

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, June 8, 2023, at 12:45 p.m. in City Hall, 121 North LaSalle Street, City Council Chambers, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in City Council Chambers, 2nd Floor, on Thursday, June 8, 2023, at 2:00 p.m.

Please note that meetings will no longer be adhering to 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Public Participation in place during the COVID-19 public health emergency as a gubernatorial disaster declaration is no longer in effect. As such, public comment will be heard after each agenda item.

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

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, June 8, 2023
City Hall, 121 North LaSalle Street, City Council Chambers
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of May 5, 2023

2. Preliminary Landmark Recommendation

EUGENIE LANE APARTMENTS
235 West Eugenie Street

WARD 2

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

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

WARD 9

4. Final Landmark Recommendation

THE WAREHOUSE
204-208 South Jefferson Street

WARD 34

5. Class L Property Tax Incentive - Application

LASALLE STREET CABLE CAR POWERHOUSE
500 North LaSalle Street

WARD 42

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
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

WARD 8

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

7. Permit Review Committee Reports

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

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

8. Adjournment

**Commission on Chicago Landmarks
Summary of Recommendations, June 8, 2023**

2. Preliminary Landmark Recommendation

**EUGENIE LANE APARTMENTS
235 West Eugenie Street**

WARD 2

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

- The Eugenie Lane Apartments (the “Building”), located at the address noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 8th day of June 2023, 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.

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.

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**

Report from the Department of Planning and Development

The Department of Planning and Development (DPD) finds that the proposed landmark designation of Greater Tabernacle Cathedral supports the City's overall planning goals for the surrounding neighborhood and is consistent with the City's governing policies and plans.

Greater Tabernacle Cathedral is located on Chicago's Far South Side at the southwest corner of S. Dr. Martin Luther King Jr. Drive and East 113th Street in Roseland. Constructed in 1890 and designed by Solon S. Beman, the church campus has been a community pillar throughout its 133-year history.

Currently, there are multiple planning and development initiatives in the immediate area of the proposed designation. The \$3.6B extension of the Red Line from its current terminus at 95th Street to a new terminus at 130th Street in Riverdale will add three new CTA rail stations in the Roseland area, including 103rd Street, 111th Street and 115th Street. As part of this work, the CTA and DPD worked with community members to complete the Red Line Extension Transit-Supported Development Plan. The TSD Plan identifies methods and resources needed to enable mixed-use development and enhance economic vitality, multimodal connectivity, and the pedestrian environment in the station areas.

In addition to this work, nine developer and architect teams are drafting proposals for three strategic development sites on Michigan Avenue in Roseland, based on a Request for Qualifications issued by DPD. Based on collective feedback, Roseland residents and stakeholders are seeking local wealth-generating businesses and local amenities, including traditional retail such as restaurants and merchandise stores to meet everyday needs, among many other priorities for the development sites. This effort is in addition to CDOT's streetscape work in the area along Michigan Avenue and 111th Street. The streetscapes will consist of infrastructure, pedestrian safety and placemaking improvements with the goal of creating a unified, safe, walkable, and attractive commercial destination.

All these efforts also support the on-going work to amplify the impact of the Pullman National Historical Park, first designated as a National Monument by President Obama in 2015. The National Historical Park is expected to attract more than 300,000 annual visitors. The visitor center, opened on Labor Day in 2021, features educational exhibits about George Pullman and the Pullman Palace Car Company and the history of the first model, planned industrial community in the U.S.

Our planning work at the Department of Planning and Development is committed to Design Excellence which includes strengthening the culture of our communities and committing to cultural longevity and environmental sustainability. These goals are also consistent with landmark designation of historic works of high-quality design exemplified by Greater Tabernacle Cathedral.

Final Landmark Recommendation

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 Greater Tabernacle Cathedral, consisting of the former Holy Rosary Church and attached Rectory (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 four 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.*
- 2. 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.*
- 3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
- 4. 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.*

I. BACKGROUND

The formal landmark designation process for the Building began on May 4, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets four 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.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated May 4, 2023, the most current iteration of which is dated June 8, 2023, incorporated herein and attached hereto as Exhibit A (the “Designation Report”).

Also, at its regular meeting of June 8, 2023, the Commission received a report incorporated herein and attached hereto as Exhibit B (the “Department of Planning and Development Report”) from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

On May 19, 2023, the Commission received written consent to landmark designation of the Building in a form dated May 18, 2023, and signed by Greater Tabernacle Cathedral Bishop/Senior Pastor Ocie Booker, representing 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, over the course of its 133-year history, the building has fostered congregations, including Holy Rosary (1890-2011), New Day Ministries International (2011-2016), and Greater Tabernacle Church (2016-present). It has remained a constant in the Roseland community, as a place of worship and a center for community, education, and culture; and

WHEREAS, Holy Rosary Parish is significant as one of the first parishes to be established under the Archdiocese of Chicago following its elevation from a diocese in 1880; and

WHEREAS, Holy Rosary Parish was the first Catholic parish established to serve the Roseland-Pullman Community. Its significance as the center of Catholic life in the community is illustrated by the monumental architecture of the extant church building; and

WHEREAS, the building is associated with the early career of significant national figure, former United States President Barack Obama, who has led the nation in community organizing, and personally attributes his political formation to his time at Holy Rosary Parish with the Developing Communities Project (DCP); and

WHEREAS, from 1985 to 1988, Barack Obama led DCP from the organization's headquarters in the rectory of Holy Rosary Church as the first executive director of the organization. The DCP was a faith-based organization established in response to an increase in unemployment due to the closure of manufacturing plants in southeast Chicago. Under the leadership of Obama, the organization was incorporated as a non-profit in 1986, and established programming to support the community, including literacy, job training, and leadership development programs; and

WHEREAS, Obama not only formally organized DCP, but expanded the organization's mission, outreach, and participants to unify Chicago's south side residents against unsafe streets, poor living conditions, and political neglect through community organizing and social justice and educational programming. Obama's greatest achievements while with DCP include the establishment of a job training program, the expansion of a city summer-job program for South Side teenagers, a college prep tutoring program, and a tenants' rights organization in the Altgeld Gardens which led to the removal of asbestos from the housing project; and

WHEREAS, the exterior of the former Holy Rosary Church exhibits fine architectural details and craftsmanship through its design and use of materials. Designed in the Romanesque Revival style, the exterior is an exceptional example of an early twentieth-century church. It

features restrained yet elegant architectural detailing, including monumental arcade windows and striking brick relief work juxtaposed against delicate stained glass windows; and

WHEREAS, the exterior of the church is one of two examples of Solon S. Beman's ecclesiastical designs that were not completed for the Christian Science Church and also applied the Romanesque Revival style in lieu of the Neoclassical style, which he utilized for nearly two decades, following the construction of the former Holy Rosary Church; and

WHEREAS, though modest in its design, the exterior of the former Holy Rosary rectory illustrates the Romanesque Revival style through its form and expresses the congregation's focus on their faith and ministry with a clear absence on excess ornamentation and unnecessary embellishments; and

WHEREAS, Solon S. Beman is one of Chicago's most renowned late nineteenth-century and early twentieth-century architects. With over 1,300 buildings in Pullman designed by Beman alone, he was a prolific architect, designing countless residential, commercial, and civic buildings with a specialty in ecclesiastical architecture; and

WHEREAS, Beman is credited with some of the city's most noteworthy buildings, including the nation's first planned company town of Pullman, the Merchant Tailors Building at the 1893 World's Columbian Exposition, the Grand Central Station and train shed at Harrison and Wells Streets (1891, demolished), the Griffiths-Burroughs Mansion (3806 South Michigan Avenue, 1892, designated Chicago Landmark), the William W. Kimball Mansion (1801 South Prairie Avenue, 1892, designated Chicago Landmark), the Blackstone Memorial Library (4904 South Lake Park Avenue, 1902-04, designated Chicago Landmark), the First Church of Christ, Scientist (4017 South Drexel Boulevard, 1897), and the Fifth Church of Christ, Scientist (4840 South Dorchester Avenue, 1904); and

WHEREAS, while Beman and his son designed over ninety churches for the Christian Science Church, Greater Tabernacle Cathedral is one of only two known examples of Beman's ecclesiastical work outside of the Christian Science Church; and

WHEREAS, the Building meets four criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (5) of the Municipal Code; 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 June 8, 2023, and

3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the four criteria for landmark designation set forth in Section 2-120-620 (1), (3), (4) and (5) 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.
6. Recommends the designation of the Building a Chicago Landmark.

4. Final Landmark Recommendation

THE WAREHOUSE
204-208 South Jefferson Street

WARD 34

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 Warehouse (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 two (2) 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.

I. BACKGROUND

The formal landmark designation process for the Building began on April 13, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets two 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.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated April 13, 2023, the most current iteration of which is dated June 8, 2023, incorporated herein and attached hereto as Exhibit A (the “Designation Report”).

At its regular meeting of May 4, 2023, the Commission received a report incorporated herein and attached hereto as Exhibit B (the “Department of Planning and Development Report”) from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Building supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

On May 12, 2023, the Commission received written consent to landmark designation of the Building in a form dated May 12, 2023, and signed by Mr. Avi Kamionski, representing NK Prop Holdings LLC, 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 was home to The Warehouse from 1977 to 1982, a dance club with cultural significance to the City of Chicago and the United States as the birthplace of house, a genre of dance music characterized by a driving beat, emotive lyrics and lush orchestration drawn from a number of genres including disco, R&B, gospel and techno; and

WHEREAS, as the former home of The Warehouse, the Building is culturally significant to Chicago’s LGBTQ, Black and Latino communities as the first supporters of house music at The Warehouse and who found a sense of community, self-expression and hope in The Warehouse’s revolutionary music; and

WHEREAS, over time, The Warehouse became popular with a broad range of Chicago club goers, and it was one of the first venues that broke down the barriers between gay and straight club scenes; and

WHEREAS, as the former home of The Warehouse, the Building is significant for its association with Frankie Knuckles, influential American DJ, record producer, and remix artist, who significantly contributed to the music culture of the City of Chicago and the United States as the “Godfather of house music”; and

WHEREAS, DJ Frankie Knuckles, one of Chicago’s cultural pioneers, created house by transforming existing songs by extending, combining and weaving them to create completely new experiences of music. Knuckles also used analog and digital technologies to alter songs to make them more up-tempo and danceable; and

WHEREAS, the Building meets two criteria for landmark designation set forth in Section 2-120-620 (1) and (3) of the Municipal Code; 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 June 8, 2023; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the two criteria for landmark designation set forth in Section 2-120-620 (1) and (3) 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.
6. Recommends the designation of the Building a Chicago Landmark.

5. **Class L Property Tax Incentive - Application**

LASALLE STREET CABLE CAR POWERHOUSE
500 North LaSalle Street

WARD 42

Whereas, the building at 500 N. LaSalle Street (the "Building") was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on June 18, 2001; and

Whereas, the Commission on Chicago Landmarks (the "Commission") has reviewed an application for the proposed exterior and interior rehabilitation of the Building (the "Project"), pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L real estate tax incentive (the "Class L"); now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and

2. Finds, based on the Project's budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance;
4. Recommends that the Project be approved for the Class L incentive.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, June 8, 2023

City Hall, 121 N. LaSalle St., City Council Chambers, 2nd Floor

2:00 p.m.

AGENDA:

1. **50 E. Erie** **42nd Ward**
The John B. Murphy Memorial
Proposed exterior and interior rehabilitation with a new rooftop addition.
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.
3. **2050-56 W. Pierce** **1st Ward**
Wicker Park District
Proposed third floor addition with roof decks atop existing non-contributing townhouses.
4. **953 N. Leavitt** **36th Ward**
Ukrainian Village District
Proposed rehabilitation of a single-family residence including the construction of new dormers on the north and south elevations.
5. **1442 N. Milwaukee** **1st Ward**
Milwaukee Avenue District
Proposed façade alterations to an existing one-story non-contributing building.
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.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, June 8, 2023

1. 50 E. Erie

42nd Ward

The John B. Murphy Memorial

Proposed exterior and interior rehabilitation with a new rooftop addition.

Applicant: The Richard H. Driehaus Museum, owner
Antunovich Associates, 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 1, 2, 3, 5, 6, 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 proposed landmark property and approve the project with the following conditions:

1. The exterior and interior alterations as shown on submitted drawings dated June 1, 2023, are approved. 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.

Applicant: The Fortnightly Club of Chicago, owner
Restoric, Inc., architect
Berglund Construction, contractor

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 therefore, the project as shown on the drawings dated 5/29/23 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 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.

Applicant: Victorian Gardens Townhome Condominium Association, owner
Chicago Roof Deck & Garden, 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, and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* 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 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.

Applicant: Richard D. Waters III and Hannah Merchant, owners
John Kelly 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 *Criteria for Visible Dormers on 1-1/2 Story Masonry Cottages in the Ukrainian Village and Extension Districts* 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 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.

Applicant: Henna Patel, Tacombi, owner
Warren Johnson Architects, architect

Staff Recommendation: Staff recommends that the Commission find that the proposed project, with the following conditions, would meet the criteria set forth in the Commission’s Rules and Regulations, Commission’s *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore will not have an adverse effect on the significant historical and architectural features of the landmark district:

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
East Village District**

1st Ward

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

Applicant: Lauren and Stefan Macy, owners
Luis A. Martinez 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. The drawings dated 6/31/23 shall be revised as follows:
 - a. The skylight closest to the front of the building on the north side shall be eliminated;
 - b. The skylight in front of the proposed dormer on the south roof slope shall be eliminated; and,
2. Should replacement window be proposed, new windows at the front elevation are to 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.