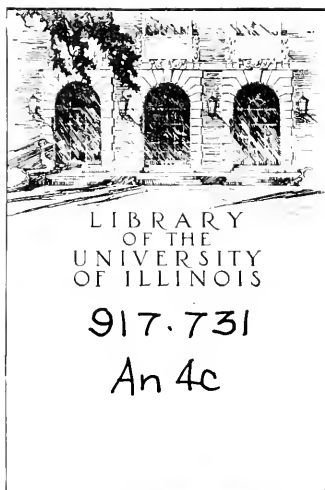


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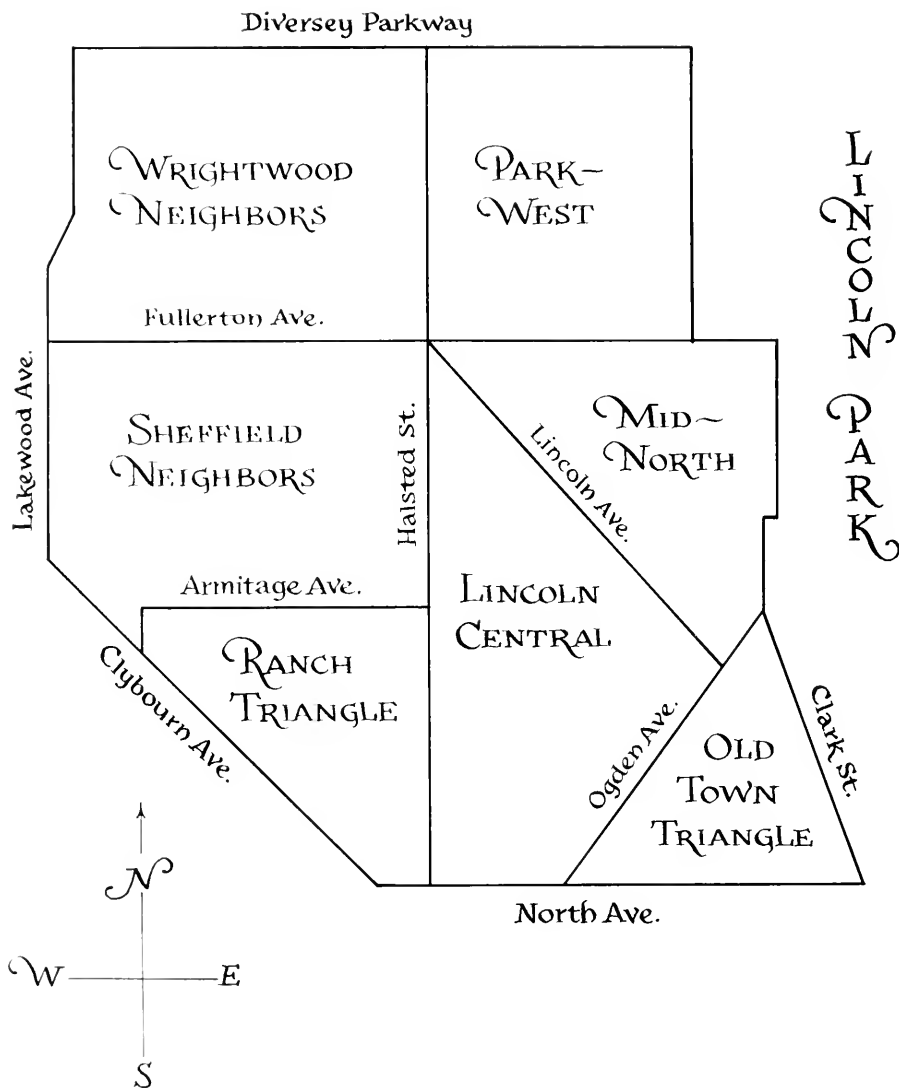
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CITY IN A GARDEN

Homes in the Lincoln Park Community

PAULA ANGLE, *Editor*

THOMAS J. MULHANEY, *Photographic Consultant*

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1963

SPONSORED BY THE LINCOLN PARK CONSERVATION ASSOCIATION
CHICAGO

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FOREWORD

THIS VOLUME PRESENTS A PICTORIAL STORY of neighborhood conservation. Home owners and tenants in the Lincoln Park Conservation area voluntarily supplied over a thousand photographs and slides from which were chosen those that appear here. It was their cooperation that made this publication possible.

This is typical of good neighborhood planning. It is not something done entirely by the city, nor by local associations, nor by individuals. It is something everybody does—together.

To show characteristic variations in approaching neighborhood improvements, the photographs from each of the seven areas which form the Lincoln Park Conservation Association were grouped together.

The reader will notice that communities differ in their solutions of the many conservation problems. Some excel in creating beautiful gardens and patios, others in restoring old and quaint architectural features. In each instance people improved their neighborhood. And in so doing they have indicated the validity of an established principle that "the welfare of any neighborhood is dependent upon the welfare of all other neighborhoods and the city as a whole."

This book documents only a very small portion of the vast program of improvements carried out during the last fifteen years in the Lincoln Park Conservation area. The Chicago Department of Buildings reports that the money spent for improvements, repairs, new additions and dwellings by private and institutional owners in the Lincoln Park Community reached a total of over \$6,695,000 in 1962 alone. This sum does not include the thousands of dollars spent on tree planting and other non-permit activities for neighborhood beautification.

While much remains to be done, this volume attempts to show that the rebirth of the Lincoln Park area is no longer idle theory, and that the beauty and charm of old Chicago are experiencing an exciting rebirth through the civic interest and pride of its citizens.

WILLIAM A. HUTCHISON, M. D.
President
Lincoln Park Conservation Association

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RESEARCH

Donna Lee Johnson, for her assistance in the search for photographs; *Amy C. Forkert*, for keeping the records of this project; the many *writers of the Chicago press*, who have given thorough coverage to developments in the Lincoln Park Conservation area; the *Chicago Historical Society*, for its cooperation in authenticating pictures and historical data; *Inogene Johnson*, who identified many of the photographs; and many other active members of the seven neighborhood associations, who facilitated the search for good pictures and accurate source information.

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INTRODUCTION

THE OFFICIAL SEAL OF THE CITY OF CHICAGO proudly proclaims its motto as "*Urbs in Horto*"—City in a Garden. Few of the town's inhabitants in the 1830's, when the motto originated, could have foreseen the metropolis that was to sprawl over miles of swampy Lake Michigan shoreline—or the slums, industrial grime, and traffic chaos that would make their bucolic Latin phrase seem at best charmingly naive. The garden idea, however, was never entirely discarded. Even when they built close to the Loop, where space was at a premium, Chicagoans planted trees and left space for front and back yards. An example is what has come to be called the Lincoln Park community.

Bounded roughly by North Avenue on the south, Lincoln Park on the east, Diversey Avenue on the north, and the Milwaukee tracks and Clybourn Avenue on the west, the area was first settled in the 1850's by German truck gardeners. Prior to 1871 buildings were fairly scattered, and most of them were leveled during the Chicago Fire of that year.

It was during the next 25 years that most of the structures in this neighborhood went up, from wooden "relief shanties" and brick cottages in the south and west to the elaborate stone mansions of the northern sector. The area became the home of De Paul University and McCormick Theological Seminary, numerous hospitals, churches, and schools, and the Chicago Historical Society—not to mention the garage that witnessed the St. Valentine's Day Massacre.

With time, portions of the Lincoln Park area, rundown and shabby, began the downhill slide into urban blight. A report as late as 1948 characterized the section as "predominantly in a state of deterioration." Even before this time, however, energetic and enterprising residents had begun to retrieve, restore, and rescue. What has happened since is described in the Foreword and illustrated in the rest of this book. The people who made it possible proved that at least one Chicago community has made a reality of the old motto—*City in a Garden*.

PAULA ANGLE, *Editor*



A row of art houses on Lincoln Park West. The wrought-iron fence and railing are additions to the original door.

More cherubs, also on Lincoln Park West. These carvings grace doors brought to Chicago from Europe in the late 19th century. The heads are big for the bodies, and one architecture expert has called the figures "charmingly disproportionate."





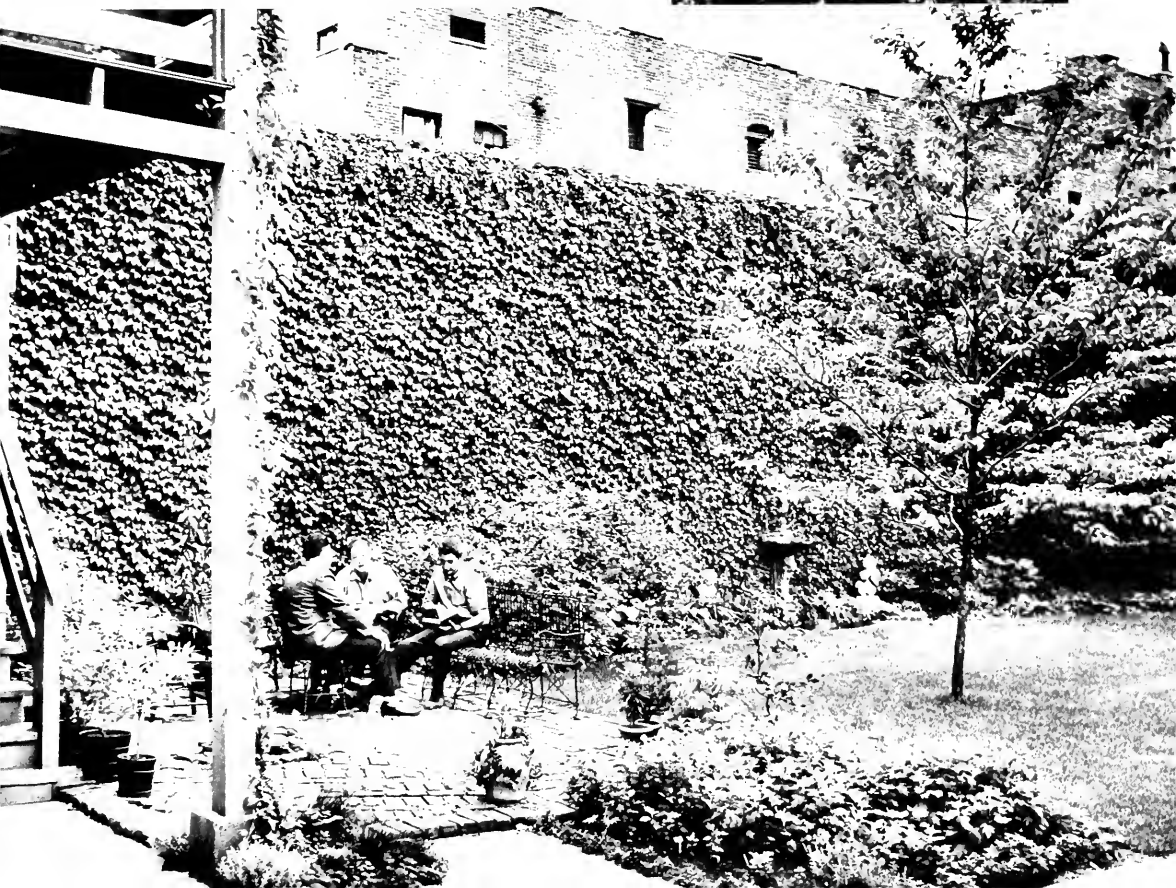
A two-family garden on Orleans Street. Especially noteworthy are the rock garden, a collection of over 150 lilies, and a variety of trees—crabapple, redbud, Juneberry, and Russian olive.

From Wisconsin Avenue, which these apartment buildings face, passersby are unaware of the charming porches at the back. Petunias and ivy are window box favorites.

The piping satyr at right, a detail from the scene below, is an Italian import.



A large garden on Wells Street. The owners, who bought the property in 1953, have spent over \$65,000 rehabilitating grounds and buildings. Boston ivy covers the 18-foot wall that borders one side.





The side patio of the house shown above. Window boxes sport geraniums, petunias, and ivy; nicotiana plants grow beneath.



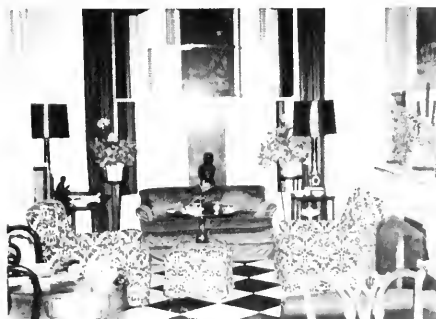
An Old Town landmark is this wooden farm-style house at the corner of Lincoln Park West and Menomonee. The interior has been remodeled, but the exterior has changed little since the house was built, shortly after the Chicago Fire of 1871.



Menomonee Street interior, remodeled by an artist couple. The hanging chimney formerly extended only a few inches below the ceiling; it was built downward and a Franklin stove set into it.



Living room of a once-abandoned house on Orleans Street, extensively remodeled.



Formal living room in a Wisconsin Street home. Olive-green, red, and black are the predominating colors, with white walls.



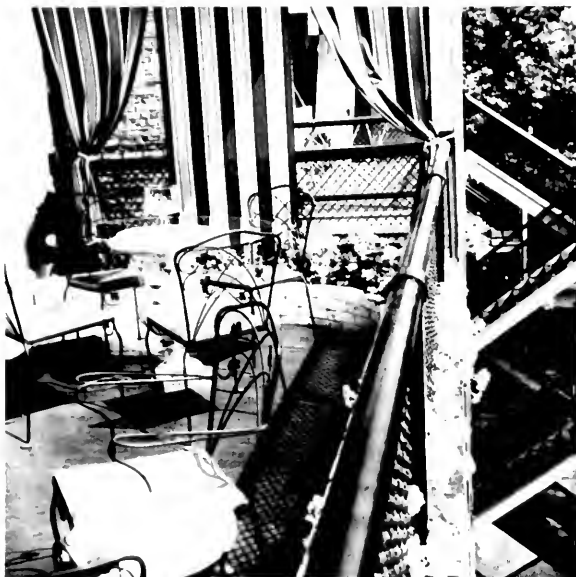
A four-story house on La Salle Street has this curving stairway leading from the first to the second floors.



Formal patio behind a Wisconsin Street home. The espaliered apple tree against the wall bears fruit. Because of prevailing shade, the owner specializes in such plants as pachysandra and impatiens.



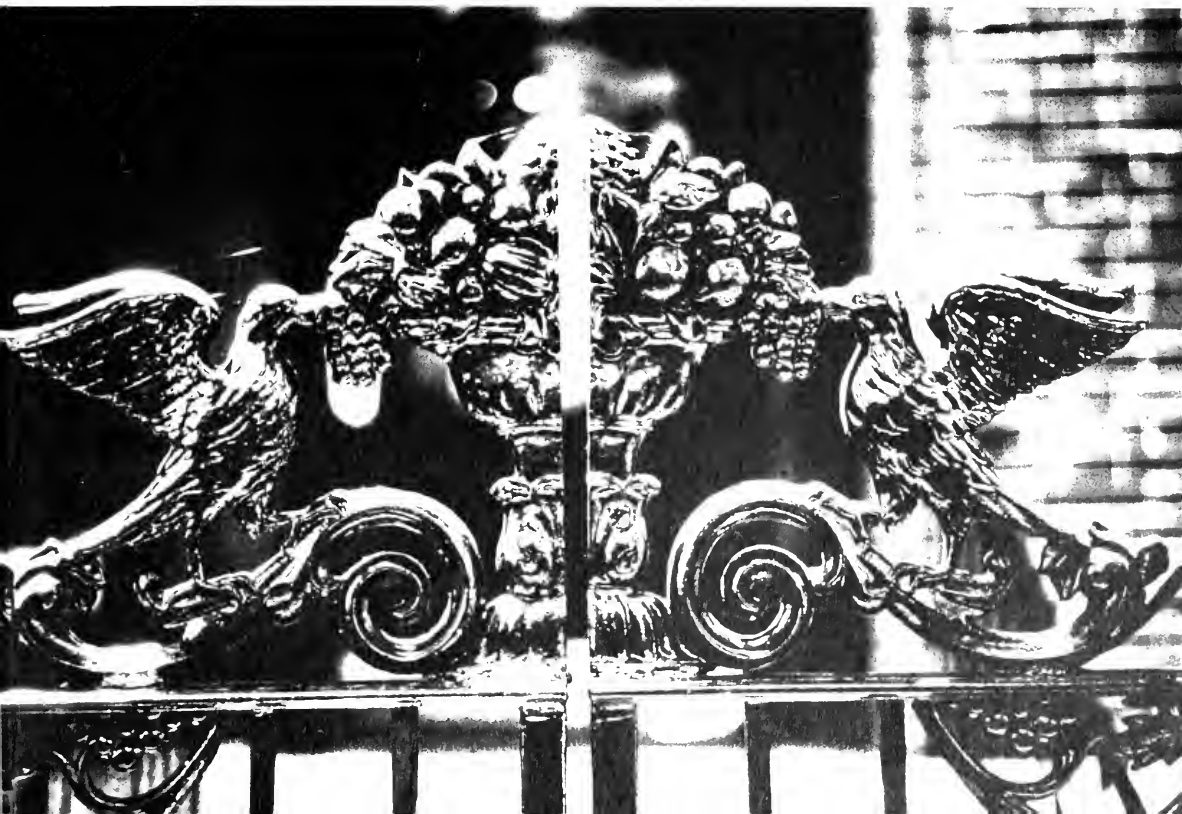
Extremely wide eaves balance an overhanging veranda on this Lincoln Park West residence. It was built in 1872-73 for Chicago brewer Frederick Wacker. At one side stands a gate (shown on the front cover) originally built for Mecca House, home of important Oriental visitors to the Columbian Exposition of 1893.



The Crilly buildings—including eight homes and ten apartment houses—lie between North Park, St. Paul, La Salle, and Eugenie, and have been called “the foundation stone of modern Old Town.” Developer Daniel F. Crilly built them between 1877 and 1905. Above is a rustic corner near the Wells Street entrance to the Georgian Court apartments. Below, small but varied in treatment, are back porches of the Crilly Court apartments. A single porch is at left.



Metal plays an important role in details from Victorian structures. The graceful doors at right, in an apartment building at Eugenie and La Salle, have been attributed to Chicago architect Louis Sullivan. Below, the bay of a brick house on Wells Street is sheet metal painted black. From the same building is the gate at the bottom of the page, topped by two birds and a basket of fruit.





A courtyard apartment on Wells Street. The carved door is by Chicago artist Edgar Miller.

At left is the entrance to one of four row houses on Lincoln Park West designed by Louis Sullivan. The simple, dignified red brick buildings were erected in 1884 at a cost of \$12,000.



Rococo elegance in a Wisconsin Street living room, above. At right, from the same house, is the ceiling of the downstairs sitting room, it was painted a la Tiepolo by the artist-owner.





A second-floor deck at the rear of a La Salle Street apartment provides spacious outdoor comfort.



This wrought-iron gate leads into a backyard garden behind a Lincoln Avenue town house. Roses line the wooden fence.

Owners gutted a former rooming house on Orleans Street, left, to create a twelve-unit apartment building.



At the side of a Crilly Court town house patio is a small Japanese style garden featuring shade-loving plants. The owners brought the stone lantern back from Japan and gave it a background of palm, moss, and ferns.



Decorative plantings and a pierced brick wall add interest to a flight of steps at a Lincoln Avenue house.

A simple backyard on Burling, enhanced by the sound of softly splashing water.



The garden below, at Mohawk and Armitage, was barren sand as late as 1961. The owners planted perennials, installed a pool and fountain at the rear, and surfaced the center with gravel and brick.





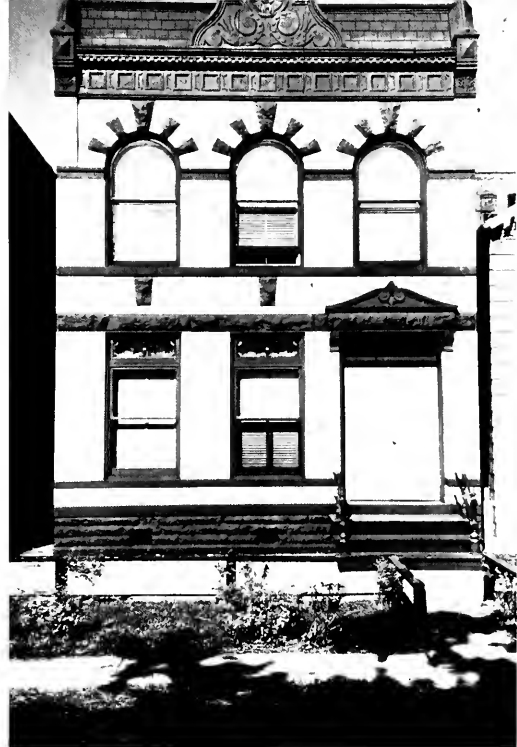
Simplicity is the keynote of this small house on Mohawk. The lintels above the door and windows are typical of the immediate post-Fire period.



An effective combination of old and new elements make an interesting doorway on Lincoln Avenue. The garden of this house is shown on page 20.



Above, a Eugenie Street house of the same period as that on page 22. Again, plain forms and plain shapes, well proportioned, add up to a pleasing whole.



The paneled doors at right, on Cleveland Avenue, are set in an arch, decorated with a rope molding. Top right, on Mohawk, a boxlike house with metal cornice.



Living room of a row house on Burling, built around 1885. The artist-owners plastered, painted, and papered throughout, but kept the original fireplace.



At left, the backyard of a sculptor's studio on Wisconsin, with several cast stone figures. The head of Bacchus is a brilliant red against the concrete wall.

Airy fretwork decorates the porch of a Dickens Avenue home, right. Builders used to select trim from mill catalogues. Note the rope molding on top window.





Lilies 60 years old shade this Mohawk Street garden. Broken-cement paving is edged with phlox.



Stones from demolished buildings were used for the pool at left, in a Lincoln Avenue yard. The owners built it in 1957, added a waterfall the following year. Specially constructed niches hold geranium and petunia plants.



Lush grass, an ivy-covered wall, and a back patio are features of a garden on Burling, below.

A survivor of the Chicago Fire is the farmhouse above, set in spacious grounds at Mohawk and Armitage. It was built in 1863 for about \$800.







The entrance to a house on Dayton, above. Doors carved in a fanciful pattern are divided into several nicely proportioned panels.

At left, two-legged dragons cavort around a sheet metal tower, one of a pair on a large building at Wisconsin and Fremont. Bricks for round towers like these were usually cast to a radius.



This unusually shaped house on Seminary reflects a variety of influences and the eclecticism of another age.



Corner bay on an apartment at Dayton and Armistage. Note that decorations differ at each story.



Two houses on Bissell. Simpler details indicate that the one at left is probably the older of the two.



A wrought-iron railing edges the balcony of a residence on Fremont. The supporting corbel includes a female head.



Side by side, two houses on Fremont represent widely different styles and periods of Chicago architecture. A balcony detail from the one at right is shown on page 31.

The Bellinger cottage on Hudson Avenue, right, is still known by the name of its first owner, who saved it from destruction in the Chicago Fire. Richard Bellinger, a policeman, soaked the roof of his (almost new) house for hours. Some say he used cider and vinegar; others, that he lugged water from nearby Ten-Mile Ditch.







A large backyard garden on Belden, left, is divided into three main sections. At lower left is a kitchen garden, where the owners raise herbs, fruits, and vegetables—including 47½ pounds of tomatoes one year. Across from it is a flower plot. Dwarf honeysuckle separates these areas from the paved patio, with its waterfall and pool (made with stones from buildings wrecked in the Clark-La Salle urban renewal project). Above, ice cream chairs and table in the potting area, at the very back of the garden.



Living room-kitchen area in an apartment on Hudson. The owner—a developer who specializes in remodeling—gutted the interior, lowered ceilings, and modernized the fireplace. Additions include built-in hi fi equipment.



Hudson Gardens is a 13-unit town house development designed and financed by a local artist and built around a core of remodeled post-Fire residences. Above is a view of the central courtyard. Below, set in a paving-brick wall, are terracotta heads that spout water into a pool.





Simple panels, a plain transom, and heavy lintel create a dignified doorway in a Cleveland Avenue building.

In this Clark Street house, right, the owner stripped walls down to the bare studs and paneled them in a plastic-finish material, adding beams to the ceiling. The oak parquet floor is also new.





The unusual doors of this Geneva Terrace home had been taken down, and the owners salvaged them from a garage. Note the rope molding beneath the lintel.

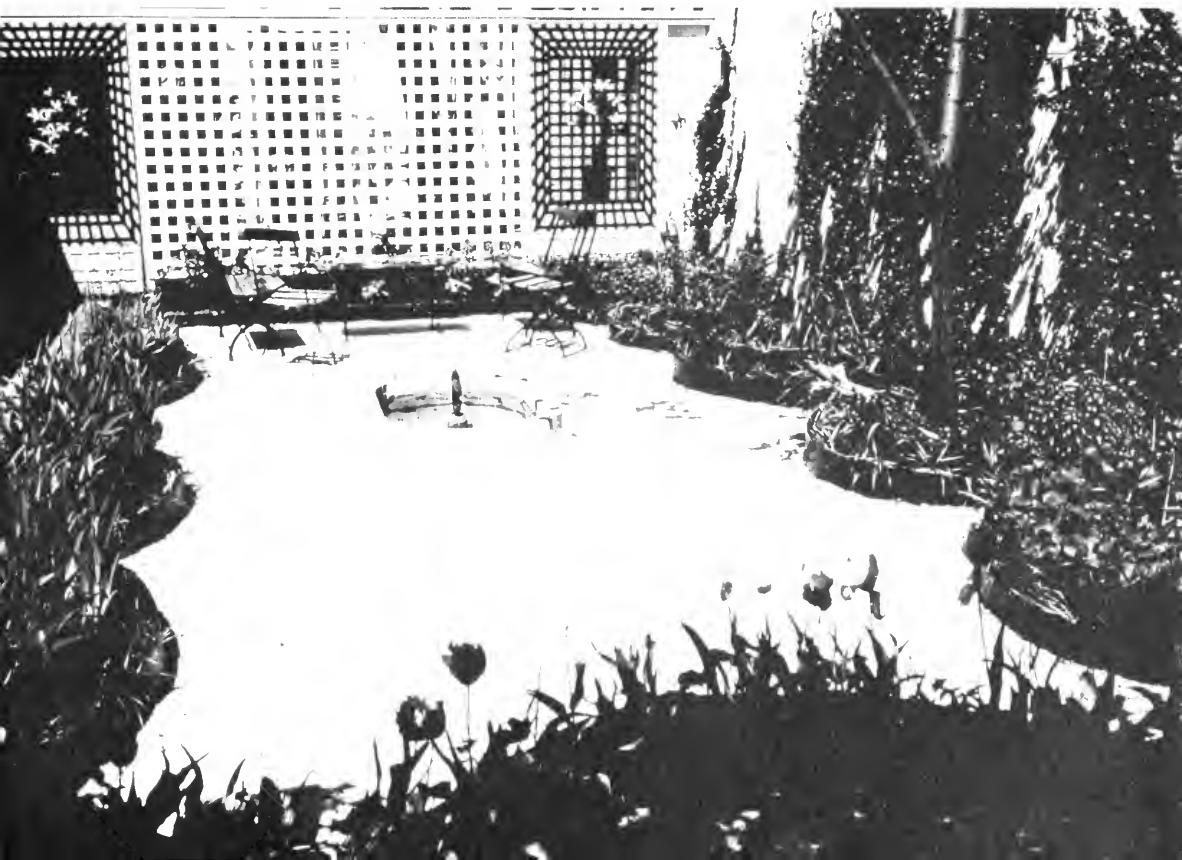


An interior view of the house at left. Because of sagging, the stairway had to be jacked up several inches to restore its original handsome curve.

A cast stone statue of the Japanese goddess of mercy, Kwannon, graces a garden on Webster. Shade plants include ferns, begonias, and impatiens.



A Sedgwick Street garden. Around a central area covered with crushed milk quartz are beds of tulips and lilies.





Row houses on Cleveland, converted in 1960 from a 31-unit rooming house to 8 apartments. Extensive remodeling took place, but the owner retained the 15-foot ceilings, marble fireplaces, exterior stone carvings, and wood shutters.

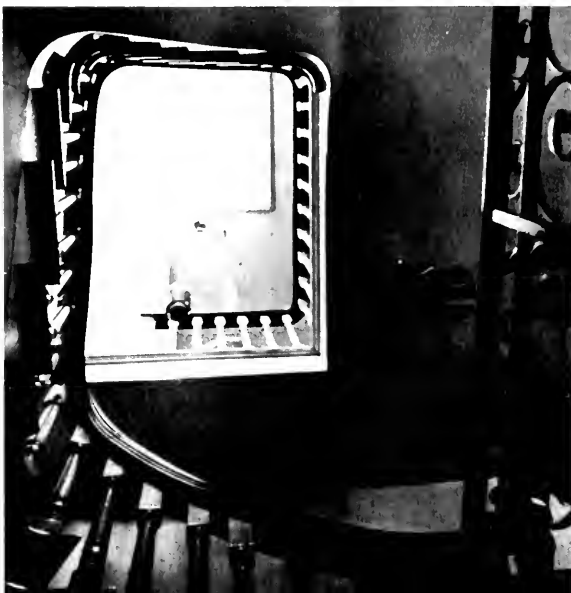


Front entrances to two Cleveland Avenue homes, below. The owners removed old porches, stairs, and railings, replacing them with new ones and adding shutters and a carriage lamp.

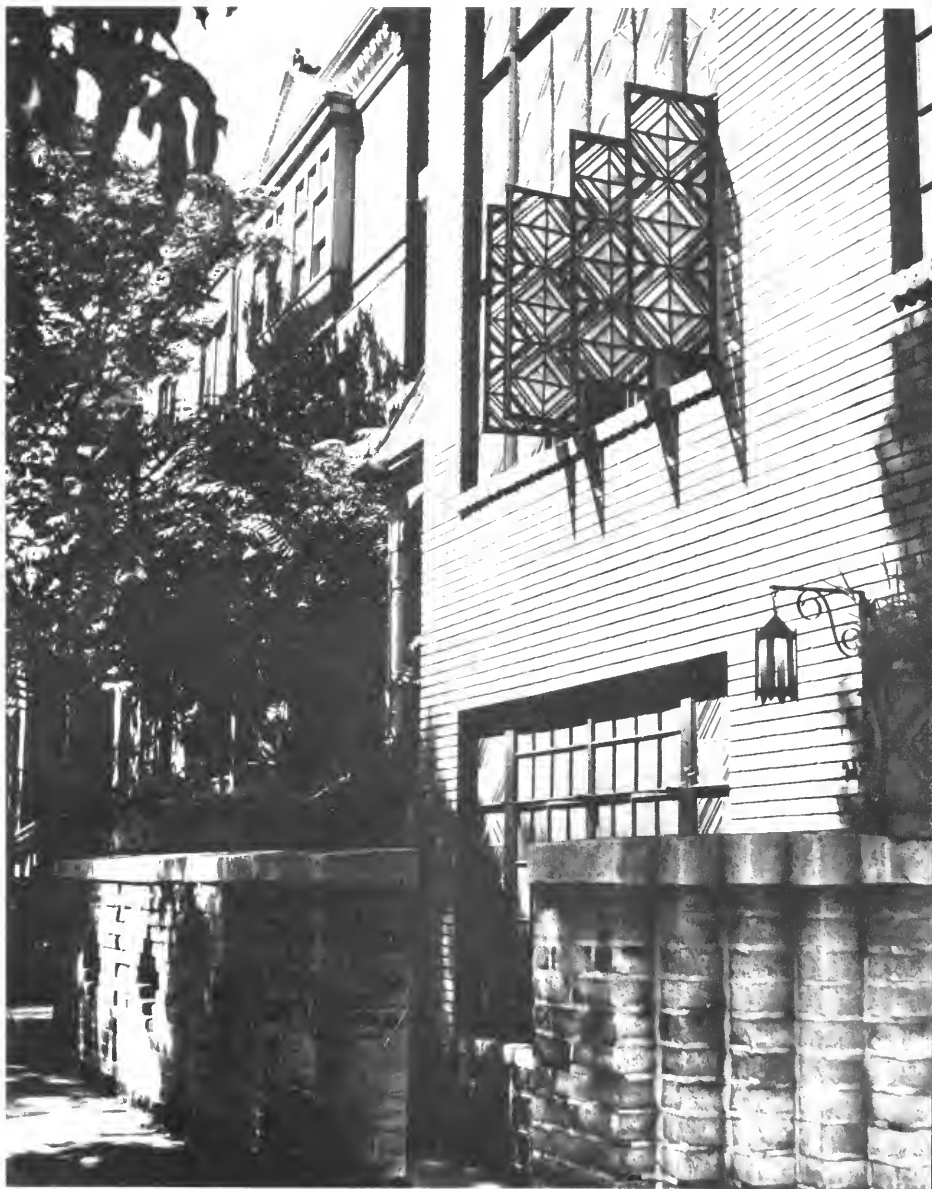




Spacious living room of a Clark Street home which dates back to about 1907. The building has a total of four fireplaces.



Stairway of the house pictured above. Structural changes included lowering the ceilings.



One of the first remodeling projects in the Mid North area involved this five-story building on Cleveland Avenue, extensively altered in 1931-32. The windows glow with colored glass, and interiors boast marble, tile, carved wood, and wrought-iron details.





Architectural details add interest to many houses in the Sheffield area. On the opposite page is a three-story bay on an apartment building at the corner of Dickens and Halsted; at left, a stained glass window on Dayton. Below, on Fremont, is a house that combines wood and brick. Special features include beveled glass windows, terracotta trim between the first and second stories, and a parapet of corbeled brick.





Hallway of a residence on Fremont built about 1874. The present owners purchased it 15 years ago and have done much renovating. The break-front is antique, the lamp beside it a replica.



A Fullerton Avenue backyard. Simplicity of design and a broad expanse of carefully tended lawn create a restful atmosphere.



An effective touch on this Sheffield Avenue house is the trim beneath the windows, formed by bricks set at an angle.



At right, snow scene on the grounds of McCormick Theological Seminary. The campus—between Fullerton, Belden, Sheffield, and Halsted—includes private residences as well as school buildings. Some date back to the 1880's; all are part of a continual program of renewal.

Left, wrought-iron fence and lantern at McCormick Seminary. Chalmers's Place, at the center of the campus, is an oasis of calm reminiscent of another era.



Modification of roof, windows, and doorway give this house on Racine a contemporary, almost suburban, appearance.





Entrance foyer of a Belden Avenue house, completely renovated four years ago. This is one of several faculty homes owned by McCormick Theological Seminary.



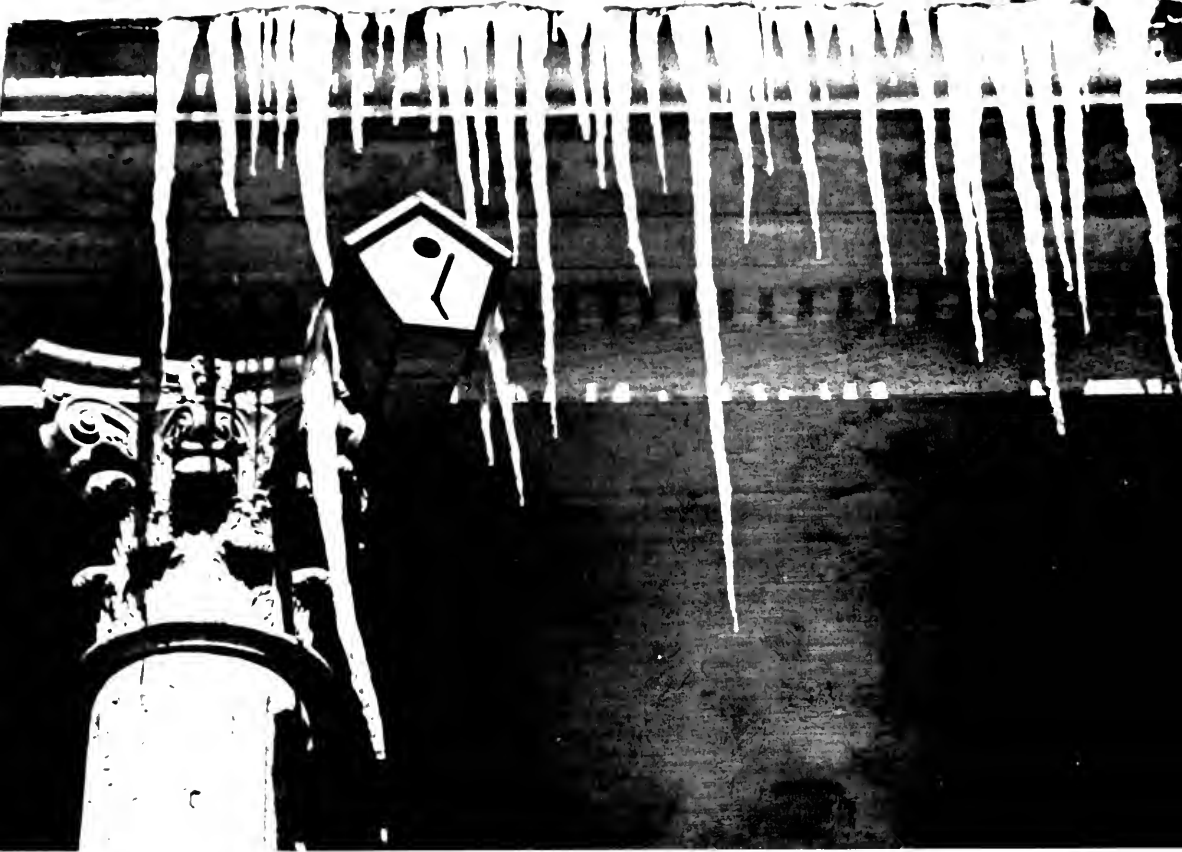
Arcaway between two buildings on Fremont. The owner of the one at left purchased the property some 15 years ago, remodeled the house, and built a garden in back—complete with a greenhouse and what he calls “an Americanized torii gate.”



This concrete lily pond on Montana—stocked with goldfish and surrounded by daisies, petunias, and four o'clocks—is five feet deep. The owner says, "I want to show people what they can do to keep up their neighborhood. It just takes a little work and a little money."

Old and new contrast on Lill Street.





Corinthian columns support an icicle-hung porch on Wrightwood

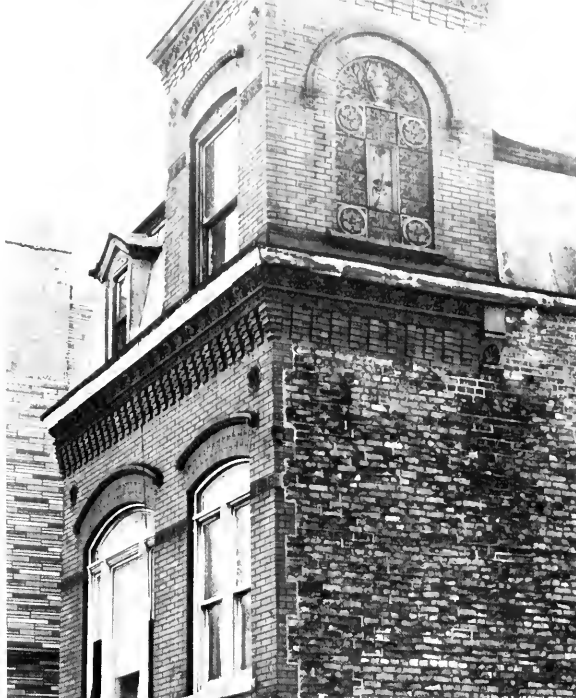


A cottage on Altgeld. Note the wooden millwork and iron parapet.



A house on Lill is decorated with wooden rosettes and a turret.

A two-story home on Wrightwood combines brick with terracotta trim. The square tower, set against a mansard roof, has a kind of Palladian elegance.



The simple wooden cottage at left—with its unusual second-story porch—contrasts with a brick two-flat building on Lill Street.



Hallway of a house on Fullerton, showing the fine staircase panelling and newel post. Owners, who renovated the entire building, covered these walls with grasscloth.



Entrance to the house shown on the opposite page. An ornate porch roof was removed to set off the beautiful carved fruitwood door to best advantage.

On Deming, a brick and sandstone mansion with Romanesque details. The bay window at the side is covered with sheet copper inscribed with fleur-de-lis.



A stately three-story town house at Lakeview and Arlington. Terracotta trim adds elegance to the golden-brown brick. Below is the porte-cochere leading into an inner courtyard.



Living room of a large apartment on Lakeview, right. The exquisite carved fireplace, by Grinling Gibbons, was imported from England. Gibbons was woodcarver to Charles II and Christopher Wren and was noted for his delicate representations of birds, fruits, and foliage.





Stone figures support the porch of a home built in 1896 for Chicago brewer Francis J. Dewes. Located at Wrightwood and Hampden Court, it now houses the Swedish Engineers Society.



Full view of the building shown on the opposite page. Fine details inside include oak paneling, painted ceilings, and tapestries. Ironwork was exhibited at the World's Columbian Exposition before installation.

Spacious interior of an apartment on Lakeview.





Contrasting sharply with the prevailing tone of the Park West neighborhood is this angular building on Arlington.



False fronts with a Dutch flavor embellish row houses on Deming. Note the terracotta "candles" at the sides of each.



Elaborate wooden fretwork trims the porch of a stone residence on Deming, above.



Like many Park West buildings, this one on Deming uses both stone and brick, with metal railings and gable decoration.



In this interior on St. James, stark white walls combine with an arched wooden door and iron railings to create a Spanish atmosphere.



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