

Appendix I – Survey Forms: Edgewater Community Area



Historic Resources Survey

PROPERTY TYPE

SOCIAL/ Clubhouse

900 W. Foster Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG02

NAME

The Saddle & Cycle Club

OTHER NAME(S)

N/A

STREET ADDRESS

900 W. Foster Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-08-213-008-0000

YEAR BUILT SOURCE

1898-2014 *AIA Guide to Chicago*

DESIGNER/BUILDER

Jarvis Hunt, C.F. Murphy, Bulley & Andrews

STYLE

LATE VICTORIAN/ Shingle Style

PROPERTY TYPE

SOCIAL/ Clubhouse

FOUNDATION

Stone

WALLS

Clapboard

ROOF

Asphalt Shingles

DESCRIPTIVE NOTES

The Saddle & Cycle Club [EG02] is located at 900 W. Foster Avenue in Chicago's Edgewater community. The private club is situated on grounds bounded by W. Foster Avenue to the south, N. Sheridan Road to the west, W. Berwyn Avenue to the north, and N. Lake Shore Drive to the east. Today the lakeside campus sits on roughly 13 acres of land and consists of a Gate House, Garage and Storage Building, Clubhouse with attached indoor skating rink, Summer Casino/Paddle House, several outbuildings, a swimming pool, ten tennis courts, four paddle ball courts, a sports field, a small golf course, and two parking lots.

The club's main entrance is located on W. Foster Avenue, with a secondary entrance on N. Sheridan Road. At the main entrance, a pair of square brick piers flank a gate that provides access to the driveway leading onto the grounds. Beyond the entry gate, a wall wraps around to the west behind a Mariano's grocery store that sits on the northeast corner of W. Foster Avenue and N. Sheridan Road. A fence encloses the remainder of the grounds on the northwest, north, east, and south sides. Immediately to the west of the driveway, the long, rectangular Garage and Storage Building features a low, octagonal tower. East of the driveway, a hipped-roofed, rectangular Gate House is composed of stucco with brick quoins. This building hugs the property line along Foster Avenue.



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EG02

Access to the 13-acre private club is limited, and most of the amenities cannot be seen from W. Foster Avenue or N. Sheridan Road. The site's main attraction is a large rambling Clubhouse which has been added onto many times. This building sits at the center of the grounds and is approached via the brick driveway from the main W. Foster Avenue entrance. Designed in the late Victorian Shingle style, the Clubhouse was originally completed in 1898. Later additions were completed in 1904, 1909, 1968, and even some more recently. The primarily two-story structure is clad in white-painted brick and clapboard. The building has a lively, complex roof line. It includes a series of moderately-pitched, cross-hipped, shingle roofs with overhanging eaves and exposed rafter tails.

The Clubhouse runs north to south on a slight angle. It appears as though the original building was essentially rectangular in plan. Its additions, however, have made the building more irregular in plan, with a projecting L-shaped addition that extends west toward N. Sheridan Road. Located within the L-shaped addition is an indoor skating rink. There are four decorated brick chimneys. One is located on the west elevation at the roof line. The other three can be seen from the east elevation. One is located near a ridge line, one sits on a north-east slope, and the third is at the northeast corner of the building near the pool.

The asymmetrical west elevation is enlivened by several noteworthy historic features. These include a four-story octagon tower with a projecting bay and a bell-shaped shingle roof, a white-painted chimney detailed with red brick, and a porte cochere that marks the main entrance to the Clubhouse. Fenestration varies along the west elevation from single double-hung windows to two-over-two and two-over-three casement windows. Red brick quoins accentuate the corners of the tower and port cochere. Red brick detailing can also be seen on the south elevation of the Clubhouse. This echoes the detailing on the Gate House and connecting wall, as well as on the Garage and Storage Building to the west of the main entrance.

The asymmetrical east elevation features four gabled inset dormers with sidewalls which fan out into an eyebrow. It has three chimneys decorated with red brick. A patio extends the entire length of the elevation. At the south end of the east elevation, columns and an engaged pergola extend out over the patio. The patio, which sits on a raised cut-stone foundation, has three semi-circular projections and is edged with a lattice-type railing. On the north end of the east elevation, there are three sets of French doors. Other fenestration is minimal, with two casement windows in each dormer.

Surrounding the Clubhouse is an expansive campus with many amenities. Along its southeast side are eight tennis courts and a small, rectangular out building. Just north of the tennis courts and along the east end of the campus is a three-hole golf course. On the west end of campus, just north of the Mariano's along N. Sheridan Road, is a small parcel of land added to the complex in 2014. This extension includes a lawn area, a parking lot, and two new tennis courts. East of the new tennis courts are four paddle ball courts and a newly-constructed, L-shaped Summer Casino/Paddle House. To the southeast, in between the Summer Casino/Paddle House and Clubhouse, is a T-shaped swimming pool.

The Saddle & Cycle Club has had many changes and alterations over the years, however, most occurred prior to 1978 and are within the forty-year cutoff date for this survey. Although the property's integrity of design and setting have been somewhat diminished, the complex continues to convey its historic



Historic Resources Survey

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NRHP RECOMMENDATION Eligible

900 W. Foster Avenue

SURVEY ID EG02

character. Today, the Saddle & Cycle Club retains integrity of location, materials, workmanship, feeling and association, and overall it possesses good integrity.

HISTORY/DEVELOPMENT

The Saddle & Cycle Club was established in 1895, a decade after developer John Lewis Cochran founded Edgewater as a fine suburban community. The members of the North Side Skating Club originally created the Saddle & Cycle Club on property along the lake, at W. Bryn Mawr and N. Kenmore Avenues. Believing that improvements such as private clubs would greatly increase property values and the exclusive image of his development, Cochran donated the land for the Saddle & Cycle Club. During the Club's early years, Cochran served as Vice President.

The Saddle & Cycle Club was created for upper-middle class equestrians and cyclists, a place where they could rest and freshen up on what were adventurous day trips into the country on their way downtown or to the North Shore. By 1898, the Club had become so popular that it outgrew its original location at Bryn Mawr and Kenmore Avenues, relocating to five acres of land at its current location, just 600 feet from the lakefront. The Club purchased the first five acres at a cost of \$60,000, and noteworthy architect and Club member Jarvis Hunt (1863-1941) designed the new Club House that same year. The Shingle-style Club House was complete with a veranda overlooking a pool, stables, boathouse, a pier for members' sailboats and a three-hole golf course.

Renowned Chicago architect Jarvis Hunt (1863 – 1941), a native of Vermont, graduated from Harvard and MIT. He launched his architectural career by winning the design for the Vermont Pavilion at the 1893 World's Columbian Exposition in Chicago. Having a passion for golf, he designed several golf course clubhouses, including the 1894 Chicago Golf Club in Wheaton and the National Golf Links of America clubhouse in South Hampton, NY, where he was one of the founding members. Throughout his career, he produced a wide array of other buildings in Chicago and throughout the country, including train stations, suburban estates, industrial buildings, and other structures. Among the many Jarvis Hunt-designed properties listed on the National Register of Historic Places are the Joliet Union Station (1911-13) and the Ayers Bank Building in Jacksonville, IL (1914). In Chicago, he was also responsible for designing the 1927 Lakeshore Athletic Club [NN21].

The Saddle & Cycle Club drew affluent members from all over Chicago. As its popularity continued to grow, the Club constructed numerous additions to accommodate changing interests. Jarvis Hunt completed additions in 1904 and 1909. In 1907, the Saddle & Cycle Club also built one of Chicago's first outdoor swimming pools. Other new amenities included a restaurant and sitting room. The Club sponsored social activities like clambakes on the beach and dancing under the stars, to name a few. By the 1930s, the club had also grown to include a curling hut and tennis courts and offered movie nights to its members.

The 1930s was an important turning point for the Saddle & Cycle Club. For years, the Lincoln Park Commissioners had intended to extend the park as far north as Devon Avenue. In 1931, the Club agreed to give up its rights to the Lake Michigan shore, recognizing that the club would lose the private beach that it had long enjoyed. In return, the Lincoln Park Commission gave the Saddle & Cycle Club 235 feet of



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land extending toward Foster Avenue and 325 feet on Berwyn Avenue to the north. The club was also permitted to extend its property lines 185 feet farther east on Foster and 275 feet east on Berwyn.

By the time that Lake Shore Drive and Lincoln Park were extended north of Foster Avenue in the early 1950s, the club had become landlocked. Members complained that the extension of Lake Shore Drive made the club a “gold fish bowl,” however this did not hurt club membership. In fact, in 1968, the Club made further improvements. Designed by C.F. Murphy Associates, these improvements included another Clubhouse addition -- featuring a women’s locker room and a new kitchen on the north end – and an addition to the curling rink. The improvements also included two entirely new buildings. One provided boys’ and girls’ locker rooms, a casino, and private dining rooms (this building has since been demolished). The other, a two-story structure connected to the Clubhouse via an arched passageway at the second floor, included a game room/winter casino, a spectator room, men’s locker rooms, and a bar.

Charles Murphy (1890 -1985) was born in Jersey City, NJ and educated at the De La Salle Institute in Chicago. He began his career in the secretarial pool of D.H. Burnham & Company in 1911, where he was quickly promoted to become personal secretary to the architect Ernest Graham. When Graham died in 1937, Murphy moved on to co-found the architectural practice of Shaw, Naess & Murphy, though he still had no formal architectural training. The practice was later renamed C.F. Murphy Associates. Murphy received an honorary degree from St. Xavier University in 1961, and became a fellow of the American Institute of Architects in 1964. C. F. Murphy Associates completed many high-profile commissions in the city, including the 1961 O’Hare International Airport, the 1965 Richard J. Daley Center, and the 1971 McCormick Place. The firm’s architecture has often been described as having a “Miesian” influence. In 1983, when Helmut Jahn took over as president of C.F. Murphy Associates, the firm was renamed Murphy/ Jahn Inc.

Over the years, the Saddle & Cycle Club has continued to thrive and expand. In 2007, general contractors Bulley & Andrews constructed what the Club referred to as their “Summer Casino,” four new paddle ball courts, and two new tennis courts located on the north end of the campus. In 2014, the Club purchased a lot at the southeast corner of Berwyn Avenue and Sheridan Road, expanding their acreage once again. Bulley & Andrews was retained to complete the secondary entrance along Sheridan Road, the parking lot, and the west lawn parcel reconfiguration.

The Saddle & Cycle Club started out as a way station for upper middle class cycling enthusiasts and equestrians. Although bike riding and equestrian activities are no longer a draw for its members, the Club evolved throughout its history to include other social activities such as tennis, paddle ball, golf, summer camps for members’ children, luncheons, and other social events. Even without beach access, the organization has continued as a prominent private club, maintaining a membership of roughly 500 families even today.

In recent years, the Saddle & Cycle Club has been recognized for its historical and architectural significance to Chicago. For example, the Club received an orange rating denoting its local significance in the Chicago Historic Resources Survey. In addition, it was singled out for discussion in the *AIA Guide to Chicago*.



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 NRHP RECOMMENDATION Eligible

900 W. Foster Avenue

SURVEY ID EG02

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 checked="" 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 Saddle & Cycle Club was evaluated for significance under National Register of Historic Places Criteria A, B, and C. The club is significant for its role in the development of Edgewater’s social history. Since its founding in the 1890s, the Saddle & Cycle Club has added to the cache of the community. Having served as a private social and recreational club throughout its history, the club meets with Criterion A. Although many prominent Chicagoans have been members of the Saddle & Cycle Club throughout its history, the property does not have a significant enough association with any individual figures to warrant listing under Criterion B. The complex meets with Criterion C for its distinctive characteristics of a type and as the work of two important Chicago architects. Overall, the Saddle & Cycle Club retains good integrity today.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining good integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Photo 1 – 900 W. Foster Avenue



900 W. Foster Avenue, Saddle & Cycle Club, view looking north from W. Foster Avenue toward primary (South) entrance



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SURVEY ID EG02

Photo 2 – 900 W. Foster Avenue



900 W. Foster Avenue, Saddle & Cycle Club, view looking east from parking lot toward main club building



Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

NAME

Park Tower and Mall

OTHER NAME(S)

Park Tower Condominiums, 5415 Edgewater Beach

STREET ADDR

5415-5419 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-08-203-017-1001 through 14-08-203-017-1400

YEAR BUILT SOURCE

1971-1973 *Chicago Tribune*

DESIGNER/BUILDER

Solomon Cordwell Buenz & Associates

STYLE

MODERN MOVEMENT/
International Style

PROPERTY TYPE

DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store

FOUNDATION

Concrete

WALLS

Glass, Aluminum

ROOF

Built-up

DESCRIPTIVE NOTES

The Park Tower and Mall at 5415-19 N. Sheridan Road [EG05] is located on the east side of Sheridan Road at the eastern terminus of W. Balmoral Avenue. Designed by Solomon Cordwell Buenz (SCB) and completed in 1973, the complex was conceived as part of a larger development that also includes the 1966-1971 Edgewater Plaza [EG06] to the immediate north. The 55-story Park Tower is triangular in plan, with rounded corners and a black-on-black color scheme. The tower is constructed of reinforced concrete and wrapped in a dark tinted glass skin held in place by thin aluminum mullions. The building's HVAC systems sit atop its flat roof.

The tower is constructed of reinforced concrete and wrapped in a dark tinted glass curtain wall. The building's thin exterior aluminum mullions and horizontal black floor plates are only subtly apparent. Soaring to a total height of 513 feet, the tower rises above the surrounding structures. A substantial amount of surrounding airspace and the backdrop of Lincoln Park and Lake Michigan give the tall, sleek building an even greater stature.

At ground level, a series of exposed loadbearing concrete piers stand along the outer perimeter of an exterior plaza and define the tower's base. These piers also create the impression that the building



Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

floats above its foundation. Within the triangular perimeter of piers, a double-height glazed glass wall surrounds the recessed ground floor lobby. A cantilevered structural canopy shades the primary entrance along the southwest elevation. Access to this main entrance is afforded by a horseshoe-shaped driveway that can be accessed from N. Sheridan Road just south of W. Balmoral Avenue.

At the foot of the tower, the complex stretches to the north and south. Two irregularly-shaped, one-story wings, each clad in red brick, connect to the tower through the lobby. The north wing is a commercial mall that houses businesses that cater to Park Tower residents. The mall structure has rounded corners like those on the adjacent tower. At the north side of the mall, a driveway leads down to an underground parking lot. Both the west and south sides of the mall wing have large expanses of recessed, aluminum-framed windows. Across from the mall's southwest corner, a freestanding metal box sign lists the building's commercial tenants. An enclosed glass atrium and rooftop swimming pool sit atop the eastern side of this two-story wing. An oculus skylight allows natural light into the mall's central corridor.

To the south of the tower, a facilities management wing lies along the southeast side of the horseshoe driveway. Unlike the rounded corners of the mall structure, the corners of the facilities management wing have sharp angles. A landscaped plaza with a curved pergola and sunken garden sit atop its roof.

A landscaped plaza surrounds the entire Park Tower complex. Faced with exposed aggregate concrete panel and enhanced with plantings, the plaza rises approximately three feet above street level along Sheridan Road. A service road runs along the north, east, and south sides of the property.

The Park Tower stands out as one of the tallest apartment structures along the far north lakefront. The building's nontraditional black, glassy, triangular form distinguishes it as an iconic residential tower in the city of Chicago. The Park Tower stands in stark, but visually pleasing contrast to the adjacent white, rectangular Edgewater Plaza [EG06] towers, which were conceived as part of this complex.

Since its construction in 1973, the Park Tower has been very well-maintained. With its character-defining tinted glass skin system and round-edged triangular form fully intact, the Park Tower retains an extremely high level of integrity. Today, the building possesses all seven aspects--integrity of location, design, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

The modern high-rise at 5415 N. Sheridan Road, now known as the Park Tower and Mall, was built in 1973 on the site of the Edgewater Beach Hotel. A real estate syndicate headed by attorney Marshall Holleb developed the project. By this time, Holleb's group had already completed the Edgewater Plaza [EG06] just to the north, also on the grounds of the old hotel. After razing the Edgewater Beach Hotel in 1969, the developers had hoped to build as many as five residential towers on the site. However, only the double towered Edgewater Plaza [EG06] and this 55-story structure, originally named 5415 Edgewater Beach, were realized. Architects Solomon Cordwell Buenz (SCB) designed both buildings. The 5415 Edgewater Beach building's soaring height, curved glassy form, and dramatic black-on-black color scheme created a bold statement along the lakefront. Its panoramic views of Lincoln Park and Lake Michigan and state-of-the-art amenities appealed to a broad array of middle-class tenants.



Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

By the 1970s, attorney Marshall Holleb (1916-2008) had years of experience in Chicago's real estate development. Born and raised on the city's North Side, Holleb graduated from Lakeview High School and went on to receive a master's degree in business and a law degree from Harvard University. He then formed a law firm with his father, A. Paul Holleb (1890-1963), and brother-in-law, Sidney Yates (1909-2000) in the 1930s. The Hollebs specialized in real estate law and they often represented developers. By the mid-1950s, they were heading a real estate syndicate to build a modern high-rise at 2970 N. Lake Shore Drive [LV08].

Following the success of 2970 N. Lake Shore Drive, Marshall Holleb headed a development group that sponsored a new high-rise at 5455 N. Sheridan Road. Known as the Edgewater Plaza, the single-towered building was adjacent to the then struggling Edgewater Beach Hotel. The syndicate sought to raze the old hotel and replace it with a series of residential high-rises. They had retained architects Solomon Cordwell Buenz, designers of the north Edgewater Plaza tower, to design the entire development.

By this time Solomon Cordwell Buenz had become known as premier designers of modern residential high-rises. The son of Russian Jewish immigrants, Chicagoan Louis R. Solomon (1906-1971) worked in real estate prior to completing a degree in architecture at the University of Illinois. He had established L.R. Solomon & Associates in the early 1930s as a family business that provided design, construction, and real estate development services. The Solomon's developed a high-rise 3410-3420 N. Lake Shore Drive [LV28] in 1951 (designed by Solomon with J. Marion Gutnayer, associate architect). L.R. Solomon & Associates also produced the adjacent 3430-3440 Lake Shore Drive [LV29] in 1955.

In 1956, Lous R. Solomon hired Englishman John D. Cordwell (1920-1999), who had served as Chicago's Director of Planning for the previous four years. L.R. Solomon-J.D. Cordwell & Associates formalized their partnership in 1958 and began collaborating on prominent projects including the Sandburg Village development. Their work in the APE includes the Imperial Towers at 4250 N. Lake Shore Drive [UP12] and the Hollywood Towers [EG19] at 5701 N. Sheridan Road. In 1963, Solomon and Cordwell hired a talented young designer John B. Buenz (b. ca. 1933) who had previously worked for several renowned modern architects such as Eero Saarinen. Shortly thereafter, the firm designed Hawthorne House [LV30] (which was also developed by the Solomons). In 1967, Buenz became a partner and the firm became known as Solomon Cordwell Buenz (SCB).

By 1967, the firm had designed the first Edgewater Plaza [EG06] tower and its construction was underway. At this time, the Marshall and Fox-designed Edgewater Beach Hotel had officially closed down. Holleb soon submitted a proposal to buy the old hotel, demolish the building, and incorporate the recently-completed Edgewater Plaza [EG06] high-rise into a more expansive complex. The proposal called for a total of five high-rises—two 40-story rectangular towers and three 60-story triangular towers—in addition to a theater for movies and plays, restaurants, swimming pools, tennis courts, an enclosed shopping plaza, and underground parking. The proposal was later reduced from five to three towers. This included adding a second tower to the existing Edgewater Plaza [EG06] towers and erecting 5415 Edgewater Beach, a monolithic glassy triangular tower.



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NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

In addition to the fact that the 5415 Edgewater Beach building was the only triangular tower to be realized; its total height was reduced to 55 stories. Construction of the new high-rise began in the winter of 1971, just as the Edgewater Plaza's south tower and parking structure were nearing completion. The 728-unit triangular high-rise opened for occupancy in August of 1973.

The 5415 Edgewater Beach project represented an important step forward in glass curtain wall construction. A technique relying on non-load bearing exterior walls of plate glass panels held in place by lightweight metal mullions, the technology first emerged during the late 1910s and 1920s. Early examples include the 1918 San Francisco Hallidie Building by Willis Polk, the West Coast representative of the Chicago-based firm D.H. Burnham & Company, and the 1926 Bauhaus in Dessau, Germany, designed by pioneering Modernist architect Walter Gropius. During the mid-20th century, further development of the curtain wall system resulted in such tall, International style buildings as Ludwig Mies Van der Rohe's 1949 residential towers at 860-880 N. Lake Shore Drive [NN22], and the 1952 Lever House in Manhattan by Gordon Bunshaft of Skidmore, Owings & Merrill.

Modern architects had long been interested in creating high-rises with curving glass walls. Mies van der Rohe had begun sketching such a building in the early 1920s, and the idea was realized by his disciples George Schipporeit and John Heinrich, with their 1968 Lake Point Tower [NN02]. SCB produced several Chicago buildings with curved glass curtain walls. In addition to this one at 5415 N. Sheridan Road (now named the Park Tower and Mall), these include the 1971 McClurg Court Apartments and 1975 Harbor Point Condominiums. With round-cornered glass curtain walls that are held in place by external aluminum mullions, all of these proved to be transitional examples of the technology. Their external mullions were still somewhat discernible; however, architects were striving to make these structural elements completely disappear.

According to architectural historian Daniel Paul, following the applications of curved curtain wall construction in the 1960s and 1970s, architects and engineers were experimenting with the system by flipping window mullions to the interiors of buildings and introducing solar-performance reflective glass. These innovations allowed buildings with curved glass curtain walls to have more continuous window grid patterns and opaque glass skins. With these innovations, occupants had both greater privacy and a degree of passive climate control. In Chicago, an early expression of this technology is Kohn Pedersen Fox's 333 W. Wacker Drive, built in 1981.

When the 5415 Edgewater Beach was completed and ready for occupancy in 1973, its curved triangular shape captured the attention of the city. Rental ads for the tower cheekily suggested that, "from now on anybody who lives in a square...is," and that living in this round-cornered building "could give your life a whole new angle."

The modern luxury building had units that could be afforded for renters of varying incomes. Studio apartments originally started at \$205 per month, with accordion-style moving partitions between sleeping and living-dining areas and kitchens with pass-thru counters. One-bedroom units cost \$245 and featured kitchens with breakfast bars, walk-in closets and wardrobes. Spacious two-bedroom, two-bath apartments with dining rooms rented for a minimum of \$385, and were located at the curved corners of each story.



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NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

The high-rise and mall complex offered a vast array of amenities to rival other upscale high-rise communities in Chicago. These included an Olympic-size heated swimming pool; tennis courts; game rooms and an enclosed shopping plaza with a grocery store and dry cleaner reachable from the tower elevator. All the units included central air conditioning, wall-to-wall shag carpeting, designer kitchens with GE appliances, a master television antenna, and facilities for cable television. Early classified advertisements touted the high-rise’s extraordinary views, suggesting that “acres of park in the backyard,” could be seen from the floor-to-ceiling windows in every unit.

In the mid-1970s, the 5415 Edgewater Beach high-rise became known as Edgewater Plaza. In 1978, the *Chicago Tribune* announced that Robert Sheridan & Partners and an entity known as 5415 Edgewater Plaza formed a partnership to buy the structure and convert it to condominiums. When the high-rise was converted to condos the following year, it was renamed the Park Tower and Mall. In covering this project on January 27, 1979, the *Chicago Tribune* pointed out that the “Park Tower practically is a small town in a big city.” Despite its vast number of apartments, the article reported that 80% of the units had already been sold.

Over the years, residents have continued to enjoy the various amenities offered by the Park Tower and Mall. Architecturally, the structure remains a significant example of a Chicago high-rise that relied on curved glass curtain wall technology. Although SCB’s full proposal for the Edgewater Beach Hotel site was not fully realized, the development of the three residential towers represents their vision for the complex. The Park Tower’s smooth curves and triangular form boldly demonstrated a new expression of Modernism to North Siders.

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 checked="" type="checkbox"/> G <input type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

The Park Tower and Mall at 5415-19 N. Sheridan Road was evaluated for significance under National Register of Historic Places Criteria A, B, and C. As a modern luxury building with state-of-the-art amenities and units that could be afforded for renters of varying incomes, the building meets with Criterion A for listing on the NRHP. The building is not associated with any persons who were significant in history and thus it does not meet with Criterion B. As an important work of the noteworthy firm of Solomon, Cordwell & Buenz and a project that furthered design principles and construction methods popularized during American architecture’s Modern period, the building meets with Criterion C. In



Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

In addition to possessing a high level of significance, the Park Tower and Mall retains an extremely high level of integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining an extremely high level of integrity, this property warrants listing as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

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Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

Photo 1 – 5415-5419 N. Sheridan Road



5415-5419 N. Sheridan Road, view looking southwest from Lincoln Park toward Southeast and Northwest facades

Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

Photo 2 – 5415-5419 N. Sheridan Road



5415-5419 N. Sheridan Road, view looking southeast from N. Sheridan Road toward Northwest facade and mall



Historic Resources Survey

PROPERTY TYPE	DOMESTIC and COMMERCE/ Multiple Dwelling and Specialty Store	5415-5419 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG05

Photo 3 – 5415-5419 N. Sheridan Road



5415-5419 N. Sheridan Road, view looking northeast from N. Sheridan Road toward West facade of mall



Historic Resources Survey

PROPERTY TYPE	DOMESTIC/ Multiple Dwelling	5445-5455 N. Sheridan Road
NRHP RECOMMENDATION	Eligible	SURVEY ID EG06

NAME

Edgewater Plaza

OTHER NAME(S)

Edgewater Plaza Condominiums

STREET ADDRESS

5445-5455 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-08-203-015-1001 through 14-08-203-015-1401; and
14-08-203-016-1001 through 14-08-203-016-1399

YEAR BUILT SOURCE

1966-1971 *Chicago Tribune*

DESIGNER/BUILDER

Solomon-Cordwell & Associates/ Solomon Cordwell Buenz & Associates

STYLE

MODERN MOVEMENT/
International Style

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Concrete

ROOF

Built-up

DESCRIPTIVE NOTES

The Edgewater Plaza at 5445-55 N. Sheridan Road [EG06] is a 465-unit residential complex located on the east side of Sheridan Road, between W. Catalpa and W. Balmoral Avenues. Designed by L.R. Solomon-J.D. Cordwell & Associates (later known as Solomon Cordwell Buenz) and built between 1966 and 1971, the complex was conceived as part of a larger development that also includes the 1973 Park Tower and Mall [EG05] to the immediate south. Edgewater Plaza consists of two 38-story, steel-framed concrete residential towers connected by a one-story, brick-clad parking structure. The Edgewater Plaza's two rectangular, white concrete towers sit at a ninety-degree angle to one another, with the north tower perpendicular to Sheridan Road and the south tower parallel to the street. The light-colored, rectangular towers stand in striking contrast to the adjacent black, glassy, curving Park Tower.

The Edgewater Plaza's north tower—completed in 1968, three years prior to the south tower—rises up from a series of tall, evenly-spaced, load-bearing concrete piers. These piers, which are found on each of the facades, define the tower's base. Above this base, the piers extend upwards as narrow vertical bands all the way to the roofline. Between some of these vertical bands, there are some flush and some recessed bays of windows. This treatment gives the facades a rhythmic sense of movement. A metal



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5445-5455 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG06

cornice wraps around the entire tower and accentuates the roofline. The building's HVAC systems sit atop the flat roof.

The entrance to the north tower is located along the south elevation. A revolving door is tucked back and sheltered under a projecting white canopy supported by two oval-shaped, aluminum-clad piers. Just west of the entrance, the lower portions of the piers form an open arcade that runs along the west façade. To the east of the entrance, glass fills the voids between the piers. Above the ground level, the tower rises upwards in 13 bays visually separated by the concrete piers. The bays hold metal-sashed windows in groups of twos, threes, and fours.

The west elevation of the north tower is very similar to the south, but it is four bays wide with metal-sashed windows in groups of twos and threes. At ground level, the exposed, double-height piers continue along this façade. The recessed exterior wall is clad in scored aluminum panels. The north façade features the same 13-bay orientation as the south. The east facade, facing N. Lake Shore Drive and Lincoln Park, is four bays wide and nearly identical to the west, but it is infilled at ground level.

The south tower, completed in 1971, is a twin to the north tower, though perpendicular to it. Like the north tower, the south is defined by evenly-spaced, staggered concrete piers along all four facades. This tower shares the same pattern of flush and recessed bays, with 13 on the east and west facades and four on the north and south facades. The flat-roofed tower also features metal-sashed windows in groups of twos and threes on each façade.

The main differences between the south and north towers can be found in ground-level details. The primary entry to the south tower is along the west facade, facing N. Sheridan Road. A dark, aluminum-clad canopy shelters the revolving door. Double-height windows flank the canopy, and open arcades extend beyond the glass-enclosed area to the north and south. The recessed exterior walls at the back of the arcades are clad in scored, brown-painted aluminum paneling. The north and south elevations of this south tower are identical, with four bays separated by concrete piers, double-height open arcades at ground level, and rows of metal-sashed windows on all upper levels. The upper stories of the east façade are identical to those of the west. At ground level, the parking structure extends along the full length of the east facade.

The one-story, enclosed parking structure connects the two high-rise towers along the eastern side of the complex. Lying perpendicular to the north tower, the rectangular structure runs behind, *i.e.*, to the east of the south tower. The parking structure is clad entirely in brick. At ground level, the primary west facade is penetrated by two side-by-side, retracting metal garage doors. The structure's south elevation, accessible from a service road that runs along the south side of the property, also features two garage doors. Its east facade is a continuous brick wall with no openings. A swimming pool, tennis court, and landscaped patio sit on the structure's rooftop.

The complex features modest landscaping along N. Sheridan Road and around the perimeter of a circular driveway located between the two towers. A low, horizontal concrete sign at the northwest corner of the driveway bears the name and address of the complex. A low, circular, exposed-aggregate concrete planter filled with small trees and flowers stands at the center of this driveway. A second, smaller V-shaped driveway lies just west of the south tower's entrance on N. Sheridan Road.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5445-5455 N. Sheridan Road
SURVEY ID EG06

Today, the Edgewater Plaza continues to possess a very high level of integrity. Although the building appears to have replacement windows, in comparison with a photograph in a *Chicago Tribune* article, they are visually similar to the original fenestration. The building retains all seven aspects--integrity of location, design, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

Built in stages between 1966 and 1971, the double-towered Edgewater Plaza sits on the grounds of the old Edgewater Beach Hotel. A real estate syndicate headed by attorney Marshall Holleb developed the project. The group hired architects L.R. Solomon--J.D. Cordwell & Associates (later known as Solomon Cordwell Buenz) to design this residential high-rise as the first step of what would become a much larger development. When the original tower was completed in 1968, it sat directly to the north of the iconic hotel, which had recently closed down. The development team then acquired the Edgewater Beach Hotel, razed the historic building, and erected two additional structures on the site-- a second tower for the Edgewater Plaza and the adjacent Park Tower and Mall [EG05]. With the expanded site, the architects oriented the Edgewater Plaza's second tower at a ninety-degree angle to its original one. They took advantage of the complex's stunning lakefront location, providing ample space around both towers and affording tenants excellent views of Lincoln Park and Lake Michigan.

Attorney Marshall Holleb (1916-2008) was involved in a number of Post WWII development projects in Chicago. He grew up on the North Side and attended Lakeview High School and went on to receive a master's degree in business and a law degree from Harvard University. Holleb then formed a law firm with his father, A. Paul Holleb (1890-1963), and brother-in-law Sidney Yates (1909-2000) in the 1930s. The Holleb's specialized in real estate law and they often represented developers. By the mid-1950s, they were heading a real estate syndicate to build a modern high-rise 2970 N. Lake Shore Drive [LV08]. Following the success of this early foray into high-rise development, Marshall Holleb began what would become a more ambitious project. He and his group of investors acquired land adjacent to the Edgewater Beach Hotel to build a high-rise in 1966. With the fate of the elegant old hotel up in the air, Holleb had likely intended to undertake a much more expansive project from the beginning. Initially, however, they commissioned architects L.R. Solomon--J.D. Cordwell & Associates to design a high-rise with a single tower at 5455 N. Sheridan Road.

By this time Solomon and Cordwell had become known as premier designers of modern residential high-rises. The son of Russian Jewish immigrants, Chicagoan Louis R. Solomon (1906--1971) worked in real estate prior to completing a degree in architecture at the University of Illinois. In 1931, with his brother Irving and sister Sylvia, he established L.R. Solomon & Associates, a firm that provided design, construction, and real estate development services. They developed their own high-rise 3410-3420 N. Lake Shore Drive [LV28] in 1951 (designed by Solomon with J. Marion Gutnayer, associate architect). Solomon also produced the adjacent 3430-3440 Lake Shore Drive [LV29] in 1955 and the nearby Hawthorne House at 3450 N. Lake Shore Drive [LV30] a decade later.

In 1956, Solomon hired Englishman John D. Cordwell (1920-1999), who had studied architecture and planning in England. Having immigrated to the U.S. in 1951, Cordwell served as Chicago's Director of Planning from 1952 to 1956. In 1957, L.R. Solomon & Associates received a high-profile commission to design Carl Sandburg Village, an urban renewal project comprising over 2,500 residential units with a mix of townhouses and high-rise towers. The two formalized their partnership the following year.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5445-5455 N. Sheridan Road
SURVEY ID EG06

Before breaking ground on Sandburg Village, L.R. Solomon—J.D. Cordwell & Associates began collaborating on other prominent high-rises, such as the Imperial Towers at 4250 N. Lake Shore Drive [UP12] and the twin Hollywood Towers [EG19] at 5701 N. Sheridan Road. Completed in 1962, the Hollywood Towers complex rose at the southeast corner of N. Sheridan Road and W. Hollywood Avenue—just two blocks from the future Edgewater Plaza site. The following year, Solomon and Cordwell hired a talented young designer John B. Buenz (b. ca. 1933) who had previously worked for several renowned modern architects such as Eero Saarinen.

In 1963, Solomon and Cordwell’s Sandburg Village was well underway. In that project, each of a series of high-rise towers featured a white, reinforced-concrete structure with exposed, load-bearing piers and rows of metal windows, creating a sophisticated geometric pattern along the facades. Interestingly, of the six completed Sandburg Village high-rises, four are placed in pairs at a ninety-degree angle to one another — an arrangement that would be repeated in the Edgewater Plaza towers.

In 1967, L.R. Solomon—J.D. Cordwell & Associates brought John Buenz into partnership and the firm became Solomon Cordwell Buenz (SCB). By this time, the firm had completed plans for the first Edgewater Plaza tower. Construction of the structure began in December of 1966. The following year, the Edgewater Beach Hotel, which had been struggling for a long time, officially closed.

The initial tower at 5455 N. Sheridan Road was completed in 1968. In October of that year, Holleb’s group submitted a proposal to buy the Marshall and Fox-designed Edgewater Beach Hotel for \$410,000. The group’s plan was to demolish the hotel and build several luxury high-rises that would provide thousands of new apartment units. After Holleb’s group won the bid, the hotel’s demolition began in 1969. The developers hired SCB again for a massive residential redevelopment project, which would incorporate the previous Edgewater Plaza building at 5455 into a more expansive complex.

On May 15, 1969, SCB submitted plans to the Chicago City Council for a 3,200-unit, multi-building apartment complex on the former hotel site. The proposed complex called for a total of five high-rises—two rectangular and three triangular—in addition to a theater for movies and plays, restaurants, swimming pools, tennis courts, an enclosed shopping plaza, and underground parking. The proposal was later reduced from five to three towers: the twin Edgewater Plaza towers and the monolithic Park Tower [EG05]. Construction of the south Edgewater Plaza tower and parking structure was completed in 1971. Two years later, the Park Tower and Mall [EG05] was opened for occupancy.

Inspired by the massing, geometry, and materials of Solomon and Cordwell’s Sandburg Village high-rises, the Edgewater Plaza towers, with their impressive lakefront setting, are more visually compelling than those of the urban renewal project. When the neighboring Park Tower was built in 1973, its sensuous curves and sleek tinted-glass skin provided a pleasing contrast to the clean, white concrete piers and geometric grid pattern of Edgewater Plaza. The twin towers geometric grid holds ribbons of windows that provide excellent views of Lincoln Park and the lakefront. Indeed, early classified advertisements touted the “unobstructed lake, beach, and park views.”

In the late 1970s, the Edgewater Plaza’s two towers and Park Tower and Mall were sold to three different purchasers. At that time, both complexes were converted into condominiums. Although SCB’s proposed five-tower plan was never fully realized, the Edgewater Plaza’s sleek, white rectangular towers provides an elegant expression of the International style and a stunning juxtaposition to SCB’s adjacent glassy Park Tower.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Eligible

5445-5455 N. Sheridan Road
 SURVEY ID EG06

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 checked="" type="checkbox"/> G <input type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

Edgewater Plaza at 5445-5455 N. Sheridan Road was evaluated for significance under National Register of Historic Places Criteria A, B, and C. As modern luxury building with state-of-the-art amenities that helped attract a new generation of lakefront residents to the area after the old on the Edgewater Beach Hotel went out of business, the building meets with Criterion A for listing on the NRHP. The building is not associated with any persons who were significant in history and thus it does not meet with Criterion B. As an important work of the noteworthy firm of Solomon, Cordwell & Buenz the building meets with Criterion C. In addition to possessing strong significance, the Edgewater Plaza retains a very high level of integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining a very high level of integrity, this property warrants listing as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5445-5455 N. Sheridan Road
SURVEY ID EG06

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5445-5455 N. Sheridan Road
SURVEY ID EG06

Photo 1 – 5445-5455 N. Sheridan Road



5445-5455 N. Sheridan Road, view looking northeast from N. Sheridan Road toward North tower, West and South facades, with South tower visible on right

Photo 2 – 5445-5455 N. Sheridan Road



5445-5455 N. Sheridan Road, view looking southeast from N. Sheridan Road toward South tower, North and West facades, with North tower visible on left



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5445-5455 N. Sheridan Road
SURVEY ID EG06

Photo 3 – 5445-5455 N. Sheridan Road



5445-5455 N. Sheridan Road, view looking west from Lincoln Park toward South tower, East facade, with parking structure in foreground



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5445-5455 N. Sheridan Road
SURVEY ID EG06

Photo 4 – 5445-5455 N. Sheridan Road



5445-5455 N. Sheridan Road, view looking northeast from N. Sheridan Road toward South tower, detail of ground level support piers



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP
RECOMMENDATION Eligible

5601 N. Sheridan Road

SURVEY ID EG08

NAME

The Statesman

OTHER NAME(S)

The Statesman Condominiums

STREET ADDRESS

5601 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-411-012-1001 through 14-05-411-012-1090

YEAR BUILT SOURCE

1963 The Art Institute of Chicago, *Chicago Architects Oral History Project*

DESIGNER/BUILDER

Milton Schwartz

STYLE

MODERN MOVEMENT/
International Style

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Concrete

ROOF

Built-up

DESCRIPTIVE NOTES

The Statesman at 5601 N. Sheridan Road [EG08] is a Modern residential high-rise completed in 1963. Located on a narrow corner lot at the northeast corner of N. Sheridan Road and W. Bryn Mawr Avenue, it is rectangular in plan with a flat roof. The apartment building is constructed of concrete, with window frames and balcony railings of aluminum. The 21-story tower comprises 18 upper residential levels and a dramatically-projecting third-floor terrace that appears to float above a ground-floor parking lot.

The upper portion of the tower's south facade is composed of nine bays, with unbroken rows of aluminum slider windows on all stories. These appear to be replacement windows that do not fully follow the original profile. Cantilevered balconies project out from the facade at bays four through six. Balcony railings are adorned with six streamlined, horizontal aluminum bands. These railings are painted white. Each balcony is divided into three equal parts by two recessed, vertical partitions. Glazed slider doors provide balcony access.

On the east and west facades, the tower is two bays across, with slider windows on all levels. Balconies are centered over the middle support pier. The balcony rails are adorned with the same streamlined bands seen along the south elevation. Glazed sliding doors open onto the balconies. The east-west balconies are not subdivided by partitions.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP
RECOMMENDATION Eligible

5601 N. Sheridan Road

SURVEY ID

EG08

The tower's north facade is nearly identical to the south, with a few key differences in window and balcony orientation. A blank expanse of wall replaces the balconies and windows of bays four and five. These two central bays are separated vertically by a thin column of horizontal aluminum bands. On either side of this blank wall, bays three and six project slightly, giving a subtle sense of dimension to the elevation.

The elongated, third-floor terrace gives the Statesman its distinctive "L"-shaped profile. A series of concrete load-bearing piers, painted black, elevate the terrace above the ground-floor parking lot. (As evidenced by a historic photograph, these piers were originally lighter in color.) Conveying a strong sense of horizontality, the terrace is enclosed by a series of fourteen streamlined aluminum bands, echoing the motif of the balcony railings. The visually dramatic terrace provides a sense of forward motion, while the recessed vertical support piers give the building a sense of weightlessness.

A two-story parking lot serves as the high-rise's primary entry point. This lot is enclosed by a low, concrete perimeter wall, painted gray. The west end of the parking lot opens directly onto Sheridan Road, providing easy access for vehicles. The building's name and number appear on the wall's northwest corner. Along Bryn Mawr Avenue (the south façade), the lot and its south wall arch gently upwards. Where this wall reaches its highest point, its lower portion curves inward. According to the architect, this curve was meant to evoke a seashell. Historically, this shell-like effect was enhanced by the wall's two-tone color scheme. The arching upper portion was darker than the lower curving area that houses the garage and pedestrian doors. The two-tone effect no longer remains. Rather, the concrete base is almost entirely dark brown.

Today, the Statesman retains a high level integrity. Although replacement windows and changes in the building's original color scheme have diminished the building's integrity of design, the structure retains integrity of location, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

A real estate syndicate headed by local attorney Robert Pressman sponsored the Statesman, a residential high-rise designed by Chicago architect Milton M. Schwartz. Although Schwartz's work has often been overlooked, he was a talented designer who made important contributions to Modernism. The 1963 building is an alluring example of his unique style. Expressing an appealing juxtaposition between verticality and horizontality, the sleek narrow tower has continuous rows of windows and balconies. In addition to its attractive outer appearance, Schwartz's design affords tenants spectacular lakefront views.

A Chicagoan who had studied architecture at the University of Illinois, Milton M. Schwartz (1925-2007) opened his own firm in 1951. During his 34-year career, he served simultaneously as an architect, contractor, and developer, and in some cases as a building manager. After constructing two private residences, in 1954 Schwartz designed and developed a luxury apartment building at 320 W. Oakdale Avenue. This International style high-rise has a strong emphasis on horizontality and flat planes, which can particularly be seen in its stacked cantilevered floor plates. According to the building's National Register Nomination Form, these elements reveal the influence of Frank Lloyd Wright on this Schwartz



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP
RECOMMENDATION Eligible

5601 N. Sheridan Road

SURVEY ID

EG08

design. (Milton and Audrey Schwartz raised their family in a penthouse unit at 320 W. Oakdale Avenue, and continued to live there for over fifty years.)

After the completion of the 320 W. Oakdale Avenue building, Schwartz went on to produce other significant buildings in Chicago, as well as other cities. These include the Executive House Hotel at 71 E. Wacker Street and the Constellation Apartments. Completed in 1962, the Constellation Apartments is located within the APE at 1555 E. Dearborn Street [NN122]. Schwartz had a national practice, and his most iconic buildings—the Dunes Hotel—was built in Las Vegas in 1966 (since demolished).

A real estate syndicate headed by attorney Robert Pressman utilized financing opportunities through the Federal Housing Authority (FHA) to sponsor the 21-story Statesman. In designing the structure, Schwartz had to contend with a particularly narrow lot on the northeast corner of N. Sheridan Road and W. Bryn Mawr Avenue, a block south of the northern terminus of Lake Shore Drive. Rather than constructing a wide rectangular tower to fill the maximum floor area ratio, Schwartz instead gave the building a distinctive “L”-shaped profile, placing a slender, tall residential tower at a setback from Sheridan Road toward the Lake Michigan side of the property. With the remaining space, he extended an elongated third-story balcony terrace across the western portion of the lot. To further emphasize the continuity between indoor and outdoor spaces, every unit featured prominent walk-out balconies along the east, west, and south facades, as well as continuous rows of sliding glass windows. At ground level, Schwartz placed a tenant parking lot beneath the terrace and above an underground parking garage. In his later years, Schwartz explained that the building’s lakeside location inspired him to design the underground garage entrance in the abstract form of a seashell.

The Statesman’s sleek narrow tower, overall sense of geometry, and use of such materials as concrete, glass, and aluminum clearly represent the International style. But, Schwartz also made subtle references to earlier precedents that give the building its unique character. For instance, the strikingly horizontal, cantilevered terrace is somewhat evocative of Frank Lloyd Wright’s work. The building’s streamlined aluminum railings are reminiscent of the Art Moderne style. (Travel was an important Moderne theme, and these elements might be interpreted as the prow of a steamship.) Along with the architect’s playful use of the seashell form, these references show that while he sought to create a state-of-the-art International style high-rise, Schwarz also wanted to design a singular and artful work of architecture.

The Statesman had 90 spacious units including two bedroom- and one bedroom-suites as well as studio apartments. The larger units provided kitchens with a view and separate dressing rooms. Every apartment, including the studios, had its own balcony. There is no doubt that the building’s fine lakefront location was considered an important attribute. Indeed, early classified advertisements touted the “stunning lakefront views.”

During its early years, tenants of the Statesman included a number of successful business owners, including Loreen Calatonia, who owned and operated a motel in Elk Grove Village. Ms. Calatonia’s apartment was burglarized in 1966, and her mink coat and several pieces of jewelry were not recovered. Several years later, police apprehended a “cat burglar” who was positioned on the building’s roof with ropes in an attempt to lower himself down to break into units from their balconies. He admitted to burglarizing at least ten apartments on N. Sheridan Road in less than a year in 1972.

In 1979, a limited partnership formed to convert the building to condominiums. The project included a



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP
 RECOMMENDATION Eligible

5601 N. Sheridan Road

SURVEY ID EG08

more-than-\$400,000 investment to improve the building. The Statesman remains a condominium building today.

Since its 1963 completion, the Statesman has been celebrated as an exceptional luxury high-rise along the N. Lake Shore Drive corridor, as well as being one of Milton Schwartz’s principal works. In 2015, the Art Institute of Chicago highlighted Schwartz’s postwar career in an exhibit titled *The Mid-Century Mood: Milton Schwartz in America, 1953-1965*, bringing public attention to this significant Chicago architect. As the scholarship on Schwartz continues to expand, The Statesman stands out among his very best buildings for its extraordinary integrity of design and sense of Mid-century Modern luxury.

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 Statesman at 5601 N. Sheridan Road was evaluated for significance under National Register of Historic Places Criteria A, B, and C. As the property provided Post WWII middle- and upper-middle class Chicagoans with the opportunity to rent state-of-the-art modern apartments along Edgewater’s lakefront, the building meets with Criterion A. The building is not associated with any persons who made substantial contributions to history, and therefore it does not meet with Criterion B. Designed by noteworthy Chicago architect Milton Schwartz, the project represents an important contribution to Chicago’s modern high-rise apartments and a unique expression of the International style. Therefore, the property meets with Criterion C. The building retains a high level of integrity today.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining a high level of integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP
RECOMMENDATION Eligible

5601 N. Sheridan Road

SURVEY ID EG08

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Historic Resources Survey

PROPERTY TYPE
NRHP
RECOMMENDATION

DOMESTIC/ Multiple Dwelling
Eligible

5601 N. Sheridan Road
SURVEY ID
EG08

Photo 1 – 5601 N. Sheridan Road



5601 N. Sheridan Road, view looking northwest from W. Bryn Mawr Avenue toward South and East facades

Photo 2 – 5601 N. Sheridan Road



5601 N. Sheridan Road, view looking northeast from N. Sheridan Road toward West and South facades and terrace



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Eligible

5600-5630 N. Sheridan Road
SURVEY ID EG09

NAME

Brockton Apartments and The Bryn

OTHER NAME(S)

Brockton Tower

STREET ADDRESS

5600-5630 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-410-016-0000

YEAR BUILT SOURCE

1950/ 1962 *Chicago Daily Tribune*

DESIGNER/BUILDER

Robert S. DeGolyer/ A. Epstein & Sons

STYLE

MODERN MOVEMENT/
Art Moderne and
International Style

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Concrete, Brick

ROOF

Built-up

DESCRIPTIVE NOTES

This complex comprises two adjacent residential buildings at 5630 and 5600 N. Sheridan Road [EG09]. Built in 1950 and 1963, respectively, the two stylistically distinct, yet architecturally compatible, Modern high-rises occupy much of the block between W. Bryn Mawr and W. Hollywood Avenues.

The massive, 346-unit apartment building at 5630 N. Sheridan Road, originally known as the Brockton, is a Modern reinterpretation of the historic courtyard building type. Rising 12 stories, the flat-roofed building is constructed of concrete, and faced with rosy-tan brick. It comprises a long, narrow, rectangular building mass that runs along the west (alley) of its multi-lot site, as well as three projecting "arms" that extend eastward toward N. Sheridan Road. The overall effect is that of an enormous capital E, though the building's three arms are not simply rectangular in plan. Rather, they gradually step back in ziggurat fashion, so that their eastern ends are somewhat narrower than their western ends.

The primary N. Sheridan Road façade features a series of alternating bays of metal-framed windows and expanses of brick. Some of the windows are individual units; others are arrayed in groups of three. Many of the tripartite window groupings wrap back around the right-angle corners of the arms' shallow setbacks. All of the original steel fixed and casement windows were recently replaced with double-hungs. Floor-to-ceiling windows line the ground level of the recessed east wall, between the arms of the



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Eligible

5600-5630 N. Sheridan Road
SURVEY ID EG09

E. Thin, concrete belt courses visually delineate each floor from the one above. These bands, together with the repeating fenestration pattern, serve to unify the sprawling structure and emphasize its horizontality. Conversely, the uninterrupted brick bays, located at the eastern ends of the arms as well as on the east wall between those arms, accentuate the building's verticality. A spare, concrete porte cochere marks the main entrance at the east end of the central arm. A low brick wall with concrete copings extends from either side of this entrance across the entire length of the complex.

The flat west (alley) façade is composed of 15 window-filled bays. Wide vertical and horizontal concrete bands divide each bay from the next and each floor from the one above, creating a sort of checkerboard pattern.

Located on the northwest corner of N. Sheridan Road and W. Bryn Mawr Avenue and rising 20 stories, the 133-unit building at 5600 N. Sheridan Road is an International-style high-rise tower. Completed in 1963 as an addition to the Brockton just to its north, the high-rise was first known as the Brockton Tower.

The tower's mass is essentially rectangular in plan, with projecting bays on the north and south elevations. The flat-roofed structure sits on a pedestal clad in salmon-pink brick. Simple pink brick detailing also appears above the windows of the 20th floor. The tower's many bays hold metal-framed windows, both fixed-panes and tilt-ins. Between the bays are lighter pink vertical bands clad in pre-cast concrete. Both the windows and the pre-cast concrete appear to be 21st-century alterations, but these cosmetic updates are in keeping with the building's original design.

The tower's main, south-facing façade runs along W. Bryn Mawr Avenue. This primary façade is asymmetrical, with six bays of varying widths. Vertical, pre-cast concrete bands separate the bays. These stripes extend a few inches above the roofline. The south façade's fenestration varies across its six bays. Bays one through four from the east have groupings of three windows. These groupings have either two tilt-in windows (which "hopper" in from the bottom) and one fixed-pane window, or vice versa. The much wider projecting fifth bay features two outer fixed-pane windows and two center tilt-in windows. The east and west facades of the projecting bay each have two windows: one fixed, the other tilting. The windows of the sixth bay from the east also follow this pattern.

The lower reaches of the tower's south façade vary from the areas above. Just below the second-floor windows, the recessed, salmon-pink brick pedestal peeks between the vertical bands that separate the bays. Between the first and second floors, a white, concrete canopy extends across the length of the south façade. The fixed-pane ground floor windows follow the arrangement of those in the bays above. Beneath the windows, another expanse of pink brick flanks the entrance and extends along the length of the south façade. This brick projects slightly beyond the windows, creating a ledge or sill that extends across much of the façade, appearing to cut off many of the vertical concrete bands that run from the top of the building. On the façade's southeast and southwest corners, as well as on the corners of the projecting fifth bay, the vertical bands reach all the way to the ground. A low, pink brick wall extends off the southeast corner of the building and wraps northward around the corner, running all the way to the north end of the complex.

The building's secondary, east-facing façade runs along N. Sheridan Road. This façade is symmetrical, with three bays separated by vertical bands of light pink pre-cast concrete. The much wider central bay features two outer tilt-in windows and two inner fixed-pane windows. The two outer bays feature two



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Eligible

5600-5630 N. Sheridan Road
SURVEY ID EG09

outer tilt-in windows and one center fixed-pane window. The windows at ground level follow the same pattern as the bays above, however all windows have fixed panes. Both the recessed pedestal wall and the projecting canopy of the south façade are present here as well.

The building's less-public, west and north façades follow the fenestration patterns of the street-facing east and south facades, respectively. On the west (alley side) façade, an underground garage can be accessed via a ramp off W. Bryn Mawr Avenue. The north facade connects to 5630 N. Sheridan Road at ground level through a flat-roofed, single-story hyphen or connector. Adjoining this connector is a small garden enclosed by the low brick wall that runs along Sheridan north to the property line.

Today, the two adjoining residential buildings at 5630 and 5600 N. Sheridan Road retain good integrity. Both structures recently underwent a program of window replacement. As the replacement windows in the 5630 building are double-hungs instead of steel casements, they particularly changed the appearance of the building. While the replacement windows in 5600 are more similar to the originals, this building has also added some other modest exterior cosmetic changes. These alterations have diminished the buildings' integrity of design. However, the complex retains integrity of location, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

The high-rise complex at the northwest corner of W. Bryn Mawr Avenue and N. Sheridan Road is comprised of two buildings-- the Brockton Apartments at 5630 N. Sheridan Road, and the Brockton Tower at 5600 N. Sheridan Road (now The Bryn). Completed in 1950, the original Brockton Apartments structure was designed by Robert Seeley DeGolyer, an architect who had long been known as one of Chicago's premier designers of luxury apartment towers. For this foray into Modernism, DeGolyer designed a streamlined E-shaped structure that provided apartments with ample light and air as well as beautiful views of the lakefront. Architects A. Epstein and Sons added to the complex with their design of the 1963 Brockton Tower. The 20-story addition also capitalized on the structure's fine location with glassy facades that offered views of Lincoln Park and Lake Shore Drive.

Construction of the original Brockton apartment building at 5630 N. Sheridan Road was spurred by the Federal Housing Administration (FHA) funding. In 1949, the FHA announced a plan to meet Chicago's intense post-WWII demand for housing by providing financing for nearly 2,000 rental units spread over 24 buildings. The largest at this time would be 5630 N. Sheridan Road. Sponsored by the A.L. Jackson Company, the building would replace a row of substantial, single-family homes on large lots in the once-affluent and increasingly overcrowded Edgewater neighborhood.

The FHA insured a construction loan of almost \$3 million to help cover the \$3.5 million cost of the planned multi-family residence. The 346-unit building had both two- and three-room apartments. (The smaller apartments, known as "efficiencies," were expressly encouraged by a low per-unit loan cap set by the Federal Housing Act of 1949.) Originally known as the Brockton, the apartment building was completed and fully rented within a year, a record for a project of its size.

The Brockton's designer was longtime Chicago architect Robert Seeley DeGolyer (1876-1952). In the 1910s and 1920s, DeGolyer had specialized in grand, Revival-style apartment buildings, several of which are still located on or near N. Lake Shore Drive. (Within the APE are 1120 N. Lake Shore Drive [NN40],



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Eligible

5600-5630 N. Sheridan Road
SURVEY ID EG09

3500 N. Lake Shore Drive [LV33], 3750 N. Lake Shore Drive [LV72]; 1430 N. Lake Shore Drive [NN85]; and 1242 N. Lake Shore Drive [NN53]. The Depression brought such large-scale construction to a virtual halt. In the mid-1930s, DeGolyer led a large, well-respected group of Chicago architects, including Hugh M.G. Garden, Thomas E. Tallmadge, and Vernon Watson, in designing the Julia Lathrop Homes, a vast new public housing project commissioned by the federal Public Works Administration. By the end of WWII, during which DeGolyer worked for the War Department, the ornate style of the 1920s was no longer in favor.

When DeGolyer won the commission to design 5630 N. Sheridan Road, he adopted a streamlined, modern style, designing an impressive, visually arresting apartment building. It would be among his last designs. Soon after the completion of the FHA-financed structure in 1950, classified advertisements described it as “a beautiful, modern, multiple story fireproof building with a commanding view of Lake Michigan, the Edgewater Beach area and the nearby park system.”

Following the success of DeGolyer’s Brockton apartments, the extension of Lincoln Park and N. Lake Shore Drive brought further change to the Edgewater neighborhood. After 1960, tall, new apartment towers began to spring up, replacing single-family homes, especially near the now-important corner of N. Sheridan Road and W. Hollywood Avenue [EG12, EG13]. Next door to the Brockton, at the northwest corner of N. Sheridan Road and W. Bryn Mawr Avenue, a collection of mostly vacant retail stores was ripe for redevelopment. In mid-1961, developer Brockton Management obtained a variance to construct a \$2.5-million, 20-story high-rise apartment building at 5600 N. Sheridan Road.

To design the Brockton Tower, Brock Management hired A. Epstein & Sons, a well-respected and long-standing firm just then branching into apartment buildings. Its founder, Abraham Epstein (1887-1958), a Russian immigrant, came to the United States around 1906. After graduating from University of Illinois in 1911 with a degree in civil engineering, he worked for Western Electric in Cicero and later for Scott Joy, the Central Manufacturing District’s architect. In 1921, Epstein opened his own civil and structural engineering firm, becoming the “favored” architect for the Central Manufacturing District. A. Epstein, Structural Engineer was known as an engineering firm that hired architects, not an architecture firm that hired engineers, a unique concept at the time.

Epstein’s sons, Raymond (1918-2007) and Sydney (1923-2016), joined the company in 1939 and 1945, respectively, after each had graduated from the University of Illinois. During the fifties, A. Epstein & Sons began to grow dramatically, expanding its presence in the industrial market, but also growing upward through the design of high-rise structures, such as the Borg-Warner building completed in 1958. During the early 1960s, while working on Brockton Tower, A. Epstein and Sons completed many other high-rise residential and office buildings. They were leaders of the sometimes-controversial “design-build” approach.

The firm continued to expand domestically and internationally. During the 1960s, A. Epstein & Sons was part of a consortium that worked with Ludwig Mies van der Rohe on the Chicago Federal Center, completed in 1974. Other notable Chicago buildings to which the firm contributed included the Harold Washington Library Center in 1991, the United Airlines Terminal, and the expansions of McCormick Place.

As A. Epstein and Sons’ Brockton Tower was nearing completion in January of 1963, classified advertisements touted the structure’s location and many amenities. Early ads raved that the apartments



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
 NRHP STATUS Eligible

5600-5630 N. Sheridan Road
 SURVEY ID EG09

provided “a panoramic view of Lake Michigan, the Outer Drive, parks and beaches.” The Brockton Management marketed the tower as an addition to the adjacent Brockton apartments. The “luxury” tower featured larger rental units and more amenities than the older structure. The new tower’s 133 fully air-conditioned apartments ranged in size from studios to spacious two-bedrooms with two baths. Some of the larger units had dens and secondary service doors in the kitchens. There was on-site parking and 24-hour desk service.

DeGolyer’s original Brockton apartments and A. Epstein & Sons’ Brockton Tower provide compelling insights into apartment living during the 1950s and 1960s in Chicago. Though built only 13 years apart, they show how quickly ideas of luxury changed for North Side lakefront residents. In response to apartment dwellers’ desire for taller buildings with larger, more comfortable apartments and better amenities, the Brockton Tower became the sister of the earlier building. The Brockton Tower (now The Bryn) coexists harmoniously with its slightly older neighbor to the north.

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 apartment complex at 5630 and 5600 N. Sheridan Road was evaluated for significance under National Register of Historic Places Criteria A, B, and C. The original Brockton apartments at 5630 N. Sheridan Road was built with FHA-backing to meet the overwhelming need for adequate housing in post-WWII Chicago. Just over a decade later, a high-rise addition at 5600 N. Sheridan Road satisfied increasing demands for luxury lakefront living in Edgewater. Thus, the property thus meets with Criterion A for listing on the NHRP. As no noteworthy individuals were associated with this building, it is not eligible under Criterion B. Architect Robert S. DeGolyer’s 5630 N. Sheridan Road is a large and impressive Modern reinterpretation of a courtyard building, while A. Epstein & Sons’ addition at 5600 N. Sheridan Road is a soaring International-style high-rise. Though thirteen years separated the construction of the two, and each embodies the architectural sensibilities of its time, the structures nevertheless form a compatible Modern whole. Therefore, the complex meets with Criterion C for listing on the NRHP. Though the windows of both buildings have been replaced and 5600 N. Sheridan Road has had some cosmetic façade work, overall, the complex nevertheless retains good integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining good integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Eligible

5600-5630 N. Sheridan Road
SURVEY ID EG09

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Eligible

5600-5630 N. Sheridan Road
SURVEY ID EG09

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Photo 1 – 5600 N. Sheridan Road



5600 N. Sheridan Road, view looking northwest from N. Sheridan Road toward South and East facades, Brockton Tower Apartments (5630 N. Sheridan Road) visible on the right

Photo 2 – 5630 N. Sheridan Road



5630 N. Sheridan Road, view looking northwest from N. Sheridan Road toward South and East facades of towers



Historic Resources Survey

PROPERTY TYPE

RELIGION/ Religious Facility

5649 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG10

NAME

St. Andrew Greek Orthodox Church

OTHER NAME(S)

N/A

STREET ADDRESS

5649 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-411-004-0000

YEAR BUILT

1955-1956

SOURCE

Chicago Daily Tribune

DESIGNER/BUILDER

Peter Camburas and Theodore J. Theodore

STYLE

LATE 19th AND 20th CENTURY
REVIVALS/ Byzantine Revival

PROPERTY TYPE

RELIGION/ Religious Facility

FOUNDATION

Stone

WALLS

Limestone

ROOF

Tile

DESCRIPTIVE NOTES

Completed in 1956, St. Andrew Greek Orthodox Church sits at the head of N. Lake Shore Drive, at the southeast corner of the W. Hollywood Avenue and N. Sheridan Road intersection. The church complex comprises three buildings: the sanctuary, a chapel, and a community and education center. The 700-seat sanctuary's main entrance faces Sheridan Road, while the long nave extends eastward along W. Hollywood Avenue. The free-standing, 100-seat chapel building lies south of the east end of the sanctuary. Extending south along N. Sheridan Road is the community and education center, with its 1,200-seat gymnasium. The entire complex surrounds a small courtyard.

The main church building is a tall, narrow Modern Byzantine style structure of rusticated Indiana limestone with a gabled, red tile roof. The structure is cruciform in plan. The main entrance, topped by a tripartite stained glass window, is recessed within a two-story arch of dressed limestone. A carved stone cross surmounts the peak of the gable. At the corner of N. Sheridan Road and W. Hollywood Avenue, a tall, square, buttressed tower anchors the edifice. This tower is capped by an octagonal belfry with a round, cross-topped, copper dome. Just east of the tower is a windowed, single-story projection that affords a second point of entry. The long W. Hollywood Avenue façade is marked by slightly recessed bays, each containing a pair of tall, narrow, round-arched lancet windows. The gable end of the north transept holds three impressively tall, round-topped lancet windows. At the far eastern end of the



Historic Resources Survey

PROPERTY TYPE

RELIGION/ Religious Facility

5649 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG10

sanctuary is a projecting, semi-circular apse with a copper roof. This is bracketed by two shorter, narrower apse-like bays.

The rusticated stone chapel lies just to the south of the chancel and south transept. This structure, too, has a red-tiled, gabled roof, though it is rectangular, rather than cruciform, in plan. Its most easily visible façade, facing east toward Lincoln Park and N. Lake Shore Drive, has a projecting, hexagonal apse that echoes those of the neighboring sanctuary. The longer north and south facades are pierced by tall, round-topped lancet windows similar to those on the adjacent sanctuary. A simple cross crowns the west gable end. Beneath the west gable peak is a round window with a stone surround and muntins that form another cross. Beneath this window is the chapel entrance, embraced by a projecting, flat-roofed, rectangular portal.

The community and educational wing of the church complex extends southward from the sanctuary and chapel. This building, too, is constructed of rusticated stone and trimmed with smooth Indiana limestone, though it lacks the Byzantine detailing of the religious structures. This structure comprises a number of flat-roofed building masses that surround the gable-roofed gymnasium. Only the N. Sheridan Road façade is easily visible from the street. Immediately to the south of the sanctuary, a two-story section of this rusticated stone wing features large, aluminum-framed rectangular windows. (These windows may have been replaced, but their configuration is original.) A band of limestone coping tops the parapet wall of the flat-roofed building. Just to the south is the substantial smooth-faced limestone entry block to the educational wing and gymnasium. Three sets of double metal doors sit back within an impressive surround of polished red marble incised with the words "S.J. Gregory Auditorium." South of this massive portal is another rusticated stone wing (this one a single story) which wraps eastward around the gymnasium. This section of the building includes large plate glass windows. (These replaced the original divided metal windows at some point after 1968.) On the east facade of the educational wing, the gable-roofed gymnasium section is dominated by a vast expanse of aluminum-framed windows.

Today, St. Andrew Greek Orthodox Church retains a high level of integrity, and the main building has been undergoing restoration. Although some windows in the community and educational wing have been replaced, thereby diminishing the building's integrity of design, the structure retains integrity of location, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

St. Andrew Greek Orthodox congregation moved into its new church complex in the mid-1950s, just as the Lincoln Park and Lake Shore Drive extensions were being completed. But the parish, founded by first and second generation Greek immigrants, was already a longstanding fixture of the neighborhood, having been established in a nearby building about thirty years before. (The parish sold this structure at 5658 N. Winthrop Avenue to another neighborhood religious institution, Temple Ezra, a conservative Jewish congregation.)

A few Greek immigrants had arrived in Chicago as early as the 1840s, but the population began to grow significantly in the years following the Great Chicago Fire. Though some Greek Orthodox churches formed here during the 19th century, the first permanent church, Holy Trinity, was not established until 1897. With the arrival of more women among the Greek immigrant ranks after 1900, family and



Historic Resources Survey

PROPERTY TYPE

RELIGION/ Religious Facility

5649 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG10

religious life became more solidly established. In 1923, Chicago was made a diocesan center for the Greek Orthodox Church.

By that time, Chicago had the largest Greek population in the U.S. and Greek immigrants had spread out from Chicago's Near North and Near West Sides to various neighborhoods around the city. The desirable lakeside Edgewater community, with its good public transportation and many recently-constructed multi-family buildings, was well-suited to successful first- and second-generation immigrants, including those of Greek heritage. Thus, it was here that St. Andrew Orthodox Church was established to meet the needs of the increasing Greek population.

By the early 1940s, the pastor of the growing congregation, Fr. Athenagoras Kokkinakis, already saw the need for a much bigger church building. Still, the congregation did not purchase the land at Hollywood and Sheridan until late 1953, by which time the extension of Lincoln Park and Lake Shore Drive was already underway. Crews soon demolished three large houses on the site, and construction began even before the cornerstone was laid in June 1955. By the fall of 1956, the congregation was worshipping in the gymnasium, with the sanctuary nearing completion. In 1967, the parish found it necessary to purchase more land to the south to provide additional parking for the ever-growing congregation. Still a neighborhood focal point, the church complex now serves over 270 Greek Orthodox families from the North Side and the North suburbs.

To design its handsome church complex, the St. Andrew congregation had hired Peter Camburas (1893-1985) and Theodore J. Theodore, already well known for their Chicago buildings. Camburas, a Greek immigrant himself, had come to Chicago at the age of eight. After serving in the Army Corps of Engineers in World War I, he stayed in Europe to study at the Ecole Des Beaux Arts for one year, and then returned to Chicago to complete his architecture degree at the Armour Institute (now IIT). Right out of school, Camburas was hired by the architecture firm of Eric Hall, where he soon became the chief architect for the old Chicago Stadium. In preparation for designing the classical Criminal Courts Building at 26th and California, Hall sent Camburas to Greece to study the architecture there. In 1937, Camburas established his own firm. He specialized in Greek Orthodox churches, but designed many other building types as well, including industrial plants and hotels such as the Envoy Hotel at Michigan Avenue and Harrison Street. In 1949, Camburas joined forces with engineer and architect Theodore J. Theodore, his son-in-law. Camburas and Theodore, both members of the American Institute of Architects, went on to design many more buildings, including more than 200 Jewel-Osco stores. Though Camburas died in 1985, the firm of Camburas & Theodore remains in business today.



Historic Resources Survey

PROPERTY TYPE RELIGION/ Religious Facility
 NRHP RECOMMENDATION Eligible

5649 N. Sheridan Road

SURVEY ID EG10

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 checked="" 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 type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

St. Andrew Greek Orthodox Church was evaluated for significance under National Register of Historic Places Criteria A, B, and C. It meets with Criterion A as an important symbol of Greek immigrant success in Chicago in the 20th century. Although the church’s construction resulted from the efforts of many hardworking immigrants, it is not closely associated with any single noteworthy individual and therefore it is not eligible under Criterion B. The property also meets with Criterion C as a fine example of modernized Byzantine Church architecture designed by a noted specialist in that genre. Although some of the windows in the educational wing have been replaced, the complex retains very good integrity.

Because this is a religious property, it is necessary to determine whether it meets with Criteria Consideration A. St. Andrew Church meets with Consideration A as it derives its primary significance from architectural distinction and historical importance.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining very good integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE

RELIGION/ Religious Facility

5649 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG10

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Photo 1 – 5649 N. Sheridan Road



5649 N. Sheridan Road, view looking southeast from N. Sheridan Road toward North and West facades of sanctuary



Historic Resources Survey

PROPERTY TYPE

RELIGION/ Religious Facility

5649 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG10

Photo 2 – 5649 N. Sheridan Road



5649 N. Sheridan Road, view looking west from Lincoln Park toward East facade (rear) of building



Historic Resources Survey

PROPERTY TYPE

RELIGION/ Religious Facility

5649 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG10

Photo 3 – 5649 N. Sheridan Road



5649 N. Sheridan Road, view looking northeast from N. Sheridan Road toward West facade of community and educational wing of the church complex



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Single Dwelling

5640 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG11

NAME

5640 N. Sheridan Road

OTHER NAME(S)

Cassius Orlin Owens House and Garage

STREET ADDRESS

5640 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-410-013-0000

YEAR BUILT

1916

SOURCE

Building Permit

DESIGNER/BUILDER

C. Whitney Stevens

STYLE

LATE 19th AND EARLY 20th
CENTURY AMERICAN
MOVEMENTS/
Four Square

PROPERTY TYPE

DOMESTIC/ Single Dwelling

FOUNDATION

Stone

WALLS

Brick

ROOF

Asphalt shingles

DESCRIPTIVE NOTES

The Cassius Orlin Owens House, located at 5640 N. Sheridan Road [EG11], faces east onto Sheridan Road and has an essentially rectangular footprint with a few projections. A two-story Four Square home with a raised basement, it is clad in brown-colored brick and trimmed with limestone. The house has a hipped roof, with a ridgeline that runs east-to-west. The roof is covered in asphalt shingles. It has wide overhanging eaves and three hipped-roof dormers, one on the east slope of the roof, one on the north, and one on the south. There are three brick chimneys. Two rise from the north slope of the roof and one from the south slope of the roof. The Four Square's fenestration varies between one-over-one double-hung, casement, and sliding windows. All windows have limestone sills. A metal fence and gate extends along the entire length of the eastern property line.

The front (east) facade is asymmetrical and features a one-story projecting enclosed porch with a hipped roof. A porte cochere tucked west of the front entrance is attached onto the south facade and is visible from the street. There is a portico on the south end of the building's front facade. Its entrance is accessed via a short flight of steps, which terminates at an archway leading to a small recessed vestibule. The south side of the portico features a second arched opening and a low brick wall with



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Single Dwelling

5640 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG11

limestone coping. Both archways have key-like limestone details around the arches. The one-story projecting enclosed porch connects onto the north end of the steps and continues along the east elevation. On its east façade, there are three groupings of three windows separated by brick pilasters. Each window grouping has a center fixed pane and two outer casement windows. A limestone string course runs beneath the windows and pilasters and a painted wood cornice runs above them. On the south façade of the porch there is one grouping of three windows. The projecting porch appears to be original, however the windows are likely an addition to what would have been an open-air or screened-in porch. On the brick corners of the porch, vertical limestone floral details extend down beneath the eaves.

On the second floor of the east elevation are two small, centrally located one-over-one double hung windows. Larger one-over-one double-hung windows are found on either side of the central grouping. Below the central grouping of windows, three limestone square details are turned on their point, set in among brick on a diagonal. This window grouping and accompanying decorative panel are framed by two wythes of brick that are slightly stepped out from the façade. A secondary limestone sill extends below the decorative panel. Key-like limestone details cap all of the windows on the second floor. The east face of the hipped roof features a centrally-located, hipped-roof dormer with a pair of sliding windows.

Attached to the south façade and set back from the front façade is the port cochere, which has a second-story room and a flat roof. Limestone key-like details decorate the top of the port cochere opening. The porte cochere's second-story east elevation has a grouping of three windows with a center fixed window and a sliding window on either side. The roof on the south elevation has a centrally-located, hipped-roof dormer.

Projecting from the north end of the home's west facade is a raised two-story wood rear porch. At the southwest corner of the house is another one-story enclosed porch. The Four Square's north façade is largely obscured by the adjacent parking garage.

A garage stands near the southwest corner of the property. It can be reached via the driveway that passes under the port cochere. The garage has an asphalt-shingled, hipped roof, with overhanging eaves. A hipped-roof, brick-sided dormer extends upward from the brick wall of the garage's east façade. This east façade features two garage door openings and a main entry door. The main entry door is located near the north end of the façade. Above the door is a transom window with four small fixed rectangular lights.

Historically, this stretch of N. Sheridan Road had many large single-family homes and a few open lots. The setting for this Four Square changed considerably during the Post WWII era, when many nearby homes were replaced with high-rises. Therefore, the Four Square's integrity of setting and feeling have been substantially diminished. In addition, the house has numerous replacement windows, some of which appear to be different from the originals. Most notably, the porch's infill windows have changed the appearance of the house's primary facade, and diminished the property's integrity of design. However, as this house retains integrity of location, workmanship, materials, and association, its overall integrity is good.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Single Dwelling

5640 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG11

HISTORY/DEVELOPMENT

This American Four Square, wedged between two high-rises, is among the last vestiges of the Edgewater neighborhood's early-20th century history, when fine single-family homes lined much of Sheridan Road. John Lewis Cochran first purchased lakefront property in 1885 to develop Edgewater as a suburban community. At the time, the area was sparsely populated and rural in character. By the 1910s, more than twenty years after Edgewater was annexed to Chicago, substantial brick mansions and coach houses had developed along Sheridan Road. Many of these mansions were designed in the American Four Square style, a house type that was practical, but could also be designed as a larger somewhat more lavish residence. Although apartment buildings were originally excluded from Sheridan Road, during the Post World War II era, they became very prevalent in this North Side lakefront area. Today, this lone American Four Square house and garage tell the story of change that Edgewater experienced in the mid 20th Century. This property is one of only six remaining American Four Squares on Sheridan Road in Edgewater.

Businessman Cassius Orlin Owen built this American Four Square house and garage in 1916. Cassius Orlin Owen (1848-1933) was born in New York and came to Chicago in 1871. He started his own printing company, C. O. Owen & Co., in 1888 and married Emily Drucker a year later. In 1916, Cassius and Emily Owens hired architect Charles Whitney Stevens to design a house and garage in Edgewater on Sheridan Road at a cost of \$30,000. Cassius Owen lived here until his death in 1933.

Born in Wisconsin, Charles Whitney Stevens (1876-1944) moved to Chicago with his parents during his early childhood. He had begun practicing architecture by 1900, and by the 1910s, C. Whitney Stevens was known for producing high quality residential designs. At the time that Stevens designed this house, he and his family lived in the Edgewater neighborhood. Throughout his career, Stevens designed a number of fine single-family homes and apartment buildings in Chicago and along the North Shore, including the William McJunkin House in Winnetka, which is listed on the National Register of Historic Places. He also designed an American Four Square mansion in La Porte, Indiana in 1909, which is a contributing property to the Indiana and Michigan Avenues Historic District on the National Register.

The origins of the American Four Square are unclear, but this house type became extremely popular in neighborhoods throughout America in urban, suburban and rural settings between the 1890s and 1920s. Denver architect, Frank E. Kidder likely played an important role in the development of this building type. The design for his own house, illustrated in *Architecture and Building* magazine in 1891 is the first-known published. The largest concentration of American Four Squares can be found in community areas like Edgewater that were developed during the styles heyday (1900 - 1930).

The Four Square style was named for its square floor plan consisting of four rooms, which were roughly equal in size on each floor. Although avant-garde at the time, the style quickly became an architectural phenomenon, prized for its ease of construction, practicality, and roomy interior. This simple form could be easily adapted to a higher style for wealthier clientele, by building at a larger scale and incorporating elements from other styles to make the houses more ornate than the mass-produced versions found in popular builder's magazines. Cassius Orlin Owen's American Four Square mansion, designed by C.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Single Dwelling

5640 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG11

Whitney Stevens. exemplifies a large, well-crafted American Four Square house designed during a time when fine mansions flourished in Edgewater particularly near the lakefront on N. Sheridan Road.

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 Cassius Orlin Owens House and Garage located at 5640 N. Sheridan Road was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Built as the family home of Cassius Orlin Owen (1848-1933), owner of the Chicago printing company, C. O. Owen & Co., and the sole remaining single-family house on this block of N. Sheridan Road, the property meets with Criterion A. The building is not associated with any noteworthy figures in history and thus does not meet with Criterion B. Designed by Chicago architect Charles Whitney Stevens (1876-1944), the house is a fine example of the American Four Square style. Thus, the property meets with Criterion C for listing on the NRHP. The building retains good integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining good integrity, this property warrants listing as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Single Dwelling

5640 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG11

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Photo 1 – 5640 N. Sheridan Road



5640 N. Sheridan Road, view looking northwest from N. Sheridan Road toward East facade



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5650 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG12

NAME

Sheridan Tower

OTHER NAME(S)

Shore View Tower

Sheridan-Hollywood Tower

STREET ADDRESS

5650 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-410-017-0000

YEAR BUILT

1960-1961

SOURCE

Chicago Daily Tribune

DESIGNER/BUILDER

Loewenberg & Loewenberg

STYLE

MODERN MOVEMENT/
International style

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Concrete

ROOF

Built-up

DESCRIPTIVE NOTES

The Sheridan Tower at 5650 N. Sheridan Road [EG12] is a 160-unit Modern residential high-rise designed by Loewenberg & Loewenberg and completed in 1961. Located on the southwest corner of N. Sheridan Road and W. Hollywood Avenue, the 21-story tower stands at the northern terminus of N. Lake Shore Drive. The International style building is rectangular in plan and has a double-height first story. The building is constructed of reinforced concrete. Featuring a grid pattern made up of prominent vertical piers and horizontal panels of blue glazed brick, the building's facades emphasize its structural frame. Between the piers and above the glazed brick are groups of aluminum-framed windows. An enclosed HVAC system sits on the tower's flat roof. A one-story attached parking garage stands to the south of the tower.

The tower's east (N. Sheridan Road) façade is composed of four bays separated by vertical piers that extend to the ground. Above the first floor, the first (southernmost) bay and the fourth bay each feature two white-painted aluminum-sashed windows—one fixed window and one operable one-over-one double-hung window. The windows of these two bays appear to wrap around onto the adjoining facades. The two central bays feature four windows each, with two fixed center windows flanked by two double-hungs. Beneath the windows of all four bays, blue glazed brick bands and thin concrete belt



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5650 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG12

courses extend between the vertical piers. Vents for AC units are centered under the windows in the two central bays.

At ground level, the building's main entrance, a revolving door with tall flanking windows sits at the foot of the second bay. The entryway is sheltered by a dark blue canvas-and-aluminum canopy that serves as a sort of porte cochere over the half-round driveway. Glassy storefronts extend across the adjacent bays. Above them is a belt course of gray decorative concrete panels. Adjacent to the driveway and just to the south of the main tower is a one-story grayish-brown brick garage with a retracting garage door. Landscaped planters stand at either end of this east facade. On the south (W. Hollywood Avenue) façade, the tower is seven bays across. Above the first floor, these bays follow fenestration patterns similar to the east façade. The first (west), second, sixth, and seventh bays feature groupings of three windows, with varied combinations of fixed and double-hung windows. The third, fourth, and fifth bays feature groupings of four windows, with two fixed center windows flanked by two double-hung windows. The brick bands and concrete belt courses seen on the east elevation continue on the south elevation, with AC vents centered below the windows on all bays. Below the north façade's first-floor windows, a horizontal concrete panel, clad in blue brick, projects out from the façade between the second and fifth bays. Below this projecting panel, a row of basement windows runs just above the ground. The first, sixth, and seventh bays are filled in primarily with grayish-brown bricks in a stacked bond pattern. Just below the second-floor level of these three bays is a band of decorative concrete panels, molded with a repeated pattern of staggered parallel lines.

The west facade is nearly identical to the east façade. In place of a revolving door and glassy storefronts, however, are a double-doored service entrance and concrete walls. The south facade is identical to the north, except at the first story, where the one-story garage projects southward.

Today, the building strongly conveys its historic character. Possessing all seven aspects--integrity of location, design, setting, materials, workmanship, feeling and association--the building retains exceptionally high integrity.

HISTORY/DEVELOPMENT

Completed in 1961, the Sheridan-Hollywood Tower (now known as the Sheridan Tower) was designed in the International style by Loewenberg & Loewenberg, a prolific Chicago firm. Sponsored by a real estate syndicate, the 21-story tower was erected overlooking Lincoln Park and Lake Shore Drive's new Hollywood Avenue extension. The 160-unit building provided tenants with stunning views of the lakefront from its expansive windows as well as modern amenities.

Loewenberg & Loewenberg formed in 1919 with the partnership of Lithuanian-born brothers Max L. and Israel S. Loewenberg. Over the course of their career, the brothers worked in a variety of building types, including hotels, stores, schools, theaters, institutions, industrial buildings, single-family houses and apartment buildings. Despite struggle during the Depression and WWII years, the firm managed to survive and continue building their practice. By the late 1950s, development was booming in Chicago, and International Style high-rise apartments were becoming extremely popular, particularly along the North Side lakefront.

In designing the Sheridan-Hollywood Tower, Loewenberg & Loewenberg created a unique expression of



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5650 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG12

the International style. In general, International style high-rises emphasize honesty of materials, modular forms, and repetition. This building embodied these principles in its sleek rectangular slab form, exposed support piers, and prominent use of mass-produced construction materials, including expansive plate glass windows and a reinforced concrete frame. These buildings often express their structural skeleton through their exterior facades. This Modern tower, which reveals its structure through exterior detailing, stands out for its light blue glazed brick bands that accentuate each level. This bold use of color sets it apart from most other International style buildings.

Sponsored by a real estate syndicate headed by Edward Levin, the Sheridan-Hollywood high-rise was planned in 1959 as a 15-story building. However, demand for apartments along the new Hollywood Avenue extension was so strong that the project sponsors increased the structure's height to 21 stories. Construction was soon underway. In fact, the high-rise reached its maximum height on November 28, 1960. The event was celebrated in a "topping out" ceremony attended by Max Loewenberg, Morton Crane, the building's general contractor, and Edward Levin, as well as many of its other investors.

Early classified advertisements touted the high-rise's "unexcelled panoramic views of the lake, park, and city at modest rentals." Upon opening for occupancy on May 1, 1961, the building was also advertised as a combination of "every luxury and convenience for the finest in city life." Amenities included large walk-in closets, high-speed elevators, laundry and locker space, kitchens with Provencal fruitwood cabinets and wall ovens, a rooftop solarium and sundeck, and garage parking for 62 cars. The building also featured an innovation in home security—closed circuit television, allowing tenants to survey visitors in the downstairs lobby on their own television sets.

The Sheridan Hollywood Tower was quickly occupied by many upper-middle and middle-class renters. Among the most noteworthy of its early tenants was Benjamin Berl Lipsner (1887-1971). The son of Russian Jewish immigrants, Lipsner was born in Chicago. He received a degree in mechanical engineering from the Armour Institute (now IIT). While serving in the army during WWI, Lipsner was in charge of airplane construction and maintenance for army pilots. He began gathering data related to the costs of establishing and maintaining airmail services. In 1918, he was appointed as the first Superintendent of the Post Office's new Air Mail Division. He later became known as the "Father of Commercial Aviation."

The Sheridan Tower at 5650 N. Sheridan Road represents an important period of growth for the Loewenberg & Loewenberg firm during the high-rise boom of the 1960s. With its rectangular slab form, straight-forward construction materials, and lively blue brick, the Sheridan Tower is an outstanding Modern high-rise of the early 1960s.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5650 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG12

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 type="checkbox"/> Not Applicable	

NRHP EVALUATION/JUSTIFICATION

The Sheridan Tower at 5650 N. Sheridan Road was evaluated for significance under the National Register of Historic Places Criteria A, B, and C. One of the early Modern high-rises located near the Hollywood Drive extension, the rental building set a new standard for middle-class housing. Therefore the property meets with Criterion A. Benjamin B. Lipsner lived in an apartment in this building at the end of his life. While he made substantial contributions to American history, there are likely other properties more closely associated with him, and this building does not warrant listing under Criterion B. As an elegant high-rise designed by Loewenberg & Loewenberg the building has simple geometry and massing and distinctive blue brick accents. Thus the building meets with Criterion C. Today, this building possesses exceptional integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining exceptional integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5650 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG12

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Photo 1 – 5650 N. Sheridan Road



5650 N. Sheridan Road, view looking northwest from N. Sheridan Road toward South and East facades



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Not Eligible

1025 W. Hollywood Avenue
SURVEY ID EG13

NAME

The Claridge

OTHER NAME(S)

N/A

STREET ADDRESS

1025 W. Hollywood Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

Unknown

YEAR BUILT SOURCE

1968 *Chicago Tribune*

DESIGNER/BUILDER

Unknown

STYLE

MODERN MOVEMENT/
Four-Plus-One

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

Completed by 1968 and initially known as the Claridge, the apartment building at 1025 W. Hollywood Avenue [EG13] is a nondescript, flat-roofed, five-story red brick structure. The building is what is known in Chicago as a "four-plus-one." Rectangular in plan, it has a small internal light court.

The building's long primary façade runs along W. Hollywood Avenue. This main façade has eleven bays of varying widths. The metal-framed, double-hung, rectangular windows of these eleven bays are also of varying sizes. These are almost certainly replacement windows.

The boxy-looking structure has a utilitarian appearance with little architectural detail. At either end of the main façade and between the sixth and seventh bays, the top of the brick parapet wall rises slightly above the rest of the roofline. Just above the first floor, a white, concrete belt course extends across the length of the façade (and in fact around the entire perimeter of the building). The ground level of some of the bays features additional concrete trim. The main entrance to the building stands at the base of the fifth bay from the east side of the building. This entrance is marked by a simple concrete canopy that projects out from the belt course; the entryway -- a metal and glass replacement door flanked by fixed panels of glass -- is located down a short set of steps. At the base of the tenth bay from the east is a short ramp and a retracting garage door that provides access to a first-floor parking area.



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
 NRHP STATUS Not Eligible

1025 W. Hollywood Avenue
 SURVEY ID EG13

Around the corner on the N. Kenmore Avenue façade is a windowless, single-story, shed-roofed addition that obscures the belt course. South of this addition is a secondary entrance under another projecting concrete canopy. The fenestration of the common brick back (south) and alley (east) facades of the building mirror that of the north and west sides, respectively. At ground level, these two non-public facades are open to permit easy access to the covered parking area.

This building was not the product of high quality construction, and thus it does not possess integrity of workmanship. Replacement of windows and doors and the construction of a small shed addition along the west facade have diminished the building’s integrity of design and materials, however the structure retains integrity of location, setting, feeling and association. Overall, this property retains fair integrity.

HISTORY/DEVELOPMENT

A July 1968 *Chicago Tribune* advertisement dubbed the “Brand New, Air-Conditioned Elevator Building” at 1025 W. Hollywood Avenue the “Claridge.” With its “De Luxe ONE-BEDROOMS and spacious STUDIO apartments,” the Claridge was one of five four-plus-ones – including its near twin, the Claridge North at 1040 W. Hollywood Avenue [EG22] – that sprang up along a three-block stretch of Edgewater’s Hollywood Avenue between 1966 and 1969. By that time, Hollywood Avenue, once a quiet residential street lined with refined, early-20th-century flat buildings and other small-scale residential structures, had become a major thoroughfare thanks to the completion of the Lake Shore Drive and Lincoln Park extensions in the late 1950s. Now located in a densely-populated neighborhood, many of the older buildings along Hollywood Avenue had become overcrowded and run down, and seemed ripe for redevelopment. Among these aging structures was the architecturally impressive Gables Apartments, a half-timbered Tudor Revival-style apartment building designed by noted architect J.E.O. Pridmore in 1912. It was this elegant dwelling that was demolished to make way for the undistinguished four-plus-one at 1025 W. Hollywood Avenue.

As developers of four-plus-ones razed more and more such older, lower-scale buildings during the 1960s, North Side residents began to complain. Concerned over the loss of high-quality, family-friendly dwellings, they rallied to change the zoning laws that permitted the development of these apartment buildings, ultimately forcing their amendment and effectively halting construction in 1971. By that time, however, many of the unpopular and often inelegant four-plus-ones like the one at 1025 W. Hollywood Avenue had already sprung up around Edgewater, leaving the community forever changed. (See the Historic Context Statement for more details.)

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



Historic Resources Survey

RESOURCE TYPE DOMESTIC/ Multiple Dwelling
NRHP STATUS Not Eligible

1025 W. Hollywood Avenue
SURVEY ID EG13

NRHP EVALUATION/JUSTIFICATION

The four-plus-one at 1025 W. Hollywood Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Although four-plus-ones were built to provide housing to Chicagoans who would not have been able to afford other apartments so close to the lakefront, the type became fairly ubiquitous in Edgewater. Thus this four-plus-one does not possess sufficient significance to warrant listing under Criterion A. As no noteworthy historical figures were associated with this building, it is not eligible under Criterion B. With little architectural merit, the apartment building at 1025 W. Hollywood Avenue is not a noteworthy four-plus-one. Nor is it a product of architect Jerome Soltan, originator of the building type. Thus, 1025 W. Hollywood Avenue does not meet with Criterion C for listing on the NRHP.

NRHP RECOMMENDATION

Although 1025 W. Hollywood Avenue retains fair integrity, it lacks sufficient architectural or historical significance to be recommended as eligible for listing. Thus, the building has been identified as a non-contributing resource in the proposed Edgewater NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

SOURCES

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Photo 1 – 1025 W. Hollywood Avenue



1025 W. Hollywood Avenue, view looking southeast from W. Hollywood Avenue toward North and West facades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1039 W. Hollywood Avenue /
5650 N. Kenmore Avenue
SURVEY ID EG14

NAME

The Pomeroy

OTHER NAME(S)

N/A

STREET ADDRESS

1039 W. Hollywood Avenue/
5650 N. Kenmore Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-409-009-0000

YEAR BUILT SOURCE

1922 AIA Chicago

DESIGNER/BUILDER

B. Leo Steif & Co.

STYLE

LATE 19th AND 20th CENTURY
REVIVALS/ Beaux Arts

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Stone

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

Constructed in 1922, the Neoclassical style structure at 1039 W. Hollywood Avenue is a high-rise apartment building now known as the Pomeroy. The red brick building is trimmed with limestone and terra cotta. U-shaped in plan, the structure wraps around a concealed central courtyard. The flat-roofed building appears to rise nine stories, though a partial tenth story sits well back from the parapet wall and thus is not visible from the ground. Divided-light, double-hung windows of various sizes punctuate the nine primary floors.

Following the decorative scheme of many tall buildings built before the Depression, the structure is visually divided into three parts: a base, a shaft or trunk, and a capital. The base of the building, comprising the two lowest stories, is wrapped in large blocks of smooth cut limestone with projecting, limestone moldings or string courses above each floor. The middle six floors are clad in red brick. Above the eighth floor is another projecting stringcourse, which marks the bottom of the building's "capital." This decorative cap encompasses the ninth floor. Clad partially in brick, this section of the building also features contrasting limestone and terra cotta ornament. A limestone coping crowns the ninth-floor parapet wall. (The unseen tenth floor is unrelated to this overall scheme.)



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

1039 W. Hollywood Avenue /
5650 N. Kenmore Avenue

NRHP RECOMMENDATION Eligible

SURVEY ID

EG14

Located at the southwest corner of W. Hollywood and N. Kenmore Avenues, the apartment building has two primary facades. The narrower east (Kenmore) façade has five bays. The two five-sided bays at either end of the building project beyond the rest of the façade. On each floor, these projecting bays hold single, double-hung windows on four of their five faces. Pairs of double-hung windows fill the wider, east face of each bay. On the ninth floor, the projecting bays are clad with cut limestone and capped by a projecting cornice supported by dentil moldings and topped by a classical balustrade.

The N. Kenmore Avenue façade's three inner bays, clad with dressed stone at the first two floors and red brick above, feature pairs of double-hung windows (nearest the projecting bays) and single, double-hung windows of two different sizes (toward the center). A continuous sill or belt course runs immediately beneath the third-floor windows. On the ninth floor, the larger windows of the center bays are set in limestone surrounds. The two middle windows of the ninth floor are joined by an elaborate surround with pilasters, a balustraded sill, and a cornice with a half-round pediment. Set into the pediment is a highly-ornamental escutcheon flanked by swags. Even the small windows of the ninth floor are ornamented by projecting sills supported by brackets. At the center of this Kenmore façade, the parapet wall and molded coping rise in an eye-catching curve. The main entrance to the building, sheltered by a black metal and glass, arched-top canopy and flanked by large, divided-light windows, is situated nine stories directly beneath this prominent roof detail.

The longer north (W. Hollywood Avenue) façade echoes the architectural scheme and Beaux Arts detailing of the east façade. The north façade's five bays, wider than those of the east façade, all lie in a single plane. Again, the paired and single double-hung windows here are of varying sizes. Dressed stone and projecting belt courses run the length of the two-story base. Keystone ornaments top the windows of the first floor. A secondary entrance sits at the center of the north façade. This large door, though fairly recent and rather utilitarian, sits within an impressive stone surround featuring engaged columns, sidelights framed with egg-and-dart molding, and an entablature ornamented with swags.

Along this W. Hollywood Avenue façade, more ornamental belt courses, window surrounds, and molded copings visually set off the ninth-floor "cap." At the center of the ninth story, two pairs of double-hung windows sit within a pilastered surround. A balustraded sill stretches beneath the windows and a cornice projects above. At either end of the façade, the double-hung windows are adorned with even more elaborate surrounds, which follow the pedimented design of the central bay on the north façade. Similarly, the arched copings atop the parapet walls of these two end bays mirror the design of the central bay of the east façade.

The building's west (alley) façade is far plainer, with the red brick wall interrupted only by rows of double-hung windows and a few service entrances. The mostly hidden south façade constitutes the open end of the U. The brick expanses of the tops of the U's arms are unbroken except for a single row of double-hung windows on each side. Many more double-hung windows line the interior walls of the U. The bases of these interior walls sport the same incised stone cladding as do the first two stories of the main facades.

Set back from the parapet wall, the irregularly-shaped, partial tenth story is red brick, with service doors and double-hung windows scattered across several facades. The adjacent roof deck also holds air-conditioning compressors, a recently-built solarium, and a roof garden.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1039 W. Hollywood Avenue /
5650 N. Kenmore Avenue
SURVEY ID EG14

The building underwent a major rehabilitation project in 2010. The project reduced the number of units from 120 to 105 and moved the building's main entrance from busy W. Hollywood Avenue to the quieter east façade, changing the official address to 5640 N. Kenmore Avenue. The work enhanced the integrity of the building. Only minor exterior alterations vary from the original appearance. This includes a modest canopy and entry doors on N. Kenmore Avenue, and a new door and security grates on the first story windows along the W. Hollywood Avenue facade. Possessing all seven aspects--integrity of location, design, setting, materials, workmanship, feeling and association--today, the building retains exceptionally high integrity.

HISTORY/DEVELOPMENT

Originally known as the Hollywood-Kenmore Apartment Hotel, the handsome Neo Classical-style structure at 1039 W. Hollywood Avenue was built in 1922. By that era, Edgewater had evolved from a placid, affluent lakeside enclave of single-family residences to a more economically and architecturally diverse community with many multi-family dwellings. Flats and low-rise apartment buildings had begun to crop up alongside the substantial houses around 1900. By the following decade, larger-scale apartment buildings with greater density provided a wider range of middle-class housing near the lake. The nine-story apartment hotel at 1039 W. Hollywood Avenue represented a further step in this direction.

Popularized between 1910 and the early 1920s, the apartment hotel was a new type of multi-family dwelling that offered short- and long-term rental accommodations for "permanent" residents, while also providing hotel-like services such as housekeeping and meals. At the same time, luxury apartment buildings were being developed along Chicago's lakefront, especially in elite neighborhoods like the Gold Coast. These lavish structures with elegant, spacious units were extremely expensive.

In neighborhoods farther north, such as Edgewater and Uptown, apartment hotels emulated the luxury buildings, but served a somewhat less affluent demographic. Some of these structures were called hotels even if they did not offer short term rentals. Buildings like the one at 1039 W. Hollywood Avenue had impressive exteriors and lobbies, while providing inviting yet compact apartments that made efficient use of their square footage. They often included space-saving features such as kitchenettes and folding "Murphy" beds. Despite the modest apartment sizes, residents could enjoy the generous public spaces where they could sociably gather.

Hoping to maximize profits by taking advantage of Edgewater's pleasant lakeside location and convenient public transportation, Gustave M. Posner, president of the Marion Building Company, purchased a \$75,000 frame house at W. Hollywood and N. Kenmore Avenues in the early 1920s. By December, 1921, Posner had hired noted architect B. Leo Steif (and structural engineers Lieberman & Hein) to design the new apartment hotel for the site.

Born in New York City of Austrian-Hungarian-immigrant parents, B. Leo Steif (1894-1953) attended Chicago's Lane Technical High School, the University of Illinois, and the Art Institute of Chicago, before receiving a Bachelor of Science degree in Architecture from the Armour Institute of Technology (now IIT) in 1916. He worked as a draftsman in various architectural offices, including that of Walter Alschlager, along the way. After serving in the military for 18 months during World War I, he returned to open his own architecture firm in 1919. B. Leo Steif & Co. quickly became a specialist in large apartment



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1039 W. Hollywood Avenue /
5650 N. Kenmore Avenue
SURVEY ID EG14

buildings, designing many noteworthy examples, including the 1923 Hotel Chelsea at 920 West Wilson, the 1927 Tudor Gothic Revival-style Sheridan-Grace Apartments at 3800 North Lake Shore Drive [LV76] and the fanciful, polychrome Moderne 10 West Elm Street from 1928. Steif was both an investor and developer for many of his residential and commercial projects.

Constructed at the cost of \$1,500,000, the new Hollywood-Kenmore Apartment Hotel featured 125 two-, three-, and four-room apartments. Rents for the furnished units ran from \$65 to \$200 per month, including the cost of electricity, gas, and refrigeration. Maid service was available for those who wanted it. In a *Chicago Daily Tribune* article, Posner explained that, based on his observations during a reconnaissance trip to New York City, the Hollywood-Kenmore would have no “wall beds,” as they were falling out of favor, but would instead feature larger bedrooms with smaller dining rooms to make up for the lost space. Similarly, the new residential building would include a roof-top laundry room so that residents, like their New York counterparts, could hang their laundry out to dry in the fresh lake breeze.

Although the upscale building was a great success, its owner faced major financial difficulties during the Great Depression. Developer Marion Building Corporation had originally financed the Hollywood-Kenmore Apartment Hotel with mortgage bonds secured by the building. Though occupancy rates remained at nearly 90% several years into the Depression, Marion eventually became unable to make its payments, filing for bankruptcy reorganization in 1935. The Hollywood-Kenmore, continued its downward slide for several more decades.

The aging apartment hotel became increasingly down-at-heel and overcrowded. In 1961, police even made arrests for an alleged gambling wire room located there. By 1963, in fact, the building’s apartments were renting for only \$85 to \$125 per month, more or less the same price as they had been going for when the building was new forty years before.

In 1965, the Chicago Housing Authority authorized the purchase of the Hollywood-Kenmore Apartments, transforming it to senior housing shortly thereafter. More than a decade later, CHA renamed the building in honor of Rev. Ralph J. Pomeroy, pastor of Edgewater’s Bethany Lutheran Church and a vocal community activist known for working with disadvantaged teens. CHA closed the Pomeroy Apartments in 2004, after the building’s systems failed. The structure sat vacant for six years.

In 2010, CHA began a rehabilitation program. CHA and their architects, Pappageorge Haymes Partners, restored the exterior, renovated the interior, improved accessibility and installed energy-efficient HVAC systems, among other improvements. The renovation/restoration won an AIA Chicago Design Excellence Award in 2015, among other plaudits.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Eligible

1039 W. Hollywood Avenue /
 5650 N. Kenmore Avenue
 SURVEY ID EG14

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 Pomeroy Apartments at 1039 W. Hollywood Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. The 1922 building embodies Edgewater's transition from an affluent suburban-style community to a more vibrant, economically-diverse and densely-populated urban neighborhood. Therefore, the property meets with Criterion A. As this property is not associated with any individuals who made substantial contributions to history, it does not meet with Criterion B. Designed by Chicago architect B. Leo Steif early in his career as a handsome and well-conceived Classical Revival style apartment structure, the building meets with Criterion C for listing on the NRHP. Today, the Pomeroy Apartments possesses an exceptionally high level of integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining an exceptionally high level of integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1039 W. Hollywood Avenue /
5650 N. Kenmore Avenue
SURVEY ID EG14

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1039 W. Hollywood Avenue /
5650 N. Kenmore Avenue
SURVEY ID EG14

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1039 W. Hollywood Avenue /
5650 N. Kenmore Avenue
SURVEY ID EG14

Photo 1 – 1039 W. Hollywood Avenue / 5650 N. Kenmore Avenue



1039 W. Hollywood Avenue/ 5650 N. Kenmore Avenue, view looking southwest from W. Hollywood Avenue toward East and North facades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1055-1065 W. Hollywood Avenue/
5641 N. Winthrop Avenue
SURVEY ID EG15

NAME

Beaconsfield-Hollywood Apartments

OTHER NAME(S)

N/A

STREET ADDRESS

1055-1065 W. Hollywood Avenue/
5641 N. Winthrop Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-409-001-0000

YEAR BUILT SOURCE

1913 Edgewater Historical Society

DESIGNER/BUILDER

John E.O. Pridmore

STYLE

LATE VICTORIAN/ Eclectic

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Stone

WALLS

Brick

ROOF

Varied, Built-up

DESCRIPTIVE NOTES

The Tudor Revival style Beaconsfield-Hollywood Apartments is located at 1055-65 W. Hollywood Avenue. The property is actually a complex comprised of four irregularly-shaped multi-family dwellings. Two of them face W. Hollywood Avenue and the other two face N. Winthrop Avenue. Each of the variegated red brick buildings stands three stories over a raised basement. All four buildings are similar, but they are not identical. The largest is located at 1065 W. Hollywood Avenue. It stands to the west of a long narrow structure at 1055 W. Hollywood Avenue. Located to the south and around the corner from the prominent 1065 W. Hollywood Avenue structure are two others at 5641 and 5649 N. Winthrop Avenue.

The 1065 W. Hollywood Avenue building serves as the focal point of the complex. It has the liveliest primary façade of all four, with diverse rooflines, elaborate terra cotta details, and fanciful massing that gives a castle-like effect. Its symmetrical layout includes a prominent entryway located at the center of the primary façade. Flanking the entry are a variety of projecting bays. The two bays on either side of the main entrance rise to peaked engaged gables. Beyond these a pair of rectangular bays that house groupings of tall casement windows at the first and second stories. At the corners of the façade, rounded crenellated bays emulate medieval towers. Though the building's secondary facades are not as fanciful, the massing forms and details are repeated there.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

1055-1065 W. Hollywood Avenue/
5641 N. Winthrop Avenue

NRHP RECOMMENDATION Eligible

SURVEY ID

EG15

The primary façade of 1065 W. Hollywood Avenue is richly ornamented. Some details are articulated in patterned brick, but many others, composed of limestone and light-colored terra cotta, provide striking contrast with the building's red brick. The somewhat sparse, patterned brick details are located in bands beneath many of the second and third story windows. These have a simple geometric motif that provide texture to their bays. Limestone can be found in the water table between the basement and first levels, on windows sills, gable copings, and crenellations. Terra cotta, the most prevalent decorative material, highlights the varied shapes and calls attention to the entranceway. In a slight departure from the Tudor Revival, the entranceway has an elaborate tympanum of cream and green terra cotta featuring a crest purported to be based on one from Castile, Spain.

Just east of 1065 W. Hollywood Avenue, the building at 1055 W. Hollywood Avenue is rectangular in plan with the short end (primary façade) facing Hollywood Avenue. This façade pairs two projecting bays, one rectangular and one rounded. It repeats the patterned brick, limestone and many of the terra cotta elements of its larger, sister building.

The two N. Winthrop Avenue structures are quite similar to 1055 W. Hollywood Avenue. These buildings at 5641 and 5649 N. Winthrop Avenue are mirror images of each other. Both are rectangular in plan, with the short ends facing N. Winthrop Avenue. They too have façades composed of two projecting bays, one rectangular and one rounded. The fenestration, massing, materials, and details are essentially identical to 1055 W. Hollywood Avenue, except that the south building on N. Winthrop Avenue is opposite in configuration to the other two.

All four of the buildings within the complex possess exceptional integrity. Although a few open porches have been filled in, some with glass block, the buildings have had few other modifications. In fact, they retain many original windows and nearly all of their original architectural details. Today, the buildings possess all seven aspects--integrity of location, design, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

Chicago architect John Edgar Oldaker Pridmore (1864-1940) created the Beaconsfield-Hollywood Apartments for Edgewater developer Kate Dalton in 1913. The complex was designed in a manner that would attract a new generation of upper-middle-class apartment dwellers.

During the late 19th century, many Chicagoans had mixed feelings about apartment buildings. As historian Gwendolyn Wright explains in *Building the American Dream: A Social History of Housing in America*, urban Americans of this period often feared that apartment living might lead to communism and promiscuity. As Chicago's tenement districts grew, apartments were somewhat stigmatized. Members of the middle-class worried that if they became apartment residents, they would be associated with lower-class tenement dwellers.

Yet, multiple family dwellings offered the middle-class many advantages. They provided an economical and practical way of living, and gave families the opportunity to live in desirable areas to which they would not otherwise have access. Moreover, developers realized that significant profits could be had if apartments were made more appealing to members of the upper-middle and middle-classes. Architects



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Eligible

1055-1065 W. Hollywood Avenue/
 5641 N. Winthrop Avenue
 SURVEY ID EG15

such as J.E.O. Pridmore came up with clever designs, through which apartment buildings emulated fine single family houses or luxurious hotels.

By the early 20th century, lots along N. Sheridan Road, immediately adjacent to the lake, remained the preserve of substantial single-family homes, while real estate developers like the Dalton family began to build upscale apartment buildings just to the west. In fact, Kate and her husband Samuel Dalton had already found success with the 1908 construction of a similar high-end apartment building nearby – the Manor House (just outside of the APE). This building, also designed by J.E.O. Pridmore in the Tudor Revival style, is listed on the National Register.

Pridmore, a long-time Edgewater resident, also produced a number of other important buildings in the neighborhood, including the Church of the Atonement and the Stickney School [EG23], both within a block of the Beaconsfield-Hollywood complex. His other Edgewater designs include a collection of apartment buildings, as well as single- and multi-family residences.

The Beaconsfield-Hollywood project called for 15 residences with units of five, seven, and nine rooms. Rather than creating a single large apartment building, Pridmore designed four different house-like structures. To convey an even greater sense of luxury, he made them emulate small castles.

All of the units had lavish interiors. Advertisements published shortly after the building’s completion touted these “high class apartments,” with living and dining rooms finished in Flemish oak and mahogany. According to the Edgewater Historical Society, early descriptions of the building also noted that “every suite has its own sun parlor and sleeping porch and practically every bedroom has a bath attached.”

The full complex was sold to an investor named Daniel Gawne from the Edgewater Trust in 1920. Although the properties were later divided into additional apartments, the complex has always been a desirable address. Today, the Beaconsfield-Hollywood Apartments are condominiums. While it is certain that the units have been updated, their exterior facades have only had minor changes.

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 Beaconsfield-Hollywood Apartments was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Growing numbers of upper-middle and middle class residents settled in Edgewater in the early 20th century when apartments like this complex became quite fashionable.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1055-1065 W. Hollywood Avenue/
5641 N. Winthrop Avenue
SURVEY ID EG15

Thus, the property meets with Criterion A. As the Beaconsfield-Hollywood Apartments is not associated with individuals who made substantial contributions to history, the complex does not meet with Criterion B. Designed by noteworthy Edgewater architect J.E.O. Pridmore, and an excellent example of a fine Tudor Revival style luxury apartment complex, the Beaconsfield-Hollywood Apartments meets with Criterion C. Despite some minor alterations, the complex possesses an exceptionally high level of integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining an exceptionally high level of integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

**1055-1065 W. Hollywood Avenue/
5641 N. Winthrop Avenue**

NRHP RECOMMENDATION Eligible

SURVEY ID

EG15

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Photo 1 – 1055-1065 W. Hollywood Avenue / 5641 N. Winthrop Avenue



1055-1065 W. Hollywood Avenue / 5641 N. Winthrop Avenue, view looking southeast from W. Hollywood Avenue toward North facade



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

**1055-1065 W. Hollywood Avenue/
5641 N. Winthrop Avenue**
SURVEY ID EG15

Photo 2 – 1055-1065 W. Hollywood Avenue / 5641 N. Winthrop Avenue



1055-1065 W. Hollywood Avenue / 5641 N. Winthrop Avenue, view looking northwest from W. Hollywood Avenue toward North facade

Photo 3 – 1055-1065 W. Hollywood Avenue / 5641 N. Winthrop Avenue



1055-1065 W. Hollywood Avenue / 5641 N. Winthrop Avenue, view looking southeast from N. Winthrop Avenue toward West façade



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1111 W. Hollywood Avenue
SURVEY ID EG16

NAME

1111 W. Hollywood Avenue

OTHER NAME(S)

N/A

STREET ADDRESS

1111 W. Hollywood Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-406-007-0000

YEAR BUILT SOURCE

1968 *Chicago Tribune*

DESIGNER/BUILDER

S & B Construction Company

STYLE

MIXED/ Four-Plus-One

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

Completed in 1968, the 1111 W. Hollywood Avenue [EG16] apartment building is located at the southwest corner of W. Hollywood and N. Winthrop Avenues. It is a nondescript, flat-roofed, five-story red brick "four-plus-one" structure. It is H-shaped in plan, with the long legs of the "H" running north/south, paralleling N. Winthrop Avenue to the east and the L tracks to the west. The short connecting piece of the "H" runs east/west.

The boxy-looking structure has a utilitarian appearance, largely lacking in architectural detail. Despite its W. Hollywood Avenue address, the building's long primary façade extends along N. Winthrop Avenue. The smooth red brick of this main façade is divided into nine bays of varying widths. The rectangular, metal-framed slider windows within these bays are also of varying sizes. Somewhat incongruously, the building's front entranceway is accentuated with Neo-Colonial-style details. The otherwise plain façade has a central, two-story portico or canopy supported by white, fluted columns and topped by a black wrought iron railing. Beneath this canopy is a black-painted double door set a few steps below ground level. The double door stands within a white surround capped by a broken triangular pediment. A large lantern hangs above the doorway, and Williamsburg-style bowed-front bay windows flank it.

To the south of the central portal is a ramped opening that provides a means for cars to enter the ground-level parking area. On the other side of the main doorway, windows enliven the street level of the two bays closest to the corner of N. Winthrop and W. Hollywood Avenues. A tall wrought iron picket



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1111 W. Hollywood Avenue
SURVEY ID EG16

fence edging the sidewalk and a gable-roofed gateway near the portico are recent additions along the N. Winthrop Avenue facade.

Around the corner on W. Hollywood Avenue, the top of the “H” comprises two uninterrupted planes of brick at the east and west ends of the façade. Set well behind these bare walls is another wall that constitutes the top of the cross-piece of the “H.” The three side walls of the resulting recessed “U” hold groups of two- and three-section slider windows on the upper floors. Windows also occupy the first floor of the west-facing wall of the U. The north and east walls are open at ground level, revealing the cars parked beneath the building.

The building’s less-public, common brick west and south façades follow the fenestration patterns of the street-facing east and south facades, respectively. At ground level, the west and north facades are open to permit easy access to the covered parking area.

This building was not the product of high quality construction, and thus it does not possess integrity of workmanship. Although modest recent changes along the N. Winthrop Avenue facade have diminished the building’s integrity of design, the structure retains integrity of location, setting, materials, feeling and association. Overall, the building retains very good integrity.

HISTORY/DEVELOPMENT

The apartment building at 1111 W. Hollywood Avenue is among the many four-plus-ones built in Edgewater and elsewhere on Chicago’s North Side in the 1960s and early 1970s. (Indeed, it is one of five standing along just a few blocks of W. Hollywood Avenue.) The four-plus-one building type is a five-story elevator apartment building composed of four residential stories and a low first level set aside primarily for parking. Constructed (and possibly also designed) by S & B Construction Company in 1968, 1111 W. Hollywood Avenue is a virtual twin to another apartment building at 6125 N. Winthrop Avenue, just five blocks to the north. Renderings in an April 20, 1968 *Chicago Tribune* advertisement reveal that the two structures were originally envisioned with somewhat more architectural detail than what they ultimately received. As did many of these inexpensively-built structures, these two four-plus-ones hold only one-bedroom and efficiency rental units.

Like many other such buildings in Edgewater, the apartments at 1111 W. Hollywood Avenue took the place of an earlier structure on the site. To make way for their new rental property, the developers demolished a substantial frame building that had formerly housed several important Edgewater institutions. Designed by noted architect J. Lyman Silsbee, the 1893 structure had housed the posh Casino Club (later the Edgewater Country Club), with its dance hall, stage, billiards room, and bowling alley. Beginning in the mid-1920s, the building had been used as a worship space, first by St. Andrew Greek Orthodox Church and then, after 1956, by the Conservative Jewish congregation Temple Ezra.

As the 1960s progressed, North Side developers replaced many such older, lower-scale buildings with four-plus-ones. By 1968, angry community residents were rallying to change the zoning laws that permitted construction of these new apartment buildings, which they saw as shoddily built and not “family friendly.” (See Historic Context Statement for more details.) Though S & B Construction applied Neo-Colonial architectural details to 1111 W. Hollywood Avenue, perhaps in an attempt to mollify



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1111 W. Hollywood Avenue
SURVEY ID EG16

residents of nearby single-family homes, the adornment did little to distinguish the otherwise banal apartment building from dozens of other four-plus-ones in the neighborhood.

NRHP RECOMMENDATION	DATE LISTED
Not Eligible	N/A
NRHP CRITERIA	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" 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 apartment building at 1111 W. Hollywood Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Although four-plus-ones were built to provide housing to Chicagoans who would not have been able to afford other apartments so close to the lakefront, the type became fairly ubiquitous in Edgewater. Thus this four-plus-one does not possess sufficient significance to warrant listing under Criterion A. As no noteworthy historical figures were associated with this building, it is not eligible under Criterion B. While 1111 W. Hollywood Avenue features a modest amount of quirky Neo-Colonial style architectural detailing, it is not a noteworthy four-plus-one, and is not a product of architect Jerome Soltan, originator of the building type. Thus, 1111 W. Hollywood Avenue does not meet with Criterion C for listing on the NRHP.

NRHP RECOMMENDATION

Although 1111 W. Hollywood Avenue retains very good integrity, it lacks sufficient architectural or historical significance to be recommended as eligible for listing. Thus, the building has been identified as a non-contributing resource in the proposed Edgewater NLS Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLS Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1111 W. Hollywood Avenue
SURVEY ID EG16

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Photo 1 – 1111 W. Hollywood Avenue



1111 W. Hollywood Avenue, view looking west from N. Winthrop Avenue toward East facade

Photo 2 – 1111 W. Hollywood Avenue



1111 W. Hollywood Avenue, view looking southeast from W. Hollywood Avenue toward West facade



Historic Resources Survey

PROPERTY TYPE COMMERCE/ Business
NRHP RECOMMENDATION Not Eligible

5643 N. Broadway

SURVEY ID EG17

NAME

Public Storage

OTHER NAME(S)

N/A

STREET ADDRESS

5643 N. Broadway

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-408-035-0000; and 14-05-408-004-0000

YEAR BUILT SOURCE

1947/ c. 1989 *Historic aerial photos*

DESIGNER/BUILDER

Felix M. Bernham/ unknown

STYLE

MODERN MOVEMENT/
Art Moderne

PROPERTY TYPE

COMMERCE/ Business

FOUNDATION

Concrete

WALLS

Concrete

ROOF

Built-up

DESCRIPTIVE NOTES

The Public Storage facility at 5643 N. Broadway [EG17] sits just off the southeast corner of the major intersection of W. Hollywood Avenue and N. Broadway in the Edgewater neighborhood. The facility comprises a three-story, warehouse-type structure designed in a utilitarian expression of the Art Moderne style. The building has two later additions, one nearly as large as the original building. The overall arrangement is essentially L-shaped in plan.

Constructed in 1947, the rectangular original building stands at the front of the lot, with its primary façade facing N. Broadway. It is a flat-roofed, steel-framed, concrete structure with slab floors. Its primary, N. Broadway (west) façade is of painted concrete ornamented with stone panels. This wall is penetrated by numerous window openings. Those at the second and third floor levels are filled with corrugated metal panels. The frames of the first-floor windows remain visible, though their lights appear to be painted over or otherwise covered from the inside. Rosy-gray, polished granite slabs clad the base of this west façade. At either end of the façade, the stone rises only about waist-high, creating a water table that extends slightly above the bottoms of the low, fixed windows there. At the center of the façade, the smooth granite rises into a wide door surround with a simple, slightly projecting cap. The single door within this surround is asymmetrically placed. The stonework embraces two sets of openings – one a metal-framed door bracketed by two windows, and one a set of three windows. Above the first-



Historic Resources Survey

PROPERTY TYPE

COMMERCE/ Business

5643 N. Broadway

NRHP RECOMMENDATION

Not Eligible

SURVEY ID

EG17

floor level, the bays are divided by vertical concrete bands. Within each bay, a square granite panel visually separates the second- and third-floor window openings. The top of the façade's parapet wall steps subtly upward toward the center point.

The long, plain, north and south facades, too, have many rectangular window openings. Corrugated metal covers most of the openings on the second and third floors. As on the primary façade, the first-floor windows appear to be covered from the inside. The original east façade is largely obscured by the large later addition, though a few window openings remain at its southern end.

A small, flat-roofed, rectangular addition stands near the center of the south façade of the original building. This two-story addition has double-hung windows on the second floor. A series of standard glass and metal doors, garage doors, and picture windows can be found at the first-floor level of its west and south facades. A loading dock extends along the east façade.

The large new addition is another, longer rectangle with a clipped northeast corner. This addition lies behind the original building, to its east and north. Purpose-built as a storage warehouse, this flat-roofed structure lacks window openings of any kind. Its main façade, which faces W. Hollywood Avenue, is completely uninterrupted, except by a small door opening and a few vent panels. Similarly, this large addition's east façade, which faces the adjacent L tracks, has only a few door openings. A loading dock extends along the plain south façade. A single window opening pierces the wall above the roof canopy of the loading dock. The addition's west façade is completely blank, save for an orange and purple Public Storage sign and a chimney that rises at the intersection of the old and new building masses, in the interior angle of the "L."

Today, the structure possesses a very poor level of integrity. Many of the original openings have been filled in brick or corrugated metal. Other window openings have been boarded up from the inside. In addition to these extreme alterations to the fenestration, the original structure is overwhelmed by the enormous addition at the back of the lot. Original exposed concrete surfaces have been painted and the building has large corporate logo signs. Although the building retains its integrity of location, it lacks integrity of design, workmanship, materials, setting, feeling, and association.

HISTORY/DEVELOPMENT

Constructed in 1947, the older portion of what is now the Public Storage facility at 5643 N. Broadway originally served as a hub for Illinois Bell Telephone's North Side operations. In the years following WWII, Edgewater residents, like all Chicagoans, would come to expect the convenience of home telephone service. (According to the Chicago Public Library, while there were just over half a million phones in Chicago in 1920, by 1947, there were nearly 1,400,000.) To better meet the needs of the telephone-using public, in May 1947 Illinois Bell signed a 15-year lease for an about-to-be-constructed building at 5643 (5627-5635) N. Broadway on property that had long belonged to the old Edgewater Coal Company. According to the *Chicago Daily Tribune*, the new structure would house Illinois Bell's north division, including its plant, traffic, and commercial offices. The building would have 78,000 square feet of floor space spread over three stories, and a foundation that could carry a fourth floor if one were needed at a later date. The building remained in the hands of Illinois Bell until at least 1983.



Historic Resources Survey

PROPERTY TYPE COMMERCE/ Business

5643 N. Broadway

NRHP RECOMMENDATION Not Eligible

SURVEY ID

EG17

Built and owned by Martin J. Ingram, the 1947 structure was designed by architect Felix M. Bernham (1885-1970) in a utilitarian and simplified expression of the Art Moderne style. Architect F.M. Bernham had for many years practiced in partnership with Henry L. Newhouse. Together, the two had produced many important Chicago buildings, including the 1921 Kehilath Anshe Mayriv Temple on Drexel Boulevard and the 1922 McVicker's Theater in the Loop (the fourth building for the longtime Chicago institution). The year after he designed the Illinois Bell facility, Bernham became president of the Illinois Society of Architects, a position he held for several years.

By 1988, the Public Storage Company had purchased Bernham's 1947 building. Presumably not long thereafter, Public Storage covered up the many structure's many windows and made other modifications to make the building suitable for securely storing goods. Public Storage constructed the enormous addition at the back of the lot sometime during the 1990s.

NRHP RECOMMENDATION	DATE LISTED
Not Eligible	N/A
NRHP CRITERIA	
<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input 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 5643 N. Broadway was evaluated for significance under National Register of Historic Places Criteria A, B, and C. As a hub for Illinois Bell Telephone's North Side operations, the property meets with Criterion A. The building is not associated with any individuals who made substantial contributions to history and thus it does not meet with Criterion B. While the building was designed by a noteworthy architect F.M. Berham, this utilitarian project is not among his important works, and therefore, it does not meet with Criterion C. The building's overall integrity is poor.

NRHP RECOMMENDATION

Although the building at 5643 N. Broadway meets with significance Criterion A, it does not possess sufficient integrity to warrant listing on the NRHP. Thus, the building has been identified as a non-contributing resource in the proposed Edgewater NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

SOURCES

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Historic Resources Survey

PROPERTY TYPE

COMMERCE/ Business

5643 N. Broadway

NRHP RECOMMENDATION

Not Eligible

SURVEY ID

EG17

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Photo 1 – 5643 N. Broadway



5643 N. Broadway, view looking southeast from W. Hollywood Avenue toward c. 1989 addition (left, behind Toyota showroom) and North facade of original 1947 building (right, behind parking lot)



Historic Resources Survey

PROPERTY TYPE COMMERCE/ Business
NRHP RECOMMENDATION Not Eligible

5643 N. Broadway
SURVEY ID EG17

Photo 2 – 5643 N. Broadway



5643 N. Broadway, view looking northeast from N. Broadway toward West facade



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5701 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG19

NAME

Hollywood Towers

OTHER NAME(S)

Hollywood Towers Condominium

STREET ADDRESS

5701 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-407-017-1001 through 14-05-407-017-1184; 14-05-407-017-1186 through 14-05-407-017-1238; and 14-05-407-017-1240 through 14-05-407-017-1402

YEAR BUILT

1960-1962

SOURCE

Chicago Daily Tribune

DESIGNER/BUILDER

Solomon-Cordwell & Associates

STYLE

MODERN MOVEMENT/
International style

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

The Hollywood Towers at 5701 N. Sheridan Road [EG19] is a 540-unit residential complex located at the northeast corner of Sheridan Road and W. Hollywood Avenue. Completed in 1962 by L.R. Solomon–J.D. Cordwell & Associates, the complex consists of two identical 29-story apartment towers connected by a two-story lobby structure. Clad in gray and white glazed brick, the towers stand on a 286-by-265-foot lot at the northern terminus of Lake Shore Drive.

The south tower is anchored at the ground level by a platform which has concrete aggregate panels that wrap around all sides of the tower base. The panels are topped with a thin concrete belt course. A thin strip of glazing appears between every two panels. The tower then rises from this platform in a series of tall, evenly-spaced, load-bearing concrete-and-steel piers. The exposed piers are found on all facades. These piers, along with the aggregate panels, define the tower base. The tower shaft is clad in both white and gray glazed brick with metal-sashed windows in groups of ones, twos, threes, and fours. HVAC systems sit atop the flat roof.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5701 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG19

On the west facade of the south tower, the ground level is clad in concrete aggregate panels. At the second level, the gray-painted support piers are exposed. Recessed behind these piers is a gray glazed brick exterior wall featuring three evenly-spaced window strips at its center. Above this base, the west façade of the south tower rises upward in three bays. Each bay holds four metal-sashed windows. Below each window is a spandrel panel of gray glazed brick. Bays one and three are canted slightly out from the main building plane. In this orientation, the northernmost window in bay one is turned ninety degrees from west to north, and the southernmost window in bay three is turned from west to south. Together, these bays create a subtle inverted curve.

The north elevation of the south tower is 13 bays wide. At ground level, the alternating concrete aggregate panels and narrow windows continue east around the tower base. At the second level, the series of exposed piers continues as well. From the third floor up, each of the 13 bays features a unique fenestration pattern. The westernmost bay, i.e., bay one, features two full-size, metal-sashed windows above gray brick spandrel panels. A thin concrete lintel separates each floor. Trapezoidal balconies, canted slightly eastward, appear at floors 18 through 23 and 27 through 29. Each balcony has a railing with a black metal grate and white concrete paneling. The balconies at levels 23 and 29 are each shaded by a canopy.

Bays two through four each feature a single metal sashed window, slightly smaller than the windows in bay one. The exterior walls in bays two through four are clad in white brick.

Bay five has a canted window bay, with a single metal-sashed window that angles southwest and a double metal-sashed window angled southeast. Gray brick spandrel panels lie beneath all three windows of this bay. Bay six is identical to bay one, except that it has no balconies. Bay seven is identical to bay five. Bay eight is identical to bay one, but lacks balconies. Bay nine is identical to bay five. A thin concrete belt course runs beneath each floor of bays five through nine, further unifying this central group of bays.

Bays ten through 12 are identical to bays two through four. Bay 13 is nearly identical to the first bay, with the same orientation of balconies at floors 18 through 23 and 27 through 29. However, the balconies on bay 13 are canted slightly west, rather than east as on the first bay.

The east elevation of the south tower is identical to the west. The south elevation is identical to the north. The north tower is a twin to the south tower.

A central, two-story lobby and flanking glass-and-aluminum corridors connect the two Hollywood Towers. The lobby is three bays wide, with four piers clad in dark polished granite. Double-height windows fill each bay. Atop the lobby is a flat roof with a slight inward (eastward) curve. The primary entrance to the Hollywood Towers complex is through the west façade of this glassy lobby. An aluminum-clad port cochere shelters both the main entry – a revolving door – and a portion of the circular driveway meant for passenger drop-offs.

At the center of the driveway, just west of the port cochere a sloped ramp leads to an underground parking garage. Two low, circular, concrete planters filled with small trees and shrubs flank the ramp. Additional, modest landscaping lies along N. Sheridan Road, and a metal sign at the northwest corner of the driveway bears the name and address of the building.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5701 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG19

At ground level, the lake-facing side of Hollywood Towers features a narrow parking area that runs along the east side of the complex. This parking area is covered by an extension of the roof that tops the ground level platforms of the two towers. Concrete piers support the cantilevered roof extension. An open, landscaped plaza and swimming pool sit on this structure's second-floor rooftop. An additional uncovered parking lot abuts the north side of the property.

Today, the Hollywood Towers well-reflects its historic character. The building possesses excellent integrity as it retains all seven aspects--integrity of location, design, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

Completed in 1962, Hollywood Towers was designed by L.R. Solomon–J.D. Cordwell & Associates. Known as Solomon Cordwell Buenz (SCB) with the addition of a third partner the following year, the office would become one the nation leading designers of modern high-rises. Hollywood Towers is not only significant for its role in the firm's development, but also as a striking and high-quality example of the mid-20th century residential towers built along N. Lake Shore Drive and N. Sheridan Road. As co-owners of the building, this project was especially important to Solomon and Cordwell. With its soaring twin towers, exposed load-bearing support piers, canted window bays, and gently curved steel-and-glass facades, the Hollywood Towers quickly became a visual landmark at the end of the new Hollywood Drive extension. Its 540 state-of-the art units afforded tenants exceptional views of the lakefront.

Soon after the completion of the N. Lake Shore Drive extension to W. Hollywood Avenue in the mid-1950s, new residential high-rises began to spring up near the northern terminus of the Drive. By this time, Chicagoans had become enamored by the work of Ludwig Mies Van der Rohe, particularly his 26-story 1951 apartment towers at 860-880 N. Lake Shore Drive [NN22]. Mies's groundbreaking towers featured a rectangular slab form, exposed steel frame, and expansive glass curtain walls, and the project quickly became a seminal architectural form for American city skylines. This "Miesian" expression of the International style influenced the development of many residential and commercial high-rises in Chicago from the 1950s through the 1970s. When L.R. Solomon–J.D. Cordwell & Associates received the Hollywood Towers commission in the fall of 1959, the partners drew on influences from Mies's design to inform their own unique Modernist high-rise complex.

Lou Solomon and John Cordwell had received critical acclaim and popular attention for their winning Sandburg Village proposal, which comprised a mix of townhouses and high-rise apartments set amidst a series of landscaped plazas. In 1962, as ground was just breaking on this prestigious development, the architects produced Hollywood Towers — a commission that helped paved the way for the firm's increasingly prominent high-rise projects of the 1960s and 1970s.

The Hollywood Tower project was important to L.R. Solomon–J.D. Cordwell & Associates for several reasons. Not only were Solomon and Cordwell the project designers—but they were also co-owners of the Hollywood Towers. In addition, the architects also used this project to test construction methods they went on to use for their proposed Sandburg Village high-rise project. According to Cordwell:

"We built [Hollywood Towers] without any scaffolding. We built them from the inside out. We built a slab of concrete at a time, and then the masonry walls were



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5701 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG19

built from the inside out and then the windows went in, so that the whole building was enclosed from inside the building. No scaffolding on the outside. The only thing on the outside in those days were the hoists hanging on the outside. That was the only thing that was there. Now they don't even use that. They use cranes all the time to do it. But that's how we built it. Sandburg Village was really built as Hollywood Towers was beforehand."

The 29-story, 540-unit Hollywood Towers was erected at the prominent northeast corner of N. Sheridan Road and W. Hollywood Avenue. At the time of construction, the site consisted of two vacant lots and two older single-family dwellings. Solomon and his co-developers retained Solomon's brother Irving's construction firm, Lloyds Builders, to serve as general contractor for the project.

The Hollywood Towers had a construction budget of \$11 million. The project was made possible by a Federal Housing Authority (FHA) backed loan of more than \$9 million. Construction began in October of 1960. The building went up in only 20 months, opening for occupancy in May of 1962.

Each tower of the N. Sheridan Road high-rise had approximately 50 two-bedroom apartments, 150 one-bedroom units, 50 studios, and several penthouses, with rents ranging from \$125 to \$300 a month. Modern amenities included tenant-controlled air conditioning and General Electric kitchens. The fine views from the glassy building's interiors and balconies was one of its most important attributes. Early classified advertisements touted the "magnificent lake view from every apartment...and it's permanent!" Along with noting that the Hollywood Towers featured spacious rooms and generous closets, ads exclaimed it had "large window spaces with projecting bays to make every living room a corner."

The large high-rise complex had many additional amenities. The two-story structure that links the two towers provide tenants with such conveniences as a food mart, dry cleaner, beauty shop, and travel agency. A large rooftop deck included a swimming pool and other recreational features. The high-rise had doorman service and also offered a secure underground parking garage. To safeguard against traffic congestion from the adjacent N. Lake Shore Drive, residents could enter the garage from a driveway angling off Sheridan Road rather than off heavily-trafficked Hollywood Avenue.

The Miesian influences on Hollywood Towers can be seen in the building's sense of symmetry, massing, geometric repetition, and mass-produced construction materials, as well as the overall form of its double towers. But, the Hollywood Towers is not merely derivative. It has its own distinct design that includes stacks of subtly inward-curving windows along the west-facing tower facades. Other hallmarks include the building's canted window bays and balconies. Hollywood Towers provides a striking and somewhat whimsical expression of the International style.

As Solomon and Cordwell developed their style during the firm's formative years, Hollywood Towers proved to be an influential project. Some of the design concepts and construction techniques used in developing this building had a direct impact on such significant SCB high-rise projects as Sandburg Village, Edgewater Plaza and Park Tower. In addition to playing an important role in the development of the SCB firm, Hollywood Towers is an exceptional example of a high-rise apartment building along N. Lake Shore Drive.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5701 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG19

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 Hollywood Towers at 5701 N. Sheridan Road was evaluated for significance under National Register of Historic Places Criteria A, B, and C. One of the early Modern high-rises located near the important Hollywood Drive extension, the building set a new standard for middle-class housing. Therefore the property meets with Criterion A. As there are no persons who made important contributions to history associated with this building, the property does not warrant listing under Criterion B. Developed and designed by L.R. Solomon–J.D. Cordwell & Associates, the Hollywood Towers helped to establish the firm as a leader in residential high-rise design in Chicago. The highly expressive International style building combines geometric grids with undulating facades and canted window bays, and thus meets with Criterion C. Hollywood Towers retains excellent integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining excellent integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5701 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG19

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Photo 1 –5701 N. Sheridan Road



5701 N. Sheridan Road, view looking northwest from W. Hollywood Avenue toward South and East facades of South tower, North tower in background



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling

5701 N. Sheridan Road

NRHP RECOMMENDATION Eligible

SURVEY ID

EG19

Photo 2 –5701 N. Sheridan Road



5701 N. Sheridan Road, view looking southeast from N. Sheridan Road, toward North and West facades of South tower



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5700 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG20

NAME

Hollywood House Apartments

OTHER NAME(S)

N/A

STREET ADDRESS

5700 N. Sheridan Road

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-406-021-0000

YEAR BUILT

1964

SOURCE

Chicago Tribune

DESIGNER/BUILDER

Loewenberg & Loewenberg

STYLE

MODERN MOVEMENT/
International style

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

Completed in 1964, the Hollywood House at 5700 N. Sheridan Road is a simple, Modernistic 12-story building. Located at the northwest corner of Sheridan Road and W. Hollywood Avenue, the structure is composed of reinforced concrete and clad in reddish-brown brick. It is L-shaped in plan, with the short arm of the L running east to west, paralleling Hollywood Avenue. The long arm runs north to south, along Sheridan Road. The two arms meet at the west end of the south-facing façade. The flat-roofed building has prominent ribbons of metal-framed windows that extend across entire facades. (These windows are replacements dating from 2010.)

The building's primary, south-facing façade runs along W. Hollywood Avenue. This façade is essentially symmetrical, with the exception of the ground floor. At either end of the building, two vertical brick bands frame the façade. These corner bands reach from the ground nearly to the roofline, just below a concrete parapet wall. Between these vertical elements, ribbons of 28 windows extend across the full length of each of the upper eleven floors. These metal-framed windows are one-over-one double hung windows, with large upper sashes. A concrete string course runs above each ribbon of windows, while a narrow concrete sill and a band of brick extend beneath. The horizontal stretches of windows and brick terminate at the 12th story and just below the parapet wall. The slightly recessed parapet is capped by a smooth lightly-colored coping that projects beyond it.



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

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NRHP RECOMMENDATION

Eligible

SURVEY ID

EG20

Above the first story windows, a band of painted, pre-cast concrete panels extend across the entire façade. The ground floor has seven bays of varying widths, framed on either side by brick. Bays one through five from the east have floor to ceiling fixed-pane windows. Bays one, four, and five have groupings of three windows and bays two and three have groupings of two windows. Bays six and seven from the east are open to a recessed main entrance.

The building's secondary, east façade faces N. Sheridan Road. This façade is asymmetrical. Here, the L's short arm hugs the Sheridan Road sidewalk, while the long arm is set back toward the west end of the property. As on the south façade, vertical brick bands anchor the corners of this east façade, including the interior angle of the L.

The upper floors of the short arm's east facade have ribbons of 12 windows. As on the south façade, these are separated by horizontal bands of brick and concrete string courses and sills. Again, a band of painted, pre-cast concrete panels extends above the windows of the first story. The ground floor has five bays of varying widths, framed on either side by brick. Bay one from the south has a grouping of two large floor-to-ceiling, fixed-pane windows. Bay two is a single large floor-to-ceiling, fixed-pane window. Bays three, four, and five have small, narrow rectangular fixed-pane windows, with concrete panels above and below.

Further north on the east facade, the recessed long arm of the L again follows the fenestration patterns of the south façade, though there are 30 windows on each floor. The ground floor has bays of varying widths. These bays feature floor-to-ceiling, fixed-pane windows. Adjacent doors open onto a ground floor patio which sits within the angle of the L and extends across the east side of the property. A low wall with planter beds and an iron fence encloses the patio space along N. Sheridan Road.

The building's less-public, north and west façades follow the fenestration patterns of the street-facing south and east facades, respectively. The north façade is asymmetrical. The portion of the north façade that faces the patio has ribbons of 13 windows. The north façade at the top of the L is partially obstructed by the neighboring building to the north, however the upper floors comprise a solid brick wall with no windows. The ground floor has bays of varying widths. The small, narrow rectangular fixed-pane windows are repeated here.

The west façade or alley side of the building is the long arm of the L, with ribbons of 47 windows. This façade is essentially symmetrical, with the exception of the ground floor. Two additional ground floor entrances, one near the north end of the façade and the other near the south end, are found on this alley facade. At the façade's southwest corner, an open area affords access to the recessed main entrance on the south façade. The ground floor of the west façade also has a grouping of three windows at the north end and four small, narrow rectangular fixed-pane windows at the south end. Nearby, a one-story brick structure provides the entrance for the building's underground garage. This small building, which lies between the west façade and the alley, is set back from W. Hollywood Avenue.

In 2010, the building underwent a \$33 million renovation that included the replacement of all original windows. While the metal sashes of the replacements are somewhat heavier than the originals, historic photographs reveal that the profiles of the new windows are similar to the original ones. The project included the replacement of original first doors and windows with updated versions that don't express the original appearance. Other exterior alterations include the installation of the concrete panels above the first story windows. These changes have diminished the building's integrity of design. However, the



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5700 N. Sheridan Road

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG20

property still possesses integrity of location, materials, workmanship, setting, feeling, and association. Therefore, overall, the building retains good integrity.

HISTORY/DEVELOPMENT

Hollywood House, at 5700 N. Sheridan Road, was conceived and built as an apartment building to serve elderly people. Completed in 1964, the structure features 198 units made up of studio and one-bedroom apartments. Units featured easily accessible heights for cabinets, ovens, and electrical outlets, as well as other features to accommodate older residents such as non-skid tubs and handrails. Located just to the north of the new Hollywood Avenue extension, the building also provided marvelous views of the lakefront through its extensive horizontal ribbons of windows. Sponsored by Howard Wallach, a doctor and a developer, this building was one of Chicago's first privately-developed projects specifically created for senior citizens. Architects Loewenberg & Loewenberg designed the modern senior residential structure.

Howard Wallach (1923-2013) grew up on the North Side, the only child of the manager of the Belden-Stratford Hotel. He graduated from Northwestern University medical school in 1946 and became a leading figure in the Chicago medical profession and in Jewish charities. In addition to practicing medicine, Wallach developed hotels and apartment buildings such as 1440 N. Lake Shore Drive [NN87], which was co-sponsored by Jerrold Wexler, a prominent Chicago developer. Wallach moved to Los Angeles in 1965, soon after the completion of the Hollywood House.

To design his innovative senior housing structure, Wallach turned to the well established firm of Loewenberg & Loewenberg. Known in the 1920s as one of the city's premier designers of ornate luxury apartment buildings, Loewenberg & Loewenberg went on to produce a large number of Modern high-rises in the 1950s and 1960s. Housing for the elderly had also become a specialty of the firm. In 1951, Loewenberg & Loewenberg had produced plans for the remodeling of an Orthodox Jewish Home for the Aged. A *Chicago Tribune* article explained that, as the architects had expected percentages of chronically ill residents to increase, they included an experimental plan for day residents. Loewenberg & Loewenberg later won a blue-ribbon award at the Michigan University Conference on Geriatrics in the class of high rise apartments for the elderly.

At the time of the Hollywood House's construction, N. Sheridan Road had become a hotbed for new, tall apartment buildings, with nearly 4,000 units added to the neighborhood between 1950 and 1965. While Loewenberg & Loewenberg designed Hollywood House as a Modernistic building, their approach was quite different from nearby residential high-rises. (Loewenberg & Loewenberg's work includes the Sheridan Towers [EG12], directly south of the Hollywood House.) In contrast to the sleek glassy high-rise towers, the architects designed Hollywood House as a lower-scaled brick high-rise with clean rectilinear planes that allow for its extensive horizontal ribbons of windows.

Early classified advertisements raved about the structure's views. Ads noted that many of the apartments "look out over the magnificent sweep of park, beaches, and the lake." In fact, an advertisement of October, 1964, states that Hollywood Towers is "where living is like life on a luxury liner." Not only does this slogan make reference to the building's marvelous lake views, but it also alludes to its amenities. In addition to features meant to provide safety for seniors, the facility also offered such amenities as a health club, cafeteria, library, and music room.



Historic Resources Survey

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 NRHP RECOMMENDATION Eligible

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When Hollywood House was first conceived, Chicagoans had just begun to recognize the value of building private developments for the elderly. A 1963 *Chicago Tribune* article suggested that “housing for senior citizens” was “one of the biggest markets developing for real estate.” Thus, this building could be considered a cutting-edge project, in line with Loewenberg & Loewenberg’s splashier Modernist apartment towers.

Hollywood House continued making headlines early in its history as one of the nation’s first high-rise buildings to offer daily closed circuit television programming. In fact, a daily hour-long closed circuit television program was created exclusively for residents of the Hollywood House.

Over the years, the Hollywood House continued to provide housing for senior citizens. In 2010, the Heartland Alliance conducted a \$33 million renovation of the facility. This project included a program of total window replacement. While the metal sashes of the replacements are somewhat heavier than the originals, historic photographs reveal that the profiles of the new windows are quite similar to the original ones. This major renovation project won a 2011 Polk Brothers Foundation Affordable Housing Preservation Award. Today, Hollywood House remains a vital mid-20th century senior housing facility.

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 Hollywood House at 5700 N. Sheridan Road was evaluated for significance under National Register of Historic Places Criteria A, B, and C. As one of the city’s earliest senior housing projects produced through private development, the precedent-setting facility meets with Criterion A. The property is not associated with individuals who made substantial contributions to history and thus, it does not meet with Criterion B. The building is significant as a work of Loewenberg & Loewenberg, a long-time Chicago firm that made important contributions to Modernism in the 1960s, and had special interest in senior housing. Therefore, the property meets with Criterion C. The Hollywood House retains good integrity today.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining good integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5700 N. Sheridan Road

SURVEY ID EG20

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5700 N. Sheridan Road
SURVEY ID EG20

Photo 1 – 5700 N. Sheridan Road



5700 N. Sheridan Road, view looking northwest from N. Sheridan Road toward South and East facades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1016 W. Hollywood Avenue
SURVEY ID EG21

NAME

Fountainview Apartments

OTHER NAME(S)

N/A

STREET ADDRESS

1016 W. Hollywood Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-406-008-0000

YEAR BUILT SOURCE

1969 *Chicago Tribune*

DESIGNER/BUILDER

Unknown

STYLE

MODERN MOVEMENT/
Four-Plus-One

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

Completed in 1969 and originally known as the Fountainview Apartments, the 1016 W. Hollywood Avenue [EG21] building stands at the northwest corner of W. Hollywood and N. Kenmore Avenues. A flat-roofed, five-story tan and brown brick structure, the building is what is known in Chicago as a "four-plus-one": a boxy, low-rise structure with four residential floors over a low first floor devoted primarily to parking. Essentially rectangular in plan, it has a small central light court and a slight recess at the center of its north wall.

The building's primary W. Hollywood Avenue façade runs between N. Kenmore Avenue and an alley just to the east of the building. This south façade has six bays of varying widths. Five of the six bays are clad with tan brick. The five western bays feature rectangular, metal-framed slider windows of varying sizes. (These, like all of the building's windows, appear to be replacements.) The easternmost bay lacks window openings of any kind.

The first, fourth, and fifth bays from the west hold two groupings of windows on each floor. The windows are arrayed in sets of two and three. Between these window groupings are decorative inserts of brown brick. While the inserts at the first-floor level are composed of flush brick laid primarily in a running bond pattern (every eighth row is Flemish bond), the inserts on the upper floors are laid in alternating rows of running bond and Flemish bond. The latter are further enlivened by projecting



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1016 W. Hollywood Avenue
SURVEY ID EG21

headers. Each window array is unified by a concrete sill that runs beneath the window openings and the brick inserts. At the tops of these three bays are decorative, horizontal “awnings” or roof overhangs that project slightly beyond the adjacent parapet wall.

The third bay from the west features a solid expanse of tan brick paired with a stack of double sliders that are offset to the east side of the bay. Immediately to the west, the second bay is the most visually prominent portion of this facade. This narrow bay holds the double metal and glass doors that serve as the building’s main entrance. (Like the windows, the doors are not original.) Pairs of slider windows punctuate the upper floors. Unlike the other bays of the W. Hollywood Avenue façade, this bay is clad with flush brown brick. Projecting tan brick edging further distinguishes the bay, which rises to an arched top that extends above the adjacent parapet wall.

The slightly longer secondary street façade, which faces N. Kenmore Avenue, is visually divided into eight irregular bays. Located at the southwest corner of the building, the first bay of the Kenmore Avenue façade is clad with tan brick. Both this bay and the adjacent second bay lack window openings. The second bay, composed of brown brick and edged with projecting tan brick, terminates in an arched top. Though this bay echoes the entry bay of the W. Hollywood Avenue façade, it is largely obscured by ivy. To the north, the upper floors of the third, sixth, and seventh bays feature groupings of slider windows and decorative brick inserts similar to those on the Hollywood façade. As on that south façade, projecting roof overhangs top these bays. The upper floors of the narrower fourth, fifth, and eighth bays hold only double slider windows. At ground level, window openings are even more irregularly spaced. Toward the south end of the façade are two sets of double sliders. Further north is a grouping of three windows. At the base of the sixth and seventh bays, a retracting garage door allows access to the ground floor parking area. Panels of painted concrete block and brown brick flank the garage door.

The building’s less-public east (alley) façade is of common brick. The upper floors of the east façade are filled with sliding windows of various sizes. When the building was constructed, the ground level of this façade was very likely left open to permit easy access to the covered parking area. The first floor is now completely bricked in, but for a single metal door. The north façade is almost entirely obscured by the adjacent double flat building.

Today, the building retains good integrity. While certain changes, including the replacement of windows and doors and the enclosure of the first story parking area, have diminished the building’s integrity of design, the structure retains integrity of location, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

Completed by mid-1969 and initially known as the Fountainview Apartments, the building at 1016 W. Hollywood Avenue is a relatively late example of the many four-plus-ones built in Edgewater and elsewhere on Chicago’s North Side from the 1960s to the early 1970s. Typically, these inexpensively-built structures held only one-bedroom and efficiency rental units. The Fountainview, however, varied from the norm, as it featured a number of two-bedroom, one-and-a-half bath apartments as well. Marketed in the May 31, 1969, *Chicago Tribune* as providing “prestige living,” 1016 W. Hollywood Avenue, with its two-tone facades and decorative brick work, also provided a bit more visual interest than many of the more stripped-down four-plus-ones in the neighborhood.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Not Eligible

1016 W. Hollywood Avenue
 SURVEY ID EG21

Like many other such buildings in Edgewater, the apartments at 1016 W. Hollywood Avenue took the place of earlier structures on the property – in this case, a series of three-story row-houses or flat buildings, built between sometime 1905 and 1928. (These connected multi-family dwellings had themselves supplanted a still-earlier single-family home on the large lot.)

North Side developers razed more and more such older, lower-scale buildings as the 1960s progressed, quickly replacing them with sometimes shoddily-built four-plus-ones. By the late 1960s, community residents, concerned over the loss of high-quality, family-friendly dwellings, rallied to change the zoning laws that permitted these apartment buildings. The zoning provisions that allowed for their construction were ultimately altered, but not before many of the unpopular structures rose up around the North Side. (See the Historic Context Statement for more details.) In fact, this building is the easternmost of a stretch of three four-plus-ones on the north side of W. Hollywood Avenue, interrupted only by the Stickney School Apartments at 1054 W. Hollywood Avenue [EG23]. Few of the ubiquitous new four-plus-ones evidenced even the modest attention to architectural detailing found in 1016 W. Hollywood Avenue. Despite this minimal amount of design interest, the building would not be considered an exemplary four-plus one.

NRHP RECOMMENDATION	DATE LISTED
Not Eligible	N/A
NRHP CRITERIA	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" 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 four-plus-one at 1016 W. Hollywood Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Although four-plus-ones were built to provide housing to Chicagoans who would not have been able to afford other apartments so close to the lakefront, the type became fairly ubiquitous in Edgewater. Thus this four-plus-one does not possess sufficient significance to warrant listing under Criterion A. As no noteworthy historical figures were associated with this building, it is not eligible under Criterion B. While 1016 W. Hollywood Avenue features modest Mid-Century Modern architectural detailing, it is not a noteworthy four-plus-one, and is not known to be a product of architect Jerome Soltan, originator of the building type. Thus, 1016 W. Hollywood Avenue does not meet with Criterion C for listing on the NRHP.

The building is one of many similar structures in the project area. The last of the four-plus-ones built along W. Hollywood Avenue within the APE, it exhibits somewhat more architectural personality than most others nearby. Nevertheless, the apartment building lacks sufficient architectural or historical significance to be considered a contributing resource in the proposed Edgewater NLS Historic District.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1016 W. Hollywood Avenue
SURVEY ID EG21

NRHP RECOMMENDATION

Although 1016 W. Hollywood Avenue retains good integrity, it lacks sufficient architectural or historical significance to be recommended as eligible for listing. Thus, the building has been identified as a non-contributing resource in the proposed Edgewater NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

SOURCES

Amazaki, Barbara. "Groups Support Tighter Zoning, Urge Stiffer High Rise Controls," *Chicago Tribune*, November 17, 1968.

"Charge Apathy in Expansion of '4 plus 1'," *Chicago Tribune*, October 10, 1968.

Chrucky, Serhii, "Defining the Four-Plus-One," *Forgotten Chicago*. Available at: <http://forgottenchicago.com/features/defining-the-four-plus-one/>

"Classified Ad," *Chicago Tribune*, May 31, 1969.

"Lake View Citizens' Council Sets Goals to Improve Community," *Chicago Tribune*, June 2, 1968.

"Law Aimed at '4 Plus 1' Given O.K.," *Chicago Tribune*, May 9, 1971.

Nagelberg, Alvin. "Low Rises Bolster City Construction: 100 Built In 3-Year Period," *Chicago Tribune*, July 31, 1966.

Sanborn Fire Insurance Map Chicago, Vol. 17, 1905, p. 38.

Sanborn Fire Insurance Map Chicago, Vol. 17 North, 1928, p. 46.

Sanborn Fire Insurance Map Chicago, Vol. 17 North, 1928, revised to 1950, p. 46.

Photo 1 – 1016 W. Hollywood Avenue



1016 W. Hollywood Avenue, view looking northeast from W. Hollywood Avenue toward South and East facades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Not Eligible

1040 W. Hollywood Avenue
SURVEY ID EG22

NAME

The Claridge North

OTHER NAME(S)

N/A

STREET ADDRESS

1040 W. Hollywood Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-405-024-0000

YEAR BUILT SOURCE

1969 *Chicago Tribune*

DESIGNER/BUILDER

Unknown

STYLE

MODERN MOVEMENT/
Four-Plus-One

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

Completed in 1969 and initially known as the Claridge North, the 1040 W. Hollywood Avenue [EG22] apartment building is located on the northwest corner of W. Hollywood and N. Kenmore Avenues. It is a nondescript, five-story, flat-roofed, reddish-brown brick version of the "four-plus-one" apartment building type. Rectangular in plan, it has a small internal light court.

The building's long primary façade runs along W. Hollywood Avenue. This main façade has eleven bays of varying widths. The rectangular, metal-framed slider windows of these eleven bays are of varying sizes. The frames of these replacement windows are of three different shades – white, silver, and black.

The structure has a utilitarian appearance, with little architectural detail. Between the bays on the W. Hollywood Avenue facade, the brickwork projects slightly, creating subtle vertical stripes that extend a few inches above the roofline. Just above the first floor, a white, concrete belt course extends across the length of the façade (and in fact around the entire perimeter of the building). At ground level, some of the bays feature additional concrete trim. The main entrance to the building is located at the base of the fifth bay from the west side of the building. This entrance is marked by a simple concrete canopy that projects out from the belt course; the double doors are located down a short set of steps. The ground level of the three easternmost bays was apparently open originally, but a brick wall now fills these spaces. This low wall extends beyond the southeast corner of the building, and turns the corner onto N.



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

1040 W. Hollywood Avenue

NRHP RECOMMENDATION

Not Eligible

SURVEY ID

EG22

Kenmore Avenue, where it runs the length of that façade, except where interrupted to allow for entrances.

On N. Kenmore Avenue, the concrete-topped wall sits slightly proud of the building's east façade. The façade itself is divided into six irregular bays, though only the middle four of these are penetrated by window openings. The ground level of this façade is largely open, interrupted only by supporting piers. At the base of the second bay from the corner is a short ramp and a garage door that provides access to the first-floor parking area. Further north, at the base of the fifth bay, another projecting concrete canopy shelters a secondary entrance.

The building's less-public, common brick west and north façades follow the fenestration patterns of the street-facing east and south facades, respectively. At ground level, the west and north facades are open to permit easy access to the covered parking area.

This building was not the product of high quality construction, and thus it does not possess integrity of workmanship. Various changes, including the replacement of windows and the enclosure of the first story parking area, have diminished the building's integrity of design and materials. As the structure retains integrity of location, setting, feeling and association, its overall integrity is fair.

HISTORY/DEVELOPMENT

Marketed in the March 1969 *Chicago Tribune* as the "Claridge North," a "Deluxe New Air-Conditioned Elevator Building," the apartment building at 1040 W. Hollywood Avenue is a near twin to its neighbor, the Claridge, at 1025 W. Hollywood Avenue. Both structures are among the many four-plus-ones built in Edgewater and elsewhere on the North Side in the 1960s and early 1970s. The four-plus-one building type is a five-story elevator apartment building composed of four residential floors and a low first floor set aside primarily for parking. As did both the North Claridge and its predecessor the Claridge, these inexpensively-built structures typically held only one-bedroom and efficiency rental units.

Beginning in the early 1960s, North Side developers razed many older, lower-scale buildings, replacing them with four-plus-ones like the Claridge North and its slightly older sibling, the Claridge. The Claridge North took the place of a series of three-story row-houses or flat buildings built between 1905 and 1928. (These connected multi-family dwellings had themselves supplanted a still-earlier single-family home on the large lot.)

By the late 1960s, North Side residents, concerned over the loss of what they saw as higher-quality, more family-friendly older dwellings, rallied to change the zoning laws that permitted the construction of four-plus-ones. These zoning provisions were ultimately altered, but not before many of the unpopular apartment buildings rose up around Edgewater and nearby neighborhoods. (See the Historic Context Statement for more details.) Indeed, the four-plus-one at 1040 W. Hollywood Avenue would be one of five such apartment buildings constructed along just three blocks of Hollywood Avenue between 1966 and 1969.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Not Eligible

1040 W. Hollywood Avenue
 SURVEY ID EG22

NRHP RECOMMENDATION	DATE LISTED
Not Eligible	N/A
NRHP CRITERIA	
<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input checked="" 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 four-plus-one at 1040 W. Hollywood Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Although four-plus-ones were built to provide housing to Chicagoans who would not have been able to afford other apartments so close to the lakefront, the type became fairly ubiquitous in Edgewater. Thus this four-plus-one does not possess sufficient significance to warrant listing under Criterion A. As no noteworthy historical figures were associated with this building, it is not eligible under Criterion B. Possessing little architectural merit, 1040 W. Hollywood Avenue is not a noteworthy four-plus-one. Nor is it a product of architect Jerome Soltan, originator of the building type. Thus, 1040 W. Hollywood Avenue does not meet with Criterion C for listing on the NRHP.

NRHP RECOMMENDATION

Although 1040 W. Hollywood Avenue retains fair integrity, it lacks sufficient architectural or historical significance to be recommended as eligible for listing. Thus, the building has been identified as a non-contributing resource in the proposed Edgewater NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

SOURCES

Amazaki, Barbara. "Groups Support Tighter Zoning, Urge Stiffer High Rise Controls," *Chicago Tribune*, November 17, 1968.

"Charge Apathy in Expansion of '4 plus 1'," *Chicago Tribune*, October 10, 1968.

Chrucky, Serhii. "Defining the Four-Plus-One," *Forgotten Chicago*. Available at: <http://forgottenchicago.com/features/defining-the-four-plus-one/>

"Classified Ad," *Chicago Tribune*, June 29, 1968.

"Lake View Citizens' Council Sets Goals to Improve Community," *Chicago Tribune*, June 2, 1968.

"Law Aimed at '4 Plus 1' Given O.K.," *Chicago Tribune*, May 9, 1971.



Historic Resources Survey

PROPERTY TYPE	DOMESTIC/ Multiple Dwelling	1040 W. Hollywood Avenue
NRHP RECOMMENDATION	Not Eligible	SURVEY ID EG22

Nagelberg, Alvin. "Low Rises Bolster City Construction: 100 Built In 3-Year Period," *Chicago Tribune*, July 31, 1966.

Sanborn Fire Insurance Map Chicago, Vol. 17, 1905, p. 38.

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Sanborn Fire Insurance Map Chicago, Vol. 17 North, 1928, revised to 1950, p. 46.

Photo 1 – 1040 W. Hollywood Avenue



1040 W. Hollywood Avenue, view looking northwest from N. Kenmore Avenue toward South and East facades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1054 W. Hollywood Avenue
SURVEY ID EG23

NAME

Stickney School Condominiums

OTHER NAME(S)

Stickney School

STREET ADDRESS

1054 W. Hollywood Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

15-05-405-035-1001 through 15-05-405-035-1006

YEAR BUILT

1903/ 1909/
1917

SOURCE

Edgewater Historical Society

DESIGNER/BUILDER

J.E.O. Pridmore

STYLE

LATE 19th AND 20th CENTURY
REVIVALS/ Tudor Revival

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Stone

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

The Stickney School building [EG23], originally a private school and now residential condominiums, is located at 1054 W. Hollywood Avenue. Designed in the Tudor Revival style, the flat-roofed, three-story structure was erected in 1903. With prominent historic features such as a crenelated parapet and arched limestone doorway surround, the school building stands in visually pleasing contrast to adjacent 1960s four-plus-one apartment structures that stand on either side of it [EG22, EG24].

The school building's main façade is on its south side, which faces W. Hollywood Avenue. Clad in red brick, this façade is visually divided into three asymmetrical bays. The westernmost bay holds a pair of double-hung windows on each level. The window openings are deeply recessed on this façade, as elsewhere on the building. Although the original wooden windows have been replaced with metal ones, the replacements follow the original frame profiles fairly closely, and their recessed openings remain.

Tall, narrow, octagonal towers bracket the prominent central bay. Faux "arrow loops" enliven these towers. (Arrow loops originally had a military purpose. They were openings designed to accommodate the arrows of archers defending Medieval castles.) Crenelated tops once crowned the thin towers; these



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1054 W. Hollywood Avenue
SURVEY ID EG23

have been removed. The main doorway to the building stands between the towers. The wooden door is framed by art glass sidelights and topped by an art glass fanlight that displays the street number. The whole array is set into a Tudor arch of carved limestone. Above this arch is a carved limestone plaque featuring the words "Stickney School." A projecting oriel bay that once graced the second story has been replaced with a double-hung window. At the third story is a pair of double-hung windows.

The easternmost bay includes sets of three double-hung windows on all three floors. At the southeast corner of the building, where the main façade meets the east façade, is another tower-like feature. A limestone water table ties the base of the W. Hollywood Avenue façade together, while a limestone-trimmed, crenelated parapet wall visually unifies the south and east facades. An ornate cupola that once rose from the roof is no longer present.

The building's east and west facades are also clad in red brick. The east façade abuts the alley. As explained above, there is an engaged tower-like feature at the southernmost corner of this façade. The east façade has many large double-hung windows. Although these too are replacement windows, they all fit within the original recessed openings. Beneath each window there is a limestone sill. The west façade cannot be viewed, as it is obscured by the adjacent building to the west. The north façade is of common brick. It, too, has double-hung windows, though some are boarded over. At ground level, an open area has been enclosed as a garage. This façade can only be seen from the alley.

In recent years, the building has lost some original features such as the cupola, an oriel bay, and the crenelated tops of the towers. However, many character-defining features remain and most of the double-hung replacements windows follow the profile of the originals. Thus, these alterations have only moderately compromised the building's integrity of design. The property retains integrity of location, setting, materials, workmanship, feeling and association. Thus, overall, it possesses good integrity.

HISTORY/DEVELOPMENT

Massachusetts-born Edgewater residents Julia Noyes Stickney (1870–1951) and her younger sister Josephine Stickney (1872–1956) had established the private Stickney School in 1893, in a residence near the site of the future school building. Though the neighborhood already had several public schools by that time, the Stickneys sought to offer an alternative for their young neighbors in affluent Edgewater and beyond. According to the Edgewater Historical Society, they hoped to provide a personalized education that would "give boys and girls the best foundation possible for their physical and moral development along with careful and thorough intellectual training."

Though the Stickney School's first location accommodated 60 students, by 1903 they were ready to construct a more permanent home for their school. To design their new building, the sisters Stickney chose architect John Edmund Oldaker Pridmore (1864-1940). J.E.O. Pridmore, a native of England and an Edgewater resident, had already designed several residences nearby. In the following years, he would go on to produce the 1908 National Register of Historic Places-listed Manor House Apartments a block to the south, the 1913 Beaconsfield-Hollywood Apartments complex [EG15] across the street, and the 1919 Church of the Atonement around the corner, along with other notable buildings in the neighborhood. The prolific Pridmore also designed a wide range of buildings elsewhere in Chicago and beyond, for example the 1902 Bush Temple of Music at Clark Street and Chicago Avenue, recently listed



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Eligible

1054 W. Hollywood Avenue
 SURVEY ID EG23

on the NRHP and designated a Chicago Landmark, the 1926 Preston Bradley Center (People’s Church) on Lawrence Avenue, numerous Revival-style theaters, and buildings for Harvard University.

The Stickney School building that Pridmore designed for the sisters initially had only two stories. By 1909, the architect had designed a third-floor addition. A small rear final addition came in 1917. The impressive building had room for a kindergarten, primary classes, a lower school (third, fourth, and fifth grades), and an upper school (sixth through eighth grade). Girls could go on to attend its high school which would specifically prepare them for prestigious Eastern colleges. In addition to academics, the school emphasized athletics activities, some of which occurred in an adjacent yard to the west.

When Misses Stickney retired in 1930, they sold the school to Mr. and Mrs. Stanley Durant, who ran the private school for another decade or more. In 1950, a Sanborn fire insurance map identified the building as a “men’s club.” In the late-1950s, after W. Hollywood Avenue changed from a relatively quiet residential street that ended at the lake to a heavily-traveled through-street with the completion of the N. Lake Shore Drive extension, the building became a nursing home. The former school was transformed into condominiums in the late 1970s.

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 Stickney School Building was evaluated for significance under National Register of Historic Places Criteria A, B, and C. The property is eligible for the National Register of Historic Places under Criteria A and C. As the property is significant for its role in the educational and cultural development of the Edgewater community, it meets with Criterion A. Sisters Julia Noyes Stickney and Josephine Stickney, two single female teachers, established the school to provide individualized learning, focusing particularly on academic advancement for young women. Because the Stickneys made substantial contributions to the history of Edgewater, the property meets with Criterion B. As a notable work of Chicago architect J.E.O. Pridmore’s and distinctive Tudor Revival style school, the building meets with Criterion C. The structure continues to convey its historic appearance and retains good integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining good integrity, this property warrants listing as a contributing resource to a proposed Edgewater-NLSD Historic District.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1054 W. Hollywood Avenue
SURVEY ID EG23

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

SOURCES

Blommaert, LeRoy. "J.E.O. Pridmore: Edgewater Architect," *Edgewater Historical Society Scrapbook Archive*, Vol. IV, No. 3, Fall/Winter 1992. Available at: <http://www.edgewaterhistory.org/ehs/articles/v04-3-2>

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"Chicago Permits," *The Construction News*, March 22, 1902.

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"J.E.O. Pridmore Dies; Chicago Architect, 75," *New York Times*, February 4, 1940.

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"1054-1066 Hollywood Avenue," *American Contractor*, Vol. 38, November 9, 1912.

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"Tour Book Archive, 2003: 1054." Available at: <http://www.edgewaterhistory.org/ehs/tours/030504/6>

U.S. Census Records for 1900 and 1920. Available at: Ancestry.com



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1054 W. Hollywood Avenue
SURVEY ID EG23

Photo 1 – 1054 W. Hollywood Avenue



1054 W. Hollywood Avenue, view looking northeast from W. Hollywood Avenue toward South facade

Photo 2 – 1054 W. Hollywood Avenue



1054 W. Hollywood Avenue, view looking northwest from W. Hollywood Avenue toward South and East facades



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1060 W. Hollywood Avenue
SURVEY ID EG24

NAME

The Mediterrania

OTHER NAME(S)

N/A

STREET ADDRESS

1060 W. Hollywood Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-405-034-1001 through 14-05-405-034-1059

YEAR BUILT SOURCE

1966 *Chicago Tribune*

DESIGNER/BUILDER

Jerome Soltan

STYLE

MODERN MOVEMENT/
Four-Plus-One

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

Completed in 1966, the 1060 W. Hollywood Avenue [EG24] apartment building, known originally as the Mediterrania, is located at the northeast corner of W. Hollywood and N. Winthrop Avenues. A flat-roofed, five-story structure clad in tan and brown brick, this building is what is known in Chicago as a "four-plus-one": a low-rise residential structure with four floors of apartments over a low first floor devoted primarily to parking. The structure is H-shaped in plan, with the long legs of the "H" running east/west, paralleling W. Hollywood Avenue. The short connecting piece of the "H" runs north/south, paralleling N. Winthrop Avenue.

The building's primary façade extends along W. Hollywood Avenue. This symmetrical main façade is divided into seven bays of varying widths. Alternating bays clad in brown and tan brick give the building a striped appearance. The two bays at either end of the façade (the first and seventh bays), which rise to a flat parapet wall, are of brown brick laid primarily in running bond, but with occasional rows in Flemish bond. These two end bays feature pairs of metal-framed slider windows -- likely replacements -- at each level. The second and sixth bays are of tan brick laid in a running bond. Wider than the adjacent end bays, these bays each hold two adjacent groupings of slider windows on each floor, one a double slider and the other having three lights, the central one of which is fixed. Nearer the center of the façade are the somewhat narrower third and fifth bays. Double slider windows penetrate the upper stories of these



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

1060 W. Hollywood Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG24

bays. The windows are surrounded by expanses of brown brick, laid mostly in a running bond pattern. These areas are enlivened by periodic rows of Flemish bond, as well as by repeating projections of individual bricks. The narrow center bay, again clad with tan brick, is punctuated by double sliders.

At the top of the W. Hollywood Avenue façade, a flat projecting canopy stretches horizontally across only the five central bays. Each of the brown brick vertical bands (bays one, three, five and seven) rises up above the building's roofline to form a series of parapet walls. Those of the third and fifth bays appear to pierce the canopy, providing a subtle but compelling feature at the top of the building.

At ground level of the south façade's center bay is the building's striking, focal point, a Modernistic entryway. At the center of the façade, tropical-style carved-wood double doors are flanked by a pair of large, triangular plate glass windows. This main entryway sits within an angular, white concrete surround featuring a dramatic, projecting canopy. The surround's sides angle downward, so that the entire structure forms an Isosceles trapezoid with its widest side where the building meets the ground. To the east and west of the entrance, the concrete detailing angles back upward to become a projecting belt course/canopy that extends across the façade between the first and second floors. The resulting effect is that of a pair of V's bracketing the portal. These V's allow the brown brick of the third and fifth bays to dip almost to the ground, providing sharp contrast with the remainder of the first level, which is clad in tan brick. At the east end of the south façade, beneath the projecting belt course, are a ramped driveway and retracting garage door that lead into the ground-level parking area. Slider windows enliven the street level of the three bays closest to the corner of W. Hollywood and N. Winthrop Avenues.

Around the corner on N. Winthrop Avenue, the west façade takes the shape of the top of the H. The wide ends of the H's two legs lie immediately adjacent to the sidewalk. The end of the south leg (nearest the intersection) is clad primarily in tan brick. A narrow, vertical strip of brown brick wraps around the south corner from the W. Hollywood Avenue façade, and a single bay of double slider windows sits within a strip of brown brick that is only as wide as the window frames. The largely tan brick end of the north leg features two similarly fenestrated brown brick bays. Set well behind these two brick end planes is another wall that constitutes the top of the cross-piece of the H. The three side walls of the resulting recessed U hold groupings of three windows (two sliders and one fixed window) on the upper stories. On the rear (cross-piece) wall, horizontal panels of brown brick separate the window groupings.

As on W. Hollywood Avenue, the first floor of the N. Winthrop Avenue façade is quite different from the floors above it, and more visually interesting. The projecting belt course of the main (south) façade wraps around the corner, extends across the open end of the U, and runs the full length of this west façade and beyond that to the lot line. Here, the belt course is supported by oversized, angled concrete brackets that reach all the way to the ground. At the south end of the façade, the bracketed belt course runs across the bare, tan brick wall. Further north, the belt course surmounts alternating panels of brown brick and patterned, openwork concrete block. These appealing architectural details cleverly screen the ground level parking area behind it.

Not surprisingly, the building's less-public, common brick north and east façades are simpler. Window openings of various sizes pierce the upper floors of the north façade's eight irregularly-sized bays. At ground level, the north façade is open to permit easy access to the covered parking area. On the east façade, a blank brick wall forms the end of the north leg of the H. The end of the south leg is impossible



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

1060 W. Hollywood Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG24

to see, given its very close proximity to the adjacent Stickney School [EG23]. Slider windows of various sizes open onto the U-shaped recess of the base of the H.

Today, 1060 W. Hollywood Avenue retains excellent integrity. Although the building likely has replacement windows, they are similar in appearance to the originals, except for the color of their frames. Therefore the building's integrity of design has been slightly diminished. Today, the structure retains integrity of location, setting, materials, workmanship, feeling and association.

HISTORY/DEVELOPMENT

Known originally as the *Mediterrania*, the apartment building at 1060 W. Hollywood Avenue, is a noteworthy example of the four-plus-one, a uniquely Chicago building type of the 1960s and early 1970s. Four-plus-ones, five-story elevator apartment buildings composed of four residential floors and low first floors used primarily for parking, were appealing to developers for their relatively low construction costs and their potential for good returns on investment. With their modern amenities and reasonably-priced, though somewhat small, apartments, these buildings attracted many renters who couldn't previously afford to live in the neighborhood.

Constructed in 1966, the four-plus-one at 1060 W. Hollywood Avenue was the first of five such structures that sprang up along a three-block stretch of Edgewater's Hollywood Avenue in the late 1960s. By then, the Lake Shore Drive extension had made Hollywood Avenue—once a quiet residential street lined with refined, low-scale residential structures—a major thoroughfare. Many of the older buildings along Hollywood Avenue had become overcrowded, and seemed ripe for redevelopment. Among these aging structures were a series of semi-detached flats slated for demolition by developer Eugene Matanky & Associates.

To design a new apartment building at 1060 W. Hollywood Avenue, Matanky hired architect Jerome Soltan (1929-2010), a low-rise specialist whom the *Chicago Tribune* would later recognize as the "grandfather of the four-plus-one." A native Chicagoan, Soltan had obtained a degree in architecture from the University of Illinois in 1952. After serving as a draftsman to architects Henry L. and Karl Newhouse, Soltan formed his own firm in 1955. Early on, Soltan designed a variety of building types, including houses, office buildings, and religious structures. Among his best-known early works is the Skokie Valley Traditional Synagogue in Skokie, Illinois, completed in 1959.

By 1960, the year Soltan hired IIT graduate Rheinhold Plaut (1933-2012) as his associate, and in response to the city's growing need for housing, the firm's focus shifted to apartment buildings. The firm is credited with first developing the four-plus-one that year. These economical buildings would soon proliferate across Chicago's North Side. By August 28, 1966, the *Chicago Tribune* would call Soltan the "major architect of the low rise trend," who had designed "the majority of the 100 low rises built since 1960."

During the course of the 1960s, Jerome Soltan Architects would design scores of these structures. Some, like 1060 W. Hollywood Avenue, possessed well-designed modern facades with creative architectural detailing. Indeed, the *Chicago Tribune* featured Soltan's jaunty design for 1060 W. Hollywood Avenue in its August 28, 1966 article explaining the popularity of the four-plus-one building type. Marketed as the *Mediterrania*, the apartment building featured both studio and one-bedroom rental units. Newspaper



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Eligible

1060 W. Hollywood Avenue
 SURVEY ID EG24

advertisements touted the apartments' amenities, including wall-to-wall carpeting, "Copper Tone" appliances, "Thermoliner windows," and "closed circuit door viewers to preview guests."

As the 1960s progressed, North Side developers razed scores of older, lower-scale buildings, and replaced them with four-plus-ones, many of which were architecturally uninteresting and inexpensively built. In contrast to the other W. Hollywood Avenue four-plus-ones [EG21, EG13, EG22, EG16], which had bulky massing and bland facades, Soltan produced a noteworthy Modernistic four-plus-one for the 1060 W. Hollywood Avenue project.

By the late 1960s, community residents, concerned over the loss of high-quality, family-friendly dwellings, rallied to change the zoning laws that permitted construction of these often poor-quality apartment buildings. In the face of such criticism, architect Soltan argued in a 1969 *Chicago Tribune* interview that such low rises could be "built to last" and would "still be there in another 40 years." With its higher-quality construction and handsome architectural detailing, Soltan's well-designed four-plus-one at 1060 W. Hollywood Avenue stands among the best of this ubiquitous building type.

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 checked="" 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 apartment building at 1060 W. Hollywood Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. Affordable four-plus-ones allowed lower-income residents to move into desirable neighborhoods such as Edgewater. Four-plus-ones became extremely controversial, and they represent a major trend in Chicago's social history. As one of the few high-quality examples of the short-lived four-plus-one building type in Edgewater, this property meets with Criterion A. There are no noteworthy historical figures associated with this building, and thus, it is not eligible under Criterion B. Designed by Jerome Soltan, the premier architect and originator of the four-plus-one, this property is a distinctive example of the building type. With high-quality construction and lively Modernistic features, it has architectural significance, and therefore meets with Criterion C. This building retains excellent integrity and is an exceptionally fine example of the four-plus-one apartment building type.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining excellent integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1060 W. Hollywood Avenue
SURVEY ID EG24

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

1060 W. Hollywood Avenue
SURVEY ID EG24

Photo 1 – 1060 W. Hollywood Avenue



1060 W. Hollywood Avenue, view looking northeast from W. Hollywood Avenue toward South and East facades

Photo 2 – 1060 W. Hollywood Avenue



1060 W. Hollywood Avenue, view looking north from W. Hollywood Avenue toward South facade



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
NRHP RECOMMENDATION Eligible

5700 N. Winthrop Avenue
SURVEY ID EG25

NAME

5700 N. Winthrop Avenue

OTHER NAME(S)

N/A

STREET ADDRESS

5700 N. Winthrop Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-404-020-0000

YEAR BUILT SOURCE

1901 *Chicago Daily Tribune*

DESIGNER/BUILDER

John S. Woollacott

STYLE

LATE 19th AND 20th CENTURY
REVIVALS/ Classical Revival

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

FOUNDATION

Stone

WALLS

Brick

ROOF

Built-up

DESCRIPTIVE NOTES

This fine multi-family residence, completed in 1901, sits at the northwest corner of W. Hollywood and N. Winthrop Avenues. Constructed of orange brick and trimmed with cut limestone, the flat-roofed building rises three stories over a raised basement. The six-flat has rounded bays at each end of its primary façade. Along with its handsome limestone details, these bays give the building a stately, Classical presence.

The building's two street facades share many unifying features. A smooth limestone water table pierced by small, ground-level basement windows rises to the height of the first story window sills. Above this level, the walls are constructed of variegated orange brick. Limestone belt courses run above the first floor windows, and above and beneath the third floor windows. Replacement windows are found throughout both of these facades. They are all double-hungs that generally follow the profiles of the originals. Near the top of the building, a projecting copper cornice is supported by copper brackets. Just above the cornice, limestone copings cap the parapet wall.

The N. Winthrop Avenue façade comprises a flat central section flanked by two engaged circular corner bays. At the center of the N. Winthrop Avenue façade is the building's raised main entrance, with its wide door, sidelights and transom. Like the windows, this door is a replacement. The doorway sits at the top of a substantial limestone porch and within an impressive limestone surround. This surround



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5700 N. Winthrop Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG25

features capital-topped rectangular pilasters capped by a triangular pediment. The limestone surround extends beyond the pilasters to encompass a tall, narrow, double-hung window on either side of the doorway. Above the portal are two sets of three double-hung windows on each floor. These windows are not all set flush with the wall, but rather the two outer windows in each grouping angle inward, as if set in a recessed bay. The curved bays on the north and south ends of the façade each hold three single double-hung windows per floor.

The W. Hollywood Avenue façade lacks a doorway, but otherwise echoes the features of the N. Winthrop Avenue façade. Three bays project beyond the rest of the façade. The middle bay differs somewhat from those elsewhere on the building, as it is three-sided rather than curved. The windows on this façade are either single double-hung windows or, in the portion of the wall between the two easternmost bays, three double-hung windows grouped together. As on the Winthrop Avenue façade, the two outer windows in these groupings angle inward, mimicking the nearby three-sided bay.

The structure's north façade is obscured by the adjacent apartment building. The west façade faces the alley and the retaining wall of the adjacent L track. A stack of wooden porches and an exterior staircase obscure much of the common brick façade.

The installation of replacement windows and front door has diminished the building's integrity of design. Despite this, the structure retains many historic features and it continues to possess integrity of location, setting, materials, workmanship, feeling and association. Thus, this building's overall integrity is very good.

HISTORY/DEVELOPMENT

The classically-styled six-flat at 5700 N. Winthrop Avenue was constructed in 1901. (The building's address was then 845 and 847 Winthrop.) At the turn of the 20th century, multi-family residences were becoming increasingly acceptable to middle class Chicagoans. Although the affluent lakefront neighborhood of Edgewater had long remained an enclave of single-family homes, the highly anticipated extension of the Northwestern Elevated Line to Edgewater would change that. The new Bryn Mawr L stop would not actually open until 1908, however the train's supposedly imminent arrival would set off a round of construction of well-designed flat buildings and small, upscale apartment buildings along Winthrop and Kenmore Avenues.

The building at 5700 N. Winthrop Avenue was among these newcomers. Its spacious rental apartments were intended to meet the needs of upper-middle-class Chicagoans who wished to live a peaceful lakeside life with easy access to the city. A September 21, 1901 *Chicago Daily Tribune* advertisement for these "elegant" seven- and eight-room apartments touted their high-end features: "steam heat, hot water, electric light, fine plumbing, servants' bath; all the latest improvements." The building apparently drew its intended clientele: Chicago "blue books" listed several doctors among the building's early residents.

Property owner James H. Sullivan had chosen the already well-known architect John S. Woollacott (1859- ca.1920) to design his new flat building. Woollacott was the son of contractor John Woollacott, who had established his Chicago business in 1852. Father and son joined forces in 1870, and helped to rebuild the City after the Great Fire. Historian A.T. Andreas wrote in Volume III of his *History of Chicago*



Historic Resources Survey

PROPERTY TYPE DOMESTIC/ Multiple Dwelling
 NRHP RECOMMENDATION Eligible

5700 N. Winthrop Avenue
 SURVEY ID EG25

that the pair were “very successful, having built many fine residences in the city and suburbs.” They had “given much attention to the building of flats, and have erected many which, for convenience and comfort, have no equal.”

By the late 1880s, John S. Woollacott was practicing architecture on his own. Woollacott designed numerous residential structures across the city, including many on the North Side. He also became known for his churches, designing for example, the 1888 Lincoln Park Presbyterian Church (600 W. Fullerton Parkway) and the 1890 Ravenswood Methodist Church (4501 N. Hermitage), among others.

The building at 5700 N. Winthrop Avenue is eligible for designation to the NRHP under Criteria A and C. It is significant as an early embodiment of Edgewater’s transition from an affluent community of single-family residences to a more densely-populated and architecturally-diverse neighborhood that suited the needs of commuters. Moreover, the restrained Classicism of this well-built 6-flat is a fine example of the residential work of early Chicago architect John S. Woollacott.

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 six-flat at 5700 N. Winthrop Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. As an early embodiment of Edgewater’s transition from an affluent suburb of single-family residences to a vibrant community with multiple-unit buildings for upper-middle and middle-class families, the property meets with Criterion A. The building is not associated with individuals who made substantial contributions to history and thus, it does not meet with Criterion B. The elegant Classically-inspired structure is among the few surviving apartment buildings designed by John S. Woollacott, a talented turn-of-the-20th-century Chicago architect. Thus, the building meets with Criterion C. Retaining most of its original features and conveying its historic appearance, the property possesses very high integrity.

NRHP RECOMMENDATION

Possessing significance in architecture and social history and retaining very good integrity, this property warrants listing either individually or as a contributing resource to a proposed Edgewater-NLSD Historic District.



Historic Resources Survey

PROPERTY TYPE

DOMESTIC/ Multiple Dwelling

5700 N. Winthrop Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG25

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Photo 1 – 5700 N. Winthrop Avenue



5700 N. Winthrop Avenue, view looking northwest from W. Hollywood Avenue toward South and East facades

Photo 2 – 5700 N. Winthrop Avenue



5700 N. Winthrop Avenue, view looking west from N. Winthrop Avenue toward East facade

Photo 3 – 5700 N. Winthrop Avenue



5700 N. Winthrop Avenue, view looking northeast from W. Hollywood Avenue toward South facade



Historic Resources Survey

PROPERTY TYPE

TRANSPORTATION/ Road-Related (vehicular)

1122 W. Hollywood Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG26

NAME

1122 W. Hollywood Avenue

OTHER NAME(S)

Monarch Garage

STREET ADDRESS

1122 W. Hollywood Avenue

COMMUNITY AREA

77

TAX PARCEL NUMBER

14-05-404-010-0000

YEAR BUILT

1922/ 1927

SOURCE

Chicago Building Permits

DESIGNER/BUILDER

W.A. Nicholson/ Fox & Fox

STYLE

OTHER

PROPERTY TYPE

TRANSPORTATION/ Road-Related (vehicular)

FOUNDATION

Concrete

WALLS

Brick

ROOF

White Rolled Roof

DESCRIPTIVE NOTES

The structure at 1122 W. Hollywood Avenue serves today as an automobile related facility. This utilitarian two-story building is rectangular in plan and has a bow-truss roof. The short side of the rectangular building faces W. Hollywood Avenue. Stucco covers this primary façade, though spalling at the base of the wall reveals another building material beneath. Limited ornamentation takes the form of plain belt courses and rudimentary pilasters marked with horizontal banding. The pilasters at either end of this south façade terminate in simple chevron caps that extend slightly above the rest of the parapet wall. At the center of the facade is a recessed garage door. Two pairs of very large rectangular openings pierce the wall on either side of this doorway. Each of the four voids is filled with glass block. At the second floor level, above the outermost first floor openings, another set of large, glass block-filled openings is similar to those below, but each of these have a small, operable window in the center.

The three secondary facades are constructed of common brick. The long east façade butts up against the retaining wall of the adjacent L tracks. The short north façade holds several additional garage doors at the first story level, as well as glass-block filled window openings on the second story.

The long west façade, which is visible from North Broadway Avenue across the adjacent gas station, is penetrated by numerous smaller window openings filled with glass block. (Some of these at first appear randomly placed, but in fact follow the angle of the interior ramp.) Residual lintels and sills reveal that



Historic Resources Survey

PROPERTY TYPE	TRANSPORTATION/ Road-Related (vehicular)	1122 W. Hollywood Avenue
NRHP RECOMMENDATION	Eligible	SURVEY ID EG26

some of these “windows” replaced larger openings in the wall. Other openings are simply bricked in. While some of the original brick wall remains in its original state, much of it has been painted, seemingly to cover graffiti. A small area at the base of the south corner of the wall has been stuccoed. Tile copings cap the parapet wall on this façade. A fire escape and two standard doors – one on the first floor and one on the second – are located at the north end of this wall.

Having had substantial alterations, such as the bricking-in of some openings and infilling with glass block of others, as well as the addition of a newer garage door and changes to original brick surfaces, the building’s integrity of design, materials, and workmanship have been compromised. But, as the structure continues to possess integrity of location, setting, feeling, and association, it retains a fair degree of integrity overall.

HISTORY/DEVELOPMENT

The building at 1122 W. Hollywood Avenue was constructed in the early 1920s for the purpose of parking automobiles in the increasingly crowded Edgewater neighborhood. Introduced to Chicagoans at the World’s Columbian Exposition of 1893 and initially affordable only for the wealthy, automobiles became increasingly popular in Chicago during the first two decades of the 20th century. A concentration of auto sales rooms and other auto-related businesses existed along S. Michigan Avenue by the 1910s. The Hotel LaSalle had opened the city’s first multi-story parking ramp in the Loop in 1918. By the early 1920s, a second car-centric district had developed along N. Broadway Avenue in the Edgewater and Uptown communities. This “Northside Motor Row” included car dealerships, parts stores, repair shops, and service stations. The district also housed numerous parking garages to serve the needs of the middle-class population of these increasingly crowded neighborhoods.

Among these parking garages was the structure at 1122 W. Hollywood Avenue, initially erected as a one-story building in 1922. The single-story garage was designed by prolific Chicago architect W.A. Nicholson, who had been creating buildings for at least three decades at that point. In 1927, architects Fox & Fox designed a second-story addition. Founded in 1919 by brothers John Jay Fox, Sr. (1889-1959) and William P. Fox (1887-1955), Fox & Fox quickly became known for their parking structures, including the nearby auto-themed Art Deco-style garage at 5733-39 N. Broadway Street. This family firm went on to design many Catholic churches and schools, and is still in existence.

By 1927, the structure at 1122 W. Hollywood Avenue was known as the Monarch Garage. In May of that year, a *Chicago Daily Tribune* advertisement touted mortgage bonds on this “two-story reinforced concrete garage building...a half block off Broadway automobile row” as a “safe” investment, noting the building’s “location in the heart of the congested Edgewater district, where property values are rising.” With room for 135 cars, the garage had electric lights and was heated with steam. Like other early parking ramps, it was staffed by parking attendants who would park and retrieve cars for their customers.

The expanded facility may have also offered automobile repairs and used-cars sales, as these services were available there in the early 1930s. Monarch Garage continued providing such services out of this building until at least 1955. The structure then remained as an automobile related business, and by the mid-1980s, the Exotic Leasing Company leased Mercedes and other foreign cars from this location. In 1988, Joe Perillo, a well-known Chicago auto dealer purchased the property in a Sheriff’s sale. The



Historic Resources Survey

PROPERTY TYPE

TRANSPORTATION/ Road-Related (vehicular)

1122 W. Hollywood Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG26

Northside Toyota Automobile Dealer, located only a block away, later acquired the building. Today, it serves as an auto storage garage for the nearby dealer.

NRHP RECOMMENDATION	DATE LISTED
Eligible	N/A
NRHP CRITERIA	
<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input 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 1122 W. Hollywood Avenue was evaluated for significance under National Register of Historic Places Criteria A, B, and C. As a significant reminder of Edgewater's history as a once-thriving automobile-focused business district, the property meets with Criterion A for listing on the National Register of Historic Places. As the property is not associated with individuals who made substantial contributions to history, it does not meet with Criterion B. The structure is not architecturally noteworthy, and thus does not meet with Criterion C. This building, which has always been an automobile related business, retains a fair degree of integrity.

NRHP RECOMMENDATION

Possessing significance in social history and retaining a fair degree of integrity, this property warrants listing as a contributing resource to a proposed Edgewater-NLSD Historic District.

NRHP BOUNDARY

The boundaries for the proposed NLSD Edgewater Historic District follow the northern part of the APE, with W. Foster Avenue at the south and W. Hollywood Avenue at the north. See Appendix B.

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Historic Resources Survey

PROPERTY TYPE

TRANSPORTATION/ Road-
Related (vehicular)

1122 W. Hollywood Avenue

NRHP RECOMMENDATION

Eligible

SURVEY ID

EG26

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Photo 1 – 1122 W. Hollywood Avenue



1122 W. Hollywood Avenue, view looking northeast from W. Hollywood Avenue toward West and South facades

Photo 2 – 1122 W. Hollywood Avenue



1122 W. Hollywood Avenue, view looking north from W. Hollywood Avenue toward South facade