Promise and Possibilities: Historic Districts of Lincoln Park

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Johnson juggling transition to office

Maneuvering rules, with expectations of his supporters

By John Byrne
Chicago Tribune

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Historic house torn down

Workers demolish a historic house at 224 N. Burling St. in Lincoln Park on Monday. Real estate executive Thaddeus Went bought the home late last year for $3.2 million. Activists from Preservation Chicago, along with local community organizations, launched an effort to save the nearly 100-year-old structure.

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Second Church of Christ, Scientist
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Photo credit: Eric Allix Rogers
Second Church of Christ, Scientist Demolition

Photo credit: Michelle Stenzel
2240 N. Burling Street Demolished

Photo credit: Eric Allix Rogers

Photo credit: Brian Cassella / Chicago Tribune
2240 N. Burling Street Demolition

Photo credit: Brian Cassella / Chicago Tribune
2236 N. Burling Street Demolished

Photo credit: Red Fin
John Ramcke House, 2028 N. Seminary Street Demolished

Photo credit: Emily Talen

Photo credit: Emily Talen
2028 N. Seminary Street tweet with photos from @etalen

Preservation Chicago: Love Your City Fiercely! @P... · Dec 14, 2021

John Ramcke House, built 1888, 2028 N. Seminary Ave.

To be torn down for a side yard.

90-Day Demolition Delay expires on January 24, 2021

---"Shameful"

---"Reinforces the need for a deeper city review of potential landmarks."

chicago.suntimes.com/2021/12/13/228...

📸: @etalen
John Ramcke House, 2028 N. Seminary Street Demolition

Photo credit: Peter Fynmere

Photo credit: Peter Fynmere
2119 N. Racine Demolition

Photo credit: Peter Fynmere
2025 N. Kenmore Demolition

Photo credit: Peter Fynmere

Photo credit: Peter Fynmere
1843 N. Dayton & 1914 N. Dayton Demolition

Photo credit: Peter Fynmere

Photo credit: Peter Fynmere
2051 N. Kenmore Avenue Demolished

Photo credit: Google Maps
2047 N. Clifton Avenue Demolished

Photo credit: Google Maps
2016 N. Clifton Avenue Demolished

Photo credit: Redfin
1837 N. Dayton Street Demolished
Gut Renovation at 2231 N. Wayne

Photo credit: Peter Fynmere
Future Uncertain for 1838 N. Bissell Street

Photo credit: Peter Fynmere
Mid-North District

Address: Bounded by Fullerton, Armitage, Lincoln and Clark
Year Built:
Architect: Various
Date Designated a Chicago Landmark: August 31, 1977

This area, with its concentration of brick rowhouses, is typical of urban residential communities developed during the last three decades of the 19th century. Several pre-Fire of 1871 wooden Worker’s Cottages still survive in the district, while the residences from the 1870s were designed in an Italianate style, with elaborate cornices and window surrounds. The Queen Anne style, with its variety of colors, textures, and details, later gained popularity in the district, followed in the 1880s by the rough-faced stone buildings of the Romanesque Revival style. Later high-quality buildings, such as the Cobden Apartments and the Classical Revival Benson Apartments, maintain the refined designs and craftsmanship similar to other buildings in the district.
Mid-North District
Designated in 1977

An approximately 10-square-block area, roughly between Fullerton (2400N) and Armitage (2000N) avenues from Lincoln Ave. to Clark St.

Map credit: Chicago DPD
Mid-North Chicago Landmark District

Photo credit:
Chicago DPD
610 W. Fullerton Parkway Mid-North Chicago Landmark District

Photo credit: VHT Studios
Arlington-Deming District

Year Built: Various
Date Designated a Chicago Landmark: September 27, 2007

Located in Chicago's Lincoln Park neighborhood, this district contains a fine array of buildings exemplifying the high-quality residential and institutional buildings historically built in this north lakefront neighborhood. Earliest buildings in the district date from the years immediately after the Chicago Fire of 1871, when this portion of then-independent Lake View Township served as refuge for displaced Chicago families. Mansions built on curved Deming Place in the years following annexation by Chicago in 1889 housed several of Chicago's wealthy entrepreneurs, including William Wieboldt of department store fame. Tall apartment hotels, often built with visually-eclectic ornament, reflect the area's continued attractiveness in the 1920s.
Arlington-Deming District Designated in 2007
500- and 600-blocks of W. Arlington Pl., 500- and 600-blocks of W. Deming Pl.,
2400-block of N. Geneva Terr., and 2400-block of N. Orchard St.
Arlington-Deming District Chicago Landmark District

Photo credit: Preservation Chicago
647 and 649 W. Arlington Place. Arlington-Deming District

Photo credit: Preservation Chicago
632 W. Deming Pl. and 522 W. Deming Pl. Arlington-Deming District

Photo credit: Red Fin

Photo credit: Sarah Lawrence @properties
618 and 612 W. Deming Place. Arlington-Deming District

Photo credit: Google Maps
526 W. Deming Place. Arlington-Deming District

Photo credit: americancastles
A Conversation about Chicago Landmark Districts
Presented by Ward Miller, Preservation Chicago
WHAT IS A LANDMARK DISTRICT?

A Chicago Landmark District is...

a collection of historic buildings within a designated area that contribute to neighborhood character, through

- History
- Economy
- Architecture
- Art or
- Culture
LANDMARKS IN CHICAGO

Approximately 350 Individual Landmarks including...

- Rookery Building
- Monadnock Building
- Chicago Theater
- Carson, Pirie, Scott & Co.
- Elks National Memorial Headquarters Building

Approximately 60 Landmark Districts including...

- Mid-North District
- Arlington-Deming District
- Armitage-Halsted District
- Astor Street District
- Burling Row Houses
- Old Town Triangle
- Lake View Row Houses
Communities choose to create Landmark Districts to...

- **Maintain the character** and beauty of their neighborhood
- **Prevent the demolition** of historically significant homes, buildings, and streetscapes
- **Protect the neighborhood** against tear-downs and over-development.
CHICAGO LANDMARK CRITERIA

Chicago Landmarks and Landmark Districts must meet **two** of the following criteria:

1. Critical Part of Chicago’s Heritage
2. Significant Historical Event
3. Significant Person
4. Important Architecture
5. Important Architect
6. Distinctive Theme as a District
7. Unique Visual Feature

...and must meet the “Integrity” criterion.
HOW DISTRICTS ARE CREATED?

The creation of Chicago Historic Landmark Districts is typically the result of a community’s desire for Recognition, Appreciation, Protection and a Voice.

Support Required:
1. Consent of a Majority of Community Residents
2. Support of Alderman and Chicago City Council
3. Approval of Chicago Commission on Landmarks

Critical Milestones:
- Preliminary Landmark Status
- Final Landmark Designation Report
- City Council Vote and Designation
BENEFIT #1: Protect Your Investment

1. Landmark Districts protect investments in historic properties

- Insensitive and poorly planned development often undermine property values.
- In contrast, Landmark Districts encourage people to purchase and rehabilitate properties because they know their investment will be protected over time.

Adapted from SavingPlaces.org, National Trust for Historic Preservation

Photo credit: Adam Natenshon / Preservation Chicago
BENEFIT #2: Faster Appreciation

2. Within Landmark Districts, properties appreciate at greater rates than the overall local market

- Landmark Districts appreciate faster than similar, non-designated neighborhoods. Findings on this point are consistent across the country.

- Additionally, recent analysis shows that historic districts are less vulnerable to market volatility from economic downturns.

- In neighborhoods of impacted by disinvestment or experiencing gentrification, Landmark Districts typically have a stabilizing effect as the value of a property resides in the existing buildings and units, not the land for new construction.

Photo credit: Eric Allix Rogers
BENEFIT #3: Better Design

3. Landmark Districts encourage better and higher quality design

Better design equals...

- a greater sense of cohesiveness,
- more innovative use of materials
- and greater public appeal.
- all of which are shown to occur more often within designated Landmark Districts than non-designated ones.

Photo credit: Ward Miller / Preservation Chicago
BENEFIT #4: Historic = Green

4. Landmark Districts are good for the environment

- The greenest building is the one already built.
- Landmark Districts encourage communities to retain and reuse their existing resources.
- Walkable historic neighborhoods reduces car dependence and congestion.
- Reusing historic buildings reduces landfill waste.

Photo credit: Cathie Bond / Preservation Chicago
5. Historic buildings are energy-efficient

- Most historic buildings were designed to maximize natural light and cross-ventilation.
- Additionally, retrofitting renewable-energy technologies are ideal for historic buildings.

Photo credit: Eric Allix Rogers
6. Landmark Districts are a powerful tool for education

- Historic Landmark Districts are a tangible link to the past. They can bring meaning to people’s lives and make history “come alive”.
- They preserve the original character of buildings and streetscapes, while welcoming growth and innovation within those spaces.

Photo credit: Ward Miller / Preservation Chicago
BENEFIT #7: Increased Tourism

7. Historic Landmark Districts positively impact Chicago’s economy through tourism

- Tourism in Chicago (pre-Covid) includes:
  - 50.2 Million visitors
  - Over 160,000 jobs
  - $19 Billion in direct spending
  - $2.5 Billion in tax revenues

- Tourism is one of Chicago's leading industries and is a critical part of Chicago's economic development strategy.

- Tourism is a major engine for economic growth and job creation; it can drive our city's recovery.

- Tourism creates jobs that CANNOT be outsourced and hires people of all education levels.

Statistics from ChooseChicago.com

Photo credit: Eric Allix Rogers
BENEFIT #8: Support Local Business

8. Protected Historic Landmark Districts support existing Chicago businesses and attract new businesses to relocate to Chicago

- Vibrant commercial corridors and charming neighborhoods with character attract new businesses.
- Companies consistently choose to relocate to communities that offer their workers a higher quality of life...precisely those elements that Landmark Districts promote.
9. Landmark Districts create cohesive and diverse communities

- People living in historic districts enjoy the comfort of...
- a human-scale environment (a mix of aesthetics and design for people, not cars);
- the opportunity to live and work in attractive surroundings;
- a recognizable and walkable neighborhood;
- and the galvanizing effect of community-based organizing.

Photo credit: Ward Miller / Preservation Chicago
BENEFIT #10: Tool for Planning

10. Landmark Districts empower communities to shape their future

- Community organizing is required to create Landmark Districts.
- Once created, Landmark Districts provide a powerful planning tool to ensure that citizens help direct the future of their community.
- They prevent decisions from being made “behind closed doors” and without public input.

Photo credit by Eric Allix Rogers
Additional Landmark and Landmark District Benefits:

- Free building permits in Chicago
- Opportunity for tax credits
- Opportunity for Adopt-a-Landmark & Class ‘L’ Funding
- Qualification for preservation programs and assistance
- Opportunities for renovation assistance and guidance
- Relaxation of certain zoning requirements (i.e. parking)
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