

Appendix F – Survey Forms: Lincoln Park Community Area



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

305 W. Fullerton Parkway/
2350 Lincoln Park West
SURVEY ID LP01

NAME

305 W. Fullerton Parkway/ 2350 Lincoln Park West

OTHER NAME(S)

Aztec Apartments
Aztec Apartment Condos

COMMUNITY AREA

STREET ADDRESS

305 W. Fullerton Parkway/ 2350 Lincoln Park West 06

TAX PARCEL NUMBER

14-33-201-015-1001 through 14-33-201-015-1015; and 14-33-201-015-1021

YEAR BUILT SOURCE
1916 *The Economist*

DESIGNER/BUILDER

Andrew Sandegren

STYLE PROPERTY TYPE
LATE 19TH AND 20TH CENTURY DOMESTIC/ Multiple Dwelling
REVIVALS

FOUNDATION WALLS ROOF
Concrete Brick, Limestone Built-up

DESCRIPTIVE NOTES

Completed in 1916, the Aztec Apartment Condos building occupies the southwest corner of W. Fullerton Parkway and N. Lincoln Park West. It is essentially E-shaped in plan, with two narrow rear light courts. Rising four stories over a high raised basement, the flat-roofed structure is clad in reddish-brown brick and trimmed in limestone. With projecting and receding bays and restrained Classical details including parapets that features open strapwork, the building was considered an example of the Jacobean Revival style when first constructed. Eight-over-one double-hung windows, casements with upper transoms and divided lights, and French doors with divided lights stretch across both primary façades. The majority of the windows appear to be original as evidenced by a 1922 photograph published in the *Architectural Record*. However, there are also a few replacements that closely match the appearance of the originals.

The primary north façade features a symmetrically placed five-sided projecting bay framed by two recessed bays and a pair of projecting three-sided outer bays. The main entrance is located at the base of the five-sided center bay. Here, a rectangular open vestibule is supported by four columns— two



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outer square columns flanking a pair of octagonal Doric columns. The entryway stands well behind the columns. It has double doors and tall sidelights with decorative iron grills. A decorative iron railing edges the flat-roofed portico. Above the high first story, the five-sided projecting bay rises the full height of the façade. The five-sided bay features an extensive use of smooth limestone. All windows in this center projecting bay are eight-over-one double-hungs.

Flanking the five-sided bay, the recessed bays are symmetrically bisected by subtle setbacks. These setbacks are enlivened by limestone vertical quoins that run up the full height of the building. Double-hung windows with security grilles stretch across the raised basement level. Above them, the upper stories of the recessed bays hold French doors and upper transoms with divided lights. Each pair of French doors is framed by a limestone surround. In sets of two, the French doors sit over prominent limestone sills, edged with iron railings that form a faux balconette.

The three-sided outer bays feature similar limestone details and windows. Vertical quoins highlight the corners of these masses. A limestone water table runs along the base of the three sides. The raised basement window openings are edged with limestone quoins. A limestone string course extends across the top of the raised basement. Another string course runs below the second story windows, functioning as window sills. A third limestone string course runs above the fifth story windows. The raised basement windows match those of the recessed bays. Above them casement windows with upper transoms and divided lights are found in grouping of twos and threes.

The east façade fronts onto N. Lincoln Park West. Unlike the north side, the east facade has an asymmetrical layout. On its far south end, the facade features two projecting bays. The one at the far south end is a rounded bay, and the adjacent projecting bay is semi-hexagonal. Just north of these bays, a long flat elevation culminates in a rounded corner towards its north end. A recessed bay beyond this is the east side of the north facade's east outer bay.

The apartment building's secondary entrance is located near the north end of this facade. The entrance is tucked back, forming a shallow vestibule supported by two Doric columns. Unlike the octagonal columns at the north entrance, these are cruciform in plan. A limestone entablature above the columns features triglyphs in relief. Like the main entrance on W. Fullerton Parkway, this eastern entrance has glazed double doors that are flanked by tall sidelights with decorative iron grills. Above the main entrance, a pair of double-hung windows are framed by a limestone surround and topped with an ornate limestone entablature. The surround is flanked by limestone quoins. Like the north facade, an ornamental railing stretches across the base of these windows, forming a faux balconette.

Many elements of the north facade are echoed across the east facade. These include limestone string courses, quoins, and limestone surrounds. At the raised basement level, the window types and security grilles of the north facade are repeated here. Nearly all of the east facade's windows are eight-over-one double-hungs.

An unusual element of the east façade is the rounded corner near its far north end. It features curved eight-over-one double-hung windows. The curved projecting bay at the south end of the facade has similar curved windows. Another anomaly of this facade is a single door just north of the hexagonal bay. This entrance is more utilitarian in character than the other two entryways.



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A limestone cornice runs across both primary façades above the upper story windows. The façades terminate in a flat brick parapet that features areas of open strapwork. This treatment, which has a distinctly English flair, is most pronounced at the top of the north facade's five-sided bay. Here, the entire parapet comprises open strapwork, and each corner is embellished with an ornamental finial.

The building's outer south façade runs flush with the adjacent building at 2344 N. Lincoln Park West (outside of the APE), and is not visible from the street. (The less public, inner court façades can be accessed from the alley west of the building). Double-hung windows punctuate the façade and an exterior fire escape extends from the first to the fourth stories on the east end of the south façade.

The west façade fronts onto a narrow alley, providing access to the rear of the building and faces the east façade of 325 W. Fullerton Parkway (LP02). Face brick wraps around the northwest corner of the building, and meets with brown common brick, which extends along the remainder of the west facade. Double-hung windows punctate this elevation at each story and utilitarian entrances are found at the ground floor level. At the far south end of the west façade, an exterior fire escape extends from the second to the fourth story.

Today, the Aztec Apartment Condos at 305 W. Fullerton Parkway/ 2350 N. Lincoln Park West possesses excellent integrity overall. The existing double-hung windows and French doors appear to be original. As evidenced by the photograph published in 1922, historically, the window frames were painted in a light color. The window frames are painted a much darker color today. Although this change slightly diminishes the property's integrity of design, the building retains integrity of location, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

The Aztec Apartment Building was erected in 1916, at a time when the area along W. Fullerton Parkway west of Lincoln Park was starting to become one of the city's most exclusive residential districts. While impressive mansions had been springing up in Lakeview north of Fullerton Parkway for a couple of decades, the area just south of Fullerton had remained largely unbuilt. An expansive open area directly west of the park served as the grounds for the Aztec Tennis Club. As multi-residences in the neighborhood were becoming increasingly fashionable, the owners of this property decided to sell the land for development in 1912. A large portion of the land was soon acquired by a real estate syndicate. The development group was headed by Joseph E. Swanson, a real estate professional who was simultaneously erecting an apartment building directly to the west at 325 W. Fullerton Parkway [LP02]. Architect Andrew Sandegren produced plans for both of these luxurious rental buildings. Fronting directly onto Lincoln Park on both its east and north sides, the 16-unit Aztec Apartment Building was considered especially desirable because of its close proximity to and magnificent views of the park and Lake Michigan.

Swedish immigrant Joseph E. Swanson (1882-1952) had become a partner in the Farnham, Willoughby & Co. real estate firm in 1909. He was soon involved in his own development projects, often with Farnham, Willoughby & Co. as broker. Swanson rapidly gained prominence in his field, and by 1914, he was serving as a director of the Chicago Real Estate Board. Around that same time, he teamed up with two of his friends, attorney and real estate broker Ralph Chester Otis (1870-1950) and hardware



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magnate William Gold Hibbard (1870-1920) to develop a high-grade apartment building at 1411 N. State Parkway. The trio hired architect Andrew Sandegren to design the handsome low-rise.

Like Joseph E. Swanson, architect Andrew Sandegren (1867-1924) was a Swedish immigrant who had arrived in the United States in 1888. After briefly working in Chicago, Sandegren moved to the East Coast. He trained under a number of architects before returning to Chicago and established his own practice here around 1898. Although he initially worked on a broad range of property types, Sandegren quickly grew to specialize in apartment buildings. He produced hundreds of multi-residential structures throughout the city and nearby communities. Sandegren was the architect of choice for many local developers, especially those who wanted to capitalize on the growing apartment building boom. Among his numerous North Side projects are a 1904 greystone two-flat 652 W. Sheridan Road [LV101] and a high-grade nine-unit apartment building at 1235-1245 N. Astor Street [NN61], which was completed in 1912.

In around 1915, a year or so after Swanson, Otis, and Hibbard completed their Sandegren-designed flat building at 1411 N. State Parkway, the three men began discussing teaming up on another project. They decided to do so with two additional partners—Swanson’s brother, Thurston B. Swanson (1885-1959) a successful builder—and another friend, John Holbrook Hardin (1866-1952) President of F.A. Hardy, a firm that manufactured eye glasses and other optical instruments.

The grounds of the Aztec Club had recently been put on the market for building purposes. The private tennis club was located just west of Lincoln Park between Fullerton Parkway and Belden Avenue, and the landowners realized that the site had become quite attractive to developers. Joseph E. Swanson acquired two lots of former Aztec Club grounds to build a pair of high-grade apartment structures. (The other multi-residential building, developed solely by Swanson at 325 W. Fullerton Parkway would be completed in 1917 [LP02].) The five-member syndicate formed a trust, and Swanson transferred title to the land at the corner of Fullerton Parkway and Lincoln Park West to the five trustees. The trust received a \$200,000 loan from the Hiberian Banking Association for the Aztec building, a project with an estimated construction budget of \$300,000.

In March of 1916, the *Economist* announced that work had begun on the syndicate’s corner building. The article explained that Sandegren had designed the structure in the “English manor style of the Jacobean period.” It would rise four stories on an English basement and contain 16 enormous apartments. (Many of them were ten-room suites with four bathrooms.) Joseph E. Swanson’s brother’s firm of T.W. Swanson & Co. was general contractor and his Willoughby & Co. (where he still a partner) served as rental agents for the flat building. Completion was anticipated that October.

Built on a prime corner location, the building offered unobstructed views of Lincoln Park and the lakefront from both of its primary facades. With expansive bays of windows and glassy French doors, as well as rear light courts, the apartments had excellent light and ventilation. Each unit had high ceilings, exquisite woodwork, a working fireplace, and at least two servants’ rooms. The building had two elevators manned by elevator operators, and its own private laundry room.

As the five sponsors of the Aztec Apartments had intended, affluent Chicagoans quickly entered into leases for apartments in the building. In fact, on April 13, 1916—months before the structure’s completion, the *Chicago Tribune* reported that all but two of the units had already been rented. When



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completed that October, the building's original tenants included a member of the development team, John H. Hardin and his wife, Anna. The couple lived in one of the easterly-facing apartments. Anna Hardin's brother, John Sidney Burnet, President of the Burnet Kuhn Advertising Company, was also one of the building's initial tenants. He lived there with his wife Jane, and their young son, Robert.

Peter S. Theuer, President of Schoenhofen Brewery, was another original tenant. He and his wife Alma, resided with her mother and the couple's two children. The family had a live-in nurse, cook, and maid. Among the many other prominent early tenants were bank president Oren B. Taft and his wife Frances; Dr. Frank Allport, a leading eye specialist, and his wife Katherine; and manufacturer and philanthropist Alfred D. Plamondon, who shared a spacious unit with his wife Lillian and their four children. While residing in the building, A.D. Plamondon was a part-owner and director of the Chicago Cubs baseball team. He went on to serve as Vice-President of the Cubs, and also briefly as Lincoln Park Board President.

Many of the original tenants had entered into three-year leases. Although some of them then moved to other locations, the building continued to be filled with elite Chicagoans in the 1920s. They included several owners of manufacturing companies, bankers, widows of successful businessmen, and a commission broker. Residents of this era often maintained more than one home. For example, Dr. Stephen R. and Mary Pietrowicz who lived at 305 W. Fullerton Parkway through most of the year, also had a summer home called "Sunny Croft," in Lake Geneva, Wisconsin. Pietrowicz was a brain specialist who had formerly served as superintendent of the Cook County Insane Asylum.

Among the building's most noteworthy dual-home families of this period were the Shaws. Howard Van Doren Shaw (1869-1926) was a talented architect who often received commissions from socially prominent Chicagoans. In 1897, he designed his own family summer home, called Ragdale, in Lake Forest, Illinois. His wife, Frances Wells Shaw, was an accomplished poet and playwright. The couple had three daughters. Shaw's large body of work includes a co-operative apartment building at 1130 N. Lake Shore Drive [NN41], where he and his family lived from 1911 to 1918. When the Shaws moved into a spacious apartment at 305 W. Fullerton Parkway the following year, their oldest daughter, Evelyn had her own home nearby on the North Side. (She was married to John T. McCutcheon, a well-known Chicago cartoonist.)

The two younger Shaw daughters, Sylvia and Frances Theodora, lived with their parents in their unit overlooking Lincoln Park. Sylvia had studied sculpture under Albin Polasek at Chicago's School of the Art Institute. After graduating in 1919, she continued her training as a sculptor in New York and Paris, but she also spent time in Chicago and Lake Forest hosting dinners and attending society events. Sylvia Shaw set up a sculpture studio in the basement of the Aztec Apartments. She married attorney Clay Judson in 1921, and he moved into the family's Chicago apartment. Sylvia Shaw Judson gave birth to the couple's first child, Alice Judson the following year. The Shaws and the Judsons moved out of the building in 1923.

Throughout the 1920s, the building rarely had vacancies and monthly rental costs rose steadily. That changed, however, after the Stock Market Crash of 1929. According to the *Reports of the United States Board of Tax Appeals September 1, 1933 to February 28, 1934*, the Aztec Apartments' total annual rental income of approximately \$84,000 in 1926 plummeted to roughly half that amount by 1934. Despite the



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lower rental fees and an increase in vacancies, affluent families continued to lease the building's spacious apartments during the Depression era. In fact, nearly every family recorded in the U.S. Census Records of 1930 and 1940 still had one to three live-in servants.

Among the notable residents of the mid-1930s were Rufus C. Dawes and his family. The brother of Charles Dawes, the U.S. Vice-President from 1925 to 1929, Rufus Cutler Dawes (1867-1940) was a successful businessman who served on several important government commissions in the 1920s including one that created the Dawes Plan. He, his wife Helen Palmer Dawes, and their three children lived in Evanston, Illinois, and were active in society and civic affairs there. Rufus was appointed as president and Helen as social chair of A Century of Progress, Chicago's second world's fair. The family began leasing a unit at 305 W. Fullerton Parkway in 1932 so that they could be closer to the fairgrounds. In 1933, the couple hosted their daughter Margaret's wedding in the apartment. The fair was extended for a second season in 1934.

The building had many other elite residents throughout the 1930s and 1940s, such as Charles R. Crane, vice-president of a famous family-owned plumbing supply company; Alvin H. Sanders, a prolific agricultural journalist and editor; and Frank Dillbahr, an incorporator and director of Wells-Gardner & Co., a manufacturer of radios and electronics. Ralph C. Otis, one of the five Aztec Apartment trustees and his family also resided in the building at this time. In addition to his contributions to Chicago as an attorney and real estate broker, Otis had served as chairman of the Progressive national convention that had nominated Theodore Roosevelt in 1912. He lived out the remainder of his life as a resident of 2350 Lincoln Park West, and his widow, Sarane Seeley Otis, lived there until her death in 1968.

Some tenants of the 1950s and 1960s were quite active in Jewish causes and philanthropy. For example, Mrs. Ethel Canne, a resident of the early 1950s, was quite involved with the Conference of Jewish Women's Organizations, while later in the decade, another tenant, Herbert A. Loeb served on Chicago's executive board of the National Conference of Christians and Jews. Judge Hyman Feldman lived in the Aztec Apartments with his wife Lillian and their children for at least a decade between the late 1950s and 1960s. The Feldmans were very active in Chicago's Jewish community. The entire family visited Jerusalem in 1961 to attend a conference that honored the 10th anniversary of the Israel Bond program. As part of the event they met with Israeli Prime Minister David Ben-Gurion and other dignitaries.

During the early 1970s, an apartment in the building was included in a tour of historic homes in Lincoln Park. A *Chicago Tribune* article promoting the event suggested that the walking tour highlighted "the ever-changing Lincoln Park area, where old houses are being restored faster than building inspectors can inspect." The Aztec Apartments were converted to condos in 1978. The property has been a well-maintained and highly-desirable condominium structure since that time.



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NRHP RECOMMENDATION	DATE LISTED
Eligible	N/A
NRHP CRITERIA	
<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> Not Applicable	
NRHP CRITERIA CONSIDERATIONS	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

The building at 305 W. Fullerton Parkway/ 2350 N. Lincoln Park West has been evaluated for significance under the National Register of Historic Places Criteria A, B and C. Completed in 1916, when luxurious apartment buildings had just become fashionable in the Lincoln Park neighborhood, the four story corner structure meets with Criterion A. Numerous individuals who made important contributions to business and manufacturing, arts, philanthropy, and Chicago’s social history have been associated with the building over the years. They include sculptor Sylvia Shaw Judson, who lived and worked here, and Rufus and Helen Dawes who resided and hosted their daughter’s wedding in the building while spearheading Chicago's second world’s fair. Because of these and associations with several other significant individuals, the property meets with Criterion B. An early luxury apartment structure designed by the talented architect, Andrew Sandegren, the building is eligible for listing under Criterion C. The property possesses excellent integrity.

NRHP RECOMMENDATION

Possessing significance to the community, architectural significance, and excellent integrity, the property warrants listing either individually or as a contributing property to a proposed Fullerton Parkway-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed Fullerton Parkway-NLSD Historic District extend along the south side of Fullerton Parkway from N. Lincoln Park West to the alley just west of 399 W. Fullerton Parkway. See Appendix B.

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Photo 1 – 305 W. Fullerton Parkway/ 2350 Lincoln Park West



305 W. Fullerton Parkway/ 2350 Lincoln Park West, view looking south from W. Fullerton Parkway toward North façade



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**305 W. Fullerton Parkway/
2350 Lincoln Park West**
SURVEY ID LP01

Photo 2 – 305 W. Fullerton Parkway/ 2350 Lincoln Park West



305 W. Fullerton Parkway/ 2350 Lincoln Park West, view looking southwest from the intersection of W. Fullerton Parkway and Lincoln Park West toward East façade



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

325 W. Fullerton Parkway
SURVEY ID LP02

NAME

Park Fullerton Reside Apartments

OTHER NAME(S)

N/A

STREET ADDRESS

325 W. Fullerton Parkway

COMMUNITY AREA

06

TAX PARCEL NUMBER

14-33-201-002-0000

YEAR BUILT

1917

SOURCE

Chicago Building Permit

DESIGNER/BUILDER

Andrew Sandegren

STYLE

LATE 19TH AND 20TH CENTURY
REVIVALS

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick, Limestone

ROOF

Built-up

DESCRIPTIVE NOTES

Completed in 1917, this handsome seven-story apartment building at 325 W. Fullerton Parkway is clad in red brick and trimmed in limestone. The flat-roofed structure is U-shaped in plan, with a rear center light court. Its primary north facade features two projecting semi-hexagonal bays in its center and chamfered corners at its outermost bays. As evidenced by images in Google Maps, the north facade's original windows were all replaced in late 2017 or early 2018. The profiles of these replacements are somewhat heavier than the originals. Most of the replacement windows are double-hungs with faux divided lights in the upper sashes. Some of them replaced original casement windows and French doors.

The primary north façade features a pleasing visual contrast between red brick and light-tan colored limestone. The facade's two-story base is clad in smooth limestone, with projecting horizontal bands stretching across the first story and subtly-visible limestone blocks along the second story. Nearly the entire base is clad in limestone, with the exception of window openings at the outermost bays of the second story where simple red brick areas are edged with limestone.

The front door is symmetrically placed within the central bay between the two semi-hexagonal bays. The entryway is topped with a limestone entablature that is only partially visible due to the canopy that covers the walkway leading up to the front door. Beneath the canopy, a glazed wooden front door is



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NRHP RECOMMENDATION Eligible

325 W. Fullerton Parkway
SURVEY ID LP02

flanked by tall sidelights and appears to be original. On the second story, there are double-hung replacement windows in all except the easternmost and chamfered corner bays. At this level, only the easternmost bay holds divided-light casement windows. Within the eastern chamfered corner, there are French doors with divided lights. (Originally, the western chamfered corner had a matching set of French doors.) Balconettes with limestone balusters extend across the base of the openings in both of the chamfered corners.

A limestone string course runs across the top of the north facade's base, providing a transition to the five stories of red brick that rise above it. The windows of the projecting bays are framed by continuous surrounds of smooth limestone blocks. The window openings of the outer bays are framed by smaller limestone surrounds. Simple smooth limestone quoins edge the brick at the outer edges of the east and west outer bays. Beyond this, the chamfered corner bays are clad in smooth limestone blocks, with small areas of red brick at some of the stories. Historically, all of the chamfered bays held French doors. However, all except the second story eastern chamfered bay, hold double-hung replacement windows today. Although these openings no longer house French doors, their original ornamental iron balconettes remain. A limestone cornice runs across the façade above the seventh story. The façade terminates in a brick parapet with limestone coping and small ornaments centered above the projecting bays and chamfered corners.

The east façade runs along an alley providing access to garage door openings towards the rear of the building. This secondary facade is clad in the red common brick and fenestrated with windows, many of which appear to be original. Service entrances are located at the ground level. The west secondary façade is only partially visible and faces the east secondary façade of 2355 N. Commonwealth [LP04]. The south façade is not visible from the public way.

The 325 W. Fullerton Parkway building possesses very good integrity overall. Replacement windows that don't fully match the type and profiles of the original have somewhat diminished the building's integrity of design. However, the building retains integrity of location, materials, workmanship, setting, feeling, and association.

HISTORY/DEVELOPMENT

The elegant apartment building at 325 W. Fullerton Parkway was created for elite Chicago tenants. Joseph E. Swanson, a successful real estate professional, developed the property in 1917 as an investment, and it later became his family's longtime home. While this structure was under construction, Swanson was also involved in the development of the Aztec apartment building directly to the east at 305 W. Fullerton Parkway/ 2350 N. Lincoln Park West [LP01]. Andrew Sandegren, an architect who specialized in multi-family residences, produced both of these luxurious rental buildings.

Born in Sweden, Joseph E. Swanson (1882-1952) immigrated to America with his family during his childhood. At the age of only 17 years old, Swanson was working as the foreman of a factory in Chicago. By 1908, the ambitious young man had become manager of the Farnham, Willoughby & Co. real estate company. The following year, he became a partner of the firm. Swanson was soon making his own real estate investments, often with Farnham, Willoughby & Co. as broker. Swanson continued to gain prominence in Chicago's real estate circles, and by 1914, he was serving as a director of the Chicago Real Estate Board.



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NRHP RECOMMENDATION Eligible

325 W. Fullerton Parkway
SURVEY ID LP02

During the mid-1910s, the development of high-grade apartments had become quite lucrative, especially multi-family residences with spacious units on the lakefront near Lincoln Park. Around 1914, land on Fullerton Parkway that had previously been the grounds of the Aztec Tennis Club was available for development. Swanson soon purchased two lots to develop a pair of contiguous apartment buildings, this seven-story structure at 325 W. Fullerton Parkway, and the Aztec, directly to the east at 305 W. Fullerton Parkway/ 2350 N. Lincoln Park West [LP01]. He developed 325 W. Fullerton Parkway on his own and the Aztec as part of a real estate syndicate. Swanson hired architect Andrew Sandegren to design both of these fine apartment structures.

Like Joseph E. Swanson, architect Andrew Sandegren (1867-1924) was a Swedish immigrant who had arrived in the United States in 1888. He worked in Chicago, New York, and Boston before settling in Chicago in 1892, and establishing a solo practice several years later. Although Sandegren's structures varied in style, he quickly grew to specialize in apartment buildings. Over a period of three decades, he designed hundreds of multi-family structures throughout Chicago, the suburbs, and nearby cities such as Rockford. Sandegren's architectural services were in high demand, and his work appeared frequently in architectural magazines. According to the *Swedish Element in Illinois*, one reason that Sandegren was so successful was that he imparted "residential character to his buildings, combining an air of refinement, dignity, and good taste." These characteristics were undoubtedly just what Joseph Swanson had in mind for his buildings on Fullerton Parkway.

In January, 1917, the *Chicago Tribune* reported that Joseph E. Swanson was erecting a seven-story-tall building at 325 W. Fullerton Parkway -- a project with a total investment of more than \$300,000. Illustrated with a rendering signed by Sandegren, the article reported that this "exceedingly high grade apartment" structure would overlook Lincoln Park. Sandegren's design capitalized on the site's unobstructed views of Lincoln Park. There were two apartments per story. Each unit had a living room that featured a generous five-windowed bay as well as an adjacent breakfast room with more windows and a set of French doors that would open onto a Juliette balcony at the canted corner. In addition to those spaces, each of the sizable apartments included a 12-square-foot reception room, large dining room, three or four bedrooms, an equal number of bathrooms, and two or three maids' rooms. These apartments were clearly aimed at wealthy families with a retinue of servants, and they succeeded in attracting this clientele.

Soon after the building's completion in the fall of 1917, its 12 nine- and eleven-room apartments were filled with well-to-do Chicagoans. Among the original tenants was Paul Tietgens, a German immigrant "millionaire broker" at the Chicago Board of Trade. On September 22, 1917, less than six months after the United States entered WWI, the *Tribune* reported that "Uncle Sam" had classified Tietgens as an "alien enemy" due to his nationality. Because Tietgens had to limit his movements to a certain zone near his business, he sold the family's Evanston home and moved into an apartment in 325 W. Fullerton Parkway with his wife, Virginia, the couple's two teenage daughters, and two servants. Tietgens was not allowed to go near a naval encampment on Lake Michigan, so he sold his famous racing yacht, the *Dorello*, which he had purchased from the Vanderbilt family. Despite his government classification, Paul Tietgens & Co. continued to prosper, and the family remained as occupants of the building for a number of years.

Another original tenant was heiress Augusta Lehman. In 1918 she was already living by herself in the building (presumably with the companion, servant, and cook listed in the 1920 census) when she



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PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

325 W. Fullerton Parkway
SURVEY ID LP02

inherited one-sixth of her mother's \$3.625 million estate. In contrast to Lehman's single status, the household of Eugene Pearson included his wife, daughter, son-in-law, and grandchild. When he died in 1920, the retired banker left a substantial estate (at least a half million dollars).

During the 1920s, the coterie of business executives, attorneys, and brokers who lived in the building included George Hollandsworth, president of the Old Reliable Truck Motor Company; and Charles E. Bushnell, a partner in the firm of Vaughn & Bushnell, a well-known manufacturer of tools and hardware. Census records of 1920 indicate that tenants of every apartment in the building had at least one domestic servant, and several families had three live-in servants.

Census records of 1930 dated to only half a year after the stock market crash, and reflect the lingering prosperity of the Roaring '20s. By this time, Joseph E. Swanson had moved to 325 W. Fullerton Parkway with his wife, Esther, and their two sons. The couple's older son, Joseph B. Swanson, had joined his father's real estate business. Rental costs were still very high-- as much as \$400 to \$500 per month (the equivalent of approximately \$7,000 today.) Willoughby & Co. ran ads for units in this building along with others in nearby locations including the neighboring 305 Fullerton/ 2350 Lincoln Park West structure. The census also shows that every household had a radio and still maintained between one and three live-in servants. The England-born Ernest and Catherine Rechitt even had a butler (he and their maid were the only non-white residents of the building, most of the other servants hailing from Ireland or Scandinavia).

By 1940 it was clear that even this building was not immune from the impact of the Great Depression. There were three empty units and rents were at about half of their previous level, now ranging from \$165 to \$250. In August of that year, 325 W. Fullerton Parkway was one of the buildings featured, along with a photograph, in the *Chicago Tribune's* article, "Trend Toward Smaller Apartments Brings Rebuilding Activity." It noted that architects Walton & Kegley (successor firm to Benjamin Marshall's practice) had been hired to divide the 12 apartments into 47 units of three and four rooms. The article cited J.B. Swanson as saying, 12 of the divided apartments had already been leased. A display ad in September of that year included a photo of the building and the headline, "ELECTRIC COOKING now a feature in these BEAUTIFULLY MODERNIZED APARTMENTS." A smaller ad in December said "Only a few choice apartments left in Chicago's newest 3 and 4 room apartment building. G.E. kitchens, doorman, laundry, maid facilities, prices \$60 up."

With J. B. Swanson working alongside his father, the business carried on after the demise of E.M. Willoughby in 1943. Patriarch Joseph E. Swanson continued to live at 325 W. Fullerton Parkway until he died in 1952. Just five years later, Joseph B. passed away, but the property stayed in the Swanson family.

In 2017, Joseph R. Swanson (great-grandson of the developer) sold the building to Chicago-based real estate investment firm Newcastle for \$18.7 million. Neighbors became worried when it was rumoured that the property would be razed and redeveloped with a new high-rise. However, the threat did not materialize; instead the 325 W. Fullerton Parkway building was rehabilitated as the Park Fullerton Reside Apartments. Ads for the one-, two- and three-bedroom units tout the fitness center, pet spa, and rooftop deck, and proclaim it a "pristine and beautifully preserved twentieth-century building."



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 NRHP RECOMMENDATION Eligible

325 W. Fullerton Parkway
 SURVEY ID LP02

NRHP RECOMMENDATION	DATE LISTED
Eligible	N/A
NRHP CRITERIA	
<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> Not Applicable	
NRHP CRITERIA CONSIDERATIONS	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

The building at 325 W. Fullerton Parkway was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Built in 1917 as a high-grade apartment building designed for Chicago's elite, the property meets with Criterion A. Although many interesting individuals lived in the building over the years, none made contributions to history sufficient to warrant the building's listing under Criterion B. Designed by Andrew Sandegren, an accomplished Chicago architect, the elegantly styled apartment building meets with Criterion C. The property possesses very good integrity.

NRHP RECOMMENDATION

Possessing significance to the community, architectural significance, and very good integrity, the property warrants listing either individually or as a contributing property to a proposed Fullerton Parkway-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed Fullerton Parkway-NLSD Historic District extend along the south side of Fullerton Parkway from N. Lincoln Park West to the alley just west of 399 W. Fullerton Parkway. See Appendix B.

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Photo 1 – 325 W. Fullerton Parkway



325 W. Fullerton Parkway, view looking south from W. Fullerton Parkway toward North façade

Photo 2 – 325 W. Fullerton Parkway



325 W. Fullerton Parkway, view looking southeast from W. Fullerton Parkway toward Northwest chamfered corner



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2355 N. Commonwealth Avenue
SURVEY ID LP03

NAME

2355 N. Commonwealth Avenue

OTHER NAME(S)

N/A

STREET ADDRESS

2355 N. Commonwealth Avenue

COMMUNITY AREA

06

TAX PARCEL NUMBER

14-33-201-001-0000

YEAR BUILT

1913

SOURCE

Chicago Building Permit

DESIGNER/BUILDER

Marshall & Fox

STYLE

LATE 19TH AND 20TH CENTURY
REVIVALS

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick, Limestone

ROOF

Built-up

DESCRIPTIVE NOTES

Completed in 1913, the cooperative apartment building at 2355 N. Commonwealth Avenue rises three stories over a high raised basement. It was designed by Marshall & Fox in an exceptionally desirable location facing onto Lincoln Park. The flat-roofed structure is essentially a long rectangle in plan, oriented north-south along N. Commonwealth Avenue. Clad in brown brick, the building is enlivened by its unusual brick patterning with contrasting light mortar and limestone details. The majority of the windows appear to be original as evidenced by a historic photograph. However, there are also a few replacements that closely match the appearance of the originals.

Overall, the form and detail of this west façade sets the tone for the entire building. A smooth, wide limestone water table with a molded top sits beneath the brown brick walls. The brickwork is laid in an English bond pattern, with alternating courses of stretchers and headers. With its contrasting wide, light-colored mortar joints, the brickwork gives the facade the appearance of a textile. The building corners are accented with heavy limestone quoins. A limestone band separates the high raised basement from the upper three residential stories.

Asymmetrically placed towards the north side of the west facade, the building's entrance sits within a Tudor style limestone surround flanked by heavy quoins. A pair of wood-framed double doors with



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sidelights is topped by a broad, segmental, limestone arch with a circular limestone boss above the doors. Small, black sconces flank the door. Above the door is a deep, black, flat, metal overhang, held on chains, that shelters the sidewalk and the entrance. This overhang, which features small decorative shields around the outer edge, appears to be original.

All of the window openings on the west facade have brick, segmentally-arched tops and limestone sills. Most of the windows are single double-hungs with divided lights in their upper sashes. At the raised basement level, the northernmost bay holds a pair of double-hungs. All of the windows at this lower level have iron security grilles on the outside. The upper three stories all have identical window configurations. While most of the fenestration is comprised of single double-hungs, there is a series of four double-hungs at the north end of the facade, and some paired double-hungs to the south of the entryway. Unlike most of the windows, the series of four have eight-over-eight divided lights. As evidenced by a historic photograph, the windows on the upper three stories along N. Commonwealth Avenue, originally had roll-out awnings to protect the lower sash from rain. Additionally, one of the main differences today, is that the window frames, which were originally painted in a light color, are now black. While the majority of the windows appear to be original, the few replacement windows closely match the originals.

Several handsome details are found at the upper reaches of the west facade. A beautifully molded limestone cornice runs beneath a flat brick. Rising above the parapet, just north of the entrance, a chimney is highlighted with decorative brickwork. A second, simple, square chimney with a limestone cap can be seen rising from the middle of the roof behind the parapet.

The narrow north façade echoes the brickwork of the west elevation. All of its window openings have the same arched brick tops. However, the fenestration of this W. Fullerton Parkway facade differs from the west facade in several ways. This north facade features broader expanses of windows to capture views of the park and the lake. Most of the windows here are not double-hungs. Rather, there are triple-hung and casement windows as well as French doors. At the westernmost bay of the upper three stories, broad and tall triple-hung windows each have 14 panes in two rows. Just to the east, two sets of tall French doors with divided lights stand behind exterior storm doors. Both the western windows and the French doors are fronted with balconies with iron railings that are supported by deep, volute-shaped limestone brackets. The easternmost window grouping consists of six casement windows, each with divided lights. Like the windows of the west facade, all of the north facade windows have black frames. All of these windows appear to be original.

One of the north facade's most interesting features is its chimney which rises the full height of the building. Asymmetrically located towards the west of this elevation, the chimney projects beyond the facade in steps. Heavy limestone quoins frame the chimney at the first-story level, and additional buttress-like limestone ornaments mark the base of its third story. The chimney extends above the flat parapet.

The east façade faces a ten-foot-wide open space between this building and the tall apartment block to the east. The English bond brickwork wraps around the corner, but switches from brown face brick to common red brick after the first bay. There is another wide grouping of casement windows in the first bay. Immediately to the south of this first bay, the red brick facade is unfenestrated. Further south, the east façade recedes and is not visible from the public way.



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The south facade fronts onto the building's one-story garage. The westernmost bay of the south façade has the same brickwork and detailing as the west and the north facades. It features a series of three double-hung windows, except at the third story, where the original double-hungs were replaced with modern casements. The facade steps back to the east of this bay and the masonry shifts to common red brick. The remainder of the facade is not visible from the public way.

A small gangway separates the building from the original, single-story garage. The garage spans the full width of the lot. It features the same English bond brickwork as the main building, except for the south alley-side facade, which is red common brick. A shallow, flat parapet protects the slightly-sloped, flat roof. A single door opens onto the sidewalk at the north end. It is matched by a single window on the south. There are three, double-car garage doors along the alley.

The cooperative apartment building at 2355 N. Commonwealth Avenue possesses excellent integrity today. Although the dark painted window frames slightly diminish the property's integrity of design, the building retains integrity of location, setting, materials, workmanship, feeling and association. The structure retains many of its original windows as well as most of its other historic features.

HISTORY/DEVELOPMENT

Located on the site of a former cemetery, Lincoln Park had evolved into one of the city's loveliest greenspaces by the turn of the 20th century. Luxurious apartment buildings with spacious units soon sprang up along the nearby blocks overlooking the park. Among them was a fine corner building at 2355 N. Commonwealth Avenue, which was completed in 1913. Businessmen and elite Chicagoans Walter Schuttler and Charles E. Rollins, Jr. developed the three-unit building to serve as an investment property as well as their own homes. They hired the talented and socially prominent firm of Marshall & Fox to design their handsome structure.

By 1910, the neighborhood just west of Lincoln Park was starting to become one of the city's most exclusive residential districts. There were several impressive mansions along the lakefront north of Fullerton Avenue, but the area just south of Fullerton was largely unbuilt. A large stretch of open land between Fullerton Parkway and Belden Avenue was occupied by the grounds of the Aztec Tennis Club. As high-grade apartment buildings with spacious units were becoming increasingly fashionable in this enclave, the owners of the tennis club property decided to sell their land for building purposes. In 1912, they put the land up for sale and informed the Aztec Club's directors that they must vacate the site.

Walter Schuttler and Charles E. Rollins, Jr. soon acquired a lot at the southwestern end of the tennis club grounds. Their project at the southeast corner of Fullerton Parkway and N. Commonwealth Avenue would be the first of three apartment developments to occupy the Fullerton Parkway edge of the former tennis grounds. (The other two structures-- the Aztec Apartments at 305 Fullerton Parkway/2350 Lincoln Park West [LP01] and the 325 Fullerton Parkway [LP02] building were both completed in 1917). Schuttler and Rollins had been friends for at least two decades. In the 1890s they were two of the three officers of the Korma Club, a social club that sponsored dances for young people during "the season." The two often attended other society events and took fishing trips together.

Both sponsors of the apartment building project were from extremely prominent families. Born in Chicago, Walter Schuttler (1876-1943) was the grandson of Peter Schuttler, founder of one of the



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nation's most successful wagon and carriage manufacturing firms. (The younger Schuttler was also a nephew of millionaire St. Louis brewer Adolphus Busch.) In 1902 Walter Schuttler married heiress Florence Tatham and the couple began maintaining both a city residence and a large house at the Chicago Golf Club in Wheaton, Illinois. Schuttler served as secretary of the family's wagon works company and eventually became the president of the firm.

Born in Pennsylvania, Charles E. Rollins, Jr. (1875-1957) was raised in Chicago. He gained valuable business connections and inherited significant wealth from his father, Charles E. Rollins, Sr. an insurance broker and publisher of a weekly insurance magazine. Rollins, Jr. founded his own insurance brokerage firm, Rollins & Burdick (later known as Rollins Burdick Hunter Company). In 1908, the same year that his father passed away, he married a young widow, Bertha Hollenbeck Ortiz. Four years later, Rollins and his friend Walter Schuttler purchased the land for their spacious three-unit low-rise. They hired architects Marshall & Fox to design their building.

Born into a well-to-do family on Chicago's South Side, Benjamin H. Marshall (1874-1944) began his training in architecture in 1893. In only a few short years, architect Horatio R. Wilson, who had helped train Marshall, asked him to be his partner. Wilson & Marshall specialized in high-end residential buildings. Marshall, who had exceptional design skills, launched his own firm in 1902. Three years later, he went into partnership with Charles E. Fox (1870-1926). At the time, Marshall had begun work on one of the city's first luxury apartment buildings at 1100 North Lake Shore Drive. (Built for his father, the Marshall Apartments no longer exists.) A graduate of MIT, Fox managed the firm's projects and was known as an ingenious engineer. Both men belonged to numerous clubs and were well-connected within the upper echelons of Chicago business and society.

During the 1910s and 1920s, Marshall & Fox was one of the most sought-after firms for elite Chicago clients. They had become the city's premier designers of luxury apartments and hotels. Interestingly, Robert DeGolyer, another MIT-educated architect, was working for Marshall & Fox when 2355 N. Commonwealth Avenue was on the drawing board. (DeGolyer went on to establish his own practice as a specialist in luxury apartments and his work includes several noteworthy buildings within the APE.) The Marshall & Fox-designed structures within the APE include 1550 N. State Parkway [NN121], 999 North Lake Shore Drive Apartments [NN25], the Steward Apartments at 1200 North Lake Shore Drive [NN43], the Breakers at 199 East Lake Shore Drive [NN29], the Drake Hotel [NN23], and the Bernard Eckhart House at 1530 N. Lake Shore Drive [NN92]. Benjamin H. Marshall went on to design and co-develop 209 East Lake Shore Drive [NN28], the Edgewater Beach Apartments at 5555 N. Sheridan Road [EG07], and the Drake Tower Apartments at 179 E. Lake Shore Drive [NN31].

For Schuttler and Rollins, Marshall & Fox produced a fine building with distinctive brickwork. The entrance to this luxurious apartment building was discreet and elegant, leading to a foyer with a centrally-located elevator. Each of the full-story 5000-square-foot apartments had fourteen rooms. Large beautifully detailed entertaining spaces faced the park to the north. The rear of each apartment included four bedrooms and three and a half baths. Each unit had a two-car garage. A janitor and his wife, Conrad and Sophia Stock, resided in their own unit in the raised basement level. The rest of this story may have had additional rooms for servants and storage space.



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The Schuttler and Rollins families moved into their spacious units in the 2355 N. Commonwealth Avenue building soon after its completion in the fall of 1913. Each occupied a full story of the corner building. Charles and Bertha Rollins had no children, but her father lived with them, and by the time of the 1920 Census, they had five live-in maids. The Schuttlers had two daughters and the family lived in their unit with two maids and a cook. The Schuttlers are also known to have had a chauffeur. Around the time that the building was being constructed, the popularity of automobiles had begun to have an impact on the family's wagon manufacturing company. Thus, Walter and Florence Schuttler started a new business, the Ideal Roller Manufacturing Company, a firm which became a primary supplier of rollers to printers.

By the late spring of 1917, Schuttler and Rollins were leasing their third unit to Florence Mair (1870-1925), a wealthy widow. That same year, she married Dr. Thomas H. Lewis (1872-1926), an esteemed Chicago physician, and the couple made her 2355 N. Commonwealth Avenue apartment their home. Like the building's two owners, the Lewis' were both wealthy and active in Chicago society. Mrs. Lewis was the heiress to two fortunes: one derived from her family's coffee business and the other from her first husband, Charles A. Mair (1844-1915). Although the Lewis' had no children, they took great pleasure in entertaining. They hosted lavish parties in their apartment, including events to celebrate the "coming-out" and engagements of their nieces.

After Dr. Lewis died in 1926, the Ripple family moved into the third unit. Warren Ripple (1877-1936) had started out as a car manufacturer, but he was an avid boater and by 1930 he was the owner of marine manufacturing company, Johnson Motors. Like Dr. Lewis, he married well. His wife, Bertha Honoré Ripple (1904-1945), was half his age and a niece of Potter and Bertha Honoré Palmer. At the time of their "surprise" marriage in 1922, the younger Bertha was considered "one of the most popular debutantes in Chicago." By 1930, the couple's household included Bertha's widowed mother, a daughter and a son, a nurse, two maids, a cook and a chauffeur. The Ripples moved from their apartment to the Gold Coast in the early 1930s. (After Warren Ripple's death a few years later, his young widow took her mother and children to live in the vicinity of Charles Town, West Virginia, which remained their primary residence for the rest of their lives.)

By the late 1930s, attorney and businessman Donald F. Bowey and his family were occupying the third unit of Schuttler and Rollins' building. The couple and their two children lived with two servants. In addition to being active in Chicago society, they were philanthropic. Donald Bowey served on numerous corporate boards, and his wife Anna Bowey was involved in a variety of important civic causes, such as the Margaret Etter Creche, a day nursery and employment agency for working class women. Their wealth was derived from Bowey's, Inc., a national manufacturer of flavored syrups for soda fountains and ice cream makers.

By 1940, the Schuttlers and the Rollinses still owned the building, but Charles and Bertha Rollins had a Florida home which they then considered their primary address. In 1945, two years after Walter Schuttler died, his widow, Florence Schuttler and the Rollinses sold the W. Commonwealth Avenue building. Its buyer, Jack Winkler was the son of Hungarian Jewish immigrants. He and his brother started working in their father's West Side hardware store by 1920. Several years later, the Winkler's moved their business to the North Side. They soon began investing in real estate on the near North Side. By the early 1960s, Jack Winkler had become a well-known "slumlord" with over two-hundred apartments and 1000 tenants. Although the City of Chicago forced him out of the landlord business, during the 1980s Winkler was later given a high level position in the Department of Streets and Sanitation.



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LP03

In 1946, the year after Jack Winkler purchased the Commonwealth Avenue building, he formed an entity known as 2355 Co-operative, Inc., and served as its president. It seems likely that this arrangement allowed his tenants to have some ownership interest in the building. At that time, Jack and his wife Laurette were living in one of the units. They leased the second-floor apartment to Joseph Makler, the owner of a large distillery, and his wife Lillian. The Makler's lease included a two-stall garage and chauffeur quarters, as well as private laundry, storage space, and a vault in the basement. By the mid-1950s, Herbert J. Beil, a wealthy businessman, and his heiress wife Anne Luria Biel were living in one of the building's units. Mrs. Biel was devoted to various charitable causes such as raising money for Weiss Memorial Hospital.

Winkler owned the building, or at least the co-operative's majority shares, until the late 1970s or early 1980s. In 1982, David S. and Linda R. Sher purchased at least one of the units. They resided there for over a decade. In 1992, Margaret A. and Richard C. Notebaert became residents. (Seven years later, they were the major benefactors of the Peggy Notebaert Museum.) Today, the structure at 2355 N. Commonwealth Avenue remains a desirable co-operative building with three spacious units.

NRHP RECOMMENDATION	DATE LISTED
Eligible	N/A
NRHP CRITERIA	
<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> Not Applicable	
NRHP CRITERIA CONSIDERATIONS	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

The building at 2355 N. Commonwealth Avenue has been evaluated for significance under the National Register of Historic Places Criteria A, B and C. Built in 1912-1913, when luxurious apartment buildings had just become fashionable in the Lincoln Park neighborhood, the three-flat meets with Criterion A. Several individuals who made important contributions to Chicago's business and manufacturing as well as philanthropic history lived in the building throughout the twentieth century. They included insurance broker Charles E. Rollins, Jr., wagon-maker Walter Schuttler, as well as philanthropists Anna Bowey, Anne Biel, and Richard and Margaret Notebaert. Because of these associations, the property meets with Criterion B. An early luxury low-rise apartment structure produced by the noteworthy architects Marshall & Fox the building is eligible for listing under Criterion C. The property possesses excellent integrity.

NRHP RECOMMENDATION

Possessing significance to the community, architectural significance, and excellent integrity, the property warrants listing either individually or as a contributing property to a proposed Fullerton Parkway-NLSD National Register Historic District.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2355 N. Commonwealth Avenue
SURVEY ID LP03

NRHP BOUNDARY

The boundaries for the proposed Fullerton Parkway-NLSD Historic District extend along the south side of Fullerton Parkway from N. Lincoln Park West to the alley just west of 399 W. Fullerton Parkway. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2355 N. Commonwealth Avenue
SURVEY ID LP03

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2355 N. Commonwealth Avenue
SURVEY ID LP03

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2355 N. Commonwealth Avenue
SURVEY ID LP03

Photo 1 – 2355 N. Commonwealth Avenue



2355 N. Commonwealth Avenue, view looking east from N. Commonwealth Avenue toward West façade

Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2355 N. Commonwealth Avenue
SURVEY ID LP03

Photo 2 – 2355 N. Commonwealth Avenue



2355 N. Commonwealth Avenue, view looking south from W. Fullerton Parkway toward North façade

Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2355 N. Commonwealth Avenue
SURVEY ID LP03

Photo 3 – 2355 N. Commonwealth Avenue



2355 N. Commonwealth Avenue, view looking northeast from N. Commonwealth Avenue toward South and West façades

Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2355 N. Commonwealth Avenue
SURVEY ID LP03

Photo 4 – 2355 N. Commonwealth Avenue



2355 N. Commonwealth Avenue, view looking southeast from the intersection of W. Fullerton Parkway and N. Commonwealth Avenue toward North and West façades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
SURVEY ID LP04

NAME

345 W. Fullerton Parkway

OTHER NAME(S)

345 Fullerton

STREET ADDRESS

345 W. Fullerton Parkway

COMMUNITY AREA

06

TAX PARCEL NUMBER

14-33-200-016-1001 through 14-33-200-016-1026;
14-33-200-016-1028; 14-33-200-016-1030 through 14-33-
200-016-1052; 14-33-200-016-1054;
remaining tax parcel numbers continued on page 9

YEAR BUILT SOURCE

1972-1973 *Chicago Tribune*

DESIGNER/BUILDER

Harry Weese & Associates

STYLE

MODERN MOVEMENT

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Concrete, Glass

ROOF

Built-up

DESCRIPTIVE NOTES

Designed by Harry Weese & Associates and completed in 1973, the 345 W. Fullerton Parkway high-rise complex comprises two identical 30-story towers, a one-story lobby structure, and a two-story parking garage. The structure is constructed of white concrete with soaring stacks of floor to ceiling windows and angled bays at its north and south facades. Diamond-shaped in plan, the flat-roofed towers are connected by the glassy lobby structure. The complex's tinted floor-to-ceiling fixed windows and sliding glass doors stand within bronze-colored frames. All of the windows and sliding doors appear to be original.

The two towers are staggered with the east tower set further back from Fullerton Parkway than the west building. Most of the space surrounding the towers is paved, with the exception of a low, triangular concrete planter filled with shrubs and flowers at the northeast side of the complex. Vehicular entrances at the site's northwest and southeast sides provide access to driveways, limited areas of surface parking, a drop-off area near the lobby, and the two-story garage structure at the south end of the complex.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
SURVEY ID LP04

The towers cantilever over the lobby and cover portions of the driveway. A series of tall, evenly-spaced load-bearing concrete piers, support the buildings. These evenly-spaced piers, which vary in height, are found on each facade of the bases of both towers. The 15-foot-high, one-story-tall glass-walled lobby is tucked back. Set on an angle, this one-story mass extends between the two towers. Its entrance faces northeast onto W. Fullerton Parkway and N. Commonwealth Avenue. An awning, constructed of canvas and metal, stands at an angle above the glassy entryway.

The sleek tall white concrete piers define the towers' bases. At each tower, the first level of apartments begins at approximately 30' above the ground, creating a sense of monumentality at the base of the complex. Above each base, the piers extend upwards, forming narrow vertical bands that rise all the way to the roofline. Much narrower horizontal bands extend across the floor plane of each story, forming a grid. This concrete grid holds metal-sashed fixed-pane windows and sliding glass doors. Window and sliding glass door configurations are varied at each story. Each of the windows is one-over-one with a lower pane that is about one-third smaller than the one above.

The north and south facades of the towers are nearly identical. They feature jagged-looking glassy bays which provide unobstructed views of Lincoln Park, the lakefront, and Chicago's downtown skyline. There are no full balconies on these facades. Rather, faux balconies with metal railings and fixed windows are randomly placed across the north and south facades of both towers.

The east and west are also nearly identical to one another. In addition to having fixed windows and faux balconettes, some of the openings feature shallow balconies with metal railings. Like the north and south facades, placement of windows, balconettes, and balconies are randomly placed across the east and west facades.

At the south end of the complex, the two-story garage runs the full width of the lot. The upper level provides exterior parking and the lower levels are enclosed. There are garage door openings at the northwest and southeast corners of the structure, as well as a third one along its west facade. The garage's west façade is accessible from the alley that runs along the south side of the complex. The structure's south façade is a continuous concrete wall with no openings abutting the alley .

Today, 345 W. Fullerton Parkway complex possesses excellent integrity. The building retains all seven aspects—integrity of location, design, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

During the 1960s, residential high-rises for upper-middle and middle-class tenants began rising in Lincoln Park, a neighborhood that had long been known for its fine single-family homes and elegant luxury apartment buildings. In 1972, Harry Weese, a respected Modern architect, was hired to design a double towered high-rise at 345 W. Fullerton Parkway. This striking complex had 220 units with modern amenities and spectacular views of Lincoln Park, the lakefront, and the skyline at affordable rental costs.

By 1972, one of the only remaining single-family houses along the stretch of W. Fullerton Parkway, east of N. Clark Street was Paschen family home at 345 W. Fullerton Parkway. (There was also another house directly to its west.) The Paschens' local legacy began in 1871, when Christian Paschen (1851-1908) started a tuck-pointing business and he became a success rebuilding Chicago after the Great Fire. Christian helped his two oldest sons, Frank H. and Henry D. Paschen, launch their own venture--the



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
SURVEY ID LP04

Paschen Brothers Construction Company, which opened for business shortly after the turn of the 20th century. A third brother, Jacob Paschen, joined the firm a few years later.

Henry Daniel Paschen Sr. (1882-1959), who had completed a degree at the Lewis Institute, took a lead role, and the Paschen Brothers achieved quick success. According to the *Economist*, the firm became “one of the largest and best known general contracting concerns in the city.” Among the noteworthy structures they erected during their early history were the Municipal Recreation Pier (Navy Pier), Senn and Carter Harrison High Schools, and the Clarendon Bathing Pavilion. Henry D. Paschen married Lillian M. Field in 1918, and by the late 1920s, the couple was able to purchase the large single-family home at 345 W. Fullerton Parkway. The 1930 US Census records indicate that they lived there with their daughter Marjorie, son Henry, and two cooks.

In 1938, the Paschen Brothers was renamed Paschen Contractors, Inc., and despite the Depression, the firm continued to grow. A second generation of Paschen family members began joining the business. By the mid-1950s, Henry “Buzz” Paschen, Jr. (1927-2004) had completed a degree at De Paul University and was working as an estimator for Paschen Contractors. Henry Paschen Sr. died in 1959, leaving a \$3 million estate to his wife, Lillian.

Over the next decade, Lillian continued to live in the family house at 345 W. Fullerton Parkway. She was quite dedicated to the Salvation Army, serving as general chairman of the organization’s annual Donut Day fundraiser. Henry Jr. lived nearby in the Gold Coast, and Marjorie was married and living with her husband, Robert O’Neil, in Evanston. The Paschen family members were quite savvy about real estate development. By the early 1970s, they knew that the spacious lots on which their home and the adjacent house sat could make way for a potentially lucrative residential high-rise. They became involved with an entity called Commonwealth Contractors Inc. to develop the project. (It is likely that they had additional partners in this endeavor.) Paschen Contractors, served as general contractors for the development. (By this time, Henry Paschen, Jr. was serving as president of the firm.) The development team selected architect Harry Weese to design their twin tower complex at 345 W. Fullerton Parkway.

Born in Evanston, Illinois Harry Weese (1915-1998) was educated at M.I.T., Yale, and Cranbrook. His fascinating career has been well documented, particularly in *The Architecture of Harry Weese* by Robert Bruegmann. Notably, unlike many other Chicago-born architects, he did become a Miesian acolyte. Rather, as was the case of his contemporary, Bertrand Goldberg, Weese fought to make 20th-century architecture more humane and visually interesting. He started his own firm in 1947, after returning from service in the Navy and doing a brief stint at Skidmore, Owings & Merrill. Almost immediately after launching his own firm, Weese began to collect honors for his designs. His local work ranged from the curvaceous Seventeenth Church of Christ Scientist to the angular slab of the Metropolitan Correctional Center. His building’s also include the Grace Street Towers, a 1976 brick-faced prismatic shaped high-rise at 635 W. Grace Street [LV73] and a 410-foot-tall skyscraper at 1100 N. Lake Shore Drive [NN38], which was completed in 1979.

In 1972, the *Chicago Tribune* announced that the \$10 million project at 345 W. Fullerton Parkway was underway. The article stated that Harry Weese & Associates had “produced a striking design of two diamond-shaped towers rising above landscaped grounds.” It added that the structures would be “offset



Historic Resources Survey

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NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
SURVEY ID LP04

on the site to avoid the massive appearance of many apartment projects.” The complex included 220 apartments, with 196 two- bedroom units, 18 one-bedroom units, and six studios.

The building was ready for occupancy the following year. Advertisements in the *Chicago Tribune* emphasized the structure’s fabulous location, modern amenities, and spectacular views. An April 1, 1973 ad stated that the complex’s “floor-to-ceiling tinted thermo pane windows give a feeling of warmth and openness and provide breathtaking views of the lakefront.” Weese & Associate’s plans had also made privacy a top priority by designing most floors to have only four units. On December 1, 1973, *Chicago Tribune* reporter Jim Nathan published an article that suggested a new generation of high-rises were much more comfortable than earlier buildings. Using 345 W. Fullerton Parkway as an example, he explained that each apartment in the complex would be equipped with its own automatically regulated humidification system, designed to minimize such annoyances of high-rise living as static electricity. Additionally, this modern ventilation system would circulate filtered air throughout the building.

One of the first tenants of the new 345 W. Fullerton Parkway complex was Gust K. Newburg (1905-1989). Newburg was head of Chicago’s largest construction company and a competitor-turned-partner of Henry Paschen. Their first joint bid was the rebuilding of McCormick Place in 1968-69. During this period, Paschen and Newburg were partnering on numerous projects together. (It is unclear, however, whether Newburg was involved in the construction of 345 W. Fullerton Parkway.) Gust began his career as an apprentice carpenter in New York shortly after emigrating from Sweden in 1923. A year later he moved to Chicago and began working for a contractor who was building an addition to the Palmer House. In 1943, he launched the Gust K. Newburg Construction Co. His firm was involved with many notable architecture and engineering projects, such as the Robert Taylor Homes public housing development, many facilities on the 160-acre University of Illinois-Chicago campus, the City of Chicago’s Jardine Water Purification Plant, and the Edens Tri-State Tollway link. During the 1960s and 1970s Newburg and Paschen were collaborating on such notable projects as McCormick Place, U.S. Courthouse Annex,, and Board of Trade Addition. (Although the two often teamed up, they also continued to work independently as well.)

In addition to Gust Newburg, Henry Paschen’s mother, Lillian Field Paschen, his sister, Marjorie and her husband Robert O’Neil were also first tenants of the 345 Fullerton towers. For the next 18 years, Lillian Paschen and her daughter and son-in-law lived on the 23rd floor of the west tower. Over this period Lillian Paschen her dedication to the Salvation Army. By 1983, she was raising \$150,000 a year to support the organization’s activities. Other early tenants include a commodities broker, a former vice president of Sears Bank and Trust, and the founder and president of Rainbow Film and Video Productions, an industrial production company that specialized in educational, travel, medical, and documentary films.

In 1990, Henry Paschen and Marjorie O’Neil sold the building to Sudler Marling Inc., a Chicago-based upscale high-rise residential development and management firm. Sudler hired architects Solomon Cordwell Buenz & Associates Inc. to complete a \$5 million renovation of the complex’s lobby, corridors, elevators, and offices. (The prolific firm designed such noteworthy high-rises as 2800 N. Lake Shore Drive [LV01], Park Tower & Mall [EG05] at 5415-19 N. Sheridan Road, and 1555 N. Astor Street [NN119].) After the renovation project was completed, Sudler Marling Inc. converted the building to condominiums. In 1992, the *Chicago Tribune* suggested that the condos offered “unsurpassed views” of



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
 SURVEY ID LP04

Lincoln Park’s lakefront “through floor-to-ceiling windows.” The article also described the high-rise complex’s many amenities such as “Round-the-clock valet parking and laundry,” as well as “exercise facilities and a sundeck with whirlpool overlooking Lincoln Park.” Today, the 345 W. Fullerton Parkway condominium complex’s fine design, numerous amenities, and marvelous location and views continue to attract buyers.

NRHP RECOMMENDATION	DATE LISTED
Eligible	N/A
NRHP CRITERIA	
<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> Not Applicable	
NRHP CRITERIA CONSIDERATIONS	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

The complex at 345 W. Fullerton Parkway was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Built to serve the market for modern upper-middle and middle-class apartments in Lincoln Park during the early 1970s, the property meets with Criterion A. Although members of the prominent Paschen family lived at the complex for 18 years, and Lillian Paschen raised substantial funds for the Salvation Army during this time, these contributions to history are not sufficient to warrant listing on the NRHP under Criterion B. A noteworthy work of Harry Weese at the peak of his long and important architectural career, 345 W. Fullerton Parkway is eligible under Criterion C. The structure possesses excellent integrity.

NRHP RECOMMENDATION

Possessing significance to the community, architectural significance, and excellent integrity, the property warrants listing either individually or as a contributing property to a proposed Fullerton Parkway-NLSD National Register Historic District.

NRHP BOUNDARY

The boundaries for the proposed Fullerton Parkway-NLSD Historic District extend along the south side of Fullerton Parkway from N. Lincoln Park West to the alley just west of 399 W. Fullerton Parkway. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
SURVEY ID LP04

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
SURVEY ID LP04

Photo 1 – 345 W. Fullerton Parkway



345 W. Fullerton Parkway, view looking south from Lincoln Park toward North façades

Photo 2 – 345 W. Fullerton Parkway



345 W. Fullerton Parkway, view looking southwest from W. Fullerton Parkway toward East façades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

345 W. Fullerton Parkway
SURVEY ID LP04

Photo 3 – 345 W. Fullerton Parkway



345 W. Fullerton Parkway, view looking southwest from N. Commonwealth Avenue toward one-story lobby structure and East facade of West tower

TAX PARCEL NUMBER continued

14-33-200-016-1056 through 14-33-200-016-1116; 14-33-200-016-1118;
14-33-200-016-1120; 14-33-200-016-1122 through 14-33-200-016-1156;
14-33-200-016-1158 through 14-33-200-016-1210; 14-33-200-016-1212 through 14-33-200-016-1214;
14-33-200-016-1216; and 14-33-200-016-1218 through 14-33-200-016-1226



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2700-2710 N. Lakeview Avenue
SURVEY ID LP05

NAME

Lakeview Avenue Row House District

OTHER NAME(S)

Residences of Mrs. Emily Ryerson, Mr. Abram Poole, Mr. Henry Dangler, and Mr. Ambrose C. Cramer

STREET ADDRESS

2700, 2704, 2708, 2710 N. Lakeview Avenue

COMMUNITY AREA

06

TAX PARCEL NUMBER

14-28-310-021-0000 through 14-28-310-024-0000

YEAR BUILT SOURCE

1915-1917 Chicago Building Permit

DESIGNER/BUILDER

Henry Dangler/ David Adler/ Ambrose Cramer/ Robert G. Work

STYLE

LATE 19TH AND 20TH CENTURY
REVIVALS

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick, Limestone

ROOF

Mansard, Built-up

DESCRIPTIVE NOTES

Built between 1915 and 1917, the 2700-2710 N. Lakeview Avenue row houses were designed as a single composition, yet each house is unique in size and detail. (Historically considered two separate words, Lake View's name was later combined into a single word which is used in this survey form for consistency.) The main mass of the 2700-2710 N. Lakeview Avenue structure is essentially rectangular in plan. However, it is divided into four residences of varying widths that share common party walls. Three of the row houses rise to four stories and the other (2704) is three-stories-tall. The row houses at 2700 and 2708 have mansard roofs. (The mansard that tops 2708 dates to a later addition.) The remainder of the structure is flat-roofed. The primary facades are clad in white Bedford Limestone and dark Kittanning brick. Designed to emulate English row houses of the Georgian period, the structures have many fine architectural details that are expressive of that style. These include columned doorways, leaded transoms, shutters, and wrought iron fencing. Each house was individually detailed, but all of the elements form a unified composition. The complex retains some original doors and windows and also has numerous replacement windows, some with faux divided lights.

The east facade has a one-story base, clad in ashlar of smooth white Bedford limestone, which creates a pleasing visual contrast between the two stories of dark Kittanning brick that rise above it. The hard,



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

2700-2710 N. Lakeview Avenue

SURVEY ID LP05

dark Kittanning brick is laid in a Flemish bond pattern with light mortar joints. A concrete balcony with a decorative wrought-iron railing runs above the first floor and visually ties the houses together. In addition to the limestone and brick cladding, the four row houses share many common features. For the most part, the spacing and dimensions of windows at each story are consistent among the four row houses. Limestone stringcourses stretch across the second and third stories and function as window sills. A delicate limestone cornice and brick parapet wall extends across the upper reaches of the east facade. Other unifying features are the elegant wrought-iron fence that extends across the east facade and a limestone stoop set above the sidewalk in front of each of the three front doors fronting onto N. Lakeview Avenue.

Although each of the row houses many common design features, there are others that set each home apart. The largest and most prominent of the four residences is 2700, which sits at the southeast corner of the lot. Its east facade has a balcony above the first story that is supported by four fluted pairs of cast-iron columns with Corinthian capitals. The design for the tall second story double-hung windows is unique among the homes, as they are set within shallow brick blind arches. All windows along this east facade of 2700 have been replaced with double-hung replacements that have faux divided lights.

The east facade of 2704 features a centered front entryway. The doorway is flanked by fluted columns that support an entablature with a frieze decorated by rams' heads and garland swags. The pair of black-painted mahogany doors appear to be original and retain original bronze hardware. Above the double doors, a rectangular transom light has fanciful Demi-Lune detailing. The second story windows are framed by original shutters. The tall double-hung second story windows are replacements. These existing nine-over-six divided light windows do not exactly match the original six-over-nine configuration. (Photographic evidence reveals that these windows were recently replaced.) At the third story, the existing six-over-six double-hung windows follow the original configurations. (This is the only residence that does not have a fourth story.)

The front entryway for 2708 is located on the north end of its east facade. A pair of engaged doric columns flank the door. Above it is an elegant leaded fanlight transom. All windows on this facade appear to be original. The second-story windows are pairs of three-pane casements topped by two-pane transoms. A fourth story addition that was first built in 1917. was enlarged in the 1990s, to include a slate-covered mansard roof. This fourth story addition has dormered double-hung windows with divided lights that line up with the windows on the stories below.

Located at the northern end of the composition of row homes is 2710. It features a centrally located entryway with double black-painted wooden doors. Narrow sidelights with operable double-hung lights flank the pair of doors, and a rectangular leaded transom crowns it. A decorative limestone arched panel embellished with an urn motif sits above the entryway. All windows on this facade appear to be original. On either side of the main entrance, groupings of three double-hung windows with divided lights have wide central windows flanked by narrow ones. Windows on the second story are original six-over-nine double-hungs flanked by original wooden shutters. The fourth floor of this row house is set back further from the parapet wall in comparison to 2708. Originally, two other row houses were meant to extend along the north end of the complex on property that is now part of the Elks Memorial site.

The south facade of the row house complex fronts onto W. Wrightwood Avenue. The front entryway for the 2700 N. Lakeview Avenue row house is located along this facade, despite the fact that the residence



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does not use a N. Wrightwood Avenue address. This facade is set back from the street, providing 2700 with front yard space that the other row houses lack. At the southwest corner of the lot, a two-story addition extends south towards the street, creating an L-shaped footprint for the 2700 row house structure. Built in 1917, this addition matches the original in design and materials.

The limestone base, dark Kittanning brick, and other architectural features that characterize the complex's N. Lakeview Avenue facade are also found along its W. Wrightwood Avenue facade. The main entryway for 2700 is centrally located on the south facade of the original building. It features a Classical portico that stands within a two-story semi-hexagonal projection. The front door is flanked by a pair of Ionic columns topped by an entablature embellished with dentils and rondelles. Set back from the columns, a metal replacement door is crowned by a leaded transom window. A wrought iron railing sits atop the portico. It edges a tall glass door with faux divided lights. This replacement door is framed by a limestone surround and set within a shallow brick blind arch. A limestone parapet wall, decorated with ball finials tops the two story semi-hexagonal projection.

All of the windows along the original south facade are recent replacements. Most are six-over-six single double-hungs with faux divided lights. At the third story, directly over the portico, a glass door with sidelights (also faux divided lights) provides access to the roof of the projection. Above the third story, a slate-covered mansard roof with dormered double-hung replacement windows rises above the parapet wall.

The two-story rear addition features a secondary entrance on its east facade. The entrance has a pediment and entablature, supported by Ionic columns. Six-over-six double hung replacement windows flank either side of the entryway. Tall six-over-nine double-hung replacement windows are found along the second story. A limestone parapet wall with ball finials enlivens the upper reaches of the addition.

The two-story addition's south facade steps out slightly features a Palladian window with Ionic columns on the second floor. An engaged limestone balustrade sits just beneath the window grouping. A pair of limestone bas relief rosettes flank the top of the arch. This projecting portion of the facade is topped with a brick and limestone pediment that rises above the limestone parapet wall.

The west facade of the row complex runs along an alley that provides access to garages at the rear of the row houses. The southern end comprises the 2700 building's two-story addition. This west facade of the addition is clad in white Bedford Limestone and dark Kittanning brick. Beyond the addition to the north, the rest of the west facade is clad in common brick. The rear half of 2704-2710 was originally built with only two stories to house laundry facilities, a kitchen, and servants quarters on the second floor, but a third floor was added to the rear half of 2704 and 2708 in the 1950s. The remaining west facades are not visible from the public way.

The north facade of 2710 is clad in common brick and has no fenestration. The courtyard located at the center of the property is sheltered by a brick wall from the neighboring parking lot to the north.

The Lakeview Avenue Rowhouse District at 2700-2710 N. Lakeview Avenue retains many of its historic features and possesses very good integrity overall. Replacement windows (particularly those with faux divided lights) do not fully match originals and have somewhat diminished the building's integrity of design. Some of the recent work, such as the removal of fire escapes, has improved the historic integrity



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of the complex. Today, the row houses retain integrity of location, materials, workmanship, setting, feeling, and association.

HISTORY/DEVELOPMENT

Located just west of Lincoln Park, the elegant contiguous row houses at 2700, 2704, 2708, and 2710 N. Lakeview Avenue were built as residences for a group of talented and wealthy Chicago friends. Architects Henry C. Dangler and David Adler designed the fine ensemble of Georgian Revival style structures which were built between 1915 and 1917. Dangler was among the group of owners, and he planned the residence at 2708 N. Lakeview Avenue as his own home. Mrs. Emily Ryerson, Abram Poole, and Ambrose C. Cramer were the other three friends and row house owners. Two additional members of the group, Frederic C. Bartlett and George F. Porter, had intended to erect similar structures at the south end of the complex. However, their final two row houses, which would have been located at 2712 and 2718 N. Lakeview Avenue, were never realized.

During the 1910s, the residential area adjacent to Lincoln Park between Fullerton and Diversey avenues was becoming one of the city's most desirable neighborhoods. In March of 1915, the *Chicago Tribune* reported on "another sale of high class north side residence property," when Mrs. Emily Ryerson, Henry C. Dangler and several of their prominent friends purchased an expansive tract at the northwest corner of N. Lakeview and W. Wrightwood Avenues. The article explained that the group had plans to improve the site with "residences of harmonious residential designs." It is unclear which friend had originated the idea of building a community of homes, but Mrs. Ryerson was at the center of the group.

Emily Maria (née Borie) Ryerson Sherfessee (1863-1939) was the widow of Arthur Larned Ryerson, a Yale University-educated attorney and son of the famous steel magnate Joseph T. Ryerson. In the spring of 1912, Emily and Arthur were travelling in France with three of their children, when they learned that their eldest son, Arthur Larned Ryerson, Jr., had died in an automobile accident in Pennsylvania. Attempting to return to America as quickly as possible, the family boarded the *Titanic* at Cherbourg, France. When the ship sank on April 15, 1912, Emily and the children were rescued, but Arthur L. Ryerson perished.

While Emily Ryerson was originally from Philadelphia, the family had strong ties to Chicago. So she decided to return and settle here after losing her son and husband. In 1913, she rented an apartment on Chicago's North Side where she would live with her children. Mrs. Ryerson was an avid jewelry maker who created works of metal and precious stones. So she soon began leasing a nearby space as her jewelry-making studio.

Mrs. Ryerson was quite social and she especially enjoyed spending time with other artists. After a period of mourning, she became active in Chicago society and philanthropic events. In early 1915, she and a group of younger friends, all of whom were artists or architects, decided to build a group of contiguous homes together as their own residences. The original plans called for six row houses, but ultimately only four of the six structures were built. In addition to Mrs. Ryerson, the project sponsors included architects Henry C. Dangler and Ambrose C. Cramer as well as artists Abram Poole, Frederic Clay Bartlett, and George French Porter. (Intended as the northernmost row houses, the homes of Bartlett and Porter, were never realized.)



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The six row house sponsors were from elite Chicago families. They had various social connections, many had studied at Yale University, and most, if not all, had close ties with another member of high society, architect Howard Van Doren Shaw. After receiving an undergraduate degree from Yale and studying architecture at the Massachusetts Institute of Technology (MIT), Howard Van Doren Shaw (1869-1926) launched his own firm in the mid-1890s. During the early 20th century, Shaw had designed several buildings for the Ryerson family. These included a summer home in Lake Forest, Illinois for Arthur L. Ryerson's brother, Edward Larned Ryerson. (A few years earlier, Shaw had designed and built his own summer home in Lake Forest, called Ragdale, a NRHP-listed property.) Often commissioned by wealthy Chicagoans, Shaw designed several buildings in the NLSA APE including 1130 N. Lake Shore Drive [NN41], Astor Court at 1353 N. Astor Street [NN79], Peter Fortune Houses at 1451 N. Astor Street and 43 E. Burton Place [NN113] and the Eleanor Robinson Countiss House at 1524 N. Lake Shore Drive [NN91].

In 1909, Howard Van Doren Shaw hired Henry Corwith Dangler (1881-1917), a young architect and fellow graduate of Yale University. After completing his undergraduate degree at Yale, Dangler had gone on to receive training at École des Beaux Arts in Paris. While working for Shaw, Dangler lived at home with his well-to-do family in Lake Forest, Illinois. In 1912, Dangler's friend, David C. Adler (1882-1949) also began working in Shaw's office. Dangler and Adler had first been introduced in Paris by a mutual friend and Chicagoan, Abram Poole, Jr. (1882-1961), who was then studying art at the École des Beaux Arts. When Dangler and Adler decided to form their own partnership in late 1912, Poole was still in Europe. But he helped the young architects by recommending their services to his brother, Ralph Poole, who soon hired Dangler & Adler to design a large house in Lake Bluff, Illinois.

Dangler & Adler also received an early commission from a friend and fellow Yale graduate, George French Porter (1881-1927). A millionaire railroad magnate and real estate operator, Porter was also a painter, designer, and patron of the arts. In 1913, he hired Dangler & Adler to design a series of Georgian Revival style row houses for the northwest corner of what is now N. Michigan Avenue and E. Walton Street. Porter had intended to build these row houses as an investment project. Although Dangler & Adler prepared plans for Porter's development, the project was never realized. It may, however, have inspired the group of friends to begin thinking about building similar row houses as their own homes.

Around 1914, Dangler & Adler hired Ambrose Coghill Cramer (1891-1970) as a draftsman in their firm. A graduate of Yale University, Cramer was Dangler's first cousin. In 1916, prior to the completion of the row houses, Ambrose Cramer was married to Grace Meeker, the daughter of Arthur Burr Meeker, Sr., an affluent leader of the meat packing industry. Cramer was especially involved in the design of his own row house-- where he and his young bride would soon settle.

The sixth and final member of the group who had planned row houses was Frederic Clay Bartlett (1873-1953), a painter, muralist, art collector, and art donor. After growing up on Chicago's elite S. Prairie Avenue, Bartlett studied art in Europe and America and then set up his own studio in the Chicago's Fine Arts Building in 1900. He and Howard Van Doren Shaw were friends, and Bartlett received commissions to create murals for several of Shaw's buildings including the Second Presbyterian Church at 1936 S. Michigan Avenue.



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The Lakeview Avenue row house project was unique as a planned group of homes and for its architectural style. On March 27, 1915, the *Economist* announced that Mrs. Arthur Ryerson and a “group of prominent” friends would spend an estimated \$200,000 on their collective residences--“a half dozen houses duplicating a bit of London of the eighteenth century.” An *Architectural Forum* article of 1922 noted that “in these houses we see in both exterior and interior treatment the influence of the style developed by Robert Adam and his brother.” While suggesting that the fine proportions and lovely classical details of the 18th century style were well suited for contemporary Chicago residences, the publication pointed out Dangler & Adler did not set out to create an architectural reproduction. Rather, they “impressed their own individuality of treatment in the facades and interiors” to produce an “American interpretation” of a historical precedent.

The four homes were of different sizes with layouts and details to accommodate the needs of each owner. From south to north, the row houses were planned as the homes of Mrs. Ryerson at 2700; Abram Poole, Jr. at 2704; Henry and Ruth Dangler and their infant daughter, Antoinette, at 2708; and Ambrose C. and Grace Meeker Cramer at 2710. The residences ranged in size, but all had numerous rooms including ample space for servants. Though the row houses shared common walls, the rooms weren’t dark because interior light courts provided natural lighting. The four homes all had elegant rooms with fine Adamesque style details. The interior of each home was designed to meet the individual needs of its owners. (For example, Emily Ryerson’s residence included a studio for her jewelry-making on the fourth floor.)

As explained by the *Lakeview Avenue Row House District: Final Landmark Recommendation* report (prepared by the City of Chicago as part of the Chicago Landmark designation process), contractors William Mavor & Co. of Lake Forest began construction of the 2700, 2704, 2708 row houses in October of 1915. Plans for Cramer’s row house at 2710 N. Lakeview Avenue were finished a few months later, and Cramer had received a building permit for his residence in February of 1916. Cramer hired a different contractor, Nils P. Severin, to build his row house.

Construction of the four row houses was completed early in 1917, and all of the original owners soon moved into their new homes. By this time, Henry C. Dangler had contracted tuberculosis, and he was in very poor health. Dangler died at home at 2708 N. Lakeview Avenue on March 1, 1917. His widow, Ruth, soon relocated to Colorado Springs, Colorado with her infant daughter. Ruth’s brother, William D. Davis, briefly lived in the Dangler’s row house until he entered the Aviation Signal Corps during WWI.

The Cramers were living in their new home at 2710 N. Lakeview Avenue at the time of their son’s birth in August of 1917. However, they too only resided briefly in their row house because Cramer would soon become a lieutenant in the US Navy, serving in France. (After WWI, Cramer was made a member of the French Legion of Honor for “distinguished service.”)

In the summer of 1917, Mrs. Ryerson had David Adler and his new partner, Robert G. Work, design a large addition for her corner row house at 2700 N. Lakeview Avenue. It included a breakfast room, library, an additional bedroom, as well as a garage and a chauffeur’s room. Mrs. Ryerson wanted the addition so that there would be plenty of space for her adult children and their families. She also made use of her spacious residence by allowing Children’s Memorial Hospital to set up a much-needed convalescent home in her living and drawing rooms.



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In 1919, Charles S. Dewey, a Yale University graduate and friend of the row house group, leased the Dangler's residence at 2708 N. Lakeview Avenue with his wife, Marie Suzette, and their three children. At this time, the Deweys allowed the US Navy to use their large house in Lake Forest as a training station for the Great Lakes Naval base. A successful real estate investor, Dewey was then serving as a lieutenant in the U.S. Navy. After WWI, he became the Vice President of the Northern Trust Company of Chicago. He and his family lived in the Lakeview Avenue row house until 1924, when he was appointed as the Assistant to the U.S. Treasury Secretary, and the Deweys relocated to Washington DC. Charles S. Dewey was later elected as a US Congressman, representing Illinois. He went on to have many important appointments such as serving as an agent general of the Joint Committee on Foreign Economic Cooperation.

In the mid-1920s Thomas Montgomery Howell, a stock broker who made a fortune in the grain market, purchased the Dangler row house at 2708 N. Lakeview Avenue. He resided in the building with his wife, Pauline Meyer Howel, and their two children. When the couple divorced in 1939, Pauline continued to live in the row house with her son Thomas Howell, Jr.

Like the Dangler property, the Cramer row house at 2710 N. Lakeview Avenue also had a number of different residents over the years. During WWI, Hugh McBirney, a wealthy industrialist leased the home and lived there with his family. The Cramers returned to their home for a brief period after the war. But in 1921, they went back to France so that Ambrose Cramer could continue his architectural training at the École des Beaux Arts. At that time, they rented their row house to Harvey S. Austrian (1879-1962), Vice-President of the grain commission merchant firm of Rosenbaum Brothers & Co. He lived in the elegant residence with his wife Alma, and their daughter Alma-Jane, for nearly a decade. The Austrians were prominent members of Chicago's Jewish high society, and their comings and goings were occasionally noted by the *Reform Advocate: America's Jewish Journal*.

Alfred Busiel (1900-1951), who founded Lady Esther Cosmetics with his sister Syma Cohen, purchased Cramer's row house in 1933. He lived there for over a decade. During his lifetime, Busiel provided funds for important studies in medical research. Later his trust continued funding such initiatives including a \$9.3 million donation to the PKD Foundation of Kansas City, MO. in the 2000s.

Abram Poole, Jr. only lived in his row house for a few years. In 1920, he moved to New York where he married socialite and poetess Mercedes de Acosta. When Poole left for New York, he leased his residence at 2704 N. Lakeview Avenue to meat packing magnate Edward A. Cudahy Jr. and his new wife Margaret Carry Cudahy. The couple lived there for several years.

In the mid-1920s, Walter S. Brewster, a successful stock broker and his wife, Katherine, began leasing 2704 from Cramer. Katherine Lancaster Brewster was the niece of Charles S. Hutchinson, a well-known Chicagoan and founder of the Chicago Horticultural Society. She was an avid gardener, and leader in the Horticultural Society as well as other gardening organizations. (Her gardens at the family's second home in Lake Forest were renowned. Called Covin Farm, the estate featured a house designed by House Van Doren Shaw with grounds by the Olmsted Brothers.) She was also recognized for charitable work especially WWI relief and as a leader of the United Charities and Chicago Public School Art Society. After a few years as renters, the Brewsters purchased the Lakeview Avenue row house from Poole. They maintained the structure as their city residence until Kate Brewster died in 1947.



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Like Kate Brewster, Emily Ryerson also made important charitable contributions, especially to WWI relief in Europe. She founded an American hospital in France and headed the American Fund for French Wounded, as well as the Society for Fatherless Children in France. Because of these efforts, Mrs. Ryerson was honored with a Croix de Guerre, an important French award. During the 1920s, she and her son John Bori Ryerson both travelled extensively, and they lived in their row house when they were in Chicago. While travelling in China in the mid-1920s Emily Ryerson met Forsythe Sherfessee (1882- 1971) an American who served as the financial advisor to the Chinese government at Peking. The couple was married in Chicago in 1927. Right after the wedding they were photographed in the doorway of the bride's home at 2700 N. Lakeview Avenue.

Wolcott Blair, a wealthy stock broker, had begun renting Mrs. Ryerson Sherfessee's row house at 2700 N. Lakeview Avenue in 1928. He lived in the elegant 20-room residence with his wife, Ellen, and their young son, Watson. The Blairs purchased the property from Mrs. Ryerson Sherfessee two years later.

In 1937, Russell A. Pettengill, a consulting engineer from Barrington, Illinois bought the row house. He hired architect Robert G. Work to design renovations for the row house. A few years later, Pettengill moved to Pennsylvania and put the property on the market. A 1942 classified advertisement suggested that the "mansion" was "suitable" for a "club, school, sanitarium," or "nursing home." In the late 1940s, the Harris School, a private North Side school, acquired the building. Various physical changes were made to the building to renovate it for use as a school. These included the installation of exterior fire escapes.

In 1975, the Harris School at 2700 N. Lakeview Avenue was converted into a psychiatric center. Known as Thresholds, the residential social services facility was dedicated by Lt. Governor Neil Hartigan in May of that year. By that time, Mrs. Ryerson Sherfessee's row house had 49-rooms. Thresholds operated there for decades. The organization decided to sell the historic residence in 2016. At that time, the City of Chicago designated the entire complex of row houses as a Chicago Landmark. Several of the properties within the group have been purchased and renovated in recent years. In 2017, Foster Design Build acquired the 2700 N. Lakeview Avenue row house and the firm is currently converting it into two luxury condominiums.

NRHP RECOMMENDATION	DATE LISTED
Eligible	N/A
NRHP CRITERIA	
<input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> Not Applicable	
NRHP CRITERIA CONSIDERATIONS	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

The complex of row houses at 2700, 2704, 2708 and 2710 N. Lakeview Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Built cooperatively as fine



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homes for a group of friends who were prominent Chicagoans, the property meets with Criterion A. The complex meets with Criterion B due to its close associations with several individuals who made important contributions to Chicago history. They include Henry C. Dangler, architect for the entire complex, who designed 2708 as his own home. Among other noteworthy individuals associated with the row house complex are Mrs. Emily Ryerson Sherfesse, a survivor of the Titanic who made important philanthropic contributions while living in 2700; Charles S. Dewey, who played a significant role in national politics; and Katherine Lancaster Brewster, a philanthropist who was prominent in local and national gardening organizations. As a rare local example of row houses designed in the Adam style and as the work of the talented architects Dangler & Adler, the complex meets with Criterion C. The property possesses very good integrity.

NRHP RECOMMENDATION

Possessing significance to the community, architectural significance, and very good integrity, the property warrants listing individually on the NRHP.

NRHP BOUNDARY

The property sits outside the proposed boundary for the Lake View-NLSD Historic District. See Appendix B.

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Photo 1 – 2700-2710 N. Lakeview Avenue



2700-2710 N. Lakeview Avenue, view looking northwest from intersection of N. Lakeview Avenue and W. Wrightwood Avenue toward East and South façades

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Photo 2 – 2700-2710 N. Lakeview Avenue



2700 N. Lakeview Avenue, view looking north from W. Wrightwood Avenue toward the South façade

Photo 3 – 2700-2710 N. Lakeview Avenue



2700 N. Lakeview Avenue, view looking northwest from W. Wrightwood Avenue toward the two-story rear addition

Photo 4 – 2700-2710 N. Lakeview Avenue



2700-2710 N. Lakeview Avenue, view looking southwest from N. Lakeview Avenue toward the East façades of 2700 and 2704.

Photo 5 – 2700-2710 N. Lakeview Avenue



2700-2710 N. Lakeview Avenue, view looking west from N. Lakeview Avenue toward the East façade of 2708.

Photo 6 – 2700-2710 N. Lakeview Avenue



2700-2710 N. Lakeview Avenue, view looking west from N. Lakeview Avenue toward the East façade of 2710.