



Chicago Historic Resources Survey

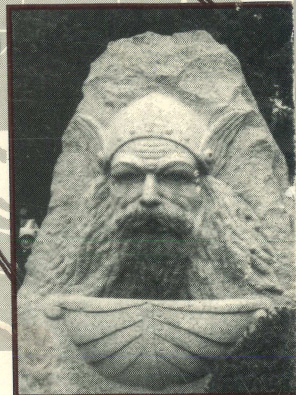
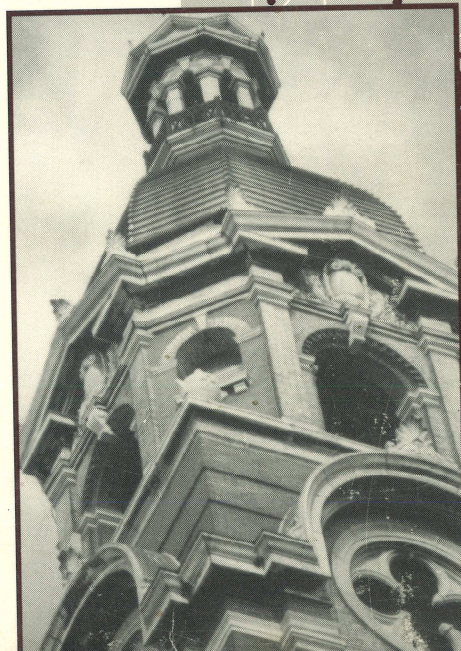
An inventory of architecturally
and historically significant structures

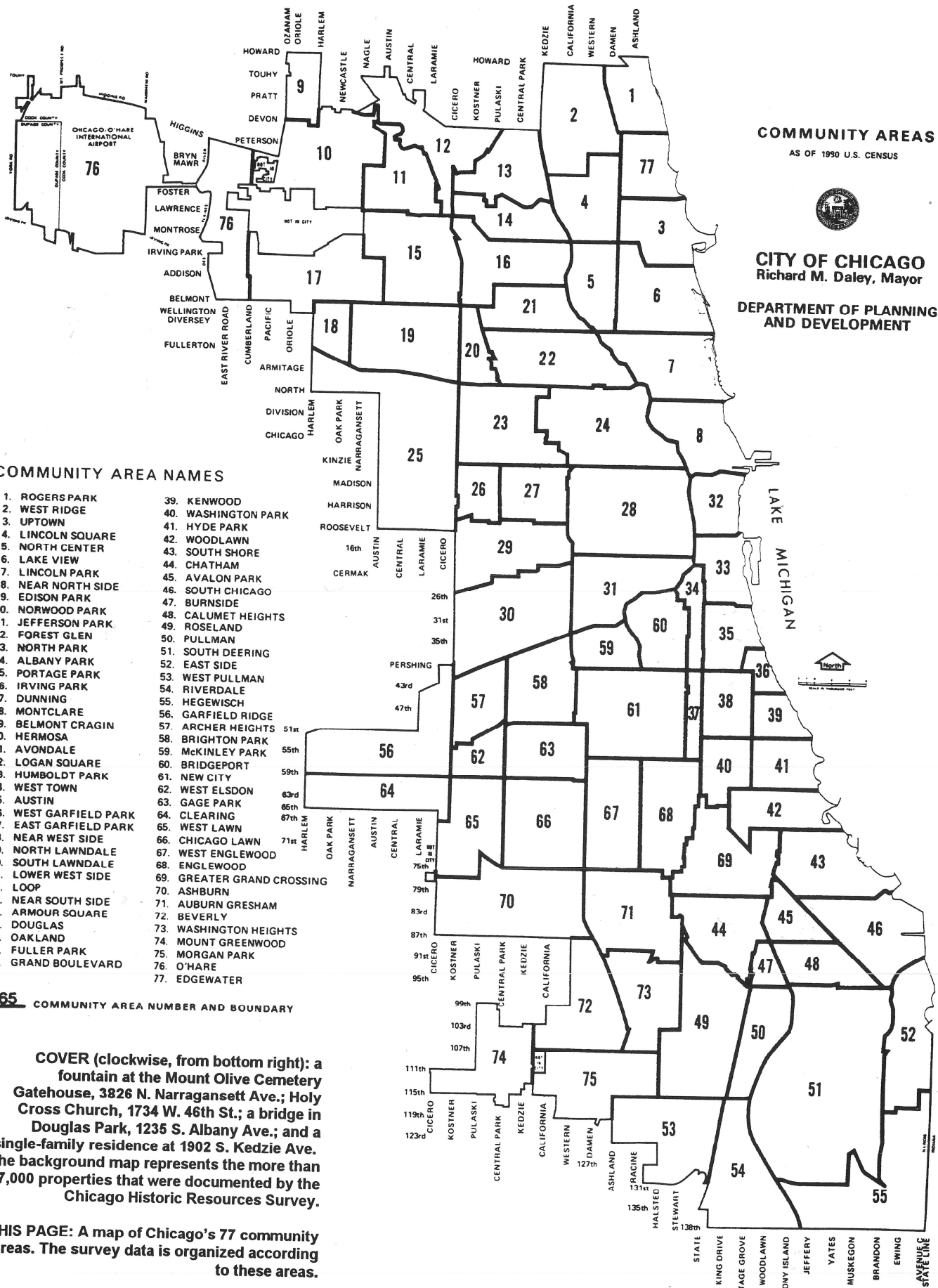


City of Chicago
Richard M. Daley, Mayor

**Chicago Department
of Planning and Development**
J. F. Boyle, Jr., Commissioner

**Commission on
Chicago Landmarks**
Peter C. B. Bynoe, Chairman





\$ 20⁰⁰

CHICAGO HISTORIC RESOURCES SURVEY

**An Inventory
of Architecturally and Historically
Significant Structures**

**Prepared by the:
Commission on Chicago Landmarks
and the
Chicago Department of Planning and Development**

1996

CHICAGO HISTORIC RESOURCES SURVEY

An Inventory
of Architecturally and Historically
Significant Structures



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Chapter 1

Survey Use and Findings

"The survey is one of the best deeds we've done for Chicago. Not only will it give us an extensive catalog of our city's housing stock, it also will save some of our overlooked neighborhoods."

-- Ald. Bernard Stone (50th Ward)
Crain's Chicago Business

"This vast, systematic rummage sale turned up treasures in all parts of the city,... treasures around the corner and down the block from all of us."

-- *Chicago Tribune Magazine*

"When it is completed...(the survey) will provide a major American city with one of the most complete records ever compiled of its significant, historical resources."

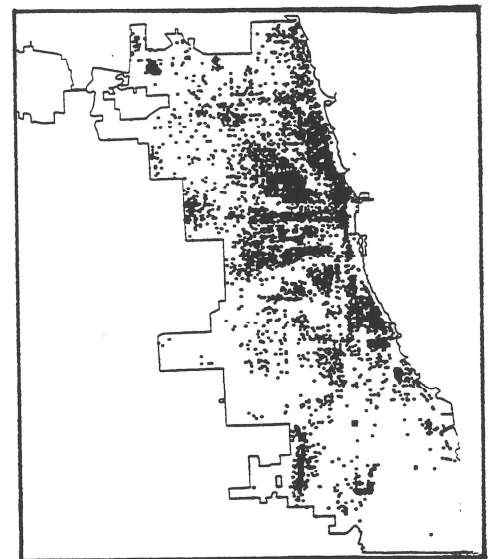
-- *Historic Preservation magazine*

"The project was initiated to avoid 'eleventh hour' action to preserve architecturally or historically significant buildings."

-- *Southtown Economist*

This report summarizes the results of the decade-long effort described above, a research effort that analyzed the historic and architectural importance of all Chicago buildings constructed prior to 1940.

During 12 years of fieldwork and follow-up research, surveyors from the Chicago Historic Resources Survey (CHRS)--a City of Chicago-sponsored project--reviewed structures within each of the city's 50 aldermanic wards. As a result of this work, more than 17,000 properties were considered to have historic or architectural importance. Those buildings, objects, structures, and sites (which are listed in this report) represent roughly 3.5% of the



A map of Chicago, showing the distribution of significant structures that were identified by the Historic Resources Survey.

city's estimated half-million structures.

The rest of this chapter provides answers to some of the most common questions about the survey.

What does this report contain?

It lists each of the 17,371 properties that were identified by the CHRS surveyors as having architectural and/or historical significance, either individually or as part of a concentration of significant structures.

In addition to the property's address, the report provides information, where possible, about the structure's date of construction, architect, building style and type, and landmark status. The report also includes a guide to various architectural styles in Chicago, as well as cross-indexes to such categories as: street names, community areas, architects, building styles, and building types.

Finally, the report's Appendix contains an explanation of the methodology and research information that was used by the CHRS surveyors.

How do you locate information about a specific building or area?

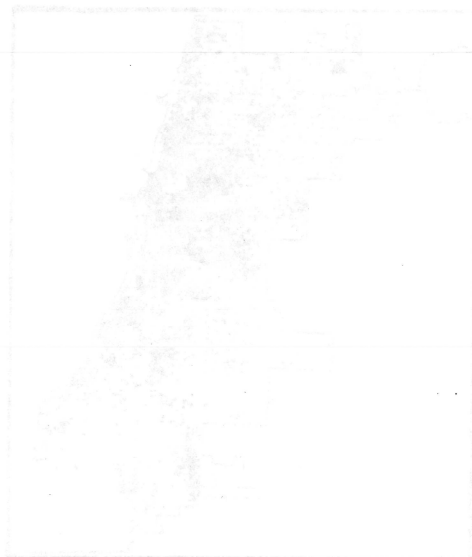
The easiest way to determine whether a particular building has been listed in the survey is to look in "Chapter 2: Address Index" on page II-1.

The best way to review survey information about an entire area is to look in "Chapter 3: Community Area Index" on page III-1. The citywide map at the beginning of that chapter will let you know which specific community area your neighborhood is located in.

How is the survey organized, geographically?

Survey information has been organized according to the city's 77 different "community areas," rather than aldermanic wards or neighborhoods. The boundaries of community areas were established by the City in the 1930s, and have remained virtually the same since then, unlike other area designations, which change frequently.

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.



Are each of the 17,371 properties in this report potential landmarks?

Roughly 4,500 of the properties listed in this report *already* are Chicago Landmarks, having been designated by the City Council either before, during, or after the survey was conducted. (Roughly 130 of these landmarks are individual buildings or structures; the remaining are located within one of the city's 30 designated landmark districts.)

As for the remaining 12,800 properties, some of them could be eligible for landmark designation, either as individual landmarks or as part of a district of significant buildings. However, such a determination can only be made after a more detailed analysis, which would be part of a formal process involving the Commission on Chicago Landmarks and the Chicago City Council.

What the survey listing *does* mean is that a property has merit as a significant piece of Chicago's architecture or history--either individually or in association with other nearby properties.

Why was the survey done?

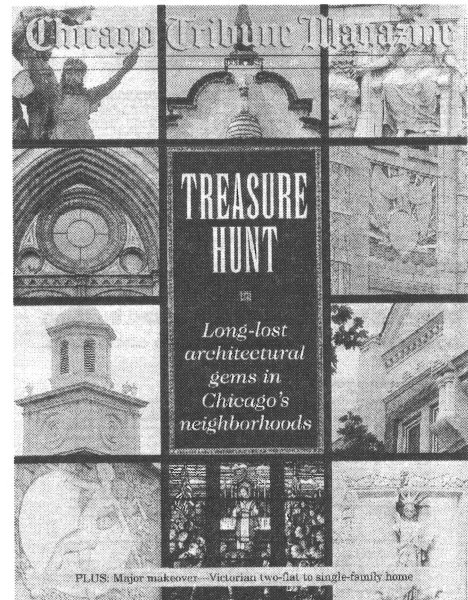
One of the duties of the Chicago City Council and the Commission on Chicago Landmarks is to recommend which buildings or districts should be protected, by law, as Chicago Landmarks. The citywide survey helps make this determination process a more rational and well-informed one.

However, there was an additional, broader goal for the survey: to provide a comprehensive source of information for the numerous community groups, public agencies, businesses, and individuals that deal with the city's buildings on an ongoing basis.

How was the survey actually done?

The CHRS project consisted of several phases, beginning with fieldwork in 1983 and concluding with this publication in 1996. Those steps were:

- ▶ *Preliminary research* (a review of neighborhood histories, as well as research at city and local historical societies)



The cover of a June 13, 1993, *Chicago Tribune Magazine* article about the Chicago Historic Resources Survey.

The image shows a two-sided form titled "CHRS Survey Form". It contains various fields for recording building information, including "Date", "Architect", "Style", "Listing on other historic surveys", and "Map and building photograph". The form is filled out with handwritten information, and a small photograph of a building is attached to the right side.

A two-sided form was used to record information about each significant building, including date, architect, style, and listing on other historic surveys. A map and building photograph also were attached to each form.

The image shows a form titled "CHRS Survey Form". It contains various fields for recording building information, including "Date", "Architect", "Style", "Listing on other historic surveys", and "Map and building photograph". The form is filled out with handwritten information, and a small photograph of a building is attached to the right side.

- ▶ *Initial field survey* (a "windshield survey," in order to evaluate which buildings were most "significant")
- ▶ *Detailed field survey* (a second survey, including photography and the completion of survey data forms for each of the significant buildings identified in the initial survey)
- ▶ *Building research* (the review of historic city building permit records for each of the significant buildings, in order to determine architects and dates of construction)
- ▶ *Data computerization* (the entering of most of the information from the survey data forms into the city's mainframe computer)
- ▶ *Data clean-up* (the double-checking, wherever possible, of the survey data)
- ▶ *Publication of survey results* (a listing of significant buildings, including the creation of various cross-indexes, style guides, community area histories and maps, layout, and printing)

For more detailed information on the survey's "methodology," see the Appendix of this report.

How did buildings qualify to be listed in the survey?

Five different groups of buildings were identified by the CHRS surveyors as being "significant structures."

- ▶ Pre-1940 structures determined to possess "national significance;"
- ▶ Pre-1940 structures determined to possess "significance to the community" (Chicago and its neighborhoods);
- ▶ Pre-1940 structures identified by the Illinois Historic Structures Survey, but having had slight building alterations (see below);
- ▶ All properties located within a designated Chicago Landmark district, regardless of their age or individual significance; and
- ▶ All pre-1940 buildings located within a grouping of architecturally or historically significant buildings.

Why weren't most post-1940 buildings evaluated by the survey?

The survey's 1940 cut-off date was selected because it would provide a 50-year "waiting period," based on the anticipated 1990 completion of the survey fieldwork.

It was felt that such a 50-year limit would allow the CHRS' field surveyors to distance themselves somewhat from contemporary architectural fads, and would enable time for more comparative historical research. Furthermore, the National Register of Historic Places, which is administered by the U.S. Department of the Interior, requires its candidates for listing to be at least 50 years old, except in exceptional circumstances.

Finally, the survey organizers felt that the survey information would have to be periodically updated to ensure accuracy, and that a review of more recent buildings could be carried out at a later date.

Are the structures in this survey report ranked by level of importance?

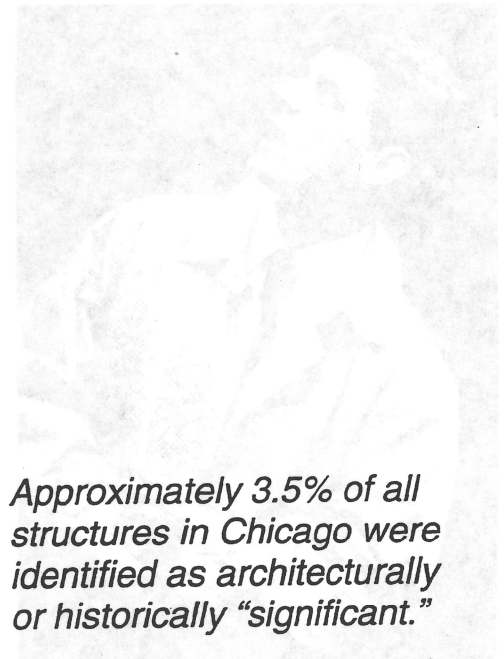
The field surveyors initially used a ranking system to determine which of the city's pre-1940s structures had architectural or historical significance.

Once the "significance" of those buildings was established, however, there was no additional ranking of individual buildings, except by a rudimentary "color code" system that measured such criteria as: age, degree of physical integrity, and level of possible significance.

A description of these color codes appears in the introduction to "Chapter 3: Community Area Indexes" and in "Appendix A: Survey Methodology."

How accurate is the information in the survey?

Because some of the survey's fieldwork was



Approximately 3.5% of all structures in Chicago were identified as architecturally or historically "significant."

conducted as long ago as 1983, it is likely that some of the buildings listed in this report may have since been demolished. (To determine when an area was surveyed, refer to the date at the bottom of the odd-numbered pages in the "Community Area Index.")

It is also possible that, due to the large number of listings in this report, data entry mistakes may have occurred. Similarly, because historic permit records occasionally list incorrect addresses, those mistakes also may appear in this report.

While much of the survey information has been double-checked, we recognize that there will be mistakes. For that reason, several "correction pages" have been inserted at the end of this report. For the purposes of future report reprints--and to guide future field survey work--we would appreciate being notified of any mistakes or corrections.

Why is some of the building survey data incomplete?

This could be for a variety of reasons. Sometimes, building permit information (date of construction, architect, etc.) simply did not exist for a particular property, either because the property was built prior to the area's annexation into Chicago or because the original permits have been lost or destroyed.

In other cases, CHRS' field surveyors were not able to identify a specific answer (e.g., a building type or a building style) because of the property's mix of uses or styles. Or, in the case of buildings that were identified only by the Illinois Historic Structures Survey (ISS), additional building permit research simply was not done.

Who actually did the survey's fieldwork?

For most of the 12-year-long survey effort, a three-person team was assigned to the project. A total of 16 different "surveyors" were involved, from those who did the fieldwork to those who pursued in-house research. Their educational and professional backgrounds were evenly divided between



The fieldwork for the Chicago Historic Resources Survey was conducted by research teams comprised of architectural historians, architects, and planners. This *Chicago Sun-Times* photograph shows surveyor Charlie Pipal documenting a building detail.

architecture, architectural history, city planning, and historic preservation. Their names are listed in the Acknowledgments section of this report.

What is the difference between the Chicago Historic Resources Survey (CHRS) and the Illinois Historic Structures Survey (ISS)?

The "CHRS," as its name implies, was conducted by the city of Chicago. The "ISS," on the other hand, was a statewide survey conducted by the Illinois Department of Conservation in 1970-75.

The ISS provided an important starting point for the CHRS' field survey work. However, the state survey produced a very limited amount of historic research (i.e., virtually no identification of architects, dates of construction, styles, etc.), and provided no information about *concentrations* of historic properties within Chicago's city limits.

If a property in the CHRS survey also was identified by the state's survey, that information is indicated in the detailed property listings in this report's Community Area Index (Chapter 3).

The complete ISS files are housed at the Illinois Historic Preservation Agency, 1 Old State Capitol Plaza, Springfield, IL 62701. (A microfilm copy is available for review at the offices of the Chicago Department of Planning and Development, Landmarks Division.)

Who provided the funding for the CHRS survey?

Principal funding came from the City of Chicago, although the project also was aided by a variety of other sources, including federal, state, and private foundation grants. (See the Acknowledgments section of this report.)

Financial grants from the Illinois Historic Preservation Agency were instrumental in supporting the survey for much of the project period and in helping with the preparation of this report.

Also critical was the support of various other grants, including those from the Graham Foundation, the MacArthur Foundation, and the U.S. Department of the Interior.

Who is the survey information intended for?

It should be useful for anyone who is interested in Chicago, either in its architecture, its history, its neighborhoods, or its cultural and physical development. Those groups or individuals include:

- ▶ *property owners or tenants* looking for information on the construction date or architect of their buildings, or the buildings in their neighborhood;
- ▶ *developers and real estate professionals* contemplating property acquisition or land assemblage in a particular area;
- ▶ *government agencies or private consultants* involved in land-use or redevelopment decisions, including various Chicago city departments, the Chicago Board of Education, Chicago Transit Agency, Chicago Housing Authority, etc.;
- ▶ *community and business groups* involved in neighborhood revitalization;
- ▶ *homeowners or businesspeople* interested in securing property tax assessment freezes or tax credits for the rehabilitation of historic buildings;
- ▶ *local and regional libraries*, schools and universities, and local historical societies;
- ▶ *researchers* interested in the designation of an individual building or district as a Chicago Landmark or for listing on National Register of Historic Places.

How can I find out more about a specific building listed in the survey?

There are a variety of resources at area libraries and historical societies that will prove helpful. For instance:

- ▶ Information on a previous building owner can be found in old city directories, which are located at the Chicago Historical Society

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- (CHS).
- ▶ Details about a building's architect can be researched by using this report's Architect Index or Bibliography, or at the libraries at the CHS or the Art Institute of Chicago.
 - ▶ Real estate advertisements for various buildings often appear in newspapers and magazines of the period; these can be found at the CHS or the Harold Washington Central Library (HWL).
 - ▶ Property deed research at the Cook County Recorder of Deeds can provide additional information about previous owners, major additions, etc.; however, this research often is more involved than that listed above.
 - ▶ Neighborhood histories, as well as local historical photographs, can be located at the HWL (Special Collections) or at local historical societies, which are identified in the Bibliography section of this report.
 - ▶ The CHRS' original survey data forms and survey field maps are on file in the offices of the Landmarks Division of the Chicago Department of Planning and Development (DPD). A incomplete set is located at the offices of the Illinois Historic Preservation Agency in Springfield.
 - ▶ A short booklet, "Your House Has a History", which provides guidance on how to research a building, is available for a \$1 mailing charge from: DPD, Landmarks Division, City Hall, Room 1000, 121 N. LaSalle St., Chicago, IL 60610; 312-744-3200.

The Chicago Historic Resources Survey is intended not only as a source for future landmark designations, but as a resource tool for public agencies, community groups, developers, and interested citizens.

Which area of the city has the largest number of "significant" buildings?

As you might expect, the number of listed properties varied greatly by community area. Some areas, such as those developed after World War II, had very few listings. Only one area--Burnside (#47) on the Far South Side--had no listings. That area also had the lowest community area population: 3,314.

Several community areas had more than 1,000 properties listed, including Lincoln Park (#7), the

Near West Side (#28), and West Town (#24), which topped all areas with 2,200 listings.

The greatest percentage of significant buildings can be found in the Loop (#32), East Garfield Park (#27), and Douglas (#35) community areas. Approximately half of the buildings in those areas were identified by the survey as significant.

The city's "oldest" area (based on the average date of construction of its buildings) is the Lower West Side (#31), where the average building date was 1894. The "youngest" is the O'Hare (#76) community area, where the average construction date was 1971.

The area with the most buildings overall (both significant and non-significant) is Austin (#25), with 18,303 total structures. The honor for fewest total buildings--just 510--goes to the Near South Side (#33), whose boundaries still include a significant amount of vacant railyards.

In addition to this report, the survey information is available in a 3.5-inch diskette computer format.

Is the survey information available in some type of computer format?

The entire CHRS data base has been "compressed" onto a 3.5-inch diskette, in a *Paradox for Windows* (.DB) type file format. The diskette is available, for \$10, from DPD-Landmarks, City Hall, Room 1000, 121 N. La Salle St., Chicago, IL 60601; 312-744-3200.

PK Zip software is required to "uncompress" this file. A shareware version of *PK Zip* can be downloaded from the Internet at "www.pkware.com." For additional information on this software, contact: PKWARE, Inc., 9025 N. Deerwood Dr., Brown Deer, WI 53223-2437; 414-354-8699.