

NOTICE OF PUBLIC MEETING

RESCHEDULED PERMIT REVIEW COMMITTEE

FRIDAY, June 14, 2024

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

11:00 a.m.

AGENDA:

- 1. 3978 S. Lake Park** **4th Ward**
Oakland Multiple Resource District
Proposed dismantlement, cataloging, and reinstallation of displaced portions of the front façade to address backup brick masonry repairs.
- 2. Logan Square and Milwaukee Streetscape** **35th Ward**
Logan Square Boulevards District
Proposed reconfiguration and improvements to Logan Square and reconstruction of the portion of Milwaukee Avenue that bisects Logan Square as a pedestrian plaza including installation of new pavers, light fixtures, and landscaping.
- 3. 111 W. Monroe** **34th Ward**
Proposed Harris Trust & Bank Building
Proposed exterior and interior rehabilitation of an existing office and commercial building for residential and hotel use with a new rooftop addition and modifications to the historic windows.
- 4. 2328 S. Michigan** **3rd Ward**
Motor Row District
Proposed demolition of a one-story non-contributing building and new construction of a building with a seven-story, 85' tall portion along Michigan Avenue and an 18-story, 170' tall residential tower at the west end of the lot.
- 5. 900-910 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed rehabilitation of the four-story building at 900 W. Fulton Market, demolition of the one- and two-story building and construction of a new five-story building at 906 W. Fulton Market, and partial demolition of the two-story building at 910 W. Fulton Market with rehabilitation of the front façade and construction of a new rooftop addition.

6. 2108 N. Humboldt **1st Ward**
Logan Square Boulevards District
Proposed addition of a new covered porch over existing concrete stairs on front
façade.

7. 511-13 W. Fullerton **43rd Ward**
Mid-North District
Proposed new construction of two four-story, eight-unit residential buildings.

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

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, June 14, 2024

1. 3978 S. Lake Park

4th Ward

Oakland Multiple Resource District

Proposed dismantlement, cataloging, and reinstallation of displaced portions of the front façade to address backup brick masonry repairs.

Applicant: Joseph Giannini, owner
J&P Masonry Inc., contractor

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 2, 5, 6, and 7 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 or district and approve the project with the following conditions:

1. As proposed, select displaced and deteriorated portions of the façade shall be repaired by removing the face stone, repairing the backup wall, and reinstalling the historic stone in the same location on the façade. Prior to removal, each separate stone unit will be carefully numbered and photographed for precise identification and placement upon reinstallation, carefully removed, repaired as needed, stored in a secure location, and reinstalled when ready. Masonry repair details, wall sections, and photographic documentation of the front façade shall be provided prior to any permit approvals;
2. Any sections of the façade with missing mortar joints, masonry or other elements that are allowing water infiltration should be repaired to prevent further deterioration of the façade and any removed exterior cladding materials shall be salvaged and reused to the greatest extent possible. Missing and replacement materials and features shall match the historic and material samples and details shall be submitted prior to any permit approval; and,
3. Should, during construction, it be discovered that the damage is more extensive, and more stone requires removal than submitted on 5/31/24 the owner or their contractor shall immediately notify Historic Preservation staff for a site visit to determine next steps.

2. Logan Square Park

35th Ward

Logan Square Boulevards District

Proposed reconfiguration and improvements to Logan Square and reconstruction of the portion of Milwaukee Avenue that bisects Logan Square as a pedestrian plaza including installation of new pavers, light fixtures, and landscaping.

Applicant: Chicago Department of Transportation, owner
Chicago Department of Transportation and Jacobs, designer

Staff Recommendation: Staff recommends that the Committee find that the project meets the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 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 district and approve the proposed project as submitted.

3. 111 W. Monroe

34th Ward

Proposed Harris Trust & Bank Building

Proposed exterior and interior rehabilitation of an existing office and commercial building for residential and hotel use with a new rooftop addition and modifications to the historic windows.

Applicant: The Prime Group, Inc., owner
Stantec Architecture, 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 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 new penthouse cladding material is approved as proposed. The insulated metal panels should be finished in a neutral non-reflective color to not compete with the colors of the historic building and to recede into the background. Samples of the insulated metal panels and the curtainwall glazing shall be submitted to Historic Preservation staff for review and approval prior to order and installation;
2. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions and trim shall be included in the permit drawings. Samples of the gray tinted glazing used for the new insulated glazing units shall be submitted to Historic Preservation staff for review and approval prior to order and installation;

3. The setback for interior walls that jog to terminate at a mullion should be increased to a minimum of 3'-0" from the plane of the glazing to maintain transparency of the windows. Enlarged, dimensioned plan details should be included in the permit drawings for each unique condition;
4. A door cutsheet and elevation drawings for the new door on the first floor Lobby that show the design, profile and material shall be submitted with the permit drawings;
5. Scaled and dimensioned plans, elevations, sections, and detail drawings of the glass wind guard on the roof shall be submitted with the permit drawings. Samples of the wind guard shall be submitted to Historic Preservation staff for review and approval prior to order and installation;
6. Enlarged details of attachment of the new glass guardrail to the existing metal guardrail on the 12th and 23rd floor terraces shall be submitted with the permit drawings. Samples of the glass guardrail shall be submitted to Historic Preservation staff for review and approval prior to order and installation; and,
7. Canopies and signage are not approved at this time. Drawings of any canopies and signage proposed to be attached to the façade shall be submitted for review by Historic Preservation staff and will be referred to the Permit Review Committee for review and decision at a future PRC meeting.

**4. 2328 S. Michigan
Motor Row District**

3rd Ward

Proposed demolition of an one-story non-contributing building and new construction of a building with a seven-story, 85' tall portion along Michigan Avenue and an 18-story, 170' tall residential tower at the west end of the lot.

Applicant: Fern Hill, owner
Eckenhoff Saunders, architect

Staff Recommendation: Staff recommends that the Committee:

Proposed Demolition:

1. Preliminarily find that the building at 2328 S. Michigan Ave, a 1-story restaurant with drive-through, is non-contributing to the character of the Motor Row District and its demolition will not be an adverse effect on the character of the District;
2. Recommend that the Commission recommend to the City Council approval of the proposed demolition of the building at 2328 S. Michigan in accordance with Section 2-120-825 of the Municipal Code of Chicago, entitled "Permits for demolition of landmarks – City Council Approval Required"; and,

Proposed New Construction:

3. Find that the proposed project, contingent upon City Council approval and with the following conditions, 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:

- a) The overall size, setback and massing of the proposed new construction is approved as shown on plans dated 5/10/2024;
- b) The design of the portion of the building fronting on Michigan Avenue shall be modified to address the following:
 - The louvers over the storefronts on the north section of the east façade shall be replaced with clear glazing;
 - At the upper floor windows on the north facade, the center vertical mullions shall have a substantial projection from the glazing comparable to that of similar historic conditions;
 - The two-story white, brick, masonry frame at the center section of the east (Michigan) façade shall be eliminated;
 - The height of the metal spandrels on the south section of the east façade shall be increased to be consistent with the range of spandrel heights for contributing buildings in the district;
 - The cast stone panels proposed for the south section of the east façade shall incorporate a pattern of joints compatible with proportions and sizes of terra cotta or stone cladding seen throughout the district. A detailed elevation showing the size of panels and locations of joints for the cast stone material shall be provided with the permit drawings;
 - All of the storefronts along the east facade shall be revised so that the width of glazing between mullions is consistent and regularly spaced with glass panes no less than 5'-0" wide;
- c) The following materials are approved as proposed:
 - Black prefinished aluminum
 - Cast stone by ACS, color TerraCotta
 - Modular brick by Glen Gery, color Oyster Grey
 - Window wall system with aluminum spandrels by Reflections
 - Glazing by Guardian Glass, SN68Specifications and samples of all other proposed façade materials shall be provided with the permit application; and,
- d) Dimensioned, enlarged section and elevation details shall be provided with permit drawings for all windows, storefronts, and façade systems.

5. 900-910 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed rehabilitation of the four-story building at 900 W. Fulton Market, demolition of the one- and two- story building and construction of a new five-story building at 906 W. Fulton Market, and partial demolition of the two-story building at 910 W. Fulton Market with rehabilitation of the front façade and construction of a new rooftop addition.

Applicant: Midwest Property group LTD, owner
NORR, architect

Staff Recommendation: Staff recommends that the Committee:

Proposed Demolition and Partial Demolition:

1. Preliminarily find that the property at 906 W. Fulton Market, a 1- and 2-story commercial building, is non-contributing to the character of the Fulton-Randolph Market District and its demolition will not be an adverse effect on the character of the District;
2. Preliminarily find that the proposed partial demolition of the building at 910 W. Fulton Market, with the rehabilitation of the front façade to be retained in-place, will not be an adverse effect on the character of the Landmark District; and,
3. When the demolition permits are submitted, that the Commission recommend to the City Council approval of the proposed demolition of the building at 906 W. Fulton Market and partial demolition of the building at 910 W. Fulton Market in accordance with Section 2-120-825 of the Municipal Code of Chicago, entitled “Permits for demolition of landmarks – City Council Approval Required”, and,

Proposed Alterations and New Construction

1. Find that the proposed project, contingent upon City Council approval and with the following conditions, 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:
 - a) For 900 W. Fulton, the demolition elevation on page 13 shall be revised to show the area of masonry to be removed to accommodate the new storefront for the residential lobby;
 - b) For 900 and 910 W. Fulton, any exterior masonry units removed shall be salvaged for later reinstallation wherever possible, and any new masonry must match the historic masonry in color, texture, size, shape, and finish. At the new masonry and where tuckpointing of existing masonry occurs, mortar joints should match the existing in profile, color, texture, strength, and type;
 - c) For the 900 W. Fulton and 910 W. Fulton Market, an analysis by a licensed structural engineer addressing how the buildings should be protected during the adjacent demolition and construction shall be submitted to Historic Preservation staff along with the permit plans. The recommended measures, sequencing, and protections shall be incorporated in the structural and architectural drawings;

- d) The main storefront windows on the Fulton Market elevation for all three buildings shall be revised to eliminate the grill pattern. These shall be simple panes 3' or more in width separated by mullions. A bulkhead 1'6" to 2' in height shall be provided;
- e) Dimensioned details for all new windows and storefronts shall be submitted with the permit drawings for review and approval;
- f) Specifications and for all new exterior materials, finishes, and fixtures shall be provided with the permit application; and,
- g) Details for the construction and attachments of the new canopy across the front of all three buildings shall be provided with the permit drawings.

6. 2108 N. Humboldt

1st Ward

Logan Square Boulevards District

Proposed addition of a new covered porch over existing concrete stairs on front façade.

Applicant: Brian Hudok, owner
Cristian Gansari, 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 3, 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 or district and approve the project with the following condition:

1. The project is approved as shown on drawings received 5/8/24 and dated 4/30/24. The new railings shall be bent pipe-rails with newel posts, in a dark non-reflective finish, compatible with the design of historic porch railings.

7. 511-13 W. Fullerton

43rd Ward

Mid-North District

Proposed new construction of two four-story, eight-unit residential buildings.

Applicant: P3 Properties, LLC, owner
Simple Home Builders, 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 district and approve the project with the following conditions:

4. The proposed site plan as shown on the drawings dated 5/30/24 is approved;
5. The windows on the front and visible portion of the side elevations of both buildings shall be revised so that they have the appearance of single- or double-hung windows with a meeting rail and the lower pane offset inward from the upper. The windows may operate in any fashion;
6. The guardrails for the roof deck are visible looking between the buildings and from the east and west along Fullerton. The guards must be set back farther so they are no longer visible. The depth required for this setback shall be confirmed using 3D renderings;
7. The brick for the facade of the west building by Summit in color Concore (702TBL) is approved as proposed;
8. Material specifications and samples shall be provided for all other exterior materials with the permit application;
9. Specifications and details for all fixtures including lighting, handrails, and guardrails shall be provided with the permit application; and,
10. 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.