

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

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, January 11, 2024, at 12:45 p.m. in City Hall, 121 North LaSalle Street, 2<sup>nd</sup> Floor, City Council Chambers.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in the City Council Chambers, 2<sup>nd</sup> Floor, on Thursday, January 11, 2024, at 1:30 p.m.

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

Ciere Boatright  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, January 11, 2024  
City Hall, 121 North LaSalle Street, City Council Chambers, 2<sup>nd</sup> Floor  
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of December 7, 2023

2. Preliminary Landmark Recommendation

THE JOHN B. MURPHY MEMORIAL  
50 East Erie Street

WARD 42

3. Report from the Department of Planning & Development

APOLLO'S 2000  
2875 West Cermak Road

WARD 24

4. Final Landmark Recommendation

PHEBE AND JOHN GRAY HOUSE  
4362 West Grace Street

WARD 30

5. Class L Property Tax Incentive - Application

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

WARD 34

6. Permit Review Committee Reports

Report on Projects Reviewed at the December 7, 2023, Permit Review Committee Meeting

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

7. Announcement

Meeting of the Program Committee: Review of Suggestions\* Received from the Public for Chicago Landmark Designation and Nominations to the National Register of Historic Places will be held:

Date: Tuesday, January 16, 2024

Time: 3:00 p.m.

Location: City Hall, 121 North LaSalle Street, Room 1003-A

\*Deadline for submissions: Monday, January 15, 2024

All suggestions must be submitted on a suggestion form available on the Chicago Landmarks website at: [http://www.cityofchicago.org/city/en/depts/dcd/supp\\_info/chicago\\_landmarks-publicationsandadditionalinformation.html](http://www.cityofchicago.org/city/en/depts/dcd/supp_info/chicago_landmarks-publicationsandadditionalinformation.html).

8. Adjournment

**Commission on Chicago Landmarks  
Summary of Recommendations, January 11, 2024**

**2. Preliminary Landmark Recommendation**

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

**WARD 42**

Staff recommend that the Commission vote to accept the following:

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

- The John B. Murphy Memorial (the “Building”), located at the address noted above, meets five (5) criteria for landmark designation as set forth in Section 2-120-620 (1), (3), (4), (5) and (7) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 11<sup>th</sup> day of January 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.
- 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.

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.

#### **4. Final Landmark Recommendation**

**PHEBE AND JOHN GRAY HOUSE**  
**4362 West Grace Street**

**WARD 30**

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 Phebe and John Gray House (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.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

#### **I. BACKGROUND**

The formal landmark designation process for the Building began on October 5, 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.

Excluded from the significant features is the garage at the northeast corner of the lot, which was permitted for construction in 1989.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated October 5, 2023, the most current iteration of which is dated January 11, 2024, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of November 9, 2023, the Commission received a statement from Patrick Murphey, then-Acting Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On December 1, 2023, the Commission received written consent to landmark designation of the Building in a form dated December 1, 2023, and signed by Kris and David Cloud, the owners 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 Irving Park neighborhood’s early stage as rural farmland in Jefferson Township, prior to annexation by the City of Chicago; and

**WHEREAS**, the Building’s gracious proportions, and large corner lot harken back to a time preceding the advent of suburban subdivisions. The juxtaposition of the Gray House with the repeating pattern of standardized house lots that surround it speaks to the development of Chicago’s “railroad suburbs” in the 19th century; and

**WHEREAS**, the Building is an exceptional example of 19th-century mail-order pattern-book architecture, a design and distribution method popularly used in suburban development; and

**WHEREAS**, the Building is a handsome example of residential architecture in the Italianate style, an architectural style of great significance in the history of Chicago and the United States. It possesses numerous features distinctive to the style, including its asymmetric footprint, arcaded porches, arched-header windows (often in pairs), shallow-gabled roofs, overhanging eaves supported by cornice brackets, balustraded balconies, and a three-story tower; and

**WHEREAS**, the Building meets two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) 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 January 11, 2024; 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 (4) 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.

Excluded from the significant features is the garage at the northeast corner of the lot, which was permitted for construction in 1989.

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

**5. Class L Property Tax Incentive - 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**, the building at 801 West Madison Street and 2 South Halsted Street (the "Building") was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on April 24, 2012; 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, January 11, 2024**

**City Hall, 121 N. LaSalle St., City Council Chambers, 2<sup>nd</sup> Floor**

**1:30 p.m.**

### **AGENDA:**

**1. 441 W. Belden**

**43<sup>rd</sup> Ward**

**Mid-North District**

Proposed alterations to the previously approved additions to a 3-story masonry single family home on a double-wide lot.

Dijana Cuvalo, AIA

Historic Preservation Division

Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, January 11, 2024

## 2. 441 W. Belden

43<sup>rd</sup> Ward

### Mid-North District

Proposed alterations to the previously approved additions to a 3-story masonry single family home on a double-wide lot.

**Applicant:** Stephen Brown, owner  
Kate Quinlin, owner  
Carlo Parente, 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 district and approve the project with the following conditions:

1. Enlarged dimensioned section details of the bay window shall be provided with the permit drawings, including the horizontal mullion between the lower and upper window panes;
2. Where tuckpointing is proposed, all new mortar shall match the historic mortar in color, joint profile, and texture, strength, and type;
3. Samples of the proposed new brick materials, metal cladding at the joint between the main building, new door, and side addition shall be included with permit drawings; and,
4. Specifications for the infill materials for the front façade shall be provided with the permit drawings. Physical samples shall be presented for review and approval by Historic Preservation staff prior to order and installation.