

# COMMISSION ON CHICAGO LANDMARKS

## ANNUAL REPORT FOR 2024

### OVERVIEW

The Commission on Chicago Landmarks (CCL), 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 (DPD). In 2024, nine full-time staff carried out the duties outlined in the Landmarks Ordinance and the Rules and Regulations of the Commission on Chicago Landmarks with one additional staff member joining in October for a total of ten full-time staff. 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 2024, eight proposed landmark designations and one boundary amendment for an existing district were initiated by the Commission, with three of the designations and the boundary amendment approved by the City Council. The remaining five designations—WAX TRAX!, Kingdom Baptist Church, Harris Trust & Savings Bank, Erie Street Row, and the Rector Building--are in process, and it is expected that they will be voted on by City Council in 2025. In addition, the City Council approved four landmark designations in 2024 that were initiated by the Commission in 2023. Below are the designations and boundary amendment approved by City Council in 2024

## LANDMARK DESIGNATIONS APPROVED BY CITY COUNCIL IN 2024

### **Phebe and John Gray House**

4362 West Grace Street

Ward 30

March 20, 2024

Constructed circa 1856, the three-story-plus-basement residential structure was built by Phebe and John Gray on what was once a large farmstead in Jefferson Township, prior to annexation by the City of Chicago. The Grays were early settlers to the area who moved to Illinois from upstate New York. John Gray served as the first Republican Sheriff of Cook County from 1858-1860. Plans for the Italianate-style farmhouse were likely derived from pattern books of the period, then constructed by local builders. The original T-shaped building footprint, crowning 3-story square tower, and wood trim moldings have remained intact for over 160 years.



### **Apollo's 2000**

2875 West Cermak Road

Ward 24

April 17, 2024



Apollo's 2000 is a popular performance and event venue located in a historic theater which was built as the Marshall Square Theatre in 1917. The theater was designed to showcase the then-novel entertainment of silent motion pictures. Like most cinemas built in the early twentieth century, the Marshall Square Theatre employed dramatic architecture, in this case a Beaux-Arts exterior and interior, to attract customers and to convey a sense of luxury and fantasy. Suburbanization and television led to the decline of Chicago's historic movie theaters with many lost to demolition. The survival of the Marshall Square Theatre is credited to Javier and Lidia Galindo, who purchased the darkened theater in 1989.

In 1990, they rechristened the building as Apollo's 2000 and have successfully converted it to a venue that has become a cultural hub in the Little Village neighborhood and wider Hispanic community of Chicago.

### **The John B. Murphy Memorial**

50 East Erie Street

Ward 42

May 22, 2024

The John B. Murphy Memorial is a rare Chicago example of the French Renaissance style, a style of Beaux-Arts architecture that was popular in Paris during the late nineteenth and early twentieth centuries. The building's interior is equally opulent in its high level of design and the execution of its finishes and ornament. It was built for the American College of Surgeons in 1926 as a memorial to one of its founders, Dr. John B. Murphy, a surgeon and teacher committed to improving the art and science of surgical practice. The building established Chicago as the permanent home of the American College of Surgeons. The architects were Marshall & Fox, who are significant in Chicago history for their involvement in the design of early apartment and commercial buildings that guided the development of Michigan Avenue and Lake Shore Drive.



### **Hyde Park Union Church**

5600 South Woodlawn Avenue

Ward 5

September 18, 2024



The congregation at Hyde Park Union Church was founded as the First Baptist Church of Hyde Park in 1874. It grew in tandem with the University of Chicago, founded in 1890, due in large part to their shared Baptist origins, but also because of its location near the eastern edge of the campus in a residential neighborhood where many faculty lived. The church building was built in phases, its 1906 sanctuary designed by James Gambles Rogers in a Richardsonian Romanesque style, and its 1926 education

wing blending in seamlessly. Rogers was a nationally renowned architect, most well-known for his Collegiate Gothic buildings at universities such as Yale, Columbia, and Northwestern. He also created a complex of buildings for the University of Chicago's School of Education including Blaine Hall (1903; now the location of the University of Chicago Laboratory School).

## Ramova Theater

3508-3520 South Halsted Street

Ward 11

September 18, 2024



The Ramova Theater was completed in 1929 for Lithuanian businessman Jokūbas Maskoliūnas as a motion picture theater for the Bridgeport neighborhood. The Ramova's façade is split into two sections, the Spanish-Baroque style theater portion and the two-story commercial storefronts originally built in 1912 and incorporated into the theater in 1929 with a new façade. This combination of theater and commercial uses is known as a "theater block." The theater served as a neighborhood movie palace from its opening in 1929 until it was closed and left vacant in 1985. The adjoining commercial

block, visually tied to the theater through exterior ornament, was home to numerous neighborhood businesses. In 2023, the Ramova underwent a substantial restoration, transforming it into a multi-use building that includes a live-performance music venue, a brewery and tap room, and restaurants.

## Jackson Storage and Van Company Warehouse

3609-3611 West Cermak Road

Ward 22

October 9, 2024

The Jackson Storage and Van Company Warehouse is a remarkable example of Venetian-Gothic design applied to a utilitarian building. The building's arcaded base, tapestry brick, and the use of ogee arches in the cornice are character-defining features of the Gothic architecture of Venice, and the building is obviously inspired by that city's Doge's Palace. Household moving and storage companies like the Jackson Storage and Van Company were booming in Chicago and other American cities between the 1910s and the onset of the Great Depression in 1929. Storage companies understood that moving a family's possessions was a uniquely personal service, and in many cases their customers were women who took charge of household decor and furnishings during a move. With these sensibilities in mind, savvy storage companies employed high-style architecture to advertise a sense of visual elegance as well as security and permanence.



## **Mars Candy Factory**

2019 North Oak Park Avenue

Ward 29

October 9, 2024

Opened in 1929, the Mars Candy Factory was the first manufacturing plant constructed for Mars, Inc. outside of Minneapolis. The original factory building was designed and constructed by The Austin Company engineering and construction firm, with a 1960 office addition by C.F. Murphy. To integrate with anticipated residential development, the factory was modest in height and set back from the street with a wide front lawn along Oak Park Avenue. Its design was attractive and somewhat exotic, featuring red-clay-tile roofs and ornamentation from the popular Spanish-Revival style. The result is a building that looks more like a picturesque country club than a manufacturing facility. Inside, Mars created several of its most well-known confections, including the Milky Way, Snickers, and Three Musketeers bars, which would have a lasting impact and contribution to the nation's candy industry.



## **Newport Avenue Landmark District Boundary Amendment**

800- and 900-blocks of West Newport Ave.

Ward 44

December 11, 2024



The Vautravvers Building is a circa 1894 apartment building completed during the district's period of significance. This rusticated, Romanesque apartment building features copper bays detailed in floral and geometric motifs, a copper, bracketed cornice, and an arched, pedimented entranceway. At the time of the building's completion, the elevated Chicago Transit Authority (CTA) tracks along its east elevation had yet to be constructed. They were added

in the early 1900s and, after 100 years of continuous use, the CTA embarked upon a Red and Purple Line Modernization Project requiring relocation of the Vautravvers Building 29 feet to the west, out of the path of new construction. The building move was completed in August of 2021. As a result, the geographic boundaries of the district were amended to accurately reflect the district's new western terminus on the south side of Newport Avenue. It subsequently underwent a complete exterior restoration. The CTA currently intends to issue an RFP for redevelopment of the surrounding site in early 2025.

## **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 three to 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 2024, the Commission reviewed 1,584 permit applications and performed 1,953 reviews in total.

- The average number of days to issue an approval or corrections was 5.2 days.
- The PRC reviewed 37 projects in 2024.

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

## Total Number of Approvals by District/Landmark (for seven or more permits approved in the 2024 calendar year)



- 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.

**1215 West Gunnison Building**

Uptown Square Landmark District  
Ward 46

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 in the Uptown Square District. The scope of work consisted of significant repair and restoration of the building’s terra-cotta facades. DPD’s Adopt-a-Landmark award was \$250,000 while the total project budget was approximately \$1.8M. It was certified as complete in January of 2024.



**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 “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 Adopt-a-Landmark scope of work included masonry work to the 69<sup>th</sup> Street façade, including parapet wall rebuilding, lintel restoration, limestone replacement, steel shelf angle replacement, and associated roofing and other masonry repairs. DPD’s award for the project was \$249,999 while the total project budget was \$271,000. It was certified as complete in May of 2024.



### **On Leong Merchants Association Building**

2216 South Wentworth Avenue  
Ward 11



The On Leong Merchants Association building is located in the heart of Chinatown. The building was completed in 1926 and built to accommodate multiple uses. It is considered the oldest and most prominent physical symbol of Chicago’s Chinese heritage and is clad in a variety of colorful terra-cotta elements. It was designated a Chicago Landmark in 1993. Pui Tak Center, along with the Chinese Christian Union Church, the owner of the building, undertook significant terra-cotta restoration and replacement work on the building’s primary facades as well as canopy restoration work on the building’s east façade. DPD’s award for the project was \$250,000 while the total project budget was approximately \$950,000. It was certified as complete in July of 2024.

### ***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.

### **Aragon Ballroom**

1106 West Lawrence Avenue  
Uptown Square District  
Ward 46

Uptown’s Aragon Ballroom was constructed as a dance hall in 1926. This Spanish-Moorish architectural fantasy was the work of the architecture firm of Huszag and Hill in collaboration with renowned theater architect John Eberson. Eberson created the “atmospheric” theater interior, which featured exotic, faux open-air courts with ceilings complete with stars and clouds. The Adopt-a-Landmark project consists of significant restoration work to the building’s primary facades



including terra cotta restoration and replacement, exterior plaster restoration, roof masonry repair, and select replacement of clay-tile roofing. DPD’s award for the Adopt-a-Landmark project is \$250,000 while the total project budget is \$1,951,572. The work is planned to be completed in 2025.

## **St. Nicholas Ukrainian Cathedral**

835 North Oakley Boulevard  
Ukrainian Village District  
Ward 25



The St. Nicholas Ukrainian Catholic Cathedral was completed in 1915. Its multiple onion domes are prominent visual landmarks within the Ukrainian Village neighborhood. The cathedral is a contributing building within the Ukrainian Village District Extension which was designated a Chicago Landmark in 2007. The AAL project consists of the complete restoration of the 18-foot-diameter rose window on the building's south façade. The work involves carefully removing the individual stained-glass sections of the window and cleaning, repairing, and reattaching them to a newly fabricated steel-frame system. A new copper cladding will be applied to the steel-frame system, replicating the original wood (largely rotted) in size and profile. Other work includes associated masonry and minor interior plaster work. DPD's award for the Adopt-a-Landmark project is \$250,000 while the total project budget is approximately \$306,803. The work for the project is planned to be completed during 2025.

### ***ADOPT-A-LANDMARK – APPROVED PROJECTS IN PROCESS***

The CCL has approved the scope of work and budget for these projects during 2024 and staff are working with applicants to have funding in place when applicants are ready to begin.

- Mid-City Trust and Savings Bank – 801 West Madison Street/2 South Halsted Street; Ward 34; \$1,300,000 award
- Crown Hall - Illinois Institute of Technology – 3360 South State Street; Ward 3; \$250,000 award
- Double Door Theater (Uptown District) – 1050 West Wilson Avenue; Ward 46; \$125,000 award
- Pentecostal Church of Holiness – 4208 West 15<sup>th</sup> Street; Ward 24; \$248,000 award
- Wicker Park Lutheran Church (Wicker Park District) – 1500 North Hoyne Avenue; Ward 1; \$250,000 award
- Greater Union Baptist Church – 1956 West Warren Boulevard; Ward 27; \$750,000 award
- First Baptist Congregational Church – 1613 West Washington Boulevard; Ward 27; \$1,464,000

The grants for Greater Union Baptist Church and First Baptist Congregational Church are also pending City Council approval in early 2025 and all projects are anticipated to be funded and underway during 2025.

### **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 begins with review of the proposed scope of work and budget 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. After completion, the Commission reviews the project to determine if the proposed scope of work has been substantially completed according to the approved Class L budget so it can grant certification.

In 2024, the Commission recommended that two building projects receive the Class L incentive. One project was subsequently approved by the City Council. The remaining application (for Congress Theater at 2117-2139 North Milwaukee Avenue) is expected to be reviewed by the City Council in 2025. In total, three Class L projects were approved by City Council in 2024, and the Commission also reviewed and issued a final certification for the rehabilitation of one property, as shown below.

#### ***CLASS L ORDINANCES APPROVED BY CITY COUNCIL IN 2024***

##### **Hoyt Building**

465 West Cermak Road  
Cermak Road Bridge District  
Ward 11



The six-story, Prairie-style warehouse, which is a contributing building within the district, is proposed to be rehabilitated as a mixed-use building. Its 301,040 square feet will be adapted for use by restaurants, retail, a swim school, a grocery store, a food hall, medical and professional offices, and an extended-stay hotel. Exterior work includes masonry repairs and tuckpointing, cleaning of all facades, window repair and replacement in-kind to match the historic, rooftop solar panels and skylight re-glazing, creation of two open-air courtyards within the top floor, creation of recessed arcades at the

Grove Street entrance and riverwalk level, plus a public access point to reach the new riverwalk arcade. The interior scope of work includes rehabilitation of the historic Cermak Road lobby, demolition of all interior non-load-bearing walls and ceilings (exclusive of the Cermak Road lobby), four new elevators, upgrades to staircases, MEP, HVAC systems, and fire protection systems to meet current code.

- Amount invested by the applicant: \$40,846,538
- Estimated completion date: April 2026
- Employment: 500 permanent jobs

### **Flat Iron Building**

1565-1589 North Milwaukee Avenue  
Milwaukee Avenue District  
Ward 1



The Flat Iron Building is a three-story, contributing building in the Milwaukee Avenue District. Existing uses will be retained and consist of retail and entertainment on the first floor and art studios and offices on the second and third floors. Exterior work includes replacement of non-historic storefronts not recently replaced, minor terra-cotta repair on the north elevation, and application of a new reflective coating on the roof to improve energy performance and reduce heat island effect. The interior scope of work includes an upgraded lobby passenger elevator, life safety system improvements including a new integrated fire alarm system, electrical service upgrades, and installation of new low-flow plumbing fixtures.

- Amount invested by the applicant: \$24,122,159
- Estimated completion date: Q1 2025
- Employment: 27 permanent jobs

### **(Former) Mid-City Trust and Savings Bank Building**

2 South Halsted Street / 801 West Madison Street  
Ward 34

The rehabilitation project will convert the building to hotel use under the brand name The Neighborhood Hotel. Exterior work includes window repairs, masonry repairs and tuckpointing, cleaning of all facades, new exterior illumination, and roof work. The interior scope of work includes buildout of hotel suites and back-of-house spaces, construction of a new hotel lobby, repair of existing and installation of new elevators, and replacement of mechanical, electrical, plumbing and fire protection systems.



- Amount invested by the applicant: \$53,097,354
- Estimated completion date: December 31, 2025
- Employment: 5-10 permanent jobs

## ***CLASS L PROPERTY CERTIFICATIONS – COMPLETED PROJECTS***

### **LaSalle Street Cable Car Powerhouse**

500 North LaSalle Street  
Ward 42

The three-story industrial building, which was constructed in 1887 to house the mechanicals and cable reels that powered the LaSalle Street cable cars, was converted for restaurant use over 30 years ago. After a period of reduced visitation and revenue during the Covid-19 pandemic, the prior restaurant tenant vacated the property. As part of an overall remodel for the new tenant, a London-



based steakhouse, the owner took the opportunity to make numerous building and system upgrades. Exterior work included cleaning efflorescence from the brick masonry and tuckpointing areas where mortar joints had failed. Several new limestone sills and in-kind replacement bricks were installed where masonry was damaged beyond repair. One doorway on the secondary Illinois Street elevation was converted to a window opening by raising the sill height, and the front entrance received compatible new doors. The interior work included rehabilitation of the entrance lobby, stairwell, dining room, and kitchen spaces as well as staircase repairs and improvements to the passenger elevator. Structural enhancements were installed at various wooden beams and columns. The core mechanical, electrical, and plumbing systems of the building were also replaced and brought up to current code requirements.

- Investment: \$9,558,853
- Employment: 160 construction jobs, 80-120 permanent jobs

### **PERMIT FEE WAIVERS**

Owners of Chicago Landmarks now can automatically get permit fees waived when they apply for express permits thanks to a new system introduced by the Department of Buildings in November of 2023. In 2024, this saved owners about \$150,000 for the 464 express permits issued for basic repairs and small improvement projects.

Owners wanting to undertake larger projects which call for the standard permitting process can also apply to have their permit fees waived. Larger fee waivers must be approved individually by the City Council but can provide substantial savings. Owners should plan ahead to provide time for the approval. Building owners in the chart on the next page saved more than \$90,000 due to their Chicago Landmark status.

2024 Permit Fee Waivers			
Project Address	Landmark/District Name	Ward	Permit Fee Waiver Value
2401 South Wabash Avenue	Quinn Chapel	3	\$ 17,217.00
3300-3302 South Giles Avenue	Calumet-Prairie-Giles District	4	10,000.00
3402-3402.5 South Giles Avenue	Calumet-Prairie-Giles District	4	800.00
25 East Washington Street	Jewelers Row District	34	11,850.00
3113-24 West Logan Boulevard	Logan Square Boulevards District	35	41,220.17
2401-03 North Kedzie Boulevard	Logan Square Boulevards District	35	12,600.00
<b>Total 2024 Permit Fee Waiver Projects   Value</b>		<b>6</b>	<b>\$ 93,687.17</b>

## 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)

A first-ever cultural harvest of mementos and memories that reflect the cultural experiences of Black Chicagoans was held on March 2, 2024, in partnership with the University of Illinois – Springfield’s Public History graduate program and the Chicago History Museum. Chicago’s Department of Planning and Development invited registrants to contribute to a digital archive of historic Black artifacts and ephemera using photographs and scans.



The free, intergenerational event's theme, *Firmly Planted*, was a nod to the longstanding roots of Black Chicagoans. The first 35 attendees received vouchers for free, one-year memberships to the DuSable Black History Museum and Education Center in Washington Park. The event was part of DPD's Black Cultural Heritage Initiative (BCHI) and a renewed effort by the City of Chicago to promote preservation of the physical assets of cultural groups that have endowed the city with a rich, shared identity. Attendees made appointments to have objects photographed or scanned into a digital format for their own personal archives.

In addition to archive activities, the event included a variety of performances, presentations, and interactive experiences that paid homage to Black history. The Chicago History Museum provided



information on how to care for historic objects at home and connected visitors to preservation organizations. Local organizations in attendance at the event were: the South Side Home Movie Project, Bronzeville Historical Society, Hyde Park Historical Society, Historical Preservation Society of the Illinois Chapter of the Black Panther Party, Maplibs Project, Black Chicago History Forum, The Obsidian Collection Archives, Sisters in Cinema, Mobile Makers Chicago, and Englewood Art Collective.

## 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 2024, 499 building permit applications were reviewed with a total of 13 permit applications involving partial or full demolition which triggered the Demolition Delay Ordinance. 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 2024, 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 EXPO



The Department of Planning and Development hosted its inaugural Preservation Expo at Northwestern Law School on Saturday, May 18 with 30 exhibitors who provided advice, resources for historic preservation projects, and information about preservation initiatives for approximately 200 attendees. The event featured Historian Geoffrey Baer's presentation on the preservation movement in Chicago, including key wins and losses involving the built environment.



## 8. NATIONAL REGISTER NOMINATIONS

During 2024, the Commission voted to recommend one amendment to an existing National Register property, six new individual nominations, and one district nomination to the National Register of Historic Places:

- First Immanuel Lutheran Church and Parsonage - 1124-1134 South Ashland Avenue; Ward 27
- Holy Rosary Church - 11300 South Dr. Martin Luther King Jr., Drive; Ward 9
- Hotel Royalton - 1810 West Jackson Boulevard; Ward 27
- Werner Brothers Storage Warehouse No. 6 - 7613 North Paulina Street; Ward 49
- 2678 West Washington Boulevard – Ward 27
- James C. Curtis & Co. Building - 1214-1222 West Van Buren Street; Ward 34
- Immaculata High School – Amendment - 600 West Irving Park Road; Ward 46
- Edgewater Glen Historic District - Roughly bounded by Hood Avenue on the north, Norwood Street on the south, Broadway on the east, and Clark Street on the west; Ward 48



These projects were reviewed at the January, May, and September meetings of the Commission's Program Committee. As of December 31, 2024, all eight 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 2024:

- 202 through 220 South State Street
- 92nd Street Bridge Rehabilitation Project
- 95th Street Bridge Rehabilitation Project
- 100th Street Bridge Rehabilitation Project
- Columbia Drive Bridge Replacement Project
- Metra Van Buren and Millennium Stations
- Union Station – Mail Platform Access Project

Staff also review smaller-scale projects triggering Section 106 reviews such as collocation of cellular antennae. In 2024, staff reviewed 62 projects.

## **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 DPD's website at: [Chicago.gov/DPD](http://Chicago.gov/DPD). Historic Preservation staff also participated in the following in 2024:

- Adopt-a-Landmark awardees meeting (host/presenter)
- Big Cities Preservation Network (participant)
- Black Chicago Heritage Initiative (BCHI) – Black Cultural Harvest event (hosts/participants)
- Chicago Society of Architectural Historians talk (presenter)
- Community meetings for Alderman Hadden regarding potential extension to Logan Square District (presenters)
- Community open houses regarding Broadway Land Use Framework (attendee)
- Goucher College M.A.H.P. Program – Design Guidelines Studio Class (presenter)
- Mayor's Community Development Awards Ceremony (attendee)

## 11. COMMISSION MEMBERS AND MEETINGS

Members of the Commission on Chicago Landmarks for 2024 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)
- 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; Resigned 10.31.24)
- 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 on the first Thursday of every month except for holidays. The list of meeting attendance follows:

- January 11--Wong, Dziekiewicz, Boatright, Burns, Fair, Ponce, Rubin, Tolliver
- February 8--Wong, Dziekiewicz, Boatright, Burns, Fair, Ponce, Rubin
- March 7--Dziekiewicz, Boatright, Burns, Fair, Hughes, Rubin, Tolliver
- April 4--Wong, Dziekiewicz, Boatright, Burns, Fair, Hughes, Ponce, Tolliver
- May 2--Cancelled
- June 6--Wong, Dziekiewicz, Boatright, Burns, Fair, Hughes, Rubin
- July 11--Wong, Boatright, Burns, Fair, Hughes, Ponce
- August 8-- Wong, Dziekiewicz, Boatright, Fair, Hughes, Ponce, Rubin, Tolliver
- September 12--Wong, Dziekiewicz, Boatright, Burns, Fair, Hughes, Rubin
- October 3--Dziekiewicz, Boatright, Burns, Ponce, Rubin, Tolliver
- November 7--Wong, Dziekiewicz, Boatright, Burns, Fair, Rubin, Tolliver
- December 5--Wong, Dziekiewicz, Boatright, Burns, Fair, Ponce, Tolliver

In 2024, the Commission operated with the following committees:

- Permit Review Committee (Gabriel Dziekiewicz, Chair; Jonathan Fair, Tiara Hughes, Alicia Ponce, Adam Rubin): 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; Suellen Burns): 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.

Respectfully submitted,



Ernest C. Wong  
Chairman, Commission on Chicago Landmarks