

COMMISSION ON CHICAGO LANDMARKS

ANNUAL REPORT FOR 2023

OVERVIEW

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and affirmed by the City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which areas, districts, places, buildings, structures, works of art, and other objects within the City of Chicago should be designated as Chicago Landmarks. Landmark status provides legal protection to the significant historic and architectural features of the property.

The Commission is staffed by planning, design, and historic preservation professionals in the Bureau of Citywide Planning of the Department of Planning and Development. In 2023, nine full-time staff carried out the duties outlined in the Landmarks Ordinance and the Rules and Regulations of the Commission on Chicago Landmarks. This work includes, but is not limited to, landmark designations, permit review, review of economic incentive applications for landmark properties, and administration of the demolition delay process.

1. CHICAGO LANDMARK DESIGNATION

The landmark designation process begins with a preliminary vote by the Commission on Chicago Landmarks. This vote not only initiates the formal designation process, but places review of building permits for the proposed landmark under the jurisdiction of the Commission unless there is a final denial action by the Commission or City Council.

In 2023, thirteen proposed landmark designations were initiated by the Commission, with six of these approved by the City Council. The remaining seven designations—Century Building, Consumers Building, St. Adalbert Parish Complex, Mars Candy Factory, Phebe and John Gray House, Jackson Storage and Van Company Warehouse, and Apollo's 2000—are in process, and it is expected that they will be voted on by City Council in 2024. In addition, the City Council approved three landmark designations in 2023 that were initiated by the Commission in 2022:

LANDMARKS DESIGNATIONS APPROVED BY CITY COUNCIL IN 2023



The Pioneer Arcade

1535 North Pulaski Road

Ward 26

Designated March 15, 2023

Completed in 1925, the Pioneer Arcade was designed by architect Jens J. Jensen for Greek-born Chicago entrepreneurs. This Spanish Baroque Revival-style structure, conceived as an elaborate entertainment and social center for Chicago's growing Humboldt Park community, is one of the last remaining large-scale

commercial buildings that formed a neighborhood commercial center at North Avenue and Pulaski Road. As one of Chicago's grandest urban sports halls surviving from the 1920s, the Pioneer Arcade stands as an important illustration of the development of America's twentieth-century leisure culture embodied in the games of bowling and billiards.

Promontory Point

East of South Jean-Baptiste Pointe DuSable Lake Shore

Drive Between 54th and 56th Streets

Ward 5

Designated April 19, 2023

Promontory Point is a forty-acre peninsula made entirely of artificial lakefill. The site's curving landform, edged by stepped limestone revetments, provides views and physical access to the water. In the mid-1930s, the federal government provided relief funds which allowed the newly consolidated Chicago Park District (CPD) to complete Promontory Point. Prairie School landscape architect Alfred Caldwell produced a plan that featured a broad central meadow edged with trees and plantings. Emanuel V. Buchsbaum, the CPD's head architect, designed a French Eclectic-style pavilion with a central tower. Frederick and Elizabeth Hibbard created a sculptural fountain to provide drinking water for visitors and their animals.



Greater Union Baptist Church

1956 West Warren Boulevard

Ward 27

Designated April 19, 2023

Greater Union Baptist Church exemplifies the important role that religious institutions played in the development and sustenance of Chicago's neighborhoods. Originally constructed in 1886 for a Universalist congregation, in 1928 the church was purchased by a Black congregation that has maintained the landmark church as a spiritual, social, and cultural home on the Near West Side. The building was

designed by William Le Baron Jenney, a Chicago architect who achieved national significance for the development of the steel-framed skyscraper, and who articulated a design philosophy that paved the way for progressive architecture to flourish in Chicago in the late nineteenth century.



Clark-Netsch House
 1700 North Hudson Avenue
 Ward 43
 Designated May 24, 2023

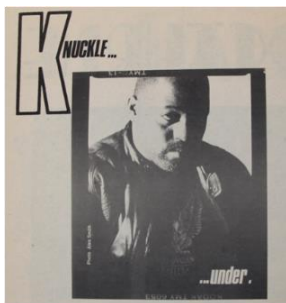
The Clark-Netsch House is a single-family home constructed in 1974 as the personal residence of its designer, architect Walter Netsch, and his wife, state politician Dawn Clark Netsch. The Netsches were a well-known and influential couple who made significant contributions to their respective fields. Walter Netsch was

a design partner at Skidmore, Owings & Merrill and a nationally significant architect in the modern movement. Dawn Clark Netsch was a trailblazing attorney and Illinois state politician recognized for her good government credentials. Architecturally, the home is a fine example of modern architecture designed for economy and one which respects its historic neighborhood context.

Epworth Church
 5253 North Kenmore Avenue
 Ward 48
 Designated June 21, 2023



Located at Berwyn and Kenmore Avenues, Epworth consists of a church building from 1891 and a community house addition from 1930. Modeled after an English countryside church, Epworth exemplifies Edgewater’s initial development as a suburban community in the late nineteenth century. The complex is constructed of granite boulders left in their natural shape, creating a picturesque site that is rare, if not unique, in Chicago. Both the church and its later addition were designed by noteworthy Chicago architects.



Frankie Knuckles Spring 1988, *Think Ink* magazine.

The Warehouse
 206 South Jefferson Street
 Ward 34
 Designated June 21, 2023

The building at 206 South Jefferson Street was home to The Warehouse from 1977 to 1982. This dance club is culturally significant 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. The Warehouse is culturally significant to Chicago’s LGBTQ, Black, and Latino communities. These sectors of the population were the first supporters of house music at The Warehouse and they found a sense of community, self-expression, and hope in The Warehouse’s revolutionary music. In addition, The Warehouse 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.”

Greater Tabernacle Cathedral (former Holy Rosary Parish)

11300 South Dr. Martin Luther King, Jr. Drive
Ward 9

Designated July 19, 2023

The Greater Tabernacle Cathedral landmark consists of the former church and rectory of the Holy Rosary Parish, which was built by Roseland’s first English-speaking Catholic parish. The church building was designed by the prolific Chicago architect Solon S. Beman and completed in 1890. An imposing place of worship, the church imparted a sense of monumentality on the native prairie that remained undeveloped and dotted only with farmsteads and frame cottages at the time of construction. Despite a shift in demographics and religious affiliation in the Roseland community during the last fifty years, the complex has remained a constant, serving as a center of religion, community, and culture.



Architect Ben Weese

Eugenie Lane Apartments

235 West Eugenie Street
Ward 2

Designated October 16, 2023

With clear expression of its residential function, absence of ornament, and large windows, Eugenie Lane Apartments is a modern-era structure designed by noteworthy

Chicago architect Ben Weese. The building reflects the architectural heritage of Old Town in the 1960s and 1970s, when the neighborhood established itself as a place for artists and the creative community. At that time, Chicago architects of the modern era like Ben Weese designed small-scale, residential infill structures like this building for the historic nineteenth-century neighborhood, adding an important layer to its built environment.

2678 West Washington Boulevard

Ward 27

Designated December 13, 2023

A large, circa 1880, Queen Anne-style residence sits on a sizable lot in East Garfield Park at 2678 West Washington Boulevard. In 1923 the Chicago Home for Convalescent Women and Children purchased the home and hired Holabird & Roche to design a one-story dormitory addition for children. The organization sought to provide post-hospital convalescence to the highly diverse population of Chicago and their facilities were “open to any one (sic), irrespective of religion or nationality.” In 1949, the property became home to the Florence Crittenton Anchorage. This nonprofit continued to provide health care, social services, and shelter for women and their newborns without racial or religious restriction at the site through 1973. Both organizations led the way for nonprofit women’s health care in Chicago at a time when the racial and religious restrictions imposed by other institutions shut out some of Chicago’s most vulnerable citizens.



2. PERMIT REVIEW FOR CHICAGO LANDMARKS

The Commission reviews permit applications for designated landmark properties and, upon a preliminary landmark recommendation initiating the consideration process, permit applications for work on proposed landmark properties. Prior to the issuance of permits by the City, the Commission must approve proposed construction projects as part of the review process. The Commission urges applicants to discuss proposed changes prior to seeking permits and often reviews proposals on a preliminary, “pre-permit” basis.

The Permit Review Committee (PRC), comprised of five Commission members, typically reviews design policy issues and both permit and pre-permit applications for major projects such as new infill construction, significant alterations, construction of visible additions, and demolitions. The PRC meets once per month. Historic Preservation Division staff review all other applications on behalf of the Commission.

In 2023, the Commission reviewed 1,807 permit applications and performed 2,129 reviews in total.

- The number of permits reviewed in 2023 was 48 less than in 2022.
- The average number of days to issue an approval or corrections was 3.8 days.
- One permit application was denied.
- The PRC reviewed 42 projects in 2023 compared to 46 projects in 2022.

(For a breakdown of permits by district/landmark, please see the bar graph on the next page.)

3. MONITORING AND STEWARDSHIP

Historic Preservation staff work with the Department of Buildings, Department of Law, and owners to address violations and propose alternatives to demolition. Historic Preservation staff monitor active court cases involving landmarks on an ongoing basis. Staff also provide support to the city’s Department of Law when it initiates cases against owners of historic properties for violations of the city’s building and other codes or uses the administrative hearing process to enforce building code violations for landmarked properties.

4. ECONOMIC INCENTIVES FOR LANDMARKS

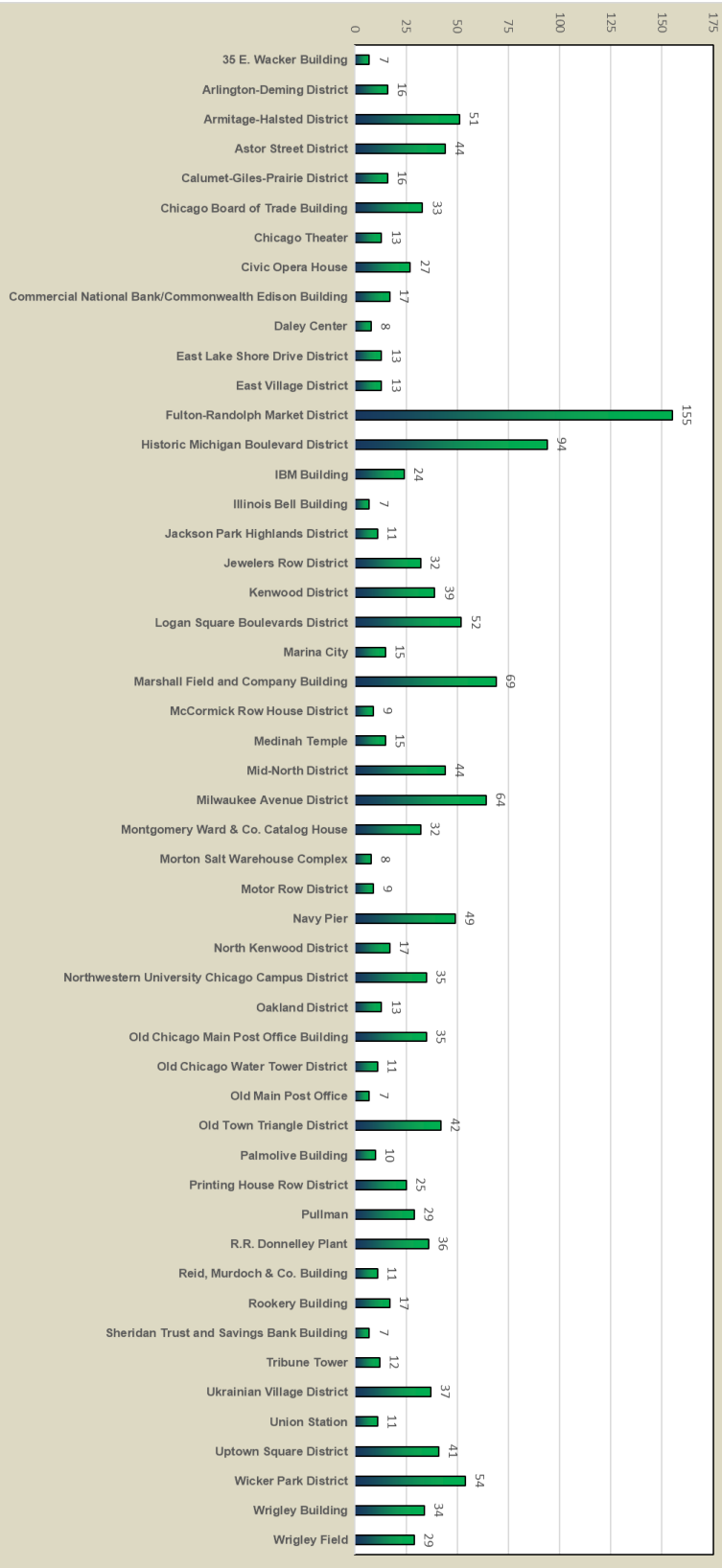
The City of Chicago promotes the use of local, state, and federal preservation incentives, as well as other available city development incentives (e.g., Tax Increment Financing, the Small Business Improvement Fund, etc.), to assist in preservation of the city’s landmark buildings and other historic properties.

CITYWIDE ADOPT-A-LANDMARK FUND

In 2016, the City Council adopted a new downtown bonus ordinance, the Neighborhood Opportunity Bonus, to support downtown growth while providing revenue for a variety of public benefits. The ordinance authorizes the city to grant floor area bonuses in exchange for contributions from developers to support neighborhood economic development, local improvements, and landmark restoration.

Of the funds collected under the new downtown bonus ordinance, ten percent are deposited in a Citywide Adopt-a-Landmark Fund. These funds are earmarked for restoration of individually designated buildings

Total Number of Approvals by District/Landmark (for seven or more permits approved in the 2023 calendar year)



and contributing buildings in landmark districts throughout the city, subject to certain criteria and guidelines. To be eligible:

- The restoration project must be consistent with Commission on Chicago Landmarks Standards and Guidelines;
- The Adopt-a-Landmark funds must be used for substantial interior or exterior renovation work that is visible from a public street or is located within a portion of the interior that is open to the public. Such work must exceed normal maintenance work, such as the restoration of a missing cornice or the replacement of deteriorated terra cotta; and
- The Commission must approve the scope of work and associated budget for the restoration project pursuant to its standard review and approval process.

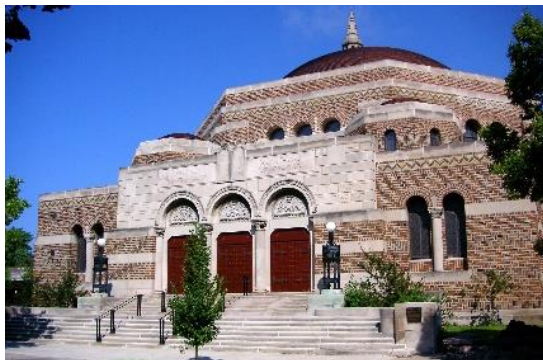
ADOPT-A-LANDMARK – COMPLETED PROJECTS

The Commission on Chicago Landmarks approved the scope of work and budget for these projects and the work has been funded and certified as complete by the Department of Planning & Development.

Second Presbyterian Church

1936 South Michigan Avenue
Ward 3

Second Presbyterian Church was originally organized in 1842. The structure at 1936 South Michigan Avenue was constructed in 1874 with partial reconstruction in 1901. Designed by Howard Van Doren Shaw, James Renwick, and John Addison, the church counted the Pullmans, the Glessners, the Armours, and Mrs. Abraham Lincoln among its early members. The Gothic Revival structure was designated a Chicago Landmark in 1977. The Adopt-a-Landmark scope of work was for significant interior work to the building's Fellowship Hall and connected north parlor rooms, which are both open to the public and utilized by a multitude of community groups. The grant award was for \$250,000 and total project costs were \$508,000. It was certified as complete in June of 2023.



K.A.M. - Isaiah Israel Temple

1100 East Hyde Park Boulevard
Ward 4

Constructed in 1924 and designed by distinguished architect Alfred Alschuler, K.A.M. - Isaiah Israel Temple houses the oldest Jewish congregation in the Midwest and traces its roots back to 1847. Designated as a Chicago Landmark in 1977, the Byzantine-style structure is well known for its stained-glass windows that depict biblical scenes. As part of the Adopt-a-Landmark project, the windows underwent general repair, cleaning, re-puttying, re-securing of steel reinforcing bars, installation of new steel in selected spots, and repair of cracked glass. The project was awarded \$250,000 in Adopt-a-Landmark funds for an overall project budget of \$430,946. It was certified as complete in August of 2023.

ADOPT-A-LANDMARK – PROJECTS APPROVED BY THE COMMISSION

The Commission on Chicago Landmarks has approved the scope of work and budget for these projects and work has begun, but is not complete.



6901 Oglesby Cooperative Apartment Building

6901 South Oglesby Avenue

Ward 5

Located in the South Shore neighborhood, the 6901 Oglesby Cooperative Apartment Building is a handsome and noteworthy tall apartment building, a significant building type in the history of Chicago architecture and neighborhood development. The eleven-story brick- and limestone-clad building is an excellent example of the English Gothic architectural style and was completed in the 1920s. The building was designated as a Chicago Landmark in 2008.

The Adopt-a-Landmark scope of work includes masonry

work to the main (69th Street) façade at the uppermost level, including parapet wall rebuilding, lintel restoration, limestone replacement, steel shelf angle replacement/restoration, and associated roofing and other masonry repairs. DPD's award for the project is \$249,999 while the total project budget is \$271,000.

1215 West Gunnison Street

Uptown Square Landmark District

Ward 46

Located in the Uptown Community Area, the 1215 West Gunnison Building is a three-story, mixed-use structure completed circa 1926. Known historically as the Spiegel Furniture Company Building, it is a contributing building within the Uptown Square District, which was designated a Chicago Landmark district in 2016. The scope of work consists of significant repair and restoration work to the building's east and north terra-cotta facades. DPD's award for the Adopt-a-Landmark project is \$250,000 while the total project budget is \$1.7M.



CLASS L PROPERTY TAX INCENTIVE

A special property tax assessment classification for landmark rehabilitation was developed by the City of Chicago along with the Cook County Assessor's Office and approved by the Cook County Board in 1998. The Class L incentive reduces the tax assessment level over a twelve-year period for commercial and industrial buildings designated as local landmarks provided their owners invest at least half of the building's value in an approved rehabilitation program. The Class L incentive was expanded in 2002 to include buildings used for multi-family rental (seven units or more) and certain not-for-profit-owned, income-producing properties. Individually designated buildings and contributing buildings in landmark districts are eligible for the Class L incentive.

Granting a Class L incentive for a building begins with review of the proposed scope of work and budget by the Commission to determine if the proposal meets the minimum investment threshold and the Commission's standards and guidelines for rehabilitation of historic buildings. If it does, the Commission

then recommends to the City Council that they approve an ordinance for the proposed project. Once the ordinance is passed, project work can begin. Certification is the final step of the Class L incentive process and occurs when the Commission reviews the project to determine if the proposed scope of work has been substantially completed according to the approved Class L budget.

In 2023, the Commission recommended that three building projects receive the Class L incentive. One project was subsequently approved by the City Council. The remaining two applications (for 465 West Cermak Road and 1579 North Milwaukee Avenue) are expected to be reviewed by the City Council in 2024.

CLASS L ORDINANCE APPROVED BY CITY COUNCIL IN 2023

LaSalle Street Cable Car Powerhouse
500 North LaSalle Street
Ward 42



The rehabilitation project will convert the building into a restaurant and the new tenant will be a Hawksmoor steakhouse. Exterior work includes window repairs, a new roof membrane, and masonry repairs, cleaning, and tuckpointing. Non-historic ground floor storefronts will be fitted with new double doors, sidelites, and transom windows, and a new, more compatible canopy will be installed over the main entrance. The interior scope of work includes structural repairs, elevator and ADA improvements, and repairs to the building's metal staircase and railings. Mechanical, electrical, plumbing, and fire protection systems will be upgraded.

- Amount invested by the applicant: \$3,700,000
- Estimated completion date: May 31, 2024
- Employment: 145 permanent jobs

PERMIT FEE WAIVERS

In 1997, the City Council passed legislation to enable owners of landmarked properties to apply for a waiver of Chicago building permit fees. Six permit fee waivers were approved for landmark properties in 2023, the same number as in 2022. (See the table on the next page.)

In November 2023, the Department of Buildings launched a new express permit system for repairs and small improvement projects. As part of this new program, permit fees for landmarked buildings are now automatically being waived without having to get individual waiver approval from the City Council. This efficiency measure means building and home owners can benefit immediately from owning landmarked properties for basic repair and upkeep work on their properties.

2023 Permit Fee Waivers			
Project Address	Landmark/District Name	Ward	Permit Fee Waiver Value
6204 South Green Street	Engine Company 84, Truck 51	16	\$ 20,000.00
3321 South Prairie Avenue	Calumet-Prairie-Giles District	4	\$ 4,000.00
3300-3304 South Giles Avenue	Calumet-Prairie-Giles District	4	\$ 8,000.00
4543 South Ellis Avenue	North Kenwood Multiple Resource District	4	\$ 15,000.00
1618 North Cleveland Avenue	Old Town Triangle District	43	\$ 400.00
3402-3402.5 South Giles Avenue	Calumet-Prairie-Giles District	4	\$ 800.00
Total 2023 Permit Fee Waivers			\$ 48,200.00

5. HISTORIC PRESERVATION PLANNING

Neighborhood Plans & Large-Scale Developments

The Historic Preservation Division provides ongoing support in the form of project review, historic resource determinations, and design review for Department of Planning & Development staff assigned to seven geographic planning areas across the City of Chicago. Through this work, Historic Preservation staff are able to convey opportunities for the retention and reuse of existing buildings within larger redevelopment plans. Staff participate in design review meetings to alert regional planners as well as staff of sister agencies to potential historic resources and to provide comments for projects requiring review by the city’s Commission on Chicago Landmarks.

Black Chicago Heritage Initiative (BCHI)

During the period of the Great Migration (circa 1915-1970), Chicago became a popular destination for African Americans relocating from the rural south, many of whom made important contributions to the cultural heritage of the city as a whole. While much of that history has been acknowledged and celebrated through the city’s local landmark designation program, there remain sites, stories, and individuals that are lesser known, but which have played an essential role in the City’s heritage and cultural identity. Previous community engagement informed public outreach in 2023 during which DPD partnered with the Office of Equity and Racial Justice to launch a Black History Month Instagram campaign. It asked residents to tag images that best represented Black Chicago Heritage using the hashtag “#BCHI” and these were put into a gallery on the BCHP website. Over twenty new StoryMaps were created for release in 2024 to provide more dynamic and mobile device-friendly content on an interactive web-based map of Chicago Landmarks associated with Black History. Initial planning began in partnership with the University of Illinois – Springfield’s Public History faculty and the Chicago History Museum to host a 2024 event that will offer digital recordation of residents’ personal memorabilia with the goal of capturing lesser-known and neighborhood-level histories in a digital archive.

6. DEMOLITION DELAY ORDINANCE

Conducted from 1983-1995, and published in 1996, the Chicago Historic Resources Survey (CHRS) identified more than 17,000 properties throughout the city that were considered to have potential architectural and/or historical importance. This information is available at city libraries and research institutions as well as on the Chicago Landmarks website. The two highest survey ratings ("red" and "orange") are also mapped as a GIS layer on the city's online Zoning Map.

In 2003, the City Council passed an amendment to the Chicago Building Code to establish a delay of up to ninety days for the issuance of demolition permits for buildings identified in the CHRS as "red" or "orange." The delay allows the Department of Planning & Development to explore options, as appropriate, to preserve the structures, including possible landmark designation.

In 2023, some 662 applications were reviewed with a total of 23 permit applications involving partial or full demolition which triggered the Demolition Delay Ordinance (five applications less than in 2022). The majority of demolition applications received were for neighborhood residential buildings and small-scale commercial buildings. While we can report on demolition applications which triggered the Demolition Delay Ordinance in 2023, it is impossible to measure how often the ordinance deterred property owners or potential purchasers from considering demolition as an option for real estate development.

7. PRESERVATION EXCELLENCE AWARDS

In its twenty-fourth year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks to designated Chicago Landmarks, properties within Chicago Landmark districts, and other projects that promote Chicago's architectural history. These awards recognize and acknowledge the critical role that property owners, businesses, and citizens play in the preservation of the city's historic and cultural heritage.

2023 AWARD WINNERS

Selected by the Commission's Permit Review Committee, this year's projects were drawn from throughout the city. The awards program was held at the Chicago Cultural Center on November 2, 2023.

John Nuveen House

3916 North Tripp Avenue

Ward 30

Rehabilitation

Recipient: RJ and Joanna Acosta

Built in 1892, the John Nuveen House is a picturesque Queen Anne-style home in Irving Park. In 2018, staff received a demolition permit, but determined the home met criteria for landmarking and, with strong support from the community, it became a Chicago Landmark in 2020. The house had been largely untouched for years and still had its original wood siding, stained-glass windows, and door and window trim. New owners RJ and Joanna Acosta worked with architect Rico Ramos to remove vinyl siding and replace missing and damaged siding, fascia, and trim. They restored the front porch and replaced select windows with new aluminum-clad windows to match historic. A non-historic rear addition was replaced with a new, compatible structure.





3728 North Springfield Avenue
Villa District
Ward 30
Rehabilitation
Recipient: Amber Housing Group, LLC

The Villa district is a collection of Prairie- and Craftsman-style single-family residences. The house at 3728 North Springfield had been highly modified from its 1909 design. The front porch had been enclosed, exterior walls had been covered in aluminum siding and PermaStone, and windows had been altered. Amber Housing Group, LLC and architect Andy Kacprzynski used historic images for the rehabilitation project. Non-historic cladding was removed, and original materials of stucco and wood siding were reintroduced. Original

window openings and art-glass windows were restored, and wood windows replaced vinyl. New dormers and a rear addition were added, and the porch was removed and rebuilt to match the original.

605 East 111th Street
Pullman District
Ward 9
Rehabilitation
Recipient: Michael and Patricia Shymanski



Founded in 1880 as a company town for railcar factory workers and executives, Pullman is an early planned industrial community envisioned by George Pullman and realized with plans by landscape designer Nathan F. Barrett and architect Solon S. Beman. This Chicago Landmark district became a National Historical Park in 2022. The Pullman Club building 605 East 111th Street was designed by Beman in 1881 as a single-family residence. By 1900 it had been converted into a club for Pullman Palace Car Company executives and served that purpose as late as the 1950s. With the goal of providing an ADA-accessible entry, an enclosed porch was uncovered. Archival photos allowed the porch's historic roof to be restored and the porch to be replaced to match historic while meeting code and accessibility requirements. A historically accurate fence was reintroduced to screen a new ADA-compliant ramp. The rehabilitation was funded in part by a grant from the City's Neighborhood Opportunity Fund.



John Wingert House
6231 North Canfield Avenue
Ward 41
Rehabilitation
Recipient: Hazi Enterprises, LLC

The wood-frame John Wingert house, built in stages starting in 1854, has survived with a high degree of integrity and reflects the lives of Chicago's early immigrant settlers of the farming community which became Norwood Park and Edison Park. In 2021, a fire

damaged the rear corner of the home. The property was sold, and new owner and developer Haaris Ishaq resolved to repair the fire damage, address structural issues, and upgrade the home. Damaged wall portions

were demolished and rebuilt with siding to match historic. The bowing front foundation wall was rebuilt and damaged beams in the basement were replaced. The roof and non-historic front stairs were replaced. Major upgrades were made to the interior and new wood windows were installed. Finally, the home was re-painted. The thoughtful investments into one of Chicago's earliest structures will ensure its longevity for years to come.

Fulton Market Streetscape

Fulton-Randolph Market District

Ward 27

Rehabilitation

Recipient: Chicago Department of Transportation



Designated in 2015, the Fulton-Randolph Market District was adopted during the West Loop building boom to preserve aspects of the corridor's history as a meatpacking and produce distribution center. Delivery of perishable goods was facilitated by separate loading lanes outside the central roadway, raised delivery docks, and protective loading bay canopies. Heavy trucking activity had led to extensive wear and tear. Sidewalks, where they existed, varied in height and curb configurations. By 2015, predominately vehicular traffic gave way to greater pedestrian traffic and CDOT initiated a streetscape improvement project from Ogden to Halsted Avenues. To implement traffic calming and safety measures while protecting character-defining features of the district, work included salvaged historic pavers, modified street geometry flexible for historic conditions, regraded surfaces, and ADA accessibility throughout including above-grade loading dock surfaces. Compatible vertical elements such as bollards, tables, and bike racks provided a barrier between parking and pedestrian areas for safety. Cobblestone blocks were installed at intersections and as accent paving to mark parking spaces. Infiltration planters addressed water drainage and traffic calming with the capacity to supply water and electricity for outdoor markets. The district now has a contiguous streetscape that integrates historic elements while making the streets safe and accessible in its new life as a mixed-use district.



2107 North Cleveland Avenue

Mid-North District

Ward 43

New Construction

Recipient: Felix Widjaja and Delia Setiawan

The Mid-North District area was settled in the latter half of the nineteenth century as a middle-class development at the city's (then) northern edge. After the unfortunate removal of an imminently dangerous commercial building at 2107 North Cleveland in 2020, new owners of the vacant lot, Felix Widjaja and Delia Setiawan, constructed an understated building which they hoped would blend in with the block's historic masonry row houses and single-family homes. Set on a raised basement wrapped in limestone, the two-story, red-brick residence is accessed by a set of limestone stairs. The front elevation is topped by a slate-clad roof and has a slightly projecting bay. Double-hung windows are topped by simple limestone window hoods. A rooftop stair penthouse was set back from the front parapet and used a sloping roof as well as tall side parapets and a strategically placed chimney to minimize visibility.

K.A.M. - Isaiah Israel Temple

1100 East Hyde Park Boulevard

Ward 4

Restoration

Recipient: K.A.M. - Isaiah Israel Congregation



Constructed in 1924 and designed by Alfred Alschuler, this temple houses the oldest Jewish congregation in the Midwest and traces its roots to 1847. This Byzantine structure was designated a Chicago Landmark in 1977. By 2021, the congregation was funding a \$2M+ capital improvement program to seal the building's envelope through significant masonry and roofing work. However, over sixty stained-glass windows, created by the Emil Fry Company, needed repair, cleaning, re-puttying, and steel reinforcement work. Some windows were inoperable, and all the protective storm windows had grown cloudy. With the help of a City of Chicago Adopt-a-Landmark grant, K.A.M. was able to hire Daprato Rigali Studios. The windows were fixed and restored and new custom storm windows incorporating a special gravity flow venting system were installed to provide for long-term conservation of these treasured artworks.

8. NATIONAL REGISTER NOMINATIONS

During 2023, the Commission voted to recommend one amendment to an existing multiple property listing and four new nominations to the National Register of Historic Places (compared to seven during 2022):

- Chicago Bungalows Multiple Property Listing – Amendment – The City of Chicago, IL; Various Wards
- 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
- Laramie State Bank Building – 5200 West Chicago Avenue; Ward 37
- Pioneer Trust and Savings Bank – 4000 West North Avenue; Ward 26
- Mid-City Trust and Savings Bank – 801 West Madison Street; Ward 27

These projects were reviewed at the January and May meetings of the Commission's Program Committee. As of December 31, 2023, the amendment and all four nominations had been officially listed by the Keeper of the National Register.

9. SECTION 106 REVIEW

The Historic Preservation Division coordinates with other departments and agencies including the Chicago Park District, the Chicago Department of Transportation, the Chicago Transit Authority, the Chicago Housing Authority, the Illinois Historic Preservation Agency, and the Federal Highway Administration on large-scale projects requiring review per Section 106 of the National Historic Preservation Act or Section 707 of the Illinois State Agency Historic Resource Preservation Act. Triggered by the use of federal or state permits, licenses, or funds, staff participate as part of the responsibilities of being a Certified Local Government. Historic Preservation staff were involved in reviews for the following projects/locations in 2023:

- 202 through 220 South State Street
- Metra Van Buren and Millennium Stations

Staff also review smaller-scale projects triggering Section 106 review such as porch repair or collocation of cellular antennae. In 2023, staff reviewed 10 projects compared to 25 projects in 2022.

10. PUBLIC OUTREACH AND OTHER ACTIVITIES

On a daily basis, Historic Preservation staff assist the public with information requests including questions on Chicago history and architecture, individual house histories, permit review, the Chicago Historic Resources Survey, economic incentives, technical assistance, and local and National Register designations. The public also uses the Commission’s digitized resources on the Department of Planning & Development’s website at: Chicago.gov/DPD. Historic Preservation staff also participated in the following in 2023:

- Adopt-a-Landmark Informational Webinar (host and presenter)
- Big Cities Preservation Network (participant)
- Black Chicago Heritage Initiative (BCHI) – Mayor’s Black History Month event (attendees)
- International Downtown Association Conference / Fulton Innovation District Tour (guide)
- International Downtown Association Conference / LaSalle Street Reimagined Tour (guides)
- Preservation Partners meetings (2) for government, nonprofit, and charitable entities involved in historic preservation (hosts)
- School of the Art Institute – Restoration Design Studio Class (presenter)
- ULI Chicago – Technical Assistance Panel State Street Tour (guide)
- U.S. Department of State delegation from Belarus (presenters)

11. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2023 were:

- Ernest Wong, Chairman, (Reappointed 1.27.21 to serve through 3.11.23)
- Gabriel Ignacio Dziekiewicz, Vice Chairman and Permit Review Committee Chair (Reappointed 1.27.21 to serve through 3.11.23)
- Maurice D. Cox, Secretary, Ex-Officio Member as Commissioner of the Department of Planning & Development (Appointed 9.16.19; Stepped down 9.15.23)
- Patrick Murphey, Secretary, Ex-Officio Member as Acting Commissioner of the Department of Planning & Development (Appointed 9.18.23; Stepped down 11.17.23)
- Ciere Boatright, Secretary, Ex-Officio Member as Acting Commissioner of the Department of Planning & Development (Appointed 11.20.23)
- Suellen Burns (Appointed 1.15.20 to serve through 3.11.23)
- Jonathan Fair (Appointed 9.21.22 to serve through 3.11.23)
- Tiara Hughes (Appointed 10.16.19 to serve through 3.11.23)
- Alicia Ponce (Appointed 2.26.21 to serve through 3.11.23)
- Adam G. Rubin (Appointed 10.26.22 to serve through 3.11.23)
- Richard Tolliver, Program Committee Chair (Reappointed 9.21.22 to serve through 3.11.23)

The Commission typically meets the first Thursday of every month except for holidays. The list of meeting attendance follows:

- January 12--Wong, Dziekiewicz, Cox, Burns, Fair, Hughes, Ponce, Rubin
- February 9-- Dziekiewicz, Cox, Burns, Ponce, Rubin, Tolliver
- March 9-- Wong, Dziekiewicz, Cox, Burns, Fair, Ponce, Rubin, Tolliver
- April 13-- Wong, Dziekiewicz, Fair, Hughes, Ponce, Rubin, Tolliver
- May 4-- Wong, Dziekiewicz, Cox, Burns, Fair, Hughes, Ponce, Rubin, Tolliver
- June 8-- Wong, Cox, Burns, Fair, Hughes, Rubin, Tolliver
- July 6-- Wong, Dziekiewicz, Cox, Burns, Fair, Rubin
- August 3-- Wong, Dziekiewicz, Cox, Burns, Fair, Hughes, Ponce, Rubin, Tolliver
- August 7 Special Meeting-- Wong, Dziekiewicz, Cox, Burns, Hughes, Ponce, Rubin, Tolliver
- September 7-- Wong, Dziekiewicz, Cox, Burns, Fair, Hughes, Ponce, Tolliver
- October 5-- Wong, Dziekiewicz, Murphey, Burns, Hughes, Ponce, Rubin
- November 9--Wong, Dziekiewicz, Murphey, Fair, Ponce, Tolliver
- December 7--Wong, Dziekiewicz, Boatright, Burns, Fair, Hughes, Ponce, Rubin, Tolliver

In 2023, the Commission operated with the following committees:

- Permit Review Committee (Gabriel Dziekiewicz, Chair): The Commission's Permit Review Committee reviews pre-permit proposals and permit applications for work on designated and proposed landmark buildings to assure compliance with preservation standards. This committee meets monthly.
- Program Committee (Richard Tolliver, Chair): The Commission's Program Committee meets as needed to review nominations to the National Register of Historic Places as part of the City's Certified Local Government responsibilities. The Committee also reviews public suggestions for landmark designation and forwards them to the Department of Planning & Development for further review and consideration.

CHICAGO LANDMARKS



Welcome 2023 Preservation Excellence Award Winners

In its twenty-fourth year, the Chicago Landmark Awards for Preservation Excellence are given by the Commission on Chicago Landmarks for designated Chicago Landmarks, properties within Chicago Landmark Districts, and other projects that promote Chicago's architectural history. These awards are to recognize and acknowledge the critical role property owners, businesses, and citizens play in the preservation of the city's historic and cultural heritage. Selected by the Commission's Permit Review Committee, this year's projects are a cross-section of the great work being done throughout the city.



Department of Planning
and Development

CHICAGO LANDMARKS



2023 PRESERVATION EXCELLENCE AWARDS

John Nuveen House 3916 North Tripp Avenue Rehabilitation

Recipient: RJ and Joanna Acosta

Built in 1892, the John Nuveen House is a picturesque Queen Anne style home that reflects the historic development of the Irving Park neighborhood as a “railroad suburb” of substantial, single-family houses on oversized lots.

In December of 2018, Historic Preservation Division staff received a demolition permit for the orange-rated building triggering the city’s demolition delay process. After researching the property, it was determined that the house met criteria for landmarking and the demolition was halted. With strong community support for landmarking, the Commission initiated the designation process, and the building became an official Chicago Landmark on January 15, 2020.

The house had been largely untouched for years and required attention. Other than a non-historic rear addition and some minor material replacement, the house had maintained its original form and character including original wood siding, stained glass windows, and elaborate door and window trim.

That is when the new owners, RJ and Joanna Acosta, stepped in. When they purchased the house in the summer of 2020 as their new family home, they began restoration work with their architect Rico Ramos. This included restoring the original wood siding, fascia, and trim with select in-kind replacement as exposure to the elements had allowed portions of the wood to rot. Vinyl siding at the rear of the home was replaced with new wood siding to match. The front porch was restored with new balusters, trim, and wood paneling. Select windows were replaced with new aluminum-clad windows to match historic profiles. A non-historic rear addition was demolished, and, in its place, a new design more sensitive to the historic roofline was constructed.

Thanks to these dedicated homeowners, this beautiful home went from facing demolition to a full interior and exterior rehabilitation in just two years.



HISTORIC



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CHICAGO LANDMARKS



2023 PRESERVATION EXCELLENCE AWARDS

3728 North Springfield Avenue Villa District Rehabilitation

Recipient: Amber Housing Group LLC

The Villa Historic District is a wonderful collection largely of single-family residences, primarily in the Prairie and Craftsman styles. For many years, the original beauty of one of those residences, at 3728 North Springfield, remained hidden. The building, which was constructed in 1909 as a part of the larger Haentze and Wheeler development, had been highly modified. The front porch was enclosed, and the home's original stucco and wood siding were concealed with aluminum siding and permastone. Many of the original window locations had been changed, and other elements like the front door were worn and incongruous with the home's design.

When developer Amber Housing LLC entered the picture in 2021, the property finally had an opportunity for a much-needed refresh! Historic photographs and illustrations were found in original Haentze and Wheeler marketing materials and they were used to inform the rehabilitation project. The non-historic permastone cladding and aluminum siding were removed, revealing the home's original Craftsman-style exposed roof beams in the eaves. Original materials of stucco and wood siding were reintroduced and any original shingles and stucco on the side elevations were kept when possible. Many of the original window openings were restored and care was taken to match the historic trim, the profiles of which were visible once non-historic siding had been removed. Aluminum-clad wood windows with historic dimensions and muntin configurations replaced non-historic vinyl windows throughout the home and original art glass was restored.

To create more living space, new dormers based on the Villa District Dormer Policy were added along with a new rear addition. As a grand finale, great care was taken to support the historic porch roof while the enclosed porch was removed and rebuilt to match the original based on historic images. Missing exposed beams at the porch roof were re-created and this accent picked up in the new dormers to celebrate one of the original signature design features of the home.

Thanks to the developer and his architect Andy Kacprzynski, the home has been improved and returned to its original character for its new family (which moved in during December 2022) and the neighborhood to enjoy.



HISTORIC



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2023 PRESERVATION EXCELLENCE AWARDS

John Wingert House 6231 North Canfield Avenue Rehabilitation

Recipient: Hazi Enterprise LLC

The rehabilitation of the John Wingert House at 6231 North Canfield Avenue is the story of a piece of Chicago's history rescued from a fire. The wood-frame house, built in stages starting in 1854, has survived with a high degree of integrity and reflects the lives of Chicago's early immigrant settlers of the farming community at one time known as "Canfield." Townships were established and grew to become the modern, urban community areas of Norwood Park and Edison Park.

The earliest section of the home visible from the street is most likely the center section which includes the two dormer windows and dates back to 1854. The two-story south section is a high-quality example of the Italianate style and was built around 1870. The use of four different designs for window surrounds, and two designs for door surrounds, is an exceptional feature displaying the carved incised details that are characteristic of the Italianate style. The intact cornice, with its paired brackets and dentils, provides another Italianate flourish.

In 2021, a fire starting in the primary bedroom damaged the southeast corner of the home. The property was sold, and new owner and developer Haaris Ishaq resolved to repair the fire damage, address structural issues, and upgrade the home for a new family.

Damaged wall portions were demolished and rebuilt with new studs, insulation, and drywall on the interior with replacement siding matching historic on the exterior. The bowing front foundation wall was rebuilt and the damaged beams in the basement were replaced and corrected per structural engineer's plans. The entire roof was replaced, major upgrades were made to the interior and new wood windows were installed. Finally, the home was re-painted. The thoughtful investments into one of Chicago's earliest structures will ensure its longevity for years to come.



HISTORIC



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2023 PRESERVATION EXCELLENCE AWARDS

K.A.M. Isaiah Israel Temple **1100 East Hyde Park Boulevard** **Restoration**

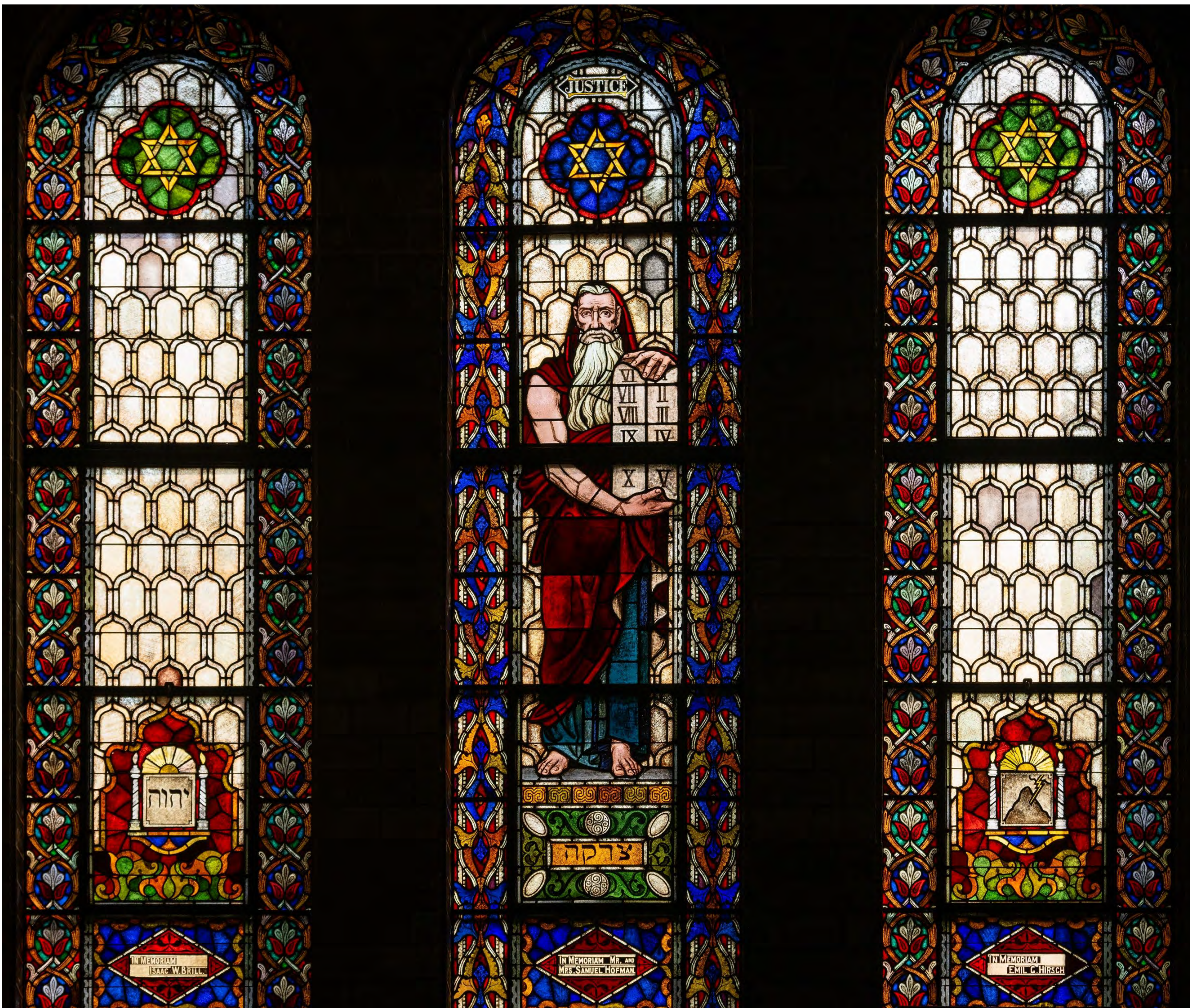
Recipient: K.A.M. Isaiah Israel Congregation

Constructed in 1924 and designed by distinguished architect Alfred Alschuler, K.A.M. Isaiah Israel Temple houses the oldest Jewish congregation in the Midwest and traces its roots to 1847. Designated as a City of Chicago Landmark in 1977, the Byzantine structure is well-known for its stained-glass windows of various sizes that depict biblical scenes throughout the sanctuary.

By 2021, the congregation was in the midst of a \$2M+ capital improvement program, investing their own resources into sealing the building's envelope through significant masonry and roofing work. However, the 60 plus stained-glass windows, originally created by the Emil Fry Company, were in need of repair. In addition to a good cleaning, they also required re-puttying and select steel reinforcement work. Some of the windows were inoperable and exterior storm windows had grown cloudy over the years.

With the help of a City of Chicago Adopt-a-Landmark grant, K.A.M. was able to work with the famed Daprato Rigali Studios to close the financial gap on this important component of their overall stewardship of the building to restore their beautiful windows. In addition to general repairs and cleaning, new, custom storm windows were created to protect the historic glass from the elements with a special gravity-flow venting system designed specifically for the conservation of stained glass. Inoperable windows were repaired to operate freely, and the interior frames were primed and repainted.

Today, along with a significant ceiling cleaning project and interior lighting work, the sanctuary space has been significantly but respectfully brightened and welcomes the congregation and community anew.



AFTER



CHICAGO LANDMARKS



2023 PRESERVATION EXCELLENCE AWARDS

605 East 111th Street Pullman District Rehabilitation

Recipient: Michael and Patricia Shymanski

Founded as a company town for railcar factory workers and executives, Pullman is an early planned industrial community envisioned by its namesake, George Pullman. It was established south of Chicago alongside the Illinois Central Railroad in 1880 and was annexed to the city in 1899. Collaborators on its developments included landscape designer Nathan F. Barrett and architect Solon S. Beman. Elements of a number of architectural styles can be found in Pullman (Richardsonian Romanesque, Queen Anne, Neo-Classical, etc.), but the blending of these elements with overall form and function set the District apart as being unique. The town served as a model for subsequent developments in which industry, housing, and public spaces were combined into a harmonious unit. The district has been granted historic distinction by all levels of government, as a local Chicago Landmark in 1972, a State Historic Site in 1991, a National Monument in 2015, and most recently as a National Historical Park in 2022.

The Pullman Club building at 111th Street and South St. Lawrence Avenue was originally designed by Beman in 1881 as a single-family residence. Brick used in the construction of the building was fashioned from clay obtained through the dredging of Lake Calumet. By 1900 it had been converted into a club for Pullman Palace Car Company executives and served that purpose as late as the 1950s.

At the outset of the project, the historic front porch was enclosed and clad with wood boards. Archival photographs informed the restoration work to ensure historic accuracy. Providing an ADA-accessible entry to the raised porch entrance was a project goal. Historic documentation revealed a precedent for a wood fence parallel to the building's main façade so the historic fence design and proportions were reintroduced as a means of screening a new ADA-compliant ramp.

The Pullman Club rehabilitation was funded in part by a grant from the City's Neighborhood Opportunity Fund and the building remains an important cornerstone of the Pullman Community and home to the Pullman Club Coffee Shop and the Pullman House Project.



HISTORIC



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2023 PRESERVATION EXCELLENCE AWARDS

2107 North Cleveland Avenue Mid-North District New Construction

Recipient: Felix Widjaja and Delia Setiawan

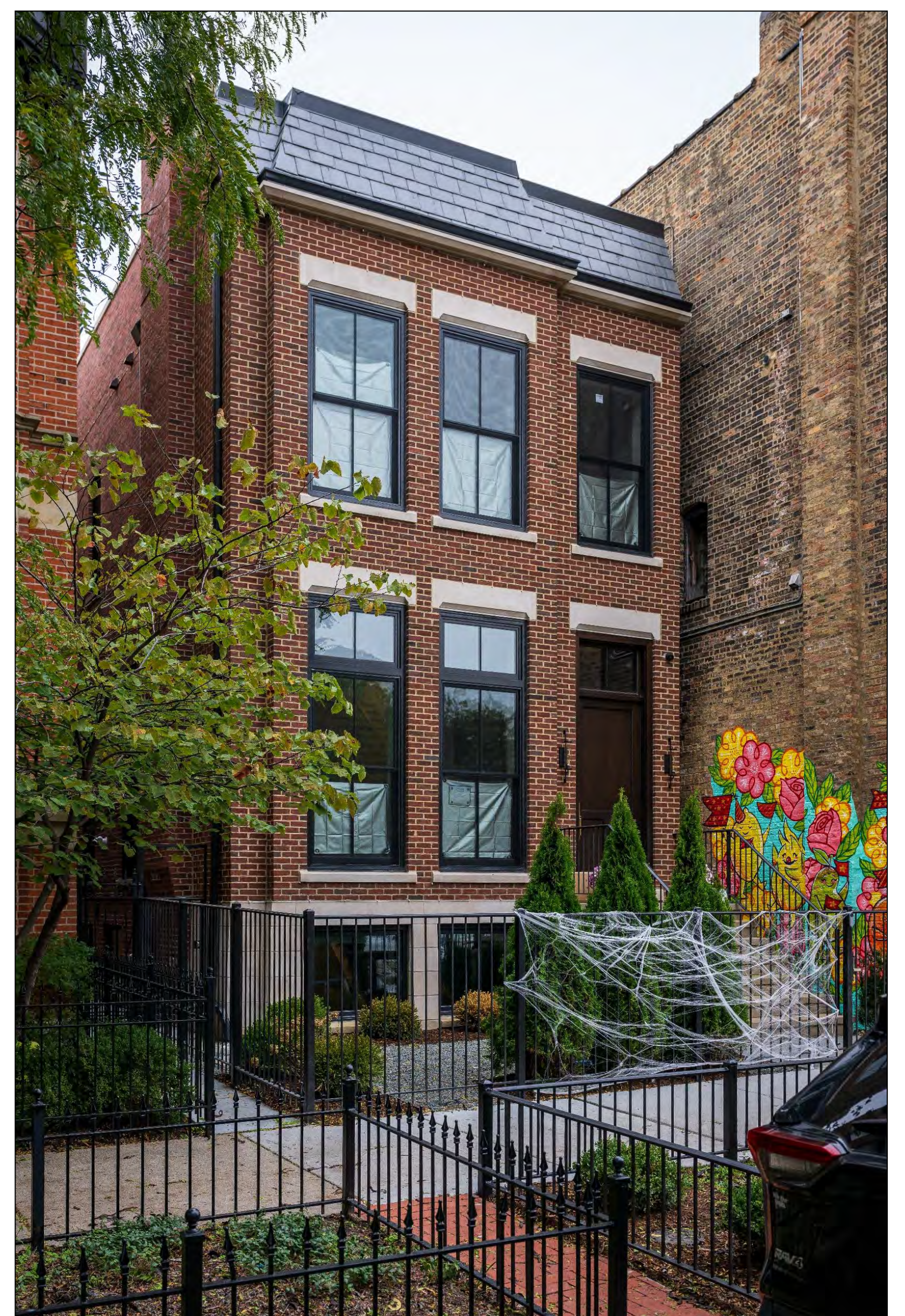
Designated a Chicago Landmark in 1977, the Mid-North District is one of the north side's most treasured neighborhoods. Located in Lincoln Park, it was settled in the latter half of the nineteenth century as a middle-class development at the city's (then) northern edge. The old residences, framed by the full-grown trees which line the streets, have largely been restored to their former elegance and made suitable for contemporary living and the neighborhood is now one of the most sought-after places to live in the city.

After the unfortunate but required removal of the imminently dangerous and hazardous one-story commercial building at 2107 North Cleveland in 2020, new owners of the vacant lot, Felix Widjaja and Delia Setiawan, wanted to construct a new home for their family that would blend in with the historic block, while including all the conveniences of a modern home. This stretch of Cleveland Avenue has almost exclusively two- and three-story masonry rowhouses and single-family homes.

The building was designed to be respectful of the historic character of the beautiful neighborhood. Set on a raised basement wrapped in limestone ashlar, the two-story, red-brick residence is accessed by a set of limestone stairs. The front elevation is topped by a slate-clad mansard roof and has a slightly projecting bay. Working closely with their architect Philip Casagrande, the materials were chosen for their compatibility with historic homes throughout the district. The building's double-hung windows sit above narrow limestone sills and are topped by simple limestone window hoods. A rooftop stair penthouse with sloping roof was set back from the front façade, and tall side parapets with a strategically placed corbelled chimney helped to minimize its visibility. The home effortlessly blends with its elegant neighbors.



AFTER



CHICAGO LANDMARKS



2023 PRESERVATION EXCELLENCE AWARDS

Fulton Market Streetscape Fulton-Randolph Market District Rehabilitation

Recipient: Chicago Department of Transportation

Designated in 2015, the Fulton-Randolph Market District was adopted during the West Loop building boom to preserve aspects of the corridor's history as a meatpacking and produce distribution center for the city. The district is an ensemble of historic mercantile buildings structured to expedite the delivery of perishable goods by truck and rail. Their historic use is evidenced by separate loading lanes outside the central roadway, raised delivery docks, protective loading bay canopies, and "Belgian block" stone. Unlike many other landmark districts in the city, the Fulton-Randolph Market District designation includes these unique streetscape elements as significant features.

Heavy trucking activity led to extensive wear and tear on the physical infrastructure. Sidewalks, where they existed, were of varying heights and curb configurations. Both issues required attention once the balance shifted from predominantly vehicular traffic to a shared roadway with greater pedestrian foot traffic. In 2015, CDOT initiated a streetscape improvement project from Ogden Avenue west to Halsted Street. The challenge faced by the team was to implement traffic-calming and safety measures while also protecting character-defining features of the landmark district. Ultimately, a sensitive design solution was carried out in two phases.

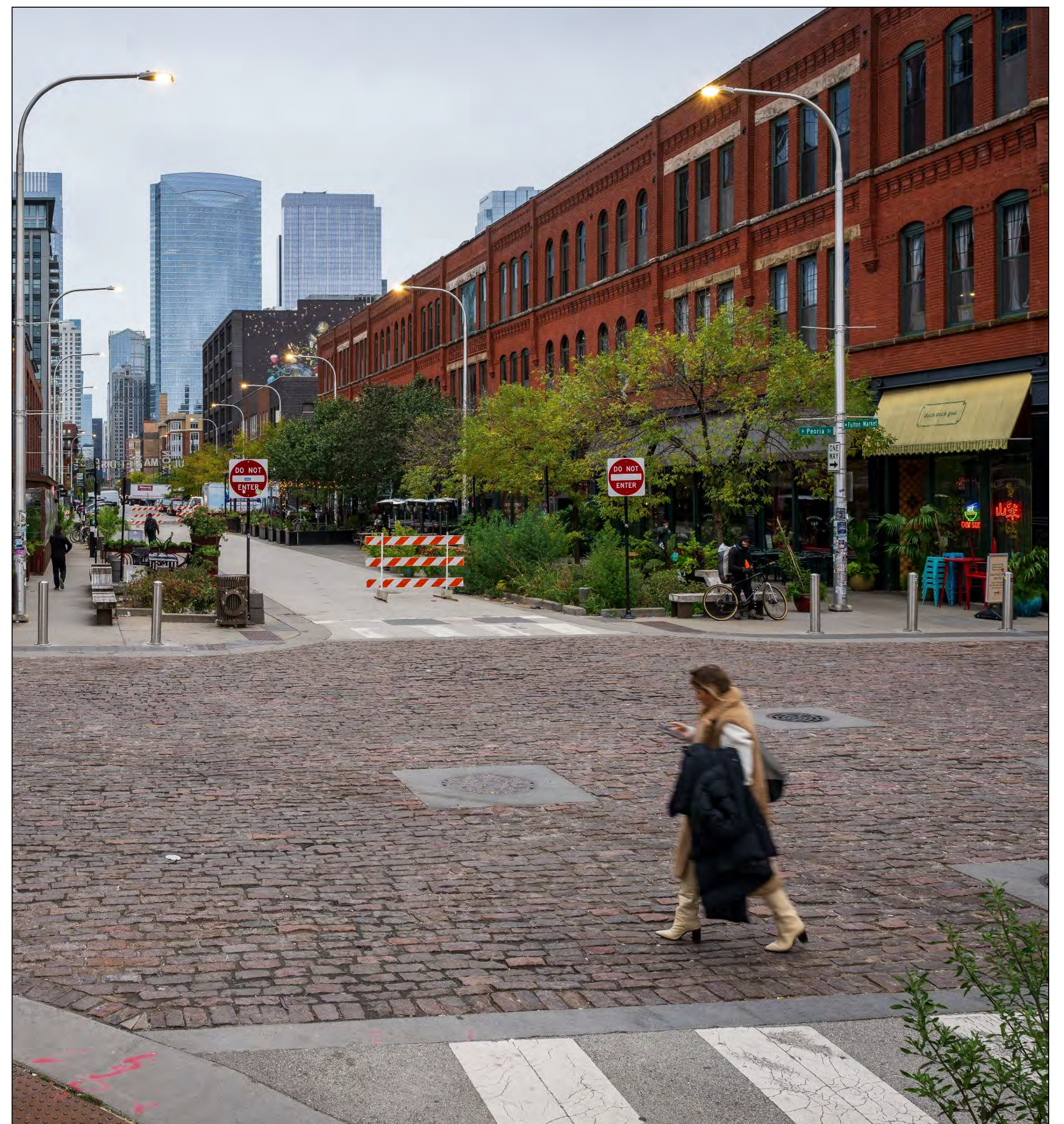
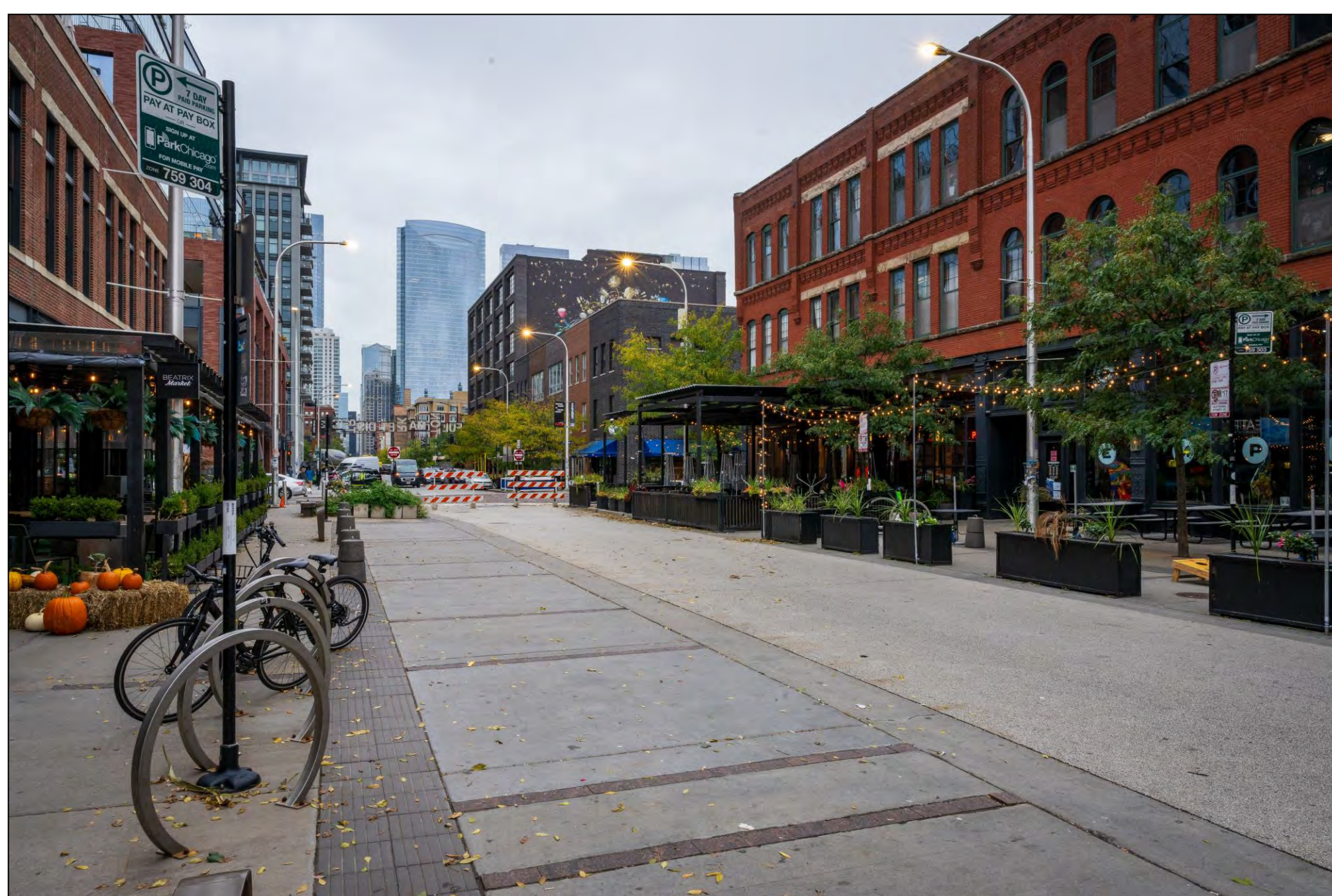
Phase 1 work salvaged historic pavers, modified the street geometry, regraded surfaces, and made the historic above-grade loading dock surfaces so characteristic of the district more ADA accessible. Phase 2 work implemented pedestrian-oriented improvements including sidewalks, safety railings, lighting, street furniture, and landscaping. The historic "Belgian block" stone pavers salvaged in Phase 1 were reused to the greatest extent possible. All in all, the entire project took three years to complete, leaving the district with a contiguous streetscape that integrates the unique historic elements of the neighborhood while meeting the modern needs of today's streets.



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before photo courtesy Jacobs Engineering