

# 1300-BLOCK OF NEWPORT AVENUE

DEPARTMENT OF PLANNING AND DEVELOPMENT  
COMMISSIONER CIERE BOATRIGHT

**October 31, 2025**

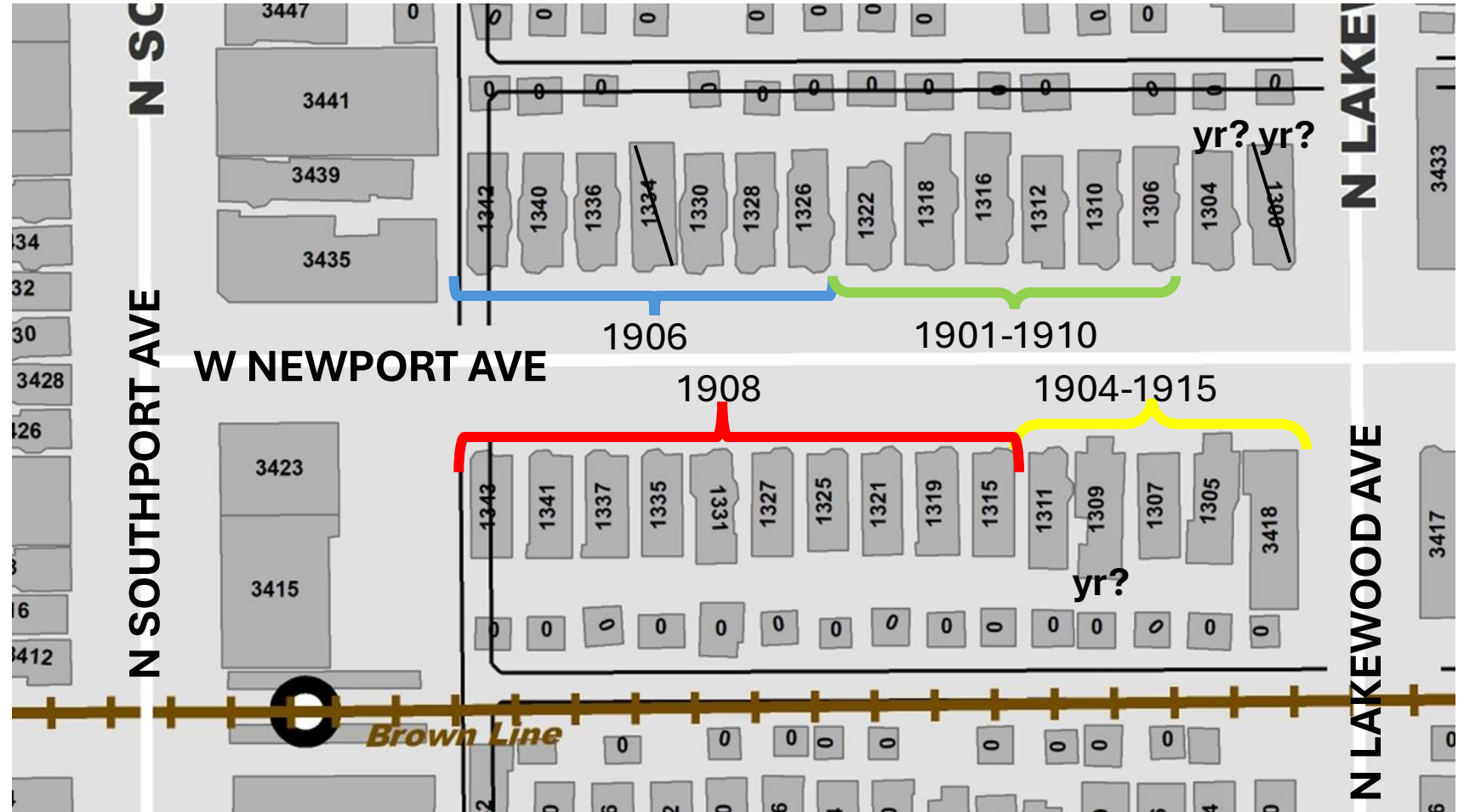
# 1300-block of Newport Avenue

## 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:

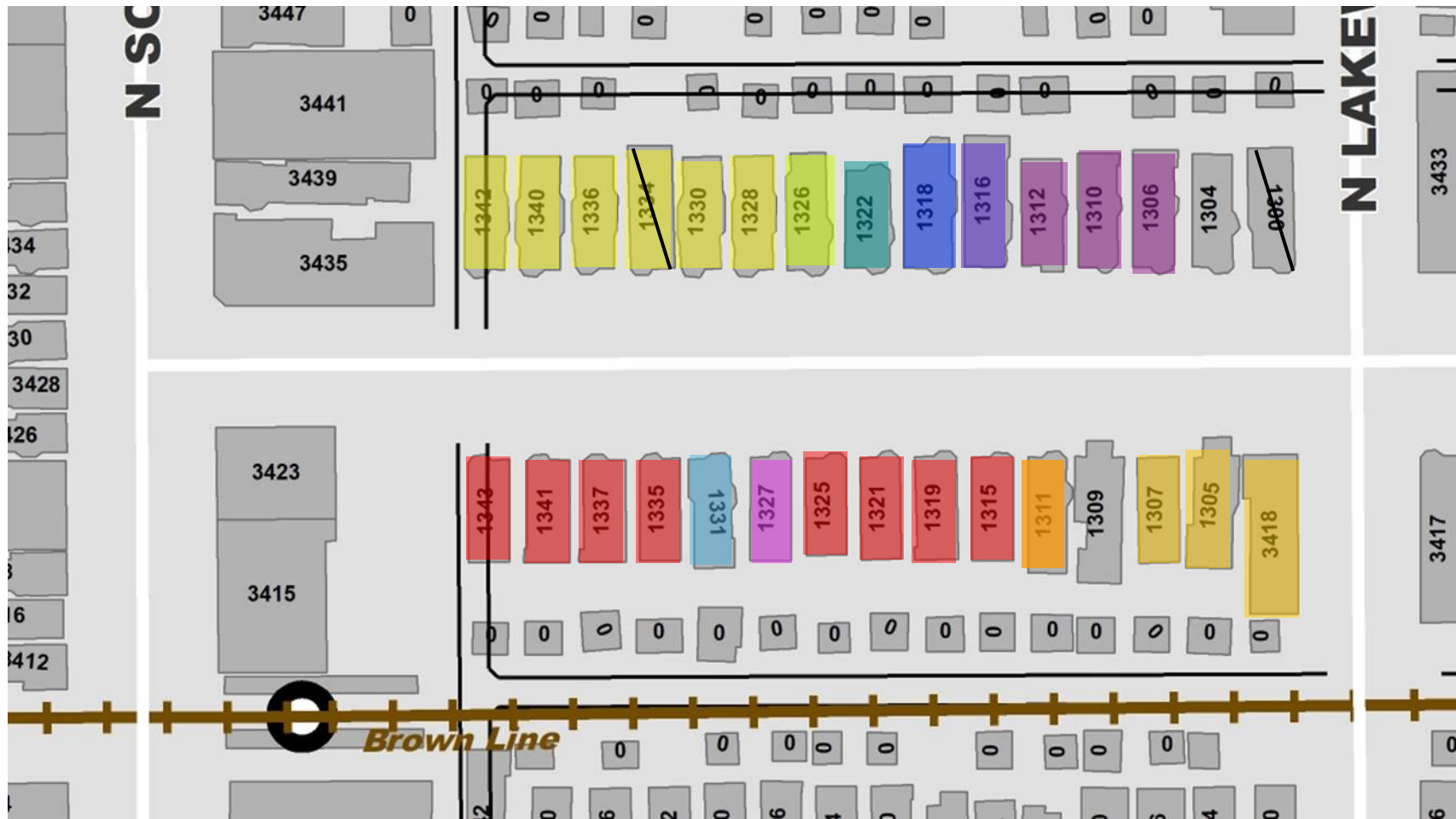
- North side permits:
  - Seven in 1906 but six varying yrs btw 1901-1910
- South side permits:
  - Ten in 1908 but four varying yrs btw 1904-1915



# 1300-block of Newport Avenue

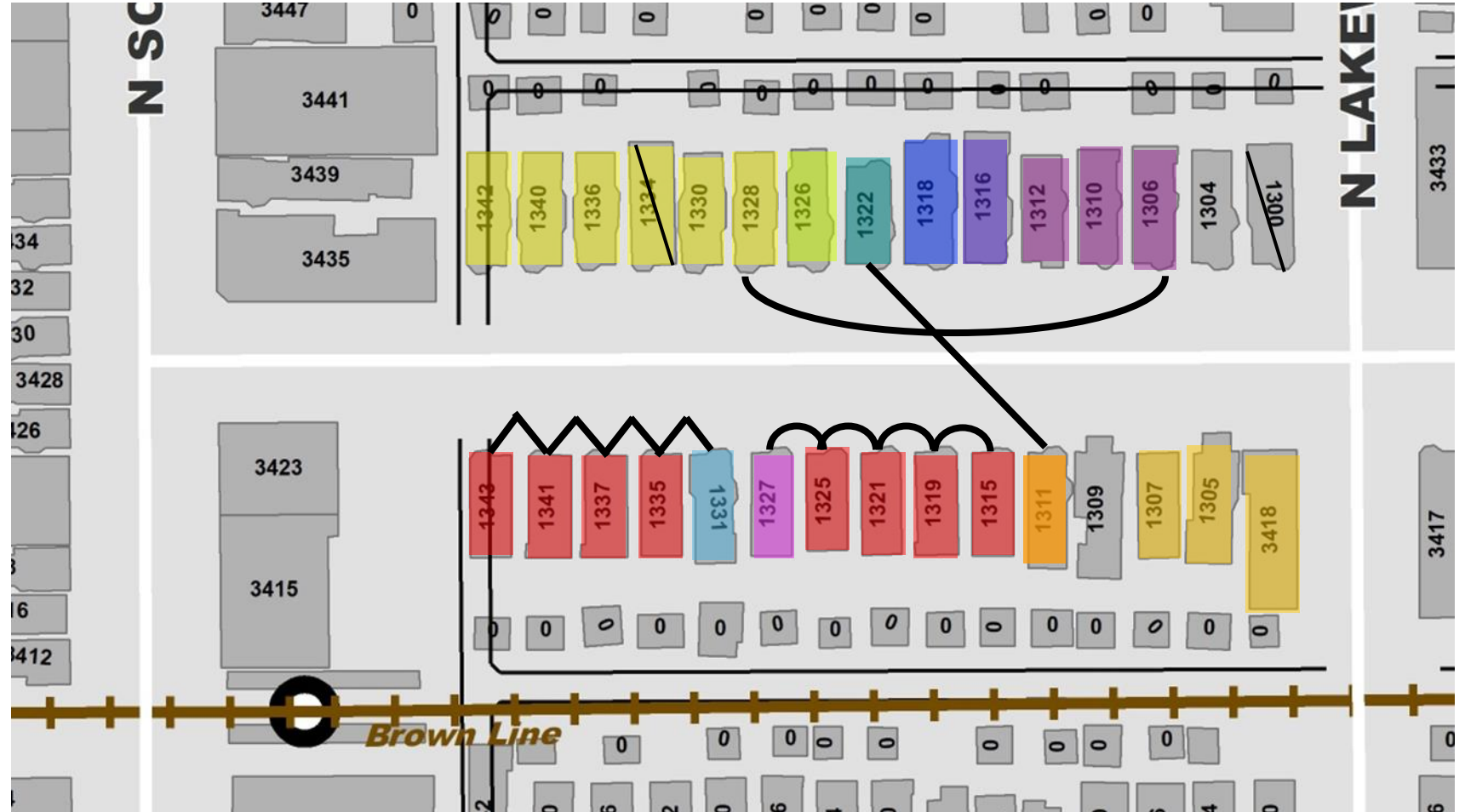
North side: at least 6  
different developers/owners

South side: at least 5  
different developers/owners



# 1300-block of Newport Avenue

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 20<sup>th</sup> 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.

# 1300-block of Newport Avenue

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

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



1300-block of Newport



1200-block of Newport



1300-block of Eddy



1300-block of Cornelia

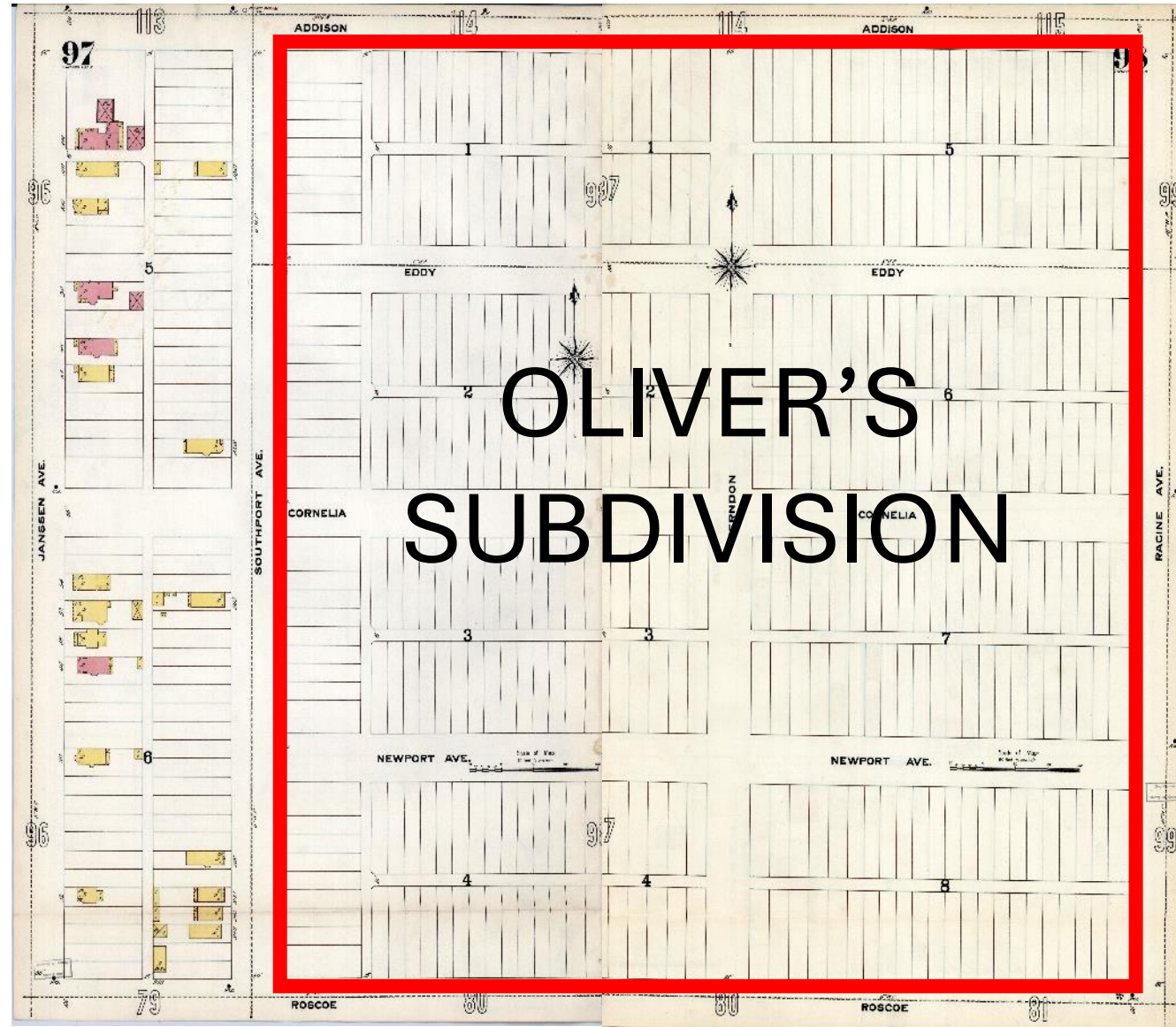


# 1300-block of Newport Avenue

## 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