawings to be reviewed and approved by Historic Preservation staff prior to order and installation;

3. The new clad-wood double-hung windows, to be 8/1 and 6/1 to match historic configurations, are approved as proposed with new brick molds and SDL profiles matching the historic profiles;
4. Four new stair and elevator enclosures that provide access to the roof are approved. The proposed metal cladding shall be a dark grey color in a non-reflective finish;
5. The proposed signage, including the non-flashing digital marquee and poster signs and the new "Congress" blade sign letters are not approved at this time. Additional information, such as a complete zoning analysis; type of digital sign images with specified colors and quantity of image changes per day; sign depths; sign colors; methods of illumination; and attachment details regarding the proposed signs will be required for future review by the Permit Review Committee;

Proposed Interior Work:

6. Enlarged details of the two new openings within the plaster walls for ground-floor access to adjacent spaces shall be included in the permit plans;
7. Samples and mock-ups of plaster repair, paint colors, and new acoustic treatment(s) shall be submitted for review and approval of Historic Preservation staff prior to order and installation;
8. Any new fire protection, mechanical, plumbing, and electrical elements within the designated landmarked interior spaces should be located so as not damage or obscure any ornamental features and should be designed to blend in within the space as much as possible. Drawings showing attachment locations and details should be reviewed and approved by Historic Preservation staff prior to order and installation.

**4. 3055 W. Logan**

**32<sup>nd</sup> Ward**

**Logan Square Boulevards District**

Proposed modification of existing bay on side elevation visible from the public rights-of-way.

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

1. The rooftop addition is approved as shown on drawings dated 3/25/22;
2. Window details shall be submitted with permit application; and,
3. As proposed the new addition shall be clad in a dark colored fiber cement panel and the new raised parapets shall be painted to match the existing side walls.

**5. 643 W. Arlington  
Mid-North District**

**43<sup>rd</sup> Ward**

Proposed new rooftop addition atop an existing three-story, single-family residence.

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

1. The front façade of the rooftop addition shall be clad in metal wall panels finished with a dark, non-reflective color to differentiate it from the historic masonry. Samples of the cladding material shall be submitted to Historic Preservation staff for review and approval;
2. At the terrace surrounding the rooftop addition, relocate the built-in planter on the side (west) elevation so it is not adjacent to the parapet;
3. At the terrace surrounding the rooftop addition, relocate the guardrail at the west perimeter 2'-0" inward from the parapet to minimize its height and visibility; and,
4. The new mechanical unit on the roof of the house shall be relocated to the rear of the roof so it is not visible from the public right-of-way.

**6. 212 E. Ontario  
Near North Side Multiple Property District**

**42<sup>nd</sup> Ward**

Proposed new ADA accessible ramp in the side yard.

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

1. The size and location of the new ADA accessible ramp is approved as shown on the drawings dated 4/25/22;
2. The existing and new concrete walls at the front porch shall be painted to match the color of the face brick; and,
3. Should the project as proposed require a zoning variation, adjustment and/or special use request, the Commission takes no position regarding any requested

variance/adjustment/special use relative to the zoning code requirements.

**7. 2211 W. Walton**

**2<sup>nd</sup> Ward**

**Ukrainian Village District**

Proposed new rooftop addition atop an existing two-flat.

**Action:** The applicant was advised of the following:

1. The proposal for a new one-story rooftop addition as submitted is incomplete;
2. Based on the incomplete submission, it appears that the proposed addition will be highly visible from the public way and would therefore have an adverse impact on the historic roofline of the building;
3. The applicant should continue to work with staff to establish an appropriate setbacks, size, and location for the addition to minimize its visibility as much as possible and revise the proposal accordingly;
4. Provide an updated mock-up and/or accurate perspective views of the final proposal for Historic Preservation staff review; and,
5. Return to a future Committee meeting for review and decision regarding the project.