

PRELIMINARY SUMMARY OF INFORMATION

DRAFT



EAST LAKE VIEW MULTIPLE PROPERTY DISTRICT

INDIVIDUAL BUILDINGS IN AN AREA GENERALLY BOUNDED BY BELMONT AVENUE, BROADWAY, DIVERSEY PARKWAY, AND



CITY OF CHICAGO
Rahm Emanuel, Mayor

Department of Planning and Development
David Reifman, Commissioner

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EAST LAKE VIEW MULTIPLE PROPERTY DISTRICT

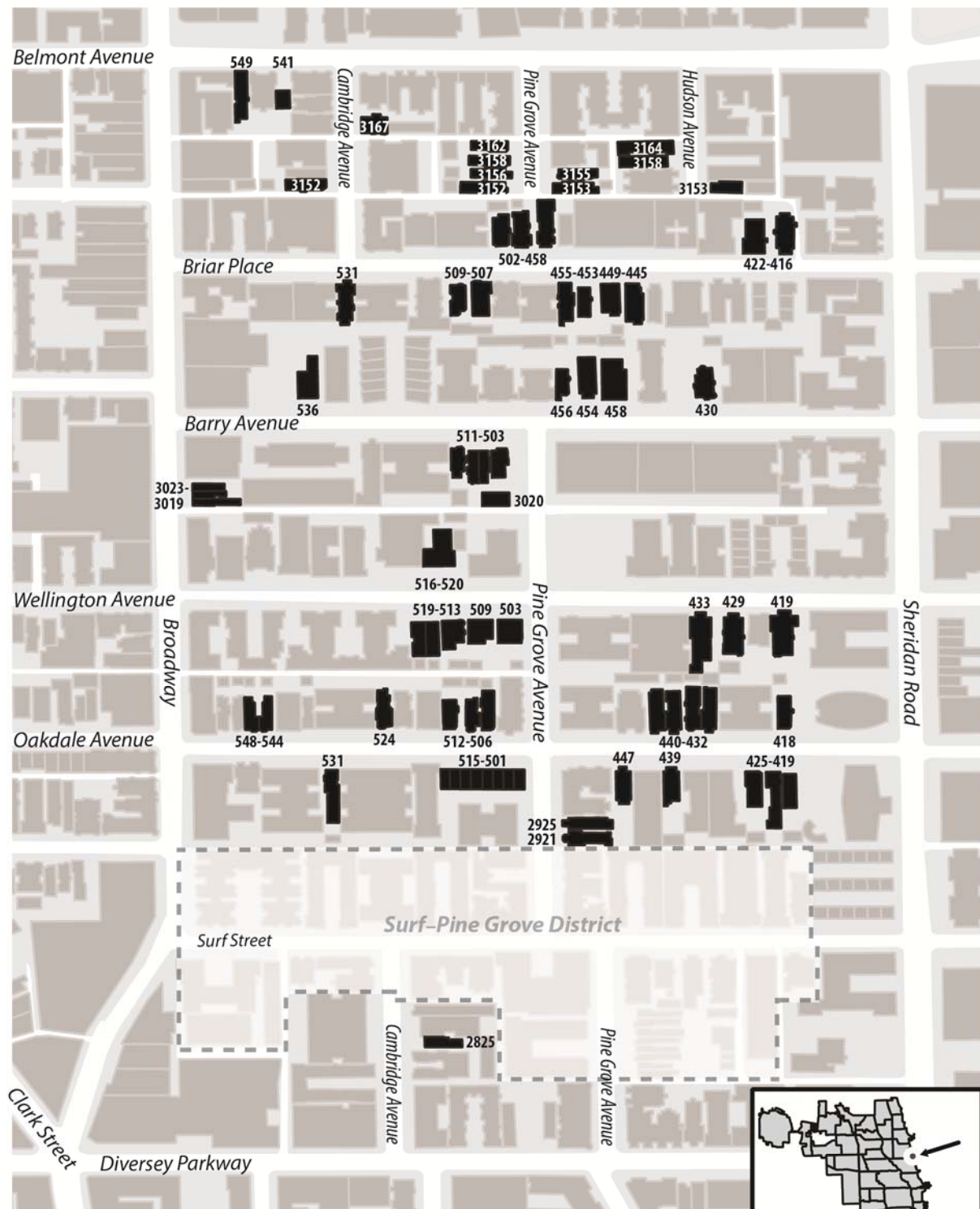
BOUNDED GENERALLY BY: BROADWAY, BELMONT AVENUE, SHERIDAN ROAD, AND DIVERSEY PARKWAY

The East Lake View Multiple Property District is a significant and visually distinctive collection of “first generation” single-family houses and flats in the Lake View community area that exemplifies the growth and development of this North Side neighborhood from a suburb during the mid- to late-19th century into a dense urban neighborhood during the first decades of the 20th century. The buildings included in this district are limited to single-family houses and small flat buildings with attractive and finely-crafted architectural designs and characterized by the exceptional use of traditional building materials. The scope of this district is limited to these oldest buildings in the neighborhood that exemplify its early period of development from 1880 to 1925.

New residential areas all around Chicago emerged in the late-19th century as successive waves of immigration and population growth prompted the outward development of the city’s periphery. Suburban areas, such as Lake View, inland farmlands, and lakeshore marsh alike were rapidly subdivided into smaller and smaller plots of land as rising demand in these new areas promoted greater density. By the 1920s, East Lake View was a fully developed Chicago neighborhood.

The history of the East Lake View neighborhood, including this district, covers three distinct periods of development and expansion, which are represented by a variety of architectural styles and buildings types. These periods reflect significant transportation improvements that helped open lakefront lands and made them more accessible. Large single-family houses and rowhouses define the earliest suburban growth, which transitioned into denser two- and three-flat development after Lake View’s annexation to Chicago in 1889. Two- and three-flats, predominantly stone-fronted, and houses remained popular through the first decade of the 20th century. A third development period during the 1910s and 1920s filled remaining open land with two- and three-flats and completed Lake View’s initial period of development. The early houses and flats of the East Lake View Multiple Property District are set among buildings from later periods of development that replaced and redeveloped the area’s “first generation” buildings.

Ten residential blocks define the East Lake View Multiple Property District, which is located along the



East Lake View Multiple Property District

The East Lake View Multiple Property District is located in the Lakeview Community Area of Chicago in an area bounded generally by Belmont Avenue, Broadway, Diversey Parkway, and Sheridan

lakefront in an area bounded by Belmont Avenue on the north, Broadway (historically the Lake Shore Plank Road and later Evanston Avenue until 1913) on the west, Diversey Avenue on the south, and Sheridan Road (historically Lake View Avenue) on the east. Within this area there are five streets running from east to west, which are, starting at the north end, Briar Place (historically George Avenue), Barry Avenue, Wellington Street, Oakdale Avenue, and Surf Street (historically Anchor Street). Bisecting the blocks between Barry and Surf is Pine Grove Avenue (this segment was historically Waubun Avenue). There are three short streets at the northern end of the district that run north to south from Belmont to an alley; these are Cambridge Avenue (historically West Court), which extends from Belmont to Briar; Pine Grove, and Hudson Street (historically East Court). At the southern end of the district two streets run from Surf to Diversey; these include Cambridge Avenue (historically Frank Street and later Linden Place) and Pine Grove Avenue (historically Park Avenue). In 2006, the southern portion of this area was designated as the Surf-Pine Grove Landmark District, which includes a collection of single-family houses, rowhouses, and apartment buildings that represent the development of East Lake View from 1890 until 1928.

HISTORY AND DEVELOPMENT OF LAKE VIEW

Early History of the Township of Lake View

Chicago's Lake View community area on the city's North Side covers only a small part of the larger former Township of Lake View whose borders once extended from Fullerton Avenue on the south, Devon Avenue on the north, the North Branch of the Chicago River on the west, and Lake Michigan on the east. The Township of Lake View was officially organized in 1857, but before that time it was known as the Township of North Chicago.

Land ownership of the area that was to become Lake View and Chicago started with the sale of land donated by the federal government for the construction of the Illinois & Michigan Canal, which was to connect the Great Lakes with the Mississippi River and open new waterway trade routes into the West. These "canal lands" were sold at a nominal price per acre to fund the canal's construction. Land sales commenced in 1827, following an act presented by Illinois delegate Daniel P. Cook, and continued through the 1840s. Most canal lands in Lake View were sold during the 1830s as investments, including the 78-acre tract that shares the boundaries of the East Lake View Multiple Property District, which was acquired by Daniel Robb in June 1835 for \$97.

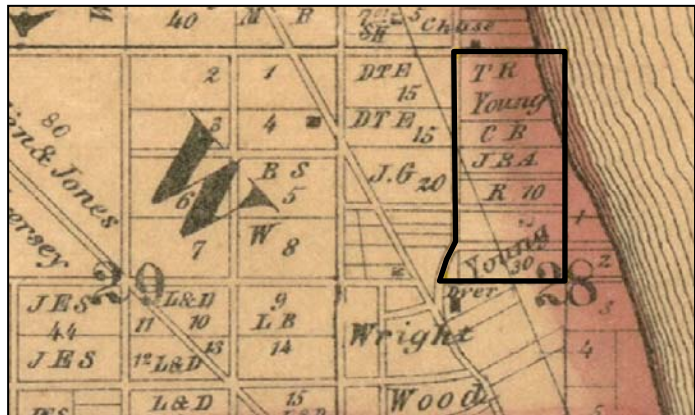
The first European settlers to the area were primarily from New York State, including the Swiss-born Conrad Sulzer and his family, who are noted as the first European settlers in Lake View. Sulzer established a 100-acre farm in 1836 near the intersection of Sulzer Road (currently known as Montrose Avenue) and Green Bay Road (currently Clark Street). Other farmers followed, but settlement of the forested and waterlogged land was slow during the 1830s and 1840s because there were only two meager trails entering the area from the growing settlement of Chicago. Little Fort Road (now known as Lincoln Avenue) extended from Chicago at Wells Street and ran northwest through forest and prairie, whereas Green Bay Road was but a worn path that roughly followed a sandy ridge through forest and swamp along the lakeshore.

Lake View developed into a strong farming community by the 1850s. Several German and Luxembourger farmers had settled in the area and established successful celery farms, which benefited from the sandy soil (Lake View was briefly the chief celery producer in the United States during the 1880s). Most farms were west of what is today Halsted Street, because the dense groves of scrub oaks and low sandy wetlands east of Halsted and along the lakeshore made for the least appealing farmland or homesites.

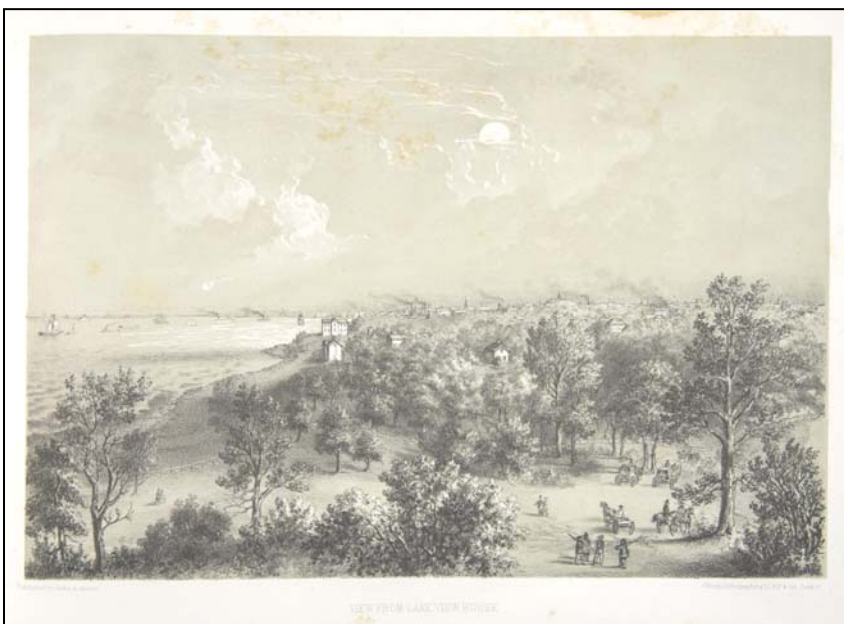


At left is a Federal Township Plat drawn in 1821 of lands that are today north of Fullerton Avenue and east of Western Avenue. Plat maps like this were drawn as part of detailed federal land surveys and established the sectional grid that is still used today for the legal description of land. The East Lake View Multiple Property District is outlined in black on the map. Land features noted on the map identify great patches of forest, prairie, and swampy areas. The prairie attracted farmers during the 1840s and 1850s, while the forested lakeshore attracted residents seeking to build rural estates outside Chicago.

(RS 953.012), Illinois State Archives.



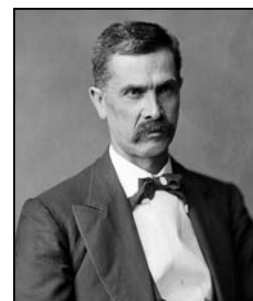
Above is an 1861 plat map showing the large estates that were typical along the lakefront; it identifies owners and acreage. The district's general boundaries are outlined—in 1861 four separate owners owned all of the land in the district, which was divided into six large estates.



The 1866 lithograph at left depicts a verdant southerly view from the Lake View House, which stood historically near Sheridan Road and Grace Street. It was built in 1854 by James Rees and Elisha Hundley to help attract buyers to a new subdivision called "Pine Grove" that extended along the lakefront from Belmont Avenue north to Irving Park Road.

Where farmers saw unusable land, entrepreneurial investors saw cheap vacant land with views of the lake and cooling lake breezes. Surveyor and real estate speculator James H. Rees and Virginia-born real estate investor and businessman Elisha E. Hundley bought 225 acres of lakefront property in 1852 between Belmont Avenue on the south, Irving Park Road on the north, Halsted Street on the west, and the lakefront on the east for \$3,530. Rees and Hundley subdivided the land, calling it Pine Grove, and opened a hotel in 1854 to attract summer visitors and potential buyers of their 10-acre-plus lakefront estates. The long-demolished hotel was located at the present northwestern corner of Grace Street and Sheridan Road and became known as Lake View House for its grand vistas; the surrounding township was dubbed Lake View. Traveling from Chicago to the hotel through swamp and forest remained difficult at best. In 1854 Rees and Hundley, along with other land owners, organized to make their land more attractive and more valuable by building the Lake Shore Plank Road, which became known as Evanston Avenue and in 1913 became Broadway. The road was the last wooden plank road to be built in the Chicago area; it followed a sandy ridge from the present intersection of Diversey Avenue and Clark Street northward to the hotel and beyond.

A financial panic in 1857 and the Civil War in the mid 1860s effectively halted suburban development around Chicago. According to a map of Cook County published in 1861, by then the area covered by Daniel Robb's original tract was divided into six large estates. All were owned by real estate investors, one of whom was prominent lawyer Timothy R. Young (1811–1898), who became a United States Representative for the Third District from 1849 to 1851. Young owned two large estates, or nearly two-thirds of the district area. One of Young's estates at the northern end of the district was bounded by Belmont on the north, Broadway on the west, Barry Avenue on the south, and the lakefront. The second, a 30-acre estate at the district's southern end, was bounded by Oakdale Avenue on the north, Broadway on the east, Diversey Parkway on the south, and Sheridan Road on the east. Young, who owned and lived on an 865-acre farm in Marshall, Illinois, later sold off parts of his southern estate and passed the northern estate to his son Kimball Young.



Early Lake View resident John V. Le Moyne (1828-1918).

One of the earliest residents of the area was prominent lawyer John V. Le Moyne (1828–1918), who arrived in Chicago from Pittsburg, Pennsylvania in 1852. Around 1862, according to city directories, Le Moyne relocated to Lake View, buying a lot that is currently bounded by Wellington Avenue on the north, Broadway on the west, Oakdale Avenue on the south, and Pine Grove Avenue on the east. Here he built a grand Italianate style frame villa (not extant). Le Moyne remained a resident and promoter of Lake View until he moved to Maryland around 1889.

By the early years following the end of the Civil War Chicago had grown substantially from a population of nearly 30,000 in 1850 to around 250,000 by 1870. Railroads, shipping ports, and lumber and grain industries made Chicago the country's fastest growing metropolis, but its rapid growth also created less desirable factors. Diminishing water quality, increasing overcrowding, mounting fumes and smoke from industry, and more epidemics of disease—especially tuberculosis and water-borne diseases such as cholera and typhoid—made city life more challenging as the city grew. At the same time, the waning ideals of the Romantic Movement filled the minds of affluent Chicagoans who desired escape from the city for a country home in a verdant suburban landscape. These ideas, and the designs for such homes, were popularized in publications beginning in the 1840s and 1850s such as Andrew J. Downing's *Cottage Residences*. After the war, Chicagoans who could afford such homes bought multi-acre estates and stimulated the development of commuter suburbs that were at the time outside the city. Although these areas had been inaccessible during the 1850s, the proliferation of passenger rail lines

before and after the Civil War made areas such as Hyde Park and Kenwood to the south, Englewood to the southwest, Irving Park and Jefferson Township to the northwest, and Pine Grove and Ravenswood to the north (both part of Lake View) conveniently accessible from Chicago. Overall, Lake View's population tripled between 1860 and 1870, from less than 600 to nearly 2,000, but most of this growth occurred in communities such as Ravenswood and subdivisions such as Pine Grove. Much of the area, including the lakefront between Diversey and Belmont, remained sparsely developed.

Suburban Growth: 1870-1889

The peak of Lake View's development as a suburban town occurred between the late 1860s and 1889, when the City of Chicago annexed the suburb. This period was bookended by speculative real estate markets that each capitalized on real and perceived demand for suburban homes outside Chicago's center. The first market emerged after the Civil War but ended in a financial panic in 1873 that lasted until a renewed market appeared in the mid-1880s.

Before its annexation, Lake View was incorporated as a township in 1865. As demand for suburban land increased, the suburb improved its accessibility to attract investors. In 1870, two important roads were upgraded. First, the old Lake Shore Plank Road (Broadway), which had fallen into disrepair, opened with a crude steam-driven streetcar line, called the Dummy Line, with service to Graceland Cemetery. Second was the extension of Lake View Avenue (now known as Sheridan Road) north of Diversey. A writer for the *Chicago Tribune* predicted:

In a year or two, rows of handsome dwellings will line the avenue. The natural advantages of this part of the city are regarded as of great value, and are sure in the course of time to draw a large population of our wealthiest citizens.

Another improvement completed by 1874 was the extension of Lincoln Park northward and the construction of a gravel carriage path called Lake Shore Drive along the lakefront to Diversey. Other projects included new horsecar lines in other areas of town and wooden sidewalks to raise the town out of the mud. These enhancements prompted new demand for lakefront homesites, which contributed to the speculative real estate market in Chicago and its suburbs.

In addition, the Great Chicago Fire of 1871 fueled additional demand. Hundreds of Chicagoans left the city for suburbs such as Lake View where Chicago's post-fire building code prohibiting less-expensive wood construction did not apply. Between 1870 and 1880, Lake View's population more than tripled from under 2,000 to 6,500. Yet Lake View's growth during this period was small in comparison to other suburban townships such as Hyde Park, which grew from 3,600 to nearly 16,000; or Lake (southwest of the Loop), which grew from 3,600 to over 18,000 during the same decade.

Along the lakefront, existing landowner-investors saw a rapid rise in values, tripling between 1868 and 1873, which encouraged them to subdivide and sell their property. Rapidly rising land values compelled owners to subdivide large estates into smaller lots, which significantly exceeded demand. During this period, several large frame residences were built along the suburb's prominent main streets, including Green Bay Road (Clark Street), Halsted, and the Lake Shore Plank Road (Broadway). Within the district, Timothy R. Young's 30-acre estate between Oakdale and Diversey was acquired by area resident John V. Le Moyne, who platted the area's second subdivision in 1869 with 59 50-foot-wide homesites.

Real estate investor Belden F. Culver was also drawn to Lake View, buying dozens of acres of lakefront land during the late 1860s. In the district, he acquired one ten-acre lot north of Le Moyne's estate in 1866 for \$600; he bought another 10-acre lot the following year for \$1,500. In 1870, Culver built a large Italianate style stone villa (not extant) on the southeastern corner of what is today Barry and Pine Grove



Speculative investor Belden F. Culver bought dozens of acres of lakefront land during the 1860s. His large Italianate style villa (above, not extant)—built in 1870—stood at the southeast corner of Barry and Pine Grove Avenues. During the 1870s Culver subdivided and sold his land at a profit. At right is a map showing “Culver’s Addition” relative to other estates in East Lake View and to the newly extended Lincoln Park. Several buildings in the district were built in Culver’s subdivision.

Top: E. Chamberlin, *Chicago and Its Suburbs* (Chicago: T.A. Hungerford & Co., 1874) 345.

Right: Chicago History Museum



LAKE SHORE
Residence Property.

In regard to Water View and use of Lake Shore Drive to and from the center of the city, this locality is superior to all others.

BELDEN F. CULVER,
Room 15.
175 La Salle St.

At left is a view looking south along Lake Shore Drive in Lincoln Park during in 1905. Above, Culver advertised his lakefront land and noted its proximity to Lincoln Park and to the Drive, which had been recently extended north.

Left: Library of Congress; above: *The Railroads of Chicago*, 1872, 15.



George Brauckmann
(1827-?) Ancestry.com



Flour merchant George Brauckmann built his home (top left; not extant) around 1867 at 538 W. Briar Place on land that he and fellow business partner Conrad Gehrke subdivided in 1874. Gehrke built the brick house at 453 W. Briar Place (top right; extant) around 1881 as a leasable property.

Top left: Sulzer Regional, Chicago Public Library; Top right: Illinois Historic Structures Survey, 1971-1975.

Avenues, which served as an example of the types of homes that could be built. That same year Culver began marketing his home and subdivided his surrounding estate, called Culver's Addition, into 72 50-foot-wide parcels along newly platted Barry Avenue; he advertised these lots at \$125 per front foot or around \$6,250 per lot. Culver promoted the suburb's location as desirable for both homes and manufacturing, and noted in an 1872 advertisement that, "In regard to Water View and use of Lake Shore Drive to and from the center of the city, this locality is superior to all others." A financial panic started to sour land values beginning in 1873, but Culver managed to sell his home for twice the cost of construction in 1874; he continued to sell lots along Barry through the decade.

Other significant investors in Lake View were Conrad Gehrke and George H. Brauckmann. Gehrke and Brauckmann were German immigrants who partnered to form a flour and feed business in 1858. In 1867, Brauckmann moved to Lake View where he bought a 10-acre tract and built a modest frame house (roughly 538 West Briar Place; not extant) at the western end of his land near the Plank Road (Broadway); he lived there through the 1920s. Swept up in the promise of profit, and following Culver's lead, Brauckmann joined with his business partner to subdivide his land in 1874. The pair platted a new east-west street down the middle with 50 50-foot-wide lots. The street was originally named "George Avenue" after Brauckmann; another Lake View subdivision created by the pair had its street named "Gehrke Avenue" (later renamed Fletcher Street). Few of the properties were sold or improved until after the financial panic of 1873. One of the subdivision's earliest remaining houses is a modest brick, two-story Italianate style home at 453 West Briar Place built around 1881 for Gehrke as a leasable property. This home was re-clad with new extruded Roman brick in the early 1900s.

Despite a faltering market, the district area attracted a few dozen residents by the time of the 1880s United States Census. In addition to Le Moyne, Culver, and Brauckmann, the area was also home to professionals and craftspeople including cabinet-makers, lawyers, merchants, real estate agents, lumber dealers, and insurance brokers. Architects Frederick and Edward Baumann lived in two non-extant brick homes on Wellington Avenue.

In the early 1880s, as Chicago and Lake View eased out of a financial crisis, the real estate market was slowly improving as speculators, land associations, and real estate corporations looking for cheap

foreclosed land began buying again. The editor of the *Real Estate and Building Journal* wrote in August 1881:

Real estate has had for the past decade a fitful history—the feeling changing from dismay amid the ash heaps to furious speculation and back again [to dismay], then softening to apprehension, then into half belief and finally into full confidence. Any individual who should successively exhibit these grades of feeling with half the force with which they were felt by the public at large would be sent to a lunatic asylum. ... But as land itself is remained fixed. ... the market worked around all right again.

The recovery was supported by the establishment of several industrial plants, including brick and terra cotta manufacturers, which took advantage of low interest rates and established factories along the western boundary of Lake View. New industry meant new residents, which in turn encouraged new land subdivision and the development of moderately-priced wood-frame houses throughout suburbs such as Lake View. By the end of the 1880s, anticipation of Lake View's annexation to Chicago and the infrastructure improvements that would follow drew even greater investment in the suburb. In 1887, the township was incorporated as a city, and two years later, in 1889, was annexed to the City of Chicago. Just before annexation, Lake View established its own "fire limits" (bounded by Fullerton, Halsted, Belmont, and the lakefront) requiring fireproof masonry construction for all public buildings, businesses, and residential buildings over two stories.

In the East Lake View Multiple Property District, three more multiacre tracts were subdivided in anticipation of renewed demand. Early investor and landowner Timothy R. Young passed his land (along the south side of Belmont Avenue) to his son Kimball Young, who in 1883 subdivided it into four blocks, each with approximately 19 25-foot-wide lots. These were half the width of the wider suburban lots in the district. Young platted three new north-south streets from east to west: Hudson Street (originally East Court), Pine Grove Avenue, and Cambridge Avenue (originally West Court). In 1882, merchant and investor Gilbert Hubbard subdivided the block bounded by Oakdale on the north, Broadway on the west, Surf on the south, and Pine Grove on the east into 24 50-foot-wide lots. The last large tract to be subdivided was the estate owned by John V. Le Moyne (bounded by Wellington, Broadway, Oakdale, and Pine Grove). Le Moyne waited for a buying frenzy, caused by Lake View's annexation to Chicago, to earn the most from his land. He created 24 50-foot-wide lots from his estate in a subdivision he dubbed "Homewood." His home was sold to a newly formed elite social organization called the "North Shore Club," which attracted new residents of the growing community.

Despite this enthusiasm, few lots in the new subdivisions were improved with buildings. According to an 1887 fire insurance map by Charles Rascher, the greatest number of new suburban homes were located along Barry Avenue in Culver's subdivision of 1870. Other blocks in the district remained sparsely developed such as Le Moyne's subdivision north of Diversey, which had homes on only six of its 59 lots. Across the district, of the hundreds of available lots that had been created since 1868, only 70 were occupied by homes. Most new Lake View residents settled inland west of Halsted in modest houses and flats nearer to factories close to the North Branch of the Chicago River. Overall, between 1880 and 1890, Lake View grew from a suburb of 6,500 to an urban neighborhood of 52,000; a gain of 800 percent, which matched other suburban townships.

The earliest surviving houses in the East Lake View Multiple Property District were built during the 1880s recovery. The red brick, two-story, gable roof house at 503 West Barry (at the southwestern corner of Pine Grove) was built in 1882 for Illinois State Senator and lumberman William H. Ruger. It stood across from Culver's grand home. To the north at 541 West Belmont is a two-story red brick home set back on its lot, reflecting the intended setbacks for the street. It was built in 1886 for dentist Dr. Otto A. Ruthenberg and his family. Ruthenberg owned nearly the entire block. Although these homes were built by and for specific residents, other homes of the period were built for speculation and profit.



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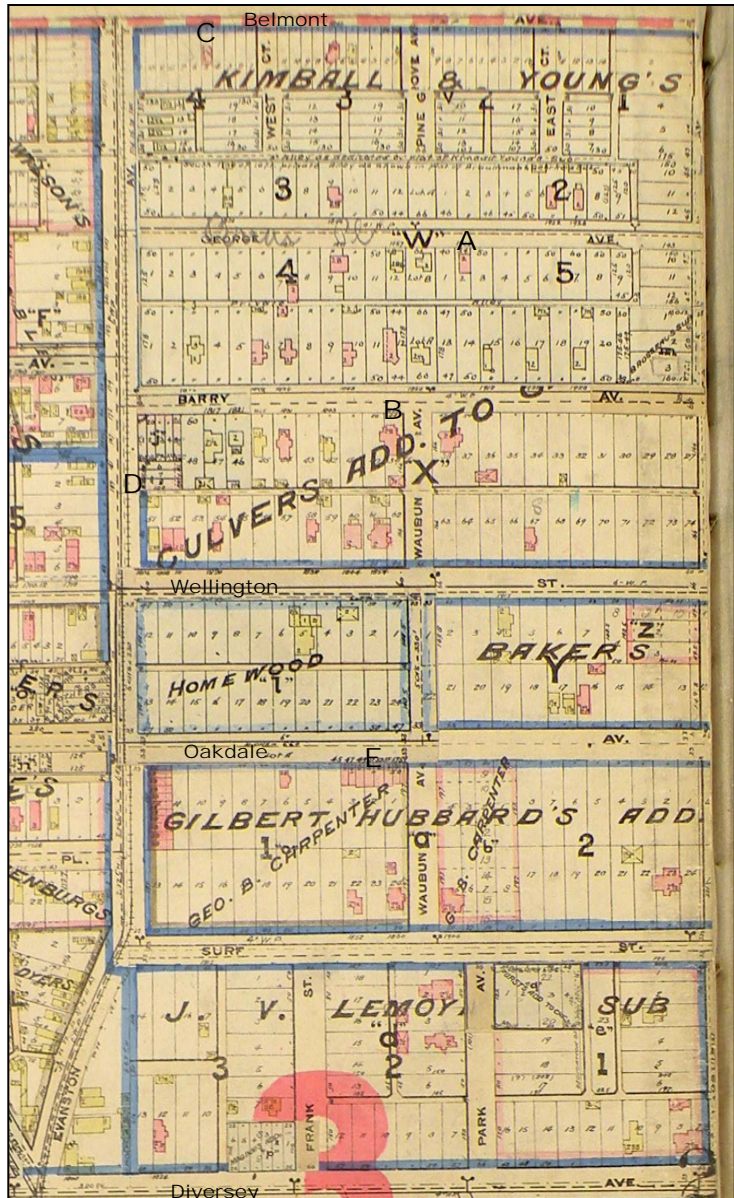
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c1975; Forgotten Chicago



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c1964; Chicago History Museum

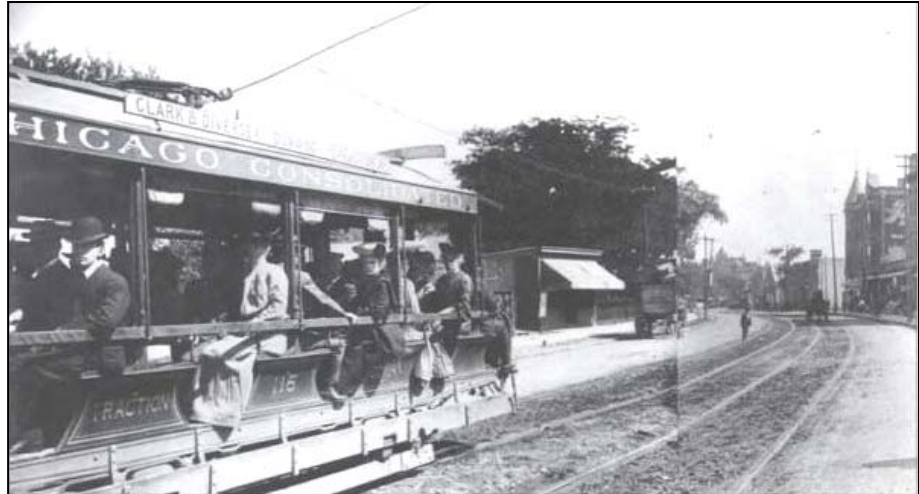


Some of the district's earliest remaining buildings were built during the 1880s and appear in Rascher's 1887 map of Lake View, which outlines subdivisions and depicts the footprints of buildings (yellow are frame, pink are brick).

- A. 453 W. Briar Pl was built c.1881 (see photo on p. 8)
- B. 503 W. Barry Ave was built in c.1882 for lumberman William H. Ruger
- C. 541 W. Belmont Ave was built for Dr. Otto A. Ruthenberg in 1886
- D. 3019-23 N. Broadway was a speculative rowhouse development built in 1888 for real estate broker Godfrey Schmid
- E. 501-15 W. Oakdale Ave was developed in 1887 by builder Granville Bates

Rascher's Atlas of Lake View, 1887. Chicago History Museum

Improvements in transportation and the annexation of Lake View to Chicago in 1889 contributed to greater demand for and development of housing in East Lake View. The photograph was taken before 1910 and shows the Evanston Ave (renamed Broadway in 1914) streetcar line running north with the Diversey and Clark Street intersection in the distance. Electric streetcars replaced the Evanston Ave horsecar



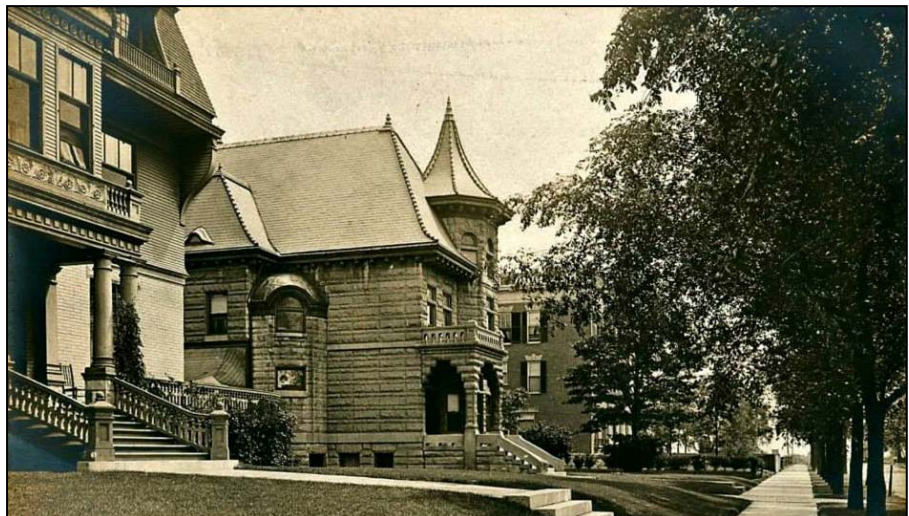
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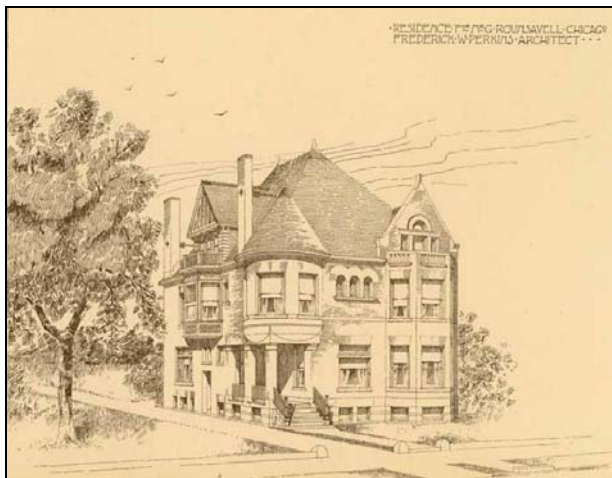


By the first decade of the 20th century, most blocks in East Lake View were lined by substantial wood frame and masonry single-family houses. This postcard view shows Barry Ave looking west from Pine Grove Ave circa 1908. At the right of the image is 457 W. Barry Ave (extant, built 1895), which had a stone addition built in front in 1912.

This postcard view from around 1910 is looking eastward along the north side of Wellington Ave. The center house is 534 W. Wellington, which was wrecked around 1950. The brick house in the distance is the extant Delano House at 510 W. Wellington (photo on the next page).

Ebay





Architect Frederick W. Perkins designed the George Rounsavell house at 513 W. Wellington Ave in 1893. *Inland Architect*, 21(5) 1893.



The Frederic A. Delano house at 510 W. Wellington Ave was designed by architect William A. Otis in 1900. *Inland Architect*, 38(5) 1901.



This 1921 photograph shows two fine non-extant houses that stood at 432 and 436 W. Wellington Ave. Chicago History Museum



Architects Burling & Whitehouse designed this brick residence in 1890, which stood at 400 W. Barry Ave (non-extant). *Inland Architect*, 17(4) 1891.

Between 1889 and 1910 dozens of large-scale single-family houses were built in East Lake View. Although some were demolished for new construction during the 20th century, many remain and are represented in the district. During the same period, flats were gradually introduced to the area and filled open lots.



Cigar manufacturers Joseph B. Moos and Herman Reiser had the twin homes at 544 and 548 W. Oakdale built in 1894. Illinois Historic Structures Survey, 1970-75.

Rowhouses were a popular building type for speculative developments because more units could be built on less land. In 1887, builder Granville Bates developed his second block of rowhouses on the southwestern corner of Oakdale and Pine Grove Avenues (501-515 West Oakdale) for \$70,000. The eight, eight-room brick houses featured rusticated stone trim and pressed metal cornices. Bates leased and sold the eight-room homes through the 1890s, while living in the corner home (Number 1845). Another early example is the trio of three-story and 10-room red brick homes built in 1888 by real estate broker Godfrey Schmid at 3019 to 3023 North Broadway. In an advertisement in the *Chicago Tribune* in 1888, Schmid described the homes as “new modern 10-room brick residences; parlor, reception-hall, dining-room, and kitchen on main floor; 6 bedrooms; only \$40 per month.” By 1891, he increased the rates for the houses up to \$50 to \$55 per month in response to increasing demand for housing in Lake View.

A New Neighborhood: 1889-1900

The 1890s in Chicago began with a real estate boom fueled by the annexation of townships such as Lake View and the prospect of hosting the World’s Fair of 1893. In Lake View, land values increased substantially immediately after annexation in part because lots could be sold as “city lots,” which meant they benefited from Chicago’s police and fire services and from utilities including water and sewer. More importantly, slow horsecar lines along Clark Street (then known as Green Bay Road) and Halsted Street were replaced with electric streetcars by 1894; the Broadway line (Evanston Avenue) was replaced in 1897. In an advertisement in the *Chicago Tribune* only five months after annexation, one enthusiastic real estate broker exhorted buyers to view his vacant land on Oakdale west of the district:

The property is ... in Lake View, right in the heart of the North Side advance, and the fortunate parties taking this choice land will wake up some fine morning in the near future to find themselves richer by several thousand dollars. These are cold facts that can be clearly proven.

Development in Lake View was hastened by the improvement in transit options and the extension of water mains and sewer lines. New single-family houses continued to be built, but as demand for housing units increased, speculative developers saw greater profit in the construction of denser, multiunit, two- and three-story flats. In some areas of Lake View, existing frame houses were converted to two or more apartments, sometimes with a “garden unit” in a raised basement. Another common development practice involved moving existing frame houses to the rear of a lot, converting them into apartments, and building new masonry flats in front. The influx of residents increased the need for goods and services, which attracted new stores, social clubs, companies, and churches to the area. New commercial buildings and storefronts along the neighborhood’s main streets (such as Broadway, Halsted, Clark, Diversey, and Belmont) gradually replaced some of Lake View’s earliest large residences. Despite a new financial panic in 1893, new construction in Lake View continued through much of the decade until around 1898, when values declined and vacancies increased. Most buildings in the district from this period were completed between 1891 and 1898.

The district saw the arrival of hundreds of new residents between 1889 and 1900, many of whom were professionals and business owners. Unlike the rapid and dense development that occurred in Lake View west of Broadway, East Lake View remained an area of predominantly single-family homes set on lots that were larger than the standard 25-foot-wide by 125-foot-deep lots found elsewhere in Lake View and the city. According to fire insurance maps that detail the locations of buildings for insurance purposes, between the mid-1880s and 1894 the number of single-family houses in the district doubled to nearly 140 homes and a few early two- and three-flat buildings. By the time of the 1900 Census, there were 175 residential buildings and over 350 families living in the area bounded by Belmont, Broadway, Diversey, and Sheridan.

During the 1890s and the first decade of the 20th century major arterial streets in Lake View, such as Broadway, Clark St., Halsted St, Diversey Ave., and Belmont Ave., began to attract commercial establishments. By the 1930s, many of the large homes that lined these streets were replaced by storefronts, flats, and other buildings.

This postcard view is looking northeast along Clark St. and Broadway



Chuckman Collection



Postcard view looking northeast along Broadway at Surf St around 1910. The store and flat building is still standing.

Chuckman Collection

Postcard view looking southwest along Broadway at Belmont Ave. c1909. The storefront and flat pictured is extant. A visible Evanston Ave. streetcar connected the growing neighborhood with the rest of the city to the south.

Chuckman Collection



Seventeen houses in the district built during this time include the two-story greystone at 430 West Barry, built in 1891; a two-story greystone at 3152 North Cambridge, built in 1892; a two-and-a-half story brick house at 2825 North Cambridge, built in 1892; a two-story greystone house at 457 West Barry in 1895 (a front addition was completed in 1912); a series of three large brick- and stone-fronted houses at 513, 515, and 519 West Wellington, built between 1892 and 1895; and two brick- and stone-fronted houses at 419 and 421 West Oakdale, built in 1894.

During the 1890s a few flat buildings were completed throughout the district but were especially prominent along Oakdale Avenue. These include the greystone-fronted three-flats at 418, 425, 506, and 531 West Oakdale, built between 1892 and 1897. Other buildings include the three-flat at 511 West Barry, built in 1893; the three-flat at 3152 North Pine Grove, built in 1893; and the brick three-flat at 549 West Belmont, built in 1896, with front porches added in 1914. Flats supplied Chicago with a range of housing options, from affordable apartments to units that were as finely finished as some of the city's grandest homes. In East Lake View, these early flats tended to be commodious, many-room suites that appealed to affluent residents interested in reducing household staff; a small flat at the time could be more efficient because it required far fewer people to run the household than did a typical stand-alone home. Counted among the districts' new flat-dwellers were a variety of professionals, some of whom were listed in the illustrious *Blue Book* of Chicago's social elite.

Lake View before World War I: 1900–1916

The Northwestern "L" elevated trains (currently the Red, Brown, and Purple lines) arrived in Lake View in 1900, running from Chicago's downtown north to Wilson Avenue, with stations at Diversey and Belmont. Although the new elevated train was further away than the electric streetcars on Evanston Avenue (Broadway), its opening marked the beginning of a new, gradual period of development that lasted from the turn of the century through the beginning of World War I. Adding to East Lake View's attractiveness as a neighborhood was the completion between 1907 and 1915 of the long-planned extension of Lincoln Park. The parkland was extended into Lake Michigan on manmade land between Diversey north to Cornelia Avenue, and included the development of Diversey and Belmont harbors.



Flat buildings were increasingly built in the district between 1900 and 1916. In 1908 electrician William Voltz built the Greystone 2-flat at 3155 N. Pine Grove for his family. In 1914, he and his family moved into a stucco bungalow type house that he built next door at 3153 N. Pine Grove Ave.

During the pre- and post-World War I period dozens of brick 2- and 3-flats were built in the district, which helped shift the neighborhood's from homeowners to predominantly renters by the 1920s.

The image at *right* is looking northwest along Oakdale Ave from Sheridan Rd in 1932.



This 1932 view looks northwest along Wellington Ave from Sheridan Rd. The house visible in the distance is not extant and stood at 432 W. Wellington.



Flats and apartment buildings largely replaced existing houses. A gap between buildings is visible in this 1937 image where the extant house at 541 W. Belmont Ave stands. Chicago History Museum



Investor Charles Pigler built this terra cotta-clad 3-flat designed by Anthony H. Quitsow at 507 W. Briar Pl in 1924 (extant). Baird & Warner, 1928, 79.



View looking east along Briar Pl from Sheridan Rd in 1932. The tiled porch roof of the 3-flat at 416 and the 3-flat 422 W. Briar are just visible on the right. University of Illinois at Chicago

According to real estate analyst and historian Homer Hoyt, the pre-World War I period had none of the feverish speculation that characterized previous boom cycles. Between 1900 and 1916, Chicago's land values doubled and the annual volume of new building more than tripled. This reflected Chicago's continued population growth, from 1.7 million in 1900 to nearly 2.2 million in 1910, due to the arrival of new residents from other states and from Europe.

During this time, the district transformed from a neighborhood of single-family homes into one of rental units, with two- and three-flat buildings becoming the predominant building type. Elsewhere in Chicago, flats had been built since the 1880s, when the construction of scores of speculative buildings amounted to what some writers referred to as a "flat craze." Between 1895 and 1914, two-flats accounted for one quarter of all new buildings built in Chicago.

In East Lake View, the few flats built during the 1890s were joined by dozens more built during the first decades of the 20th century. Flats doubled the number of buildings in the area and filled nearly all remaining undeveloped lots. At the same time, even though flats contained more than one family, the architectural styles and forms applied to flats reflected the styles and forms of the area's stylish single-family homes. Flats were often finished with the same caliber materials and were promoted as superior to single-family homes for their efficient use of space and modern amenities, which allowed for a smaller household servant staff. These buildings include the three-story greystone flat built in 1900 at 524 West Oakdale; the greystone three-flat at 434 West Oakdale, built in 1908; the brick-clad and terra cotta trimmed two-flat at 509 West Briar, built in 1910; and dozens of brick-clad three-flats along Oakdale, Pine Grove, Briar, Wellington, and other streets, built between 1910 and 1916.

Single-family homes also continued to be built in the district, especially along streets such as Barry and Wellington, where single-family home construction was concentrated during the 1880s and 1890s. Most of these were built between 1900 and 1902, such as the three-story yellow-brick house at 536 West Barry, the large three-story red-brick house at 510 West Wellington, the twin two-story buff-brick houses at 503 and 509 West Wellington, and the Daniel O. Hill House at 448 West Barry (a designated Chicago Landmark). In 1910, the yellow brick house at 449 West Briar became one of the last large houses to be built in the district. It was designed for meatpacker George H. Heppe by architect Joseph A. Miller. Later examples of single-family houses tended to be smaller. These included the stucco-clad bungalow style house at 3153 North Pine Grove, which was built in 1914 by electrician William Voltz who previously occupied the greystone two-flat to the north at 3155 North Pine Grove (built in 1908).

Lake View Between the Wars: 1918–1939

After World War I, significant improvements in East Lake View set the stage for a new building boom. The Chicago Motor Coach Company established a bus line linking East Lake View with Chicago's Loop; the service was increased in 1924 with a route along Diversey. Lincoln Park, which had been extended along the lakefront, provided East Lake View with one of its greatest amenities and returned some of the natural character that made the area desirable during the 19th century but was rapidly being lost to dense development. Very few lots remained undeveloped by the end of the 1920s after new flats and dozens of large apartment buildings and towers were completed.

Economic stabilization following World War I resulted in record construction in Chicago that reflected the development of the middle class. Between 1920 and 1930, Chicago's population grew by 25 percent, with the greatest concentration of new residents living in apartments along the lakefront and in new single-family bungalows at the city's growing periphery. An average of 29,080 housing units (including houses and apartments) were built annually in Chicago between 1920 and 1929, which was substantially more than the average of 17,012 units built in the 35 years between 1885 and 1920. The total number of

new buildings in the 1920s was approximately half that of preceding decades, which meant that the vast numbers of new units were in multiple-unit apartment buildings and taller towers. Rising material and labor costs made construction more expensive, while easy financing for new buildings through mortgage bonds made the construction of apartment buildings more profitable. This prompted greater investment in higher-end apartment buildings and towers, which today define Chicago's lakefront and can be found throughout the district.

Although towers were the most prominent development type in the 1920s, some builders continued to erect flats. However, to remain competitive with larger and more luxurious apartments, builders spent more on finishes and developed wider buildings to accommodate spacious apartment layouts. Wide flat buildings from this period include the three-story yellow-brick flat at 422 West Briar, built in 1922; the three-story yellow brick and terra cotta-trimmed flat at 505–507 West Briar, built in 1924; and the three-story and red brick-clad flat at 500 West Briar, built in 1925. Flats typical of the 1910s continued to be built in the district and include the brick three-flat at 508 West Oakdale, built in 1922, and the red brick three-flat at 432 West Oakdale, built in 1926. One outlier in the district is a brick house at 454 West Barry, which was completed in 1920 and was one of the last single-family homes to be built in the area.

Later History

Development in East Lake View slowed from the onset of the Great Depression in 1929 through the end of World War II. This mirrored the greater market shifts and depressed conditions experienced across Chicago and the nation. However, post war stabilization led to nearly two decades of continued construction and new development, which in East Lake View was focused east of Broadway along the lakefront. New high-rise apartment towers were built along Sheridan, while a new apartment type — the “four-plus-one” — was developed during the 1950s. The four-plus-one was designed for the auto-oriented age, with parking on the ground level and four floors of apartment above. These predominantly cast concrete buildings are found throughout East Lake View and indeed along most lakefront blocks. Although a few of these were built on the remaining undeveloped lots, the majority replaced many existing single-family houses and flats built over the preceding half century. By the 1970s, concern over tower development prompted the passing of zoning regulations limiting the scale of new development.

DESCRIPTION OF THE EAST LAKE VIEW MULTIPLE PROPERTY DISTRICT AND ITS BUILDINGS

The East Lake View Multiple Property District is a non-contiguous collection of small-scale residential buildings that are representative of the successive periods of development that formed the East Lake View neighborhood between the 1880s and the mid-1920s. Most of these buildings were the first to be built on their lots and serve to visually illustrate the significant history of the neighborhood's development. The buildings also reveal the importance of several early residential building types, including single-family houses, rowhouses, and flats, to the history of Chicago's rapid suburban and later neighborhood development during the late-19th and early-20th centuries. These buildings were designed in architectural styles that were important to the development of Chicago's residential architecture during the period of the district's development, and they display fine craftsmanship and the use of traditional building materials such as brick, stone, terra cotta, pressed metal, wrought iron, stained and beveled art glass, and wood.

Within the district, buildings were completed under a range of circumstances. For single-family houses, in this area during the 19th century it was most common for residents to simply hire a builder who could design a fine new home based on the latest popular styles found in any number of readily available

There are 31 examples of free-standing single-family houses built between 1880 and 1920 that represent the district's historic development. They can be found on every street and were primarily clad in stone or brick.

Right: three stone-clad houses were built at 513-519 W. Wellington Ave between 1892 and



Limestone-clad home for William Campbell at 430 W. Barry Ave, built in 1891



456 W. Barry Ave built in 1895 for Mary Purer, with a front addition built in 1912



Twin stone homes at 507-09 W. Barry Ave developed and designed by John S. Woolacott



The only extant frame house in the district was built at 3158 N. Hudson Ave in 1891 for cigar dealer William S.



2825 N. Cambridge Ave was designed by and for architect William H. Lotz in 1892.



These houses at 419 and 421 W. Oakdale were built in 1894. One is clad in brownstone, while the other is yellow brick with refined decorative pressed brick.

design or pattern books. Some residents hired architects to design their homes, but this did not become common until after the 1890s, especially after 1898 when the State of Illinois first required the licensing of architects. Some residents were themselves architects, such as Emil Frommann of the firm Frommann & Jebsen, and William Lotz, formerly of the firm of Baumann & Lotz; they designed and built their own homes in the district. Still, other residents chose not to build and instead bought speculative houses erected by investors and builders.

Building Types

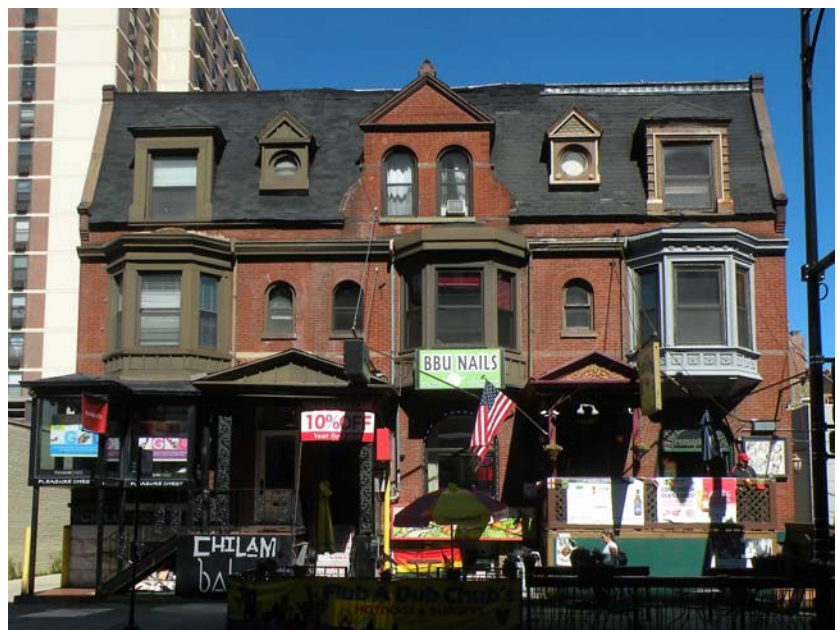
The East Lake View Multiple Property District includes two primary building types: single-family houses (which includes row houses) and small flat buildings. These types reflect the neighborhood's increasing density and its transition from a spacious residential suburb to an urban neighborhood



The district contains two examples of rowhouses. Both are of brick with stone trim and feature decorative pressed metal.

***Above:* A group of eight rowhouses built in 1887 at 501 to 515 W. Oakdale Ave. by builder Granville Bates.**

***Right:* A trio of rowhouses at 3019 to 3023 N. Broadway was built in 1888 by investor Godfrey Schmid.**



between the late-19th century and the early-20th century. East Lake View and other neighborhoods along the Lake Michigan shoreline, with ready access to downtown through newly established mass transit, developed in response to both the increasing land values and demand from middle- and upper-class Chicagoans who wanted attractive yet affordable housing.

Single-Family Houses and Rowhouses

The single-family house, both free-standing and attached rowhouses, was the first residential building type in the United States. It remains the dominant housing type in much of the country today. In densely populated cities such as Chicago, these buildings began to be replaced in the late 19th century by increasingly dense multiple-family housing types. In the district, there are 31 examples of free-standing single-family houses, built in a series of successive periods between 1880 and 1920, that represent East Lake View's development before and after annexation to Chicago in 1889.

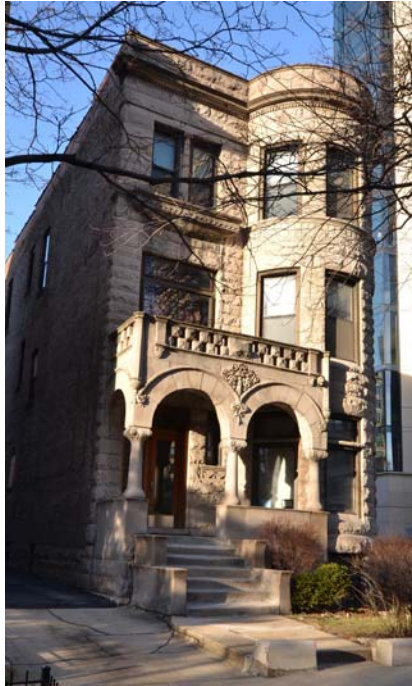
Three houses exemplify the free-standing single-family residential architecture built during Lake View's early history as a suburban township. The houses, while not the first in the area, were the first to be built on their newly subdivided lots. When completed they stood on largely empty blocks surrounded by the groves of trees and natural vegetation native to the lakeshore. At 453 West Briar is a brick house built in 1881 as a leasable property by co-subdivision creator and flour merchant Conrad Gehrke. The face brick on this home was replaced sometime between 1900 and 1910 with buff-color Roman brick. On the next block south at 503 West Barry is a large brick house built for lumberman William Ruger in 1882. Originally it stood on a much larger lot, which was further subdivided by a subsequent owner in 1892 after the neighborhood became better connected to Chicago and was more desirable for urban residents. At 541 West Belmont is the red brick-clad home built in 1886 for Dr. Otto A. Ruthenberg and his family.

Detached single-family houses continued to be built in East Lake View following annexation in 1889. Of the 25 post-annexation examples in the district, some were larger in scale and built for upper-middle class professionals and their families; these include homes such as the grand stone houses built along the south side of the 500 block of West Wellington, built between 1892 and 1895. Other houses were smaller in scale but were equally well-crafted; these include the twin Greystone-fronted houses at 507 and 509 West Barry from 1892, the red brick house at 2825 North Cambridge from 1892, the greystone house at 456 West Barry from 1895, and the house at 449 West Barry from 1910. Finally, there are a few smaller-scale houses that were built by middle-class business owners, such as the frame house at 3158 North Hudson from 1891 and the stucco bungalow at 3153 North Pine Grove from 1914.

Rowhouses are the second type of single-family house in the district. There are two groups of rowhouses in the district with a total of 11 single-family residences. These groups of attached single-family homes made more efficient use of valuable land by attaching houses with shared party walls and eliminating the side yards typical of free-standing homes. This made them very popular in Chicago's dense urban neighborhoods where land was at a premium. Speculative builders developed some rowhouses in East Lake View in anticipation of increasing demand. Two examples remain in the district. In 1887, builder, real estate investor, and lumberman Granville Bates built a row of eight houses at 501 to 515 West Oakdale clad in brick with stone trim. The second example is real estate broker Godfrey Schmid's 1888 row of three red brick-clad rowhomes at 3019–3023 North Broadway.

Flat Buildings

The East Lake View Multiple Property District includes a number of well-crafted small flat buildings, which comprise 35 of the district's 66 buildings. Flats were built during two periods; the first flats in the district were built between 1890 and 1910 when the latest single-family homes were built; and the second period of flat construction occurred between 1910 and 1929. Following Lake View's annexation



In the district, there are 35 examples of two- and three-flats built between 1890 and 1925. Early examples built between 1890 and 1910 were commonly clad in limestone and featured carved stonework, columned porches with stone steps, front bay windows, and either stone or pressed metal cornices.

Some examples include clockwise starting the top left: a three-flat built in 1908 at 434 W. Oakdale Ave for builder Patrick O'Malley and designed by architect James Burns; the three-flat at 418 W. Oakdale Ave for Richard Letsche and designed by Ostling Borthers in 1892; the three-flat at 511 W. Barry Ave for Alex M. Ross in 1893; a three-flat for Herman Seidt at 3152 N. Pine Grove Ave in 1893; three-flat designed by prolific apartment architect Andrew Sandegren at 524 W. Oakdale Ave for C. A. Olin in 1900; and a speculative brick-clad two-flat trimmed in terra cotta by the Northwestern Terra Cotta Co. at 509 W. Briar Pl, which was built in 1910 for builder G. W.

A second wave of construction of two- and three-flats occurred before and after World War I. During this period, flats tended to be clad in brick, which was applied as a decorative element in patterned panels with stone trim. Flats were also redesigned with entry doors closer to ground level, which omitted the front porch found on earlier flats, and incorporated prominent front balconies or solariums.



Left: A group of three-flats located at 458, 462, and 502 W. Briar Pl all exhibit characteristics of WWI-era flats.

502 was designed in 1925 by Jean B. Rohm & Son; 462 was built in 1915 and designed by John E. Youngberg; and 458 was built in 1913 and designed by Hermann J. Gaul.

Right: Two three-flats at 416 and 422 W. Briar Pl represent two different types of WWI-era flats. Both were built for attorney and investor Albert Goetz.

416 was built in 1912 and designed by William L. Klewer with front balconies topped by a bracket roof and a pediment with green glazed tile.

422 was designed in 1922 by Peter J. Weber with large, sun-filled front rooms.



Left: A three-flat at 440 W. Oakdale Ave built in 1916 and designed for and by Lewis E. Russell has wide bands of solarium windows.

Right: Architect John A. Nyden designed the symmetrical three-flat at 419 W. Wellington in 1916 with cream-colored



to Chicago in 1889, the district's first two- and three-story flat buildings began to appear. Ten of the district's earliest flats were built between 1890 and 1910 and were commonly clad in limestone, while 25 flats in the district representing the generation built after 1910 were most often clad in brick and featured prominent balconies or solariums.

During the late-19th century, apartment living was stigmatized for its association with the abject conditions of tenements. Until the early 1880s, the apartment was a rare housing type in Chicago. Indeed, it had existed in cities such as New York since the 1860s, but single-family houses were most common in Chicago. Affluent and working-class residents alike saw home ownership as an important goal. Living in the same building as other families was a less desirable choice for those who could afford a home, an option that involved crossing tight social and personal lines and risking the invasion of privacy. This posed a problem for the socially conscious who desired to live in a house but could not afford the price. In response to this dilemma, early flats adopted architectural features, such as front porches, roof details, and separate entrances to appear and function more like single-family homes. As more flats were built, their design shifted from blending into established residential neighborhoods to offering the latest technological innovations and features, including steam heating, indoor bathrooms, a janitor to tend to building systems, and an overall reduction of tasks and maintenance otherwise required of home ownership.

The two- and three-flat building type in Chicago is similar to local building forms found in other U.S. cities. In Boston, the so-called "triple-decker," a wood frame apartment building, offered tenants an affordable place to live. By 1918, it was estimated that nearly half of Boston's housing units were held in triple-deckers. Likewise, Philadelphia and Baltimore have expanses of twins (pairs of semi-detached single-family houses) and row-houses. In almost every city there is a distinctly local building type, which is both common in form yet unique in variation and name. In Chicago, by 1914, flat buildings accounted for over thirty percent of the city's housing units.

Flats built in Chicago generally and East Lake View specifically between 1890 and 1910 were typically two to three stories in height with only one apartment per floor atop a raised basement. They usually had rectilinear floor plans to accommodate the standard (25-foot-wide) lot, with the narrow end facing the street to maximize valuable street frontage. Fire and building code restrictions limited most flats in Chicago to "fire-proof" masonry construction, a factor that supported the city's burgeoning stone quarries, brick, and terra cotta manufacturers. Roofs were typically flat, and pressed metal, brick, or stone cornices and bays often projected towards the street. Flats built between 1890 and 1910 typically had a front porch atop a flight of wood or stone steps, with stone or wrought iron railings. The entrance generally had one or two wood and glass doors that opened into an inner vestibule with secondary doors to the first-floor apartment and to a stair to the upper floor units.

One popular material for decorating and cladding the fronts of flats and other buildings was grey-colored limestone from Indiana. Limestone was a popular building material throughout Chicago's history, but before the 1880s the majority used was a softer stone (often referred to as Athens marble) quarried in the Joliet and Lemont regions of Illinois (there were also quarries within Chicago). The discovery of more durable and lighter-colored stone in Indiana, plus rail access from Indiana, led to a shift in Chicago's building industry during the late 1880s as Indiana or Bedford limestone (named for Bedford, Indiana, near the main quarries) became the cladding of choice for skyscrapers, mansions, and ordinary citizens alike well into the 20th century. The stone is hard, durable, and can hold crisp lines when carved despite winter freeze-thaw cycles. Chicago's "greystone" houses and flats, popular between 1890 and 1910, are so-called for their extensive use of the stone on their street-facing elevations.

Ten buildings in the district exemplify the greystone-type flats that were popular around the turn of the century. Some flats, such as 418 West Oakdale designed by Ostling Brothers in 1892; 531 West Oakdale, built in 1894; 434 West Oakdale, designed by James Burns in 1908; and the two-flat at 3155 North Pine Grove, built in 1908, have notable stone cornices, flat roofs, and porches. Another set of these early flats, including 3152 North Pine Grove, built in 1893; 506 West Oakdale, designed by Murphy & Camp in 1896; and 524 West Oakdale, designed by Andrew Sandegren in 1900, are notable for their elaborate steep rooflines with conical bay roofs, ornate limestone front porches, and fine examples of decorative carved stonework.



Two-flats are one of the most common types of flats in Chicago. They allowed a family to own and reside in the building while earning income from the rental of the second unit.

***Top left:* 3155 N. Pine Grove Ave was built in 1908 for William Voltz.**

***Top right:* Builder Henry Dettmar built the two-flat at 3152 N. Cambridge Ave in 1892.**

***Bottom left:* Architect Henry Sierks designed the brick two-flat for lumber dealer Harry F. Brand at 3156 N. Pine Grove in 1914.**

Architectural Styles

The East Lake View Multiple Property District's single-family houses and flats exhibit a mix of stylistic influences and display fine craftsmanship in their ornamentation and use of traditional building materials such as brick, stone, terra cotta, wood, and metal. Buildings in the district represent a variety of architectural styles that were popular during the district's period of significance from 1880 to 1925. These styles include Queen Anne, Classical Revival, Tudor Revival, Prairie, and American Four-Square. Such visual eclecticism is a characteristic of much late 19th- and early 20th-century architecture, especially those buildings found in Chicago residential neighborhoods. Many small-scale Chicago buildings of this period are not pure examples of any one architectural style, but incorporate ornamental features associated with a combination of styles. Elements from each style were often used sparingly or in a somewhat simplified fashion to embellish the basic forms of the buildings. These architectural styles give the buildings in the district much of their visual richness and character.

Italianate Style

The Italianate style was popular from the 1850s through the 1880s and was the style of choice for many of the area's earliest grand villas. Its picturesque qualities inspired by vernacular buildings in the Italian countryside gained wide appeal in the United States following the equally picturesque but more overtly medieval-inspired Gothic Revival style. By the mid-1860s, the Italianate style had surpassed the Gothic Revival as the predominant style for residential architecture. Its clean lines and relatively simple details such as bracketed cornices, arch and flat windows, projecting window bays, and sometimes short towers and small porches required less material and labor, which made the style both aesthetically popular and relatively cheap to build. During Lake View's early years as a suburb, the style was the choice for nearly all shoreline estate homes. Although all the early large houses and estates are long gone, one house in the district that represents the Italianate style remains at 453 West Briar. This brick house was built around 1881, towards the end of the style's popularity, for subdivision co-owner Conrad Gehrke. Several features of the home are characteristic of the Italianate style and include a front porch with chamfered columns and decorative scroll-cut details, a shallow front bay, and a bracketed pressed metal cornice. The home's current buff-colored Roman face brick was applied sometime between 1900 and 1910.

Queen Anne Style

The Queen Anne style developed in England long after the reign of Queen Anne (1702–1714). It interpreted early medieval, Elizabethan, and Jacobean styles that featured half-timbering and were detailed with patterned masonry. The style was popularized and spread across the United States, between the 1870s and 1890s, through pattern books that detailed a range of variations. The style most often employed red brick with contrasting stone foundation and trim, wood or pressed metal cornices, elaborate wooden porches, and stained glass or patterned windows. Lumberman William Ruger's 1882 home at the southwest corner of Barry and Pine Grove in 1882 is an excellent example of the style with its stone trim with incised rosettes, cross-gable roof with wooden brackets, large front porch, patterned brick chimneys, and detailed brickwork. Another example is the home at 541 West Belmont built in 1886 for dentist Dr. Otto A. Ruthenburg, which is of red brick with both patterned brick and foliate terra cotta details.

There are two 1880s examples of the Queen Anne style applied to rowhouses. The eight homes at 501 to 515 West Oakdale completed in 1887 are clad in brick and detailed with both flat and arched windows and doors framed by rusticated stone. A pressed metal cornice with a paneled frieze, lines of beading, and decorative projecting rows of scrolls top the row and is embellished with rounded corners and finials. Another excellent example of the style is the group of three red brick and brownstone-trimmed residences at 3019 to 3023 North Broadway, completed in 1888. These elaborate homes feature a steep

The Queen Anne style can be seen in a variety of the district's earlier single-family houses. Characteristics include contrasting stone trim with incised details, cross-gable roofs with wooden brackets, large front porches, art glass, and details executed in metal, wood,



Right: The rowhouses at 501-15 W. Oakdale Ave were built in 1887 and feature a richly detailed cornice of pressed



Above: Unglazed red terra cotta adorns the house at 541 W. Belmont Ave (1886).

Left: The bracketed gable of 503 W. Barry Ave (1882) features brick patterns and contrasting stone



Above: Richly carved limestone details the base of a bay window at 512 W. Oakdale Ave.

Left: Pressed metal bays, porch details, and roof dormers contrast against the red brick and brownstone of the rowhouses at 3019-23 N. Broadway (1888).

mansard roof embellished with three types of dormers, some with round windows. In addition, the homes have arched front windows with decorative divided panes, pressed metal bays and cornices, and foliate pressed metal decoration on the porch gables (one remains intact, at number 3019).

Later examples of the Queen Anne style include both houses and flats. Architect Frederick W. Perkins designed the large home at 513 West Wellington in 1892 for barrel manufacturer George B. Rounsavell. Light-colored iron spot brick clads the front elevation, which is detailed with contrasting stone trim, prominent bay windows, and a tall front-facing gable with a balcony. The main entrance is recessed beneath a rounded bay that is supported by massive rounded lintels with foliate carvings. Also, in 1892, architects Wilson & Marble designed the three-story home at 512 West Oakdale for meatpacker John Agar. It has a grand limestone front porch and a rounded front bay with foliate carved stone-work and conical roof topped by a metal finial. The house at 419 West Oakdale was built in 1894 for Joseph T. Quinn and is clad in brownstone, which is relatively uncommon in Chicago. Another home built in 1894 is the two-story house at 3164 North Hudson built for Dr. Albert L. DeSouchet. The red brick house has decorative pressed brick molding, beveled glass windows on its north elevation, and twin front gables with chamfered and reeded bargeboard and scroll-cut trim (the home was remodeled in 1901 with a new two-story front porch designed by architect Emil Frommann).

Renaissance Revival Style

The Renaissance Revival style, like the Italianate style popular during the mid-19th century, was based on Italian architecture of the 16th century Renaissance period. Several variations exist, each with distinct forms, but general buildings of this style can feature honed stonework, columned porch arcades, pilasters, flat or hipped roofs (often with clay tiles), and bracketed overhanging eaves. Cigar manufacturers Joseph B. Moos and Herman Rieser built an attached pair of two-story homes at 544 and 548 West Oakdale in 1894. These homes have front bays and are clad in rich orange brick with unglazed yellow-orange terra cotta trim in foliate and nautical designs; deep overhanging copper cornices cap the pair. Another example is a three-flat at 425 West Oakdale Avenue designed by architects Murphy & Camp for Christopher Murphy of the Joseph T. Ryerson & Son steel company in 1897. The three-flat has a stone front porch supported by Doric-order columns and a curving facade clad in honed limestone with a turret and a clay-tiled roof with a copper cornice. Pierced limestone grilles conceal recessed upper floor windows.

The Italian Renaissance style can be similar in appearance to the contemporaneous Colonial Revival, which has similar features including pediments above doors and/or windows, belt courses, and cornices, but it has a distinctly Mediterranean feel. Roofs generally have a shallower pitch, arch windows with Palladian patterns are more common, and contrasting stone string and belt courses are also common. One example is the three-flat at 462 West Briar, which was designed by John E. Youngberg in 1915 and features a symmetrical façade clad in reddish extruded brick; a projecting central solarium bay features trios of segmental and round arch windows above a recessed entrance flanked by limestone columns. Architect John A. Nydon designed the flat at 419 West Wellington in 1916. It is also clad in extruded brick in various shades of brown with glazed cream-colored terra cotta trim, including a rusticated base, pedimented windows, and a bracketed cornice with a roof-line balustrade. A wide main entrance on the western side of the solarium is matched by an equal-sized automobile entrance and portico on the east side. Next door at 429 West Wellington is a three-flat designed by J. Speyer & Son in 1912. It is clad in cream-toned yellow iron spot brick with limestone trim featuring abstract geometric patterns. Rusticated brick work at the base of the central solarium bay is complemented by ornamental brick panels framed in rowlock brick courses. The main entrance is recessed on the western side and has a patterned red-and-white mosaic tile floor. Another yellow brick-clad (without iron spots) three-flat at 422 West Briar was designed in 1922 by architect Peter J. Weber for Albert Goetz (owner of the flat at 416 West Briar). The front is flat and does not feature the typical projecting solarium or balcony bay. It has a rusticated base

The Renaissance Revival is another style that was popular during the late-19th century. Although variations exist, many exhibit honed stonework, columned arcades, pilasters, and flat or bracketed overhanging hipped roofs, which often had clay tiles.

At *right*, the 3rd floor windows of 422 W. Briar Pl (1922) are topped by limestone arches framing tympana with carved griffins; stone eagles stand between the arches and below a bracketed pressed metal



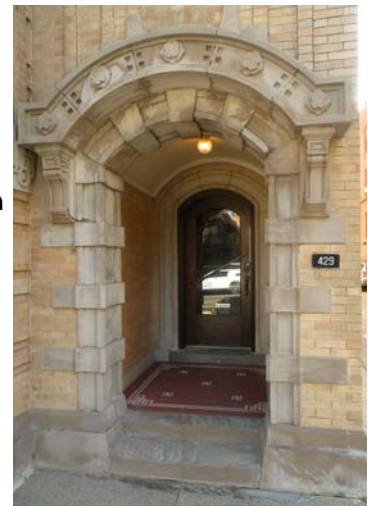
Left: 425 W. Oakdale (1897) features Doric order columns, arched windows, foliate carved stone, pierced stone grilles, and a clay tile roof.



Right: The twin homes at 544-548 W. Oakdale Ave (1894) have foliate and nautical-themed terra cotta, patterned brick, and a bracketed copper cornice.



Left: 419 W. Wellington Ave has a base of rusticated terra cotta and an entryway with a canopy decorated with a Greek key pattern and supported by brackets.



Right: The base of 429 W. Wellington Ave is of rusticated yellow brick. The tiled and recessed entry is framed by geometric

of limestone and features limestone plaques carved with stylized peacocks above the ground level and eagles below the parapet; the third-floor windows are topped by limestone arches featuring tympana with carved griffins. Finally, the very fine three-flat at 505–507 West Briar was built in 1924 and designed by Anthony H. Quitsow for builder Charles Pigler. The red clay tile roofed building with a rounded front bay is of buff-colored brick with limestone details, including a main entrance flanked by pilasters and framed by rope molding, framed windows, foliate carved tympana, and a roof-line balustrade with urn-shaped finials. This flat was one of very few smaller apartment buildings to be featured in a richly printed apartment guide, *A Portfolio of Fine Apartment Homes*, published in 1928 by the Baird & Warner real estate company.

Romanesque Revival Style

The Romanesque style of early German civilizations was revived during the early-19th century by German architects as an expression of nationalism and referred to as the *Rundbogenstil*, or the “round-arch style,” for its use of round arches above doorways and windows. In addition to round arches, the style’s general characteristics also embraced simple geometric forms of Classicism. In the United States, the Romanesque Revival style first appeared during the 1840s as a popular and less costly alternative style for churches than the more flamboyant Gothic Revival style. One of the earliest and most familiar examples is James Renwick’s Smithsonian Institution of 1848 in Washington, D.C. After the Civil War, Boston architect Henry Hobson Richardson became the style’s greatest promoter with his personal variation that became known as Richardson Romanesque. His interpretation emphasized heavy rusticated and honed masonry massing with deep-set windows and doorways, thick arches, limited foliate detail, and occasionally pressed metal cornices and details. Although Richardson did design buildings in Chicago (including the Glessner House at 1800 South Prairie Avenue in 1887, a designated Chicago Landmark), many architects emulated and developed their own interpretations of the style and of his work.

Examples of the Romanesque Revival style in the district include the William Campbell home at 430 West Barry, built in 1891, which features a centrally located stone porch with arches and wrought iron grilles, a corner tower, and steep roof with copper trim. A set of three examples were built in 1892 by local builder and architect John S. Woolacott. At 507 and 509 West Barry, Woolacott built a pair of single-family houses with bay windows, balconies, and gabled roofs. Each is detailed with pressed metal, wrought iron railings, and beveled glass windows. Around the corner at 3020 North Pine Grove, Woolacott built a third home, with rusticated stonework, front bay, and refined pressed metal cornice.

In 1892, Charles N. Holden built a Romanesque Revival style home at 519 West Wellington with an arched front entrance and window opening flanked by stone columns, and a prominent front gable with stone finials. The home retains its large oak front door and elaborate hardware. The Ostling Brothers designed a three-flat for Richard Letsche at 418 West Oakdale (also in 1892), which has a columned front porch with cushion-base columns and raised carved foliate details. In 1893, a three-flat of rusticated limestone was built for Alex M. Ross at 511 West Barry with a typical front bay, stone porch, and carved foliate details. Another fine example of the style is 515 West Wellington, which was built in 1895 for Milo D. Matteson and designed by architect Morrison H. Vail. Its rusticated limestone façade features a front bay, rounded front porch with Ionic-order columns and copper cornice, and prominent front gable with a carved foliate design. The building retains its ornate front door and several excellent examples of beveled art glass.

Neoclassical Style

Another popular style for limestone-fronted flats and houses was the Neoclassical, which was initially derived from the work of 16th century Italian architect Andrea Palladio. The style became especially popular in the United States during the late-19th and early-20th centuries and is characterized by



The Romanesque Revival developed in late-19th century and is characterized by masonry walls with heavy round arches, deep-set fenestration, and occasionally is detailed with foliate carvings and ornamental metal details.

Left: A gable at 509 W. Barry Ave in 1892 features foliate carvings and arched windows with beveled art glass and balconies with pressed metal details.



Left: The richly carved limestone porch at 418 W. Oakdale Ave was designed by the Ostling Brothers in 1892.



Above: The recessed doorway of 519 W. Wellington (1892) is set beneath an arch supported by columns.

Left: A stone porch with arches fitted with wrought iron grilles adorns the front of the William Campbell house at 430 W. Barry Ave (1891).

columns, pilasters, entablatures, and other elements of Classical architecture. Examples in the district include several flats. Architect Andrew Sandegren designed the greystone-clad three-flat at 524 West Oakdale in 1900. The flat has a rounded front bay, framed windows, balustrade along the base of the steep mansard roof, and stone porch supported by fluted Ionic-order columns. The greystone three-flat at 533 West Oakdale built for Herman Kernz in 1894 and features tapered stone porch columns, a balcony above the front porch with turned stone balusters, and a crenelated parapet above the front bay. A similar greystone three-flat at 434 West Oakdale, built in 1908 and designed by architect James Burns, has rusticated stonework, a rounded front bay, Ionic-order stone porch columns, and a bracketed stone cornice. A brick two-flat at 509 West Briar with a limestone water table and cream-colored terra cotta trim was designed by architect Theodore Andresen in 1910 for the G. W. Stack & Co., which developed many Andresen-designed flats across Chicago. The front has Neoclassical style forms such as a rounded front bay, a tall projecting front porch, and dentiled cornice. An original wrought iron fence encircles the house's front garden area.

Other Styles

Revivals of several styles and variations on styles are found in the district. A Georgian Revival style home was built at 421 West Oakdale in 1894 for lawyer Frank H. Scott and is clad in buff-colored brick. The home has a plain front with very fine detail limited to the form of its shallow curving front bay and the shadow lines created by its cornices of checker, dentil, ogee, and egg-and-dart molded pressed brick. A large Colonial Revival style home at 510 West Wellington was designed in 1900 by architect William A. Otis for Frederic A. Delano, manager of the Burlington & Quincy Railroad and uncle of future



Examples of Neoclassical style influences in the district include:

Left: The pedimented dormer window and stone balustrade at 524 W. Oakdale (1900). **Bottom right:** A stone porch with Composite order column capitals at 434 W. Oakdale Ave (1908). **Bottom left:** Terra cotta trim with dentil molding decorates the 2-flat at 509 W. Briar Pl (1910).





421 W. Oakdale (1894) has a refined façade with elements of the Georgian Revival style in its curved front bay and in its cornice, which is detailed with various courses of molded pressed



510 W. Wellington (1900) exhibits elements of the Colonial Revival style with its columned portico, segmental arches, curved front bays, and pedimented dormers



A Colonial Revival style pediment and columns are accentuated with Prairie style horizontal lines at 416 W. Briar Pl (1912).



The flat at 2921 N. Pine Grove Ave (1916) combine Gothic Revival elements such as pointed arches, spandrels, labels or hoods,



A conical roof, rounded bay, and a steep pediment with finials reveal the Chateausque style at 506 W. Oakdale Ave (1896)



The stucco bungalow house at 3153 N. Pine Grove Ave has Prairie style elements

President Franklin Delano Roosevelt. The symmetrical house has a centered limestone porch with fluted columns and flanking rounded bays with a copper cornice and copper-clad dormers. In 1922, the house became the headquarters of the Bethany Girls movement, a Presbyterian outreach organization that provided counseling and dormitory-type accommodations; in 1924 a six-story residence wing was built to the west (the wing is non-contributing in the district). Later the home was occupied by the Baptist Missionary Training School.

Combinations of the Colonial Revival and Prairie styles are common in the district. At 416 West Briar is a brick three-flat designed by architect William L. Klewer in 1912 for pharmacist Albert Goetz. It has a green-glazed clay tile roofed side entrance and a prominent three-story front balcony topped by a green-glazed brick gable. The brick piers of the balconies are topped by stylized limestone Ionic-order capitals with squared scrolls. Other stone details are rendered as plain accenting squares and smooth, curving gable brackets. Despite hints of Colonial Revival and other Classical influences, the building is generally of the Prairie style, which developed in Chicago as a uniquely American form inspired by the natural form of the Midwestern prairie. The prominent Doerr Brothers designed a brick flat at 433 West Wellington in 1913 combining Prairie and Classical motifs, including leaded transom windows with plain squares; stylized flowers carved in limestone; pressed metal egg-and-dart trim; and a cornice with metal shields, narrow metal brackets, and spherical limestone finials at the corners. Another example is the flat at 3153 North Hudson designed by architect William C. Buskett in 1915, with a deep overhanging and bracketed front gable.

The Tudor Revival style was also popular in combination with the Prairie style. Architect Hermann J. Gaul designed the three-flat at 458 West Briar in 1913 for electrical engineer Paul B. Juhnke with elements of the Tudor Revival style, such as in the stonework of the main doorway and the half-timbered gable. The building's front solariums are topped by a green-glazed clay tile roof with bracketed eaves. Another three-flat with Prairie and Gothic Revival elements is the building at 2921 North Pine Grove design by architect Paul F. Olsen in 1916 for Adolph Lindstrom. The flat is clad in extruded brown brick with a rounded front bay and entrance with figures supporting label ends.

One example of the Chateausque style appears in the district. Architects Murphy & Camp designed the three-flat with a stone porch and rounded front bay with raised foliate and nautically-themed carvings at 506 West Oakdale in 1896 for Sarah Glasser. The style is fairly uncommon and is based on chateaus built in France during the sixteenth century. Its elaborate detail and carved stone work made it an expensive style to execute.

There is one example of a wood frame house in the district, at 3158 North Hudson. The one-and-a-half-story house is a basic home in the uniquely American Shingle style, which was popular primarily along the East Coast during the late-19th century. This was the first home on this short street when it was built in 1891. Cigar manufacturer William Sterling Granger bought the lot directly from subdivision owner Kimball Young to build the home. Although slightly altered, the home retains its overall form, consisting of a front sloping roof with an engaged central dormer.

American Four-Square

American Four-Square houses developed around 1900 as a modern and up-to-date house type. While earlier residential architecture favored highly ornamented homes in a range of revival styles, the American Four-Square building type generally presented a formal appearance and layout, which reflected the values of the day.

The overall cubic form and rectilinear footprint permitted floor layouts with large rooms that flowed together without unnecessary spatial separation, which reflected more modern and increasingly informal

Five examples of American Four-Square houses are included of the district.



The twin houses at 305 and 309 W. Wellington Ave were built for barber supply manufacturer Theodore A. Kochs in 1901.



Meatpacker George H. Heppe built his home at 449 W. Briar Pl in 1910.



536 W. Barry Ave was built for wholesale grocer Louis W. Stayart in 1900.



Silk merchant Daniel O. Hill built his home at 448 W. Barry Ave in 1902.

lifestyles, at least in comparison with an earlier generation. The exteriors are generally symmetrical and often have wide and deep front porches and hipped roofs, often with dormers. Some American Four-Square houses have details reflecting any number of revival styles. Others incorporate elements of the Prairie style, which gained popularity during the first decade of the 20th century, with an emphasis on overall horizontal proportions. Wide window sashes, long Roman brick, and deep overhanging eaves frequently were used to accentuate a building's width.

Architects Huehl & Schmid designed the American Four-Square home with Renaissance Revival style details at 536 West Barry in 1900 for wholesale grocer Louis W. Stayart. The home is clad in yellow iron-spot Roman brick and has a typical wide front porch supported by heavy brick columns with short limestone capitals. The gabled roof is detailed with twin copper-clad dormers and a central brick dormer with a foliate carved gable. Two years later, architect Frederick W. Perkins designed a Prairie style

home with Classical details for silk merchant Daniel O. Hill at 448 West Barry (designated a Chicago Landmark). A similar, although much simpler, American Four-Square house was built in 1910 at 449 West Briar for wholesale butcher George H. Heppe and designed by architect Joseph A. Miller.

A pair of Four-Square houses were built at 503 and 509 West Wellington in 1901. These nearly identical symmetrical houses were designed by the architectural firm of Jenney & Mundie for barber supply manufacturer Theodore A. Kochs, who lived at number 509. The secretary of the Kochs Company, Frederick C. Gaertner, lived at number 503. The homes are clad in buff-colored Roman brick and have light cream-colored, unglazed terra cotta trim and Classical and Prairie style details. The houses have shallow hipped roofs with single dormers facing the street, both of which have deep bracketed eaves.

Bungalow

The district includes an example of a Chicago bungalow: the stucco-clad home 3153 North Pine Grove designed by architect Carl M. Almquist in 1914 for electrician William Voltz. The Chicago bungalow became a popular house type in Chicago in the 1910s, as a modern cottage for the family of moderate means. The origin of the bungalow is often cited as coming from the form of basic housing built for British traders in India. These houses were typically a single story with a high-ridged, sloping roof, and built primarily of wood. In Chicago, the bungalow shed its wooden frame for walls of brick with limestone accents.



Frederick W. Perkins (1866-1928)
University of Illinois,
Urbana

ARCHITECTS

The architects that designed the buildings in the East Lake View Multiple Property District are generally not well known to everyday Chicagoans but together they represent a group of Chicago architects well-respected in their day for providing well-constructed buildings that were handsomely detailed in historic architectural styles that appealed to fashion-conscious middle- and upper-middle-class Chicagoans. Not all buildings in the district were designed by an architect. Many were simply the product of builders who during the late-19th century drew inspiration from pattern books and/or the latest architectural styles and built what they felt the market demanded.

Frederick Wainwright Perkins (1866–1928), designed two grand homes in the district: the George B. Rounsavell house at 513 West Wellington, built in 1892, and the Daniel O. Hill House at 448 West Barry, built in 1902 (a designated Chicago Landmark). Perkins was born in Burlington, Wisconsin and studied primarily in Wisconsin, but completed his secondary education at Philips Exeter Academy in Exeter, New Hampshire in 1882. He then studied architecture at the Massachusetts Institute of Technology, which was one of the only and best such programs in the country during the 1880s. After studying in Paris at the École des Beaux-Arts, Perkins returned to Chicago in 1888 and opened his own practice. Perkins' buildings were executed in a range of styles, which he was adept at interpreting.



William Bryce Mundie (1863-1939)
Burnham and Ryerson

Banker, builder, and architect **John S. Wollacott (1859–?)** was a Lake View resident who built the greystone houses at 507 and 509 West Barry and at 3020 North Pine Grove in 1892. In the 1870s, he entered his father John Wollacott's notable architecture and contracting firm (founded in 1852), where he learned the building trades. In 1878, he became a partner and the firm was renamed John Woollacott & Son. It specialized in the design and construction of residences,

resort hotels, and Masonic temples in Chicago and across the Midwest. He later practiced alone and designed many flats and churches in Chicago, including the grand Romanesque Revival style sandstone-clad Fullerton Avenue Presbyterian Church at 600 West Fullerton Avenue in 1888 and the limestone-clad Ravenswood United Methodist Church at 4501 North Hermitage Avenue in 1890.

Louis and Eric J. Ostling, partners in the **Ostling Brothers** architectural firm and the architects of the three-flat greystone at 418 West Oakdale in 1892, designed dozens of speculative commercial and residential buildings throughout Chicago during the 1880s and 1890s. The 1891 publication *Industrial Chicago: The Building Interests* made special mention of several Ostling-designed residences built near Broadway along Oakdale and Wellington avenues. The firm also designed the greystone rowhouses at 2817-31 North Pine Grove in the Surf-Pine Grove Chicago Landmark District.



Morrison H. Vail
(1866-1949)
Dixon Evening Telegraph,
August 30, 1918.

The stately three-story greystone house at 512 West Oakdale was built in 1892 and designed by the firm of **Wilson & Marble**, which was founded by Horatio R. Wilson and Oliver W. Marble in 1889. The firm produced many excellent residences, flats, and other buildings in Chicago.

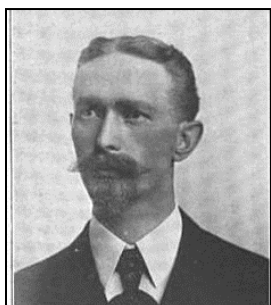
William Le Baron Jenney (1832–1907) came to Chicago in 1867 after studying architecture in Paris and serving with the Union Army during the Civil War. He is credited with developing innovative techniques using structural iron that were important in the development of the modern steel-framed skyscraper. Jenney mentored many Chicago architects that worked in his office, including William

Brice Mundie (1863–1939) whom he promoted as partner in 1891. The firm of **Jenney & Mundie (1891-1905)** designed many notable skyscrapers, commercial buildings, and residences across Chicago and the Midwest. In the district, their buildings include the twin American Four-Square houses at 503 and 509 West Wellington, which were built in 1901 for Theodore H. Kochs (number 509) and his business secretary Frederick C. Gaertner (number 503).



William A. Otis
(1855-1929)

William Augustus Otis (1855–1929) also earned his start as an architect in the Jenney's offices, and he was the architect of the large Georgian Revival house for Frederic A. Delano at 510 West Wellington in 1901. After taking an architecture course taught by Jenney at the University of Michigan in 1876, Otis worked at Jenney's firm until he opened his own practice in 1888. Otis also designed the W. C. Davis House at 530 West Hawthorne in 1909 in the Hawthorne Place Landmark District and the Saint Peter's Episcopal Church at 615 West Belmont in 1895.



Andrew Sandegren
(1867-1924)
The Swedish Element in
Illinois, 1917.

Morrison Huggins Vail (1866–1949), architect of the exuberant and exceptional Romanesque Revival style rusticated stone house at 515 West Wellington from 1895, was another district architect to have apprenticed under Jenney. Born in Chicago, he studied at Northwestern University and at the Art Institute of Chicago before entering Jenney's office. He became a draftsman for the firm of Holabird & Roche, then served as Chicago's municipal architect in Mayor DeWitt C. Creiger's administration (1889–1891). He founded his own firm in 1891 in Chicago before moving to Dixon, Illinois in 1904.



Entrances to buildings are beautifully decorated with traditional materials including carved



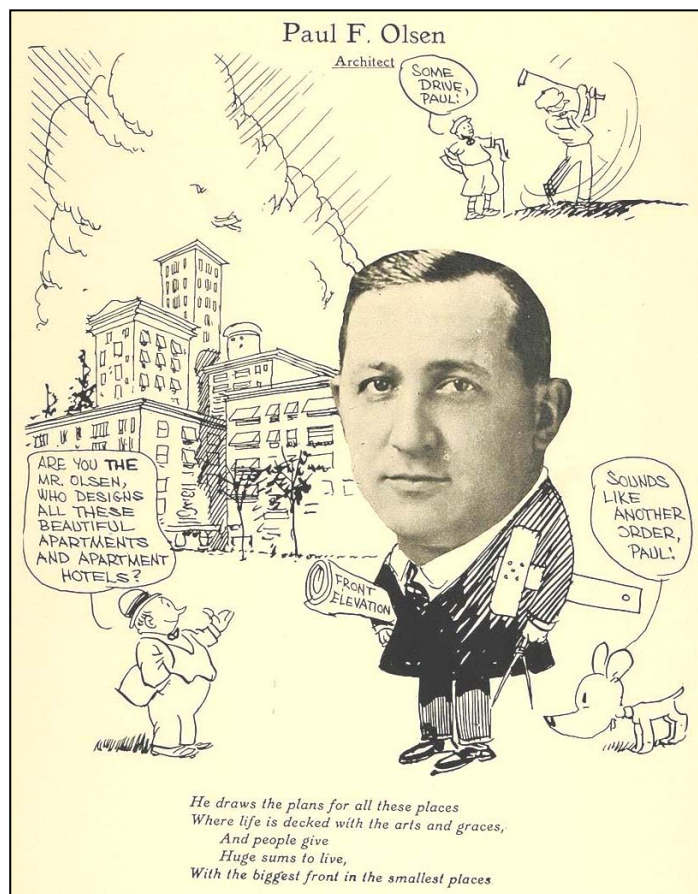
The district contains many finely executed windows in a range of styles.

John H. Murphy and Ervin M. Camp, partners in the architectural firm of **Murphy & Camp**, designed two exceptional upper-middle class three-flats at 425 and 506 West Oakdale in 1897 and 1896. The firm designed a large number of apartments and flat buildings throughout Chicago between the mid-1890s and early 1900s.

Architect **Albert S. Hecht (1875–1966)** specialized in luxury apartments and started his architectural career in 1894 before opening his own firm in 1896. One of the district's few late-19th century brick-clad three-flats, at 549 West Belmont, was one of Hecht's first designs in 1896. Hecht became a well-respected architect of terra cotta-clad apartment hotels and buildings during the 1910s and 1920s. The flat retains the original entryway and front steps, but projecting front balconies were added to the building when it was remodeled in 1914 to resemble the later brick flats that were popular around World War I.

Architect **Andrew Sandegren (1867–1924)** designed the greystone three-flat at 524 West Oakdale in 1900. He was one of Chicago's most prolific and important architects of flats and apartment houses; he contributed significantly to making the solarium standard in apartments. Sandegren was born in Halmstad, Sweden and studied at Katedralskolan (Cathedral School of Lund) before becoming an assistant to the architect's office of Halmstad, Sweden. At age 19, Sandegren came to the United States, where he worked for architects in New York and Boston before arriving in Chicago in 1889. Sandegren opened his own firm in 1893 and designed a variety of buildings across Chicago, from churches and hospitals, to hotels and his most notable works: apartment houses. It is estimated that he designed at least one thousand apartment buildings and flats from Hyde Park north to Evanston. Examples of his work can also be found the Surf-Pine Grove Landmark District and the Dover Street Landmark District.

Harris William Huehl (1862–1919) and Richard Gustave Schmid, partners in the firm **Huehl & Schmid**, designed the American Four-Square house at 536 West Barry in 1900. The firm designed numerous commercial buildings and residences in Chicago during the 1890s and 1900s. One of their most notable buildings is the Medina Temple at 600 North Wabash Avenue, in 1912 (a designated Chicago Landmark). The firm was well recognized for their work in designing Masonic temples across Chicago and the Midwest, which was partly due to Huehl's significant position within the Order. Early in his career, Huehl—who was born in Chicago—served as a draftsman in the office of Edward Baumann



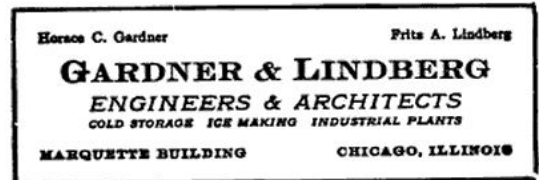
Paul Frederick Olsen (1889-1946)

Live Wires in their Line and Cartoon and Rhyme. Versus by J. P. McEvoy (Chicago: Chicago Evening Post, 1923).

beginning in 1878 and became a partner in the firm until Baumann's death in 1889; Baumann was a resident of the district area and lived in a house that stood on Wellington. At the time of Baumann's death, Baumann and Huehl were designing the Chamber of Commerce Building (1889, demolished). Huehl was later appointed county architect under Edward Brundage and then was appointed to the school board by Mayor Thompson. Schmid was also born in Chicago and attended the Boston Institute of Technology; he was treasurer of the Boston Architectural Club during the 1880s.

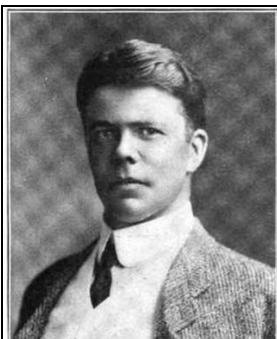
Architect **Joseph A. Miller (1866–1961)** was born in Illinois and designed primarily residential buildings across Chicago for a range of clients including wholesale butch and meatpacker George H. Hepe, for whom he designed the American Four-Square house at 449 West Briar Place in 1910. Miller was a resident of Lake View and lived on Newport Avenue during the first decades of the 20th century. In addition to houses, Miller also designed churches and factories.

Paul Frederick Olsen (1889–1946) was the designer of brick three-flats at 447 West Oakdale and 2921 and 2925 North Pine Grove in 1916 for prolific apartment developer Adolph Lindstrom. Olsen worked briefly with builder C.H. Thompson and then started selling North Shore real estate in 1911 before earning his architect's license in 1913. The speed with which he started designing substantial apartment buildings and flats is remarkable. Within three years, Olsen was designing flats across Chicago, from South Shore to Rogers Park, inclusive of the three for Lindstrom. He was a successful architect of flats, apartment buildings, and apartment hotels and collaborated with many regular builders and contractors during the 1910s and 1920s on speculative rental properties and cooperatives. The majority of Olsen's buildings are along lakefront neighborhoods, such as the courtyard building at 5736 South Stony Island Avenue, built in 1919 (part of the Hyde Park-Kenwood National Register Historic District); the resplendent Art Deco style Jeffery Terrace Apartments at 7130 South Jeffery Avenue, built in 1929 (part of the Jeffery-Cyril National Register Historic District); and the English Gothic style cooperative apartment building at 6901 South Oglesby Avenue, built in 1929 (a designated Chicago Landmark). Olsen lived in the penthouse of a cooperative tower of his design at 705 West Junior Terrace in Lake View.



Advertisement, *Ice and Refrigeration*, June 1921.

Two buildings in the district were designed by and built for resident architects. The red brick home at 2825 North Cambridge was built in 1892 and designed by architect **William H. Lotz (1838–1894)** for his family. Lotz became partners with Edward Baumann in 1879 in the firm of Baumann & Lotz, which designed many grain elevators and breweries in the city. Baumann also lived in the district on Wellington. Lotz became a patent attorney following Baumann death. At the opposite end of the district, architect **Emil Henry Frommann (1860–1950)** designed a large front porch addition in 1901 to his family's home at 3164 North Hudson, which was originally built in 1894. Frommann was partners with Ernst Jebsen in the firm of Frommann & Jebsen, which was notable for designing at least twenty-seven tied- houses for Schlitz Beer brewer Edward Uihlein during the 1890s and 1900s (five Schlitz tied-houses are designated Chicago Landmarks). The firm also designed a Tudor Revival style mansion at 341 West Wellington, which is a contributing building in the Meekerville National Register District.



Hugo J. Liedberg (1872–1951)

History of Swedes in Illinois, 1908.

During the first two decades of the 20th century, dozens of new speculative two- and three-flat buildings were completed in the neighborhood, with almost

as many architects behind the designs. For many of these architects, speculative flats were simply a means to earn money between larger jobs. Others made a steady living designing standard residential buildings during what became one of Chicago's largest and strongest periods of development.

One of the last greystone three-flats in the district was built in 1908 at 434 West Oakdale. It was designed by architect **James Burns (1858–1933)**, who built a large number of flats across Chicago during the 1890s and 1900s; he also designed factories and churches such as the Gothic Revival style St. Gertrudes Catholic Church at 1420 West Granville Avenue in 1930, which was near his home.

At 432 West Oakdale is a reddish-brown brick three-flat built in 1926 and designed by architect **Fritz Albin Lindberg (1880–1943)**, who partnered with Horace C. Gardener during the 1920s in an architecture and engineering firm specializing in the design of cold storage, ice-making, and other industrial plants.

To the west at 438 West Oakdale is a brick three-flat built in 1915 designed by architect **Joseph H. Bristle (1885–1955)**. Bristle was active in designing residential properties in Chicago and northern suburbs such as Highland Park. Immediately to the west is a brick three-flat at 440 West Oakdale designed in 1916 by architect **Lewis E. Russell (1880–1948)** who's extant buildings include warehouses and auto-related buildings completed during the 1920s. One notable building for which Russell was associated and listed as local architect is the White Castle #16 building at 43 East Cermak Road from 1930 (a designated Chicago Landmark). Across the street, at 439 West Oakdale, is a brick three-flat built in 1911 and designed by **George S. Kingsley (1869–1956)**. Kingsley came to Chicago and opened his own firm in 1894, designing both small-scale commercial and flat buildings across Chicago. In the 1910s he started to focus on the design of storage buildings, examples of which include the Egyptian Revival style Reebe Storage Building at 2325 North Clark Street from 1922 (a designated Chicago Landmark) and numerous other buildings in Philadelphia, New York City, and Detroit.

Swedish-born architect **Hugo J. Liedberg (1872–1951)** arrived in the United States with his parents in 1878. He designed the brown brick three-flat at 508–10 West Oakdale in 1922. His residential architecture can be found across Chicago, including one home in the Dover Street Landmark District.

On Pine Grove south of Belmont, there are two buildings completed before World War I. At 3156 Pine Grove is a brick two-flat with limestone trim designed by architect **Henry R. Sierks (1857–?)** in 1913 for hardwood flooring manufacturer Harry F. Brand. Sierks was born in Germany and arrived in the United States in 1867; he soon after came to Chicago where he worked in the office of architect Curd H. Gottig. By the 1880s he opened his own firm designing residential, industrial, and commercial buildings throughout Chicago. He lived in Lake View on Addison Street around the time he designed the flat on Pine Grove.



**John E. Youngberg
(1865–1934)**

*History of Swedes in
Illinois, 1908.*

Across the street, at 3153 North Pine Grove, is a stucco bungalow designed in 1914 by Swedish-American architect **Carl Martin Almquist (1851–?)**. He designed a variety of buildings in Chicago, from storefronts to manufacturing buildings, such as the Vesta Accumulator Company Building built in 1913 at 2100 South Indiana Avenue (individually listed on the National Register). On Hudson Street, one block to the east, is a brick three-flat at 3153 North Hudson built in 1915 and designed by architect **Arthur Charles Buckett (1884–1973)**, who was a graduate of the Armour Institute of Technology (currently the Illinois Institute of Technology) and later worked for the firm of Graham, Anderson, Probst, and White.



The district's buildings are beautifully ornamented in a variety of traditional building materials,

Briar Place has 10 brick two- and three-flats from the 1910s and 1920s. At 416 West Briar is three-flat with a front projecting balconies and green-glazed brick. The building was completed in 1912 and designed by architect **William Leonard Klewer (1857–1918)**, who arrived in Chicago from Germany at age nine and later focused on frame and masonry residential architecture. Klewer's designs for frame suburban cottages were widely published at the turn of the century in *Building Age*; examples of his early frame cottages remain in Chicago's North Side neighborhoods such as Uptown and Rogers Park. Commercial buildings were also part of his repertoire such as the richly ornamented terra cotta building at 4720–26 North Broadway for the Loren Miller & Company department store of 1915 (later occupied by the Goldblatt's Department Store and part of the Uptown Square Landmark District). Beginning in 1913, Klewer practiced with his son George Klewer.

Peter Joseph Weber (1863–1923) was the architect of the yellow brick three-flat at 422 West Briar, completed in 1922. Weber was born in Germany, where he studied architecture in Berlin at the Technische Hochschule at Charlottenburg (currently the Technical University of Berlin) in 1886 while also working for the firm of Kayser and von Grossheim before coming to Chicago in 1891. He worked briefly as a draftsman in the offices of Adler & Sullivan but became an assistant to architect Charles B. Atwood of the D. H. Burnham & Company, working on buildings for the World's Fair of 1893, and later on other important Burnham works, including the Fisher Building (1896), for which he designed the taller northern addition in 1906.

The three-flat at 445 West Briar was originally completed in 1911 and designed by **Bishop & Company**; a third floor was added in 1915. The firm was founded in 1898 by architect Thomas R. Bishop (1869–1956) when he partnered with his father, builder William Bishop, who died in 1901. Bishop designed many types of buildings but had a strong focus on residential architecture.



John August Nyden (1878–1932)
The Swedish Element in Illinois, 1917.

To the west, at 455 West Briar, is a two-flat designed in 1911 by architect **John P. Hettinger (1863–?)**. Across the street at 458 West Briar is a brick three-flat with a prominent gable built in 1913 and designed by architect **Hermann J. Gaul (1869–1949)**, who apprenticed with architect Louis H. Sullivan before opening his own firm in 1902. Gaul almost exclusively designed churches and schools for German Catholics in Chicago and across the Midwest. His best-known church building is the Romanesque Revival style St. Benedict's Roman Catholic Church at 2201 West Irving Park Road in 1918. Other churches include St. Matthias Church at 2336 West Ainslie Street in 1916 and St. Philomena Church at 4130 West Cortland Street in 1922–23. His son Michael F. Gaul (1913–1996) practiced with him and later carried on the firm until 1948.

The three-flat next door at 462 West Briar was built in 1915 and designed by Swedish-born architect **John E. Youngberg (1865–1934)** who joined the Kansas City branch office of Burnham & Root and came to Chicago to work in the main office in 1889. After studying at the École des Beaux-Arts he opened his own firm in Chicago in 1896. A third three-flat in a row, 500–502 West Briar was built in 1925 and designed by **Jean B. Rohm & Son (1855–1939)**. Rohm designed many residential buildings across Chicago, including some in the Logan Square Boulevards District.

The buff brick three-flat with richly carved limestone trim at 507 West Briar was designed by architect **Anthony H. Quitsow (1894–1984)** in 1924. His work includes many flats and apartment buildings. Architect **Theodore Andresen (1856–1923)**, who was one of the district's many German-born architects and lived in Lake View, designed the terra cotta trimmed two-flat next door at 509 West Briar in 1910. Andresen designed buildings for the Chicago-based Northwestern Terra Cotta Company factory

CRITERIA

1. (*Critical Part of City's Heritage*) *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.*

- The buildings comprising the East Lake View Multiple Property District exemplify the transformation of Lake View from a suburb to an urban neighborhood between the 1880s and the 1920s.
- The history of the district reflects broader patterns of Chicago's development, including real estate speculation, the growth of transportation routes, and the desirability of lakefront living.
- The East Lake View Multiple Property District reveals through its varied small-scale residential building types the development history of Lake View as a suburb through the period of its main growth as a Chicago neighborhood. The district features architectural examples from distinct periods in the area's historic development, which aids in the understanding of Chicago's historic growth.
- The district contains a significant number of single-family homes and flats that were the first to be built on their respective lands and therefore represent the initial periods of development that characterize the area.
- The district contains an exemplary collection of high-quality middle- and upper-class residential architecture that was typically built in Chicago's lakefront neighborhoods, including East Lake View, during the late 19th and early 20th. centuries.
- The district's earliest buildings, which predate Lake View's annexation, convey the area's importance as a former suburban town and city outside Chicago. In their quality and quantity, post-annexation buildings impress the significance of the former suburb as a place where Chicago residents during the 1890s and first decades of the 20th century could find new homes within the rapidly growing city.
- The district includes a significant number of homes of early important industrialists and professionals that operated major businesses and firms important in Chicago's turn of the century economy.

4. (*Important Architecture*) *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

- The East Lake View Multiple Property District is a handsome and intact collection of "first-generation" single-family houses, rowhouses, and small-scale flat buildings that are significant residential building types in Chicago history from the late 19th and early 20th centuries.
- The district is distinctive for the fine detailing and craftsmanship of its buildings, which exemplify the importance of several architectural styles, including the Italianate, Queen Anne, Romanesque Revival, Neoclassical, Tudor Revival, Colonial Revival, and other eclectic styles to the historic development of Chicago neighborhood architecture.
- The district displays an abundance of well-crafted traditional building materials, including patterned brick, carved limestone, decorative pressed metal, wrought iron, wood, terra cotta, and leaded art glass.



Additional masonry details of district buildings.

- Many of the greystone flats built between 1890 and 1910 in the district exhibit excellent design and craftsmanship in limestone masonry. Porches with stone steps and rails, turned and carved columns; carved panels, plaques, stringcourses, cornices, pediments, and finials; as well as door and window surrounds were all used with excellent effect to enhance homes and to lend greystone flats some semblance of the distinctive qualities afforded private homes.
- Many of the early 20th century brick flats in the East Lake View Multiple Property District exhibit excellent design and craftsmanship in brick masonry. Corbelled and patterned cornices, limestone stringcourses and cornices, patterns created using extruded and wire-cut brick, recessed courses, and tapestry brick in varying patterns were all used to add visual interest with little additional cost.
- The district also features a few finely crafted examples of flat buildings with exceptional use of terra cotta ornament, which is an important traditional building material in Chicago's history.

6. (*Distinctive Theme as a District*) *Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive area, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.*

- The buildings comprising the East Lake View Multiple Property District were built during the late 19th and early 20th-century, the area's primary period of development. As such, they reflect a unity of age, shared development history, and limited number of building types.
- Although of varied architectural styles and with different setbacks, the buildings in the district nonetheless have a strong architectural continuity in terms of scale, materials, and detailing.
- The district displays a distinct visual unity in its contributors based on consistent scale and form. All buildings are two- to three-stories in height. Most single-family homes are set back with front yards, while the majority of flats are built up to the sidewalk; this reflects the district's increasing density between 1880 and 1925.
- The East Lake View District strongly contributes to a distinctive and recognizable architectural quality and sense of history within the greater Lake View neighborhood.

INTEGRITY

It must have "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."

Of the 66 buildings in the East Lake View Multiple Property District the majority are remarkably intact. The district's fine collection of late-19th and early-20th century residential buildings retains its overall historic visual character and integrity despite intrusion from later development, and still clearly illustrates the development of the neighborhood from a suburban community to an urban neighborhood in the late-19th and early-20th centuries.

The physical integrity of these buildings in terms of scale, setback from the street, locations of entry doors, and general window arrangement has remained consistent and continues to provide the viewer with a strong sense of the overall historic visual character of the area. The district's buildings retain most

of the physical characteristics that define their historic significance. These include historic wall materials, such as brick and stone, as well as fine architectural details such as stone and wood porches; entry doorways; window and door surrounds; balconies, porches, and solariums; cornices; and many important traditional buildings materials including brick, terra cotta, stone, pressed metal, wrought and cast iron, stained and beveled art glass, and wood trim. Additionally, these buildings continue to serve the same function they have had for last century with little discernable change.

There is a great variety of window styles in the district and many intact examples of specialty divided light sashes, art glass, and distinctively shaped openings. One change to buildings in general within the district is the replacement of windows, although most newer windows, being one-over-one double-hung sash, are visually compatible with typical windows of the period.

Other noticeable exterior changes include the construction of rooftop additions at 506 West Oakdale (built 2003) and at 533 West Oakdale Avenue (built 1996); the enclosure of a second-floor porch at 455 West Briar Place and its cladding in PermaStone, a non-traditional material in the district; the construction of an enclosed masonry porch at 3020 North Pine Grove Avenue (built 2005); and the addition of garage doors on the main street-facing elevations of 531 West Briar Place and 511 West Oakdale Avenue. Other minor alterations found in the district include the alteration of front porches and their stairs, replaced entry doors and windows, removed cornices, and painted masonry.

Despite these alterations, the East Lake View Multiple Property District retains a high degree of physical integrity and the ability to express its overall historic architectural and aesthetic value through its individual buildings. Within the district there are a number of finely designed and well-crafted single-family houses and two- and three-flats in a range of architectural styles that exemplify the neighborhood's historic development and its importance as a suburb and later as an expanding urban neighborhood, between 1880 and 1925.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever an area, district, place, building, structure, work of art or other object is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based upon its preliminary evaluation of the East Lake View Multiple Property District, the Commission staff recommends that the significant features be identified as:

- All exterior elevations, including rooflines, visible from public rights of way.

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American Architect and Architecture
American Architect & Building News
American Contractor
Chicago Legal News

BUILDING CATALOG:

Because the East Lake View Multiple Property District is noncontiguous, it only includes contributing buildings.








	Building Type	Building Address	Date	Architect	Original Owner
	Single Family House	430 W. Barry Ave	1891		William Campbell (1821-1904); Worked on rail-road
	Single Family House	448 W. Barry Ave	1902	Frederick W. Perkins	Daniel O. Hill; Silk merchant
	Single Family House	454 W. Barry Ave	1920	Norman Cook	Frederick Becklenberg
	Single Family House	456 W. Barry Ave	1895; 1912 (front addition)	Perley Hale (Front Addition)	Mary I. Purer (1821-1900)
	Single Family House	503 W. Barry Ave	1882		William Henry Ruger (1844-1912); Lumber dealer
	Single Family House	507 W. Barry	1892	John S. Woolacott	Alvan S. Tyler;








	Building Type	Building Address	Date	Architect	Original Owner
	Single Family House	509 W. Barry Ave	1892	John S. Woolacott	Alvan S. Tyler
	Three-Flat	511 W. Barry Ave	1893		Alex M. Ross
	Single Family House	536 W. Barry Ave	1900	Huehl & Schmid	Louis W. Stayart; wholesale grocer
	Single Family House	541 W. Belmont Ave	1886		Dr. Otto August Ruthenberg; dentist
	Three-Flat	549 W. Belmont Ave	1896; 1913 (front porch addition)	Albert S. Hecht (original building)	Albert S. Hecht; architect and builder
	Three-Flat	416 W. Briar Pl	1912	William S. Klewer	Albert Goetz; attorney
	Three-Flat	422 W. Briar Pl	1922	Peter J. Weber	Albert Goetz

	Building Type	Building Address	Date	Architect	Original Owner
	Three-Flat	445 W. Briar Pl	1911; 1913 (addition of third floor)	Bishop & Co. (original building)	L. H. Uhlemann; fur dealer
	Single-Family House	449 W. Briar Pl	1910	Joseph A. Miller	George H. Heppe; meatpacker
	Single-Family House	453 W. Briar Pl	1881		Conrad Gerhke; flour dealer and real estate investor
	Two-Flat	455 W. Briar Pl	1911	John Hettinger	T. C. Koser
	Three-Flat	458 W. Briar Pl	1913	Hermann J. Gaul	Paul B. Juhnke; chief operating engineer of Commonwealth Edison Co.
	Three-Flat	462 W. Briar Pl	1915	John E. Youngberg	F. C. Copelan
	Three-Flat	502 W. Briar Pl	1925	Jean B. Rohm & Son	C. W. Windall

	Building Type	Building Address	Date	Architect	Original Owner
	Three-Flat	507 W. Briar Pl	1924	Anthony H. Quitsow	Charles Pigler; investor
	Two-Flat	509 W. Briar Pl	1910	Theodore Andresen	G. W. Stack & Co.
	Three-Flat	531 W. Briar Pl	1915	Herbert H. Green	Anton Walls
	Rowhouses (three single-family houses)	3019, 3021, 3023 N. Broadway	1888		Godfrey Schmid
	Single-Family House	2825 N. Cambridge Ave	1892	William H. Lotz	William H. Lotz; architect
	Two-Flat	3152 N. Cambridge Ave	1892		Henry Dettmer; builder
	Three-Flat	3167 N. Cambridge Ave	c1920		William O. Tegtmeier (1862-1910)





	Building Type	Building Address	Date	Architect	Original Owner
	Three-Flat	3153 N. Hudson Ave	1915	William C. Buskett	S. F. Phillips
	Single-Family House	3158 N. Hudson Ave	1891		William Sterling Granger; cigar dealer
	Single-Family House	3164 N. Hudson Ave	1894; 1901 (front porch addition)	Fry & Cunningham (original house); Emil H. Frommann (Front porch addition)	1894: Albert L. DeSouchet; doctor. 1901: Emil H. Frommann; architect
	Three-Flat	418 W. Oakdale Ave	1892	Ostling Brothers	Richard Letsche; interior decorator and supplier
	Single-Family House	419 W. Oakdale Ave	1894		Joseph T. Quinn; tea merchant
	Single-Family House	421 W. Oakdale Ave	1894		Frank H. Scott; attorney
	Three-Flat	425 W. Oakdale Ave	1897	Murphy & Camp	Christopher Murphy; metal supplier, worked with Joseph T. Ryerson & Son

	Building Type	Building Address	Date	Architect	Original Owner
	Three-Flat	432 W. Oakdale Ave	1926	Fritz A. Lindberg	Max Walter
	Three-Flat	434 W. Oakdale Ave	1908	James Burns	Patrick O'Malley
	Three-Flat	438 W. Oakdale Ave	1915	Joseph H. Bristle	Patrick O'Malley
	Three-Flat	439 W. Oakdale Ave	1911	George Kingsley	Herman Gottlet
	Three-Flat	440 W. Oakdale	1916	Lewis E. Russell	Lewis E. Russell; architect and builder
	Three-Flat	447 W. Oakdale Ave	1916	Paul F. Olsen	Adolph Lindstrom; builder
	Rowhouses (eight single-family houses)	501-515 W. Oakdale Ave	1887		Granville Bates; builder

	Building Type	Building Address	Date	Architect	Original Owner
	Three-Flat	506 W. Oakdale Ave	1896	Murphy & Camp	Sarah A. Glasser
	Three-Flat	510 W. Oakdale Ave	1922	Hugo J. Liedberg	H. Murphy
	Single-Family House	512 W. Oakdale Ave	1892	Wilson & Marble	John Agar; meatpacker
	Three-Flat	524 W. Oakdale Ave	1900	Andrew Sandegren	C. A. Olin
	Three-Flat	533 W. Oakdale Ave	1894		Herman Kernz
	Single-Family House	546 W. Oakdale Ave	1894		Joseph B. Moos; cigar dealer
	Single-Family House	548 W. Oakdale Ave	1894		Herman Rieser; Cigar dealer

	Building Type	Building Address	Date	Architect	Original Owner
	Three-Flat	2921 N. Pine Grove Ave	1916	Paul F. Olsen	Adolph Lindstrom; builder
	Three-Flat	2925 N. Pine Grove Ave	1916	Paul F. Olsen	Adolph Lindstrom; builder
	Single-Family House	3020 N. Pine Grove Ave	1892	John S. Woolacott	Herman Mueller; builder
	Three-Flat	3152 N. Pine Grove	1893		Herman Seidt
	Single-Family House	3153 N. Pine Grove Ave	1914	Carl M. Almquist	William Voltz; electrician
	Two-Flat	3155 N. Pine Grove Ave	1908		William Voltz; electrician
	Two-Flat	3156 N. Pine Grove Ave	1913	Henry Sierks	Harry F. Brand; lumber dealer with Frederick Reitz

	Building Type	Building Address	Date	Architect	Original Owner
	Two-Flat	3158 N. Pine Grove Ave	1893		Charles F. Reitz; Lumber dealer
	Single-Family House	3162 N. Pine Grove Ave	1887; 1893 (two-story front addition)		Frederick Reitz; lumber dealer
	Three-Flat	419 W. Wellington Ave	1916	John A. Nyden	G. E. Arndt
	Three-Flat	429 W. Wellington Ave	1912	J. Speyer & Son	L. A. Neis
	Three-Flat	433 W. Wellington Ave	1913	Doerr Brothers	Mrs. M. Saher
	Single-Family House	503 W. Wellington Ave	1901	Jenny & Mundie	Frederick C. Gaertner; barber supplies manufacturer
	Single-Family House	509 W. Wellington Ave	1901	Jenny & Mundie	Theodore H. Kochs; barber supplies manufacturer

	Building Type	Building Address	Date	Architect	Original Owner
	Single-Family House	510 W. Wellington Ave	1900	William A. Otis	Frederick A. Delano; President of the Wabash Railroad
	Single-Family House	513 W. Wellington Ave	1892	Frederick W. Perkins	George B. Rounsavell; barrel manufacturer
	Single-Family House	515 W. Wellington Ave	1895	Morrison H. Vail	Milo D. Matteson; contractor
	Single-Family House	519 W. Wellington Ave	1892		Charles N. Holden; wholesale grocer

ACKNOWLEDGMENTS

CITY OF CHICAGO

Rahm Emanuel, Mayor

Department of Planning and Development

David Reifman, Commissioner

Eleanor Esser Gorski, Bureau Chief; Planning, Historic Preservation and Sustainability Bureau.

Project Staff

Matt Wicklund, Applied Real Estate Analysis (AREA), Inc. (consultant), research, writing, photography, and layout

Terry Tatum (volunteer consultant), editing

Matt Crawford (project manager), editing

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, Planning, Historic Preservation & Sustainability Bureau, City Hall, 121 North LaSalle Street, Room 1006, Chicago, IL 60602; (312-744-3200) phone; web site: www.cityofchicago.org/landmarks

This Preliminary Summary of Information is subject to possible revision and amendment during the designation process. Only language contained within the final landmark designation ordinance as approved by City Council should be regarded as final.