

Understanding Historic preservation

Historic preservation is the conservation of districts, areas, places, buildings, structures and works of art with historical, community, architectural or aesthetic value. Landmarks promote the city's unique identity and rich culture, fostering a sense of community for residents and tourists alike.

For proposed landmarks in the City of Chicago, the Commission on Chicago Historical and Architectural Landmarks releases a recommendation. Landmarks must meet at least two of the following criteria:

- Value as example of city, state or national heritage;
- Location on a site of a significant historic event;
- Identification with a significant person;
- Exemplary architecture;
- Work of a significant architect or designer;
- Representation of a significant theme; or
- A unique or distinctive visual feature.

If approved, the landmark's owner must grant consent and a public hearing is scheduled to determine if designating the structure as a landmark is in the community's best interest, and the city council must approve.

In an effort to preserve the original character of a landmark, all relevant building permits must be city approved. Property tax exemptions, loans and grants are available to help preserve the architectural safety of landmarks.

Resources

The City of Chicago's Historic Preservation Division
» webapps.cityofchicago.org/LandmarksWeb



Preservation Chicago
» preservationchicago.org

Landmarks Illinois
» landmarks.org/chicago_modern.htm

Historic preservation programs

National Register of Historic Places

Properties are evaluated based on age and significance. Once on the register, properties have access to federal preservation grants, investment tax credits and alternative safety code guidelines. There are no restrictions on use of properties based on listing.



-  243 buildings, 6 structures and 1 object listed in the City of Chicago
-  12 districts listed in the City of Chicago

Federal historic preservation tax incentives

20% tax credits are available to certified historic structures and 10% credits are available to non-historic buildings placed in service before 1936, though it applies only to non-residential use.



City of Chicago landmarks

Once designated by the Historical and Architectural Landmarks Commission, any alteration, relocation or demolition of an affected property must be reviewed under the permitting process. Demolition requires city council approval. Current landmarks include the Uptown Theater, Wrigley Field and the Dearborn Street Station.

-  369 properties listed in the City of Chicago
-  53 districts listed in the City of Chicago

Chicago Historic Resources Survey (CHRS)

The CHRS analyzed all buildings in Chicago completed before 1940 and was released in 1995. The survey identified 17,371 properties that were deemed to have some importance, and were categorized on a color scale based on importance. "Red" properties were deemed to have citywide importance, and "orange" properties were deemed to have neighborhood importance. Both "red" and "orange" properties are subject to the 2003 Demolition-Delay Ordinance.

-  About 300 Chicago properties categorized as "Red"
-  About 9,600 Chicago properties categorized as "Orange"

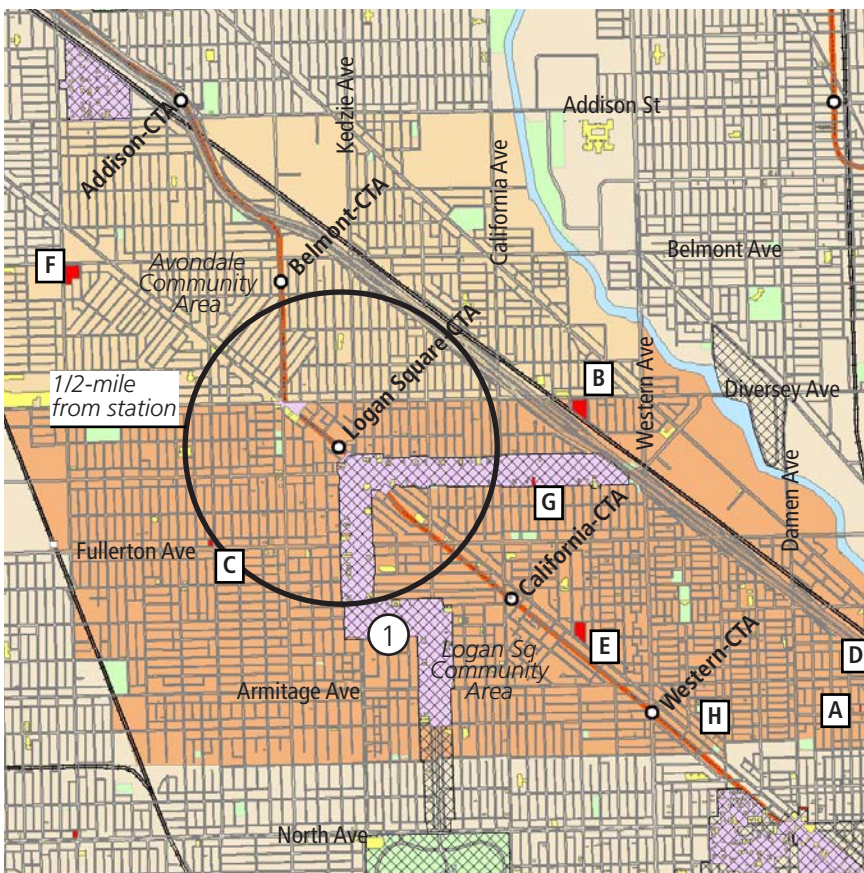
Historic preservation in Logan Square and Avondale

Logan Square's built landscape is defined by its large, gracious boulevards that cut through the neighborhood and provide open space. These corridors, including Logan, Kedzie, Palmer and Humboldt Boulevards, were built between 1880 and 1930 and are surrounded by a diversity of home styles. Both the boulevards and the homes are landmarked as part of a City of Chicago Landmark District. This district extends to encompass the CTA Blue Line Station entrance on the south side of the intersection of Milwaukee and Kedzie Avenues.

Several historic buildings are landmarked in the area near the Logan Square CTA station. The Florsheim Shoe Company, which was built in the 1920s, was renovated into loft apartments called the Shoemaker Lofts in 2005. The Congress Theater, which was completed during a similar period, remains in use as a music venue, attracting

people from throughout the city. The Rath House, which sits along Logan Boulevard, is an beautiful example of a Prairie School single-family home that was once the home of the founder of Rath Cooperage, a large barrel-making company. Finally, the Kimbell Trust and Savings Bank, which is still used as an office building, remains an impressive local landmark in the community.

Zoning and land use issues within the area contained by Western Avenue, the Kennedy Expressway, Central Park Avenue and Bloomingdale Avenue require community input in advance of approval by the City of Chicago. Logan Square Preservation, a local community organization, reviews all projects that occur within that zone for adherence to the historic district, but it does not have veto power over individual projects.



Historic preservation in Logan Square and Avondale

- National Register designated areas
- City of Chicago Landmark Districts
 - Logan Sq. Blvds. District (est. 1983)**
 - Milwaukee-Diversey-Kimball, throughout area (est. 2005)**
- City of Chicago Landmark buildings
 - A Nickel Studio (1889)**
 - B Swiss Underwear Co. (1914)**
 - C Kimbell Trust (1925)**
 - D Cortland Drawbridge (1902)**
 - E Congress Theater (1925)**
 - F Florsheim Shoe Co. (1924)**
 - G Rath House (1907)**
 - H Schlitz Brewery (1898)**
- Red and Orange-rated buildings
312 buildings in Logan Sq., Avondale

Source: City of Chicago