

## Chapter 3:

# Community Area Index

This index provides detailed information on each of the 17,371 properties documented by the Chicago Historic Resources Survey (CHRS).

The survey information is organized according to the city's 77 "community areas," which are statistical groupings created by the University of Chicago in the mid-1930s. The survey used community areas, instead of aldermanic wards or neighborhoods, because their boundaries stay constant over time. (A map appears on the facing page.)

Each community area section begins with a short history of the area, followed by a list of the significant properties that were identified in that area. Each listing provides a maximum of eight pieces of information, including: address, date of construction, architect, building style and type, survey ranking, landmark status, and identification numbers. Note, however, that due to the lack of historic building permits for some areas, not every property has information in all categories.

At the top of the next page are some excerpted listings from Community Area #1 - Rogers Park. Following that is an explanation of each of the category headings related to those listings.

*The survey information has been organized by "community areas," rather than aldermanic wards or neighborhood names, due to the frequent boundary changes of those areas.*

Address	Date	Architect	Building Style	Survey		Building Code Type	PIN	Form #
				LM	IS			
1060 W ALBION AV	1923	BRUNS, BENEDICT J	AMER 4-SQUAR	N	N	OR SFR	1132402026	014904008
1104 W ALBION AV	1900s		AMER 4-SQUAR	N	N	OR SFR	1132402025	014904009
1118 W ALBION AV	1915	KLEWER, WILLIAM L.	AMER 4-SQUAR	N	N	OR SFR	1132402022	014904010
1120 W ALBION AV	1913	KINGSLEY, GEORGE	AMER 4-SQUAR	N	N	OR SFR	1132402021	014904015
1325 W ARTHUR AV	1916	HOERMAN, CARL		N	Y	OR 2-3 FLAT	1132329001	014905023

Examples of survey listings  
found in Community Area Index

### Address

1060 W ALBION AV  
1104 W ALBION AV  
1118 W ALBION AV  
1120 W ALBION AV  
1325 W ARTHUR AV

### **"Address"**

Most of the abbreviations under this heading should be self explanatory, including the common abbreviations for directions and streets (e.g., AV - Avenue, RD - Road). A few others may be less obvious, such as TR - Terrace and BV - Boulevard.

Also, please note that if a property has a range of addresses (e.g., 6927-33 N. Ashland Ave.), only the lowest number in the range will be used for the building's listing in the survey (i.e., 6927 N.)

### **"Date"**

This refers to the date of construction for a particular property. A specific year means the date was confirmed through building permit or other archival records. The use of a decade (e.g., "1900s") means that a date of construction could not be confirmed by research, but was estimated during the survey's fieldwork.

If no "date" is shown, it means the property either is a vacant lot in a designated Chicago Landmark District or is a structure that was first identified by the Illinois Historic Structures Survey (ISS).

### **"Architect"**

Whenever possible, the survey identified the architect of a building or, in the case of a monument, the artist. This information was obtained from building permits, books on local architects, or Chicago real estate magazines of the period.

Some longer names of architects have been truncated, due to column widths. For the complete name of any architect found in this section, refer to the listings in "Chapter 4: Architect Index."

### Date

1923  
1900s  
1915  
1913  
1916

### Architect

BRUNS, BENEDICT J

KLEWER, WILLIAM L.  
KINGSLEY, GEORGE  
HOERMAN, CARL

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## ***“Building Style”***

An overall style was assigned to most buildings. When a style is *not* listed it's because the property either had no single, recognizable style or was listed because it was on the Illinois Historic Structures Survey (ISS), which did not identify styles.

Due to space considerations, some of the style names are abbreviated. Full style names--and a brief definition of each--can be found in “Chapter 5: Building Style Index.” The remainder of that index groups most of the documented properties according to one of those styles.

### ***Building Style***

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QUEEN ANNE  
WORKMAN COT  
TUDOR REV  
GOTHIC REV  
PRAIRIE

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## ***“Survey”***

This column heading includes three sub-categories that relate to a property's status in various building surveys. These headings, which are described below, are: “LM,” “ISS,” and “Code.”

### ***“LM” (Chicago Landmark)***

This category indicates whether the property had been designated as a Chicago Landmark as of June 1996, when this survey report was prepared (“Y” indicates Yes; “N” means No). At that time, 4,458 properties had been designated as Chicago Landmarks, including 152 individual buildings, sites, and objects, and 30 landmark districts.

<b><i>Survey</i></b>		
<b><i>LM</i></b>	<b><i>IS</i></b>	<b><i>Code</i></b>
N	N	OR
N	N	OR
N	N	OR
N	N	OR
N	Y	OR

### ***“ISS” (Illinois Historic Structures Survey)***

This heading indicates whether a property was documented by the Illinois Historic Structures Survey (ISS), a statewide survey that was conducted between 1970 and 1975. Again, “Y” means it was listed; “N” means it was not.

### ***“Code” (Color Code)***

This category refers to the “color code” that was assigned to each building documented by the CHRS. A detailed explanation of the color coding process can be found in “Appendix A: Survey Methodology.” A brief explanation of the codes and

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their abbreviations follow:

"RD" - Red: Properties possessing national significance; only 200 were identified by the survey.

"OR" - Orange: Properties possessing significance to the community; approximately 9,600 were identified by the survey.

"YL" - Yellow: Relatively unaltered, pre-1940s properties that were part of a *concentration* of significant buildings.

"G" - Green: Pre-1940 properties whose exteriors have been slightly altered from their original condition.

"YG" - Yellow/Green: Pre-1940s properties whose exteriors--at the time of the survey--were covered with artificial siding, but which are part of a *concentration* of significant buildings.

"PL" - Purple: Drastically altered, pre-1940s buildings that are listed in the survey because they are within the boundaries of a designated Chicago Landmark District.

"BL" - Blue: Structures built after 1940 that are listed in the survey because they are within the boundaries of a designated Chicago Landmark District.

### ***"Building Type"***

This category refers to the property's original intended use. For example, if a church was being used as a residence at the time of the survey, it would still be listed in the survey as a church. Structures, objects, and sites also are included in this category, in addition to buildings.

Due to the width of the columns in the index, many of the building types have been abbreviated. Some of these abbreviations will be obvious, such as FUNRLHME (funeral home), WAREHSE (warehouse) or INSTIT (institutional, such as social service agencies and nursing homes).

Other abbreviations, however, may need some explanation; for example:

#### ***Building Type***

SFR

SFR

SFR

SFR

2-3 FLAT

COMM - commercial

COMM/RES - commercial lower floors; residential above

DBL HSE - duplex or two-flat residential

GOVT/ADM - government or administrative structure

MFR - multi-family residential

REL MISC - misc. religious; e.g., convents and rectories

SFR - single-family residential

For the complete name of any building type, refer to the listings in "Chapter 6: Building Type Index."

### ***"PIN" (Permanent Real Estate Index Number)***

"PINs" are the identification numbers that Cook County and the City of Chicago use to keep track of land parcels, for tax assessment purposes.



Each "PIN" is actually a composite of several numbers. For example, the number "11-32-402-026" actually translates to:

- "11" - the number assigned to that particular township
- "32" - the number assigned to that particular section
- "402" - the tax block number
- "026" - the number assigned to the individual parcel

**PIN**

1132402026  
1132402025  
1132402022  
1132402021  
1132329001

**"Form #"**

A second number was assigned to each property, for the purpose of survey record keeping. In the case of most entries, this "Form #" is a composite of several numbers. For example, the number "01-49-04-008" translates to:

- "01" - the Community Area number
- "49" - the Aldermanic Ward at the time of the survey
- "04" - the subarea number on the survey map
- "008" - the actual survey form number

In the case of entries that were located within the boundaries of a Chicago Landmark District that had been designated prior to the survey, the last three sets of numbers have been replaced by a number-letter code. For example, the "Form # 16-VILL-080" translates to:

- "16" - the Community Area number
- "VILL" - the abbreviation for the Villa Historic District
- "080" - the actual district survey form number

**Form #**

014904008  
014904009  
014904010  
014904015  
014905023

The survey data forms for each of the properties documented by the survey are on file at the offices of the Commission on Chicago Landmarks.

**"Name"**

This category applies to only two downtown community areas: # 8 - Near North Side and # 32 - Loop, locations where building names could be easily identified. The building's historic name was used whenever possible; otherwise, its current name was listed.

*NOTE: Some of the listed buildings may not survive. The field survey work was conducted 1983-94. Consequently, it is likely that some of these buildings may have since been demolished. To determine the exact date of the field survey work for a particular community area, see the note at the bottom of each odd-numbered page in this index.*