

MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
January 12, 2023

The Commission on Chicago Landmarks held its regularly scheduled meeting on January 12, 2023. The meeting was held virtually and simulcast to the general public via livestreaming. The meeting began at 12:45 p.m.

VIRTUALLY PRESENT:

Ernest Wong, Chairman
Gabriel Dziekiewicz, Vice Chairman
Suellen Burns
Jonathan Fair
Alicia Ponce

ABSENT: Maurice Cox, Secretary, Commissioner of the Department of Planning & Development
Tiara Hughes
Adam Rubin
Richard Tolliver

ALSO VIRTUALLY PRESENT:

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

A digital 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 in 2020 Governor Pritzker had signed Public Act 101-0640 making certain amendments to the Open Meetings Act so that the Commission was able to host virtual meetings during the COVID-19 public health emergency provided that certain conditions were met. One of those conditions was that he, as head of the Commission on Chicago Landmarks, determined that an in-person meeting of the Commission on Chicago Landmarks was not practical or prudent. Chairman Wong then made the determination – pursuant to Section 7(e)(2) of the Open Meetings Act – that an in-person meeting of the Commission on Chicago Landmarks was not practical or prudent. Chairman Wong also made a determination pursuant to Section 7(e)(5) that, because of the disaster as declared by the Governor, it was unfeasible for at least one member of the Commission or its chief administrative office to be physically present at the meeting place (inasmuch as there was no physical meeting place).

Chairman Wong then explained the emergency rules issued February 18, 2022, governing the conduct of remote public Commission meetings and provisions for remote public participation. In line with the emergency rules, members of the public were encouraged to submit written comments which were posted on the Commission's website. Statements by the general public for all agenda items would be heard at the beginning of the meeting and those wishing to

comment were asked to use the “raise hand” function. Chairman Wong then called on those individuals to give their testimony before the commencement of the hearing on the agenda items as outlined in the emergency rules.

Maurice Cox, Secretary, Commissioner of the Department of Planning & Development joined the meeting.

Adam Rubin joined the meeting.

Tiara Hughes joined the meeting.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of December 8, 2022

Motioned by Cox, seconded by Fair. Approved 6-0 with two Commission members abstaining.

2. Report from the Department of Planning and Development

**GREATER UNION BAPTIST CHURCH
1956 West Warren Boulevard**

WARD 27

Commissioner Cox presented the DPD report. Resolution to accept the Report from the Department of Planning and Development for the Greater Union Baptist Church.

Motioned by Hughes, seconded by Burns. Approved unanimously (8-0).

3. Preliminary Landmark Recommendation

**NETSCH HOUSE
1700 NORTH HUDSON AVENUE**

WARD 43

Matt Crawford presented the report. Resolution to adopt the preliminary landmark recommendation for the Netsch House.

Motioned by Fair, seconded by Ponce. Approved unanimously (8-0).

4. Preliminary Landmark Recommendation

**PROMONTORY POINT
East of S. Jean Baptiste Point du Sable Lake Shore Drive, Between 54th and 56th
Streets**

WARD 5

Kandalyn Hahn presented the report. Resolution to adopt the preliminary landmark recommendation for Promontory Point.

Motioned by Burns, seconded by Hughes. Approved unanimously (8-0).

5. Permit Review Committee Reports

Report on Projects Reviewed at the December 8, 2022, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of December 8, 2022 (see attached).

Report on Permit Decisions by the Commission Staff for the Month of December 2022

Emily Barton presented the staff report for the month of December 2022 (see attached).

5. Announcements

Chairman Wong announced:

The meeting of the Program Committee for review of nominations to the National Register of Historic Places and suggestions* received from the public for Chicago landmark designation will be held:

Date: Friday, January 27

Time: 2:00 p.m.

Location: Virtual; see [Chicago.gov/ccl](http://chicago.gov/ccl) for link to livestreaming

*Deadline for submissions is Tuesday, January 17, 2023. All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at:

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html.

6. Adjournment

There being no further business, the meeting was adjourned at 3:09 p.m.

Motioned by Cox, seconded by Dziekiewicz. Approved unanimously (8-0).

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on January 12, 2023, at 3:20 p.m. The meeting was held virtually.

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

Staff: Dijana Cuvalo
Emily Barton
Tyler Taylor

The following projects were reviewed by the PRC:

- 1. 2412 S. Michigan** **3rd Ward**
Motor Row District
Proposed installation of a new 13'-5"x 2' non-illuminated sign on the front façade.

Action: Approved unanimously (5-0) with the following condition:

1. When the sign is removed, the party responsible for removing it should repair any damage to the façade made by penetrations behind the sign as needed.

- 2. 835 W. Chalmers** **43rd Ward**
McCormick Row House District
Proposed alterations including a new rear addition and reconstruction of the front porch.

Action: Approved unanimously (5-0) with the following conditions:

1. The project as shown on the drawings dated 11/11/22 is approved with the following modification:
 - a. The proposed new front porch shall be reduced in size to match the footprint of the historic porch based on historic documentation or

alternatively, the existing front porch may be maintained and repaired; and,

2. Any replacement masonry units are to match existing in size, shape, color, texture, and finish. Mortar shall match the existing in color, profile, texture, and strength/type. Samples of masonry to be provided for review with resubmission of permit drawings.

3. 841 W. Chalmers

43rd Ward

McCormick Row House District

Proposed replacement of an existing one-story rear addition and new one-story side addition.

Action: Approved unanimously (5-0) with the following conditions:

1. The project is approved as shown on the drawings dated 10/16/22 provided the handrail of the front porch is modified to include newel posts and railing details shall be included with permit application;
2. Masonry used for the base of the rear addition shall compliment but be differentiated from the historic masonry. Samples of masonry units and mortar for new construction shall be provided for review with the permit application; and,
3. Window details for all new windows shall be provided with permit application.

4. 3248 S. Martin Luther King Jr. Drive

4th Ward

Calumet-Giles-Prairie District

Proposed new construction of 14 masonry, two-story raised townhouses facing Calumet and Martin Luther King Drive.

Action: Approved unanimously (5-0) with the following conditions:

1. The project is approved as shown on drawings dated 12/20/22;
2. Window details shall be submitted with permit application;
3. As proposed, General Shale Limestone-Renaissance is approved. The brick selections shall be modified to be clearly differentiated from each other and ensure greater variation in the color fields. The mortar shall match the masonry color, and final material samples shall be submitted with permit application; and,
4. The project as proposed may require a zoning variation and/or adjustment, and the Commission takes no

position regarding any requested variance/adjustment relative to the zoning code requirements.

**5. 1118 N. Winchester
East Village District**

2nd Ward

Violation: Proposed reconstruction of masonry front façade to match historic appearance.

Action: Approved unanimously (5-0) with the following conditions:

1. As proposed, the front façade, removed contrary to the approved permit, shall be reconstructed to match the removed façade in size, brick coursing, detailing and overall appearance. Since the historic brick was not salvaged for re-installation, the reconstruction of the front façade with Summit brick in burgundy smooth finish (LB810), matching the historic brick as closely as possible in size, color, and texture, is approved to prevent further damage to the structure. The salvaged medallions from the first floor, the repaired salvaged medallions from the second floor, and the salvaged stone lintels and window headers shall be re-installed;
2. A mock-up of brick coursing and joint size, mortar color and profile shall be reviewed and approved by Historic Preservation staff at the site prior to construction, and;
3. The proposed drawings, dated 12/22/22, shall be modified to address the following:
 - a. The front porch railings shall be open metal railings;
 - b. Dimensioned details of the eave and soffit shall be provided with permit plans;
 - c. The mortar joints shall be ¼” wide;
 - d. Restoration details of the salvaged stone medallions shall be provided with the permit plans; and,
 - e. Brickmolds matching historic profiles shall be installed around the replacement windows and details shall be provided with the permit plans.