

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

November 6, 2025

**RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT
CHICAGO LANDMARK DESIGNATION BE ADOPTED FOR THE**

**HUMBOLDT AND SACRAMENTO EXTENSION TO THE
LOGAN SQUARE BOULEVARDS DISTRICT**

Docket No. 2025-10

	1600-1898 (evens)
N. Humboldt Blvd.	1601-1857 (odds)
W. Cortland St.	2945-3017 (odds)
	2944-3012 (evens)
W. Wabansia Ave.	2945-3013 (odds)
W. North Ave.	2950-3010 (evens)
N. Sacramento Ave.	1001-1157 (odds)
N. Sacramento Blvd.	901-935 (odds)
W. Division St.	2949-2957 (odds)
	2946-2958 (evens)
W. Thomas St.	2947-2959 (odds)
	2946-2958 (evens)
W. Cortez St.	2947-2959 (odds)
	2946-2956 (evens)
W Augusta Blvd.	2947-2961 (odds)
	2946-2960 (evens)
W. Walton St.	2947-2961 (odds)

To the Mayor and Members of the City Council of the City of Chicago:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the Humboldt and Sacramento Extension to the Logan Square Boulevards District (hereinafter the “Extension District”), is worthy of designation as a Chicago Landmark. Based on careful consideration of the history and architecture of the Extension District, the Commission has found that it satisfies the following four criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States;*
6. *Its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous*

I. BACKGROUND

The formal landmark designation process for the Extension District began on March 6, 2025, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Extension District as a Chicago Landmark. The Commission found that the Extension District meets four of the seven criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Extension District as:

- All exterior building elevations, including rooflines, visible from public rights-of-way; and
- the landscaped boulevards within the Extension District.; and

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated March 6, 2025, the most current iteration of which is dated November 6, 2025, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of May 8, 2025, the Commission received a statement from Ciere Boatright, Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Extension District.

In letters dated June 20, 2025, the Commission officially requested consent to the proposed landmark designation from the owners of property in the Extension District. As of August 4, 2025, the end of the request-for-consent period, a total of 40 request-for-consent forms had been returned to the Commission, with 33 owners consenting to the proposed designation and 7 owners not consenting. Owners of 71 properties did not respond to the Commission's request.

Without consent from all owners of property in the District Extension, the Chicago Landmarks Ordinance requires the Commission to hold a public hearing on the Preliminary Recommendation with respect to the designation of the Extension District as a Chicago landmark. In letters dated October 6, 2025, the Commission notified owners of property in the District Extension of the public hearing on the proposed designation scheduled for October 22, 2025. Notices of the time and date of the hearing were also (a) posted on temporary signs in the right-of-way in the District Extension, and (b) published as a legal notice in the *Chicago Tribune*, as required by the Chicago Landmarks Ordinance. A notice was also posted on the Department of Planning and Development's web site.

II. PUBLIC HEARING

The hearing was convened, as scheduled and noticed, on October 22, 2025, at 10:00 a.m. Commission member Alicia Ponce served as Hearing Officer, assisted by Bradley Peltin, Assistant Corporation Counsel of the City's Law Department, as legal counsel to the Commission, and Dijana Cuvalo, Assistant Commissioner, Historic Preservation Division of the Department of Planning and Development. The hearing was conducted in accordance with the Commission's Rules and Regulations, specifically Article II regarding the conduct of public hearings for landmark designation.

The Commission staff's presentation recommending the proposed landmark designation was given by Matt Crawford, Coordinating Planner and author of the preliminary summary.

At the conclusion of the staff presentation, the Commission's Rules and Regulations allow property owners to become parties to the hearing and/or question the staff's presentation. No questions were presented after the staff's presentation and no requests for party status were received.

One property owner made a statement in favor of the proposed landmark designation.

Two members of the public made statements in support of the landmark designation.

No statements in opposition were received.

The transcript (the "Hearing Transcript") and related exhibits from the public hearing are incorporated herein and attached hereto.

III. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all the information on the proposed landmark designation of the Extension District; and

WHEREAS, the Extension District exemplifies the high-quality residential architecture constructed in Chicago's neighborhoods during the late nineteenth- and early twentieth centuries as the City expanded outward into once-suburban areas, especially along the "necklace" of landscaped boulevards that linked the City's large nineteenth-century parks; and

WHEREAS, the Extension District is one of the finest-remaining sections of the park boulevard system that were authorized by the Illinois State legislature in 1869 and platted and improved in the quarter-century afterwards, and reflect this nationally significant planning effort; and

WHEREAS, the Extension District is a distinctive and remarkably intact group of single-family houses, small flat buildings, larger apartment buildings, and other buildings built between 1880 and 1929; and

WHEREAS, the Extension District is distinctive for the fine detailing and craftsmanship seen in such building elements as cornices, porches, windows and doors, the overall collection of stylistic examples, ranging from excellent to modest, illustrating Classical Revival, Queen Anne, Romanesque Revival, Gothic Revival, Spanish Revival and Arts and Crafts influences, and for the high-quality use of materials including brick, stone, wood and metal; and

WHEREAS, the landscaped boulevards of the Extension District exemplify the importance of architect William LeBaron Jenney and landscape architect Jens Jensen, who were instrumental in their planning and historic appearance; and

WHEREAS, the Extension District displays a distinct visual unity based on the landscaped boulevards themselves, combined with a consistent scale, building setbacks, design, size, use of materials, and overall detailing for the District's buildings; and

WHEREAS, the Extension District possesses a distinctive and recognizable sense of place within the larger context of its neighborhoods of West Town, Humboldt Park and Logan Square; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Extension District has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship,

and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I, II and III hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this November 6, 2025; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Extension District meets the four criteria for landmark designation set forth in Section 2-120-620 (1), (4), (5) and (6) of the Municipal Code; and
4. Finds that the Extension District satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Extension District are identified as follows:
 - All exterior building elevations, including rooflines, visible from public rights-of-way; and
 - the landscaped boulevards within the Extension District.; and
6. Recommends the designation of the Extension District as a Chicago Landmark.

This recommendation was adopted unanimously (8-0).


Ernest C. Wong, Chair
Commission on Chicago Landmarks

Dated: November 6, 2025