

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

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, April 6, 2017, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2<sup>nd</sup> Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, April 6, 2017, at 2:00 p.m.

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

David Reifman  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, April 6, 2017  
City Hall, 121 North LaSalle Street, Room 201-A  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of February 2, 2017

2. Class L Property Tax Incentive - Application

FULTON-RANDOLPH MARKET DISTRICT  
933-943 West Fulton Market

WARD 27

3. Preliminary Landmark Recommendation

DANIEL O. HILL HOUSE  
448 West Barry Avenue

WARD 44

4. Demolition of a Building Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

DANIEL O. HILL HOUSE  
448 West Barry Avenue

WARD 44

5. Partial Demolition of a Building Contrary to Approved Permit – Status Update

OLD TOWN TRIANGLE DISTRICT  
1720 North Sedgwick Street

WARD 43

6. Demolition of Buildings Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT  
226-232 North Peoria Street

WARD 27

Proposed demolition of two one-story buildings at 230 North Peoria Street and 232 North Peoria Street/901-909 West Fulton Market, and partial demolition of three-story building at 226 North Peoria Street

7. Permit Review Committee Reports

Report on Projects Reviewed at the February 2, 2017, and March 2, 2017, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Months of February and March 2017

8. Adjournment

## **NOTICE OF PUBLIC MEETING**

### **PERMIT REVIEW COMMITTEE THURSDAY, April 6, 2017 City Hall, 121 N. LaSalle St., Room 201-A**

**2:00 p.m.**

#### **AGENDA:**

- 1. 210 S. Canal** **42<sup>nd</sup> Ward**  
**Union Station**  
Proposed repairs of the Great Hall skylight, installation of a new skylight system above the historic skylight, repairs of plaster and stone walls, and other alterations.
  
- 2. 1302 N. Hoyne** **2<sup>nd</sup> Ward**  
**Wicker Park District**  
Proposed rehabilitation of a 2-story masonry primary residence and adaptive reuse of a 1-story rear building for garage including partial roof and rear wall removal and other alterations.
  
- 3. 1938 W. Augusta** **2<sup>nd</sup> Ward**  
**East Village District**  
Continued Review: Proposed final design of the new 5-story masonry residential building with rooftop decks.

Dijana Cuvalo, AIA  
Planning, Design & Historic Preservation Division  
Bureau of Zoning and Land Use  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, April 6, 2017

## 1. 210 S. Canal

42<sup>nd</sup> Ward

### Union Station

Proposed repairs of the Great Hall skylight, installation of a new skylight system above the historic skylight, repairs of plaster and stone walls, and other alterations.

**Applicant:** Wallace Kruce, General Manager, CBRE on behalf of Amtrak  
Len Koroski, Goesttch Partners, 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, Commission's *Guidelines For Alterations to Historic Buildings and New Construction*, and Standards 2, 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 landmark property and approve the project with the following conditions to be reviewed for approval by the Planning, Design, and Historic Preservation Division staff:

1. The deteriorated skylight, which is not weatherproof and cannot be repaired to meet current code requirements, may be retrofitted with new glazing as proposed. The new code compliant and weather-proof skylight system, with low-e glazing, to be installed 6' above the historic glazing system is approved as proposed. Shop drawings of the historic skylight alterations shall be reviewed for approval by Historic Preservation staff and final glazing samples to be reviewed for approval by Historic Preservation staff prior to order and installation;
2. The proposed masonry repairs, fire escape removal, and plaster repairs for the courtyard walls and Great Hall are approved as proposed. Typical stone repairs and cleaning and the new mortar shall be mocked-up for review and approval by Historic Preservation staff. The cleaning shall be done as gently as possible and the new mortar and stone patches shall match the historic mortar and stone in color, finish, texture, profile and strength; and,
3. The new plaster paint scheme for the Great Hall, proposed to match the historic paint colors, is approved as proposed.

## 2. 1302 N. Hoyne

2<sup>nd</sup> Ward

### Wicker Park District

Proposed rehabilitation of a 2-story masonry front residence and adaptive reuse of a 1-story rear building for garage including partial roof and rear wall removal and other alterations.

**Applicant:** RDG1302 Hoyne LLC/Pete Stevens, owner  
John Hanna, 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, Commission's *Guidelines For Alterations to Historic Buildings and New Construction*, and Standards 1, 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 to be reviewed for approval by the Planning, Design, and Historic Preservation Division staff:

Primary Building:

1. The new windows shall match the existing windows in size, glass size, operation, muntin arrangement and muntin size. Existing and proposed details of exterior profiles shall be submitted with the permit application;

Rear Building:

2. As proposed, new storefronts will be installed on the south elevation with recessed entrances to replicate the original configuration in size and location. The doors and transom windows shall match historic in size, arrangement and profiles. Existing and proposed details shall be submitted with permit plans;
3. As proposed, clear vision glass shall be installed in the storefront transom windows and translucent glass utilized for the lower panels. Historic Preservation staff shall review for approval a sample of the translucent glass prior to order and installation; and,
4. A report by a licensed structural engineer addressing the proposed structural work relative to how the remaining structure should be braced and protected during the proposed partial demolition and construction shall be submitted to Historic Preservation staff. The recommended measures, sequencing, and protections shall be incorporated into the permit drawings.

**3. 1938 W. Augusta  
East Village District**

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

Continued Review: Proposed final design of the new 5-story masonry residential building with rooftop decks.

**Applicant:** Tod Mullen, Augusta Acquisitions LLC  
Nick Ftikas, Law Offices of Sam Banks

**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 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 to be reviewed for approval by the Planning, Design, and Historic Preservation Division staff:

1. The proposed new 5-story construction, clad with Interstate Brick Mountain Red (front façade), Chicago Common (secondary elevations), Pyrolave Green Glazed Brick (accent), Indiana Grey cast stone (sills and coping), Charcoal metal cladding (top floor) and Evergreen window cladding is approved as shown on plans dated 3/20/17;
2. The applicant shall include enlarged dimensioned window details with the permit submittal;
3. Restoration drawings for the 1-story portion of the building to remain shall be submitted with the permit plans, including typical repair details and areas of reconstruction. Historic Preservation staff shall be notified to view and approve a sample of glazed white brick on-site prior to order and installation; and,
4. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.