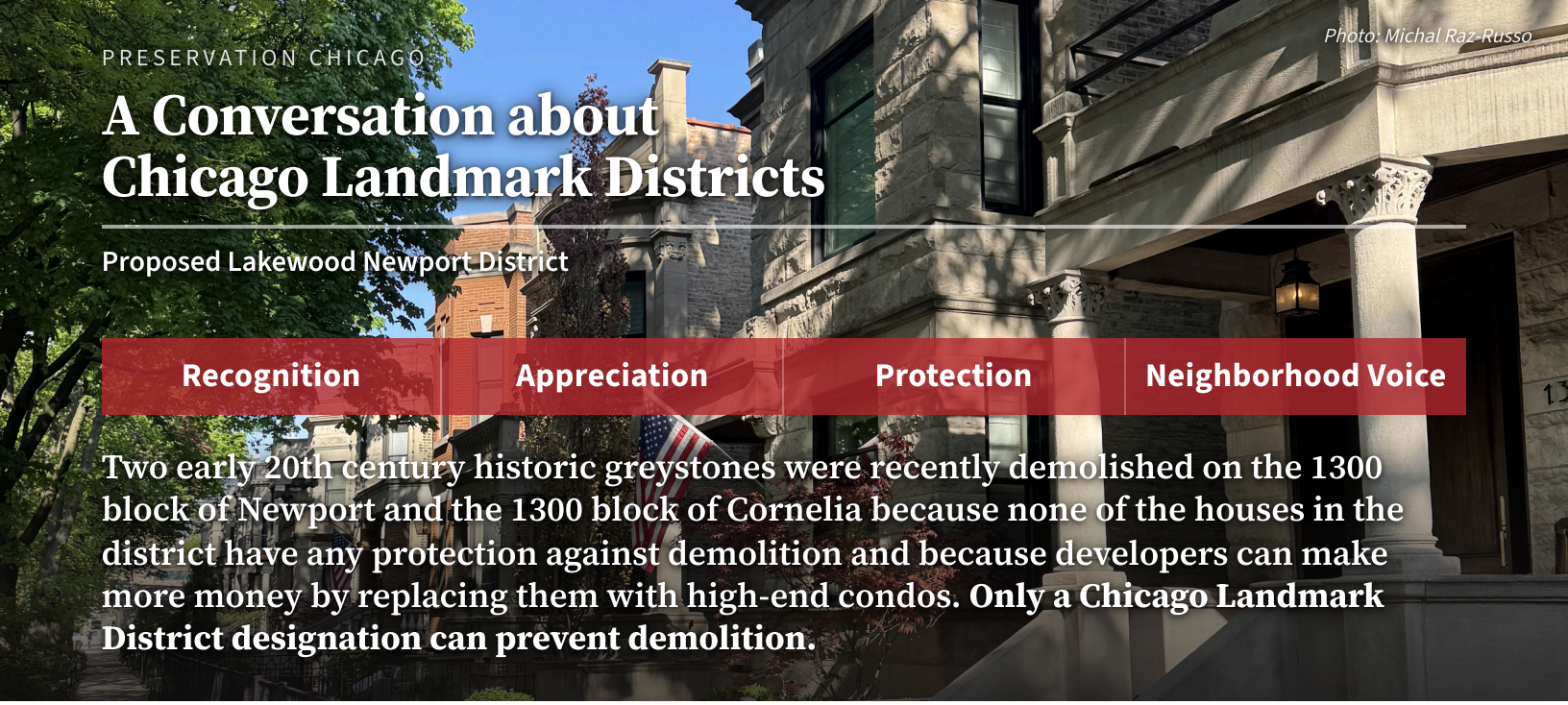


Photo: Michal Raz-Russo

PRESERVATION CHICAGO

A Conversation about Chicago Landmark Districts

Proposed Lakewood Newport District

Recognition | **Appreciation** | **Protection** | **Neighborhood Voice**

Two early 20th century historic greystones were recently demolished on the 1300 block of Newport and the 1300 block of Cornelia because none of the houses in the district have any protection against demolition and because developers can make more money by replacing them with high-end condos. Only a Chicago Landmark District designation can prevent demolition.

PURPOSE OF A LANDMARK DISTRICT

Preserve

the vintage character and beauty of the neighborhood

Prevent

the demolition of historically significant homes, buildings, and streetscapes

Protect

the neighborhood against tear-downs and incompatible new construction

HOW DISTRICTS ARE CREATED

A community effort supported by elected officials, City agencies and preservation advocacy organizations. The three tiers of support include **consent of a majority of district home owners**, **support of the Alderman**, **and approval of the Commission on Chicago Landmarks and Chicago City Council**.

LANDMARK DISTRICT BENEFITS

1. **Protect the Investment in Your Home**
   Shifts value from the lot to the building. Tear-down likelihood discourages capital improvements.
2. **Generate Strong Desirability**
   Steady, even home appreciation over years, and less vulnerability in a downturn.
3. **Slower Rate of Tax Increases**
   New construction spikes tax assessments, while restoration raises assessments more slowly and evenly.
4. **Greater Affordability and Diversity**
   Older rental two-flats, coach houses and garden units are Naturally Occurring Affordable Housing (NOAH).
5. **Strong Social Fabric and Increased Neighborhood Stability**
   Encourages long-term residency around walkable, human-scaled homes built around front porches, not garages.
6. **Empower the Neighbors' Voice**
   Neighbors have a voice in shaping their neighborhood's future, not just the developers.
7. **Higher Quality Design Standards for Infill**
   Clear building standards improve new construction to make it more compatible with neighborhood character.
8. **Property Tax Freeze and Permit Fee Waiver**
   A 12-year Illinois property tax assessment freeze for qualified renovation. (See reverse for details)

PRESERVATION CHICAGO *Love Your City Fiercely!*

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PROPOSED LAKEWOOD NEWPORT DISTRICT

Myths and Misconceptions

Myth #1 – "I won't be able to renovate or make additions to my home"

FALSE Chicago Landmark Districts only protect the front façade and roofline — essentially what you can see from the street. Even a full gut renovation, stripped down to the studs, and addition is permissible so long as front façade and roofline set-back are preserved.

Myth #2 – "Landmark Districts are bad for affordability"

FALSE New construction condos target high-end buyers, while vintage apartments, garden units, garret apartments, coach houses and other "functionally obsolete" units typically rent at a discount.

Myth #3 – "Vintage buildings are already protected"

FALSE Only Designated Chicago Landmarks and buildings in a Landmark District are protected from demolition. National Register of Historic Places is an honorific with no mechanism to prevent demolition.

Myth #4 – "Orange Rated Buildings are protected"

FALSE For the small percentage of orange rated buildings in Chicago, a short 90-day delay is required before demolition. Only three of the 198 parcels in the proposed district are orange rated.

Myth #5 – "The Alderman can stop a demolition"

FALSE Aldermanic review and approval is only required for a zoning variation or zoning change. For an "as-of-right zoning" project, developers are only accountable to themselves.

LANDMARK STAFF WILL REVIEW

- Front façade (stone, brick or wood)
- Roofline and parapet, including required setbacks for roof additions
- Windows facing the street
- Front porch, front steps and front fences

Modifications and repairs to the front are permitted so long as they follow historic design standards. Painting brick or stone is not permitted.

LANDMARK STAFF WILL NOT REVIEW

- Side or rear elevations (unless corner)
- Windows on side or rear elevations
- Any interior room, fixtures, furnishings or decor

… or anything not requiring a Building Permit

- Sewer or water repair
- Routine maintenance

BENEFIT #8: ILLINOIS 12-YEAR PROPERTY TAX ASSESSMENT FREEZE

After a qualified rehabilitation, assessed value is frozen for eight years, then steps back up to market rate over four. Owner-occupied homes and buildings up to six units qualify; eligible expenses must equal or exceed 25% of the pre-rehab fair cash value and follow the Secretary of the Interior's Standards. Contributing buildings are also eligible for a **Permit Fee Waiver**. dnrhistoric.illinois.gov/preserve/taxfreeze.html

POTENTIAL NEXT STEPS

Organize — Outreach to neighbors to explore creating a Chicago Landmark District.

Educate — Share the facts and dispel myths with community leaders and neighbors.

Support — Demonstrate strong community support to the Alderman and Chicago Landmarks Division.

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