



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 15, 2024

The Honorable Anna M. Valencia
City Clerk
City of Chicago
Room 107, City Hall
121 North LaSalle Street
Chicago, IL 60602

**RE: Recommendation for designation of 4362 West Grace Street (Phebe and John Gray House)
as a Chicago Landmark**

Dear Clerk Valencia:

We are filing with your office for introduction at the February 21, 2024, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that 4362 West Grace Street (Phebe and John Gray House) be designated as a Chicago Landmark.

The material being submitted to you for this proposal includes the:

1. Recommendation of the Commission on Chicago Landmarks; and
2. Proposed Ordinance.

Thank you for your cooperation in this matter.

Sincerely,

Kathleen E. Dickhut
Deputy Commissioner
Bureau of Citywide Planning

encls.

cc: Alderman Ruth Cruz, 30th Ward (*via email without enclosure*)

ORDINANCE

Phebe and John Gray House 4362 W. Grace Street

WHEREAS, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-620 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Phebe and John Gray House, (the "Building"), located at 4362 W. Grace Street, Chicago, Illinois, as more fully described in **Exhibit A**, attached hereto and incorporated herein, satisfies two criteria for landmark designation as set forth in Section 2-120-620 (1), and (4) of the Municipal Code; and

WHEREAS, the Building represents the Irving Park neighborhood's early stage as rural farmland in Jefferson Township, prior to annexation by the City of Chicago; and

WHEREAS, the Building's gracious proportions and large corner lot harken back to a time preceding the advent of suburban subdivisions. The juxtaposition of the Gray House with the repeating pattern of standardized house lots that surround it speaks to the development of Chicago's "railroad suburbs" in the 19th century; and

WHEREAS, the Building is an exceptional example of 19th-century mail-order pattern-book architecture, a design and distribution method popularly used in suburban development; and

WHEREAS, the Building is a handsome example of residential architecture in the Italianate style, an architectural style of great significance in the history of Chicago and the United States. It possesses numerous features distinctive to the style, including its asymmetric footprint, arcaded porches, paired arched windows, shallow-gabled roofs, overhanging eaves supported by cornice brackets, balustraded balconies, and a three-story tower; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a 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; and

WHEREAS, on January 11, 2024, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Building be designated a Chicago Landmark; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Building is hereby designated a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

SECTION 3. For purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are identified as:

- All exterior elevations, including rooflines, of the Building.

Excluded from the significant features is the garage at the northeast corner of the lot, which was permitted for construction in 1989.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon its passage and approval.

EXHIBIT A

Building Address

4362 W. Grace Street, Chicago, Illinois

Permanent Index Numbers

13-22-111-026-0000

Legal Description

LOTS 10, 11 AND 12 (EXCEPT THE EAST 40 FEET OF SAID LOTS 10, 11 AND 12) IN BLOCK 5 IN GRAYLAND BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

January 11, 2024

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

PHEBE AND JOHN GRAY HOUSE

4362 W. GRACE ST.

Docket No. 2024-01

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 Phebe and John Gray House (the “Building”), is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following two (2) 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.*

I. BACKGROUND

The formal landmark designation process for the Building began on October 5, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets two 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 Building as:

- All exterior elevations, including rooflines, of the Building.

Excluded from the significant features is the garage at the northeast corner of the lot, which was permitted for construction in 1989.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated October 5, 2023, the most current iteration of which is dated January 11, 2024, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of November 9, 2023, the Commission received a statement from Patrick Murphey, then-Acting Commissioner of the Department of Planning and Development, supporting the proposed landmark designation of the Building.

On December 1, 2023, the Commission received written consent to landmark designation of the Building in a form dated December 1, 2023, and signed by Kris and David Cloud, the owners of the Building.

II. 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 of the information on the proposed landmark designation of the Building; and

WHEREAS, the Building represents the Irving Park neighborhood’s early stage as rural farmland in Jefferson Township, prior to annexation by the City of Chicago; and

WHEREAS, the Building’s gracious proportions, and large corner lot harken back to a time preceding the advent of suburban subdivisions. The juxtaposition of the Gray House with the repeating pattern of standardized house lots that surround it speaks to the development of Chicago’s “railroad suburbs” in the 19th century; and

WHEREAS, the Building is an exceptional example of 19th-century mail-order pattern-book architecture, a design and distribution method popularly used in suburban development; and

WHEREAS, the Building is a handsome example of residential architecture in the Italianate style, an architectural style of great significance in the history of Chicago and the United States. It possesses numerous features distinctive to the style, including its asymmetric footprint, arcaded porches, arched-header windows (often in pairs), shallow-gabled roofs, overhanging eaves supported by cornice brackets, balustraded balconies, and a three-story tower; and

WHEREAS, the Building meets two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building 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 and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this January 11, 2024; and
3. Finds, based on the Designation Report and the entire record before the Commission, that the Building meets the two criteria for landmark designation set forth in Section 2-120-620 (1) and (4) of the Municipal Code; and
4. Finds that the Building 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 Building are identified as follows:
 - All exterior elevations, including rooflines, of the Building.

Excluded from the significant features is the garage at the northeast corner of the lot, which was permitted for construction in 1989.

6. Recommends the designation of the Building a Chicago Landmark.

This recommendation was adopted unanimously (8-0).

Dated: January 11, 2024


Ernest C. Wong, Chair
Commission on Chicago Landmarks

Resolution
by the
Commission on Chicago Landmarks
on the
Preliminary Landmark Recommendation
for

PHEBE AND JOHN GRAY HOUSE
4362 West Grace St.

October 5, 2023

Whereas, the Commission on Chicago Landmarks (hereinafter the "Commission") preliminarily finds that:

- The Phebe and John Gray House (the "Building"), located at the address noted above, meets two (2) criteria for landmark designation as set forth in Section 2-120-620 (1) and (4) of the Municipal Code of Chicago (the "Municipal Code"), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 5th day of October 2023, by the Department of Planning and Development (the "Preliminary Summary"); and
- The Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City's governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

This recommendation was adopted unanimously (6-0)


Ernest C. Wong, Chairman
Commission on Chicago Landmarks

Dated: October 5, 2023