

1300-BLOCK OF NEWPORT AVENUE

DEPARTMENT OF PLANNING AND DEVELOPMENT
COMMISSIONER CIERE BOATRIGHT

October 31, 2025



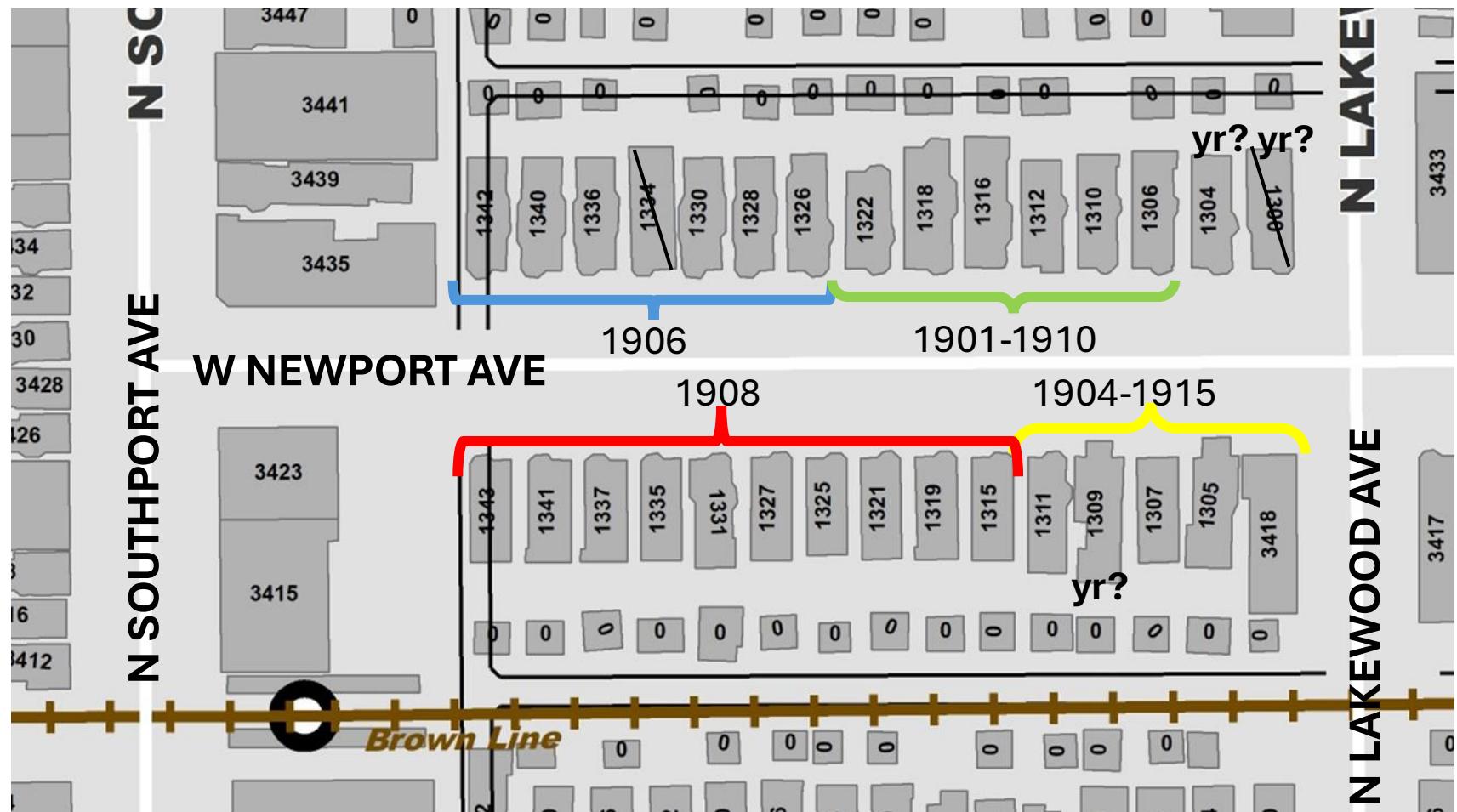
1300-block of Newport Avenue

Residents suggested Relatively Uniform Development:

- North side permits:
 - Six in 1906, three other dates, six unknown
- South side permits:
 - Ten in 1908, one 1909, five unknown

Research found Not so Uniform Development:

- North side permits:
 - Seven in 1906 but six varying yrs btw 1901-1910
- South side permits:
 - Ten in 1908 but four varying yrs btw 1904-1915



1300-block of Newport Avenue

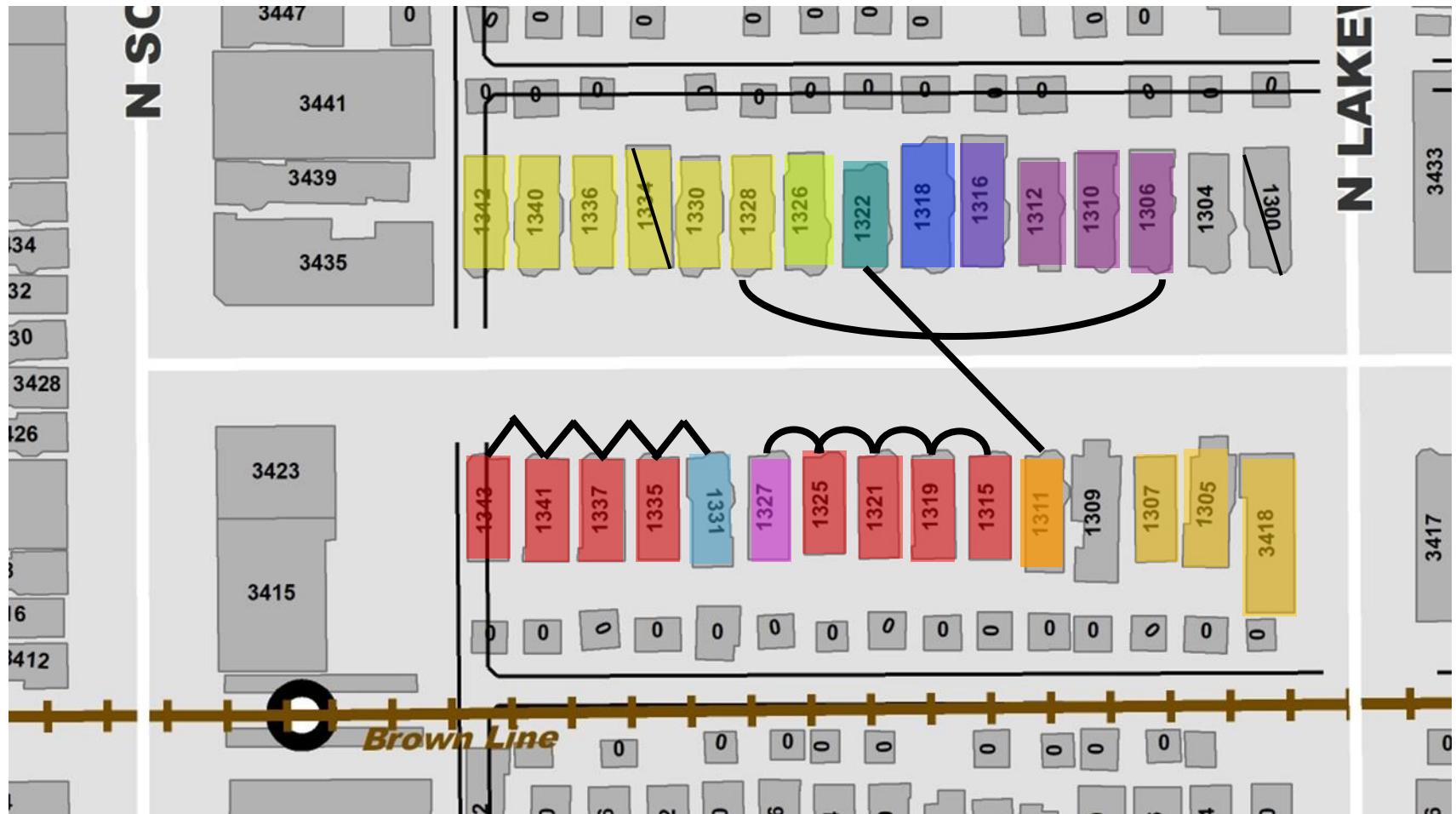
North side: at least 6 different developers/owners

South side: at least 5 different developers/owners



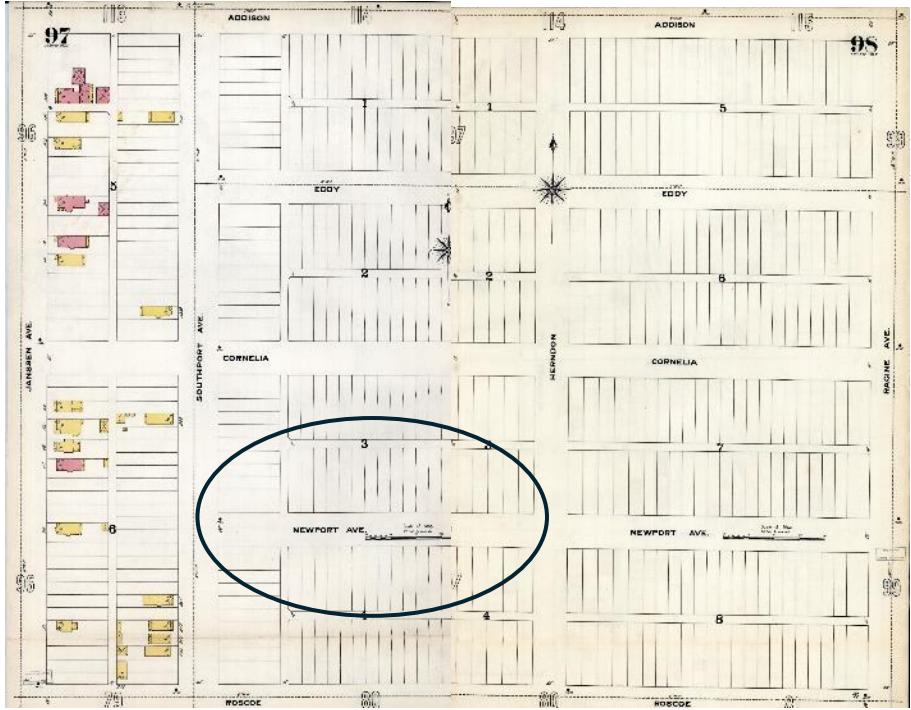
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At least 3 different architects on north side and at least 5 architects on south side (only 1 in common). So development was not planned cohesively.



1300-block of Newport Avenue

Likely Landmark Criteria



1894 Sanborn Map



1300-block of Newport

- **Heritage:**
 - Developers/owners building flats and apartment buildings for working-class families
 - Undeveloped Lakeview areas built up rapidly as Chicago's population grew exponentially at the beginning of 20th century
 - Majority of families who lived there German, one of the largest immigrant populations in Chicago
- **Architecture:** Uniformity of design highly unusual.

District Boundaries – National Register Standard

Commission on Chicago Landmarks Rules and Regulations

Boundaries must:

Include, but not exceed, the greatest concentration of buildings that contribute to the district's historic contexts

Contributing vs. Non-Contributing - Criteria for this determination established by the CCL's Rules and Regulations:

- Age and Historic Context: Does the property exhibit the general historic and architectural characteristics associated with the district?
- Site: Does the property respect the general site characteristics associated with the district?
- Form: Does the subject property exhibit the general size, shape, and scale associated with the district?
- Visual Character: Are the materials of the subject property compatible with the district in general character, color, and texture.
- Reversibility of Changes: If the subject property has been altered in a manner which is contrary to these criteria, could changes be easily reversed or removed.

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The historic characteristics would come from the landmark criteria:

- **Heritage:** story of developers building flats and apartments for mostly German working-class families in Lakeview
- **Architecture:**
- 2- and 3-story brick flats and apartment buildings clad with limestone or brick
- Neoclassical style
- Typically projecting bay at front elevation



1300-block of Newport



1200-block of Newport



1300-block of Eddy



1300-block of Cornelia

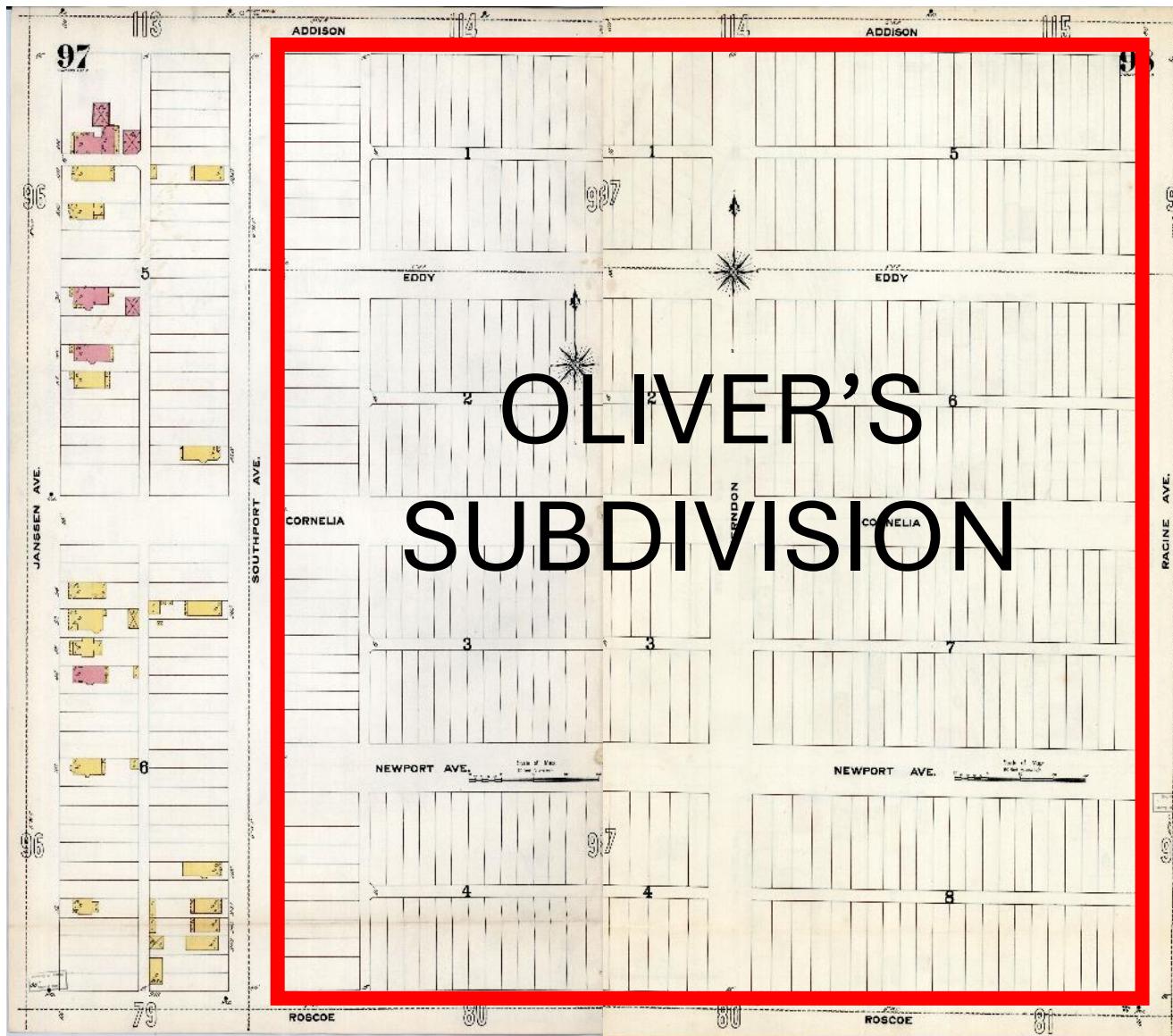
HOWEVER, not limited to this block. Can be said for larger neighborhood.

1300-block of Newport Avenue

John Oliver Subdivision in 1891

For 25 years (1891-1916):

- Required uniform setback
- Residential only
- Only materials must be brick and stone



1894 Sanborn Map