

**MINUTES OF THE MEETING
COMMISSION ON CHICAGO LANDMARKS
March 3, 2022**

The Commission on Chicago Landmarks held its regularly scheduled meeting on March 3, 2022. 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
Maurice D. Cox, Secretary, Commissioner of the Department of Planning &
Development
Suellen Burns
Tiara Hughes
Alicia Ponce
Richard Tolliver

ABSENT: Lynn Osmond

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 then 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. Members of the public wishing to speak during the virtual meeting were no longer required to register in advance of the Commission meeting. Instead, those wishing to speak were to use the "raise hand" function as he

called out agenda items at the beginning of the meeting. 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.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of February 3, 2022

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

2. Preliminary Landmark Recommendation

**MONUMENTAL BAPTIST CHURCH BUILDING
729 East Oakwood Boulevard**

WARD 4

Matt Crawford presented the report. Resolution to adopt the preliminary landmark recommendation for the Monumental Baptist Church Building.

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

3. Citywide Adopt-a-Landmark Fund - Application

**MUDDY WATERS HOUSE
4339 South Lake Park Avenue**

WARD 4

Daniel Klaiber presented the report. Resolution to approve a Citywide Adopt-a-Landmark Fund grant for the Muddy Waters House.

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

4. Citywide Adopt-a-Landmark Fund – Informational (Completed Project)

**LOGAN SQUARE BOULEVARDS DISTRICT
2608 North Kedzie Avenue/Norwegian Lutheran Memorial Church of Chicago**

WARD 35

Daniel Klaiber presented the report.

5. Permit Review Committee Reports

Report on Projects Reviewed at the February 3, 2022, Permit Review Committee Meeting

Gabriel Dziekiewicz presented the report from the Permit Review Committee meeting of February 3, 2022 (see attached).

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

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

6. Announcement

Chairman Wong announced:

The meeting of the Program Committee for review of suggestions received from the public for Chicago Landmark Designation will be held:

Date: Tuesday, March 29, 2022
Time: 4:00 p.m.
Location: Virtual; see [Chicago.gov/ccl](https://chicago.gov/ccl) for link to livestreaming

In the event that a gubernatorial disaster declaration is no longer in effect on March 29, thereby disallowing remote participation in public meetings, attendance at this meeting will change from remote to in-person only. If this happens, location information will be provided on the Commission on Chicago Landmarks website at [Chicago.gov/ccl](https://chicago.gov/ccl).

Deadline for submissions is Friday, March 18, 2022, at 4:00 p.m. All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at [Chicago.gov/DPD](https://chicago.gov/DPD).

7. Adjournment

There being no further business, the meeting was adjourned at 2:06 p.m.

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

Maurice D. Cox, Secretary

MEETING MINUTES

PERMIT REVIEW COMMITTEE COMMISSION ON CHICAGO LANDMARKS

The Permit Review Committee (PRC) met on March 3, 2022, at 2:15 p.m. The meeting was held virtually.

Present: Gabriel Ignacio Dziekiewicz, Chair
Alicia Ponce
Tiara Hughes

Staff: Dijana Cuvalo
Emily Barton
Joyce Ramos

The following projects were reviewed by the PRC:

1. 1516 N. Lake Shore **43rd Ward**
Seven Houses on Lake Shore Drive

Proposed rehabilitation and conversion of office building to single-family residence with new penthouse addition and roof deck.

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

1. The project and rooftop addition are approved as shown on drawings dated 12/15/21. As proposed, select portions of the original roof will remain intact, braced and protected during the partial removal of the roof structure; and,
2. The color of the rooftop addition shall be revised from grey to a color to closely match the roof clay tiles. Material samples and window repair details shall be submitted for review with permit application.

2. 2042-44 N. Halsted **43rd Ward**
Armitage-Halsted District

Proposed rehabilitation of buildings including new dormers on 2044 N. Halsted and new three-story rear additions at both properties.

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

1. The proposed project is approved as shown on the drawings dated 2/18/2022;

2. The glazing in the new aluminum storefront system shall be clear vision glass. Storefront elevations and dimensioned section details shall be included in the permit plans;
3. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim shall be submitted with the permit plans;
4. The siding on the dormers shall be painted the same color as the roofing materials in order to further minimize their visibility;
5. A report by a licensed structural engineer addressing how the existing façade and walls to remain shall be supported, braced and protected, in-situ, during the demolition of the existing roof and interior structure and the excavation and new construction shall be included with the permit application. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural permit drawings; and,
6. Should unforeseen conditions in the field result in a need to demolish any part of the existing structures at 2042 and 2044 N. Halsted beyond what is shown on the plans dated 2/18/2022, the applicant shall notify historic Preservation staff immediately.

**3. 917 W. Fulton Market
Mid-North District**

27th Ward

Proposed design and massing modifications to the previously conditionally approved 11-story masonry and glass commercial building including a new one-story rooftop addition, roof deck and pergolas on the existing building at 900 W. Lake.

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

1. The project is approved as shown on plans dated 2/24/22. The quality of materials and design details (brick and curtain wall) as approved are important features in meeting the Commission's guidelines. Any significant changes to the approved design, details and materials will require further review by the Permit Review Committee;
2. Permit drawings shall include dimensioned details for all windows and storefronts as well as brick patterns and mullion details;
3. Historic Preservation staff shall view for approval all material samples prior to permit application; and,

4. Any signage, including any exterior lighting, shall be permitted separately, and reviewed and approved by Historic Preservation staff prior to order and installation.

**4. 2154 W. Potomac
Wicker Park District**

2nd Ward

Proposed addition of new visible rooftop dormers.

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

1. The new wood siding to be painted the color of the roofing material to further minimize visibility;
2. Provide large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim; and,
3. The new porches on the main house and the coach house to be built of wood treads with closed wood risers.