

Regarding: 418 East Wilson Street – Designated Landmark (Cardinal Hotel) – Replace existing window with a sliding service window. 6th Ald. District
Contact: Christopher Berge
 (Legistar #28962)

Date: February 11, 2013
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General Information:

The Applicant is requesting a Certificate of Appropriateness for the exterior alteration of the Cardinal Hotel located at 418 East Wilson Street. The exterior alteration includes the installation of a sliding service window in an existing window of the East Wilson Street elevation.

Relevant Landmarks Ordinance sections:

- 33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:
- a. Whether, in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done;
- 33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.
- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

Staff Evaluation and Recommendations:

The existing windows of the first level of the Cardinal Hotel on the East Wilson Street elevation are replacements with metal frames, insulated clear glass, and insulated spandrel glass (lower). The proposed service window would be installed above the existing horizontal mullion in one window bay. The service window can be removed in the future with no adverse affect on the building.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alteration are met and recommends approval by the Landmarks Commission.