

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections:



1. Name

historic SUBURBAN APARTMENT BUILDINGS IN EVANSTON, ILLINOIS

and/or common

2. Location

street & number See individual inventory forms _____ not for publication

city, town _____ vicinity of

state _____ code 012 county _____ code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input type="checkbox"/> Thematic	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership; see individual inventory forms

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Recorder of Deeds

street & number 118 North Clark Street

city, town Chicago state Illinois

6. Representation in Existing Surveys

title 1. Illinois Historic Structures Survey
2. Evanston Preservation Commission

date 1. 10/72
2. 1979-83

has this property been determined eligible? yes no

Surveys federal state county local

depository for survey records 1. 405 E. Washington, Springfield, Illinois

city, town 2. 2100 Ridge Avenue, Evanston, Illinois state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The theme of this proposed nomination to the National Register of Historic Places is "Suburban Apartment Buildings in Evanston, Illinois." The forty-eight buildings selected represent the very best examples of Evanston suburban apartment buildings and illustrate the development of this apartment type in Evanston.

The buildings date from 1890 (1401-07 Elmwood Avenue, no. 7, rowhouses designed by Stephen A. Jennings) to the late 1920s when apartments built in the community tended to be predominantly courtyard buildings. The nomination includes rowhouses, two-, three-, and four-flats, railroad apartments and many types of courtyard buildings: all illustrate the historical development of the theme and the variety of design possibilities within the context of the theme. The buildings proposed encompass a few works of nationally known architects such as Myron Hunt and Holabird & Roche and many works of lesser-known architects who, nonetheless, frequently exhibited great design talent. Included in this category are Robert S. DeGolyer, Roy F. France, John A. Nyden, and the firm of Thielbar & Fugard. A few buildings were designed by men about whom practically nothing is known. All the apartment buildings selected exhibit a high level of design quality and integrity.

By the 1920s, the suburban apartment was a fairly recent but recognized phenomenon. R.W. Sexton, in his 1926 book American Apartment Houses of Today devoted a chapter to the design of the suburban apartment house. John Taylor Boyd, Jr. included an essay on the suburban apartment house in a special issue of the Architectural Forum (September, 1925) devoted to apartments. In 1930 Penrose Stout commented in the Architectural Forum that "only in the last twenty years has there been any real progress in the development of such multi-family groups of a definite suburban character." Myron Hunt knew differently. He contributed an article entitled "Suburban Apartments" to the August 1903 issue of the Architectural Review in which he clearly described characteristics of the suburban apartment: "a domestic feeling in the exterior design, with a plan having as one of its main features a porch or balcony" and the "utilization of trees and a lawn to obtain a setting." Exemplifying these features was his own Hereford Apartments at 1637 Chicago Avenue, 522 Church Street, built in 1899 and demolished in 1978. Hunt could equally have applied these characteristics to the Evanston Flats at 502-12 Lee Street, 936-40 Hinman Avenue (no. 23) designed in 1901 by John D. Atchison. It is clear that in Evanston the suburban apartment dates from before 1910, and its roots go back even earlier.

The suburban apartment as described by these authors was distinctly different from its urban counterpart. Although both the finest of urban and suburban multifamily dwellings were intended to be light, attractive and "convenient in plan and equipment," the suburban apartment applied these principles to life in the suburbs, and, as far as possible, suggested a private country house. The atmosphere created by the suburban apartment was one of domesticity. Suburban apartment buildings were typically low buildings, human in scale and had some sort of yard or court.

In Evanston there are numerous examples of high quality multifamily dwellings that exemplify the suburban apartment. To get a better picture of Evanston's suburban apartment buildings, it is important to explore what characteristics they have in common.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Evanston, the first suburb north of Chicago, is noteworthy not only for its lovely single family houses, but also for its high quality suburban multifamily residences. The Evanston Lakeshore and Evanston Ridge Historic Districts demonstrate the significance of Evanston's houses, but Evanston's fine apartments, which were designed to provide many of the amenities of these houses, have not received the acclaim they are due. The very best multifamily buildings reflect the development of the suburban apartment building in Evanston, and are, therefore, the subject of this nomination.

The suburban apartment buildings were built to accommodate middle- and upper-class families and were conceived as buildings of a "better class". Frequently they were given stately names such as The Hillcrest (no. 16), Stoneleigh Manor (no. 30) and Evanston Towers (no. 45), and were usually located in the community's most convenient and desirable locations. Because these buildings blend into the community's high quality residential fabric, they have the same high degree of integrity and prestige that the city's single family houses retain.

Just as the Evanston Lakeshore Historic District demonstrates the beneficial effect of Evanston's zoning on single family houses, the number, appearance and location of Evanston's fine suburban apartment buildings reflect Evanston's struggle with allowing their construction, a struggle which culminated in the state's first zoning ordinance, enacted January 18, 1921.

* * * * *

The idea of the apartment as a better class phenomenon was barely accepted in the early twentieth century when multifamily dwellings were beginning to proliferate in Evanston. The evolution of the apartment in America as a desirable place for middle- and upper-class families is said to date back to Richard Morris Hunt's 1869 Stuyvesant Apartments in New York. In 1901 C. H. Israëls described the Stuyvesant as the "sole example in the city of dwellings of the better class designed for the use of a number of families under a single roof." In a recent book, Apartments for the Affluent: A Historical Survey of Buildings in New York, Andrew Alpern pointed out that, "It is only since 1869 that those who consider themselves above the labor classes have been willing to make their homes under shared roofs." In 1921, Frank Chateaubrown pointed out in the Architectural Record that Americans regarded apartment living as the misfortune of the poor rather than the privilege of the rich. The image, and the reality in congested urban areas such as New York, was that of poverty and overcrowded living conditions--that of the tenement--and was in strong contrast to the image of freedom and space offered by the single family house.

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OWNERS OF SUBURBAN APARTMENTS IN EVANSTON, IL.

BUILDING NUMBER/ADDRESS

- | | | |
|-----|--|---|
| 1. | 815-17 Brummel St. | Martin Roth, Manager, Sherwin Realty, 607 Howard St. Evanston, IL. 60202 |
| 2. | 819-21 Brummel St. | Tobey L. Winters, 821 Brummel St., Evanston, IL. 60202
Dr. Peter Kindschuh, 819 Brummel St., Evanston, IL. 60202
Frank R. Martin, 135 S. La Salle St., Chicago, IL. 60603
Bank of Ravenswood Trust #25-4294,
1825 W. Lawrence Ave., Chicago, IL. 60640
-listed for 11 units |
| 3. | 2517 Central St. | Lois Blabolil, 1150 Loch Lane, Lake Forest, IL. 60045 |
| 4. | 2519 Central St. | Catherine Harbaugh, RR.2, Box 44, Ettrick, WI. 54627 |
| 5. | 2523 Central St. | Arthur Vanderliet, 2523 Central St. Evanston, IL. 60201 |
| 6. | 614 Clark St. | Elsa Erickson, 2027 Orrington Ave., Evanston, IL. 60201 |
| 7. | 1401-07 Elmwood Ave. | Fred J. Artwick, 1401 Elmwood Ave. Evanston, IL. 60201
Walter R. Heisig 1403 Elmwood Ave., Evanston, IL. 60201
Emmanuel Pappas, 1405 Elmwood Ave., Evanston, IL. 60201
T.C.Hickey, 1407 Elmwood Ave., Evanston, IL. 60201 |
| 8. | 813-15 Forest Ave. | First National Bank of Winnetka, Trust #3373,
520 Green Bay Rd., Winnetka, IL. 60093 |
| 9. | 901-05 Forest Ave.,
231-33 Main St. | Robert Sawyer, 901 Forest Ave., Evanston, IL. 60202
Murray Laden, 901 Forest Ave., Evanston, IL. 60202
J. Hockman, 901 Forest Ave., Evanston, IL. 60202
Allen Porter, 903 Forest Ave., Evanston, IL. 60202
Stuart Cohen, 903 Forest Ave., Evanston, IL. 60202
Peter Mills, 903 Forest Ave., Evanston, IL. 60202
Margaret Stewart, 905 Forest Ave., Evanston, IL. 60202
Charles Boyd, 905 Forest Ave., Evanston, IL. 60202
J. Shaë, 905 Forest Ave., Evanston, IL. 60202
W. S. & J. R. Ramsay, 1300 Larabee Lane, Northbrook, IL. 60062 |
| 10. | 425 Greenwood St. | Anita V. Kak, 231 Main St., Evanston, IL. 60202
Frederick W. Schact, 425 Greenwood St., Evanston, IL. 60201
David Wittington, 425 Greenwood St., Evanston, IL. 60201
Lee F. Prewitt, 425 Greenwood St., Evanston, IL. 60201
Keith Mangum, 425 Greenwood, Evanston, IL. 60201
Alfred S. Borcover, 425 Greenwood St., Evanston, IL. 60201 |
| 11. | 531 Grove St. | Evanston Bond & Mortgage, Trust #978 (with First National Bank of Evanston) 1732 Orrington Ave. Evan. 60201 |
| 12. | 1501-11 Chicago Avenue | Robert E. Koch, 1225 Sheridan Rd., Wilmette, IL. 60091 |
| 13. | 1112 Grove St. | M. J. O'Brian, 808 Hill Rd., Winnetka, IL. 60093 |
| 14. | 632-40 Hinman Avenue | Robert Newell, 832 Hinman Ave., Evanston, IL. 60202 |
| 15. | 830-56 Hinman Avenue | Raymond Park Building Corporation, 6030 N. Sheridan Rd. Chicago, IL. 60660 |
| 15. | 1501 Hinman Avenue,
425 Grove Street | State National Bank Trust #3335, P. O. Box 1760, Evanston, IL. 60204 |
| 16. | 1509-15 Hinman Avenue | David Strandberg, 1631 Hinman Ave., Evanston, IL. 60201 |
| 17. | 1629-31 Hinaman Avenue | Susan Osborne, 1631 Hinman Ave., Evanston, IL. 60201
Jeanne Kempner, 1631 Hinman Ave., Evanston, IL. 60201
Mary J. Smith, 1631 Hinman Ave., Evanston, IL. 60201
Peter Roche, 1629 Hinman Ave., Evanston, IL. 60201
Noel Hoyt, 1629 Hinman Ave., Evanston, IL. 60201 |
| 18. | 1243-49 Judson Avenue
326-28 Dempster St. | Bernard Leviton, Metropolitan Rental Corporation, 1346 N. La Salle St., Chicago, IL. 60610 |

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- | | |
|---|--|
| <p>19. 1301-03 Judson Avenue
20. 1305-07 Judson Avenue
21. 400-12 Lee St.,
940 Judson Avenue
22. 417-19 Lee St., 4 units</p> <p>23. 502-12 Lee St.
936-40 Hinman Avenue
24. 501-07 Main St.,
904-08 Hinman Avenue
25. 1101-13 Maple Ave</p> <p>26. 1115-33 Maple Avenue</p> | <p>John F. O'Callaghan, 1301 Judson Ave.
Evanston, IL 60201
James Mann, Baird & Warner, 115 S.
La Salle St., Chicago, IL 60603
Manb Coe, 30 N Michigan Ave., Chicago, IL 60602
Edward L. Epstein, 417 Lee St., Evanston, IL 60202
Joseph Sullivan, 419 Lee St., Evanston, IL 60202
Patricia A. Shapland, 419 Lee St., Evanston, IL 60202
Continental Bank Trust #4971435, 30 N. La Salle St.,
Chicago, IL 60603
First National Bank of Evanston, Trust #R907,
800 Davis St., Evanston, IL 60201
Katherine Simon, 1101 Maple Ave., Evanston, IL 60202
Joseph H. McGarry, 1103 Maple Ave., Evanston, IL 60202
Avian Monti, 1105 Maple Ave., Evanston, IL 60202
Ross & Cheryl Young, 1107 Maple Ave., Evanston, IL 60202
Mimi Adams, 1109 Maple Ave., Evanston, IL 60202
William Seidlinger, 1111 Maple Ave., Evanston, IL 60202
Linda Kyle-Spohr, 1113 Maple Ave., Evanston, IL 60202
Karen Ann Yates, 1115 Maple Ave. Evanston, IL 60202
John M. Palizza, 1115 Maple Ave., Evanston, IL 60202
Michael Imlay, 1115 Maple Ave., Evanston, IL 60202
Thomas Baldwin, 1115 Maple Ave., Evanston, IL 60202
Alonson Elgar, 1115 Maple Ave., Evanston, IL 60202
Clem McBride, 5049 Sheridan Rd., Chicago, IL 60640
Margaret S. Fay, 1119 Maple Ave., Evanston, IL 60202
Earl Niemoth, Create Inc., 600 Davis St., Evanston,
IL 60201
Martha Woodmansee, Stone's Throw Apartments, 3203-11
Stone's Throw Lane, Durham, N.C. 27713
Sarah Lovell, 36 Elinor Road, Newton, MA. 02161
Michael J. Aamodt, 1119 Maple Ave., Evanston, IL 60202
Chris Heynssens, 1119 Maple Ave., Evanston, IL 60202
Mary Munro, 1123 Maple Ave., Evanston, IL 60202
Dirk C. Fucik, 1207 Michigan Ave. Evanston, IL 60202
Ruth Payne, 425 Grove St., Evanston, IL 60201
James Harney, 1123 Maple Ave., Evanston, IL 60202
William Leiner, 1123 Maple Ave., Evanston, IL 60202
Pat Cogley, 1800 Grant St., Evanston, IL 60201
Robert Pekurny, 725 S. Barrington, Los Angeles, CA.
90049
Gregory Smith, 1125 Maple Ave., Evanston, IL 60202
Joan Waggoner, 1333 Maple Ave., Evanston, IL 60202
John Corbett, 1129 Maple Ave., Evanston, IL 60202
Greg Off, 2329 Ridgeway, Evanston, IL 60201
Cynthia Ray, 4120 Warner St., Kensington, MD 20895
Eric Gertler, 2205 Sacramento St., San Francisco, CA
94115
Venita Fields, 1133 Maple Ave., Evanston, IL 60202
Timothy J. Roberts, 1133 Maple Ave., Evanston, IL 60202</p> |
|---|--|

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26. 1115-33 Maple Avenue
-continued-

Benny Robinson, 1133 Maple Ave., Evanston, IL. 60202
Brad Adams, 1129 Maple Ave., Evanston, IL. 60202
George J. Ader, 1125 Maple Ave., Evanston, IL. 60202
Lynn Corbett, 1129 Maple Ave., Evanston, IL. 60202
John Adams, 1133 Maple Ave., Evanston, IL. 60202

27. 1209-17 Maple Avenue

Ellen Klosterman, 1209 Maple Ave., Evanston, IL. 60202
Larry Rehage, 1211 Maple Ave., Evanston, IL. 60202
Gretchen Elsner-Sommer, 1213 Maple Ave. Evanston,
IL. 60202

28. 1316 Maple Avenue

Phillip Allen, 1215 Maple Ave., Evanston, IL. 60202
Bernard Aranov, 1217 Maple Ave., Evanston, IL. 60202
Reed Beidler, Lark Management, 2100 Dempster St.,
Evanston, IL. 60202

29. 548-606 Michigan Avenue

Eagle Building Corporation, 606 Michigan Ave.,
Evanston, IL. 60202

30. 904-06 Michigan Avenue,
227-29 Main St.

Mary Lou Elson, 906 1/2 Michigan Ave., Evanston, IL. 60202
Garrett Glass, 904 Michigan Ave., Evanston, IL. 60202
Bernard F. Doyle, 906 Michigan Ave., Evanston, IL. 60202
Harvey & Marcella Gore, 520 Sheridan Rd., Highland Park,
Ill. 60035

John C. Sabbia, 229 Main St., Evanston, IL. 60202
Daniel R. Marcus, 904 Michigan Ave., Evanston, IL. 60202
Carl E. Schunk, 906 Michigan Ave., Evanston, IL. 60202
Robert E. Nissen, 227 Main St., Evanston, IL. 60202
Karen Connell, 229 Main St., Evanston, IL. 60202
Mike Hogan, 229 Main St., Evanston, IL. 60202
Carol Klingler, 6552 N. Maryland Circle, Phoenix, AZ.
85013

Elva Gordon, 906 Michigan Ave. Evanston, IL. 60202
Michael Gordon, 425 Pinecrest Lane, Wilmette, IL. 60091

31. 923-25 Michigan Avenue

Joel Asprooth, 923 Michigan Ave. Evanston, IL. 60202
Richard Rovnick, 923 Michigan Ave., Evanston, IL. 60202
Steven Knutson, 923 Michigan Ave., Evanston, IL. 60202
Kenneth Ancell, 923 Michigan Ave. Evanston, IL. 60202
Robert C. Tanner, 925 Michigan Ave., Evanston, IL. 60202
David Seidman, 925 Michigan Ave., Evanston, IL. 60202

32. 940-50 Michigan Avenue

Ann Elvart, 925 Michigan Ave., Evanston, IL. 60202
Dr. Rochelle Lurie, 944 Michigan Ave., Evanston, IL. 60202
Mr. Krischer, 946 Michigan Ave., Evanston, IL. 60202
David Edelstein, 950 Michigan Ave., Evanston, IL. 60202
Bernard Washington, 331 Davis St., Evanston, IL. 60201
William Partridge, 950 Michigan Ave., Evanston, IL. 60202
Ellis Balliard, 940 Michigan Ave., Evanston, IL. 60202
William Hesterberg, 940 Michigan Ave, Evanston, IL. 60202
Clifton Saper, 940 Michigan Ave., Evanston, IL. 60202
Kenneth Fox, 948 Michigan Ave., Evanston, IL. 60202
Joan Davis, 948 Michigan Ave., Evanston, IL. 60202
David Allen, 948 Michigan Ave., Evanston, IL. 60202
Partridge, 946 Michigan Ave., Evanston, IL. 60202
Apex Floor Covering, 1915 S. Blue Island Ave., Chicago
IL. 60608
Kenneth March, 944 Michigan Ave., Evanston, IL. 60202
Richard Forst, 944 Michigan Ave., Evanston, IL. 60202

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- 32. 940-50 Michigan Ave.
-continued-
Sidney Lewis, 944 Michigan Ave., Evanston, Il. 60202
Robert D. Allison, 944 Michigan Ave., Evanston, Il. 60202
Franklin Alexander, 944 Michigan Ave., Evanston, Il. 60202
George A. Paddock, 942 Michigan Ave., Evanston, Il. 60202
Mark Pattis, 942 Michigan Ave., Evanston, Il. 60202
Charles E. Seeler, 942 Michigan Ave. Evanston, Il. 602
Charlene R. Bopp, 946 Michigan Ave., Evanston, Il. 602
John Ippoliti, 946 Michigan Ave., Evanston, Il. 60202
Lee-Michigan Building Corporation c/o Mrs. Nancy
Williams, President, 999 Michigan Ave. Evanston, Il. 6020
Roberto Sotolongo, 205 Hamilton St. Evanston, Il. 6020
Barbara Barker, 205 Hamilton St. Evanston, Il. 60202
Mark Romness, 205 Hamilton St., Evanston, Il. 60202
Richard Marks, 2319 Hartzell St., Evanston, Il. 60202
Frederick S. Jacobs, 1230 N. Horn #522, Los Angeles,
CA. 90069
Ann Donnell, 1207 Michigan Av. Evanston, Il. 60202
Alvera Jean Mitchell, 1201 Michigan Av., Evanston, Il.
60202
Janet Meyers, 1201 Michigan Ave., Evanston, Il. 60202
Leon Aufdemberge, 1201 Michigan Av. Evanston, Il. 60202
Grant Cornwell, 1203 Michigan Ave. Evanston, Il. 60202
Jim Sargent, 1203 Michigan Av. Evanston, Il. 60202
A. E. Furey, WFMT, Inc. 303 E. Wacker Dr. Chicago, Il.
60601
Rodney J. Hamilton, 1205 Michigan Av. Evanston, Il. 6020
Joe Labinger, 1205 Michigan Av. Evanston, Il. 60202
Craig Branigan, 5946 Colton Blvd., Oakland, CA. 94611
Carl & Nancy Rollins, 1205 Michigan Av. Evanston, Il. 602
William Fucik, 1207 Michigan Av. Evanston, Il. 60202
Jeffrey Sussman, 1207 Michigan Ave. Evanston, Il. 60202
Peter B. Thompson, 1209 Michigan Av. Evanston, Il. 602
Martin F. Wolf, 1209 Michigan Ave., Evanston, Il. 6020
Arthur Brodwin, 1209 Michigan Ave., Evanston, Il. 6020
Mrs. Donald Hey, 1211 Michigan Ave. Evanston, Il. 60202
Gilbert L. Spencer, 1211 Michigan Ave. Evanston, Il. 602
James V. O'Connor, 1213 Michigan Av. Evanston, Il. 602
James Breece, 1213 Michigan Av. Evanston, Il. 60202
Doug Longhini, 1213 Michigan Ave. Evanston, Il. 60202
Paul Jovanis, 1211 Michigan Ave. Evanston, Il. 60202
- 35. Rookwood Apartment Homes
718-34 Noyes Street
Rookwood Gardens Cooperative c/o Richard Leopold,
President, 734 Noyes St. Evanston, Il. 60202
- 36. Church View-1450-56 Oak Av.
1101-11 Lake St.
Churchview Building Corporation, James Mann, Baird &
Warner, 115 S. La Salle St. Chicago, Il. 60603
- 37. 1505-09 Oak Avenue
Joseph Nimrod, Nimrod Decorating, 7055 N. Clark St.
Chicago, Il. 60626
- 38. Oakton Gables, 900-10
Oakton Street, 439-45 Ridge
Avenue, 442-48 Elmwood
Kenneth A. March, 904 Oakton, Evanston, Il. 60202
Warren R. Schreier, 904 Oakton, Evanston, Il. 60202
Kenneth A. Monroe, 904 Oakton, Evanston, Il. 60202
Floyd Bell, 906 Oakton, Evanston, Il. 60202
William H. & Ellie Johnson, 906 Oakton, Evansotn, Il.
60202

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38. Oakton Gables,
-continued-

Daniel K. & Michelle A. Vosburgh, 906 Oakton,
Evanston, IL 60202
Ann E. McCarthy, 908 Oakton, Evanston, IL 60202
Shirley H. Cowin, 692 Oakmont Lane, Wheeling, IL.
Roy E. Ingles, 1348 Second Av. Des Plaines, IL.
Steven K. & Betsy A. Berning, 910 Oakton, Evanston,
IL 60202
William N. & Ellen H. Lovell, 910 Oakton, Evanston, IL.
60202
Marylou Miller, 910 Oakton, Evanston, IL 60202
Christopher Svare, 910 Oakton, Evanston, IL 60202
Blayne R. Long, 440 Elmwood, Evanston, IL 60202
Kevin & Joyce Barrett, 442 Elmwood, Evanston, IL 60202
Uwe Edward & Marybeth Hartman, 442 Elmwood, Evanston,
IL 60202
Frederick W. Stanton, 442 Elmwood, Evanston, IL 60202
Joann Lumpkin, 444 Elmwood, Evanston, IL 60202
Lucille Ferguson, 444 Elmwood, Evanston, IL 60202
Dolores Livezey, 444 Elmwood, Evanston, IL 60202
Jane Werner, 446 Elmwood, Evanston, IL 60202
Karen Schaffer, 6267 N. Leona, Chicago, IL.
William L. and Rita V. Newman, 437 Ridge Ave., Evanston
IL 60202
Michael L. & Kathy Szadanoff, 437 Ridge Ave., Evanston,
IL 60202
Dennis & Gun Nordin, 437 Ridge Ave. Evanston, IL 60202
John T. & Peggy Lebrun, 439 Ridge Av. Evanston, IL 60202
Ruth M. Carey, 639 Ridge Ave. Evanston, IL 60202
Barbara A. Kelly, 439 Ridge Ave. Evanston, IL 60202
Steve Engel, 2206 Patterson, Eugene, Ore. 93405
Ernest Williamson, Apt. 4 441 Ridge Av. Evanston, IL 6020
Trudy Williamson & John M. Crawford, 441 Ridge Ave.
Evanston, IL 60202
Rose S. Desch, 443 Ridge Av. Evanston, IL 60202
Marilyn E. Crocker, 443 Ridge Ave. Evanston, IL 60202
Joanna C. New, 443 Ridge Ave. Evanston, IL 60202
McKinley Alford, 445 Ridge Av. Evanston, IL 60202
Richard Wilson & Robert C. Bond, 445 Ridge Ave.,
Evanston, IL 60202
Susan S. Bond, and Tom Kenemore, 445 Ridge Ave.,
Evanston, IL 60202
Ellen N. Kenemore & William E. Whitrock, 445 Ridge Av.
Evanston, IL 60202
Antoinette L. Whitrock & Robert H. Stein, 900 Oakton Av
Evanston, IL 60202
Anna B. Stein & Virginia B. Spiller, 900 Oakton Av.
Evanston, IL 60202
Bonnie Marker & June T. Davis, 900 Oakton Ave.,
Evanston, IL 60202
Mrs. S. Berry, 1400 N. State St. Chicago, IL 60610
Robert W. Baumgarten, 902 Oakton, Evanston, IL 60202
Susan J. Morse, 902 Oakton, Evanston, IL 60202 and
Steven R. Brown

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38. Oakton Gables
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Harold Miller, 1st Condo Development, 1316 N.
Sandburg Terrace, Suite 2201, Chicago, IL. 60610
Jay Maitland Young, 448 Elmwood, Evanston, IL. 60202
Gerhard H. & Louise V. Rohr, 5901 N. Kenmore,
Chicago, IL. 60659
Bruce D. Burton, 448 Elmwood, Evanston, IL. 60202

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BUILDING NUMBER/ADDRESS

- 39. 843-49 Ridge Avenue
1014-20 Main St. Windsor Management, 2737 W. Devon, Chicago, Il. 60659
- 40. 1603-11 Ridge Avenue,
1125 Davis St. Seymour Persky, Parliament Enterprises, 105 W.
Madison St., Chicago, Il. 60602
- 41. 1615-25 Ridge Avenue Parliament Enterprises, 105 W. Madison St.
Chicago, Il. 60202
- 42. 1627-45 Ridge Avenue
1124-36 Church St. Parliament Enterprises, 105 W. Madison St.
Chicago, Il. 60202
- 43. 470-98 Sheridan Rd. C. Cameron, 470 Sheridan Rd. Evanston, Il. 60202
J. Gorr, 470 Sheridan Rd. Evanston, Il. 60202
D. Klagge, 470 Sheridan Rd. Evanston, Il. 60202
T. Gast, 472 Sheridan Rd. Evanston, Il. 60202
Harriet Gilliam, 472 Sheridan Rd. Evanston, Il. 60202
Ruth Brimm, 472 Sheridan Rd., Evanston, Il. 60202
Terry Finlayson, 474 Sheridan Rd. Evanston, Il. 60202
Charles Martell, 474 Sheridan Rd. Evanston, Il. 60202
John A. Grieco, 474 Sheridan Rd. Evanston, Il. 60202
M. Davis, 476 Sheridan Rd. Evanston, Il. 60202
Ronald Riemer, 476 Sheridan Rd. Evanston, Il. 60202
Bernard Wall, 476 Sheridan Rd. Evanston, Il. 60202
Laura Lazo, 478 Sheridan Rd. Evanston, Il. 60202
K. Seeskin, 478 Sheridan Rd. Evanston, Il. 60202
Frank S. Koppelman, 478 Sheridan Rd. Evanston, Il. 60202
William R. Schleicher, 480 Sheridan Rd. Evanston, Il.
60202
David H. Carlsen, 400 Isabella, Wilmette, Il. 60091
Dr. Phyllis Gerber, 480 Sheridan Rd. Evanston, Il. 60202
M. Stohle, 480 Sheridan Rd. Evanston, Il. 60202
Mr. & Mrs. Ted Doll, 63 Saunders Lane, Ridgefield, CT.
06877
D. Ohlson, 482 Sheridan Rd. Evanston, Il. 60202
Jack L. Elsley, 482 Sheridan Rd. Evanston, Il. 60202
J. Powers, 482 Sheridan Rd. Evanston, Il. 60202
S. Ford, 2026 Hawthorne Lane, Evanston, Il. 60201
c/o William Schleicher
Dr. C. A. Desch, 223 Wisconsin Ave., Waukesha, WI. 53186
Jerry Smith, 1200 Mulford St. Evanston, Il. 60202
Charles McPike, c/o North Shore Systems, 208 S. LaSalle
Room 290, Chicago, Il. 60604
James Dahlgren, 486 Sheridan Rd. Evanston, Il. 60202
Marietta McPike, 488 Sheridan Rd. Evanston, Il. 60202
J. Marks, 1 Country Lane, Long Grove, Il. 60047
George Stanton, 488 Sheridan Rd. Evanston, Il. 60202
Mr. & Mrs. S. Allister, 469 E. Westleigh Road, Lake
Forest, Il. 60045
William Ortlep, 490 Sheridan Rd. Evanston, Il. 60202
Esther M. Burnett, 490 Sheridan Rd. Evanston, Il. 60202
R. Wallace, 492 Sheridan Rd. Evanston, Il. 60202
Frances H. Williams, 486 Sheridan Rd. Evanston, Il. 60202

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43. 470-98 Sheridan Rd.
-continued-

Sidney Silverstein, 3810 N. Cicero Ave. Chicago, IL. 60641

William Klein, 1145 Chatfield Rd. Winnetka, IL. 60093
Morton Robbins, 494 Sheridan Rd. Evanston, IL. 60202
James Gaines, 494 Sheridan Rd. Evanston, IL. 60202
M. Gellick, 494 Sheridan Rd. Evanston, IL. 60202
C. Ciirran, 494 Sheridan Rd. Evanston, IL. 60202
Nahanna Naomi, 496 Sheridan Rd. Evanston, IL. 60202
Michael Gellick, 496 Sheridan Rd. Evanston, IL. 60202
Richard Sorock, 496 Sheridan Rd. Evanston, IL. 60202
Zulfikar Esmail, 524 Sheridan Square, Evanston, IL. 60202

44. 524 Sheridan Square

45. 554-602 Sheridan Square

46. 620-38 Sheridan Square

George Cyrus Realtors, Management (more than 50 owners) 2929 Central St. Evanston, IL. 60201
Constance Conroy, 2108 Forestview, Evanston, IL. 60201
Daniel Oditt, 1326 Washington St. Evanston, IL. 60202
William Haley, 620 Sheridan Sq. Evanston, IL. 60202
Peter R. Meyers, 208 S. La Salle St. Chicago, IL. 60601
Phillip Fellows, 10295 Mirabel Lane, San Diego, CA. 92124
Kenneth Finder, 622 Sheridan Square, Evanston, IL. 60202
Kathleen Maro, 624 Sheridan Square, Evanston, IL. 60202
Gene M. Ranieri, 624 Sheridan Sq. Evanston, IL. 60202
David Porilaitis, 624 Sheridan Sq. Evanston, IL. 60202
John Sikora, 626 Sheridan Sq. Evanston, IL. 60202
Marshall Kolodenko, 626 Sheridan Sq. Evanston, IL. 60202
Nic Manoscheo, 626 Sheridan Sq. Evanston, IL. 60202
June Caston, 628 Sheridan Sq. Evanston, IL. 60202
Kristine Rapp, 628 Sheridan Square, Evanston, IL. 60202
Sandy Vitantonio, 630 Sheridan Sq. Evanston, IL. 60202
Susan Kamp, 630 Sheridan Square, Evanston, IL. 60202
Board of Pensions, UMC, 1200 Davis St. Evanston, IL. 60202
Allen Saleksi, 630 Sheridan Sq. Evanston, IL. 60202
Mary Jo Kurko, 632 Sheridan Sq. Evanston, IL. 60202
Thomas G. McBride, 77 W. Washington, Chicago, IL. 60602
Ellen Young, 632 Sheridan Sq. Evanston, IL. 60202
Sharon Dunn, 634 Sheridan Sq. Evanston, IL. 60202
Steve Antrim, Assistant Basketball Coach, Iowa State University, Hilton Coliseum, Ames, IA. 50011
Linda Peterson, 634 Sheridan Square, Evanston, IL. 60202
Anton Andrus, 636 Sheridan Square, Evanston, IL. 60202
David Johnson, 636 Sheridan Square, Evanston, IL. 60202
Dean P. Hansen, 636 Sheridan Sq. Evanston, IL. 60202
Mark E. Sander, 638 Sheridan Square, Evanston, IL. 60202
Nicholas Dallas, 638 Sheridan Sq. Evanston, IL. 60202
Donald Rendall, 638 Sheridan Sq. Evanston, IL. 60202
Betty Bauder, 1931 Sherman Av. Evanston, IL. 60201
Walter Kihm, 2321 Forestview Rd. Evanston, IL. 60201
Ellen Firstenberger, 1929 Sherman Ave. Evanston, IL. 60201

47. 1929-31 Sherman Ave.

Karen Rugen, 1929 Sherman Ave., Evanston, IL. 60201
Carlos De La Huerga, 8200 W. Tower Ave. Milwaukee, WI. 53223

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47. 1929-31 Sherman Ave.
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Betty McDonald, 2313A Capitan Dr. Corpus Christi, TX.
78414

Catherine A.W. Kucejeski, 725 W. Woodlawn, Palatine,
IL. 60067

Margaret Kehoe, 1929 Sherman Av. Evanston, IL. 60201

William Roper, 576 Sheridan Sq. Evanston, IL. 60202

Richard Provenzano, 1629 Sherman Ave. Evanston, IL. 60201

Kay Glidden, 1931 Sherman Ave. Evanston, IL. 60201

S. Connor & T. Ticknor, 1931 Sherman Av. Evanston, IL.
60201

Chris Payne, 2400 Prospect Av. Evanston, IL. 60201

David H. Cool, 24 Lakewood Dr. Racine, WI. 53402

Joe Morrison, 1929 Sherman Ave., Evanston, IL. 60201

Martin Johnson, 1929 Sherman Ave. Evanston, IL. 60201

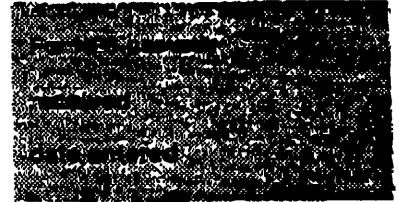
Herbert Beck, 1929 Sherman Ave. Evanston, IL. 60201

48. 2212-26 Sherman Ave.

Seymour Persky, Parliament Enterprises, 105 W.
Madison St., Chicago, IL. 60602

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The following refers to apartments only.

Properties listed individually in the National Register of Historic Places:

The Ridgewood, 1703-13 Ridge Avenue, 1905, Atchison & Edbrooke
(listed October 4, 1978)

Properties located in the Evanston Lakeshore Historic District (listed in the National Register September 29, 1980):

The Greenwood, 425 Greenwood Street, 1912, Thomas McCall (no. 10)
(not listed in the Evanston Lakeshore Historic District nomination)

The Judson, 1243-49 Judson Avenue, 326-28 Dempster Street, 1911, Francis M. Barton
(no. 18)
(contributing)

1301-03 Judson Avenue, 1894, Sidney Smith (no. 19)
(primary)

1305-07 Judson Avenue, 1894, Sidney Smith (no. 20)
(primary)

417-19 Lee Street, 1902, Edgar O. Blake (no. 22)
(contributing)

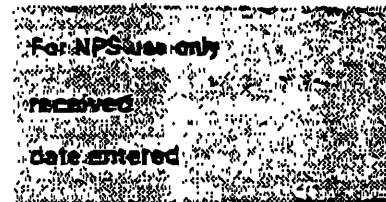
The Melwood, 1203-13 Michigan Avenue, 205-07 Hamilton Street, 1901, Wilmore Alloway
(no. 34)
(primary)

Properties located in the Evanston Ridge Historic District (listed in the National Register March 3, 1983):

1209-17 Maple Avenue, 1892, Holabird & Roche (no. 27)
(contributing)

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Properties included in the Inventory of Historic Structures in Evanston, selected by the Illinois Historic Structures Survey, 1972:

The Hereford, 1637 Chicago Avenue, 1899, Myron Hunt (demolished)

*The Boylston, 614 Clark Street, 1899, Myron Hunt (no. 6)

*1401-07 Elmwood Avenue, 1890, Stephen A. Jennings (no. 7)

*The Evanston, 502-12 Lee Street, 936-40 Hinman Avenue, 1901, 1902, John D. Atchison (no. 23)

*Colonnade Court, 501-07 Main Street, 904-08 Hinman Avenue, 1928, Thielbar & Fugard (no. 24)

*1209-17 Maple Avenue, 1892, Holabird & Roche (no. 27)

*Michigan-Lee, 940-50 Michigan Avenue, 1927, Frank W. Cauley (no. 32)

*The Melwood, 1201-13 Michigan Avenue, 205-07 Hamilton Street, 1901, Wilmore Alloway (no. 34)

The Ridgewood, 1703-13 Ridge Avenue, 1905, Atchison & Edbrooke (listed in the National Register)

328-42 Wesley Avenue, 1937, Martin H. Braun (not included in this nomination)

* Included in this nomination

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SIZE

Most of the apartment buildings included in the proposed nomination are three stories over an English basement. With apartments above, the ground floor usually contains storage rooms, laundry rooms and sometimes a few apartments (often for the building's custodian). Exceptions to this general rule are the four-flats at 417-19 Lee Street (no. 22) the pair at 1301-03 and 1305-07 Judson Avenue (nos. 19 and 20) and the trio of two-flats at 2517, 2519 and 2523 Central Street (nos. 3, 4 and 5). The seven-story Raymond Park at 1501 Hinman Avenue, 425 Grove Street (no. 15) is included because of its elegant small-scale detailing and numerous amenities. (It was built to house a swimming pool and putting green.) Even apartment buildings that contain a very large number of dwelling units such as the Tower Court at 554-602 Sheridan Square (no. 45) are three stories.

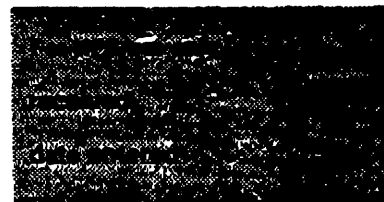
Only a small number of the buildings such as the Rookwood at 718-34 Noyes Street (no. 35) contain studio apartments. Most have one-to three-bedroom units. Some, such as 999 Michigan Avenue, 200 Lee Street (no. 33), 923-25 Michigan Avenue (no. 31), and the Abbey Garth at 400-12 Lee Street, 940 Judson Avenue (no. 21), contain four-bedroom apartments. The third or fourth bedroom is very often a maid's room which has an attached bath.

Unlike some comparable "better class" apartments in Chicago, no Evanston suburban apartment has more than one maid's room. And, although spacious and comfortable and with handsome detailing, there are no Evanston apartment buildings with units as opulent or grandiose in size as some Chicago apartments on North Lake Shore Drive, North State Street and Astor Street.

EXTERIOR DESIGN

All of the apartment buildings, no matter what their style, contain various characteristics of the single-family suburban house. Picturesque massing is most commonly found. An early (1901) Prairie School example is the Evanston Flats at 502-12 Lee Street, 936-40 Hinman Avenue (no. 23), a courtyard building with projecting bays and porches. Its later (1926) Gothic-inspired counterpart is the Abbey Garth at the southwest corner of Lee Street and Judson Avenue (no. 21), which has gables, towers and chimneys. Even a restrained Federal Revival building such as 923-25 Michigan Avenue (no. 31) has a facade enlivened by two large projecting bow windows.

Architectural detailing is given just as careful consideration as massing. Practically all of the apartment buildings have multiple entries, typically serving a tier of six apartments. In the case of the Castle Tower at 2212-26 Sherman Avenue (no. 48), each entrance has its own porch, and each is secluded and different. As with most single-family houses, the front doorways are given special treatment. Ornament, although varied in stylistic inspiration, is small-scaled and well-executed. Sometimes doorways have Classical porticos and fanlights as does 417-19 Lee Street (no. 22); sometimes they have highly original hood moldings and canopies as in the Westminster at 632-40 Hinman Avenue (no. 13) and Stoneleigh Manor at 904-06 Michigan Avenue, 227-29 Main Street (no. 30). Tudor arched doorways such as those on the Andridge at 1627-45 Ridge Avenue, 1124-36 Church Street (no. 42) are typical, although the detailing varies from building to building.

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(DESCRIPTION)

General decorative treatment is nearly always human in scale. Sometimes it is highly amusing such as the gargoyles on 999 Michigan Avenue, 200 Lee Street (no. 33); sometimes it is elegant such as the windows on The Boylston at 614 Clark Street (no. 6); and sometimes it is subtly very artistic such as the brickwork on the Maple Court at 1115-33 Maple Avenue (no. 26). In all of the buildings selected for the nomination, the ornament is stylistically or artistically cohesive.

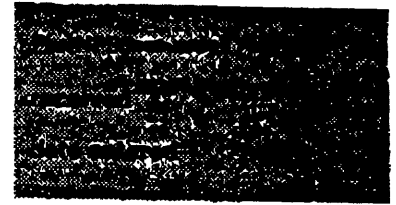
INTERIOR DESIGN

R.W. Sexton gives the exterior design of the suburban apartment primary importance, commenting that "the exterior design of the suburban apartment is even more important than its interior." Nonetheless, the lobbies, hallways and interiors of the apartments included in this nomination are nearly all handsome and, in some cases, elegant. The Raymond Park's Tudor lobbies at 1501 Hinman Avenue and 425 Grove Street (no. 15) with their strapwork and oak paneling are formal and impressive. The lobby of 1316 Maple Avenue (no. 28) approximates a Medieval hall with a beamed ceiling and beautifully detailed mosaic floor. But even the small lobbies of less elegant buildings frequently have marble wainscoting and tile floors; many have fireplaces. It is not unusual for hallways to be lit by leaded or stained glass windows and sometimes by skylights.

Various amenities in terms of design detailing and conveniences exist in all the apartments, details often taken for granted or even beyond what would be found in fine contemporary single-family residences. Ornamented wood-burning fireplaces, wainscoting, French doors, coved ceilings, hardwood floors, built-in bookcases, tiled bathrooms, cedar closets, safes (1316 Maple Avenue, no. 28) and inside garages are some of the amenities found. Often interior decorative features take their inspiration from the building's exterior design. Colonial detailing is found inside and out at 923-25 Michigan Avenue (no. 31). The Tudor theme is repeated inside individual apartments of the Tower Court at 554-602 Sheridan Square (no. 45).

FLOOR PLAN

The floor plan of the suburban apartment differs considerably from the type of plan that, in general, preceded it. In most cases, the long narrow hall, characteristic of the turn-of-the-century railroad apartment, has been eliminated. A railroad apartment has the living room at the front and the kitchen and dining room at the rear, connected by a long hall with the bedrooms and a bath off of it. In the suburban apartment, light and cross ventilation are primary. This is best achieved in the courtyard buildings which typically have rooms opening off an entrance hall. Narrow wings allow apartments to be no more than two rooms deep. The Andridge at Ridge Avenue and Church Street (no. 42) has small apartments that typify this plan. Its neighbor, the Oak Ridge at 1615-25 Ridge Avenue (no. 41), has larger rooms and some apartments with servant's quarters but is really an expanded, more elegant version of the courtyard plan. Sun porches and projecting bays, typical features of the Evanston suburban apartment, insure light and ventilation.

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(DESCRIPTION)

Some apartments in the nomination are what might be called transitional suburban apartments in plan. An example is the Ridge section of the Ridge Manor at 1603-11 Ridge Avenue (no. 1). It has no front courtyard (as does the section of the same building at 1125 Davis Street) and has long interior hallways, but it also has sunporches, very large rooms, fireplaces, an interior vacuum system and deep rear courtyards with walls of glazed brick to insure light and ventilation. Even a railroad apartment like the Greenwood, a six-flat at 425 Greenwood Street (no. 10), is included because of its excellent design quality and because of its suburban features: tiled sunrooms with casement windows, bay windows, and spacious rooms with high ceilings.

SITING AND LANDSCAPING

Probably the single most important characteristic that sets the suburban apartment apart as special is siting that includes a generous amount of green space. This green area is usually a court that approximates a yard, one of the most domestic features of a suburban single-family residence. Occasionally the court space is in back: The Melwood at 1201-13 Michigan Avenue, 205-07 Hamilton Street (no. 34), designed in 1901, has a beautiful back yard. Usually the court is in front as in the Evanston at Lee Street and Hinman Avenue (no. 23), the city's earliest courtyard building, also built in 1901. The Rookwood at 718-34 Noyes Street (no. 35) has a front courtyard as well as a large beautifully landscaped private garden to the east of the building. Sometimes the courtyard is very private as is the raised court at Oakton Gables, 900-10 Oakton Street (no. 38) and at Fountain Plaza, 830-56 Hinman Avenue (no. 14); sometimes it is fenced such as 548-606 Michigan Avenue (no. 29) or walled as is Abbey Garth at Lee Street and Judson Avenue (no. 2). Other courtyards such as Maple Court at 1115-33 Maple Avenue (no. 26) are very open and broad. The Michigan Lee at 940-50 Michigan Avenue (no. 32) has a sunken court entered from the corner by a circular drive, thus recognizing the ever growing number of automobiles.

Two of Evanston's most unusual commercial buildings are also elegant courtyard buildings: The Chaumont at 531 Grove Street, 1501-11 Chicago Avenue (no. 11) and the Colonnade Court at 501-07 Main Street, 904-08 Hinman Avenue (no. 24). Both have stores on the first floor and apartments above. Entries to the apartments are off of a very private colonnaded courtyard on the second floor.

Landscaped lawns, flower beds, pools, fountains, benches--amenities found in the loveliest of private yards--assure attractive views and make the courtyard perhaps the most special feature of the typical suburban apartment.

Unlike the urban apartment building, the Evanston suburban apartment building practically never abuts another apartment building. In fact, side walls are frequently finished with face brick rather than common brick and sometimes continue the facade's ornament (such as the Boylston, 614 Clark Street, no. 6) because the suburban apartment is often conspicuously visible from the sides as well as from the front.

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QUALITY

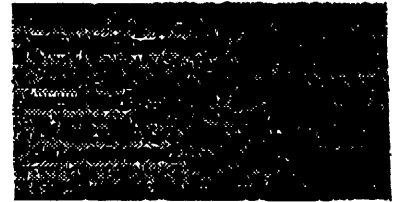
All of the apartments selected for the proposed nomination are of high design quality, and many of them are "of the better class." This nomination includes five buildings featured in A.J. Pardridge and Harold Bradley's 1917 Directory to Apartments of the Better Class along the North Side of Chicago: Stoneleigh Manor, northwest corner Main Street and Michigan Avenue (no. 30); Ridge Boulevard Apartments, 843-49 Ridge Avenue, 1014-20 Main Street (no. 39); Ridge Manor Apartments, Ridge Avenue Section, 1603-11 Ridge Avenue (no. 40); Oak Ridge Apartments, 1615-25 Ridge Avenue (no. 41); Tudor Manor, 524 Sheridan Square (no. 44). The apartments selected for the book "provide a degree of luxury in respect of spaciousness and numbers of rooms, bathrooms, high quality of finish and interior decoration, which would be found only in private houses costing upward of \$100,000."

Five Evanston suburban apartment houses were included in Baird & Warner's 1928 Portfolio of Fine Apartment Homes: Abbey Garth Apartments, 400-12 Lee Street, 940 Judson Avenue (no. 21), 923-25 Michigan Avenue (no. 31); Oakton Gables, 900-10 Oakton Street, 439-45 Ridge Avenue, 442-48 Elmwood Avenue (no. 38); Lake Shore Apartments, 470-98 Sheridan Road (no. 43); Tower (Court) Apartments, 554-602 Sheridan Square (no. 45).

The buildings featured in these two volumes are very special examples of suburban apartments. Because of their suburban location they were touted for their convenience to transportation, schools and shopping as well as for their interior amenities. The owners of the Tower Court and the Lake Shore even offered transportation for residents to the Chicago and Northwestern and the Elevated (two commuter railroads to downtown Chicago) and to schools by private motor coach and private automobile.

It should be noted that there are other very elegant suburban apartments in Evanston that were not included in these directories, which were, after all, published by brokers. And there are more modest apartments that contain many fine features of the suburban apartment.

To sum up, the suburban apartment in Evanston is a twentieth century phenomenon with roots in the nineteenth century (as seen in the rowhouses at 1401-07 Elmwood Avenue (no. 7, 1890), 1209-17 Maple Avenue (no. 27, 1892), and 1101-13 Maple Avenue (no. 25, 1892), and in the pair of four-flats at 1301-03 and 1305-07 Judson Avenue (nos. 19 and 20, 1894). The suburban apartment embodies some very special characteristics: picturesque massing, domestic scale, high quality detailing, homelike interior features, excellent light and ventilation and usually some type of public court. The key work is "domestic". These buildings, no matter what their shape, tend to look homelike and less apartmentlike than what would be found in a congested urban area. The well-designed suburban apartment is as nearly like a single-family house as possible.

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(DESCRIPTION)

This type of apartment can be found in other parts of the country as well as in and around Chicago. There are numerous courtyard buildings in the Chicago area. Many examples are found in Hyde Park (Chicago), Rogers Park (Chicago) and the suburb of Oak Park. But Evanston has a large concentration of excellent examples of various kinds of suburban apartments which, when taken as a whole, illustrate the development of suburban apartment

* * * *

The City of Evanston, located about twelve miles north of the Chicago Loop on the shore of Lake Michigan, grew from a settlement of 330 people in the Grosse Point Precinct in 1840 to a city with a population of 73,706 in 1980. Directly adjacent to the northern boundary of Chicago and the first suburb of the "North Shore", Evanston encompasses an area of approximately 8.5 square miles. It is the eighth largest city in Illinois, outranked by Chicago, Rockford, Peoria, Springfield, Aurora, Decatur and Joliet.

Although known primarily for its lovely, large single-family residences set back from wide streets on beautifully landscaped lawns, Evanston, taken as a whole, represents a mix of different kinds of residences. There are a large number of apartments and two-flats in south-central Evanston. Double houses nestle into single-family neighborhoods throughout the older residential areas of the city, especially along the lakeshore and in the Ridge area. Various size apartment buildings are intermittently strung along the major thoroughfares of Central Street and Ridge Avenue and along Hinman Avenue; they are prevalent on the outskirts of the business districts at Main Street, Davis Street and Central Street. According to the 1980 census, 53% of Evanston's dwelling units were in multifamily buildings (housing three or more families).

The suburban apartments selected for this nomination are all, with the exception of the three two-flats at 2517, 2519 and 2523 Central Street (nos. 3, 4 and 5), located east of Ridge Avenue. They generally are clustered near the commercial districts, transportation stops (the Chicago and Northwestern Railroad and the CTA Elevated train) or Northwestern University. They are predominantly in areas that, in 1921, when Evanston passed its first zoning ordinance, were zoned "B Residential", which included "tenement houses", defined as "a building or portion thereof used or intended to be used as a residence for two or more families living in separate apartments." Some of the earlier buildings (1301-03 and 1305-07 Judson Avenue, nos. 19 and 20, 1894; the Melwood, 1201-13 Michigan Avenue, 205-07 Hamilton Street, no. 34, 1901; 417-19 Lee Street, no. 22, 1902; the Judson, 1243-49 Judson Avenue, 326-28 Dempster Street, no. 18, 1911) are located within the Evanston Lake Shore Historic District, which is single-family residential in character. Many of the nicest suburban apartments are located along Lee Street, just at the edge of the District; others are along Ridge Avenue, once known as Ridge Boulevard, the location of some of Evanston's most elegant and architecturally significant houses. Another grouping of Evanston's best suburban apartment buildings are at the southeast corner of Evanston overlooking Lake Michigan in an area that was largely undeveloped before 1912.

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Within the framework of the development of the suburban apartment in Evanston there are some basic building types represented. Each contains many of the characteristics common to the design of the suburban apartment.

The earliest type included in the proposed nomination is the rowhouse. All three selected (nos. 7, 25 and 27) have pleasing picturesque massing. They range in size from four to seven units. With porches and dormers, they look much more like attached single-family residences than party wall townhouses.

Two-flats have generally been omitted from consideration for the proposed nomination. An exception is the group of three elegant buildings on Central Street (nos. 3, 4 and 5) designed in 1927 by Arthur Jacobs. Variations on a single theme, with broad lawns, canopied entrances, and handsome design features, they read as parts of a single complex.

One three-flat, prominently located at 524 Sheridan Square (no. 44) where Sheridan Road turns into Evanston, is included. Its picturesque massing, sunrooms and spacious lawn place it in the context of the development of the suburban apartment.

Two kinds of four-flats in the proposed nomination represent very different design approaches. The pair of Queen Anne buildings at 1301-03 and 1305-07 Judson Avenue (nos. 19 and 20) with gables, bays and porches illustrate a picturesque approach. Basically they resemble large single-family houses. A very different approach was taken in the design of the four-flat at 417-19 Lee Street (no. 22). The building is rectangular and has colonial detailing. A long, low building with porches at the corners, it, too, fits comfortably into the surrounding environment, which in 1902 was entirely residential.

A small number of six-flats have also been included in the nomination. Each contains some characteristics of the suburban apartment that set it apart from the more typical six-flat. Myron Hunt's 1899 Boylston at 614 Clark Street (no. 6) has a beautiful Georgian doorway that could easily grace a private home. Elegant window treatment is continued on both sides of the building. The Greenwood, a 1912 six-flat at 425 Greenwood Street (no. 10) sits squarely in a residential neighborhood. It has a railroad floor plan, but each apartment has two sunrooms (front and rear), a very modern feature. Banding gives the building a horizontal orientation. This six-flat has the same setback from the street as the single-family houses to the east, making it compatible with the neighborhood.

The Ridge Grove is a much later (1928) nine-flat at 1112 Grove Street (no. 12). The west side, although very different from the front facade, is also finished and has a center entry opening into an elegant fireplace foyer not unlike what might be found in a large single-family home.

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(DESCRIPTION)

The full-blown suburban apartment house is a courtyard building with plentiful light and ventilation, pleasant views and many homelike amenities. But there are a number of buildings larger than six-flats or nine-flats in Evanston that might be considered "transitional" buildings containing a number of characteristics common to the courtyard type but having a different configuration.

One example of a transitional building is the 27-apartment Melwood at the corner of Michigan Avenue and Hamilton Street (no. 34). With its beautiful classical detailing it turns its courtyard to the back. Although monolithic from the street, the building has a pleasant grassy backyard and several narrow interior light courts with polygonal bays for light and ventilation, also provided for by the bow windows ornamenting the building's facade.

The Forest and its Annex at the northeast corner of Forest Avenue and Main Street (no. 9, 1909 and 1912) also exemplify the transitional building. The earlier apartments of the Forest have a fairly typical railroad plan; the apartments in the Forest Annex have more compact layouts. Even the apartments with the old-fashioned plan have sun porches, however and the siting of the building breaks up its mass and leaves a large corner front yard.

The Judson at the southeast corner of Judson Avenue and Dempster Street (no. 18, 1912) might be considered intrusive and not transitional because of its mass and siting (square on the corner). Its plan, too, is traditional. But sunrooms break the mass, brick detailing draws the eye, and multiple rear light courts assure light and ventilation.

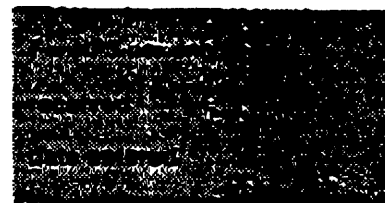
Thomas McCall's Ridge Boulevard Apartments at the southeast corner of Ridge Avenue and Main Street (no. 39, 1913) is also transitional. Following the angled configuration of Ridge Avenue, the massing of the building is stepped back, breaking up the bulk of the building. Sun parlors, large bay windows, and a good-sized rear courtyard relate it to the development of the full-blown suburban apartment. Stoneleigh Manor at the northwest corner of Michigan Avenue and Main Street (no. 30), constructed in the same year, has these features plus banding and broad overhangs which give the building a strong horizontal emphasis. Its architectural detailing is exceptionally fine.

Despite its late date (1927), 999 Michigan Avenue, 200 Lee Street (no. 33) is a transitional building. The open court is in the rear, providing lights and garage-entry space, but it is not really a yard. Nevertheless, its picturesque massing and plentiful light and ventilation set it apart as suburban. Its spacious apartments and elegant detailing inside and out make 999 one of Evanston's most desirable buildings.

The Raymond Park Apartments at the northeast corner of Hinman Avenue and Grove Street (no. 15), though seven stories, could not be excluded. At street level the building achieves a residential scale because of its picturesque massing, small windows and variety of materials. It has a rear light court which provides the apartments with considerable light and fine views, but it also has a lovely public front yard. The First Congregational Church and Raymond Park lie between this elegantly detailed building and the residential neighborhood to the south.

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(DESCRIPTION)

It is the courtyard building that represents the fullest expression of the suburban apartment. And that type, with its open green space (offering varying degrees of privacy), its picturesque facades, its multiple entrances and its shallow plan, is represented by many different kinds of courtyards.

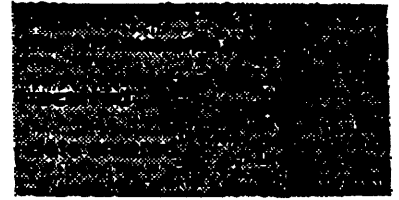
Evanston's earliest (1901) courtyard building, The Evanston Flats at the southwest corner of Lee Street and Hinman Avenue (no. 23), has an irregular asymmetrical "U"-shaped courtyard punctuated by porched entries. A block east lies the Abbey Garth (no. 21, 1926), an irregularly shaped courtyard building that is Medieval rather than Prairie in style. Its large, fairly shallow courtyard is walled for privacy. A third courtyard apartment building representing this configuration is the Castle Tower at 2212-26 Sherman Avenue (no. 48, 1928). Very broad, it takes its form from the building's picturesque Tudor facades. All of these buildings are a basic "U"-shape, although asymmetrical and complex

Other "U"-shaped buildings are symmetrical in their massing. A handsome Georgian example is the Hillcrest at 1509-15 Hinman Avenue (no. 16), where the apartments in the wings are mirror images. Two symmetrically-disposed buildings with broader courtyards are the Maple Court at 1115-33 Maple Avenue (no. 26) and the Westminster at 632-40 Hinman Avenue (no. 13).

The "U" courtyard type, whether irregularly shaped or symmetrical, is basic. But there are numerous high quality variations represented in the proposed nomination. Some courtyard buildings open out. The Oak Ridge at 1615-25 Ridge Avenue (no. 41) unfolds as it opens onto Ridge Avenue in order to give street views to all of the apartments in the courtyard. Other courtyard buildings are of the enclosed "U" type. This variation provides for the highest degree of privacy rather than street views. Two excellent examples are the Fountain Plaza at 830-52 Hinman Avenue (no. 14), with its raised 7/8-enclosed courtyard, and the apartment building at 548-606 Michigan Avenue (no. 29), which has recessed rear corners. An elegant iron gate adds to the desired effect of privacy.

Another variation is the "S" plan. This type is exemplified by the Andridge at the southeast corner of Ridge Avenue and Church Street (no. 42). It has a typical "U"-shaped garden court opening onto Ridge Avenue and a rear court which provides light and ventilation to the apartments facing Church Street and those on the north side of the Ridge Avenue wing. The "S" plan is particularly well-suited to corner locations, for it increases the possible number of apartments a lot can accommodate.

Quite prevalent is a variation of the "S" plan, the compound type of courtyard building. It includes a "U"-shaped courtyard, but follows the non-rectangular configuration of its lot to create a very complex, visually interesting apartment building. The Ridge Manor at the northeast corner of Ridge Avenue and Davis Street (no. 40) combines four tiers of large apartments on Ridge Avenue with a "U"-shaped courtyard of smaller apartments on Davis Street. A second building of this type is the Sheridan Square (no. 46) at the corner where

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the street of the same name turns from east to south. Tudor in inspiration, it has a raised courtyard facing north; the east wing continues around Sheridan Square at an oblique angle providing those apartments with beautiful views of Lake Michigan. A block south is the first building encountered as one enters Evanston from Chicago on Sheridan Road. The Lake Shore (no. 43) follows the curve of Sheridan Road in stepped bays on the east. Its Georgian detailing continues around to the north culminating in a beautiful private courtyard. Oakton Gables (no. 38), with apartments fronting on Ridge and Elmwood Avenues as well as on Oakton Street, is one of Evanston's most complicated and lovely courtyard buildings. Its raised courtyard faces Oakton Street, but the building presents equally handsome Gothic facades ornamented in copper on Ridge and Elmwood Avenues.

The "E"-shaped courtyard building is not as commonly found in Evanston as either the "U" or the "S" and its variations, but there is one very lovely Tudor building, the Tower Court at 554-602 Sheridan Square (no. 45). It is a large complex of fifty-eight apartments with courts between the wings and a formal sunken courtyard in front of the recessed central section of the building.

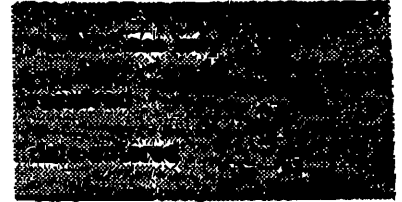
Still another fairly common type of courtyard building in Evanston is the "L" or the half-courtyard. There are three excellent examples in the proposed nomination; a very Classical building with a fenced entry at 1505-09 Oak Avenue (no. 37) and two elegantly-detailed Tudor examples at 1929-31 Sherman Avenue (no. 47) and 813-15 Forest Avenue (no. 8)

In several instances half-courtyards face each other to provide greater open space for light, air and views than one half-courtyard can typically provide. But there is only one case in Evanston where half-courtyard buildings (although designed by different architects) are nearly exact mirror images in massing and detailing; the apartments at 815-17 and 819-21 Brummel Street (nos. 1 and 2).

There are a few other types of courtyard buildings being proposed which are equally interesting but more unusual. The Michigan Lee (no. 32) is unique for its sunken courtyard entered from the southwest corner of Lee Street and Michigan Avenue.

Two very special buildings have courtyards on the side. The Rookwood at 718-34 Noyes Street (no. 35) has a "U"-shaped courtyard facing Noyes and a beautifully-landscaped side courtyard reached through gates identical to those opening onto the central courtyard. The apartment building at 1316 Maple Avenue (no. 28) also has a side courtyard that is smaller and more like a patio. It is very private, entered through the building's great hall.

Evanston has two very special courtyard buildings designed by Thielbar & Fugard that combine residential living with commercial space. From the exterior of The Chaumont at the northeast corner of Grove Street and Chicago Avenue (no. 11), there is no indication that the second story contains a beautiful colonnaded courtyard which provides access to the upstairs apartments. The Colonnade Court at the northwest corner of Main Street and Hinman Avenue (no. 24) provides access to the upstairs apartments in the same fashion, although the second story colonnaded court opens onto Main Street, so the court faces a busy commercial street rather than providing complete privacy.

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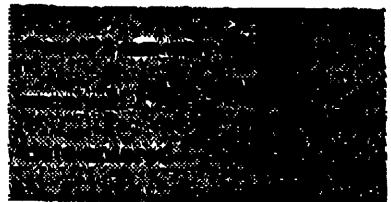
Not only are Evanston's suburban apartments represented by a variety of types, but there is a stylistic diversity among the buildings selected to best represent the development of the suburban apartment in Evanston. As would be expected, the greater number of suburban apartments take their inspiration from those styles that particularly favor the picturesque. There are generally more Tudor-derived and Prairie buildings than Federal or Georgian Revival apartment buildings.

The earliest multi-family dwellings, the rowhouses (nos. 7, 25 and 27), are Queen Anne, which favored gables, bays, porches and turrets.

At the turn of the century following the Columbian Exposition, Classicism in its various forms (usually Colonial) became popular for residential as well as commercial architecture, and its popularity persisted. The designer of the suburban apartment house borrowed from Classicism those design details that were the most "housethlike" and those that were the most picturesque. Hence, there are small-scale Colonial doorways on the Boylston at 614 Clark Street (no. 6, 1899), on 417-19 Lee Street (no. 22, 1902), on 923-25 Michigan Avenue (no. 31, 1916), and on the Michigan Lee (no. 32, 1927). The picturesque element most often borrowed was the bow window which, of course, provided light, some degree of cross ventilation, and multiple views. It can be seen on the Melwood at Michigan Avenue and Hamilton Street (no. 34, 1901), the Hinman at 1629-31 Hinman Avenue (no. 17, 1904), 923-25 Michigan Avenue (no. 31, 1916), and the Michigan Lee (no. 32, 1927).

Within the Prairie School, which developed as a domestic style, there are numerous characteristics which, when adapted to apartments, add to a building's homelike look and human scale. Broad overhanging eaves can be seen on the Forest and Forest Annex at Forest Avenue and Main Street (no. 9, 1909 and 1912), the Judson at Judson Avenue and Dempster Street (no. 18, 1911), the Evanston at Lee Street and Hinman Avenue (no. 23, 1901), the Greenwood at 425 Greenwood Street (no. 10, 1912), and Stoneleigh Manor at Michigan Avenue and Main Street (no. 30, 1913); horizontal string courses are on practically every style of apartment building in the nomination; Sullivan-esque ornament is on the Evanston (no. 23) and the Ridgewood (1703-13 Ridge Avenue, 1905, already listed on the National Register); urns flank the doorway of the Evanston (no. 23), the Forest (no. 9), and the Greenwood (no. 10); there is leaded glass on Stoneleigh Manor (no. 30) and the Greenwood (no. 10); and doorways similar to those found in typical George Maher-designed houses are on the Westminster at 632-40 Hinman Avenue (no. 13, 1912) and Stoneleigh Manor (no. 30). In all cases various attempts were made to break up the mass of the building in order to relate it to its surrounding environment which, during the years the Prairie School was popular, was made up largely of single-family residences. The Prairie School's influence on the design of the suburban apartment extended from 1901 until roughly 1916 when the style declined in popularity for apartment design.

One apartment building, Maple Court at 1115-33 Maple Avenue (no. 26, 1915), is not strictly Prairie but takes its design inspiration both in massing and detailing from the interplay of geometric forms.



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The English Tudor style superceded the Prairie School in popularity during the period when most of Evanston's suburban apartments were built. The earliest Tudor buildings being proposed for designation are the Oak Ridge at 1615-25 Ridge Avenue (no. 41) built in 1914 and Tudor Manor at 524 Sheridan Square (no. 44) built in 1916. The Oak Ridge is a courtyard building with detailing and massing much like a Medieval manor house. Tudor Manor, with its crenellations, chimney pots and leaded glass, is clearly Tudor.

Only six apartment units were built in all of Evanston between 1918 and 1920; none are included in this nomination form. When construction picked up after World War I and after Evanston passed its zoning ordinance, a great many apartment buildings were Tudor in design, and a large majority of the bigger buildings were of the courtyard type. Samuel N. Crowen's 1926 Church View at 1450-56 Oak Avenue, 1101-11 Lake Street (no. 36) is a particularly fine example of a Tudor courtyard constructed during the peak of the style's popularity. The proposed nomination reflects the stylistic preference for Tudor in the buildings constructed from 1923, when the Andridge at the southeast corner of Ridge Avenue and Church Street (no. 42) was built, to the end of the decade, when the half-courtyard apartment building at 813-15 Forest Avenue (no. 8) was completed.

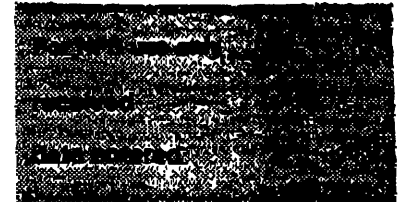
During the 1920s Evanston's population jumped from 37,234 to 62,882, an increase of 68.8%. At the same time the picturesque Tudor style with its half-timbering, steep gables, chimney pots, leaded windows, and Tudor arches was very popular for single-family residences and was frequently used in apartment design.

Two Evanston apartment buildings do not follow the general stylistic trends. European in inspiration but unique in Evanston is The Chaumont at the northeast corner of Grove Street and Chicago Avenue (no. 11, 1927). With its slate mansard roof and its Beaux Arts detailing, the very imaginative building is clearly derived from a French chateau. The Colonnade Court at the northwest corner of Main Street and Hinman Avenue (no. 24, 1928), which resembles an Italian villa, is also stylistically unusual. Both of these courtyard buildings are suburban in scale and detailing and add variety to the scope of the nomination.

The nomination as a whole shows some visual characteristics that transcend either building type or style and that characterize Evanston suburban apartment buildings. Every building built after 1902 except the Raymond Park at the northeast corner of Hinman Avenue and Grove Street (no. 15, 1928) stands three stories: a large percentage have English basements. All are brick, and most have limestone trim. A few early buildings such as 417-19 Lee Street (no. 22, 1902) are trimmed in wood. The Lake Shore at 470-98 Sheridan Road (no. 43, 1927) is trimmed in terra cotta. All of the apartment buildings are of a human scale and are proportioned to relate to human beings at ground level. In various ways, each apartment building is homelike on the exterior as well as the interior; that is what sets each apart as suburban. Each apartment building displays a high level of craftsmanship, design quality and integrity; that is what sets each apart as distinguished and qualifies the apartment building for the proposed nomination.

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METHODOLOGY

In identifying structures to be included in the proposed nomination to the National Register, the Evanston Preservation Commission and its consultant, architectural historian Susan Benjamin, relied primarily on the results of the survey and evaluation of structures conducted by the Preservation Commission within ten Intensive Study Areas in the City of Evanston. The boundaries of the ten Intensive Study Areas were drawn to encompass areas with the highest concentrations of structures identified in the 1972 Illinois Historic Structures Survey conducted by the Illinois Department of Conservation. Structures and sites in the ten Intensive Study Areas have been researched and evaluated by the Commission over a period of eight years on an area-by-area basis in order to identify those that are eligible for listing as Evanston Landmarks and/or for listing on the National Register of Historic Places. The Evanston Lakeshore Historic District (listed on the National Register September 29, 1980) and the Evanston Ridge Historic District (listed on the National Register March 3, 1983) resulted from the Commission's survey process in the Intensive Study Areas.

Apartments identified during the evaluation of the ten Intensive Study Areas were considered for inclusion in this nomination. Apartments listed in the 1972 Illinois Historic Structures Survey were also evaluated. Both apartments already designated Evanston Landmarks and those not yet designated were considered.

Lastly, a windshield survey of the City inside and outside of the Intensive Study Areas was conducted by the consultant and members of the current Commission's Evaluation Committee (listed below) to identify other potential candidates. 815-17 and 819-21 Brummel Street (nos. 1 and 2) and 2517, 2519, and 2523 Central Street (nos. 3, 4 and 5) are examples of structures located outside the Intensive Study Areas and included in the nomination.

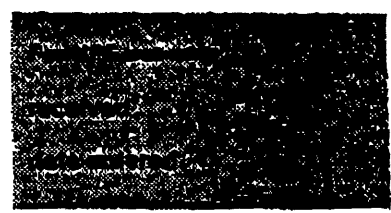
When boundaries for the two National Register districts in Evanston were being established, apartment buildings were purposely excluded whenever possible in order to maintain homogeneity within the districts, which are characterized as single-family residential. Both districts' boundaries generally coincide with single-family zoning. However, even as these districts were being formed, plans were being formulated to recognize the significance of Evanston's apartment buildings.

In order to identify and evaluate those multifamily buildings that best fit the theme of "The Suburban Apartment", a number of criteria were used. After careful consideration, those apartments selected:

1. Exhibit a high degree of integrity on the exterior and a fairly high degree of integrity on the interior;
2. Exhibit high design quality in terms of stylistic cohesiveness, detailing, craftsmanship, originality, and site planning;
3. Contain characteristics exemplifying the suburban apartment;
4. Illustrate various types of suburban apartments and structures that exemplify how the suburban apartment developed in Evanston; and
5. Illustrate the work of noteworthy architects, frequently major local

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The Evaluation Committee specifically considered many examples of Evanston apartment buildings, especially courtyard buildings, that were ultimately not selected for the proposed nomination because the Committee and the consultant felt that they did not sufficiently meet the above criteria.

There was also discussion about whether or not to include double houses and two-flats. It was decided not to include double houses because they closely resemble single-family residences and are predominantly located in single-family residential areas. Because of their size, detailing, and construction materials, they neither look like the multi-family dwellings included in this nomination nor did they have the neighborhood impact of larger buildings: double houses do not fit the theme of the nomination. Except for 2517, 2519 and 2523 Central Street (nos. 3,4 and 5), two-flats were omitted because, despite their low visual profile, they generally do not exemplify a high degree of refinement and design excellence. Several three-family residences were considered, but except for Tudor Manor, a three-flat at 524 Sheridan Square (no. 44), none of those considered were judged to reflect the theme or to have sufficient design quality or integrity.

Evanston's multifamily dwellings often exist in concentrated areas. Those Evanston apartment buildings constructed after 1921 (see small map A) had a path cleared for them when Evanston passed the state's first zoning ordinance; thereafter the number of suburban apartments built in areas zoned multi-family residential increased.

It was decided, however, that since many fine suburban apartments built before 1921 are scattered throughout the city as well as concentrated in certain sections, it would be more appropriate to select those buildings that best fit the theme and criteria rather than concentrate on areas zoned for multifamily, and include apartment districts in the nomination.

Further research may indeed turn up suburban apartments that either singly or in concentrations meet the criteria, and it may be desirable to add either individual structures or districts at some later date.

A list of the members of the Evanston Preservation Commission and Evaluation Committee and their professions.

Judith Pigozzi, Chairman
- Preservation Advocate

*Stephen Knutson, Vice-Chairman
- Restoration architect with Hasbrouck, Hunderman Architects, Historic Resources; Chicago

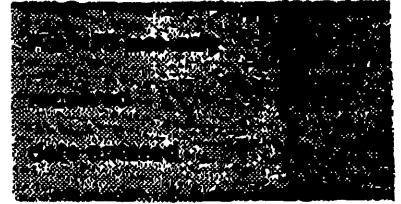
*Barbara J. Buchbinder-Green, Co-Chairman Evaluation Committee
- Art Historian

*Anne O. Earle, Co-Chairman Evaluation Committee
- Historian

Hans Friedman
- Architect, A.M. Kinney and Associates; Evanston

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Barbara Gardner

-Realtor, Hokanson & Jenks; Evanston

*Phyllis T. Horton

-Preservation Advocate

Ronald Mangum

-Attorney, Azar, Mangum & Jacobs; Chicago

Eugene Sisco

-Architect, Sisco/Lubotsky Associates, Ltd.; Chicago

Harry Wolin

-Attorney, Wolin & Getzov; Chicago

*Joseph Blake, A.S.I.D., Associate Member

-Interior designer, Joseph Blake, Inc.

*James D. McWilliams, Associate Member

-Preservation Advocate

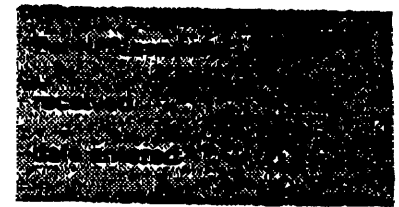
*Mary McWilliams, Associate Member

-Preservation Advocate

*Evaluation Committee Members

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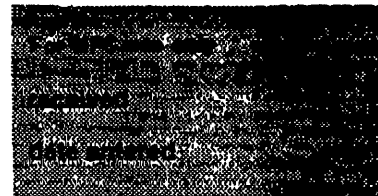
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In Evanston, avenues run in a north-south direction and streets run east-west, with even numbers on the south and west sides of the street. For each separate building, a number, the historical name of the apartment building (where one exists), its address, date of construction, and architect or contractor are given. The addresses listed below conform to current building usage.

1. 815-17 Brummel Street, 1928, E. L. Kline
2. 819-21 Brummel Street, 1927, Kocher & Larson
3. 2517 Central Street, 1927, Arthur Jacobs
4. 2519 Central Street, 1927, Arthur Jacobs
5. 2523 Central Street, 1927, Arthur Jacobs
6. The Boylston, 614 Clark Street, 1899, Myron Hunt
7. 1401-07 Elmwood Avenue, 1890, Stephen A. Jennings
8. 813-15 Forest Avenue, 1929, Jens J. Jensen
9. The Forest, 903-05 Forest Avenue, 1909, Alfred B. Andrews (contractor)
Forest Annex, 901 Forest Avenue, 231-33 Main Street, 1912, Alfred B. Andrews (contractor)
10. The Greenwood, 425 Greenwood Street, 1912, Thomas McCall
11. The Chaumont, 531 Grove Street, 1501-11 Chicago Avenue, 1927, Thielbar & Fugard
12. Ridge Grove, 1112 Grove Street, 1928, Edward M. Sieja
13. Westminster, 632-40 Hinman Avenue, 1912, John A. Nyden
14. Fountain Plaza, 830-56 Hinman Avenue, 1922, John A. Nyden
15. Raymond Park, 1501 Hinman Avenue, 425 Grove Street, 1928, Hall, Lawrence & Ratcliffe
16. Hillcrest, 1509-15 Hinman Avenue, 1922, Roy F. France
17. The Hinman, 1629-31 Hinman Avenue, 1904, Atchison & Edbrooke
18. The Judson, 1243-49 Judson Avenue, 326-28 Dempster Street, 1911, Francis M. Barton
19. 1301-03 Judson Avenue, 1894, Sidney Smith
20. 1303-05 Judson Avenue, 1894, Sidney Smith
21. Abbey Garth, 400-12 Lee Street, 940 Judson Avenue, 1926, Samuel N. Crowen
22. 417-19 Lee Street, 1902, Edgar O. Blake
23. The Evanston, 502-12 Lee Street, 936-40 Hinman Avenue, 1901, 1902, John D. Atchison
24. Colonnade Court, 501-07 Main Street, 904-08 Hinman Avenue, 1928, Thielbar & Fugard
25. 1101-13 Maple Avenue, 1892, Seth H. Warner
26. Maple Court, 1115-33 Maple Avenue, 1915, George S. Kingsley
27. 1209-17 Maple Avenue, 1892, Holabird & Roche
28. 1316 Maple Avenue, 1928, Edward M. Sieja
29. 548-606 Michigan Avenue, 1924, W. Hilton Smith
30. Stoneleigh Manor, 904-06 Michigan Avenue, 227-29 Main Street, 1913, John A. Nyden
31. 923-25 Michigan Avenue, 1916, Robert S. DeGolyer
32. Michigan Lee, 940-50 Michigan Avenue, 1927, Frank W. Cauley
33. 999 Michigan Avenue, 200 Lee Street, 1927, McNally & Quinn
34. The Melwood, 1201-13 Michigan Avenue, 205-07 Hamilton Street, 1901, Wilmore Alloway
35. Rookwood Apartment Homes, 718-34 Noyes Street, 1927, Conner & O'Connor
36. Church View, 1450-56 Oak Avenue, 1101-11 Lake Street, 1926, Samuel N. Crowen
37. 1505-09 Oak Avenue, 1925, Samuel N. Crowen
38. Oakton Gables, 900-10 Oakton Street, 439-45 Ridge Avenue, 442-48 Elmwood Avenue, 1927, Godfrey E. Larson

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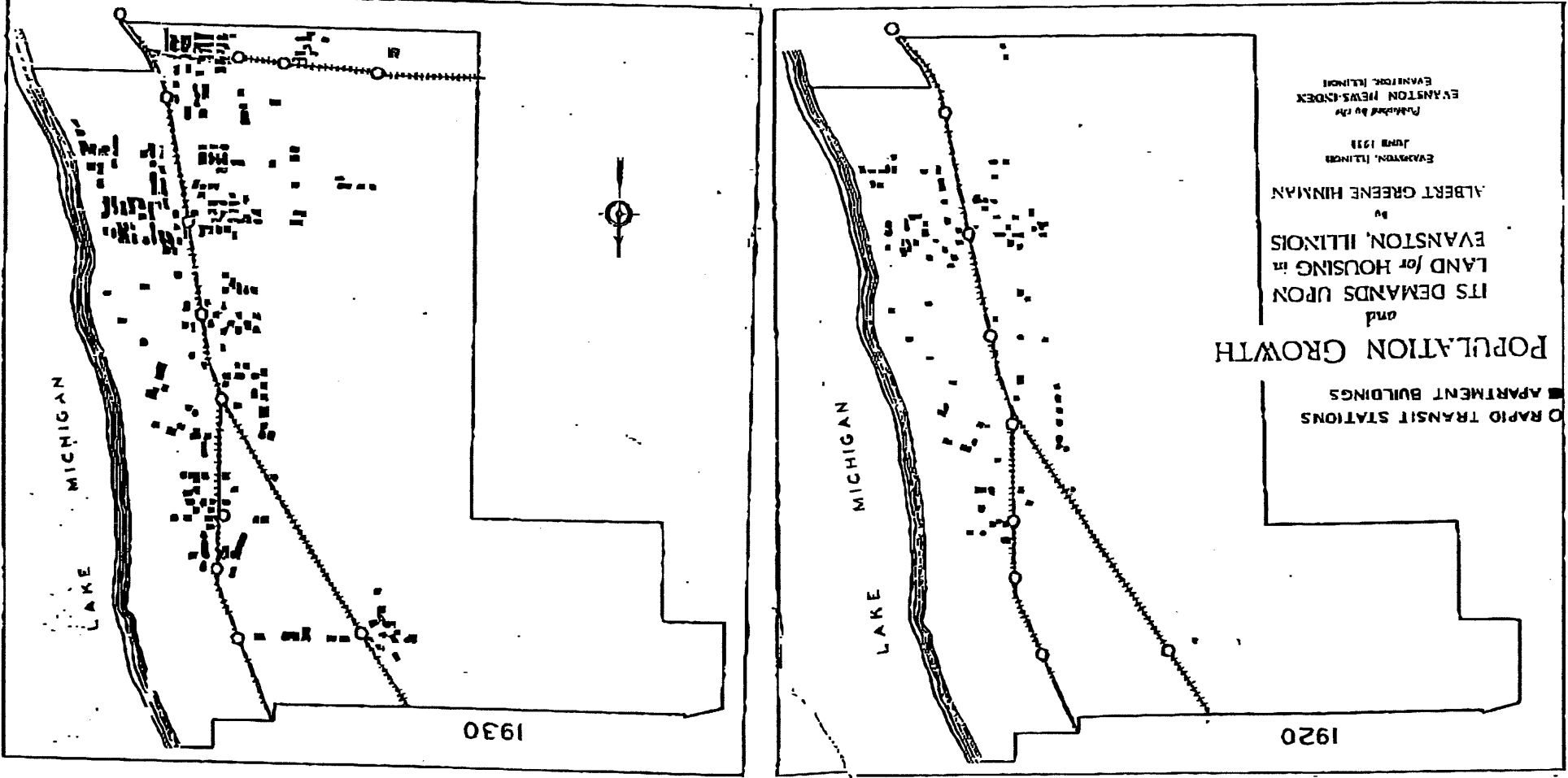
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- 39. Ridge Boulevard, 843-49 Ridge Avenue, 1014-20 Main Street, 1913, Thomas McCall
- 40. Ridge Manor, 1603-11 Ridge Avenue, 1125 Davis Street, 1916, William H. Pruyn, Jr.
- 41. Oak Ridge, 1615-25 Ridge Avenue, 1914, Andrew Sandegren
- 42. Andridge, 1627-45 Ridge Avenue, 1124-36 Church Street, 1923, Robert C. Ostergren
- 43. Lake Shore, 470-98 Sheridan Road, 1927, Roy F. France
- 44. Tudor Manor, 524 Sheridan Square, 1916, Louis C. Bouchard
- 45. Tower Court or Evanston Towers, 554-602 Sheridan Square, 1924, Anthony H. Quitsow
- 46. Sheridan Square, 620-38 Sheridan Square, 1923, Anthony H. Quitsow
- 47. 1929-31 Sherman Avenue, 1928, Maher & McGrew
- 48. Castle Tower, 2212-26 Sherman Avenue, 1928, Cable & Spitz

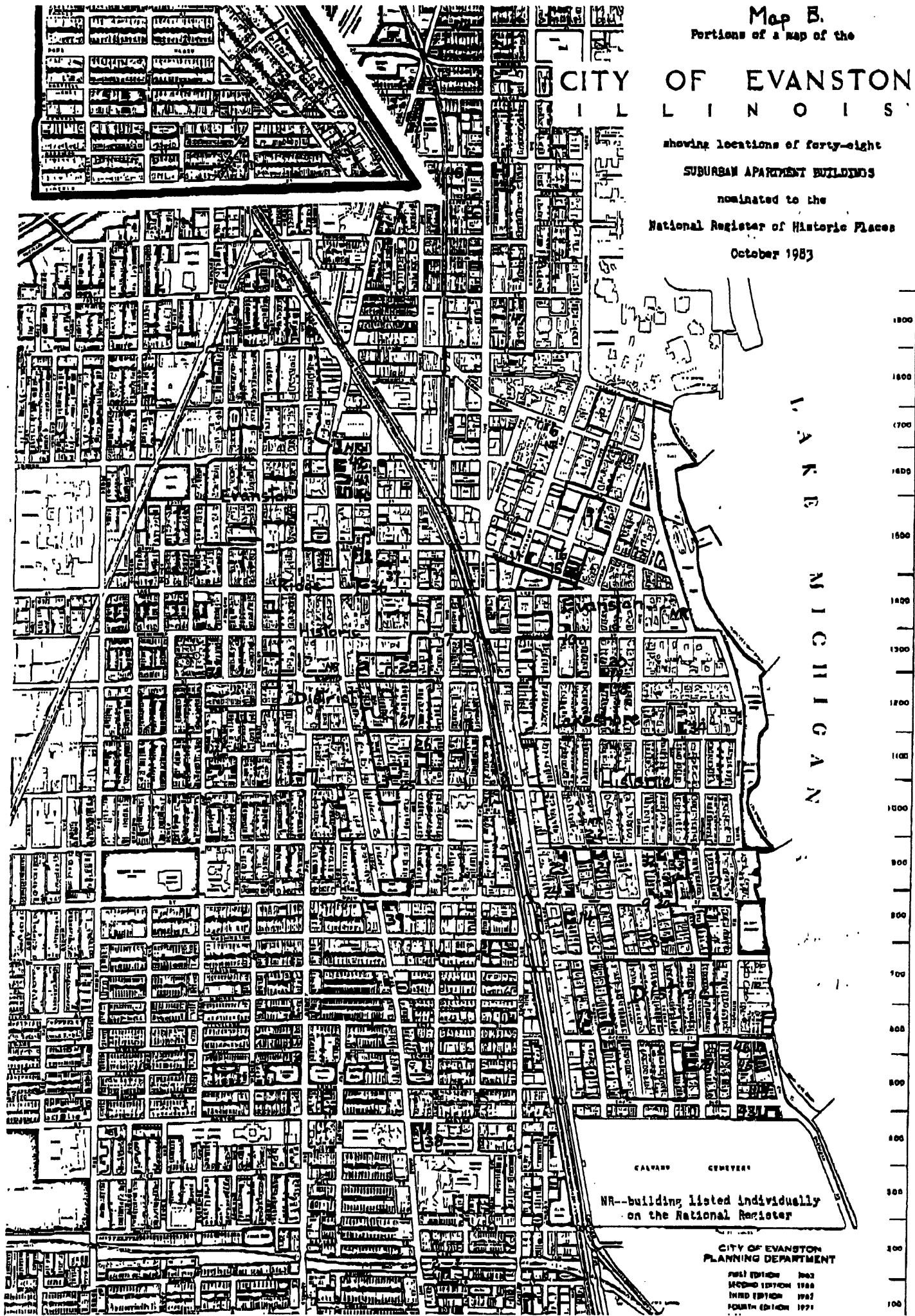
Map A: APARTMENT BUILDINGS, THREE STORIES AND HIGHER, IN EVANSTON, 1920 AND 1930



Map B.
Portions of a Map of the

CITY OF EVANSTON ILLINOIS

showing locations of forty-eight
SUBURBAN APARTMENT BUILDINGS
nominated to the
National Register of Historic Places
October 1983



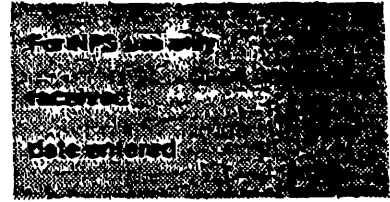
NR--building listed individually
on the National Register

CITY OF EVANSTON
PLANNING DEPARTMENT

1983 EDITION
1982 REVISION
1981 EDITION
1977 EDITION

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(SIGNIFICANCE)

In Chicago the apartment of the better class came somewhat later than in New York. Partridge and Bradley, writing in 1917, noted that high-class apartment homes were a recent development. "Until within the last half-dozen years there were almost no apartments which would be considered as satisfactory domiciles in comparison with houses." But as early as the turn of the century, apartments were being built in Evanston that were equal in quality and convenience to single family residences. Examples are Myron Hunt's Hereford (1899, demolished) and The Boylston (1899, no. 6), Wilmore Alloway's Melwood (1901, no. 34), John D. Atchison's Evanston Flats (1901, 1902, no. 23) and Edgar O. Blake's 417-19 Lee Street (no. 22). Their numbers proliferated in ensuing years.

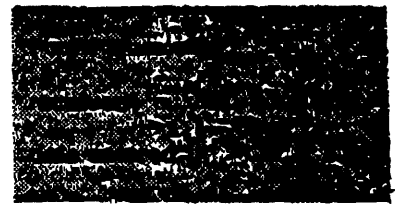
Partridge and Bradley's 1917 Directory to Apartments of a Better Class encompasses the full gamut of apartment building types--elevator buildings, courtyard apartments and six-flats. The large majority of them are very different from the railroad apartments that were built by the thousands on narrow lots in big cities everywhere including Chicago, and that were at the turn of the century, infiltrating the suburbs.

Many railroad apartments fit the stereotyped image of the tenement. Most were the product of the speculative builder and the contractor who kept reproducing the same building type. The apartment manner of living, Brown points out, did not really become fashionable and popular all over the country until the dark narrow corridor (of the railroad apartment) had been eliminated. The railroad apartments included in the Evanston nomination, such as The Forest (no. 9) and The Greenwood (no. 10), have such amenities as sun rooms, elegant detailing, spacious rooms and halls and plenty of green space, placing them several cuts above the typical railroad apartment.

The development of courtyard apartment buildings was a reaction against the railroad apartment. Built in less congested parts of the city as well as suburbs, courtyard apartments were called "suburban apartments" or sometimes "garden apartments." When built in the city they gave apartment dwellers some of the advantages of living in the free-standing houses of the suburbs: plentiful light and ventilation, attractive views and a beautiful yard. Prior to the turn of the century the court was only for light and ventilation of the rear rooms and was at the back of the structure. Around 1900 courtyard apartment buildings began to develop with the court opening to the street and becoming an important part of the aesthetic treatment of the building. The open court plans were first attempted in the suburbs, primarily because of the availability and lower cost of suburban land. Apartment owners soon discovered that attractive front yards had tremendous drawing power. Landlords could keep their apartments full and their rents high, which made good economic sense.

Brown points out that three of the first courtyard buildings, including the "U"-shaped Richmond Court, designed by Cram, Goodhue and Ferguson, were built in Boston in 1901. John D. Atchinson's Evanston Flats was also built in 1901, making it one of the very first buildings of the courtyard type. Its importance was soon recognized: a rendering of the Evanston Flats was featured in the 1903 exhibition of the Chicago Architectural Club.

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Living in a courtyard apartment in the suburbs had tremendous appeal: more light and air, attractive views and less noise at a rent below what would have to be paid for the same number of rooms in crowded urban areas. In addition, Evanston provided good commuter rail transportation, good schools and excellent recreational facilities. The Chicago and North western Railway (dating from 1854), the rapid transit (dating from 1893) and surface transportation, offered Evanstonians easy access to Chicago; with the lake at the front door Evanston offered excellent recreational opportunities.

Unlike the case in congested urban centers, until 1901 multifamily housing in Evanston appears to have been generally accepted as a decent way of life for those who chose it. In the 1890s the Evanston Index listed many families moving into flats. There was apparently outcry against apartment buildings, which were mostly located near the business districts in downtown Evanston (Church and Davis Streets) and South Evanston (Main Street). Between 1892, when the first building permits were issued, and 1900, sixty dwelling units in three-story apartments were built; thirty-six were located near the center of town and twelve near Main Street.

Flats over stores date back to the earliest development of the business district following the platting of Evanston in 1854. They were commonplace by the 1870s. Although most were apparently occupied by working class or tradespeople and were not elegant like the Chaumont (no. 11) or Colonnade Court (no. 24), their construction was frequently mentioned without objection in the Evanston Index in the late 1880s and early 1890s.

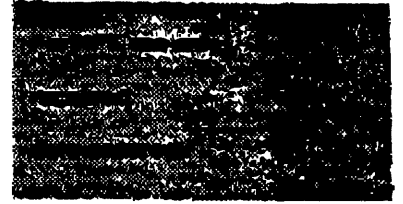
The earliest known apartment building without stores on the first floor was the Essex (demolished 1923) built in 1884 for Dr. E.P. Clapp who lived in it after its completion. The description in the Evanston Index dated March 8, 1884, makes it sound like an apartment building of the "better class". The apartments were "seven room flats, furnished, hard oil-finished woodwork, bay windows and verandahs." Charles Gilbert, "father of the Evanston Water Works" and the first president of the board of Trustees in the Town of Evanston, moved from his 1874 Second Empire mansion into the Essex with his wife while their retirement home was being completed. Newspaper notices indicate that people wintered in the Essex.

Apparently there was a growing demand for multifamily housing in the 1890s. An article in the real estate section of the Index dated August 28, 1891, noted that there were more requests for rentals than houses. "Flats in a desirable location are easily rented..."

The earliest multifamily dwelling units included in the nomination are rowhouses (nos. 7, 25 and 27) built in the early 1890s. Even though each group was built as rental units in areas that were basically single family, they were welcomed by the community, at least partially because they looked like and were considered to be attached houses; they were not really identified with apartments or flats.

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The rowhouses for the Rev. Thomas Craven at 1401-07 Elmwood Avenue (no. 7) described in the Evanston Press on November 8, 1890, as "four houses in one," were considered very special. They were designed by Evanston's most fashionable architect of the period, Stephen A. Jennings. "The building will be as fine as any on that avenue, which is saying a good deal." Progress on the completion and renting of the block of five rowhouses at 1209-17 Maple Avenue (no. 27, 1892) that Holabird & Roche had designed for William Blanchard was regularly reported in the Index. A third group of rowhouses at 1101-13 Maple Avenue (no. 25, 1892) designed by Seth A. Warner for F.P. Johnson are included in the nomination. It is unfortunate that the block of five rowhouses designed in the 1880s by Burnham & Root for Z.S. Holbrook at the southeast corner of Grove Street and Oak Avenue was demolished in 1963.

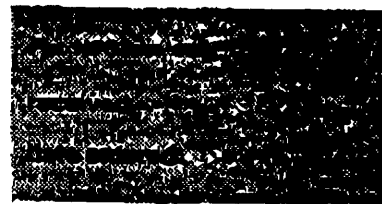
There are about a dozen buildings in Evanston that were built as four-flats, that is, two-story apartment buildings. In general they resemble double houses because they have two front entrance doors. Probably because of their size, and in the case of those nominated, their "domestic" look, there was no public objection to their construction.

Prior to 1899, when Myron Hunt designed the Hereford (demolished 1978), there were probably no apartment buildings in Evanston that contained more than six units. Hunt's Boylston (no. 6), built the same year and praised in the January 7, 1899, Index for meeting suburban requirements, was a six-flat.

It is worth discussing the Hereford because it was the prototypical large suburban apartment building in Evanston. Its construction elicited great excitement in the press. In an article in the Index dated June 24, 1899, titled "Handsome Structure to be Erected at Chicago Avenue and Church Street," the writer comments, "Those interested in the building have put a good deal of study into the treatment of this corner, feeling that a typical apartment of the metropolitan type would be wholly out of place anywhere in Evanston, and particularly on this site. Mr. Hunt's plans contemplate an irregularly shaped building following in its roof lines and its treatment of the masonry, an English country house. The roof will be either of tile or slate. A plot of grass will extend about the entire building and each apartment will have its own balcony. The feature which is expected to do the most to make the building a success is the grouping together in all cases of the living and dining-rooms, which allows seclusion for the service and bedrooms, and will make these apartments, in their planning like the average suburban residence and not in any way like a typical city flat. The interior will be finished in hardwood throughout, plate glass, china cases, built-in ice boxes, laundries, drying rooms, storerooms in the attics as well as in the basements, bicycle rooms, etc. No money will be spared to make the building first class in every respect and ten years in advance of the time."

Architects Edgar O. Blake, Robert C. Spencer, Jr. and Thomas E. Tallmadge all admired the Hereford. In Blake's chapter, "Evanston Architecture" (1906), he mentions the "three good apartments" by Myron Hunt, and called the Hereford "an especially good example of the English country style." Spencer, writing in the Brickbuilder in 1903, noted a "decidedly domestic air" and considered the building "an agreeable departure from the stereotyped work of this class," i.e., the cheaply built flat. The well-known architect, critic and Evanston resident Thomas E. Tallmadge, writing in The American Architect in 1919, praised the Hereford for being "built in thoughtful relationship to its surroundings and carefully studied in design." Although located on the periphery of the business district in a neighborhood of

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single-family dwellings, construction of the Hereford evoked much favorable comment.

With a sudden increase in apartment building construction, the tide of opinion soon changed. In 1900 only fourteen permits for multifamily buildings were issued, but by 1901 the number jumped to 109. The proposed construction of the Melwood (1901, no. 34) a block from Lake Michigan in an area "built up with a number of beautiful homes" was more than "slightly discordant" (Blake, 1906): it caused an uproar. In 1935 James Meloy recalled that when he and Henry C. Lockwood set out to build the twenty-seven unit Melwood, the "wheat king" James A. Patten (who was Evanston's mayor when the building was built), acting on behalf of the neighbors who did not want an apartment building near them, tried unsuccessfully to buy the lot from Meloy for \$5,000 more than he had paid for it.

The Evanston City Council reacted to the enormous increase in apartment building permits by passing an ordinance setting forth very strict fire laws requiring that any flat, tenement or apartment, two stories or more, have partitions between the apartments of incombustible material, all metal lathing, stairways of stone or metal, exterior walls of brick or stone or iron, roofs of tile or slate, and one or more metallic ladders and standpipes combined with iron or steel balconies.

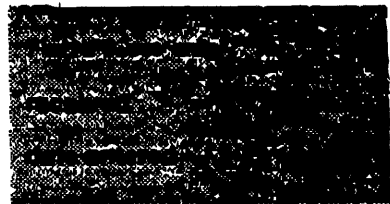
From articles in the December 7, 1901, Evanston Index it appears that these fire restrictions tell only part of the story. The ordinance replaced resolutions that prevented the issuance of building permits. "The announcement that they were to banish flat buildings from the city as snakes were banished from Ireland caused great excitement." The Council held two meetings, the second, two nights after the regular one. The resulting ordinance greatly restricted the number of apartment buildings constructed. Permits for the Evanston (no. 23) and the Melwood (no. 34) were issued in December 1901 after the new ordinance took effect. In 1902, the four-flat at 417-19 Lee Street (no. 22) was one of three permits for multifamily buildings issued. In 1903, only twelve permits for multifamily dwellings were issued.

It comes as no surprise that Evanston took a stand against the mass construction of apartment buildings. Members of the community had a history of resistance to citification, which is undoubtedly what an onslaught of apartment buildings represented to Evanstonians. When Evanston was platted in 1854, the area was a rural community of scattered settlers. The Methodists who founded Northwestern University deliberately bought land that was far away from the evil influences of Chicago. In the 1870s residents resisted urban improvements such as paved roads and street lamps. This general attitude against urbanization continued after 1892 when the villages of Evanston and South Evanston merged to become the City of Evanston with a population of 15,967. One form of resistance to urbanization was opposition to a proliferation of apartment buildings.

In 1919 Thomas E. Tallmadge wrote, "About 1900, like the camel that poked its nose into the Arab's tent, the first flat building appeared. (actually, as Albert Hinman pointed out, it was somewhat earlier.) Slowly at first, and then with the rapidity of a contagion these buildings sprang up, most of them designed by contractors and built by promoters from the nearby metropolis, perfectly willing to exploit and defile the peaceful and beautiful village whose greatest treasures were its sunlit lawns, its arching elms and its hospitable homes."

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Even though Evanston's population grew thirty percent between 1900 and 1910 (from 19,259 to 24,978) there was relatively little apartment construction after 1901, when 109 dwelling units in apartment buildings of three or more stories were constructed. In the ten-year period between 1902 and 1911, only 249 units were built, slightly more than twice the number built in 1901 alone. The 1901 ordinance had the desired effect.

This period (1902-1911) marked the beginning of apartment construction in southeast Evanston. Hinman points out that up to 1910 forty-nine percent of Evanston apartments were built around the business district and forty-three percent were built just south and east of the railroad tracks. The Forest (no. 9, 1909) and The Judson (no. 18, 1911) both located in southeast Evanston, are the only buildings of this period included in the nomination. The Judson, built right to the lot line in the middle of a residential neighborhood, was much maligned by Tallmadge who felt it was built "oblivious to the rights of the neighbors."

A surge in apartment construction occurred in 1912 when 94 dwelling units in three-story apartment buildings were constructed. The number continued to increase yearly (112 in 1913; 163 in 1914; 209 in 1915) until 1916 when 411 multifamily dwelling units were built. The total number of dwelling units built in three-story apartment buildings between 1912 and 1916 was more than double the number built in the previous nineteen years.

The year 1915 marked a turning point. Some very elegant suburban apartments were built in Evanston in 1913 and 1914. Three, Stoneleigh Manor (no. 30), The Ridge Boulevard (no. 39) and the Oak Ridge (no. 41), were included in Pardridge and Bradley's 1917 Directory to Apartments of a Better Class. Nevertheless, because of the ever-increasing number of building permits for the construction of apartments, an ordinance was passed in January 1915 placing strict limitations on the construction of flats.

According to the January 14, 1915, News-Index it was felt that the old ordinances had not been effective because there had been few apartment buildings at that time, and the time was not looked forward to when such buildings would contain half the population of Evanston. Evanston's population had grown thirty percent between 1900 and 1910 (to 24,978) and was to grow another forty-nine percent by 1920 (to 37,234).

The intention of the 1915 ordinance is clear. The City Building Inspector said that it was designed "to keep out the cheaper grade of buildings, the firetraps put up by contractor for sale only." This new ordinance went beyond the 1901 ordinance that regulated how apartments were to be constructed: it limited building height and area. But it did not restrict apartment use in any particular location; apartments could still be built anywhere. The following provisions were included in the ordinance: (1) No building was to exceed 70 feet or five stories and a basement; (2) Buildings had to have 6 foot sideyards, 10 foot rear yards and be 50 feet from the center of the street if the street were less than 100 feet wide; (3) Buildings could occupy ninety percent of a corner lot, eighty-five percent of a mid-block lot or seventy-five percent of a lot that is shallower than 60 feet. In addition, the dimensions of courts, especially inner ones, were very clearly specified, as were ventilation requirements and minimum room sizes.

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The ordinance pertained to every building containing two or more dwelling units, and was intended to regulate the construction of every new apartment house and every one to be remodeled. Interestingly, the ordinance does not seem to have been effective in limiting the number of apartments built, for the number of multifamily dwelling units built in buildings three stories or higher was nearly double the number built the previous year.

The issues addressed in 1902 and 1915 were safety and quality, not numbers and location. That the number of apartment buildings was not a factor was implied in a headline in the January 14, 1915, News-Index "Critical Situation Faced by City; Shall it be a Residential Community or Cliff Dwellers". The real concerns according to Alfred B. Andrews (occupant and builder of The Forest and its Annex (no. 9)), were "reclaiming the beautiful residential community suitable for the housing of home-loving people and the raising of children in a wholesome manner, the ideal developed by the founders of our town and preventing the city's ruination by cheap flat and tenement builders from Chicago."

As would be imagined, this was not a one-sided issue. Articles in the News-Index indicate that many felt the new limitations were "too stringent" and would prevent the construction of many buildings that would add to the value of property and bring in new residents. Members of the building trades and real estate men were generally opposed because it would curtail their business. James Wigginton, a prominent Evanston contractor and member of the Commercial Association, justified the opposition argument in the February 8, 1915, News-Index commenting that "(t)he building of flats and apartments was a part of the natural evolution of the city and could not be stopped by ordinances."

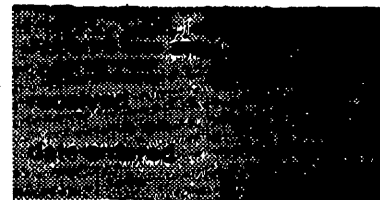
Apartment construction did continue. A News-Index headline dated April 26, 1915, read, "Real Estate Dealers are Being Rushed; Inquiries for Apartments are Numerous and all new Buildings will be Filled."

The city was dealing with the issue of quality, but the growing number and location of apartment buildings could not be ignored. As more apartment buildings were being built, residents of the areas were becoming more vocal in their opposition to them.

The area around Ridge Avenue was affected quite early. Ridge Avenue and nearby streets had large houses on very large lots owned by many of Evanston's most distinguished residents. (These are described at length in the Evanston Ridge Historic District nomination form).

On the east side of Ridge, apartment house construction began rather early. The Ridgewood was built at the northeast corner of Ridge Avenue and Church Street in 1905. In 1914, the Oak Ridge (no. 41) was built half a block south, and another new apartment was slated for construction just south of that on an old estate. The News-Index of February 1, 1916, reported that a "fine new apartment" was to be built on the very "desirable" corner of Ridge Avenue and Davis Street (Ridge Manor, no. 40). At the same time the comment was made that "cliff dwellers may soon be found on the avenues." If fear over "the apartment house rush" was implied here, it was clearly stated in the March 22, 1916, Evanston News-Index. The title read, "Ridge Avenue Changing at Davis Street; Apartment Houses Cluster about old Residence Corners and More are Coming." The article noted that there never had been much neighborhood opposition to the Ridgewood, but times were changing. "It was not so long ago that dealers would tell you that Ridge in central Evanston would never be invaded by apartments."

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It was this fear of invasion that led to the passage of an ordinance that established "Restricted Residence Districts." Under this ordinance, passed on June 6, 1916, districts could be delineated by the City Council or by petition of two-thirds of the property owners within a street segment to remain single-family. The stated purpose of the ordinance was to "protect owners of private residences from being encroached upon by buildings of a character they may object to. Evanston is really a city of homes, and it is the purpose of the ordinance to uphold this reputation." The ordinance passed without discussion or debate. The first residents to take advantage of the new ordinance were those of the block bounded by Davis and Church Streets, Asbury and Wesley Avenues. The June 17, 1916, News-Index stated, "The invasion of new apartments onto Ridge Avenue, only a block away, caused them to hasten to take advantage of this new ordinance to bar such buildings from their district." Neighbors effectively prevented the construction of a 21-apartment building at the southwest corner of Asbury Avenue and Church Street.

It was with the establishment of restricted residence districts that the issue of numbers and location was dealt with head-on. On June 21, 1916, the City Council passed ordinances establishing eighteen Restricted Residence Districts; more followed. Some of the eighteen were located between Asbury and Wesley Avenues; between Keeney and Kedzie Streets; between Forest Avenue and Lake Michigan; and north of Lee Street between Hinman Avenue and the lake. Of the first eighteen Restricted Residence Districts designated, all but one was later zoned single-family. The exception is surrounded on three sides by multifamily zoning. It is here that the Abbey Garth (no. 21) was built in 1926.

After 1916 few apartment buildings were built until 1921. Only eighteen units in three-story apartment buildings were built in 1917, none in 1918 and 1919, and six in 1920. The establishment of Restricted Residence Districts had the desired effect. It was not until World War I was over and Evanston had passed its zoning ordinance that apartment construction resumed.

Although the establishment of Restricted Residence Districts curtailed apartment construction in specific areas, it was clearly not a comprehensive solution to the apartment problem. It afforded some districts stability and predicability of development while allowing others to continue to grow in a haphazard way with an intermingling of totally different kinds of buildings. In addition, the legality of Restricted Residence Districts was questioned, thus giving no guarantee that apartment construction could be stopped for any considerable length of time.

The answer was zoning. In 1913 in New York, proposals were brought forth that the entire city be zoned, and in 1916 a zoning resolution was passed regulating use, height and building area. This was the country's first comprehensive zoning ordinance. In 1917 City Planning Progress published by the American Institute of Architects stated that "as a result of the success of the New York movement, zoning was either underway or being agitated in 21 cities..." both large and small.

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Evanston was one of those communities moving in the direction of comprehensive zoning. The Plan of Evanston, published in 1917, makes this clear. In the chapter titled "Districting and Zoning Regulations" the following was written:

"The establishment of districts from which factories, stores or apartment buildings, or any or all of these, will be excluded by law is one of the most difficult problems that any rapidly growing city has to solve. We say, without exaggeration, that such a system of zoning and building regulations, at once effective and equitable, be formulated and enforced."

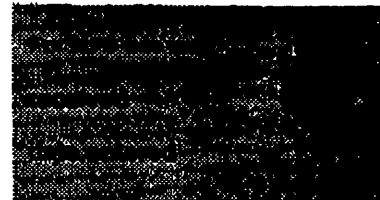
The chapter points out that zoning would stabilize property values, would insure that factories, stores and apartments would grow where they were needed and would preserve Evanston's character as a city of individual houses. In addition, it would keep Evanston in the forefront of planning. Several cities had passed zoning regulations, and the Los Angeles ordinance had been upheld by the California Supreme Court. "... (D)istricting of American cities is no longer an experiment, and it seems clear that Evanston should not lag behind in dealing with this vital question."

The City Plan Committee, composed of such notable residents as Daniel H. Burnham, Jr., Dwight H. Perkins, Thomas E. Tallmadge and Hubert Burnham concluded the chapter by recommending that the City Council appoint a commission of able and disinterested persons to study the experiences of other cities and, on the basis of the study, secure enabling legislation. It took two years, but in the fall of 1919 the matter was taken up by the Council and a Zoning Commission was established. By spring of 1920 the noted City Planning Engineer of St. Louis, Harland Bartholomew, was appointed "zoning expert" and work began.

Bartholomew, in a 1920 article titled, "Principles of Zoning as Applied to the City of Evanston, Illinois," made clear the necessity of zoning in Evanston. He pointed out that the character of Evanston as a suburb made up exclusively of single-family detached houses had changed in recent years due to the growth of Chicago, which joined Evanston on the south.

"Gradually the same intensive type of residential buildings crept northward along the Lake Shore until the northern section of the City of Chicago has built up solidly with multiple family houses to the south city limits of Evanston."

It is interesting that this section between Calvary Cemetery and Howard Street had been part of Evanston, but annexed itself from Chicago in 1913 because it was physically cut off from Evanston by the elevation of the railroad tracks as well as by the cemetery.

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Bartholomew made it clear that because of what was happening in Chicago to the south, demand for more intensive residential land use had become so great as to push up property values beyond what was consistent with the less intensive single family use of land.

Coupled with the fact that fifty percent of Evanston land remained vacant and that the population was burgeoning -- (the city's population had increased fifty percent in the previous ten years), Bartholomew made an excellent argument:

"With a proper Zoning law Evanston can clearly establish those districts in which the multiple family house shall be permitted and districts in which nothing but one family homes may be erected without fear of depreciation of the property or of undesirability through invasion by the multiple family houses."

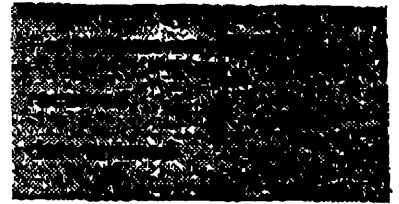
Zoning was a way Evanston could continue to maintain its reputation as a city of homes and good living conditions.

After careful study, public participation and passage of the state's enabling legislation on January 18, 1921, the Evanston City Council passed the first zoning ordinance in the State of Illinois. This was reported in an article titled, "The Remarkable Spread of Zoning in American Cities," published in American City, in December, 1921. It also notes that in 1921, the nearby communities of Glencoe and Winnetka and the Village of Oak Park also passed zoning ordinances later in 1921. Chicago did not pass its zoning ordinance until 1923. By the end of the twenties almost every large city in the country had zoning, but when Evanston's was passed, fewer than 75 zoning ordinances were even in process.

The passage of a zoning ordinance had an immediate impact on apartment construction. As was intended, it protected the areas zoned single-family residential from the intrusion of apartments, but it opened the floodgates for apartment house construction elsewhere. In 1923, 618 dwelling units in apartment buildings three stories or higher were built, up from 96 in 1921 and 6 in 1920. Of the 7,200 dwelling units in apartment buildings three stories or higher built in Evanston between 1894 and 1930, 5,722 were built between 1920 and 1930, five times the number built in the previous decade.

Evanston's population increased from 37,234 in 1920 to 62,882 in 1930. Of almost 12,000 families in Evanston in 1930, thirty-eight percent lived in apartment buildings larger than three units. There was a high demand for apartment living, especially from newcomers. Hinman notes that apartment occupants tended to be in "the higher occupation groups." Obviously apartment living met the needs of Evanston residents. The fear of invasion was over; those families who lived in the "A" Districts zoned for single family no longer feared the intrusion of apartment buildings.

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Over half (26) of the buildings in this nomination were constructed on vacant lots. The apartment buildings on Brummel Street (nos. 1 and 2) were built in an area totally undeveloped before the 1920s, but by 1930 the area contained one of the largest concentrations of apartment buildings in Evanston. Many apartment buildings were built on sites previously occupied by houses, which either were moved or demolished. Six houses were moved off of their original sites to make way for five apartment buildings which were built between 1899 and 1928. Twenty-one houses, including four on the site of the Abbey Garth (no. 21), were presumably demolished to make way for seventeen apartment buildings. Fifteen apartment buildings constructed after the 1921 Zoning Ordinance replaced demolished houses.

As the attached map indicates, apartment buildings built before 1920 were somewhat scattered, with small concentrations surrounding the central business district, Main Street and Northwestern University. By 1930 apartment buildings were clustered in greater numbers around the rapid transit and the Chicago and North Western Railway stations. Many of the finest buildings commanded handsome locations on Ridge Avenue, on Sheridan Square overlooking Lake Michigan, and on Lee Street at the edge of the single-family district. The authors of Evanston's 1917 City Plan wrote, "In order to command a vista of these (individual) homes and spacious lawns a man will pay a greatly increased rent for his apartments." Indeed, some of Evanston's most elegant later buildings, the Abbey Garth (no. 21), the Michigan Lee (no. 32), and 999 Michigan Avenue (no. 33), were built overlooking the area immediately north zoned single-family.

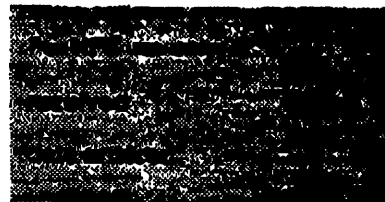
Even before 1921, Evanston had a tradition of building suburban apartments that complemented the community's single-family character. Eighteen apartment buildings (and three blocks of rowhouses) included in the proposed nomination were built before 1921. Building regulations before 1921 encouraged quality construction and required open space.

The 1921 zoning ordinance delineated districts according to use, building height and area (issues dealt with separately in 1915 and 1916). After it was enacted, a large number of quality buildings were built. They were legally bound to respect land use requirements, height limits (typically 45 feet--three stories and a basement in the "B" apartment district; and more stringent area limits (buildings and their accessory buildings were not to occupy more than sixty percent of an interior lot or more than seventy percent of a corner lot). The zoning ordinance encouraged and codified the qualities already found in Evanston's best early suburban apartments. Most of the buildings nominated have some form of beautifully landscaped courtyard; they are spacious, light, airy, and in most the long hallway has been virtually eliminated. All apartments in the nomination built after 1921 exemplify variations of the full-blown suburban apartment.

Apartment construction greatly slowed with the Depression and did not pick up again until after World War II. Luckily, Evanston never built to its zoning potential, which would accommodate a population of 300,000 people. In 1980, Evanston's population was 73,706.

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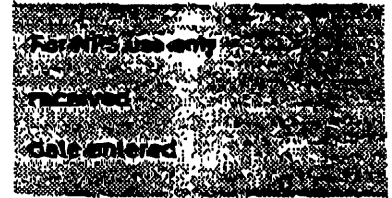
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Most Evanston apartment buildings, including all of those in the nomination, generally have been well cared for and are unaltered on the exterior. None have been subdivided or have gone through periods of substandard housing. The Raymond Park (no. 15), the Rookwood (no. 35) and 999 Michigan Avenue (no. 33) are cooperatives, and a great many have been converted into condominiums, acquiring yet another characteristic of most single family residences, owner occupancy. Evanston's suburban apartment buildings in this nomination blend into a community of homes and are held in the same high esteem by the community as are the best of the fine homes.

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The process of identifying and evaluating structures for the proposed nomination has significance on two levels for planning in Evanston.

The results of the survey work leading to this nomination will increase the number of structures to be considered by the Evanston Preservation Commission for recommendation as Evanston Landmarks. Structures designated as Evanston Landmarks form a data base for use in the local planning process. The Preservation Commission conducts reviews of all proposed changes to exteriors of designated Evanston landmarks. Further, the Preservation Commission has the right to review and comment upon proposed city actions that would affect Evanston landmarks.

The proposed nomination will also be used to encourage investment in the City's significant apartment buildings. It is hoped the proposed nomination will become a catalyst for rehabilitation by making owners eligible for tax benefits created by state and federal legislation.

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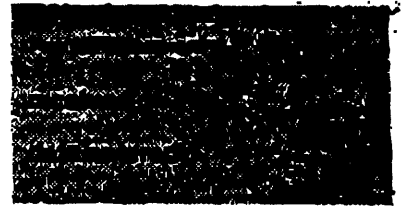
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Evanston News-Index

Evanston Press

Interviews with:

Barbara J. Buchbinder-Green

Anne O. Earle

Mary B. McWilliams

Paul W. Patterson

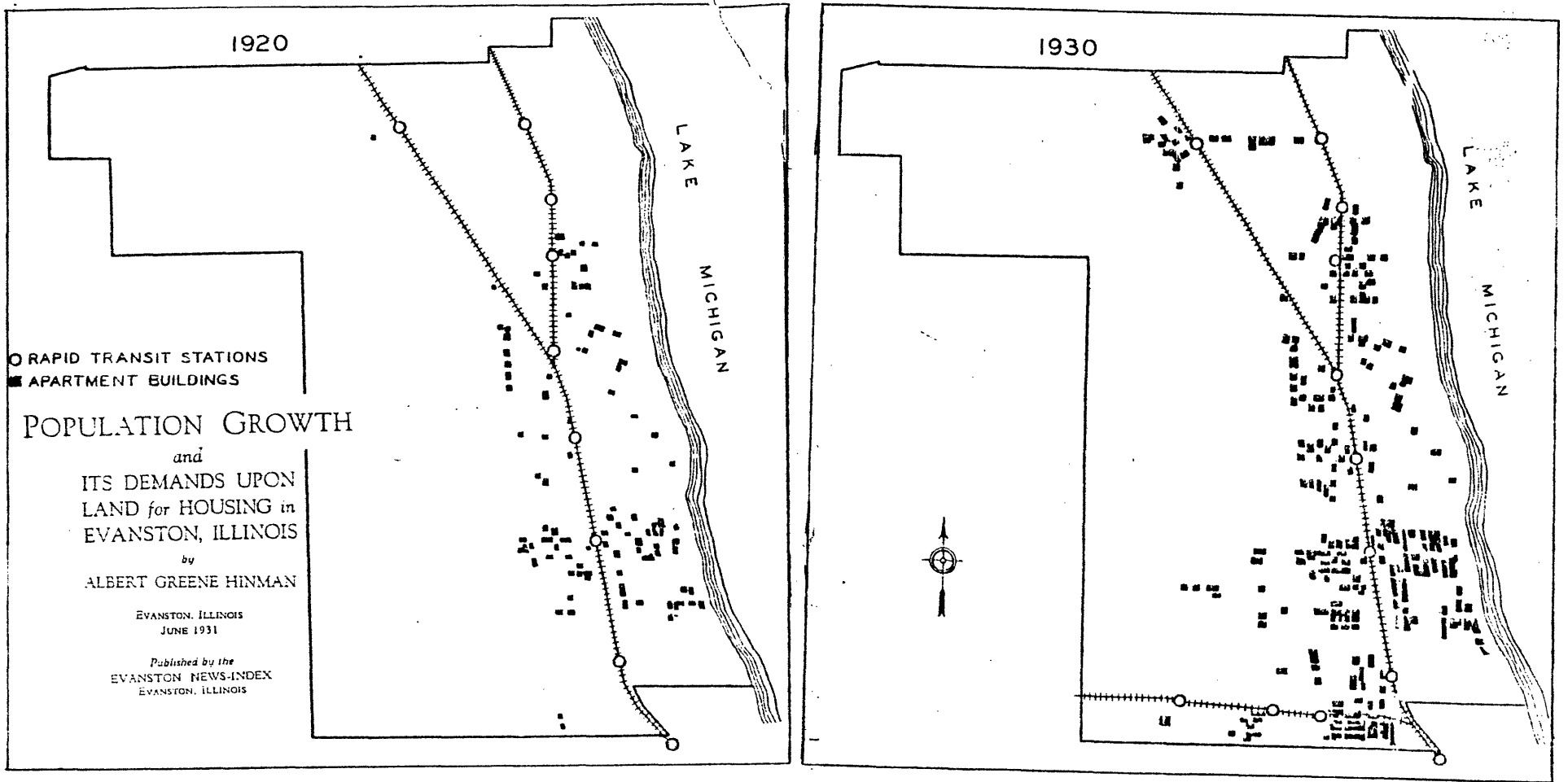
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Lois K. Stewart

Others

Sanborn Maps

Map A.
APARTMENT BUILDINGS, THREE STORIES AND HIGHER, IN EVANSTON, 1920 AND 1930

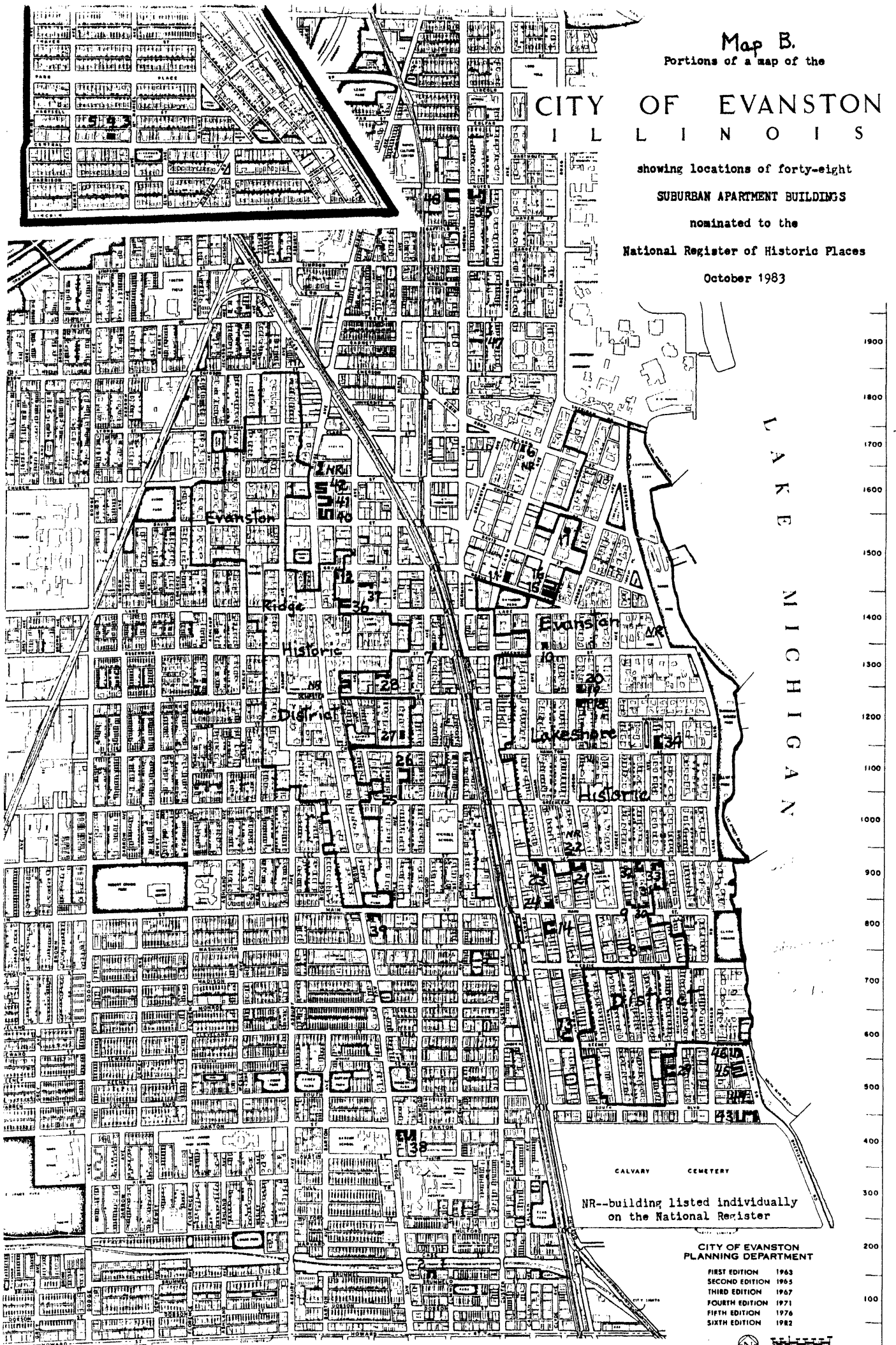


Map B.
Portions of a map of the

CITY OF EVANSTON ILLINOIS

showing locations of forty-eight
SUBURBAN APARTMENT BUILDINGS
nominated to the
National Register of Historic Places

October 1983



NR--building listed individually
on the National Register

CITY OF EVANSTON
PLANNING DEPARTMENT

- FIRST EDITION 1963
- SECOND EDITION 1965
- THIRD EDITION 1967
- FOURTH EDITION 1971
- FIFTH EDITION 1976
- SIXTH EDITION 1982

