



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**COMMISSION ON CHICAGO LANDMARKS
NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, March 7, 2024, at 12:45 p.m. in City Hall, 121 North LaSalle Street, 10th Floor, Room 1003-A.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, 10th Floor, in Room 1003-A on Thursday, March 7, 2024, at 2:00 p.m.

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

Ciere Boatright
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, March 7, 2024
City Hall, 121 North LaSalle Street, 10th Floor, Room 1003-A
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of February 8, 2024

2. Final Landmark Recommendation

JOHN B. MURPHY MEMORIAL
50 East Erie Street

WARD 42

3. Report from the Department of Planning and Development

HYDE PARK UNION CHURCH
5600 South Woodlawn Avenue

WARD 5

4. Preliminary Landmark Recommendation

RAMOVA THEATER
3508-3518 South Halsted Street

WARD 11

5. Citywide Adopt-a-Landmark Fund – Application

UKRAINIAN VILLAGE DISTRICT EXTENSION
2238 West Rice Street and 835 North Oakley Boulevard / St. Nicholas Ukrainian Catholic
Cathedral

WARD 36

6. Citywide Adopt-a-Landmark Fund – Application

(FORMER) MID-CITY TRUST AND SAVINGS BANK BUILDING
801 West Madison Street and 2 South Halsted Street

WARD 34

7. Permit Review Committee Reports

Report on Projects Reviewed at the February 8, 2024, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of February 2024

8. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, March 7, 2024**

2. Final Landmark Recommendation

**JOHN B. MURPHY MEMORIAL
50 East Erie Street**

WARD 42

Staff recommend that the Commission vote to accept the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the John B. Murphy Memorial (the “Building”), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following five criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
3. *Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States*
7. *Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.*

I. BACKGROUND

The formal landmark designation process for the Building began on January 11, 2024, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission preliminarily found that the Building meets five of the seven criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Building as:

- All exterior elevations, including rooflines, of the Building.
- The major historic interior spaces of the building, at the *piano nobile* level above the ground floor, including:
 - The lobby leading to the auditorium from the bronze doors.
 - The anteroom to the west of the auditorium.
 - The auditorium.

Additional Guidelines—General

Pursuant to Section 2-120-740 of the Municipal Code, on June 8, 2023, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for exterior and interior rehabilitation of the Building including a new rooftop addition (the “P.R.C. Project”). Notwithstanding the foregoing significant historical and architectural features listed above, the Building alterations and additions contained in the P.R.C. Project shall be permitted.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated January 11, 2024, the most current iteration of which is dated March 7, 2024, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of February 8, 2024, the Commission received a statement from Ciere Boatright, Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On February 22, 2024, the Commission received written consent to landmark designation of the Building in a form dated February 22, 2024, and signed by Lisa Key, Executive Director of the Driehaus Museum, the owner of the Building.

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Building; and

WHEREAS; the Building represents the achievements of Dr. John B. Murphy for the reform of surgical practice through the establishment of the American College of Surgeons (ACS). The ACS occupied the Building as an auditorium with office and library spaces from its completion in 1926 through the 1930s, and as an occasional professional meeting hall until 2003, and

WHEREAS; the Building was built as a memorial with donations from over 2,000 Chicagoans and was transferred as a gift to the ACS as part of their permanent home and headquarters in Chicago. Locating the ACS in Chicago was intended to make Chicago the center of both surgical research and of the surgical profession, and

WHEREAS; Dr. Murphy and the ACS are significant in Chicago's medical history for their contributions to the improvement, standardization, development, and advancement of surgical technique, and

WHEREAS; Dr. John B. Murphy was a critical and significant figure in helping reform and organize the practice of surgery in the United States. He was a founding member of the ACS, which was founded in 1913 to organize the profession and establish academic and professional standards, as well as standards for surgical practice and hospital design, and

WHEREAS; Dr. Murphy was a bold leader in surgery during the late-nineteenth century. He developed and improved many surgical procedures and also established a new way to teach surgical methods through clinical classroom operations on real patients and by publishing his lectures in his own non-commercial journal, and

WHEREAS; the Building is significant for its association with Dr. Franklin H. Martin, a well-regarded surgeon in Chicago, was a leading force in the establishment of standards in the surgical profession and in the founding of the ACS. Martin also was a leading organizer in the construction of a memorial to Dr. Murphy and the location of the ACS in Chicago, which made the city a center of surgical research and of the surgical professional, and

WHEREAS; the Building's exterior design represents a rare Chicago example of the French Renaissance style, a style of Beaux-Arts architecture that was quite popular in Paris during the late-nineteenth and early-twentieth centuries. This style was known for its classically inspired details, which reflect a high level of quality of design, materials, and craftsmanship, and

WHEREAS; the Building's interior is equally opulent in its high level of quality of design, its use of materials, and the execution of its finishes and ornament, and

WHEREAS; the Building is finely-crafted with traditional building materials. The exterior is of Bedford limestone with an exceptional set of bronze doors. The carved ornamental detailing is exceptional. It includes brackets, pediments, columns, capitals, garlands, cartouches, finials, and other classical ornament, and

WHEREAS; the interior of the Building is equally finely crafted with materials that include marble, highly ornate plasterwork, carved woodwork, cast and wrought metal, and stained glass, and

WHEREAS; the Building was designed by the firm of Marshall & Fox, which is significant in Chicago history for its involvement in the design of early apartment and commercial buildings that guided the development of Michigan Avenue and Lake Shore Drive. Some of

their works include 1550 North State Parkway; and 179, 199, and 209 East and 999 North Lake Shore Drive among others, and

WHEREAS; the firm was also very popular for designing theaters, residences, hotels, and clubs. The firm, but Marshall especially, brought Classical elegance combined with modern luxury to these building types. Examples include, the Blackstone Hotel (1908), The South Shore Country Club (1908), The Drake Hotel (1920), the demolished Edgewater Beach Hotel (1923), and Sheridan Trust and Savings Bank Building (1924), and

WHEREAS; Benjamin Marshall, one of the architects who designed the memorial building, is acknowledged as one of the most important and influential architects in Chicago during the first decades of the twentieth century. His work in the design of theaters contributed to the overall interior design and layout of the Murphy Memorial's main auditorium, and

WHEREAS; Tiffany Studios, a renowned, nationally significant New York City firm, cast and finished the impressive bronze doors on the memorial building's facade, which were sculpted by Charles Keck, and

WHEREAS; Willet Studios, a nationally significant art-glass firm based in Philadelphia, designed and built the grand memorial window on the north wall of the main auditorium, and

WHEREAS; the Building's highly ornamented facade, monumental scale, and slight setback from the street make it a visually prominent building that is highly visible along Erie Street, between Rush Street and Wabash Avenue, and

WHEREAS; the Building's form as a memorial, with its symmetrical facade defined by paired stairs, grand bronze doors, and a carved limestone portico with paired columns and a pediment, makes it a highly unique and rare building type in Chicago, and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this March 7, 2024; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4), (5) and (7) of the Municipal Code; and

4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building.
 - The major historic interior spaces of the building, at the *piano nobile* level above the ground floor, as depicted in the attached exhibit drawing, including:
 - The lobby leading to the auditorium from the bronze doors.
 - The anteroom to the west of the auditorium.
 - The auditorium.

Additional Guidelines—General

Pursuant to Section 2-120-740 of the Municipal Code, on June 8, 2023, the Permit Review Committee of the Commission approved, with conditions, a pre-permit submission, including drawings, for exterior and interior rehabilitation of the Building including a new rooftop addition (the “P.R.C. Project”). Notwithstanding the foregoing significant historical and architectural features listed above, the Building alterations and additions contained in the P.R.C. Project shall be permitted.

6. Recommends the designation of the Building a Chicago Landmark.

4. **Preliminary Landmark Recommendation**

RAMOVA THEATER
3508-3518 South Halsted Street

WARD 11

Staff recommend that the Commission vote to accept the following:

- The Ramova Theater (the “Building”), located at the address noted above, meets two (2) criteria for landmark designation as set forth in Section 2-120-620 (1) and (4) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 7th day of March 2024, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Structure in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building, including the blade sign and marquee from 1944.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City's governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

5. Citywide Adopt-a-Landmark Fund – Application

UKRAINIAN VILLAGE DISTRICT EXTENSION

WARD 36

2238 West Rice Street and 835 North Oakley Boulevard / St. Nicholas Ukrainian Catholic Cathedral

Staff recommend that the Commission vote to accept the following:

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City to award floor area bonuses to projects located in “D” districts in return for a financial contribution to the City (“Bonus Payment”); and

WHEREAS, the Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund, (ii) the Citywide Adopt-a-Landmark Fund (the “AAL Fund”), and (iii) the Local Impact Fund; and

WHEREAS, the AAL Fund receives 10% of each Bonus Payment; and

WHEREAS, the purpose of the AAL Fund is to finance landmark restoration projects; and

WHEREAS, on May 6, 2021, the Commission on Chicago Landmarks (the “Commission”) approved the funding priority and evaluation criteria for the AAL Fund; and

WHEREAS, on March 17, 2023, the Department of Planning and Development (the “Department”) announced that it was accepting applications for grants to support landmark restoration projects under the AAL Fund; and

WHEREAS, the deadline for submissions was June 21,2023; and

WHEREAS, the Department received 31 applications, including an application submitted by St. Nicholas Diocese in Chicago for the Ukrainians (the “Applicant”) for rose window work to the “St. Nicholas Cathedral Building” at 2238 W. Rice Street/835 N. Oakley Blvd., a contributing building within the Ukrainian Village District Extension (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code, and its requirements governing the AAL Fund; and

WHEREAS, the Ukrainian Village District Extension was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on April 11, 2007 pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria and the other criteria set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies the criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$250,000 from the AAL Fund to undertake the Landmark Project; and

WHEREAS, pursuant to Section 17-4-1006-C-2 of the Municipal Code, the Commission must approve the scope of work and budget for the Landmark Project; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and
2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A (the “Project Scope of Work and Budget”); and
3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the “Landmark Guidelines”); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and

6. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-4 in that it has not been completed, addresses exterior envelope issues, and satisfies the funding priority and evaluation criteria; and
7. Authorizes the Commissioner of the Department, acting on behalf of the Commission, to:
(a) enter into an agreement (the "Agreement") with the Applicant or its successors, in a form approved by the Corporation Counsel, regarding the manner in which the AAL Fund for the Landmark Project will be used; and (b) approve, as necessary, any minor modifications to the Project Scope of Work and Budget otherwise consistent with the purposes and requirements of the Landmark Guidelines; and
8. Directs that, upon completion of the Landmark Project, the Applicant shall notify the Commission staff and request a certificate of completion; and
9. Directs that the Applicant must obtain a certificate of completion from the Commissioner of the Department prior to the final distribution from the AAL Fund.

6. Citywide Adopt-a-Landmark Fund – Application

**(FORMER) MID-CITY TRUST AND SAVINGS BANK BUILDING WARD 34
801 West Madison Street and 2 South Halsted Street**

Staff recommend that the Commission vote to accept the following:

WHEREAS, Section 17-4-1000 of the Chicago Zoning Ordinance authorizes the City to award floor area bonuses to projects located in “D” districts in return for a financial contribution to the City (“Bonus Payment”); and

WHEREAS, the Bonus Payment is deposited into three funds: (i) the Neighborhood Opportunity Fund, (ii) the Citywide Adopt-a-Landmark Fund (the “AAL Fund”), and (iii) the Local Impact Fund; and

WHEREAS, the AAL Fund receives 10% of each Bonus Payment; and

WHEREAS, the purpose of the AAL Fund is to finance landmark restoration projects; and

WHEREAS, on May 6, 2021, the Commission on Chicago Landmarks (the “Commission”) approved the funding priority and evaluation criteria for the AAL Fund; and

WHEREAS, on March 17, 2023, the Department of Planning and Development (the “Department”) announced that it was accepting applications for grants to support landmark restoration projects under the AAL Fund; and

WHEREAS, the deadline for submissions was June 21, 2023; and

WHEREAS, the Department received 31 applications, including an application submitted by ECG Madison, LLC (the “Applicant”) for significant exterior and interior restoration work to the (Former) Mid-City Trust and Savings Bank Building at 801 W. Madison Street/2 S. Halsted Street (the “Landmark Building” and its rehabilitation, the “Landmark Project”), pursuant to Section 17-4-1006 of the Municipal Code, and its requirements governing the AAL Fund; and

WHEREAS, the Landmark Building was designated as a Chicago Landmark by the City Council of the City of Chicago (the “City Council”) on April 24, 2012 pursuant to the Chicago Landmarks Ordinance; and

WHEREAS, the Department evaluated the applications based on the funding priority, evaluation criteria and the other criteria set forth in Section 17-4-1006 of the Municipal Code, and has determined that the Applicant’s application satisfies the criteria; and

WHEREAS, the Department wishes to award the Applicant a grant in the amount of \$1,300,000 from the AAL Fund to undertake the Landmark Project; and

WHEREAS, pursuant to Section 17-4-1006-C-2 of the Municipal Code, the Commission must approve the scope of work and budget for the Landmark Project; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals as the findings of the Commission; and
2. Approves the Project Scope of Work and Budget, attached hereto and incorporated herein as Exhibit A (the “Project Scope of Work and Budget”); and
3. Finds that the Landmark Project is eligible to receive a distribution from the AAL Fund; and
4. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-1 in that it is consistent with the landmark guidelines established under the Chicago Landmarks Ordinance (the “Landmark Guidelines”); and
5. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-3 in that it involves substantial interior or exterior renovation work that is visible from the public street or within a portion of the interior that is open to the public, and exceeds normal maintenance work; and
6. Finds that the Landmark Project meets the standard set forth in Section 17-4-1006-C-4 in that it has not been completed, addresses exterior envelope issues, and satisfies the funding priority and evaluation criteria; and
7. Authorizes the Commissioner of the Department, acting on behalf of the Commission, and subject to the approval of the City Council, to: (a) enter into an agreement (the

"Agreement") with the Applicant or its successors, in a form approved by the Corporation Counsel, regarding the manner in which the AAL Fund for the Landmark Project will be used; (b) approve, as necessary, any minor modifications to the Project Scope of Work and Budget otherwise consistent with the purposes and requirements of the Landmark Guidelines; and (c) require the Applicant to comply with the City's Minority-Owned Business Enterprise/Women-Owned Business Enterprise participation requirements and local hiring policies, and to pay prevailing wages; and

8. Directs that, upon completion of the Landmark Project, the Applicant shall notify the Commission staff and request a certificate of completion; and
9. Directs that the Applicant must obtain a certificate of completion from the Commissioner of the Department prior to the final distribution from the AAL Fund.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, March 7, 2024

City Hall, 121 N. LaSalle St., 10th Floor, Room 1003A

2:00 p.m.

AGENDA:

1. **10406-10408 S. Maryland** **9th Ward**
Pullman District
Proposed exterior and interior rehabilitation of two existing two-story masonry row-houses and construction of new rear addition.

2. **1401 S. Michigan** **3rd Ward**
(Former) Engine Company 104, Truck 3
Proposed addition of a new canopy structure over an outdoor rooftop dining terrace atop an existing rear addition.

3. **3712 N. Harding** **30th Ward**
Villa District
Proposed new 16' wide shed dormer on south elevation and rear addition.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, March 7, 2024

1. 10406-10408 S. Maryland Pullman District

9th Ward

Proposed exterior and interior rehabilitation of two existing two-story masonry row-houses and construction of new rear addition.

Applicant: Dr. Lyn Hughes, owner
Office for Urban Experiments, architect

Staff Recommendation: Staff recommends that the Committee find that the project 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 1, 2, 5, 6, 7, 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:

1. The size, shape and location of the rear addition is approved as proposed. The proposed face brick shall be a standard modular-sized brick;
2. The elevator shaft overrun cladding shall be a material that is more compatible with the historic buildings and district, such as brick or fiber cement panels in a grey color and a non-reflective finish;
3. The perforated metal screen attachment locations shall be limited to mortar joints only. Large-scale details of attachment shall be provided in the permit drawings;
4. A sign permit application for the existing sign on the north elevation should be submitted and include an accurate elevation, section and attachment drawings with sign dimensions, existing conditions shown, and materials identified;
5. As proposed, the existing mural on the north elevation is to remain. Any other proposed murals or works of art shall be submitted to Historic Preservation staff for review. Murals should not cover or obscure any significant architectural features. Any paint used shall be vapor permeable to avoid trapping water and moisture in the masonry or to have the mural applied on panels that are attached to the masonry. Any physical attachments should be located at mortar joints to avoid damaging the masonry;
6. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar,

brick mold, and trim shall be included in the permit drawings; and,

7. A door cut sheet and elevation drawings for the new paneled front doors that show the design, profile and material shall be submitted with the permit drawings.

**2. 1401 S. Michigan
(Former) Engine Company 104, Truck 3**

3rd Ward

Proposed addition of a new canopy structure over an outdoor rooftop dining terrace atop an existing rear addition.

Applicant: Matthew O'Malley and Laura Foxgrover, 1401 S. Michigan LLC, owners
Red Architects, 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 Standards 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 approve the project with the following conditions:

1. As proposed, the outdoor terrace shall not be enclosed;
2. Specifications and details for the proposed skylights, cladding, guardrails, and light fixtures shall be included with permit drawings; and,
3. The skylights shall be low-profile so they are not visible above the roof of the canopy when viewed from the street.

**3. 3712 N. Harding
Villa District**

30th Ward

Proposed new 16' wide shed dormer on south elevation and rear addition.

Applicant: Max and Julia Yu, owners
Messerle Architects, 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 Standards 9,10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings*, and the *Design Guidelines for Dormers in the Villa District* 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:

1. The location, size and shape of the new dormer as shown on the drawings dated February 23, 2024, are approved as proposed;
2. The new windows on the dormer and rear addition shall be wood or clad-wood double-hung windows. Enlarged window details shall be included in the permit plans.