



VILLAGE WIDE ARCHITECTURAL + HISTORICAL SURVEY

Final Survey Report
August 9, 2013

Village of River Forest
Historic Preservation
Commission



CONTENTS

INTRODUCTION

P. 6

Survey Mission	p. 6
Historic Preservation in River Forest	p. 8
Survey Process	p. 10
Evaluation Methodology	p. 13

RIVER FOREST ARCHITECTURE

P. 18

Architectural Styles	p. 19
Vernacular Building Forms	p. 34

HISTORIC CONTEXT

P. 40

Nineteenth Century Residential Development	p. 40
Twentieth Century Development: 1900 to 1940	p. 44
Twentieth Century Development: 1940 to 2000	p. 51
River Forest Commercial Development	p. 52
Religious and Educational Buildings	p. 57
Public Schools and Library	p. 60
Campuses of Higher Education	p. 61
Recreational Buildings and Parks	p. 62
Significant Architects and Builders	p. 64
Other Architects and Builders of Note	p. 72
Buildings by Significant Architect and Builders	p. 73

SURVEY FINDINGS

P. 78

Significant Properties	p. 79
Contributing Properties to the National Register District	p. 81
Non-Contributing Properties to the National Register District	p. 81
Potentially Contributing Properties to a National Register District	p. 81
Potentially Non-Contributing Properties to a National Register District	p. 81
Noteworthy Buildings Less than 50 Years Old	p. 82
Districts	p. 82
Recommendations	p. 83

INVENTORY

P. 94

Significant Properties	p. 94
Contributing Properties to the National Register District	p. 97
Non-Contributing Properties to the National Register District	p. 103
Potentially Contributing Properties to a National Register District	p. 104
Potentially Non-Contributing Properties to a National Register District	p. 121
Notable Buildings Less than 50 Years Old	p. 125

BIBLIOGRAPHY

P. 128

ACKNOWLEDGEMENTS

RIVER FOREST HISTORIC PRESERVATION COMMISSION

David Franek, *Chair*
Laurel McMahon
Paul Harding, FAIA
Cindy Mastbrook
Judy Deogracias
David Raino-Ogden
Tom Zurowski, AIA

PROJECT COMMITTEE

Laurel McMahon
Tom Zurowski, AIA
Michael Braiman, Assistant Village Administrator

SURVEY TEAM

Nicholas P. Kalogeresis, AICP, The Lakota Group
Jean Guarino
Douglas E. Gilbert, AIA
Michael Kritzman, The Lakota Group
Michael Peterson, The Lakota Group

SPECIAL ACKNOWLEDGEMENTS

Special thanks to Frank Lipo, Executive Director of the Historical Society of Oak Park and River Forest for research assistance and providing additional photos and images for use in this document.

Additional thanks to Anthony Rubano of the Illinois Historic Preservation Agency for providing additional consultation regarding River Forest's Ranch and Mid-Century Modern homes.



INTRODUCTION

INTRODUCTION

SURVEY MISSION

River Forest is widely known for its diverse architecture, especially its rich collection of Victorian and 20th Century Period Revival, Prairie, Craftsman and Mid-Century Modern styled homes, and its lush suburban setting and landscape of mature trees and expansive lawns. It is in River Forest that a young Frank Lloyd Wright began his illustrious career with his first commission — the path-breaking William Winslow House, a house that inspired Wright's later Prairie work and a generation of Prairie School architects that left their own architectural legacies in the Village, such as William Drummond, Tallmadge and Watson, and Robert Spencer. Beyond the Prairie School, Tudor Revival mansions and French Eclectic country houses became the more predominant styles as River Forest's "Northwoods" area was developed by investors and contractors seeking to attract families to the *"most beautifully wooded blocks"* in the Village. After World War II, modern ranch homes with slanted roofs and colored stone facades became popular as families and returning veterans continued to seek out the Village's unique residential environment.

It is the Village's desire to identify and preserve its important architectural and historical resources for future generations. Therefore, in 2011, the Village engaged a professional preservation planning team that included the Lakota Group of Chicago, architectural historian Jean Guarino and preservation architect Douglas E. Gilbert, AIA, to conduct a community-wide historic resources survey and inventory. The principal objective of the survey is to identify, document and evaluate properties within River Forest's existing National Register Historic District as well as inventory other historic resources located elsewhere in the community that are considered architecturally and historically significant.

Other important objectives in undertaking this Village-Wide Architectural and Historical Survey are the following:

- Identify and document properties that are significant to the architecture and history of River Forest, especially those that are potentially eligible for listing in the National Register of Historic Places. The



William Winslow House, 515 Auvergne Place, 1893; Frank Lloyd Wright's first major independent commission. Listed in the National Register of Historic Places, 1970.

The principal objective of the survey is to identify, document and evaluate properties within River Forest's existing National Register Historic District as well as inventory those resources elsewhere in the community that are considered architecturally and historically significant.

National Register is this nation's official list of buildings, structures and sites worthy of preservation.

- Assess the need to adjust the current boundaries of the existing National Register Historic District to include resources that were not considered significant or contributing buildings when the District was first listed by the National Park Service in 1977.
- Recognize opportunities for additional National Register Historic Districts in other areas of the Village where concentrations of potentially significant historic buildings may exist.
- Serve as a baseline of information for future research and documentation for individual properties. Future research may yield new information allowing other buildings to become eligible for listing in the National Register of Historic Places.
- Establish priorities for future local preservation efforts in designating local landmarks and districts.
- Encourage the use of survey information in educating residents about the history of their community and the legacy of the citizens, architects, and builders that shaped River Forest's urban design and development.
- Promote a community historic preservation "ethic" that encourages the long-term stewardship of River Forest's remarkable architectural legacy.

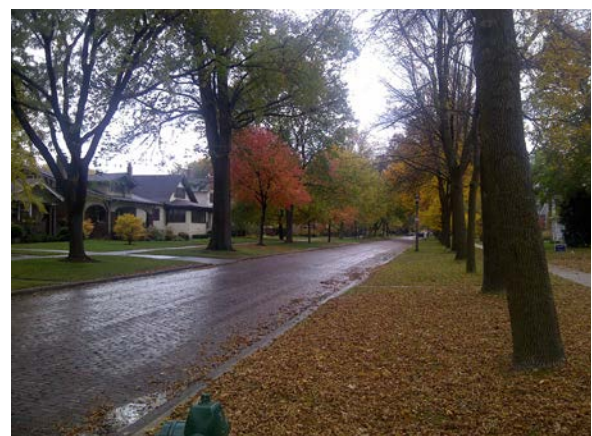
The Village-Wide Architectural and Historical Survey should be considered a work in progress and efforts to identify other significant properties



River Forest Tennis Club, Frank Lloyd Wright, Charles E. White Jr., Vernon S. Watson, 1906



An Italian Renaissance house at 807 Lathrop Avenue, 1925



River Forest residential landscape

and potential districts through regular updates of the survey should be an on going mission of the Village and its Historic Preservation Commission. Activities that disseminate survey information to the public, through regular outreach and educational activities and initiatives, should also be undertaken.

HISTORIC PRESERVATION IN RIVER FOREST

The Village of River Forest adopted its Historic Preservation Regulations in August, 2007 in order to “identify, preserve and enhance the distinctive character, history and architectural heritage of River Forest,” and to “...maintain and update a register of areas, properties, structures, sites and objects of historical or architectural significance.” The Regulations also seek to protect important historic buildings and resources through the designation of local landmarks and to encourage their proper restoration and rehabilitation. The River Forest Historic Preservation Commission, established in 2007 under Section 13-1-3 of Regulations, consists of seven members appointed by the Village President to administer the Regulation’s provisions, including ongoing survey and inventory projects, consider designation of local historic landmarks, and approve or deny Certificate of Appropriateness applications for building improvements and demolitions of local landmarks.

The Village is currently not a Certified Local Government (CLG). The Certified Local Government Program, established by the U.S. Congress through the National Historic Preservation Act Amendments of 1980 and managed jointly by the National Park Service, U.S. Department of the Interior, and the Illinois Historic Preservation Agency (IHPA), provides Illinois municipalities and counties the opportunity to participate in other state and federal preservation grant programs, as well as other historic preservation related activities.

Prior Surveys

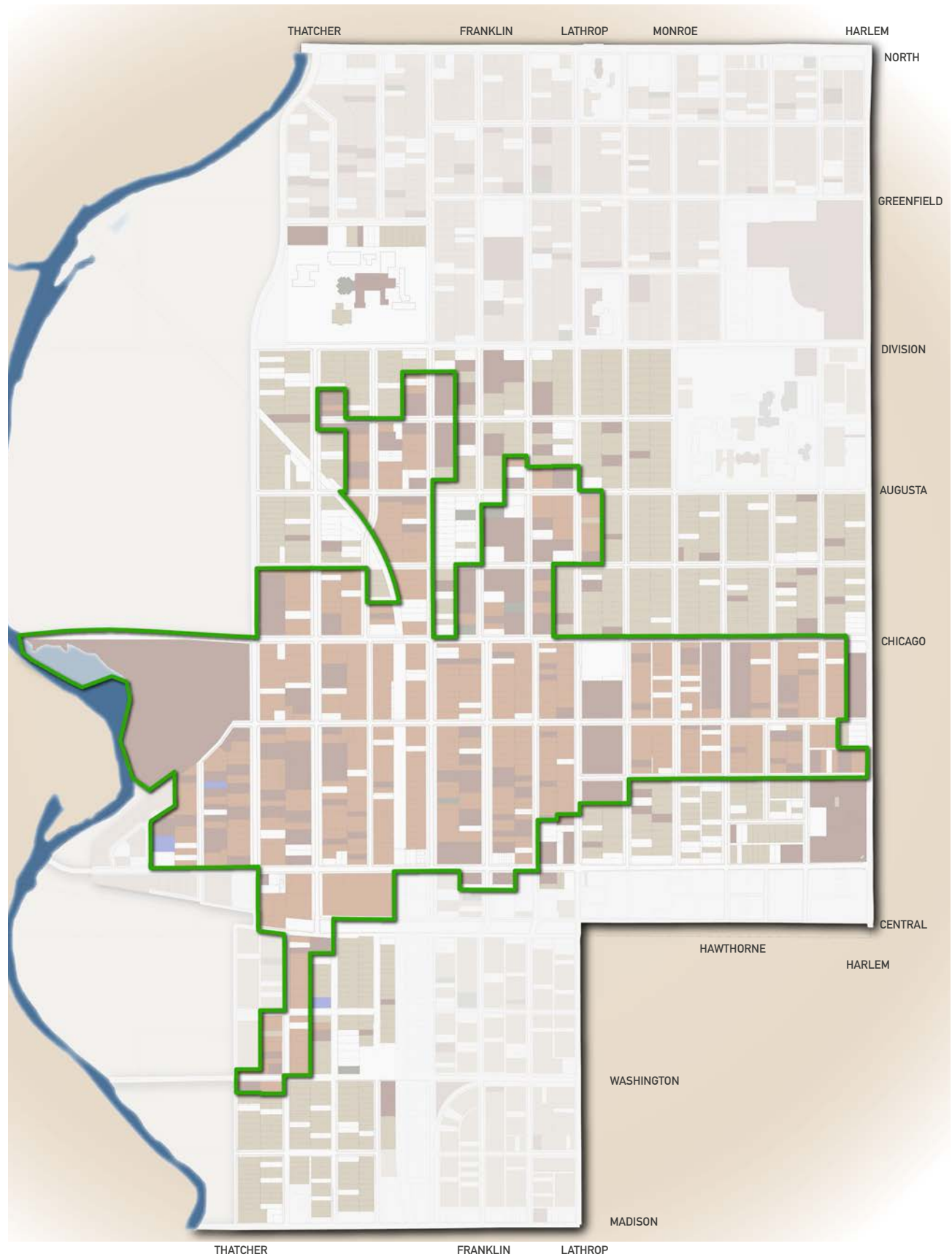
This Village-Wide Architectural and Historical Survey represents the first comprehensive survey of all properties, sites and structures within the Village. The Village-Wide Survey also builds on prior survey work, including the Illinois Historic Structures and Landmarks Surveys undertaken by the State of Illinois from 1970 to 1975. A recent building survey conducted by the School of the Art Institute’s Historic Preservation Program completed in May 2008, was also reviewed. The State of Illinois surveys, conducted at a reconnaissance level, documented 233 River Forest properties considered to be of either architectural and historical significance. The majority of these documented properties have been included in the Significant Properties List, developed by the River Forest Historic Preservation Commission in 2010 and evaluated by the survey team as part of this assignment.

Landmarks and Districts

Currently, there are three individual properties listed in the National Register of Historic Places, including the William H. Winslow House and Stable, designed by Frank Lloyd Wright and located at 515 Auvergne Place; the William H. Hatch House at 306 Keystone Avenue; and the William E. Drummond House at 559 Edgewood Place. In 1977, an area bounded by Harlem Avenue and the Des Plaines River, with two extensions north of Chicago Avenue and two south of Lake Street, was listed as a National Register District comprising approximately 860 properties (see Figure 1: National Register Historic District map on following page). The area was listed as a National Register District primarily for its significant architecture, especially those buildings that embody the revolution in residential design developed in the late 19th and early 20th centuries by Frank Lloyd Wright and his associates and contemporaries.¹ Therefore, the primary intent of the National Register District was to preserve the significant works of Frank Lloyd Wright and the Prairie School architects

¹ River Forest Historic District National Register Nomination, Statement of Significance, 1972.

FIGURE 1: RIVER FOREST NATIONAL REGISTER HISTORIC DISTRICT



This Village Wide Architectural and Historical Survey represents the first comprehensive survey of all properties, sites and structures within the Village. The Village Wide Survey also builds on prior survey work, including the Illinois Historic Structures and Landmarks Surveys undertaken by the State of Illinois from 1970 to 1975.



River Forest Women's Club, 526 Ashland Avenue;
Drummond and Guenzel, 1913



A French Eclectic country house at 1433 Keystone Avenue, attributed Jerome Cerny and the Buurma Brothers, 1937

that followed him. It is important to note that a building's listing in the National Register of Historic Places individually or as part of a district is honorary and implies no restrictions unless Federal monies or licenses are involved. Income-producing properties, however, are eligible to receive the federal Historic Preservation Tax Credit (HPTC) for substantial rehabilitation or adaptive use projects. Residential properties are also eligible for the Illinois Tax Assessment Freeze Program, which results in reduced property taxes in a defined time period for homeowners undertaking a significant rehabilitation or restoration project.

Apart from National Register listings, there are currently two locally designated landmarks in River Forest, the Waller Gates at Lake Street and Auvergne Place, and a Tudor Revival House at 1516 Franklin Avenue. There are currently no locally designated landmark districts, although the Village's Historic Preservation Commission is authorized to do so under the Historic Preservation Regulations. Local designations would enable the Historic Preservation Commission to review proposed alterations and demolitions to individual landmarked properties and those located within local historic districts.

SURVEY PROCESS

A Project Steering Committee comprised of two members of the Historic Preservation Commission and the Assistant Village Manager was established to provide assistance and direction to the survey team during the course of the project. Undertaking and completing this survey assignment included five distinct tasks involving background and archival research, survey form development, the field survey of all properties within the Village, the mapping of all surveyed properties, and the preparation of a Significant Property List and Final Survey Report.

Survey Form Development

A survey form was developed to document and evaluate each property within River Forest by the survey team. The form was developed in consultation with the Project Steering Committee and the Historic Preservation Commission, and in accordance with the guidelines and recommendations set forth in *National Register Bulletin #24: Guidelines for Local Surveys*. Specific information to be recorded included:

- **Building Location** — including street address and Cook County Property Identification Number (PIN).
- **Building Evaluation** — including its significance rating, its contribution to the existing National Register District, and its potential contribution to future historic districts.
- **General Information** — including its overall building condition and integrity, current and historic function and reason(s) for its significance. Secondary buildings such as garages were also recorded if they could be viewed from the public right-of-way.
- **Architectural Description** — including its architectural style and building form, date of construction, building materials, significant architectural features and alterations.
- **Background Information** — sources of information used to document architects, developers, contractors and original owners.
- **Photos** — including front and side elevations, and other architectural features. Some photos were taken by the Historic Preservation Commission and inserted into the survey form after the completion of the on-site survey.

The survey form was developed in consultation with the Project Committee and is compatible with the Historic Architectural and Archaeological Resources Geographic Information System, the geographic information system of the Illinois Historic Preservation Agency.

Archival Research

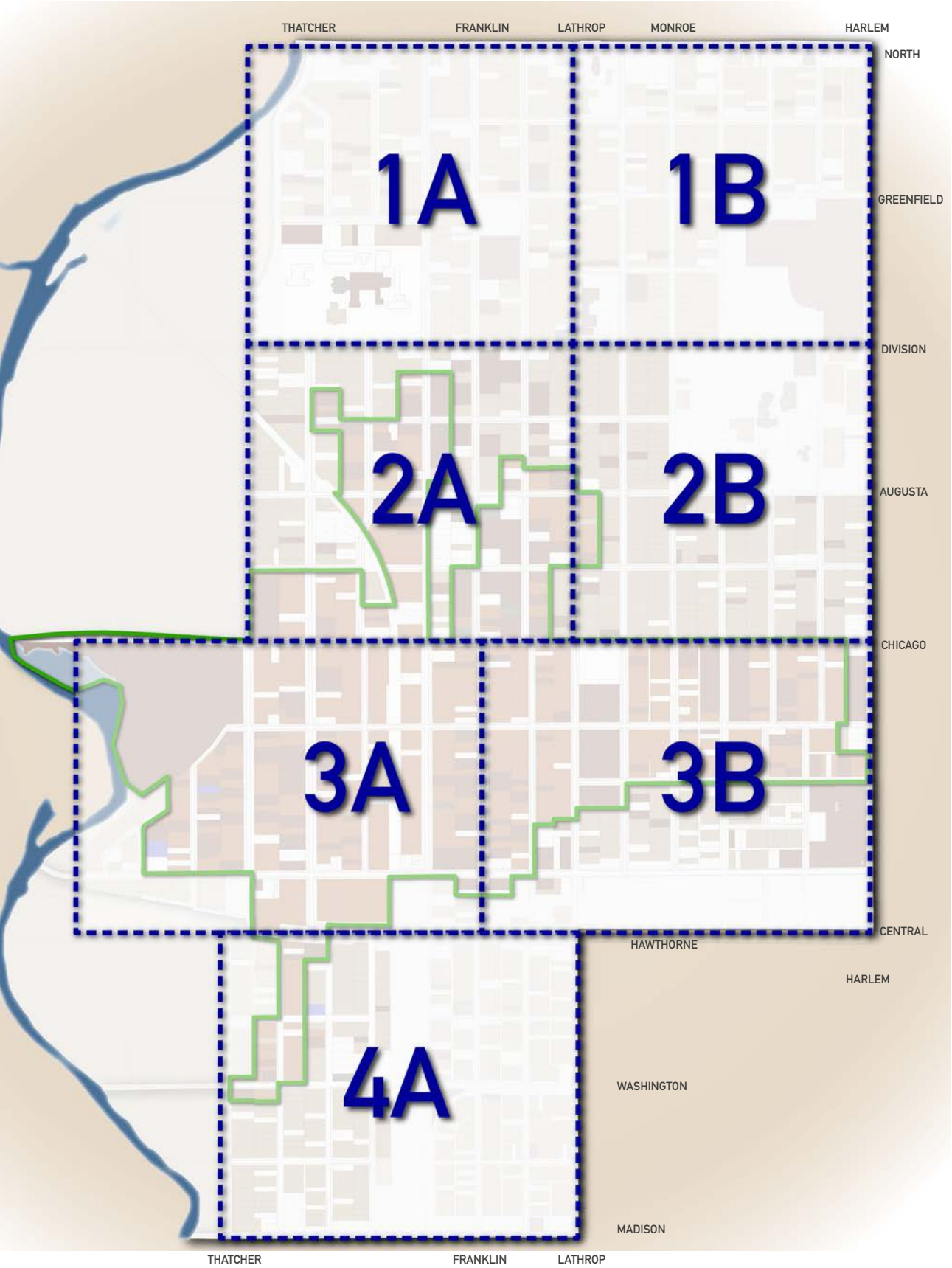
The survey team conducted background research to gain a broad understanding of River Forest's history and the people, architects, developers, social groups and other historical forces that contributed to the Village's growth and development. Another objective was to confirm field observations regarding building construction dates and alterations, architects and builders if known, and if properties were identified in other previous surveys. Available information from the Village of River Forest, the Historical Society of Oak Park and River Forest, and the River Forest Public Library were examined along with the National Register District nomination, Cook County Tax Assessor records, newspaper articles, city directories and Sanborn Fire Insurance Maps. These sources are listed in the bibliography. Additional information for several buildings was obtained from individual property owners during on-site field work.

Field Survey and Database

The survey area for this assignment included all properties and tax parcels within the municipal boundaries of River Forest. An Apple iPad device and customized survey software was used to record field observations and survey data, which was then catalogued concurrently in an internet database accessible to both the survey team and the Project Subcommittee. The survey team conducted the on-site survey work from July to October 2012 within four designated survey areas (*see Figure 2 map in following page*):

- Survey Area 1 (A and B): North Avenue to Division Street
- Survey Area 2 (A and B): Division Street to Chicago Avenue

FIGURE 2: RIVER FOREST ARCHITECTURAL SURVEY AREA



- Survey Area 3 (A and B): Chicago Avenue to Lake Street
- Survey Area 4 (A and B): Central to Madison Street

Two different levels of survey documentation were conducted for this project. A reconnaissance level or “broad brush” survey was undertaken to document building styles and forms for all properties within the Village. Properties that were previously identified as significant in other surveys, or considered potentially significant during field work by the surveyor, were subject to an intensive-level survey, which documented existing architectural features, ornamentation and integrity in greater detail. Properties receiving an intensive-level survey were also subject to more in-depth background research to determine original owners, building architect and contractors, if known.

All properties were evaluated in the field according to evaluation categories agreed to by the survey team and the Village. The evaluation categories include Landmark, Significant, Contributing, Potentially Contributing, Non-Contributing and Notable Buildings less than 50 Years Old. The evaluation categories are explained in further detail below.

Survey Report

A draft *Village Wide Architectural and Historical Survey Report* was prepared in early November 2012 for review and comments by the Historic Preservation Commission. Separate reports for the Significant Property and Reconnaissance Surveys were then prepared in an electronic format and provided to the Commission in a compact disc. On January 28, 2013, the survey team prepared a second draft of the *Survey Report* incorporating the comments and revisions from the Historic Preservation Commission. A third draft of the *Survey Report* incorporating changes to the inventory of significant properties was submitted to the Historic Preservation Commission in June 2013. The *Survey Report* is organized in four separate chapters: River Forest Architecture, Historic Context, Survey Findings and Inventory.

EVALUATION METHODOLOGY

The criteria used to evaluate and classify River Forest properties by significance were developed jointly by the survey team and the Project Steering Committee and were based on terminology used in most architectural and historical surveys and on recommendations provided in *National Register Bulletin: Guidelines for Local Surveys, A Basis for Preservation Planning*. The survey team assessed a property’s significance using the *National Register Criteria for Evaluation*, which are the standard criteria used in evaluating properties for their eligibility for listing in the National Register individually or as part of a district. The National Register Criteria were chosen as the primary evaluation criteria for this assignment since no specific landmark or district criteria are included within the Village’s Historic Preservation Regulations.

According to these criteria, a building, structure, or object must be at least 50 years old and:

- A. Be associated with events that have made a significant contribution to the broad patterns of the country’s history;
- B. Be associated with the lives of persons significant in our past; and
- C. Be architecturally significant and embodies the distinctive characteristics of a type; period; or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity even though its components may lack individual distinction.

For the purposes of this survey assignment, a building, site, structure and district is defined as:

- **Building** — a building, such as a house, church, commercial building, or similar construction, is created principally to shelter any form of human activity.

The survey team assessed a property's significance using the National Register Criteria for Evaluation, which is the established criteria used in evaluating properties for their eligibility for listing in the National Register individually or as part of a district.



A Tudor Revival house, 1036 Franklin Avenue, Arthur Maiworm, 1931

- **Structure** — a functional construction, such as a bridge, road, canal, or bandstand, made usually for purposes other than creating human shelter.
- **Site** — a location of a significant event or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.²
- **District** — a district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or architecturally by plan or physical development.³

² *National Register Bulletin: National Register Criteria for Evaluation*, National Park Service, 1995

³ *Ibid*

A National Register-eligible property, site or structure must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. Properties less than 50 years old may be considered for eligibility if they are considered of exceptional importance or if they are integral parts of a potential National Register Historic District. It should be noted that given the scope of this survey assignment, properties were evaluated primarily according to Criterion C and their architectural significance. Properties may also be significant for both Criteria A and B; however, additional research separate from this survey project will be needed to establish significance for historic events or persons for particular properties. Certain properties are not ordinarily considered for listing in the National Register such as buildings or structures moved from their original locations, reconstructed buildings, properties primarily commemorative in nature, buildings or structures that have had inappropriate and irreversible modifications, and properties that may have achieved significance within the last 50 years, although exceptions of high quality design and special significance will be made.

As noted previously, surveyors recorded evaluation ratings on individual survey forms, which were later confirmed in additional site visits and background research. The Project Steering Committee, the Historic Preservation Commission and the Illinois Historic Preservation Agency also reviewed individual survey forms before the Final Survey Report was prepared and completed. The rating categories used for this assignment includes the following:

- **National Register Landmark** — a building, structure or site that has already been listed individually in the National Register of Historic Places.
- **Significant** — a building, site or structure that is at least 50 years old and individually eligible under one or more of the Evaluation Criteria of the

National Register of Historic Places. The building, site or structure, must possess a high distinction of architectural style or building type, or itself be valuable for understanding of a historic period or context, method of construction, use of indigenous materials, exceptional craftsmanship, or work of a master builder or architect. Significant historic resources must possess the architectural features and elements typical to its style and form, and a high degree of integrity of location and setting, as well as its association with important events or people, architects, and builders. Some exceptions regarding integrity were made if alterations, such as window replacements for example, did not detract from the building's overall appearance.

- **Contributing** — a building, site or structure that is at least 50 years old, is located within the River Forest National Register Historic District, and contributes to the District's architectural and historical integrity. A contributing building must possess a good to high degree of integrity and a majority of its architectural features and elements. It may have no particular architectural distinction as compared to others of its style and building type.
- **Potentially Contributing** — a building, site or structure that is at least 50 years old, located outside the River Forest National Register District, and that possesses a moderate to good degree of integrity and a majority of its original architectural features and elements.. It may also be valuable for the understanding of a historic period or context, method of construction, or use of indigenous materials. The building itself may possess no particular architectural distinction as compared to others of its style and building type.

- **Non-Contributing** — a building, site or structure that is less than 50 years old, has poor integrity with most or all historic materials and details missing or completely covered, has alterations that are not reversible, or has significant changes in massing and scale due to incompatible additions and new construction.
- **Noteworthy Buildings Less Than Fifty Years of Age** — buildings that may meet one or more eligibility criteria for the National Register of Historic Places but are less than 50 years of age (built after 1963). The National Register Criteria for Evaluation currently excludes properties that achieved significance within the last fifty years unless they are of exceptional architectural and historical importance. However, these properties may be of exceptional significance and warrant consideration for the National Register.

Architectural Integrity

During the course of on-site survey work, all properties within the Village were assessed and evaluated for their overall condition and historic integrity. According to the National Register evaluation guidelines, historic integrity is the *"authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period."*⁴ Qualities of historic and architectural integrity include:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

In other words, historic integrity enables a property to illustrate significant aspects of the past.

⁴National Register Bulletin: How To Complete the National Registration Form. National Park Service, 1997



The Isabel Roberts House, 603 Edgewood Place,
Frank Lloyd Wright, 1908

All seven qualities are important to understanding a building's integrity but they need not all be present. It is recognized that changes occur over a particular building's life span but its integrity can be maintained if the "overall sense of past time and place are evident."⁵ An individual building's overall architectural integrity was factored in to all evaluation ratings. The following rating system was used during on-site field work:

- **Excellent** — a high degree of integrity is exhibited if the property retains all of a particular style's architectural features, detailing and ornamentation, with no historic building materials covered or removed; and with no large and unsympathetic additions. Exceptions to be considered include minor alterations to detailing, porches and other features.
- **Good** — a good degree of integrity is exhibited if the property retains a majority of its architectural features but may have alterations to materials and wall surfaces, and detailing and ornamentation. The building still must maintain its major features including its roof shape, porch location and proportion, window types and location, and original location on its lot. Additions must be sympathetic to a building's overall architecture, materials and form.

- **Poor** — a poor degree of integrity is exhibited if the building's materials and details are missing or completely covered, or have unsympathetic, irreversible alterations and additions that greatly compromise the building's character. Poor integrity may also be measured by missing original siding, ornamentation, porches and windows, and changes to roof shape and porch proportions.

In general, a significant number of properties and buildings have retained a high to good level of architectural integrity, which can be defined as buildings retaining most of their original materials and ornamentation. In some cases, alterations such as replacement windows did not impact integrity considerations as long as they were considered reversible and did not significantly detract from a building's overall appearance. It should be noted that the survey documented the integrity of garages and other ancillary buildings located on a building lot if within view from the public right-of-way.

⁵ Ibid.



RIVER FOREST ARCHITECTURE

RIVER FOREST ARCHITECTURE

River Forest has a diversity of architecture and building forms that is quite unique and distinctive for communities within the Chicago metropolitan region. For the purposes of this survey assignment, buildings within River Forest were classified according to a defined architectural style and its vernacular building form counterparts. A defined architectural style may often be termed as “high-style” — a style that exhibits a certain number of characteristics related to its overall exterior design, material use, ornamentation, façade articulation and other architectural features.

High-style architecture may also suggest buildings designed by a known architect or designer. Common architectural styles found within River Forest include Italianate and Queen Anne, Prairie, Colonial Revival, Tudor Revival and French Eclectic, Craftsman, Art Moderne and Mid-Century Modern. The vast majority of properties within River Forest have a defined architectural style. However, even with a defined architectural style, many River Forest homes exhibit a certain amount of eclecticism — a mixing of certain style elements to embellish a home’s overall appearance. For example, a Tudor Revival house may have Italian Renaissance style window hoods or roof line brackets. The eclecticism in many River Forest homes is a testament to the skill of the many accomplished architects who received commissions in River Forest throughout the decades.

In contrast to high style architecture, a vernacular building type or form is typically defined by the building’s overall massing and shape, interior space configuration and function, and materials used in its construction rather than by its exterior stylistic characteristics. For example, one of the common building forms in River Forest is the bungalow, which is usually low-slung or horizontal in appearance and, one or one-and-one-half floors in height with dormer windows in its front or side elevations. The bungalow form is found

throughout the Village with each exhibiting a particular architectural style, including Craftsman and Prairie, two of the most prevalent bungalow design styles. Other common building forms



A high style Queen Anne at 734 Keystone Avenue, 1896 (above), and Colonial Revival at 745 Jackson, 1919 Avenue(below).



The bungalow building form at 228 Lathrop Avenue, 1923, styled as a Chicago Bungalow

include the Foursquare and the Ranch.

The principal resources publications used to determine building forms and architectural styles in River Forest include *A Field Guide to American Homes* by Virginia and Lee Macalester, *American House Styles: A Concise Guide* by John Milnes Baker, and *A Guidebook to the Architecture of River Forest* by Jeanette S. Fields. The survey team also consulted the *Ranch House in Georgia: Guidelines for Evaluation*, prepared by the Georgia Department of Transportation in 2010, as a resource for evaluating River Forest Ranch homes.

ARCHITECTURAL STYLES

Greek Revival (1830s to 1870s)

Nationally, Greek Revival was the dominant domestic architectural style during the middle of the 19th Century, although the style began principally with public buildings found in Philadelphia and other nearby cities along the eastern seaboard. The style migrated to other areas of the country, including Kentucky, Tennessee and the states that comprised the “Old Northwest” — Indiana, Michigan, Missouri, Wisconsin and Illinois, as settlement and population expansion continued from the east. Greek Revival was also one of the earliest architectural styles to be used for residential buildings in the Chicago area as the increasing prevalence of pattern books and carpenter guides popularized the style in vernacular building forms during the first half of the century.

Typical attributes and characteristic of the style include a rectangular and gable-fronted building form, one or two stories in height, a hipped roof with cornice lines emphasized by a band of trim, and double-hung, multi-paned windows. Greek Revivals were usually constructed with clapboard siding and sometimes with decorative pediments and crown moldings over doors and windows. Its most particular architectural feature is the gable



Greek Revival examples: 550 Lathrop Avenue, 1898, and 7415 Oak Avenue, c. 1880s.

cornice returns that mimic a triangular pediment in Classical Greek architecture. In River Forest, only two properties have been identified as Greek Revival, the homes at 550 Lathrop Avenue and 7415 Oak Avenue. Both homes have porches added at later dates. Porches were not typical features of Greek Revival homes.

Gothic Revival (1840s to 1870s)

During these decades, the preference for the “picturesque” in domestic architecture, as characterized by valuing the pictorial aspects of architecture in combination with the rural landscape, gave rise to the Gothic Revival style, a style that was first practiced in England during the late 18th century. Alexander Jackson Downing was the most prominent American architect and

advocate for the Gothic Revival style, and his publications, *Rural Residences*, *Cottage Residences* and *The Architecture of Country Houses*, were highly influential in promoting the style through the various house plans and patterns presented in each book. Gothic Revival is considered mainly a rural style and more compatible with rural landscapes since its emphasis on multiple gables and wide porches did not lend itself to narrow lots in large towns and urban environments.

Typical features of a Gothic Revival house include its front gabled or asymmetrical building form, gables with decorative cross-bracing and vergeboard, and pointed arch or lancet windows. Gothic Revivals in rural environments were most often constructed in wood clapboard, giving rise to the “Carpenter Gothic” vernacular version of the style. As with Greek Revival, there are few Gothic Revival examples in River Forest. The best

examples of style include the Thatcher House at 558 Keystone Avenue and the Herman Yalding House at 615 Thatcher Avenue.

Italianate (1840s to 1880s)

Alexander Jackson Downing’s pattern books popularized another picturesque style, the Italianate, which was loosely modeled after the grand villas of northern Italy. Italianate homes first began to appear in most eastern and Midwestern states in the 1840s and soon surpassed the Gothic Revival as the dominant architectural style, especially in its detached single family home variant. The style declined in popularity after the financial panic of 1873 and the subsequent depression when home building slowed and a new style, the Queen Anne, became the dominant residential architectural style in the latter half of the 19th Century.



Gothic Revival examples: Solomon Thatcher House at 558 Keystone Avenue, 1868 (above), and the Herman Yalding House, 615 Thatcher Avenue, 1870 (below)



Italianate examples: an Italianate home with stucco cladding at 534 Forest Avenue, 1886 (above). the Abraham Hoffman House at 738 Thatcher Avenue, 1874 (below)

Italianate homes in River Forest are typically constructed in wood clapboard or masonry, two to three stories in height, and L-shaped, asymmetrical or gable-fronted in form. It's most recognizable features include an elaborate roof-line cornice with decorative brackets and tall, narrow, double-hung windows that are often arched at the top and crowned with a hood mold made of brick or stone. Roofs are usually hipped and low-pitched and porches may be partial, full-front or wrap-around and may often include ornate railings and turned columns. Two of the more significant Italianate homes in River Forest, the Abraham Hoffman House on Thatcher Avenue (the Hal Terrell Trailside Museum) and the William F. Blocki House at 344 Keystone Avenue, incorporate a central bay tower or belvedere, which is a distinctive feature of high-style American Italianate architecture.

Second Empire (1850s to 1890s)

Second Empire is the first of the Victorian styles that would prevail in American domestic architecture for much of the later part of the 19th century as industrialization and the growth of the railroads would dramatically change home design and production. During this period, balloon-frame construction would replace the use of heavy timbers in home construction and new industrialized processes that could produce doors, windows, roofing, siding and

other house elements could be transported faster to construction sites than ever before. Second Empire homes became popular throughout most of the eastern and midwestern United States and were often considered a “modern” alternative to the picturesque styles given its association with the institutional and residential architecture of France’s Napoleon III. The style’s most distinctive feature is its curved mansard roof with pedimented dormers. In addition, Second Empire homes were often rectangular or asymmetrical in building form, constructed usually in masonry and often incorporating a central tower topped with a mansard roof. Other features often copy elements from the Italianate style, including double-hung windows, window hoods, decorative cornice line brackets, and partial, full width or wrap-around porches. The only example of the Second Empire style is the Solomon Thatcher Jr. House at 518 Keystone Avenue.

Queen Anne (1880s to 1900s)

Queen Anne prevailed perhaps as the most dominant Victorian domestic architectural style during the last two decades of the 19th Century. Queen Anne homes, cottages and even commercial buildings are found in almost every state from the Atlantic to the Mississippi River, southward to Texas and west across the Rocky Mountain region all the way to California. The style was first practiced during the mid to late



Second Empire example: Solomon Thatcher Jr. House at 518 Keystone Avenue, 1883.



Queen Anne example: 550 Edgewood Place, 1889.

1800s by a group of English architects led by Richard Norman Shaw who borrowed heavily from earlier Medieval English and Elizabethan vernacular models of residential architecture, often incorporating design features such as half-timbering, projecting gables and massive chimneys. The first American interpretations of the Queen Anne style along the eastern seaboard were later popularized by the proliferation of pattern books and the ready manufacture and distribution of pre-cut materials and architectural features.

In the Midwest, the majority of Queen Anne homes were constructed in wood clapboard and wood shingles in the upper floors. Wide bandboards or wood trim were also used in many Queen Anne homes to mark the change in materials from wood clapboard to wood shingles. Masonry Queen Anne homes were also quite common but were more prevalent in cities and urban areas. In form, Queen Anne homes were often asymmetrical buildings with steeply pitched, cross-gabled roofs incorporate projecting gables ornamented in shingling patterns or gable trusses. Some Queen Anne homes have cylinder tower bays that rise through the roof line, recessed balconies, and chimneys with corbelled masonry patterns. Tower bays may also be a notable feature of one and two-story Queen Anne commercial buildings. Perhaps one of the most notable features of Queen Anne residences is the elaborate porches that were constructed along with the house — porches with elaborate spindlework, balusters and pediments with stick or shingle work. Several Queen Anne homes in River Forest also incorporate “Stick” style elements or patterned wood wall surfaces and gable trusses that were meant to mimic Medieval English timbered cottages.

The most distinctive River Forest Queen Anne homes include the William H. Hatch House at 306 Keystone, the Cora Cummings House at 147 Thatcher Avenue and other homes located at 550 Edgewood Place and 734 Keystone Avenue. A unique Queen Anne cottage at 230

Forest Avenue was once the meeting place of the First Presbyterian Church and the River Forest Women’s Club.



Queen Anne example: the William H. Hatch House at 306 Keystone Avenue, 1882 (above) and a Queen Anne gable-front cottage at 230 Forest Avenue, 1887 (below)

Shingle (1880s – 1890s)

The Shingle Style is mostly found in New England, especially in the resort towns of Newport, Rhode Island; Cape Cod, Massachusetts; Long Island, New York; and in coastal Maine. A uniquely American architectural style, Shingle-styled homes often incorporate the features and elements of Queen Anne homes, such as projecting gables, wide porches, towers, and asymmetrical building forms and roof shapes. However, Shingle homes are characterized by the use of wood shingling as the primary wall and roof cladding material. Other attributes include dormers in curved, eyebrow and polygonal shapes; Palladian windows in the main gable bays; and



Shingle example: the John F. Barrett House at 706 Lathrop Avenue, 1890

arched or lancet ribbon windows. A handful of Shingle-styled homes exist in River Forest with the John F. Barrett House, located at 706 Lathrop Avenue, the most distinguished example of the style.

Romanesque Revival (1880s – 1900s)

Only two residential buildings in River Forest were identified as having Romanesque style characteristics. The Romanesque Revival style borrows heavily from European Romanesque models, which emphasized massive masonry walls, round arches, large towers and decorative arcading. In America, the Romanesque style was often utilized for larger scale public, commercial and



Romanesque example: a two-flat at 633 Franklin Avenue, 1905

religious buildings, as well as residential homes found in cities and communities throughout the Midwest. The most important practitioner in the United States was Henry Hobson Richardson who designed many well-known Romanesque Revival buildings, including Holy Trinity Church in Boston and the Glessner House in Chicago. The two homes in River Forest are a more vernacular version of the style, constructed in concrete block and more rectangular in building form. These homes are located at 544 Forest and 633 Franklin Avenues.

Colonial Revival (1880s – 1950s)

Colonial Revival is by far the most prevalent architectural style found in River Forest with different subtypes and variants constructed in all areas of the Village across different decades. The Colonial Revival style is believed to have started after the 1876 Philadelphia Centennial Exhibition where a “colonial kitchen,” replete with a spinning wheel, was reconstructed. The New York firm of McKim, Mead, White and Bigelow is often considered the first important practitioners of the style with their Appleton House in Lennox, Massachusetts and the Taylor House in Newport, Rhode Island, their most significant works in the style.⁶

⁶ Virginia and Lee McAlester. *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 1990) p. 326.



Colonial Revival examples: 7800 Augusta Avenue, with tile roof and dormer, c. 1920s



Colonial Revival example: 904 William Street, 1922



Colonial Revival example: a Colonial Revival Foursquare at 739 Ashland Avenue, 1904

The most common architectural features of Colonial Revival homes include: columned entry porches; entry doors with transoms, sidelights and elaborate surrounds; symmetrical building forms; hipped roofs; and double-hung, multi-paned windows that are often paired together. In River Forest, Colonial Revival homes are often two and-a-half floors in height, constructed in brick or stone masonry, and with roof materials consisting of slate, tile or asphalt shingles. In addition, many homes have one-story enclosed side wings that usually fronted the street if the home was oriented to the side yard.

Colonial Revivals are also found in different building forms apart from their customary rectangular, symmetrical versions. Foursquare forms, which are characterized as simple, two-story boxes, became increasingly popular in Midwestern small towns and cities. In River Forest, Foursquares were often styled with Colonial Revival details such as pilasters and columns on the upper façade, columned porches, pedimented gables, and columned porches.

Other Revivals were constructed with gambrel roofs and long front dormers, typically classified as the Dutch Colonial subtype. Dutch Colonials are particularly prevalent in River Forest and, unlike other high style Colonial Revivals, were often clad in wood bevel siding, sometimes in wood shingling. Colonial Revival styles are later found in more simplified versions in post-World War



Colonial Revival example: a Dutch Colonial with gambrel roof and roofline towers at 214 Gale Avenue, 1902

II townhomes, and various Ranch forms, both as single-story homes and in split-level residences. Distinctive Colonial Revival examples include 745 Jackson Avenue (1919), 7800 Augusta Avenue (c. 1920s), 739 Ashland Avenue (1904), 1424 Keystone Avenue (1950) and 1442 Harlem Avenue (1951).

Classical Revival/Beaux Arts (1895 – 1950s)

The Chicago Worlds Columbian Exposition in 1893 revived interest in Classical architecture as the Fair's planners mandated a classical theme be used for all buildings constructed. From the mid 1890s to the middle of the 20th Century, Classical Revival became a popular style for both commercial and residential buildings. Signature features of Classical Revival homes are full height



Classical Revival/Beaux Arts examples: the River Forest State Bank Building at Lake Street and Franklin Avenue, 1930 (above) and 1015 Park Avenue, 1939 (below)

porches supported by columns with Corinthian or Ionic capitals and topped with a pedimented gable. Such homes are often two and a half stories in height, rectangular and symmetrical in form, and constructed in stone or brick that was often painted white. Front entrances may have columned surrounds and arched or broken pediments above the door.

Representative residential examples of the style in River Forest include 840 Jackson Avenue (1916), 1015 Park Avenue (1939), and 531 Edgewood Place (1922), which is a unique one-story cottage subtype. Frances Willard School at 1250 Ashland Avenue is also a distinctive example of an institutional building design in the style. A variant of Classical Revival is the Beaux Arts style, which was popular in the United States from the mid 1880s to the 1930s, and often

used for monumental commercial buildings such as banks and office edifices, although the style was extensively employed for mansions of the wealthy throughout the United States. Beaux Arts buildings share many of the same features and elements of Classical Revival buildings but they may also incorporate balustrades at the roof line, elaborate window surrounds and crowns, pilasters and floral patterns and shields as decorative elements. The former River Forest State Bank building at 7727 Lake Street (1939) is the only commercial example of the style in River Forest.

Tudor Revival (1890s - 1940s)

More than 230 homes in River Forest are designed in the Tudor Revival style, which feature steeply pitched roofs, a dominant front gable, half-timbering, masonry walls, massive chimneys and narrow casement windows. Tudor Revival is based on late Medieval English prototypes



Tudor Revival examples: a Tudor Revival cottage at 1115 Ashland Avenue, 1928 (above) and 555 Edgewood Place, 1926 (below) designed by William Drummond.

from grand manors to thatched roof cottages and was popularized in the United States during the same period as the Colonial Revival gained ascendancy as a preferred residential architecture style. As the Prairie School style waned in popularity by the 1920s in River Forest, several of Frank Lloyd Wright's apprentices, William Drummond especially, turned to Tudor Revival to satisfy growing client preferences for the style. Drummond's interpretation of the Tudor Revival, especially his unique designs for 535 and 555 Edgewood Place (1919 and 1926 respectively), used more simplified geometric forms in the dominant gable as a way to incorporate a post-Prairie expression into the building's architecture. Into the 1920s, larger Tudor mansions become prevalent north of Chicago Avenue as River Forest's "Northwoods" area became attractive to developers seeking to build homes of high quality and elegance. Other representative examples of the style include 1115 Ashland Avenue (1928), 1339 Thatcher Avenue (1921) and 1419 Keystone Avenue (1931), which is attributed to architect Harold Zook.

French Eclectic (1910s – 1940s)

Like Tudor Revival, French Eclectic or French country house architecture became a popular style in River Forest as the Prairie School declined as a residential style after the 1920s. It is often said that French Eclectic became a popular design style in the United States as soldiers returning



French Eclectic examples: a French country "barn" house designed by Robert E. Seyfarth at 1408 Keystone Avenue, 1939.

from France in the aftermath of World War I gained first-hand familiarity of country house prototypes in Normandy and Brittany. Published photographic studies of the prototypes were also circulated to American architects who quickly adapted the style for residential commissions. French Eclectic homes were usually designed in brick or stone with steep asymmetrical roofs,



French Eclectic examples: Spencer S. Beman designed house at 1044 Forest Avenue.

massive masonry chimneys, and a dominant tower bay and multi-paned casement windows. One prominent practitioner of the French Eclectic in River Forest was Jerome Cerny, a Lake Forest based architect who designed the quintessential French country house at 1512 Forest Avenue. Other representative examples of the style include 1408 and 1433 Keystone Avenue (1939 and 1937 respectively) and 1044 Forest Avenue (1929), designed by Spencer Solon Beman, the son of Solon S. Beman, the architect and planner of the Pullman factory complex in Chicago.

Collegiate Gothic (1880s – 1940s)

A variant of Gothic Revival architecture in the United States lived on in the 1880s and 1890s in the form of colleges, universities and even high schools and grade schools. Trinity College in Hartford, Connecticut, and Bryn Mawr College in Bryn Mawr, Pennsylvania, were the first schools of higher education in the United States to design new buildings in a refined Gothic style that emulated the great English universities of Oxford

and Cambridge. Soon after, major universities such as Princeton and the University of Chicago would commission major architectural firms to design and plan their campus buildings according to the Gothic styles and precedents of their famous English counterparts.

One significant advocate of the Collegiate Gothic was Ralph Adams Cram, a Boston-based architect who designed churches and various religious buildings, as well as university facilities from the late 1800s until his death in 1942. He is noted for being the architect of several academic buildings for Princeton University. In the 1920s, Cram was commissioned to design Mazzuchelli (1925-27), and Lewis (1925) and Power Memorial Halls (1922) for Rosary College, now Dominican University.



Collegiate Gothic example: Power Hall (1922) at Dominican University, designed by Ralph Adams Cram.

Craftsman (1900s – 1920s)

The Craftsman Style derived from the Arts and Crafts Movement of the late 19th century. The Arts and Crafts Movement valued hand craftsmanship, natural materials and simplicity in design and detailing and rejected Victorian era excesses and mass-production. Craftsman Style houses feature a mix of wood clapboards, shingles, stucco and sometimes half-timbering. If stone or brick was used, it was typically laid to look more rustic, with rough cuts and uneven application. Roofs are low-sloped hipped or gable roofs with



Craftsman examples: 743 Monroe Avenue, 1916 (above) and 303 Forest Avenue, 1911 (below)

deep overhangs supported by wood brackets and knee-braces. In one and one-half story versions, the attic space is made usable with dormers or windows set in the gable ends. Wide front porches are common and are often supported by rustic brick or stone piers. Windows are usually double hung or casement types with multi-paned or diamond-paned glass.

The Craftsman Style does not have its own building form but was a style applied to common building types, such as the bungalow and American Foursquare. The style was popularized by national design plan books and magazines such as *The Craftsman*, published by Gustav Stickley between 1901 and 1916. Though high-style, expensive Craftsman homes are not uncommon, it was generally promoted as an affordable, middle-class style for Americans and, ironically, was mass-produced. Representative examples in River Forest include the row of three bungalows at 743

- 751 Monroe Avenue (1916); 303 Forest Avenue (1911), a two-story example; and, 601 Bonnie Brae Avenue (1907) by Tallmadge and Watson. The house at 303 Forest Avenue is an example of an English Arts and Crafts “Chalet” home, which was one inspiration for the Craftsman Style in the United States.

Prairie (1900s - 1920s)

The Prairie Style is largely derived from the Arts and Crafts Movement of the late 19th century by Frank Lloyd Wright and his contemporaries in Oak Park and River Forest. The Prairie Style was Wright’s unique vision of the Arts and Crafts Movement, and was suited to the open land and flat prairies of the Midwest. As such, the style emphasized horizontality. Typical characteristics include low-slope hipped roofs with very deep



Prairie examples: J. Kibben Ingalls House at 562 Keystone Avenue, 1909 (above) and 719 Clinton Place, 1919 (below)

overhangs and horizontal bands of trim. Garden walls are also common as a way to tie the house to the landscape. Houses are of lower overall height compared to Victorian era or Revival Style houses, even when two stories tall. Exterior materials are simple and usually include stucco and wood. Wood siding is often horizontal board and batten rather than clapboards. Windows are typically single-pane casement style and often featured art glass. Windows were also usually banded together in rows to emphasize horizontality and provide wide vistas to nature.

Most examples before World War I are high-style and designed by the best known architects. After World War I, the style’s popularity declined but continued to influence mass-produced housing such as bungalows and American Foursquares. In these cases, elements of the style were applied to the house types. Bungalow or Foursquare Prairie Style houses typically feature stucco exteriors with hipped roofs and deep overhangs, some horizontal trim and bands of windows. Wide front porches were also typical.

Examples in River Forest include the J. Kibben Ingalls House, a Frank Lloyd Wright design at 562 Keystone Avenue (1909) and a high-style house designed by William Purcell at 628 Bonnie Brae Avenue (1909). Architect John S. Van Bergen carried on the style after World War I and designed simpler versions, such as 719 Clinton Place (1918). American Foursquares with elements of the style were very common, such as can be seen at 1114 Forest Avenue (1925).

Chicago Bungalow (1910s – 1930s)

The Chicago Bungalow is a unique style of the bungalow house type that developed in Chicago and spread throughout the Great Lakes region. The style features all of the typical characteristics of a bungalow house, such as being one or one and a half stories with a low gable or hipped roof, front porch and an efficient, compact floor plan. But the Chicago Bungalow developed to suit the unique conditions found in the region, including weather and land costs. Chicago Bungalows are



Chicago Bungalow examples: 218 Lathrop Avenue, 1923

rectangular in plan with the short end facing the street. This allows construction on narrow lots. Instead of a wide front porch, most have a small, open entry porch with the rest of the house front enclosed as a sun-porch. Almost all Chicago Bungalows are of brick construction, which was a requirement in Chicago, but occasionally stucco was used.

To save costs, the front sometimes featured nicer looking “face brick” while the sides and rear used cheaper “common brick.” Roofs are low hipped or gable roofs with modest overhangs. Roof dormers are typical and allowed for usable space in the attic. Windows are typically double hung and often the front sun-porch windows have Prairie Style art glass. Front sun-porches with octagonal bays are sometimes referred to as Octagon Bungalows.

Chicago Bungalows were generally mass-produced for working-class families. As such, they had minimal ornamentation but sometimes had stone or terra cotta details at the entry or on the front. Sometimes there are corbels under the front windows that supported planter boxes. Some versions were designed for wealthier homeowners and were highly ornamented with expensive tile roofs and arched windows. The style developed in the housing boom after World War I and ended with the housing bust of the Depression. Significant examples of the style in River Forest include 810 Clinton Place (1923) and 218 Lathrop Avenue. (1923)

Spanish Revival/Mission (1920s – 1940s)

The Spanish Revival style was inspired by the Spanish colonial architecture of the Southwest and Mexico. Its overall characteristics are asymmetry, stucco exteriors and red tile roofs. The original Spanish Colonial buildings usually had walled-in compounds, and the revival homes often featured garden walls with the same stucco and red tiles of the main house. Front porches are rare but many houses have a terrace or stoop and a small protective overhang to protect the entry. Side porches protected under arched arcades are not uncommon. Arched doors or windows are also typical. Exposed wood beams and protruding “vigas” that appear to support the roof are also typical. Highly ornamented houses will often have wrought iron railings, balconies and light fixtures and twisted columns around doorways and windows.



Spanish Revival examples: 1103 Keystone Avenue, 1926 (above) and 1125 Park Avenue, 1929 (below).

Related to the Spanish Revival is the Mission style, which refers specifically to the mission architecture of the Southwest, especially in California, Texas and New Mexico. Mission homes are less ornate than Spanish Revival houses and usually lack the red tile and ironwork. Roof parapets with curved shapes, like those found on the Alamo, are a distinguishing characteristic of the style. Houses might have front porches with arched or angled piers. Both styles gained popularity after World War I and declined by the start of World War II. Representative River Forest examples include 1103 Keystone Avenue (1926) and a small bungalow at 515 Lathrop Avenue (1924).

Italian Renaissance (1920s – 1930s)

The Italian Renaissance style, popular in the United States during the 1920s and 30s, was largely inspired by the large estate villas in northern Italy. Its overall characteristics are of elegance and formality and are most often found in high-style homes for upper-middle-class and wealthy owners.

Houses are typically two stories and can be symmetrical or asymmetrical, but always with a sense of balance and proportion. Roofs are almost always low-sloped hipped roofs covered with red tiles. The exterior is often brick, terra cotta and painted stucco. The main windows are typically tall casement type or French doors and may have arched openings and multiple panes. Houses rarely have porches, except for occasional side porches with arched openings. Instead of a front porch, an open terrace is likely and may extend the width of the house or be a smaller entry terrace. In more elaborate design versions, the terrace might have multiple levels and stone balustrades. Fabric awnings over windows and the terrace are common. The entry sometimes has a small canopy for weather protection; others designed for wealthier clients may have porte-cocheres leading to a side entry. Ornamentation is typically found around windows and doors, such as stone or terra cotta surrounds. There may sometimes be applied decorative elements such as garlands and festoons.

The Italian Renaissance style gained popularity after World War I when revivals of European architecture were most popular. The style mostly ended with the onset of the Depression. Derivatives and other common names for the style are Mediterranean Style and Renaissance Style. It is not related to the 19th-century Italianate style. Representative examples in River Forest include 1138 Ashland Avenue (1928) and 940 Bonnie Brae Place (1927). Some American Foursquares have elements of the style, including one at 1323 Ashland Avenue (1926).



Italian Renaissance examples: 1138 Ashland Avenue, 1928 (above) and 1323 Ashland Avenue, 1923, a Burma-built house (below).

Art Deco and Art Moderne (1925 – 1940s)

The Art Deco and Art Moderne Styles are similar, but separate, styles that developed in the mid-1920s and early 1930s. Art Deco developed in the 1920s and its houses often featured traditional forms but with specialized,

highly designed ornament. Ornamentation was often carved in stone or terra cotta and included garlands, flutes and chevrons. This ornament was typically featured in relief, which means it was carved shallowly and looked rather flat. This flat ornamentation gave the building a more modern appearance than its traditional roots. Building forms and ornament often included stepped and zigurat shapes, similar to Mayan temples.

Art Moderne was a streamlined version of a modern building, reflecting the influence of faster cars and the aerodynamic planes, trains and steamer ships of the 1930s. Art Moderne buildings have rounded corners, porthole windows and railings similar to those on passenger steamers. Since it was a modern style, roofs are typically flat with parapets instead of overhangs and there is minimal, if any, ornamentation. Exterior materials included stucco, concrete and sometimes brick. Windows often have steel frames and large picture or casement windows. Glass block was also a common window choice at entries or bathrooms. Porches are rare but a projecting canopy might offer protection at the entry and roof decks are common.

Representative examples in River Forest include 827 William Street (1936), which is an example of the Art Deco applied to a traditional house form, and 1302 Jackson Avenue (1936), an excellent example of a high-style Art Moderne house. In addition, 8033-35 Lake Street (1955) is a simple version of the Art Moderne.



Art Modern example: 1302 Jackson Avenue, 1936

International Style (1930s - 1960s)

The International Style evolved in the 1930s in Europe as a rejection of ornament, historic associations and revivals. The style is devoid of any applied ornamentation and includes a flat roof with parapets instead of overhangs. Exterior materials are typically concrete or stucco. Typically, there are no porches but sometimes a projecting canopy might offer protection at the entry. In lieu of porches, cantilevered balconies with solid walls are often included, especially in multi-family buildings. Windows often have steel frames and are often large picture or casement windows. Commercial buildings in the International Style built after World War II are often mostly glass with steel or aluminum frames. The style became very popular in the Chicago region after Mies van der Rohe, its most famous proponent and practitioner of the style, emigrated to Chicago from Germany in 1938. Representative style examples in River Forest include 1515 Bonnie Brae Place (1955) and 1301 Lathrop Avenue (1960).



International Style example: 1515 Bonnie Brae Place, 1955

Mid-Century Modern (1950s - 1960s)

Mid-Century Modern is a more ornamented and visually-enriched version of the International Style. Though devoid of traditional ornament, the style does feature ornamental applications such as carved relief stone panels or wall panels of differing materials. The exterior materials are also more varied and include stone, brick,

concrete block and sometimes wood clapboards or aluminum siding. Typically, several materials will be included. Brick is often long, narrow Roman-styled brick and is sometimes stacked in neat rows rather than overlapped in the traditional manner. Concrete blocks will usually feature low-relief or cut-out geometric shapes. Roofs vary from low-sloped gable and hipped roofs to flat, but they often have deep, cantilevered overhangs. Windows often have steel frames and are casement or multi-pane picture windows. Glass block windows are common for entries and bathrooms. The multi-paned picture windows sometimes turn the corner. Porches are rare but a projecting canopy or roof overhang will often protect the entry. Multi-family buildings will usually feature balconies covered by roof overhangs. Residential examples in River Forest include high-style examples at 1227 and 1223 Franklin Avenue; Ranch form homes can also have elements of the style, such as the example at 811 Franklin Avenue



Mid-Century Modern examples: 1223 Franklin Avenue, 1955 (above) 811 Franklin Avenue, 1957(below)

(1957). An excellent commercial/institutional example is located at 7620 Madison Street (1960).



Mid-Century Modern example: 7620 Madison Street (1960).

Minimal Traditional (1930s - 1960s)

The Minimal Traditional Style developed in the 1930s and was popular through the 1960s. The style is a simplification of the Colonial Revival, using some of the traditional forms found in Colonial Revival houses but without the ornamentation. Minimal Traditional houses are typically one and one-half stories and have simple hipped or gabled roofs with short overhangs. The entry is often protected by a small porch or roof overhang. One and one-half-story houses will have either individual dormers or one wide shed dormer. Exterior materials varied and included brick, stone, wood clapboards, aluminum siding and asbestos siding. Two siding choices were often included to provide character to the home. Windows are sometimes flanked with shutters and it is common to find a picture or bay window in the living room.

The Minimal Traditional style accommodated homeowners' desire for traditional looking houses, but were easier to build and cost less than more ornamented homes. It was a way to build low-cost, working-class homes for the masses that still looked like what people thought of when they imagined a traditional house. For these reasons, the style was popular during the Depression and in the post-World War II housing boom.

Representative examples in River Forest include 206 Park Avenue (1950), which is the most common type of the style. A two-story version is located at 1419 William Street (1936). Ranch-type houses can also have elements of the style, such as the one at 1440 Monroe Avenue (1961).



Minimal Traditional examples: 206 Park Avenue, 1950 (above) and 1419 William Avenue, 1961 (below).

Late Modern Eclectic (1970s – 1990s)

The Late Modern Eclectic Style developed in the 1970s as a more traditional alternative to modernist buildings, but on a grander scale and with greater detailing and ornamentation than the earlier Minimal Traditional style. It can be difficult to describe the characteristics of the style, since by definition it is highly eclectic in nature. The general characteristics include traditional exterior materials such as brick, stone and clapboard siding, or the siding was often aluminum or vinyl. Typically two or more materials are combined to provide visual interest or lower costs. The overall form and massing is usually very irregular and asymmetrical. Roof



Late Modern Eclectic: 1518 Monroe Avenue, 1969

forms also vary considerably, ranging from hipped to multiple gables. There is rarely any distinct stylistic ornamentation, but shutters and classical porch posts are common. The entry is typically protected by a portico, which is sometimes dramatically over-scaled. Large, attached garages are the norm. The Late Modern Eclectic style is often referred to as Neo-Eclectic and sometimes as Postmodern. Examples in River Forest include a potentially significant early example from the 1970s at 1518 Monroe Avenue (1969).

Neo-Prairie (1990s – Present)

The Neo-Prairie Style is a modern revival of the Prairie Style and has grown popular in recent decades. As a revival style, the Neo-Prairie will have many of the original characteristics but with modern materials, scale and interpretation. The exteriors will typically have brick, stucco or synthetic stucco and a hipped roof with wide



Neo Prairie example: 1345 William Street, 1999

overhangs. Windows banded together and some horizontal trim work are also common. Unlike the original style, art glass windows are rare and large attached garages are the norm. The scale of such homes is almost always larger than the originals. Representative examples include 1217, 1345 and 1422 William Street (1998, 1999, and 2000 respectively).

Neo-Revival (1980s – Present)

The Neo-Revival is a latter-day return to earlier European architectural revival styles from the early part of the 20th century. Neo-Revivals will have many of the typical architectural features and design characteristics of earlier revival styles but often incorporate modern materials, scale and interpretation. The exteriors will range from brick, stone, stucco, synthetic stucco, vinyl siding or fiber cement siding depending on the original style's material pallet. Roof forms will also vary depending on the style revived. Windows do not usually closely match the original style. Unlike

the original style, ornamentation and detailing are rare or simplified. The scale of the houses is almost always larger than the originals and large attached garages are the norm. Bungalow Revival, Craftsman Revival and Tudor Revival houses are the most popular forms of the catch-all Neo-Revival, but River Forest has others that are inspired by popular historic styles found throughout the village. Representative examples in River Forest include 1331 William Street (1997), a Neo-Tudor Revival; 906 Forest Avenue (2005), a Neo-Colonial Revival; and 814 Park Avenue (2005), a Neo-Italian Renaissance Revival.

VERNACULAR BUILDING FORMS

As mentioned previously, buildings in River Forest were also evaluated according to their vernacular building form in addition to their architectural style. A building's form is defined by its overall massing and shape, interior space configuration and function. Building forms also represent popular forms of architecture derived from local and regional traditions of construction, and were often built by highly skilled contractors and builders with functionality in mind rather than style and aesthetics. In River Forest, however, many vernacular buildings were constructed by builders with an architectural style in mind — one that may have been particularly popular during a given time period. For example, hundreds of Foursquares were constructed in River Forest during the early 1900s with many receiving Prairie or Craftsman stylistic treatments and ornamentation.

Twelve different building forms were identified during the survey. Not every building in River Forest documented with a specific building form was assigned to an architectural style. In addition, some building forms, most particularly the Bungalow (Prairie and Craftsman) and the Ranch (Mid-Century Modern), are more associated with specific architectural styles than are others.



Neo-Revival examples: 1331 William Street, 1997 (above) and 814 Park Avenue, 2005 (below).

Gable-Front and Gabled-EL (1870s to 1900s)

Vernacular Greek Revival, Italianate and Queen Anne homes are sometimes classified according to their overall building form. Gable-Front Cottages and Houses are typical building forms where the dominant gable elevation faces the street. A Gabled-El Cottage or House includes a dominant front gable elevation with a short wing extension on the rear elevation. There were 51 homes identified as having a Gable-Front building form in River Forest while only four were identified as having a Gabled-El form.



A Gable-Front house at 343 Franklin Avenue

T-Shaped Cottage/House (1870s to 1900s)

A T-Shaped Cottage or House implies a building layout with the main gable front facing the street with two wing additions to the rear. Porches were often added across the entire front elevation or on one side of the front gable. The T-Shape Cottage/House is rare in River Forest with only nine identified during the course of the survey work.



T-Shaped House at 719 Monroe Avenue

L-Shaped Cottage/House (1870s to 1900s)

The typical form of an L-Shaped Cottage or House is the shorter gable-fronted wing facing the street with the longer wing joined as a cross-gable. There were 15 L-Shaped Cottage and Homes identified in River Forest.



An L-Shaped House at 526 Bonnie Brae Place

Foursquare (1890s to 1930s)

The Foursquare was a popular vernacular building form in nearly every part of the country from the 1890s through to the 1920s. Sometimes called the “Classical Box” or “Prairie Box,” there are more than 320 Foursquares that were constructed in River Forest. Common characteristics of the Foursquare include its square or rectangular floor plan; its medium-pitched pyramid hip roof; one or more centrally placed dormers; full front porches, some open, some enclosed;



A Prairie Foursquare at 534 Franklin Avenue, 1909

and wood, stucco, and brick walls. Almost all Foursquares were two and a half stories in height. In River Forest, a majority of the Foursquares were designed with a particular style, most often in Queen Anne, Prairie, Craftsman or Colonial Revival features. Prairie Foursquares are often noted for their wide eaves; and Colonial Revival elements may include porch columns topped with capitals, Palladian windows, and pilasters as corner trim.

Bungalow

As noted previously, the Bungalow, along with the Foursquare, was one of the dominant building forms in River Forest. The name “bungalow” is of a British importation, derived from the Hindi word “bangle,” meaning a low house with galleries or porches. In the United States, bungalows have come to be known as one general residential building type even though they may be designed in different architectural styles. American bungalows are typically one and one-half stories in height, have gently pitched gable or hip roof, and partial or full front porches. Bungalows designed in the Craftsman style may have wood clapboard siding and exposed roof rafters; those in the Prairie style may have wide eaves and stucco cladding. The Chicago Bungalow is entirely constructed in brick.



Bungalow example: 810 Clinton Place, 1923

Ranch

The modern Ranch house has its predecessors in the vernacular frontier architecture of California and the Southwest where the traditional one-story Spanish settlement dwellings took root. Today, the Ranch home is often associated with the new suburban subdivisions that were developed all around the country after World War II. In River Forest, there are more than 200 homes that have the typical one-story or split level ranch form. Unlike other suburbs in the Chicago region or elsewhere, many River Forest ranches are more than just one-story residences — many have stylistic features that mimic the elements of their larger scale counterparts. For example, there are 29 Ranch homes that have Colonial Revival detailing such as columned front entry surrounds and wood clapboard siding in front gables. However, a vast majority of the Ranch homes exhibit the most characteristic styles that are often associated with this house type — Mid-Century Modernism.



Ranch example: Ranch home with Colonial Revival features at 1424 Keystone Avenue, 1950 (above) and, a Split-Level Ranch home at 924 Franklin Avenue, 1965 (below)

Split Level

The Split Level is a variant of the Ranch house in which a two-story wing is intercepted at mid-height by the main one-story wing, thus providing three levels of floor space in the house. There are 14 Split-Level Ranch homes identified in this survey.



A Split-Level Ranch at 1019 Keystone Avenue

Apartment Block/Flat

Residential building forms in River Forest also include the multi-story Apartment Block, which is mostly found along the North Avenue and Harlem/Lake Street commercial corridors. While many apartment blocks were constructed in the late 1960s up to the 2000s, several older ones date to the 1920s and were designed with Tudor Revival elements. The Shirley Apartments at 7772-7776 Central Avenue is one representative example.

Apartment flats were developed in many urban areas between 1910 and 1930, especially in neighborhoods that were served by streetcar or commuter rail lines. Architects and builders of apartment blocks sought to achieve a harmonious balance between the adjacent residential neighborhood and the commercial street by incorporating a variety of design elements such as sunrooms, bay windows, half timbering, casement windows and geometric ornamentation.



The Shirley Apartments at 7772-7776 Central Avenue.

Courtyard Apartment

Like the Apartment Flat, the Courtyard Apartment building was a popular multi-family building form in the Chicago area and around the Midwest. The Courtyard Apartment was often a U, T or L-shaped building with a courtyard green space incorporated in the building's front or side yard. Courtyard Apartments were designed in many styles, including Tudor Revival, Italian Renaissance and Mid-Century Modern. There are 14 such Courtyard Apartments in River Forest.

One-Part Commercial

The One-Part Commercial building is one of the two most common vernacular commercial building types found in River Forest. The other is the two-part commercial building. One-part commercial buildings are typically one story with a narrow street frontage dedicated to a storefront of



One-Part Commercial in the Mid-Century Modern style at 344 Lathrop Avenue, 1952.

glass windows, transoms and a recessed entryway. A façade wall area between the storefront level and the roof or cornice line was sometimes used for signage and advertising and may vary in height to promote the appearance of a two story rather than a one story building. In River Forest, most one part commercial buildings are found along Lake Street and North Avenue and have simple, unornamented brick facades with one or multiple storefront entries. After World War II, with the advent of Modernism, one-part buildings became even more simplified with little or no ornamentation, facades of plain or textured brick or stone and “open fronted” storefronts of large sheets of plate glass providing clear views of the store’s interior. It has been suggested by architectural historians that one-part commercial buildings were often constructed as an interim development until commercial district land values appreciated enough to support a larger, more profitable building on the particular site.

Two-Part Commercial

Two-Part Commercial buildings are considered one of the most common vernacular building types in the commercial districts of small towns and urban neighborhoods. These buildings are typically two to four stories in height and have two distinct divisions — the lower commercial storefront zone and an upper zone containing private uses such as office space, hotels or apartments. The visual distinction and relationship between the lower and upper zones vary from building to building with some having clear changes in architectural features and styles while others have no differences and are harmonious in style and materials. Distinct divisions between the commercial and upper zones were sometimes accomplished by stone,

metal or terra cotta banding or storefront cornices in wood and other materials. Most historic Two-Part Commercial buildings in River Forest, however, have a defined architectural style such as the William Drummond designed Prairie style Luhman Building at 7623 Lake Street. Many two-part commercial buildings along North Avenue are mainly Mid-Century Modern in design.

Strip Commercial

The Strip Commercial building form is similar to the one-part commercial in that they are one-story in height with commercial storefronts but are fronted with parking spaces or lots rather than on the building’s rear or side. Strip Commercial buildings began to appear during the 1950s as more people traveled with automobiles to do their shopping and dining. Strip Commercial buildings often housed gas stations, fast-food places, convenience stores, offices, and retail and service establishments. Some are designed in variants of the Mid-Century Modern and late Modern Eclectic styles. There are 23 Strip Commercial Buildings in River Forest.



A Strip Commercial Center at 7315-7321 North Avenue, c. 1990s.



HISTORIC CONTEXT

HISTORIC CONTEXT

The following section provides an overview of the historical forces, people, architects and builders that shaped the development and physical environment of River Forest from its earliest settlement days to the present. The following narrative also provides important background information in understanding the significance of River Forest's important buildings, sites and landscapes.

NINETEENTH CENTURY RESIDENTIAL DEVELOPMENT

Early Settlement

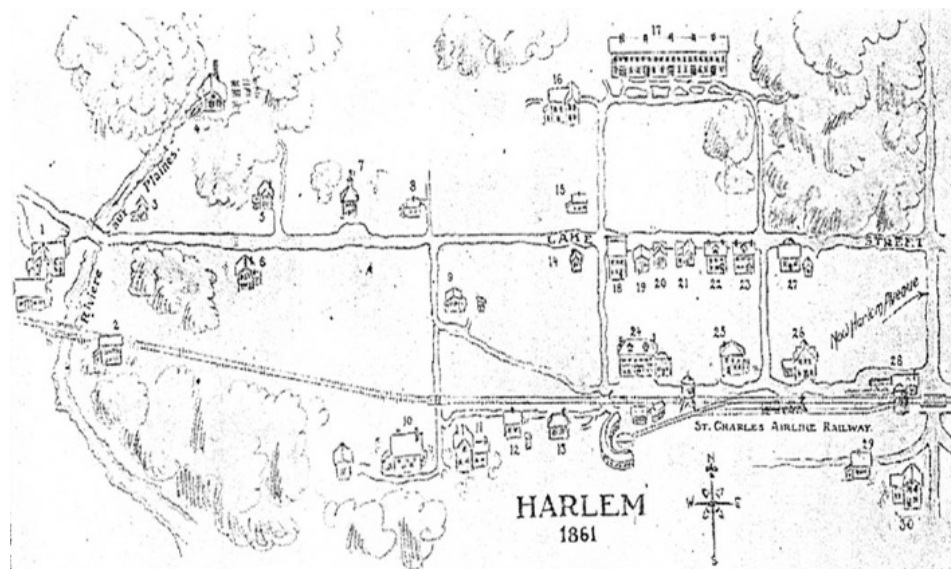
River Forest's pioneers arrived in the early 1830s and settled along the western edge of the current Village boundaries near the Des Plaines River. In 1831, George Bickerdike and Mark Noble constructed the first industry in the area: a steam-powered sawmill on the east side of the Des Plaines River, about a half mile north of Lake Street. The mill was the only one within forty miles and it attracted workers but not permanent settlers. Ashbel Steele, coroner and later sheriff of Cook County, is credited with being the first permanent white settler of River Forest. He

arrived in 1836 and established a 77.5-acre homestead on either side of the Des Plaines River. A builder by trade, Steele purchased Bickerdike and Noble's sawmill in conjunction with Theophilus Smith and erected some of River Forest's earliest buildings. One of these was Montezuma Hall near the southeast corner of Thatcher and Lake Streets, which housed a tavern, the post office, a general store and stagecoach stop⁷. Steele's home was located southwest of what is now Thatcher Avenue and the Northwestern railway.

Two prominent individuals — Henry Quick and David C. Thatcher — arrived in the early 1850s and became significant landholders in the area. Quick, a native of Harlem, New York, purchased a large tract of land east of Lathrop Avenue from pioneer Reuben Whaples and bestowed this area with his original hometown's name. He built a large home at the southeast corner of Lake Street and Bonnie Brae, subdivided the land into blocks, and named the streets directly west of Harlem for his three sons: John (now Bonnie Brae), Henry (now Clinton Place), and William Street. In

⁷ Albert Hall (compiler). *River Forest: A Suburb of Chicago*. (River Forest, Illinois: Forest Publishing Co., 1937) 3.

View of River Forest, 1861. (image courtesy of the Historical Society of Oak Park and River Forest).



1856, Quick's son John arrived to develop his father's land. The Quick family constructed several buildings near the family home, including a boarding house. However, the Quick tract north of Lake Street remained undeveloped in the 19th century.

David C. Thatcher, a wealthy Chicago arms and ammunitions merchant, came to River Forest in 1854 upon purchasing 640 acres of land, which comprised much of the western section of River Forest, extending from the Des Plaines River to Lathrop Avenue, and from Madison to Division.⁸ In recognition of his large landholdings, the western portion of River Forest soon became known as "Thatcher." David Thatcher established a farm near the 1858 brick Italianate style home that he erected on the north side of Lake Street near Thatcher Avenue, facing south. This home was later moved to its current location at 511 Edgewood Place.

In 1860, River Forest was a small settlement with less than twenty landowners. A map depicting the community in 1861 shows only four homes near the Des Plaines River. The eastern end of River Forest included a small concentration of homes as well as a few commercial buildings on the south side of Lake Street, between present day Bonnie Brae and William Streets. Several additional homes and a hotel called the Harlem House were clustered on both sides of Central Avenue near the train tracks, between Harlem and Lathrop Avenues.⁹

Developing a Residential Landscape

Solomon Thatcher Jr. (no relation to David), a native of New York and one of River Forest's early subdividers, arrived in 1860 and married David Thatcher's daughter Clara. He purchased large acreage from his father-in-law and built an Italian villa style mansion at 518 Keystone in

1874, which still exists, although in an altered state. During the 1860s, Solomon Thatcher Jr., George L. Thatcher (David's son), Roger Fowler, and Bryan Lathrop purchased and subdivided 500 acres along the western edge of River Forest. In order to maintain the "country" atmosphere, lot sizes were kept large, ranging from 50 to 100 feet wide and from 200 to 300 feet deep.¹⁰

By the mid-1870s, the small community featured about fifty houses, and streets in the subdivided sections were planted with double rows of trees. Extant homes from this early period of development include the Solomon Thatcher Sr. House at 558 Keystone Avenue (1868) and the Herman Yalding House at 615 Thatcher Avenue (1869) — both of which feature the Carpenter Gothic Revival style—and the Italianate-style Charles A. Wilmeroth House at 611 Keystone Avenue (ca. 1878).

Edward Waller Jr. moved to River Forest from Chicago in the 1880s and played an instrumental role in its growth over the next fifty years. A wealthy real estate operator, Waller invested heavily in River Forest property. In the 1880s, Waller purchased land on either side of Lake Street, and also a 100-acre parcel bounded by Thatcher, Lathrop, Chicago, and Division which later became the fashionable "Northwoods"

¹⁰ Everett Chamberlin. *Chicago and its Suburbs*. (Chicago: T. A. Hungerford & Co., 1874) 428.



Charles A. Wilmeroth House at 611 Keystone Avenue, 1879

⁸ Hall, 4.

⁹ W. M. Graham and Company from notes by Mrs. P. J. Kaster. "The Villages in 1861." Map published in the *Oak Leaves*, September 8, 1928.

subdivision. In 1883, he built a 24-room gabled mansion designed by architect John Root on a 13-acre parcel north of Lake Street, near the east bank of the Des Plaines River. The property also featured a bowling alley and ballroom that were connected to the main house by a glass passageway.

In 1893, Edward Waller sold part of his property to his friend William Winslow, who commissioned Frank Lloyd Wright to design his house. The famed Winslow House at 515 Auvergne Place—an imposing residence of Roman brick with a low hipped roof and overhanging eaves — was completed in 1893 and is considered an important precursor to Wright’s Prairie style of architecture. In 1899, Waller commissioned Wright to remodel some of the rooms of his home and to add stables and a gardener’s cottage. Two years later, he asked Wright to design stone gates at the Lake Street entrance to his estate.

River Forest’s two other extant Italian villa (Italianate) style residences were built during the 1880s. The Blocki mansion at 344 Keystone Avenue (1880) was built for William Blocki, a partner in Gale and Blocki, a leading drug company in Chicago at the time. The firm was also active in real estate, and subdivided land and constructed several speculative homes south of Hawthorne Avenue in the late 1880s.

In 1881, Abraham J. Hoffman built an Italian-villa-style house at the southwest corner of Thatcher and Chicago Avenues. Mr. and Mrs. Hoffman established the River Forest Young Ladies Seminary in this sixteen-room mansion, which was operated for several years by Mrs. Hoffman as a high class “finishing” school for young women.¹¹ During the 1880s and 1890s, the predominant architectural style for River Forest homes shifted to the Queen Anne. Numerous examples of this style exist, including the William H. Hatch House at 306 Keystone Avenue (1882),

¹¹ This building had later owners and in 1917 it was sold to the Cook County Board. In 1929 it was established as the Trailside Museum.



Jacob Frank House, 632 Franklin Avenue, c. 1895

the Jacob Frank House at 632 Franklin Avenue (W. J. Van Keuren, c. 1895), and John F. Barrett House at 706 Lathrop Avenue (ca. 1890), a unique Shingle style variant of the Queen Anne.

The 1895 Sanborn Fire Insurance Map for River Forest provides a snapshot of residential development at that time, which was still concentrated along the east and west sides of the Village. There were no homes between William and Franklin Streets at that time, and the only homes north of Oak Avenue, with the exception of the John F. Barrett House at 706 Lathrop, were situated on the east side of Thatcher, between Oak and Chicago Avenues. The area south of the Northwestern Railroad tracks remained largely undeveloped in the 19th century, except for a scattering of homes situated near its western end.

Transportation Improvements and Village Incorporation

Other settlers soon followed Steele to the western edge of River Forest, attracted by its close proximity to Chicago and the area’s topography, with forests near the River and prairie to the east. In 1842, a plank road was constructed along present-day Lake Street, which was initially used by the Frink and Walker stagecoach line. The establishment of regular railway service to Chicago in 1849 with the recently completed Galena & Chicago Union Railroad through River Forest was the most important catalyst to the community’s



View of River Forest looking southeast from Northwestern railway tracts near Lake Street, c. 1890s. (photo courtesy of the Historical Society of Oak Park and River Forest).

early growth. The local stop for Oak Park and River Forest was called the “Harlem Station” and was located in an old freight car installed at William Avenue. This was replaced in 1861 by a station built at Harlem Avenue. Another makeshift station called “Noyesville” and later “Desplaines” and “Thatcher” served residents living in the western end of River Forest. In 1872, this station’s name was changed to River Forest and nearby landowners paid for a new frame depot just east of Thatcher Avenue. By 1864, the Galena & Chicago Union Railroad had become the Chicago & Northwestern Railroad Company.

River Forest was incorporated in 1880, with a minimum population of 300. A special assessment law was passed shortly thereafter to help finance much needed improvements, such as the installation of sewers, street lights, and a waterworks system. Licenses were also granted to two saloons at the east end of the village in order to raise additional revenue. Property owners initially paid for improved paving and sidewalks on their own streets, with cedar blocks, bricks, and then asphalt replacing the original macadam and gravel.

In addition to the Chicago & Northwestern Railroad, River Forest was served by other means of public transportation. The Chicago, Harlem, and Batavia Railroad was established in 1881 and ran from 40th Street (Pulaski Road) and Harrison Street in Chicago (west on Randolph Street in Oak Park and Washington Boulevard in River Forest), to a station situated about where the Washington Triangle Park now stands. From there it extended south to Forest Park.¹² Nicknamed the “Dummy” line, its service was infrequent and erratic, and its life was short. The Wisconsin Central — which later became part of the Minneapolis, St. Paul & Sault St. Marie Railroad — followed the present railroad right-of-way along the Eisenhower Expressway, turning north at Des Plaines Avenue to Park Avenue, and leaving River Forest on the northwest. Now called the Soo Line, the railroad established one station in River Forest just north of Oak Avenue, which was dismantled in 1929.

¹² Harriet Hausman. *Reflections: A History of River Forest*. 1975, 79.

River Forest Train Station at Thatcher Avenue, northwest elevation, c. 1915. (Photo courtesy of the Historical Society of Oak Park and River Forest).



Electric street cars were introduced to River Forest in 1889, when a group of Oak Park men including realtor Edmund A. Cummings, formed the Cicero & Proviso Street Railway Company. Its lines — later operated by Chicago and West Towns Railway — were established on both Lake and Madison Streets and provided another means of transportation to Chicago.

TWENTIETH-CENTURY RESIDENTIAL DEVELOPMENT: 1900 TO 1940

River Forest entered its period of greatest growth during the early 20th century when settlement fanned out to the north. Its population grew from 1,539 in 1900 to 2,456 in 1910. In 1916, the village extended its northern boundary from Division Street to North Avenue by annexing a large territory that added one-third of its present acreage. This area was subdivided and improved starting in the late 1920s, and developed with fine homes through the 1950s. Reflecting this influx of new residents, River Forest's population doubled between 1920 and 1930, growing from 4,358 to 8,829.¹³

¹³ All population figures in this paragraph obtained from Hall, 55.

Most residential development in River Forest between 1900 and 1920 occurred south of Chicago Avenue. Numerous Craftsman bungalows helped to fill in the vacant parcels situated between Madison and Hawthorne. The center of the Village, bounded by Lathrop, Franklin, Lake and Chicago, was also more intensively developed during this period.

Until 1905, the Quick family property at the eastern edge of River Forest — bounded by Harlem, Lathrop, Lake and Chicago Avenue — had been subdivided into blocks but remained largely undeveloped. In that year, the real estate firm of Cummings & Company, which specialized in Chicago area subdivisions, purchased this 135-acre tract. Edmund A. Cummings formed the River Forest Land Association in conjunction with J. N. Vance and Henry G. Foreman to subdivide the property into lots, build and market speculative homes, and to sell vacant blocks and lots to builders and homeowners.¹⁴ The Association hired Frank Lloyd Wright in 1905 to design a small one-story Prairie style building to house their offices, which was located at the southeastern corner of this tract, facing Lake Street and Harlem Avenue (demolished).

¹⁴ "Details of Cummings Deal," *Chicago Tribune*, July 30, 1905.

A circa 1912 marketing brochure developed by the River Forest Land Association illustrated several of its speculative homes on this tract and highlighted the Village's tranquil "country" atmosphere to prospective buyers: "No manufacturing establishments to disturb the peace and quietness of the country. No saloons to bring to your doors the miseries of a vast city. No flat buildings to shut out the air or sun and cause the loss of privacy."¹⁵ Residential development of the former Quick property began in earnest during the 1910s and the Association began hosting land auctions in 1921 in order to sell large numbers of lots at a time.¹⁶

During the construction boom of the 1920s, new residential development was concentrated on the open spaces north of Chicago Avenue. In a 1921 Chicago Tribune article titled, "River Forest Tells the World It's On the Map," real-estate writer Al Chase reported on the quick pace of construction: "While building has practically been at a standstill in neighboring towns, River Forest has been quietly putting up houses, and selling them as fast as they are finished."¹⁷

Most notable was Edward C. Waller's decision to finally market the 100-acre tract that he had originally purchased in the 1880s for investment. Known as the Northwoods Subdivision, it was bounded by Thatcher, Lathrop, Chicago Avenue and Division Street. Northwoods was developed during the 1920s as River Forest's estate section, featuring high-style mansions on expansive lots. It appears that Waller retained tight control over development in the Northwoods subdivision in order to maintain its exclusive nature. In 1921, realtor O. C. Braese noted: "I have recently had inquiries for two blocks in the North Woods subdivision by persons who want to put up palatial homes to cover half a block each. This section is the most restricted in the village. It was

laid out thirty years ago by E. C. Waller, and in some parts of it nothing less than 200 foot lots are sold, and all building plans must be approved by owners of the subdivision."¹⁸

Many of the estate homes in the Northwoods area were erected by the Buurma Brothers, who purchased 2,100 feet of frontage from Waller in 1928. As neither Lambertus nor Hilbrand Buurma had formal architectural training, the mansions they built in the Northwoods section were likely designed by either staff architects or consulting architects. For example, in creating the palatial Grunow House at 915 Franklin Avenue, which cost a then-enormous sum of about \$400,000, the Buurmas collaborated with L. E. Olsen of Olsen & Urbain.¹⁹ In some cases, Waller sold lots directly to the homeowner who then hired his own builder and architect. This was the case in the home erected at the northwest corner of Lathrop and Iowa, where homeowner James C. Nichols hired James F. Denson as architect and the Buurma Brothers as builders.²⁰

East of the Northwoods subdivision was a 140-acre tract purchased by realtor Otto C. Braese from the Phipps estate in 1920. It was bounded

¹⁸ Al Chase, "River Forest Tells the World It's On the Map," *Chicago Tribune*, March 13, 1921.

¹⁹ "Grunow Puts Up House in River Forest," *Chicago Tribune*, December 2, 1928.

²⁰ "River Forest Residence," *Chicago Tribune*, February 22, 1925.



The Grunow House at 915 Franklin Avenue, 1930

¹⁵ *Compliments of River Forest Land Association*. River Forest Land Association, ca. 1910. (marketing brochure)

¹⁶ "Twenty Lots Sold at Auction," *Oak Leaves*, October 5, 1912.

¹⁷ Al Chase, "River Forest Tells the World It's On the Map," *Chicago Tribune*, March 13, 1921.

Saturday, September 21, 1918 OAK LEAVES

"Own Your Home" in River Forest



Wood & Buurma
=*BUILT ON HONOR*=
Quality Homes

Located in Beautiful River Forest
These homes are intended for
the family desiring a real home.

Williams Street, Monroe Avenue, Jackson Avenue
Just North of Chicago Avenue

This Supplement Prepared by Oak Leaves Advertising Department
Photographs by H. R. Hunsicker

A Wood & Buurma ad in the Oak Leaves newspaper, 1918. (image courtesy of the Historical Society of Oak Park and River Forest)

by Chicago, Harlem, Division and Monroe. The Buurma Brothers purchased many of the blocks on this tract and built dozens of speculative homes upon them, which were marketed and sold by Braese. These blocks included Clinton and William Streets, between Iowa and Augusta; the block bounded by Harlem, Thomas, Bonnie Brae and Augusta; and 1,000 feet of frontage on Harlem, between Augusta and Chicago Avenue.²¹

Visser & Company Homebuilders purchased several lots in this area from Braese, built speculative homes, and sold them since Peter Visser was a realtor as well as a builder. The Visser Company only sold vacant lots if they received a contract to build upon them.²²

The northernmost end of River Forest, between Division Street and North Avenue, was subdivided in the 1920s. However, the 1930 Sanborn Fire Insurance Map for River Forest shows that this area remained largely free of homes at that time. It was most intensively developed from the 1930s through the 1950s.

In December 1922, the Chicago Title and Trust Company purchased a 40-acre tract bounded by Division Street, North Avenue, William, and the alley between Jackson and Monroe. O. C. Braese was retained by the owners to subdivide the tract into lots, and a contemporary article in the *Chicago Tribune* speculated that: “probably L. Buurma will build some high class residences.”²³ Also in December 1922, attorney William Beckman purchased the adjacent 40-acre tract to the west, which was bounded by Division, North Avenue, Lathrop, and the alley between Jackson and Monroe Streets. A *Chicago Tribune* article published at the time of his purchase stated that Beckman intended to divide the property into twelve large lots, each with a half city block of frontage, and planned to sell them for \$9,800 to \$13,500 each.²⁴ However, the 1930 Sanborn

Fire Insurance Map shows uniform lot sizes throughout this tract, which only featured four homes at that time.

The 80-acre Longfield farm, which was bounded by North Avenue, Division, Lathrop and Park, was sold to developers in 1922.²⁵ The property was divided into two 40-acre tracts that were separated by Greenfield Avenue. Edwin E. Woods subdivided the north tract, which was sold in 1928 to a buyer who retained realtor J. Albert Campbell to market the vacant lots for “high class homes and mansions of the character of new ones in the vicinity or for investment.”²⁶ However, only sporadic development had occurred on this tract by 1930. In that year, contractor Chris Reier purchased six lots on the 1400 block of Ashland in the E. E. Woods Subdivision and built large speculative homes that were immediately sold.²⁷

Albert T. Keeney established a subdivision on the tract bounded by Park, Thatcher, North Avenue and Greenfield, and began selling the deeply wooded lots in 1926.²⁸ A number of homes were erected on this tract over the next four years, and it was the most populous subdivision north of

Tribune, December, 31, 1922.

²⁵ “More River Forest: Sale of Longfield Farm – 80 Acres to Be Made Into Lots for Residences,” *Oak Leaves*, October, 28, 1922

²⁶ “Vacant Land Sold,” *Oak Leaves*, April 28, 1928.

²⁷ “Residence Sold 21 Days After Completion,” *Chicago Tribune*, June 1, 1930.

²⁸ “Very Choice Vacant in Albert F. Keeney’s River Forest Subdivision,” *Oak Leaves*, Oct. 23, 1926.



Homes from the E.E. Woods subdivision: 1415 Ashland Avenue, 1931

²¹ “Plan Many New Homes,” *Oak Leaves*, July 1, 1922.

²² *Oak Leaves*, November 10, 1923. (Display ad for Visser & Company Homebuilders)

²³ Al Chase, “Buys 40 Acres in River Forest for Subdivision,” *Chicago Tribune*, Dec. 16, 1922.

²⁴ “River Forest To Have a ‘Co-Op’ Subdivision,” *Chicago*

Division Street by 1930. In 1928, the real estate firm of Cummings and Foreman began marketing vacant lots in the Bonnie Brae Subdivision, which was bounded by North, Greenfield, and Harlem Avenues, and William Street.²⁹

Homes erected throughout River Forest from 1900 to 1940 featured the entire range of architectural styles popular during this period. Both modest and high-style examples of the Queen Anne, Colonial Revival, Craftsman, American Foursquare, and Prairie styles were prevalent in the early 20th century. The 700 block of William Street has an especially dense concentration of Prairie style homes. Homes were also designed in the Italian Renaissance, French Eclectic, and Spanish Mission styles during the 1920s. Residences erected during the 1930s tended to exhibit more restrained versions of the various styles, such as the Colonial and Tudor Revival.

The Impact of Zoning: 1920 to 1950

The predominant character of River Forest as a village of single family homes is due in large part to the enactment of a 1922 zoning ordinance and the vigilance of residents in enforcing it over the years. Zoning became a highly popular tool of municipalities to regulate land use and protect property values starting in the late 1910s. Both River Forest and Oak Park established zoning commissions in 1919 to create zoning maps and plans for the enactment of their own ordinances. Prairie School architect and urban planner William Drummond headed the River Forest zoning commission.

Oak Park, led by architect and zoning commissioner Charles White, passed its zoning ordinance on September 24, 1921. However, the enactment of a zoning ordinance in River Forest was delayed until April 3, 1922. At issue were early zoning maps that permitted multi-unit dwellings and some commercial uses on the south ends of Park, Forest, and Lathrop Avenues, but

not on the north ends of those streets. Vehement objections by residents of south River Forest at an October 1921 public meeting were apparently taken into consideration.³⁰ The zoning map published in the *Oak Leaves* on May 6, 1922 after the ordinance was enacted shows apartment/commercial uses mainly limited to the south side of Lake Street and to Central Avenue, Madison Street, and North Avenue. Commercial uses were also allowed at the corner of Division and Harlem, and apartments were allowed on Harlem, between Division and Augusta. Industrial use was permitted along Central Avenue, between Jackson and William, and between Bonnie Brae and Harlem, as well as along the west side of the Soo Line tracks near Madison Street. The remainder of the Village was intended for single family use.³¹

During the 1920s, the Village became involved in two highly contentious zoning battles that mobilized residents to safeguard River Forest's single family residential character. The battlefields were comprised of the strip of Harlem Avenue between Chicago Avenue and Oak Avenue, and the north side of Lake Street, between William and Lathrop. In both cases, property owners requested changes from residential to business zoning.

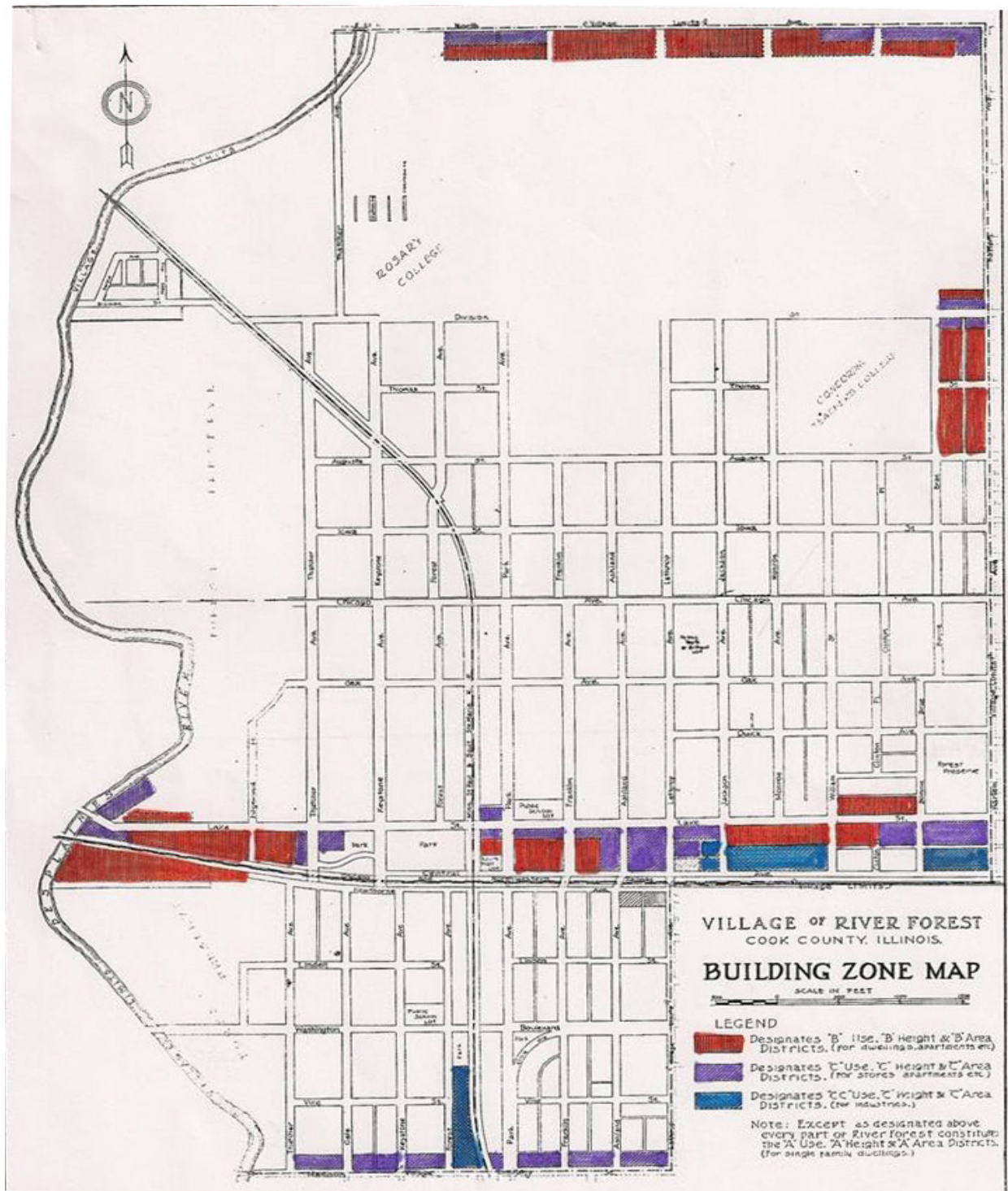
Property owner George Forbes began requesting a rezoning of his Harlem Avenue frontage from Chicago Avenue to Oak in 1923. In 1926, he unveiled a \$1.25 million scheme for a three-story Spanish mission style apartment complex, designed by the local firm of White and Weber. It featured three U-shaped apartment buildings with landscaped courtyards facing west and 25 ground floor shops facing Harlem Avenue. Thirty-two private garages were to be discretely hidden below ground.³² Forbes's rezoning requests were repeatedly denied by the Zoning Board of

³⁰ "River Forest Zones," *Oak Leaves*, Oct. 15, 1921.

³¹ "Village of River Forest Zoning Ordinance," *Oak Leaves*, May 6, 1922.

³² "Old World Atmosphere in Suburb," *Chicago Tribune*, March 14, 1926. "Proposed River Forest Building 600 Feet Long," *Oak Leaves*, Feb. 13, 1926.

²⁹ *Oak Leaves*, March 10, 1928. (Display ad for Rossell's Bonnie Brae Subdivision.)



Early River Forest Zoning Map. (Image courtesy of the Historical Society of Oak Park and River Forest.)

Appeals. However, in 1931, the Illinois Circuit Court compelled the Village to issue Forbes a commercial permit for the southwest corner of Harlem and Chicago Avenue only. The Village appealed this decision to the Illinois Supreme Court and lost. Forbes never applied for the permit but continued to unsuccessfully petition the Village during the early 1930s to rezone his entire Harlem Avenue frontage for business use.

While the Forbes case raged in the courts, in 1929 property owners along the north side of Lake Street from William to Lathrop, including the Buurma Brothers construction company, requested that this strip be rezoned from single family to commercial use.³³ Nearby residents feared the impact of commercial use on their property values and immediately established the Home Zoning Association of River Forest, with the announced goal of “fighting to the last ditch to keep River Forest a community of homes.” Over 600 residents joined the Association and contributed a substantial sum of money that was used for subsequent court battles. The comment of homeowner William Beye at the time represented the alarmist views of residents in regards to commercial encroachment: “If one breach is made in the wall, the citadel is destroyed.”³⁴ The Lake Street petition was denied by the Zoning Appeal Board, and though it came up again and again in subsequent years, it was always denied.

In response to both battles, in 1934 the Village established a Planning Commission chaired by William Drummond, which proposed the erection of a \$3 million federal housing project on the sites of the previous zoning battles. Drummond created drawings for the development, which was to feature twelve six-story mixed-use buildings along both Harlem (from Chicago Avenue to Oak) and the north side of Lake Street (from Lathrop to William), arranged two on each block.

³³ “River Forest Stirred Over Proposed Rezoning of Lake Street,” *Chicago Tribune*, Sept. 29, 1929.

³⁴ Frederick Doyle, “The Home Zoning Association of River Forest,” *River Forest Optimist*, May 29, 1936.

The buildings were to include ground-level shops facing Harlem Avenue and Lake Street with garages placed below street level. Village officials hoped that the establishment of these two apartment buffer zones would solve once and for all the twelve-year zoning war along these two thoroughfares. Drummond’s plans and specifications were submitted to the Housing Division of the Public Works Administration in Washington with the suggestion that River Forest’s newly appointed Planning Commission act as a housing authority under the new state housing law recently signed by the governor.³⁵

The Planning Commission’s Depression-era apartment project was evidently not approved for federal government financing as it never moved forward. However, in 1937 the River Forest Park District purchased 905 feet of frontage on the north side of Lake Street, stretching from Lathrop to a half block west of Monroe Street. This was intended as a “permanent buffer against the encroachment of business into the resident district.”³⁶ The grassy strip was originally called Lake Street Park and is today known as Memorial Parkway.

Interestingly, the long-embattled Harlem Avenue strip between Chicago Avenue and Oak Avenue was finally developed in 1940 with a much higher density project than the one originally proposed by owner George Forbes in 1926. In contrast to White and Weber’s design for three mixed-use buildings with ground floor shops and two stories of apartments, the completed River Forest Garden Apartments complex featured eight four-story Modernist style buildings designed by the Chicago firm Holsman and Holsman, which specialized in apartment buildings.³⁷ The complex began just south of the Chicago Avenue corner and lacked the earlier visions for ground-level shops.

³⁵ Al Chase, “River Forest Plans \$3,000,000 Housing Project to end Zone War: Village Board to Submit Data to Washington,” *Chicago Tribune*, April 1, 1934.

³⁶ “River Forest Bars Business with Park Strip,” *Chicago Tribune*, June 6, 1937.

³⁷ “River Forest Flat Project is 98% Rented,” *Chicago Tribune*, September 15, 1940.

Two new threats arose during the 1940s to the land between Memorial Parkway and Cummings Square that was not acquired by the Park District due to its owners' refusal to sell. In 1941, River Forest realtor John Cummings Lindop, grandson of subdivider E. A. Cummings, requested a rezoning for the northwest corner of Lake Street and Bonnie Brae Place. It was widely believed that he intended to expand the Lake Street business district by building a Goldblatt's department store on the site. After a two-and-a-half-year battle, the Circuit Court dismissed Lindop's suit in 1943.³⁸ Conceding defeat, he instead erected a three-story courtyard apartment building on the site in 1945. The Colonial Revival style building was designed by Forest Park architect Carl Kastrup and intended to house returning war veterans. It was praised by Frederick Doyle, secretary of the Home Zoning Association as the "successful ending to a long fight to enforce home zoning."³⁹

The Home Zoning Association mobilized again in 1949 to protest a petition to rezone the northeast corner of Lake Street and William Street, just east of the Memorial Parkway, for commercial use. Its owner wanted to erect a one-story dental and medical office building with parking lot.⁴⁰ Objectors feared that this would serve as an "opening wedge for establishment of other businesses north of Lake Street," and the petition was subsequently denied.

TWENTIETH-CENTURY RESIDENTIAL DEVELOPMENT: 1940 TO 2000

The post-World War II boom pushed the population of River Forest to 12,695 in 1960. In 2000, however, the population stood at 11,635. Vacant parcels in the area north of Division Street continued to be filled in with single-family homes during the 1940s and 1950s, a period which saw the construction of many post-war apartment

buildings and rowhouses along the major thoroughfares, such as Harlem, North Avenue, Madison Street, and Lake Street, which included areas zoned for multi-family buildings. Single-family homes constructed near both Madison Street and North Avenue during this period featured many designed in the popular Ranch style.

In addition to the River Forest Garden Apartments along Harlem Avenue, a large Colonial Revival style courtyard apartment building was designed and built by Charles and Arthur Schreiber at the northwest corner of Harlem and Thomas Street in 1948.⁴¹ During the late 1940s, Harlem Avenue from Greenfield to LeMoyne was built up with attached rows of two-story duplexes designed in a more refined, less ornamented version of the Colonial Revival, while the area of Harlem from LeMoyne to North Avenue featured three-story flat-roofed courtyard apartment buildings designed in a more Modernistic style.

In 1943, a Colonial Revival style apartment building designed by B. J. Bruns was completed at the northeast corner of Lake Street and William (503-511 William Street). Called the Williamsburg Colonial Apartments, the building featured five two-story apartments that were intended specifically for executives working at an unspecified war plant.⁴²

A unified ensemble of Mid-Century Ranch homes is tucked away on Auvergne Place and River Oaks Drive, the site of the former Waller estate. Waller died in his Auvergne home in 1931 and the complex was razed in 1939. The westernmost edge of the Waller property was taken over by the Cook County Forest Preserve District. In 1947, prolific mid-century subdivider and architect Martin H. Braun bought the remaining land and erected thirteen custom-built ranch homes between 1948 and 1955. Braun

³⁸ "Dismisses Suit to Upset Zoning in River Forest," *Chicago Tribune*, July 3, 1943.

³⁹ "River Forest Wins Lake Street Zoning Fight," *Chicago Tribune*, Feb. 25, 1945.

⁴⁰ "River Forest Rezoning Try Stirs Citizens," *Chicago Tribune*, August 7, 1949.

⁴¹ "Completion of Apartments Scheduled for September," *Chicago Tribune*, April 4, 1948.

⁴² Al Chase, "Begin Work on War Homes in River Forest," *Chicago Tribune*, Nov. 15, 1942.



Williamsburg Colonial Apartments at 503-511 Williams Street, 1943 (above) and a Mid-Century Ranch home at 504 Auvergne Place, 1952 (below).

and his wife lived in the house at 544 River Oaks Drive. Another three houses were later added by other architects, making the total, with the existing Winslow House, seventeen homes in the subdivision. Entrance to the Auvergne Place subdivision from Lake Street is graced by the Frank Lloyd Wright-designed Waller Gates, which have been restored and, along with the Winslow House and Stables, are the sole remnants of the original estate. The gates have been designated a Village landmark. Braun also designed the nearby series of duplexes on the south side of Lake Street, from Edgewood Place to the Des Plaines River, which were built in 1948.⁴³

North Avenue from Lathrop to Thatcher came to be characterized by low-rise apartment buildings and duplexes that were erected during the 1950s

⁴³ Jeanette Fields. "Enclave Charts River Forest's Growth From Pioneer Outpost to a Quintessential Suburb," *Wednesday Journal*, Oct. 26, 1994.

and 1960s. Four two-story apartment buildings were also erected along Madison Street, between Franklin and Park Avenues, during this period. A number of five-story apartment buildings with balconies were erected in the Village during the 1970s, most of which were located between Lake Street and Central Avenue, near Lathrop. These include the buildings at the northeast corner of Central and Ashland Avenues, 410 Ashland Avenue, 7575 Lake Street, and the northeast corner of Central and Franklin Avenues. Another large apartment/condominium building from this era is located at the northeast corner of Augusta Street and Bonnie Brae Place.

Over the past twenty years, River Forest has seen the construction of several five-story condominium buildings and townhomes on redevelopment sites. In 1994, the long-shuttered Masonic Temple building at the northeast corner of Lake Street and Franklin was replaced by seven townhomes. Condominium buildings have been erected since the 1990s at 411 Lathrop Avenue, 444 Ashland Avenue, and 435 William Street. Also during this period, a large, five-story condominium building called River Commons was built at the northeast corner of Madison and Gale, and a townhouse complex was erected at the northwest corner of Madison and Park. The largest concentration of new single-family homes in recent years has been on former Priory land along William and Greenfield Streets, and on the former site of Washington School located on the east side of the 200 block of Keystone Avenue.

RIVER FOREST COMMERCIAL DEVELOPMENT

Commercial Development in the 19th Century

River Forest had very few commercial establishments in the 19th century, and those that existed supplied the basic needs of villagers. The Quick family's reluctance to sell their land on the north side of Lake Street at Harlem Avenue for business use resulted in commercial activity moving east of Harlem into the Village of Oak Park. The earliest business establishments,

illustrated on a map depicting the Village in 1861, were clustered on the south side of Lake Street and along Central Avenue (formerly Railroad Avenue), near the Harlem Avenue train station. They included a general store, shoe maker, and tinsmith. John Henry Quick built the Harlem House, River Forest's first hotel, on Central Avenue.⁴⁴

The 1895 Sanborn Fire Insurance Map shows several modest one- to two-story frame buildings with retail storefronts on Lake Street, between Clinton Place and William Street. They included a grocery and feed store owned by George Vorass. A tavern and later a bottling company owned and operated by Adolph Westphal was also located at this location. In 1894, August Selbach erected a building on the east side of Lathrop Avenue, just south of Lake Street, which housed a grocery and meat market.

A small cluster of businesses was established at the west end of Lake Street, near the Thatcher train station. Louis Humphreville operated a grocery in a frame building at the southwest corner of Lake and Thatcher in the early 1880s which continued in business about ten years. Across the street, a two-story brick business block designed in the Queen Anne style was erected at the southeast corner of Lake Street and Thatcher Avenue (7577 Lake Street, c. 1890). The building's retail storefronts housed the Matthews Brothers Grocery and Market and Palmer Rossman Drugs in the early 20th century. This building is the oldest commercial building in River Forest.

Madison Street in River Forest remained undeveloped in the 19th century with the exception of two monument works that produced tombstones for Concordia Cemetery across the street in Forest Park. One was located just west of Keystone and operated by River Forest resident Henry Haertel starting in the 1870s. A rival monument company called the Concordia Marble

Works was operated by William Rieger at the northwest corner of Madison and Gale.

Commercial Development in the 20th Century

River Forest's primary business district remained limited to the south side of Lake Street during the 20th century due to the vociferous opposition of residents to any expansion of business activities on the north side of the street (see previous essay on "The Impact of Zoning: 1920 to 1950"). During the first half of the 20th century, the block of Lake Street between Clinton Place and William Street featured two frame dwellings with retail storefronts as well as the Adolph Westphal Bottling Company, located at 7357 Lake Street. The company, which bottled soda water and beer, was established in the 1880s by Adolph Westphal Sr., and was operated by Westphal's son Adolph Jr. through at least the late 1950s. A building that housed various baking companies over the years — including the Oak Park Baking Company, Wonder Bakeries, and the Continental Baking Company — was at the southeast corner of Lake Street and Jackson until at least 1951.

The previously undeveloped stretch of Lake Street between Lathrop and Park Avenues was enhanced by several new commercial buildings during the 1910s and 1920s. Their development was spurred by the recent construction of the new Lathrop train station, which was built in 1911 after the Northwestern tracks were elevated through River Forest. Today, these three blocks feature River Forest's most intact collection of early 20th century commercial buildings. The First River Forest Bank Building (now called the Drummond Building) was erected in 1912 at the southeast corner of Lake and Franklin. Designed by William Drummond in the Prairie idiom, the three-story multi-use building features a pale-yellow brick walls with concrete banding and a flat, overhanging roof. Its series of retail storefronts have housed a wide variety of businesses over the years.

⁴⁴ W. M. Graham and Company from notes by Mrs. P. J. Kaster. "The Villages in 1861." Map published in the *Oak Leaves*, September 8, 1928.



First River Forest State Bank Building, William Drummond, c. 1915. (Photo courtesy of the Historical Society of Oak Park and River Forest).

The 1916 Luhman Building at the southeast corner of Lake and Ashland was designed by Harry H. Mahler for Otto Luhman as a grocery store/meat market. In 1927, William Drummond added a second story with dormers and green tiled roof, and embellished the brick exterior with terra cotta plaques in fruit and vegetable designs. The River Forest State Bank was built in 1929 at the southeast corner of Lake Street and Franklin Avenue. It was designed by the firm Scheitler and Wenisch, well-known bank architects, in the Italian Renaissance style, featuring Classical, two-story, arched windows, limestone cladding, and a green tile mansard roof.⁴⁵ A one-story garage with Spanish tile parapet was built at the southwest corner of Lake Street and Ashland Avenue during the 1920s. (The rear portion of this building was demolished in recent years and the storefront converted to retail use.) The block between Lathrop and Jackson featured several one- and two-story frame shop buildings that were interspersed with dwellings during this period.

⁴⁵ Fields, 48. The interior of the banking room — including its Classical detailing and skylights — was renovated by Tilton and Lewis Associates in 1980. “River Forest State Bank to Have a New Home,” *Chicago Tribune*, July 1, 1928.

River Forest also became home to the Bowman Dairy Company, which was the largest single distributor of milk in Chicago in the early 20th century. The 1909 Sanborn Fire Insurance Map shows the company located at the corner of Harlem and Central Avenues. In 1928, Bowman initiated a major expansion with its purchase of the block bounded by Lake Street, Central Avenue, William Street and Jackson Avenue. They erected a \$1 million bottling and pasteurizing plant on the south half of the site fronting Central Avenue, which opened in 1931 and was reportedly the largest such plant in the Midwest at that time. In 1941, the company expanded its operations on this site by adding a garage and office building. In addition to Bowman, the stretch of Central Avenue between Harlem Avenue and Clinton Place housed several other businesses through 1950, including several garages, a cleaner’s, and the Pioneer Publishing Company at 7310 Central Avenue.⁴⁶

⁴⁶ “Bowman Dairy Co. Opens New Milk Plant Today,” *Chicago Tribune*, March 26, 1931. Al Chase, “Bowman Dairy Buys Site in River Forest,” *Chicago Tribune*, Nov. 27, 1928. “Bowman Dairy Begins Work on \$225,000 Plant,” *Chicago Tribune*, April 20, 1941.

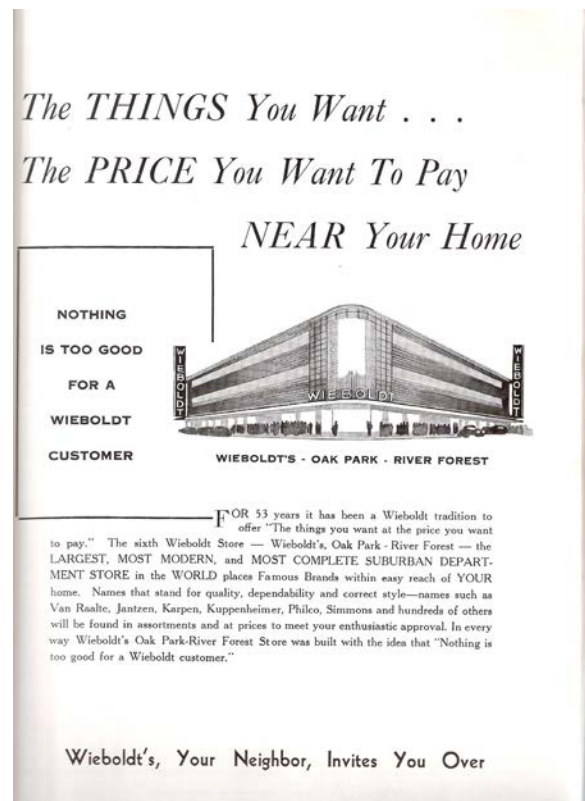
River Forest's economy received a boost in the depth of the Great Depression of the 1930s, when a new Wieboldt's department store was erected on a largely undeveloped site at the corner of Harlem and Lake. The streamlined Art Moderne style store was touted as "the largest suburban store in the world" when it opened on March 4, 1937. Designed by the nationally known architecture firm of Holabird & Roche, it featured smooth gray limestone cladding and great longitudinal bands of glass blocks. Its state-of-the-art amenities included escalators and an air-conditioning system. In 1941, Wieboldt's erected an adjacent parking garage at the corner of Harlem and Central, on land purchased from the Bowman Dairy.⁴⁷ Two streamlined Art Moderne retail buildings were erected in the late 1930s on Lake Street, just west of Wieboldt's. Both of these one-story limestone-clad buildings were designed by the noted Chicago architect Alfred Alschuler and featured a series of retail storefronts.⁴⁸ The construction of Wieboldt's entailed the demolition of one of the six filling stations that were strung out along Lake Street between Harlem and Thatcher avenues during the 1920s and 1930s.

Madison Street continued to feature two monument works throughout most of the first half of the 20th century, although the ownership of both changed over the years. The Henry Troost Marble Works was located near the northwest corner of Madison and Keystone (the former location of Henry Haertel's Monument Works), and Concordia Monument Works continued to operate at the northwest corner of Madison and Gale. By 1930, the Troost Marble Works was no longer in operation, and Concordia Marble Works was taken over by Theodore Haertel, the son of Henry Haertel, and re-named Haertel Monument Works. It continued in operation through at least 1950.

The Ernest Oechslin Greenhouse was located at northeast corner of Madison and Gale from

⁴⁷ Al Chase, "Wieboldt Plans Million Dollar Oak Park Store," *Chicago Tribune*, Dec. 10, 1935. "Wieboldt Buys Parking Space in River Forest," *Chicago Tribune*, Feb. 16, 1941.

⁴⁸ "\$500,000 for Harlem-Lake Building Plan," *Oak Leaves*, Sept. 30, 1937.



Wieboldt's ad, c. 1970. (image courtesy of the Historical Society of Oak Park and River Forest.)

1900 until at least 1951. The Edward Hines Lumber Company opened in 1910 at the northeast corner of Madison and Forest and its yard stretched northward along the west side of the Soo Line tracks. Madison Street also featured a filling station (southeast corner of Madison and Franklin), two-story brick commercial buildings (7610 and 7612 Madison), and a group of "sample garages" (corner of Madison and Lathrop).

Twentieth-Century Commercial Development: 1951 to 2010

Two modernistic glass-and-steel office buildings were erected on Lake Street during the mid-1950s, each of which was two stories in height. One was built in 1954 at the southwest corner of Lake and William Street by the Employers Mutual of Wausau, Wisconsin, to serve as a branch office.

It was designed by Shaw, Metz, and Dolio. The second was built in 1955 at the southeast corner of Lake and Clinton streets. It was leased prior to completion by the IBM Corporation and housed other tenants in the ensuing decades.⁴⁹

Post-World War II development along Madison Street included the erection of an office and warehouse building at Madison and Thatcher in the mid-1950s for the Laidlaw Brothers Publishing Company. A division of Doubleday, the company at that time was the third largest publisher of text books for school districts in the United States. Its adjacent parking lot at Madison and Gale was situated on the former site of Haertel Monument Works. In 1957, Southwestern Publishing Company, a producer of educational books, erected a one-story warehouse and sales building at the northeast corner of Madison and Park avenues. Other Madison Street commercial buildings from the 1950s and 1960s include a cement block building with five storefronts at 7704-08 (1958), the Lutheran Child and Family Services building at 7620-28 Madison Street (1960), and an office building at 7618 Madison Street (1961). All three of these one-story buildings are extant. Filling stations were also erected at the northwest corner of Madison and Lathrop (1947) and at the northwest corner of Madison and Franklin (1955), which replaced an earlier station on this site.

The Post-War era also saw the development of River Forest's North Avenue business frontage, between Harlem and Jackson Avenues, which had been largely vacant prior to 1950. The corner of North and Harlem Avenues served continuously as the site of a gas station since at least 1951. A Dominick's Food Store and parking lot were built on North Avenue between Monroe and Jackson ca. 1960, and Gossage Grill (now the River Forest Grill) opened in 1950 on North Avenue, just east of Bonnie Brae Place. The area of North

Avenue between Bonnie Brae Place and Monroe Avenue was developed in the 1950s and 1960s with a series of one- and two-story office and retail buildings, including Margie's Bridal Shop, which opened in 1969 at 7401 West North Avenue. The sprawling one-story building featured floor-to-ceiling glass store windows designed to attract the attention of passing motorists. The Paddlewheel Restaurant was a fixture at the corner of North and Thatcher Avenue starting in the early 1960s. The Paddlewheel was later replaced by a CVS pharmacy in the late 2000s.

Lake Street has experienced dramatic redevelopment since the early 1990s, assisted by the creation of a Lake Street Tax Increment Financing District by the Village following the closure of both the Bowman Dairy complex and the Wieboldt's department store in the 1980s. The block bounded by William, Jackson, Central and Lake was redeveloped with a large Jewel food store and parking lot, Kirk Eyecare Center, and the West Suburban Medical Complex. This parcel had formerly housed the Bowman Dairy Company along Central, the Continental Baking Company (southeast corner Lake and Jackson), and the Wausau Insurance Building (southwest corner Lake and William).

Wieboldt's closed in March 1987 and the building stood vacant for years as various redevelopment proposals were considered by the Village, which eventually purchased the building and its Central Avenue parking garage for \$2.15 million in 1992. The Village also acquired an adjacent parcel to the west in 1993, which featured two one-story retail buildings dating from the late 1930s. All three buildings and the parking garage were razed in 1993 after Village Trustees approved a plan for the River Forest Town Center by the Skokie-based Taxman Corporation and River Forest-based Bern Realty. Construction began immediately on the 90,000-square-foot retail center that is situated along Central Avenue facing Lake Street and fronted by parking.⁵⁰

⁴⁹ "I.B.M. to Move Branch Office to River Forest," *Chicago Tribune*, Nov. 21, 1954. "Insurance Firm to Build Office in River Forest," *Chicago Tribune*, March 5, 1953. "Wausau Firm to Open Office in River Forest," *Chicago Tribune*, Oct. 8, 1953.

⁵⁰ Kimberly Lenz, "River Forest agrees to \$2.15M for Wieboldt Site," *Wednesday Journal*, June 24, 1992. Susan Montgomery, "Wieboldt's Plan to be OK'd," *Oak Leaves*, Sept. 1, 1993. Eric Linden, "Massive Lake St. Expansion," *Wednesday Journal*, Jan. 22, 1997.



7201-7265 Lake Street, part of the River Forest Town Center complex, 1994.

The Village acquired the square block west of the River Forest Town Center in the late 1990s for Phase II of the project, also developed by the Taxman Corporation. The expansion project entailed the demolition of a large 1970s-era condominium building, a 1954 steel-and-brick office building (southeast corner of Lake and Clinton), and several businesses along Central Avenue. Lake Street's early-20th-century business district between Lathrop and Park avenues has remained largely intact, although sporadic demolition occurred when the River Forest State Bank (now MB Bank) expanded its drive-through and parking lot to the east.

Madison Street's business frontage has also experienced changes over the past twenty-five years. The 1955 filling station at the northwest corner of Madison and Franklin streets was demolished in 1985, presumably to make way for the current strip mall on this corner. The Laidlaw Publishing Company closed its office building and warehouse at Madison and Thatcher in 1987 and the building was later taken over by the River Forest Community Center. In 1990, a large, five-story condominium building replaced the nearly century-old greenhouse located at Madison and Gale streets. In 2000, the Good Earth established a greenhouse and a one-story garden store and café building on the block of Madison between Forest and Keystone, the west side of which was formerly occupied by a parking lot. The Edward Hines Lumber Company continued to operate at the northeast corner of Madison and Forest streets, just west of the Soo Line tracks, until it closed

in 2009. Its one-story building, which dates to 1967, has remained vacant since that time.⁵¹ North Avenue's business frontage between Harlem and Jackson has experienced minimal changes over the past twenty years and its commercial building stock primarily dates to the decades of the 1950s and 1960s. One notable change was the conversion of the Margie's Bridal Shop building, which closed in the early 1990s, to a pre-school facility owned by Keystone Montessori. The 20,000-square-foot building has been extensively renovated, with dressing rooms and storage areas converted to classrooms. In 2012, the former Plunkett's Furniture Store at 7617 West North Avenue was replaced by an Immediate Care Center operated by the Loyola Healthcare System, which is affiliated with the Melrose Park-based Gottlieb Memorial Hospital.

RELIGIOUS AND EDUCATIONAL BUILDINGS

River Forest's earliest ecclesiastical building was erected in 1863 for the Episcopal Church on land donated by the Quick family at the northwest corner of Lake Street and Bonnie Brae Place. The Carpenter Gothic-style building with steeple was used by the Episcopalians until 1882, when it was taken over by the First Church of Christ, Scientist (demolished). At that time, most members were Oak Park residents who then established their own church. The number of Episcopalians in River Forest began to increase in the early 20th century and Christ Episcopal Church was established in 1923. The congregation worshipped at the Women's Club Building until its current Gothic Revival church with rusticated stone cladding was completed at 515 Franklin in 1926.⁵²

River Forest's Methodist and Catholic congregations built churches on Lake Street on land that was donated by Solomon Thatcher

⁵¹ Eric Linden, "Laidlaw to Shutter River Forest Publishing Offices," *Wednesday Journal*, Nov. 11, 1987. Bill Dwyer, "Hines Lumber Closing," *Wednesday Journal*, July 22, 2009.

⁵² Hall, 33.

Jr. The First Methodist Church of River Forest was established in 1871. Three years later, the Thatcher family presented the congregation with its first church at the northwest corner of Lake Street and Keystone. The wood-frame Gothic Revival style building with steeple was replaced in 1912 with the present Gothic-inspired brick church designed by William Drummond, which features Prairie ornamentation and detailing. The Methodists purchased adjacent land to the west in 1921 for a parsonage, which was erected in 1927. The church building was remodeled and enlarged in 1929.⁵³

St. Luke's Catholic Church (originally known as St. Thomas) was organized in 1865 and parishioners built a wood-frame church at the northwest corner of Lake Street and Lathrop. This building only accommodated 100 people and was replaced by a larger church on the same site in 1887. The first St. Luke's School was built in 1921 at the northeast corner of Lake Street and Ashland Avenue, to the west of the church. It was operated by Dominican Sisters from Sinsinawa, Wisconsin, who lived in a home adjoining the school to the north until a brick convent was built in 1927. The congregation grew rapidly in the 1930s, necessitating the construction of the current St. Luke's Church, which was completed in December 1936 at a cost of approximately \$285,000. The Gothic Revival edifice, clad in rusticated yellow limestone, was designed by architects McCarty and Smith and features a tall square belltower. Increased enrollment in St. Luke's School led to the replacement of its 1921 building with the current school in 1955.⁵⁴

The First Presbyterian Church of River Forest was organized in 1887 and services were initially held in a small frame building at the corner of Gale Avenue and Linden Street on land donated by Harriet Steele. In 1894, the congregation built a larger edifice at the southwest corner of Park and



River Forest Methodist Church, 1912 (above) and First Presbyterian Church, 1925 (below).

Oak Avenues on land donated by George Gertz.⁵⁵ In the mid-1920s, the congregation moved again, purchasing a parcel on Quick Avenue, between Lathrop and Jackson Avenues. The current First Presbyterian Church of River Forest was completed on this site in 1927 at a cost of \$250,000. The brick-clad Gothic Revival edifice with bell tower was designed by the Chicago architecture firm Holmes and Flinn and built by contractors Guy and McClintock.⁵⁶

Grace Lutheran Church was established in 1896 in Oak Park, where the congregation built a school (1896) and a church (1903) at the corner of Augusta Street and Belleforte Avenue. Its membership increased upon the 1913 opening

⁵³ Fields, 27. Hall, 27.

⁵⁴ Hall, 29. "Parish History," In: www.stlukeparish.org. "New St. Luke's Church Fulfills 70 Year Dreams," *Chicago Tribune*, Jan. 10, 1937. "Parish School Additions to Open Tuesday," *Chicago Tribune*, Sept. 4, 1955.

⁵⁵ "First Presbyterian Church," In: www.firstpresf.org. Hall, 31. "New River Forest Presbyterian Church," *Chicago Tribune*, November 5, 1922.

⁵⁶ "First Presbyterian Church," In: www.firstpresf.org. "New River Forest Presbyterian Church," *Chicago Tribune*, November 5, 1922.

of Concordia Teacher's College (now Concordia University) in River Forest, as many of its students and faculty became parishioners. The ties between the Evangelical Lutheran congregation and college were strengthened in the late 1920s when Grace Lutheran built the current church at the southwest corner of Bonnie Brae Place and Division Street, adjacent to the Concordia campus. The visually prominent English Gothic church — designed by the firm Tallmadge and Watson and completed in 1931 — is clad in multi-hued Bedford stone and features a 110-foot tower with setbacks. The adjacent Grace Lutheran School (1929-31) was erected just west of the church on Division and served as the lab school for Concordia's teacher education program. Additions to the school were erected in 1952 and 2001.⁵⁷

Trinity High School was established by Dominican Sisters from Sinsinawa, Wisconsin in 1918 under the name of Rosary High School. The high school was originally located on the campus of Rosary College (now Dominican University). In January 1926, the Dominican Order purchased a site on the northeast corner of Division and Lathrop for the newly named Trinity High School, which was completed in September of that year.⁵⁸ The three-and-a-half story Gothic Revival school was clad in Bedford limestone and continued to be directed by the Dominican Sisters. Additions were built onto the school in 1941 and 1963 in the same architectural style and the convent was added in 1961. In 2003, the Sister Michelle Germanson, O.P., Athletic Facility was constructed as part of the Trinity High School complex⁵⁹.

The origins of St. Vincent Ferrer Catholic Church date to 1925, when the Catholic Archdiocese purchased the block bounded by North

Avenue, LeMoyne, Jackson and Lathrop for the establishment of a future parish to serve residents of north River Forest and south Elmwood Park, which were not yet fully developed. A small frame church was erected on this site in 1932. The onset of the Depression delayed construction of a parish school until 1940. St. Vincent Ferrer Parish experienced rapid growth during the 1940s, which led to a \$3 million construction campaign that included a six-room school addition with auditorium (1942-44), convent (1947), rectory (1949), ten-room school addition (1951), and church (1954-56). The English Gothic-style church — clad with Lannon stone and trimmed with Indiana Bedford cut stone — was designed by architect Frank J. Ellert who died shortly after bids were let. The building was completed by the Chicago firm of Barry and Kay.⁶⁰

The River Forest Bible Chapel was built in 1951 at the southwest corner of Harlem and Augusta Street. The brick-clad Colonial Revival building with cupola was designed by R. J. McLaren for the Plymouth Brethren, a nondenominational congregation that began meeting in 1901 in a frame church at Marion and Ontario streets in Oak Park. During the 1970s, the church was also used by the Chinese Christian Church. The church was acquired by the First Church of Christ, Scientist in 1990, and the interior was remodeled at that time by Oak Park architect Albert Ramp.

River Forest received its first and only synagogue when the large, modernistic West Suburban Temple Har Zion was constructed at the southwest corner of Harlem Avenue and Thomas Street in 1951-53. The prominent Chicago firm of Loebel, Schlossman and Bennett designed the Mid-Century Modern building, which is clad in Lannon stone and served as a stark departure

⁵⁷ "A Brief History of Grace Lutheran Church." In: *www.gracriverforest.org*. John Evans, "Lutherans Starting Work on \$256,000 New Grace Church," *Chicago Tribune*, Oct. 14, 1929. Hall, 31.

⁵⁸ "Catholics Plan Girls' High in River Forest," *Chicago Tribune*, Jan. 17, 1926. Haussman, 202.

⁵⁹ "History of Trinity." In: Trinity High School Website (www.trinityhs.org/about-trinity/mission-and-history).

⁶⁰ Harry C. Koenig. "A History of the Parishes of the Archdiocese: St. Vincent Ferrer Church, 1980." In: *www.svfparish.org*. "New Catholic Parish Formed in River Forest," *Chicago Tribune*, Dec. 6, 1931. "Easter Rites to Dedicate Area Church," *Chicago Tribune*, Oct. 2, 1955. St. Vincent's original frame church was moved to Wood Dale, Illinois, in 1945, and mass was then celebrated in the school's auditorium until the 1956 completion of the current church.



West Suburban Temple Har at the southwest corner of Harlem and Thomas Avenues, 1949-53.

from traditional synagogue design. A figure symbolizing the triumph of spirit over flesh on the front façade was executed by sculptor Milton Horn in 1951 and was believed at the time to be the first figurative sculpture on a temple in nearly 2,000 years. Large windows rise above the entranceway to illuminate the two-story sanctuary and allow the only light into the interior. In addition to the synagog, the building has north and south wings that house a community center, classrooms, and offices.⁶¹

PUBLIC SCHOOLS AND LIBRARY

River Forest's first school house was a small frame building erected in 1850 at an unknown location near Lake Street, between Lathrop and Park Avenue. It was replaced a year later by a larger frame building erected at the northwest corner of Lake Street and Lathrop Avenue, the site of the current St. Luke's Church. This building was later moved to the south side of Lake Street, at 7571, just east of Lathrop (demolished).

River Forest's first brick school, called Harlem School, was completed in 1859 on the north

⁶¹ "Officials Place Cornerstone of Temple Today," *Chicago Tribune*, May 28, 1950. "Sculptor Does West Suburban Synagogue Work," *Chicago Tribune*, June 21, 1951. Louise Hutchinson, "Modern Design of Temple Now is Gaining Favor," *Chicago Tribune*, Nov. 16, 1952. "River Forest Temple to be Toured Today," *Chicago Tribune*, June 14, 1953.

side of Lake Street, between Park and Franklin avenues. Upon completion it was considered the largest and finest school between Chicago and Elgin. Pioneer Ashbel Steele was the contractor for this two-story Italianate building, which initially also served the surrounding communities of Maywood, Forest Park and Oak Park. Brick for the school was secured from the Bellinger brick yard at Lake and Jackson, and the lumber came from the Bickerdike and Noble steam sawmill on the Des Plaines River. Harlem School—which was renamed River Forest School in 1879—was the only school in River Forest until 1889. The building served as a recreational center starting in the 1920s, and in 1940 it was remodeled for use as the Administration Building for School District 90. A new cupola, made to the exact specifications of the original, was installed in 1986.

The first Lincoln School Building (originally called Central School) was erected in 1889 at the northwest corner of Lake Street and Park Avenue, just east of River Forest (originally Harlem) School. The handsome Romanesque Revival building received a large addition in 1904 that was sympathetic to the original building in terms of its style and materials. It was further enlarged and modernized in 1923. This building was replaced by the current school in 1958.

Washington School (originally called Elm School) was erected in 1910 at the corner of Washington Boulevard and Keystone Avenue to accommodate the growing population south of Lake Street. The one-story, four-room building was designed by contractor Frank Thompson. In 1920 the Board of Education purchased land adjacent to Washington School on Forest Avenue to accommodate a future addition, which was built in 1929 and was larger than the original building. Designed by the architecture firm of Perkins, Chatten and Hammond in the Art Deco style, the one-story addition featured a gymnasium, office, and additional classrooms. Two subsequent additions were built in 1957 and 1973. Washington School closed in 1979 and the building was demolished in 1997.

New residential development in River Forest north of Chicago Avenue in the 1920s necessitated additional public schools. The Gothic Revival-inspired Roosevelt School was built in 1924 on the north side of Oak Avenue, between Lathrop and Jackson, to serve kindergarten through eighth-grade students. It was designed by noted school architects Perkins, Fellow and Hamilton and featured Memorial Hall auditorium, which was intended as a memorial for World War One soldiers from River Forest. A west wing was built onto the school in 1927. Roosevelt School was established as a junior high school in 1953 and was expanded in 1972 with additional classrooms. A new gymnasium for the school was constructed in 1998.

Willard School was erected in 1928 on the west side of the 1200 block of Ashland Avenue, between Division and Greenfield. The two-story building was designed by Perkins, Chatten and Hammond in the Classical Revival style. It was built in anticipation of rapid development of the recently subdivided areas between Division Street and North Avenue. Students benefitted from the adjacent three-acre Constitution Park (originally called North Park) along Greenfield, between Ashland and Franklin, which was acquired by the Park District in 1926

CAMPUSES OF HIGHER EDUCATION

Several institutions of higher education were also established in north River Forest in the 20th century, the first of which was Concordia Teachers College (now Concordia University), which opened in October 1913 on a 40-acre tract bounded by Division, Augusta, Bonnie Brae, and Monroe. The land had been purchased two years earlier by the Missouri Synod of the Evangelical Lutheran Church for the purpose of establishing a college to train individuals to teach in Lutheran parochial schools.

Concordia College initially featured five Neoclassical style buildings facing Augusta. They

included a colonnaded Administration Building flanked by two three-story dormitories that were connected to it by covered walkways. On either side of the dormitories were a Commons Building (social hall) and the Music College building. Nine brick homes facing Bonnie Brae and Monroe were built for faculty. F. G. Walker, a consulting engineer and architect from Cleveland was a member of the building committee and may have served as campus architect. The original Administration Building was destroyed by fire in 1914 and rebuilt later that year. Additions were later made to original buildings and nine more houses for members of faculty were placed on the campus. The gymnasium building was completed in 1927. New buildings have been added to the campus since that time and an extensive building program was completed in 1960.⁶² The Walter and Maxine Christopher Center, which houses several departments and colleges, was constructed in 2006 by Blender Architecture of Chicago.

Following establishment of Rosary (now Trinity) High School, the Dominican Sisters concentrated their efforts on building a Catholic College for Women on their 34-acre wooded tract bounded by Division, Greenfield, Park and Thatcher. Rosary College (now Dominican University) was incorporated in 1918 and its first buildings officially opened in 1922. Its quadrangle plan and limestone-clad Collegiate Gothic-style buildings were designed by nationally known Boston architect Ralph Adams Cram, a specialist in Gothic Revival style. Charles W. Kallal of River Forest was the local architect in charge of directing the project. The College's Lewis Memorial Hall was completed in 1931 as the third side of the campus's quadrangle and served as the liberal arts and administration building. The stone gateway on Division Street was erected in 1936. Later additions to the campus include the auditorium (1946), a science building (1958), Coughlin

⁶² "Thousands to See Lutheran College Dedicated," *Chicago Tribune*, Oct. 12, 1913. "Crowds Witness College Opening," *Chicago Tribune*, Oct. 13, 1913. "Concordia Grads to Return for Diamond Jubilee," *Chicago Tribune*, May 22, 1932. Haussman, 198.



Parmer Hall, Dominican University, Holabird and Roche, 2007.

residence hall (1962), and the Rebecca Crown Library (1970).⁶³ The most recent academic building was the John C. and Carolyn Parmer Hall designed in a Neo Revival style by Holabird and Roche and constructed in 2007.

In 1923, the Dominican Order purchased a 40-acre tract bounded by Harlem, William, Greenfield and Division for the establishment of its third institution in River Forest, the Dominican House of Studies (later known as the “Priory”). In that year, ground was broken for a large school intended for the training of young men for the priesthood. Completed in 1925 at a cost of \$900,000, the Priory building is faced with granite, detailed in limestone, and features a central belltower. A modern adaptation of English Collegiate Gothic style, it was designed by Wilfrid E. Anthony of New York, one of the nation’s foremost church architects in the early 20th century.

Athletic grounds were established on the Priory site in 1929 for students of Fenwick High School in Oak Park, which the Dominicans established in that year after a design by Anthony. In 1964 a new wing was opened, but soon after this addition

⁶³ Fields, 38. Haussman, 199. “Rosary College, New School for Girls, Dedicated,” *Chicago Tribune*, Oct. 2, 1922. “Lewis Memorial Hall at River Forest,” *Chicago Tribune*, Jan. 18, 1931. “Rosary College Hall Dedicated in River Forest,” *Chicago Tribune*, June 2, 1932.

was completed, school attendance waned and the school closed in 1970. Since that time, it has been living quarters for priests and more recently operated by Dominican University as additional classroom space and conference center.⁶⁴

River Forest’s first public library was opened in 1905 in a small one-story frame building at 508 Park Avenue, just north of Lake Street (demolished). This building was used until 1929, when the current Tudor-Gothic style library was opened at 735 Lathrop Avenue. Designed by William Drummond, the brick-clad structure features leaded glass windows, steeply pitched beamed ceilings, and separate youth and adult areas, some with its own fireplace. In 1989, the library received a large rear addition designed by Carow and Associates that connects to the original building via a glass atrium.⁶⁵

RECREATIONAL BUILDINGS AND PARKS

The River Forest Tennis Club was organized in 1905 and originally located at Lake Street, Quick Avenue, and Bonnie Brae Place on land once owned and then relinquished by the River Forest Golf Club when it moved west. The first clubhouse was destroyed by fire on July 4, 1905. A new building was designed by three member architects, Charles E. White, Jr., Vernon S. Watson, and Frank Lloyd Wright who created the final plans. The long narrow structure had a stark simplicity with brown-stained board and batten siding. In 1920, when the Cook County Forest Preserve Commission took over the site, the Tennis Club moved to the block bounded by Lathrop, Jackson, Quick and Oak, acquiring the land from E.C. Waller. The clubhouse was sawed into three sections, carted via horse-drawn wagons, and re-built with an additional 250 square feet. The site was improved with tennis courts and an outdoor pool was built in 1937.⁶⁶

⁶⁴ Richard Butler. *The First Half-Century: The Priory of St. Dominic and St. Thomas, 1925-1975*. 1975.

⁶⁵ Haussman, 191. Fields,

⁶⁶ Fields, 59. Haussman, 158-159.

The River Forest Women's Club, designed by Drummond and Guenzel, was built at 526 Ashland in 1913. The Prairie style structure features board-and-batten siding, four corner piers with long, vertical "slit" windows, and flat roof with overhanging eaves. The Club has played an important role in the village's civic life, responsible for the establishment of a public kindergarten system, and the River Forest Public Library. The building is now occupied as a private residence.

The River Forest Park District was established in 1913 and its early parks were located south of Lake Street. In 1914, the Park District acquired a one-acre parcel for \$95,000 at the southwest corner of Washington and Forest to prevent an ice company from building on the site. Renowned landscape architect Jens Jensen was retained to design Washington Square Park, which originally featured two clay tennis courts and a softball diamond.

River Forest's largest park, Keystone Field, was acquired in August 1915 from members of the Thatcher family and was intended for active recreation. The grounds had been used previously by the River Forest Athletic Association for a decade prior to the Village's acquisition. The 6.5 acre tract was bounded by Lake Street, the Northwestern tracks, the Soo Line tracks and Keystone Avenue. This park was expanded to nine acres in 1973 with the acquisition of land immediately west of the park to Thatcher, along with the 1911 Northwestern Railroad station building, which was vacant at the time. Today, the station also serves as Park District offices. In 1916, the Village donated a small one-acre parcel at the southeast corner of Washington and Park, which became Washington Triangle Park. The original designs for both Keystone Park and Washington Triangle Park were also completed by Jensen.⁶⁷ It is also thought that Jensen designed the landscape treatments for Frank Lloyd Wright's Isabel Roberts House at 603 Edgewood Place.

⁶⁷ Michelle Biondo. *The River Forest Park District in Relation to the Late 19th and Early 20th Century Open Space Management Plan of Chicago*. (M.A. Thesis, 2001)

The Forest and Iowa Triangle Park, located at the northeast corner of these two streets and bordered by the Soo line tracks, was purchased in July 1917. It is about one-fifth of an acre. The Keystone and Augusta Triangle Park, the smallest park in River Forest, is at the northeast corner of these two streets on a piece of ground once platted in the street. It was vacated by the Village and given to the park system in January 1920. In this park once stood a large oak tree, said to be 700 years old before it was destroyed by a lightning strike in the 1970s.

Centennial Park (originally called Community Commons) was purchased from Edmund A. Cummings in June 1920. This three-acre tract is located on the south side of Chicago Avenue, between Lathrop and Jackson, and extends south to the grounds of the public library and Roosevelt School.

In 1921 Edmund A. Cummings sold for \$95,000, a the block of land bounded by Harlem Avenue, Bonnie Brae Place, Quick Avenue and Lake Street to the Cook County Forest Preserve District for use as open space, which was subsequently named Cummings Square. A white Bedford stone and concrete band shell designed by White and Weber was built in Cummings Square in 1924 as a memorial to E. A. Cummings, using \$25,000 in funds that he left in his will for this purpose.⁶⁸ The Oak Park Tennis Club was organized in 1924 and built a club house the following year near the northeast corner of Cummings Square, on the site formerly occupied by the River Forest Tennis Club. In 1931, the Forest Preserve District erected a Tudor Revival building on the north end of Cummings Square for use as its executive offices. Five years later, a small Tudor Revival style shelter house featuring two waiting rooms was built at the southeast corner of Cummings Square, at the corner of Harlem Avenue and Lake Street replacing a Frank Lloyd Wright-designed real-estate office.⁶⁹

⁶⁸ "Start in March on Memorial to E.A. Cummings," *Chicago Tribune*, Feb. 24, 1924.

⁶⁹ "New Shelter House Opened," *Oak Leaves*, Dec. 31, 1936.

The three-acre Constitution Park (originally called North Park) was acquired by the Park District in 1926. The property is located just north of Willard school, between Ashland and Franklin Avenues, and extending north to Greenfield. In 1937 the River Forest Park District purchased 905 feet of frontage on the north side of Lake Street, stretching from Lathrop Avenue to a half block west of Monroe Street. This was intended as a “permanent buffer against the encroachment of business into the resident district.” The grassy strip was originally called Lake Street Park and is today known as Memorial Parkway. In 1993, the Park District acquired 8.1 acres of Dominican Priory land on Division Street, just east of William Street, for the establishment of its newest park, Priory Park.

SIGNIFICANT ARCHITECTS AND BUILDERS

The following are biographies of several of the more significant architects, landscape architects, builders and developers who contributed to River Forest’s architectural and historical development.

Martin H. Braun

The German-born Martin Braun, a prolific mid-century architect, builder and developer, graduated from the University of Illinois’ School of Architecture in 1931. During the early part of his career, Braun began designing distinctive modernist style housing — both duplexes and apartment buildings — on Chicago’s South and West Sides and became one of the founders of the Metropolitan Home Builders Association. Braun entered the building field in 1935 through his newly formed firm of Carrothers and Braun, which erected multi-unit and single-family housing in LaGrange Park, Galewood, Maywood and Oak Park. By 1947 Braun was in business for himself as President of the Martin H. Braun & Company, through which he designed and built thousands of Ranch and Split Level homes in large scale subdivisions that he developed throughout Chicago’s western suburbs, including Darien, Wheaton, Orland Park, Elmhurst, and

Westchester. In River Forest, Braun developed Auvergne Place and River Oaks Drive, a two-block enclave north of Lake Street, between Edgewood Place and the Des Plaines River, where he built thirteen custom ranch homes (1948-55). He also built the duplexes on the south side of Lake Street, from Edgewood to the Des Plaines River in the late 1940s. Braun later became a director of the National Association of Home Builders and a 1959 Chicago Tribune article about Braun noted that he had “become known nationally as a leading builder and designer.” His firm experimented with prefabricated homes during the late 1950s, and by 1965 Braun had expanded his operations with an architectural office in Paris. He remained active as an architect and home builder through at least 1970.

Buurma Brothers

The Buurma Brothers Construction Company changed the face of North River Forest in the early 20th century, building dozens of high quality brick homes in a variety of architectural styles mainly during the 1920s and 1930s. Brothers Lambertus (Ben), Hilbrand, and Egbert immigrated to this area from Holland about 1905, initially working as apprentice carpenters. In about 1917 they formed a construction company and the first Buurma-built homes on Jackson, Williams, and Monroe streets were featured in a September 21, 1918 real estate advertising supplement of the Oak Leaves. The firm worked in collaboration with a series of prominent local realtors and Lambertus Buurma eventually became the company’s lead partner and a realtor himself.

Starting in the 1920s, the Buurma Brothers purchased large tracts of land in desirable areas of River Forest north of Chicago Avenue where they planned large building campaigns featuring homes characterized by quality craftsmanship and materials, including slate or tile roofs, in the popular American Foursquare style. In 1928, the Buurma Brothers purchased 2,100 feet of frontage from Edward Waller in the exclusive Northwoods section of River Forest, where they contracted with

outside architects and built mansions featuring a variety of styles that included Swiss Chalet, Colonial Revival, and English Tudor. Hilbrand's sons Everett and Herman later joined the firm, which also built homes in Oak Park, Westchester, Bellwood, Forest Park, and Cicero. Almost the entire blocks of 800-900 Bonnie Brae and Clinton Place are Buurma-built, as are the 1200 blocks of William Street and Monroe and Jackson Avenues.

Benedict J. Bruns

Benedict J. Bruns (1881 - 1967) was a highly prolific Chicago architect whose career spanned from the 1910s through the 1960s, yet he is not well known. Bruns began his career with Graham, Anderson, Probst and White, but had his own practice by 1919. His work was mostly residential, but he also designed churches and commercial buildings in Chicago and the suburbs. In the 1920s, Bruns designed many of the Bungalows and Foursquares in the Chicago neighborhoods of Rogers Park and West Ridge, and a neighborhood of Spanish Style bungalows in Park Ridge. The 800 block of North Linden in Oak Park was designed by Bruns in 1919 for developer William Zuetell. His work spanned the styles popular in the era, such as Prairie, Colonial Revival, Tudor Revival and other revival styles. Though undocumented, it is likely that Bruns designed similar homes in River Forest in the 1920s and '30s.

During World War II, Bruns designed multi-family housing for war workers. The apartment complex at 503-11 William Street was designed by Bruns in 1943. He also designed the post-War apartment buildings at 7221-27 Thomas (1948) and at the southeast corner of Monroe and North Avenues (1948-50). The Monroe and North Avenue complex is a fine example of the International Style and shows that Bruns was adapting to the latest architectural trends. Bruns died in a car accident in 1967.

Jerome Cerny

Jerome R. Cerny (1901-1970), an architect noted for his elegant French-inspired homes, was born in Chicago and studied at the School of the Art Institute of Chicago, the Armour Institute, and Yale University. He initially worked for society architects Benjamin Marshall and David Adler before establishing his own practice. Starting in the 1930s, Cerny became a designer of homes that were traditional in inspiration yet highly original in style and detailing. Cerny was especially inspired by the rambling farmhouses he sketched during his travels to the Normandy region of France and designed many "Country French" style homes in River Forest, including one at 1512 Forest Avenue. Other picturesque River Forest homes in this style are located at 7900 Greenfield, 7849 Greenfield, 1135 Ashland, and 7425 Berkshire. They typically feature asymmetrical massing, steeply pitched roofs, rustic materials and, sometimes, rounded towers with conical roofs. Cerny built a "Country French" home for himself in Lake Forest, where he lived and worked. He designed many French-inspired homes throughout Chicago's North Shore suburbs, including those based on more formal French manor houses and occasionally designed in other historically based styles, such as the Colonial Revival. Although Cerny died in 1970, his firm still remains in practice, located in Barrington, Illinois.

Ralph Adams Cram

Ralph Adams Cram (1863-1942) was a specialist in ecclesiastical architecture and served as America's leading proponent of the Late Gothic Revival style. Educated in New England, Cram practiced in Boston. His firm was successively known



as Cram and Wentworth; Cram, Goodhue and Ferguson; Cram and Ferguson; and Cram and Ferguson and Associated Architects. Cram first achieved national recognition in 1903 when his firm Cram, Goodhue and Ferguson won a competition against ten other architects for the rebuilding of the U.S. Military Academy at West Point, New York. Cram also designed “Collegiate Gothic” style buildings on the campuses of Princeton University and at Bryn Mawr, Wellesley, and Mt. Holyoke colleges. In River Forest, Cram designed Rosary College’s (now Dominican University) original quadrangle plan and limestone-clad Gothic Revival style buildings during the 1920s. In partnership with Bertram Goodhue, Cram designed dozens of ecclesiastical buildings throughout the country. The Cathedral of St. John the Divine (1911) in New York City is considered his most outstanding achievement in church architecture. In Chicago he designed Fourth Presbyterian Church at 876 North Michigan Avenue (1914) in association with Howard Van Doren Shaw.

William Drummond

River Forest is a showcase of early 20th century buildings of all types by architect William Drummond (1876-1948). Born in Newark, New Jersey, Drummond moved with his family to the Austin area of Chicago at the age of ten and later studied architecture at the University of Illinois. He worked for Frank Lloyd Wright from 1899 to 1909, during which time he received some independent commissions such as the First Congregational Church of Austin in Chicago (1908), a small Prairie-style church reminiscent of Wright’s earlier design for Unity Temple in Oak Park. Between 1912 and 1915, Drummond teamed up with Louis Guenzel, who handled the



business end of the partnership, and thereafter he established an independent practice.

Drummond’s work during the decade of the 1910s was strongly based on the Prairie style, and included a home that he built for himself at 559 Edgewood Place (1910). His other Prairie buildings in River Forest include the Charles Barr House at 7234 Quick (1912), the Albert Muther House at 560 Edgewood Place (1912), the John A. Klesert House at 517 Keystone (1915), the first River Forest Bank Building at Franklin and Lake (now the Drummond Building; 1912), the River Forest Methodist Church at 7970 West Lake (1912), and the River Forest Women’s Club at 526 Ashland (1913). The Prairie style homes on the 700 block of Williams Street, built 1913-16, are attributed to Drummond and Harry F. Robinson.

Starting in the 1920s, Drummond embraced more picturesque styles, such as the Tudor Revival, as evidenced by the Ben Badenough House at 555 Edgewood Place (1925). Other Drummond homes of this period include the E. Norman Rauland House at 847 Ashland (1925, demolished), the Vilas House at 839 Park (1926), the O. B. Higgins House at 535 Edgewood Place (1927), and the Edward W. Scott House at 619 Keystone (1928). During this decade he also designed a second-floor addition and storefronts for the Luhman Building at 7623 Lake Street (1927) and also served as architect of the Tudor-Gothic River Forest Public Library at 735 Lathrop (1928). Drummond had a life-long interest in town planning and was also actively involved in River Forest’s zoning and planning commissions during the 1920s and 1930s.

Henry Hogans

Born in Norway, Henry Hogans (1859-1928) settled in Oak Park in 1894. He was a prominent developer and contractor in Oak Park during the first part of the 20th century. Hogans began developing property in Oak Park at this time, often in partnership with Henry Austin,

a prominent Oak Park civic leader. Most of Hogans' work was single-family residential properties, although he did build many multi-family and commercial developments, as well as several large subdivisions in Oak Park, in Chicago's West and South Sides, and in River Forest.

Henry had three sons who eventually joined his real estate business under the name of Henry Hogans and Sons. Hogans was not especially active in River Forest, but he did develop the 700 block of William Street, known for its cohesive collection of Prairie Style homes built between 1915 and 1916. The architectural designs for the block are credited to Harry Robinson and were sold by the real estate firm of E. A. Cummings and Company. In addition to his work as a developer and builder, Hogans was also an investor and executive of the Seeburg Piano Company, one of the major manufacturers of player pianos in the early 20th century. In 1924, Hogans formed the Geneva Organ Company. Hogans left the construction and development business altogether and moved to Geneva, Illinois to focus his efforts on his new piano company.

Henry Holsman

Architect Henry Holsman (b. 1866) began his career as a residential architect, designing several homes near the University of Chicago campus during the 1890s. By the 1920s, he was well on his way to becoming a noted designer of, and authority on, cooperative apartment buildings. His Chicago work in this vein during this decade included the Rainbow Park apartments at 7855 South Shore Drive and the fourteen-story Tower Homes building at 1321 E. 56th Street. Starting in the 1940s, Holsman became very interested in the development of moderate and low-cost multi-unit housing. Holsman, working in partnership with his son, William T. Holsman, designed the River Forest Garden Apartments (1940), a complex of eight four-story Modernist style buildings on Harlem Avenue, between Chicago and Oak Avenues. His firm soon became known as Holsman, Holsman, Klekamp and Taylor,

the architect-developer-engineer team for several large-scale apartment projects in Chicago during the post-World War II era, including the Lunt-Lake Apartments at 1122-40 West Lunt Avenue (1949), the 14-story Algonquin Apartments at Hyde Park Boulevard and East 50th Street (1950-52), and the Winchester-Hood Garden Homes (1949-51), which encompassed 22 four- and five-story apartment buildings.

Jens Jensen

Nationally recognized landscape designer Jens Jensen (1860-1951) immigrated to the United States in 1884 from his native Denmark. In the early 20th century he played a prominent role in the creation of a uniquely North American landscape design aesthetic, the Prairie Style. While working as general superintendent and landscape architect for Chicago's West Parks Commission, Jensen created Columbus Park on the western edge of Chicago and other new neighborhood parks and extensively redesigned three other large west-side parks (Humboldt, Garfield, and Douglas). His work demonstrated his commitment to working closely with indigenous plants and the ecological processes of the region's prairie landscape.

Jensen also created parks throughout the Midwest, which incorporated such features as wetland gardens known as "prairie rivers" and council rings as places for gathering and performance. He landscaped dozens of estates belonging to wealthy residents of Chicago's North Shore (Rosenwalds, Florsheims, Ryersons, Beckers) and elsewhere (Henry and Edsel Ford). Jensen also organized and inspired the early conservation movements that led to the creation of the Cook County Forest Preserve District, the Illinois state park system, the Indiana Dunes State Park and National Lakeshore. As an educator, he developed a holistic curriculum of ecology, horticulture, philosophy, and the arts for his school, The Clearing, in Ellison Bay, Wisconsin.

In River Forest, Jensen was retained to design Washington Square Park, which originally

featured two clay tennis courts and a softball diamond. The original designs for both Keystone Park and Washington Triangle Park have also been attributed to Jens Jensen.⁷⁰ Jensen also designed the landscape for the O. C. Doering Estate, which comprised an entire city block bounded by Augusta, Franklin, Iowa and Park. Jensen's landscape vanished in the 1960s after the block was subdivided and the house razed.⁷¹

Carl J. Kastrup

Carl Kastrup (1901 - 1951) was a Forest Park architect with a short but prolific career. Kastrup was raised in Forest Park and started his career as an electrical engineer. By the mid-1930s, he had his own architectural practice and was winning design awards for modest housing in Chicago-area suburbs such as Mount Prospect. The Administration Building for the Park District of Forest Park was designed by Kastrup in 1938. Kastrup designed several housing projects for war workers in the early 1940s, and seemed to specialize exclusively in multi-family housing. In River Forest, Kastrup designed multi-family housing complexes at 7203-13 LeMoyne Parkway (1950), 1446-42 Harlem Avenue (1949-52) and the complex at the northwest corner of Bonnie Brae Place and Lake Street (1945). Before his death in 1951, Kastrup also designed the homes on the west side of Park Avenue in the 0-100 block.

Purcell and Elmslie

William Gray Purcell (1880 – 1965) and George Grant Elmslie (1869 – 1952) were partners in a firm that was one of the more prolific Prairie School practitioners in the nation during the 1910s. Their most well-known commissions included various commercial and institutional works such as the Woodbury County Courthouse in Sioux City, Iowa, the First Congregational

Church in Eau Claire, Wisconsin and the Merchants National Bank Building in Winona, Minnesota. The Edna S. Purcell House in Minneapolis and the E. S. Hoyt House in Red Wing, Minnesota, are considered three important residential works that incorporate various Prairie stylistic elements such as art-glass casement windows, stucco wall cladding, and deep roof eaves. In River Forest, the firm designed two homes, including the Henry Einfeldt House at 1010 Forest Avenue, the Charles A. Purcell House at 628 Bonnie Brae Place, and a distinctive Prairie-influenced Tudor Revival house at 1338 Park Avenue.

William Gray Purcell was born in Wilmette, Illinois, and practiced architecture in Chicago and later in Portland, Oregon, after his partnership with Elmslie ended in 1921. He also became a prolific essay writer toward the end of his life. Elmslie was born in Aberdeenshire, Scotland, but immigrated to America where he later apprenticed with prominent Chicago architect Joseph L. Silsbee. While at Silsbee's practice, Elmslie met fellow architects Louis Sullivan and Frank Lloyd Wright. Both Purcell and Elmslie were awarded fellowships by the American Institute of Architects.

Robert Spencer, Jr.

Robert Spencer Jr. (1864-1953) was a graduate of the University of Wisconsin in mechanical engineering in 1886 and went on to study architecture at the Massachusetts Institute of Technology, graduating in 1890. After traveling in Europe in 1891-93 on a fellowship, he worked for the Boston firm Shepley, Ruten and Coolidge in their Chicago office, designing the spectacular mosaics that grace the Chicago Cultural Center (then the Chicago Public Library). In 1894, Spencer established an independent practice in Chicago which lasted until 1905 when he took Horace Powers as partner. Spencer lived in a River Forest house of his own design at 926 Park (1905). River Forest homes designed by Spencer and Powers include the C. S. Pellet House at 727

⁷⁰ Michelle Biondo. *The River Forest Park District in Relation to the Late 19th and Early 20th Century Open Space Management Plan of Chicago*. (M.A. Thesis, 2001) 31..

⁷¹ Douglas Gilbert, interview with landscape architect Carol Yetken, December 2012.

Keystone (1915), the Frank Abbott House at 807 Keystone (1910), the John W. Broughton House at 530 Keystone (1909), the Edward S. Bristol House at 743 Park (1908), and the Clem DeGraw House at 742 Franklin (1912). Although a close friend of Frank Lloyd Wright's from 1895-1905, Spencer evolved his own version of a modern style, which was a blend of simple masses, rectangular details, and English medieval half-timbering. He wrote extensively for the *Architectural Review*, publishing the first full study of Wright's early work in 1900, and also wrote for the *Ladies Home Journal*.

Spencer and Powers continued until 1923, and after that Spencer practiced alone until 1928 when he joined the architecture faculty at Oklahoma A and M College. From 1930 to 1934 he taught at the University of Florida and then painted murals for the Federal Government in Florida. Spencer retired to Arizona in 1938.

Harry Robinson

Harry F. Robinson (1883 - 1959) was a Prairie School architect who practiced mainly in Oak Park during the early part of the 20th century. Robinson is associated with Frank Lloyd Wright, whom he worked for from 1905 to 1908 and again from 1911 to 1916. Robinson was raised in Mattoon, Illinois, and attended the University of Illinois at Urbana-Champaign where he first met Frank Lloyd Wright after an architecture lecture. He graduated from the University in 1906 and afterwards began working in Wright's Oak Park studio. After leaving Wright's office in 1908, Robinson worked for architect Walter Burley Griffin, assisting in the presentation drawings for the Canberra, Australia, competition. In 1911, he agreed to run Wright's Chicago office while Wright established a second practice at Taliesin in Wisconsin. Since Wright was rarely in town, Robinson supervised many of his Chicago-area projects for the next five years. In addition, Robinson designed numerous homes on the side, although it is not known if Wright was aware of his protégé's moonlighting. While most of these moonlighting designs are located in River Forest,

others were built in Chicago, Naperville and Glen Ellyn. Robinson worked mainly in the Prairie Style and his work shows significant influence from Wright and his own friend and colleague William Drummond.

Robinson left Wright's office in 1916, probably for lack of payment, and worked for the architectural firm of Dean and Dean until 1923. For a time, Robinson lived in the Wright-designed Isabel Roberts House. During the Depression, he worked for the Public Housing Administration before retiring in 1955. Robinson's most significant collection of works is located on the 700 block of William Street in River Forest. Robinson is credited with designing the Prairie Style homes for developer Henry Hogans and Sons; documents related to the project are in his personal files. The houses were designed between 1913 and 1916 while Robinson was still employed by Wright. Though there has recently been some speculation that Wright may have contributed to those designs, there is no direct evidence that he did.

Tallmadge and Watson

Thomas Eddy Tallmadge (1876-1940), an architect and prominent architectural historian, graduated from Massachusetts Institute of Technology in Boston with degree in architecture in 1898. He initially worked as a draftsman in the office of D. H. Burnham and Company where he met Vernon Watson (1879-1950). Watson was trained at the Art Institute School of Architecture and developed a distinctive early modern style of his own. Tallmadge lived in Evanston and Watson built a home for himself at 643 Fair Oaks in Oak Park. Tallmadge and Watson established a partnership in 1904 and specialized in both ecclesiastical and residential architecture. Their numerous church designs included the English Gothic-style Grace Lutheran Church at 7300 W. Division Street in River Forest (1931). The firm also designed many homes in River Forest, including the E. R. Hack House at 519 Edgewood Place (1925), the John Piggott House at 751

Franklin (1909), the William Kuehl House at 601 Park (1916), the R.F. Locke House at 838 Franklin (1924), the W.J. Clarkson House at 830 Franklin (1928), Dr. Paul Oliver House at 737 Keystone (1926), the Elias V. Day House at 601 Bonnie Brae (1906), the L.H. Lozier House at 7218 Quick (1906), The Edmund G. Johnson House (1922) at 1120 Park Avenue, the William A. Lally House at 562 Ashland (1913). The Joseph S. Guy House (1920) at 1114 Park Avenue is attributed to Tallmadge and Watson. Tallmadge published three books on architecture and in later years, Tallmadge and Watson designed the Colonial Village at the 1933 Century of Progress World's Fair in Chicago.

John S. Van Bergen

John S. Van Bergen (1885-1969) was born in Oak Park and attended Oak Park River Forest High School, graduating in 1905. He briefly visited California before working for his uncle, a speculative builder. He received early architectural training while working as an apprentice draftsman for Walter Burley Griffin's from 1907-08. In 1909, he was the last person hired in Frank Lloyd Wright's Oak Park studio, supervising unfinished projects after Wright left for Europe. A year later, while studying for the Illinois licensing exams, he worked in William Drummond's office. Van Bergen received his license in 1911 and practiced independently for the remainder of his career, first establishing an office in Oak Park (1911-17), where he maintained a studio in his parent's house at 532 N. Fair Oaks.

Van Bergen was a residential architect, specializing in single-family homes that were mainly designed in the Prairie style well into the 1930s. His River Forest commissions include the Harry Alford House at 730 Clinton (1914), the Seth Rhodes House at 719 N. Clinton (1916), and the Thomas Heald House at 734 Bonnie Brae (1917). In addition, he designed at least twenty homes in Oak Park during the 1910s. According to Frank Lloyd Wright scholar H. Allen Brooks, "Van Bergen came close, perhaps closer than anyone, to actually imitating Wright's designs ... His excellent

sense of proportions was much to his credit, yet because of this his houses look so well designed that they more readily pass for the work of Wright."⁷² Van Bergen also designed numerous homes in Chicago's North Shore suburbs, especially Highland Park, which boasts about thirty of his buildings. These include the Braeside School, considered one of his finest works. Van Bergen moved to Highland Park in 1920 following his marriage and maintained a practice there for the next thirty years. He later lived and worked in Hawthorn Hills, Illinois (1951-55), and Santa Barbara, California (1955-69).

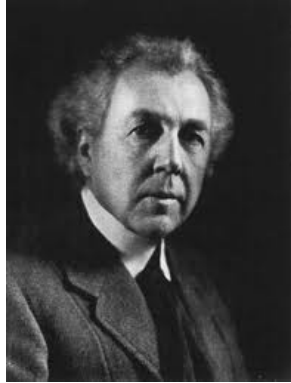
Charles E. White, Jr.

Charles E. White, Jr. (1876-1936), one of the more important architects who worked in Frank Lloyd Wright's studio during Wright's Prairie period, was born in Lynn, Massachusetts, and attended the Massachusetts Institute of Technology where he received a degree in architecture. White practiced with Wright for eight years in Oak Park and was known to be Wright's most gifted illustrator. After leaving Wright in 1905, White established his own practice where he designed several significant works in Oak Park and the Chicago area, including the Elizabeth F. Cheney Mansion and the United State Post Office, both in Oak Park, and the Haish Memorial Library in DeKalb. His River Forest works include the Walter Gerts House at 7214 Quick Avenue, two houses at 815 Ashland Avenue and 750 Clinton Place, and the Cummings Memorial Bandshell. Throughout his career, White collaborated with other contemporary architects, including William Drummond, Marion Mahony and Walter Burley Griffin. Like other architects during his time, White spent much time as a writer and journalist, writing several books and articles related to residential architecture and design.

⁷² H. Allen Brooks. *The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries*. (New York: W. W. Norton and Company, 1976), 279-280.

Frank Lloyd Wright

Frank Lloyd Wright (1867-1959), recognized as one of the most influential and prolific architects of the 20th century, arrived in Chicago from rural Wisconsin in 1887, with one year of engineering from the University



of Wisconsin at Madison under his belt. He initially worked for Joseph Lyman Silsbee, a prominent architect known for his residences inspired by East Coast architecture. Wright was profoundly influenced by the work of his next employers, Louis Sullivan and Dankmar Adler. He was soon promoted to head draftsman and developed remarkable skill in residential architecture. The first decade of the twentieth century represented the start of what historian Grant Manson calls his “First Golden Age.” After ten years of experimentation, Wright officially unveiled the Prairie House in 1901 in two articles published in the *Ladies Home Journal* as part of their model house series. Throughout the early 1900s, Wright’s Oak Park Studio served as a laboratory where the architect and several colleagues refined his Prairie principles, designing an impressive number of structures that signaled a new and highly influential era in American residential design. Prairie homes represented a dramatic departure from the tall Victorian homes of the day, featuring an overwhelming sense of horizontality and a lack of references to historical styles.

Wright’s Prairie homes in River Forest are the William H. Winslow House and Stable at 515 Auvergne (1893), the Chauncey L. Williams House at 530 Edgewood Place (1894), the Isabel Roberts House at 603 Edgewood Place (1908), the J. Kibben Ingalls House at 562 Keystone (1909), and the E. Arthur Davenport House at 559 Ashland (1901). Other local works by Wright are the Waller Gates at the entrance

to Auvergne Place (1901) and the River Forest Tennis Club at 615 Lathrop (1906).

Wright’s Prairie period ended in 1909 when he left Oak Park and traveled to Berlin to work on the Wasmuth edition, a portfolio of his work. He went on to establish the Taliesin Fellowship, a studio-workshop based in Spring Green, Wisconsin, and later in Arizona as well. Notable later works during Wright’s prolific 72-year career include Fallingwater, a home built over a waterfall in Pennsylvania, the Johnson Wax Administration Building in Racine, Wisconsin, and the Guggenheim Museum in New York City.

R. Harold Zook

Harold Zook (1889 - 1949) was a prominent Hinsdale, Illinois, architect. Zook received his architecture degree from the Armour Institute of Technology (now the Illinois Institute of Technology) in 1914 and apprenticed with famed Chicago architect Howard Van Doren Shaw. In his own early practice, Zook designed mostly in revival styles, especially the English Tudor and Cotswold Cottage styles. However, he readily adopted the Art Deco and Moderne styles and often incorporated those stylistic elements in his revivalist houses. Towards the end of the 1930s, he often worked solely in the more modern styles; one of his best works is the Art Moderne Style St. Charles, Illinois, Municipal Building (1940). Zook built his home and studio in Hinsdale in 1924, fashioning it as a romantic thatched-roof Cotswold cottage.

Many Zook homes feature art glass with a spider web design, while many of his Tudor Revival homes also feature distinctive wood shake roofs fashioned to look like a thatch roof or a prow window. While there is only one documented Zook-designed home in River Forest (1427 Jackson), the Tudor Style home at 1419 Keystone can be attributed to Zook. That home features a prominent spider web window over the entry and has Art Deco detailing at the entry. Both of these features are distinctive to Zook.

OTHER ARCHITECTS AND BUILDERS OF NOTE

Spencer S. Beman

Spencer S. Beman, (1887-1952) was the son of Solon Spencer Beman, the prominent Chicago architect who designed the famous Pullman Factory Car Complex and Town in the 1880s. Spencer practiced alongside his father until 1914 and became widely known for his religious buildings, especially Classical-styled Christian Science churches, and his Tudor and French Eclectic mansion homes throughout the Chicago area. His one prominent work in River Forest is the Verna Ross Oradorff House at 1044 Forest Avenue.

Guy and McClintock

The Oak Park construction firm Guy and McClintock built many homes and churches in River Forest as well as in Oak Park, where their offices were located prior to their removal in the 1920s to Forest Park. Their commercial and institutional commissions in Oak Park included West Suburban Hospital, Austin State Bank, the Oak Park and River Forest High School gymnasium, the Medical Arts Building, and Hephzibah Children's Home. The firm was comprised of Joseph Samuel Guy (1871-1949) and John McClintock Jr. (1878-1944), who were childhood friends. They learned their trade from the same contractor and carried on their business together over a period that spanned the 1910s and 1920s. Both men were River Forest residents. The firm's River Forest homes include, among several, a distinctive Craftsman at 731 Ashland Avenue, and a Prairie home at 807 Keystone Avenue.

Henry Fiddelke

Henry G. Fiddelke (1865 - 1931) was an architect who worked for Lyman J. Silsbee, Adler and Sullivan and Jenney and Mundie before establishing his own Oak Park-based practice in 1896. Fiddelke worked in a variety of styles during his career, mostly revival styles.

Keck and Keck

The architecture firm of Keck and Keck designed modern, affordable homes throughout the Chicago metropolitan area and the Midwest from the 1930s to the late 1970s. The Keck brothers, George Fred and William, were largely influenced by the Bauhaus modernist movement and designed homes that incorporated many features of the International Style, such as flat roofs and glass curtain walls. Keck and Keck homes also included passive solar and environmental design features. The firm's only documented work in River Forest is located at 1409 Thatcher Avenue.

Harry H. Mahler

Architect Harry H. Mahler (b. 1876) reportedly worked from 1898 to 1918 for the nationally-recognized firm architectural firm of Holabird and Roche and presumably also worked independently during that time. His extant work in Chicago includes the 1913 addition to the Frank Lloyd Wright-designed E-Z Polish Factory in Chicago at 3005 W. Carroll Avenue, a Prairie style apartment building at 3127 W. Palmer Boulevard (1916), and a house at 10736 S. Longwood Drive (1915). In 1918, Mahler moved to Tulsa, Oklahoma, where he practiced independently over the next twenty years. His later works include the Moderne-style Tulsa Monument Company Building (1937), which is listed on the National Register of Historic Places.

Arthur Maiwurm

Arthur Maiwurm (1891-1953) was a well-known architect who lived and practiced in Oak Park, specializing in Revival residential architecture. His only documented River Forest work is the high-style Tudor Revival mansion located at 1036 Franklin Avenue.

Olsen and Urbain

The Chicago architecture firm of Olsen and Urbain (Paul Olsen and Leon Urbain) profited from the city's expansion and building boom of the 1920s, specializing in courtyard and

highrise apartment buildings that were designed in a variety of historical styles, including Tudor, Gothic and Spanish Revival. The firm was active through the 1930s and their designs also included commercial, manufacturing, and single-family suburban homes. In River Forest, they designed the W. C. Grunow House at 915 Franklin. Their extant work in Chicago includes the former Universal Studios Film Exchange Building at 1301 S. Wabash Avenue (1937), a high-rise apartment building at 525 W. Arlington (1923), and the Devry Technical Institute at 4119-49 West Belmont (1929). Both architects also practiced independently during this period. One notable apartment building by Olsen at 7130 S. Jeffrey Boulevard in Chicago (1929) features a distinctive version of the Art Deco style.

Edward Probst

Edward Probst (1870 - 1942) was a partner in the prominent Chicago architecture firm Graham, Anderson, Probst and White, the successor firm to D. H. Burnham and Company after architect and planner Daniel Burnham's death in 1912. Probst began working with Burnham in 1898 and eventually headed the drafting room. He resided in River Forest in a home of his own design, at 1037 Forest Avenue.

Vierow Brothers

The construction firm of Vierow Brothers, which built many homes in River Forest, was a partnership between Emil R. Vierow (1875-1965) and his brother Fred W. Vierow. Emil Vierow came to Oak Park in 1891 and was one of the earliest members of the Oak Park Chamber of Commerce. He served his apprenticeship with Pillinger Brothers, local masonry contractors. Emil and his brother Fred W. then organized the Vierow Brothers concern, which "was responsible for the building of hundreds of the finest homes in Oak Park and other western suburbs," according to Emil Vierow's obituary.

BUILDINGS BY SIGNIFICANT ARCHITECTS AND BUILDERS

Spencer S. Beman

1044 Forest Avenue

Benedict J. Bruns

1531-57 Monroe Avenue

7221-27 Thomas Street

503-11 William Street

Buurma Brothers

807 Ashland Avenue

814 Ashland Avenue

846 Ashland Avenue

923 Ashland Avenue

1030 Ashland Avenue

1031 Ashland Avenue

1047 Ashland Avenue

1105 Ashland Avenue

1123 Ashland Avenue

1130 Ashland Avenue

1138 Ashland Avenue

802 Bonnie Brae Place

803 Bonnie Brae Place

811 Bonnie Brae Place

814 Bonnie Brae Place

815 Bonnie Brae Place

820 Bonnie Brae Place

821 Bonnie Brae Place

824 Bonnie Brae Place

830 Bonnie Brae Place

831 Bonnie Brae Place

835 Bonnie Brae Place

836 Bonnie Brae Place

840 Bonnie Brae Place

841 Bonnie Brae Place

903 Bonnie Brae Place

909 Bonnie Brae Place

914 Bonnie Brae Place

919 Bonnie Brae Place

920 Bonnie Brae Place

924 Bonnie Brae Place

925 Bonnie Brae Place

930 Bonnie Brae Place

931 Bonnie Brae Place
934 Bonnie Brae Place
935 Bonnie Brae Place
941 Bonnie Brae Place
806 Clinton Place
810 Clinton Place
826 Clinton Place
830 Clinton Place
900 Clinton Place
905 Clinton Place
908 Clinton Place
909 Clinton Place
914 Clinton Place
915 Clinton Place
918 Clinton Place
919 Clinton Place
924 Clinton Place
930 Clinton Place
934 Clinton Place
935 Clinton Place
946 Clinton Place
947 Clinton Place
838 Franklin Avenue - attributed
847 Franklin Avenue
915 Franklin Avenue
927 Franklin Avenue
1022 Franklin Avenue
1029 Franklin Avenue - attributed
1036 Franklin Avenue
1039 Franklin Avenue
1046 Franklin Avenue
1112 Franklin Avenue - attributed
1122 Franklin Avenue
1123 Franklin Avenue - attributed
1131 Franklin Avenue
1137 Franklin Avenue
1138 Franklin Avenue - attributed
1142 Franklin Avenue
1145 Franklin Avenue
818 Harlem Avenue
806 Jackson Avenue
814 Jackson Avenue
815 Jackson Avenue
831 Jackson Avenue
839 Jackson Avenue
1433 Keystone Avenue - attributed
815 Lathrop Avenue

806 Lathrop Avenue
906 Lathrop Avenue
914 Lathrop Avenue
923 Lathrop Avenue
1221 Monroe Avenue
1231 Monroe Avenue
1015 Park Avenue - attributed
1023 Park Avenue
1044 Park Avenue
1105 Park Avenue
1137 Park Avenue
1210 William Street
1220 William Street
1226 William Street
1232 William Street
1240 William Street

Jerome Cerny

7425 Berkshire Street
1402 Clinton Place
7849 Greenfield Street
7900 Greenfield Street

Ralph Adams Cram

Mazzuchelli Hall – Dominican University
Lewis Memorial Hall – Dominican University
Mother Emily Power Memorial Hall –
Dominican University

William Drummond

526 Ashland Avenue
847 Ashland Avenue
535 Edgewood Place
555 Edgewood Place
559 Edgewood Place
560 Edgewood Place
517 Keystone Avenue
619 Keystone Avenue
735 Lathrop Avenue
7234 Quick Avenue
7970 Lake Street
7623-7629 Lake Street
7753-7771 Lake Street

Henry Fiddelke

726 Clinton Place
 751 Clinton Place
 755 Clinton Place
 720 Keystone Avenue

Henry Hogans (Henry Hogans and Sons)

609 Clinton Place
 617 Clinton Place
 625 Clinton Place
 707 William Street
 710 William Street
 711 William Street
 714 William Street
 715 William Street
 718 William Street
 719 William Street
 722 William Street
 723 William Street
 726 William Street
 727 William Street
 730 William Street
 731 William Street
 734 William Street
 735 William Street
 738 William Street
 739 William Street
 742 William Street
 743 William Street
 746 William Street
 747 William Street
 750 William Street
 751 William Street
 754 William Street
 755 William Street

Henry Holsman

7200 – 14 Oak Avenue
 7314 Oak Avenue

Jens Jensen

Washington Street – Park Avenue (Washington
 Triangle Park)
 Washington Square Park
 Keystone Park

Carl J. Kastrup

500-510 Bonnie Brae Place
 1406 Harlem Avenue
 7203 LeMoyne Parkway

Keck and Keck

1409 Thatcher Avenue

Henry H. Mahler

7623-7629 Lake Street
 7314 Oak Avenue

Arthur Maiwurm

1036 Franklin Avenue

Guy and McClintock

807 Keystone Avenue
 1010 Forest Avenue
 1111 Forest Avenue
 7551 Quick Avenue

Olsen and Urbain

915 Franklin Avenue

Edward Probst

1037 Forest Avenue

Purcell and Elmslie

628 Bonnie Brae Place
 1010 Forest Avenue
 1338 Park Avenue

E.E. Roberts

539 Thatcher Avenue
 606 Keystone Avenue
 706 Keystone Avenue

Harry Robinson

930 Ashland Avenue
 633 Bonnie Brae Place - attributed
 715 Clinton Place

707 William Street
711 William Street
715 William Street
719 William Street
723 William Street
727 William Street
731 William Street
735 William Street
739 William Street
743 William Street
747 William Street
751 William Street
710 William Street
714 William Street
718 William Street
722 William Street
726 William Street
730 William Street
734 William Street
738 William Street
742 William Street
746 William Street
750 William Street
754 William Street

Robert Spencer

742 Franklin Avenue – attributed
530 Keystone Avenue
727 Keystone Avenue
743 Park Avenue
926 Park Avenue

Tallmadge and Watson

562 Ashland Avenue
601 Bonnie Brae Place
7300 Division Street
519 Edgewood Place
751 Franklin Avenue
830 Franklin Avenue
838 Franklin Avenue
737 Keystone Avenue
601 Park Avenue
1108 Park Avenue

1114 Park Avenue
1120 Park Avenue
7218 Quick Avenue

John S. Van Bergen

734 Bonnie Brae Place
609 Clinton Place
625 Clinton Place
719 Clinton Place
730 Clinton Place

Vierow Brothers

1047 Keystone Avenue
335 Ashland Avenue

Charles E. White, Jr.

815 Ashland Avenue
750 Clinton Place
7214 Quick Avenue
Edmund A. Cummings Memorial

Frank Lloyd Wright

559 Ashland Avenue
515 Auvergne Place
530 Edgewood Place
603 Edgewood Place
562 Keystone Avenue
615 Lathrop Avenue

R. Harold Zook

1426 Jackson Avenue
1419 Keystone Avenue - attributed



SURVEY FINDINGS

SURVEY FINDINGS

The survey of River Forest documented a range of residential, institutional and commercial buildings dating from the 1850s through the next hundred years and has attempted to place these resources within their historical and architectural contexts. The majority of River Forest developed from the late 1800s to the early 1940s, before the advent of World War II, and then resumed northward to North Avenue between the 1950s and 1960s. River Forest’s architecture largely reflects the building forms and design styles that were popular during these periods of growth and development. A total of 2969 properties were surveyed as part of this assignment. All buildings, structures and sites, including contemporary ones built in the last three years were also evaluated and rated for their significance.

Table 1 lists the number of properties documented by date of construction.

**Table 1: Number of Properties
by Date of Construction**

1850 – 1859	2
1860 – 1869	5
1870 – 1879	13
1880 – 1889	36
1890 – 1899	122
1900 – 1909	194
1910 – 1919	440
1920 – 1929	856
1930 – 1939	246
1940 – 1949	287
1950 – 1959	440
1960 – 1969	120
1970 – 1979	63
1980 – 1989	13
1990 – 1999	57
2000 – 2009	93
2010 -	18

Table 2 lists the number of properties documented according to their architectural style. It should be noted that not all buildings, structures and sites were assigned a style during the on-site field work.

**Table 2
Number of Properties by Architectural Style**

Greek Revival	2
Gothic Revival	16
Italianate	12
Second Empire	1
Queen Anne	203
Shingle	3
Romanesque	2
Colonial Revival	617
Classical Revival/Beaux Arts	33
Tudor Revival	218
French Eclectic	206
Spanish Revival	11
Collegiate Gothic	4
Italian Renaissance	121
Art Deco/Art Moderne	46
Prairie	306
Craftsman	209
Chicago Bungalow	86
Mid-Century Modern	150
International Style	18
Minimal Traditional	180
Late Modern Eclectic	93
Neo-Prairie	28
Neo-Revival	78

Table 3 on the following page lists the number of properties documented according to their vernacular building form. It should be noted that not all buildings were assigned a building form during the on-site field work.

Table 3**Number of Properties by Building Form**

Gable Front Cottage/House	51
T-Shaped Cottage/House	9
L-Shaped Cottage/House	15
Gable-EL Cottage/House	4
Bungalow	312
Foursquare	324
Ranch	208
Split Level	14
Apartment Block/Flat	90
Courtyard Apartment	14
One-Part Commercial	24
Two-Part Commercial	15
Strip Commercial	23

Table 4 below lists the number of properties classified by significance (see Figure 3 on page 80).

Table 4**Number of Properties by Significance**

National Register Landmark	3*
Significant	298
Significant to the Historic District	192
Contributing to the Historic District	600
Potentially Contributing	1,670
Non-Contributing	424
Non-Contributing/Historic District	63
Noteworthy Buildings Under 50 Years	24

Table 5 lists the number of significant properties documented in each survey area properties by significance are shown on (See Figure 4 on page 80). All properties have been mapped by survey area (Figures 5-8) on the following pages 84-90.

*The Waller Gates and 1516 Franklin Avenue are designated Local Landmarks and were not counted among existing National Register Landmarks for this Survey Report. However, they have been marked as Landmarks and Significant in their respective survey forms.

Table 5**Number of Significant Properties by Survey Area**

Survey Area 1	37
Survey Area 2	92
Survey Area 3	151
Survey Area 4	18

Table 6 documents properties according to their overall building integrity. Properties less than 50 years of age were not evaluated for integrity.

Table 6**Number of Properties by Integrity**

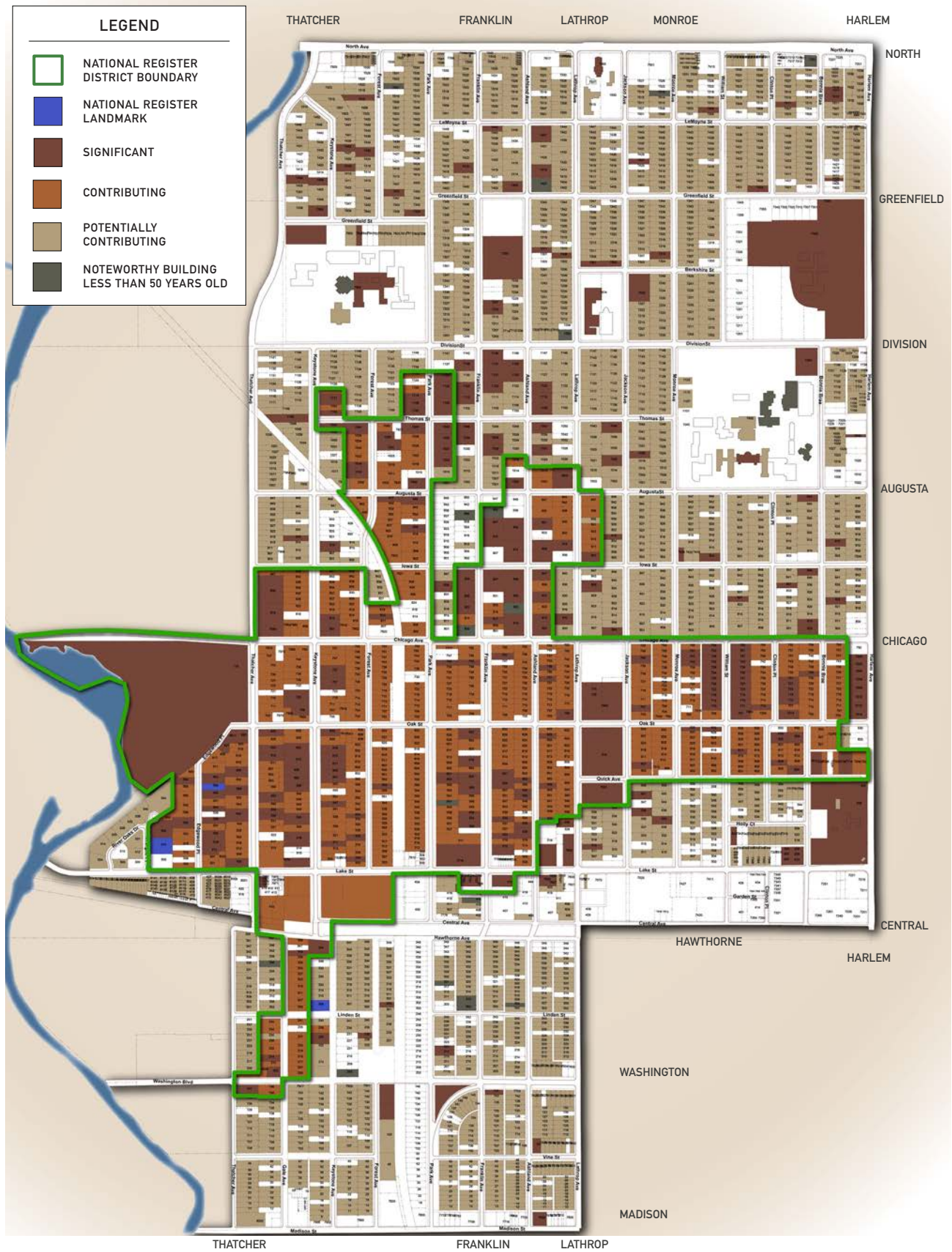
Excellent Integrity	1587
Good Integrity	1009
Poor Integrity	123

Significant Properties

The survey has inventoried 284 properties, sites and structures that may be individually eligible for listing in the National Register of Historic Places. Of the 298 properties that have been evaluated as significant, 172 were previously documented and identified by Illinois Historic Structures and Landmarks Surveys. Significant properties are listed in the Inventory section of this report on page 94. There are also 176 Significant properties located within the National Register Historic District.

As mentioned previously, these buildings were evaluated primarily under Criterion C of the National Register Criteria for Evaluation as they embody a distinctive architectural style and/or building type and method of construction, or possess high artistic or are distinguishable entities whose components lack individual distinction. Some properties were considered eligible for the National Register under Criteria A and B, due to their association with a significant event or person in River Forest's past. All properties should receive priority for additional research and

FIGURE 3: PROPERTIES BY SIGNIFICANCE



documentation to confirm their eligibility for the National Register. Consultation with the Illinois Historic Preservation Agency's National Register staff is also recommended. In addition to future National Register listing, significant properties should also be considered candidates for local landmark designation.

It should be noted that several properties were designated as significant due to their importance locally rather than for their eligibility for the National Register. These properties are mostly located along the 700 block of William Street and designed by architect Harry Robinson. A number of these properties have undergone alterations and changes over the years since the Illinois State Historic Structures Survey and were evaluated by the Survey Team as not meeting the National Register Eligibility Criteria. However, given that the block represents a unique collection of Prairie School homes in River Forest, they merit future preservation and are considered locally significant. Additional consultation is suggested with the Illinois Historic Preservation Agency to determine if these properties may meet any one or all of the National Register criteria.

Contributing Properties to the National Register District

The survey has inventoried 616 properties that contribute architecturally and historically to the National Register Historic District — properties that should be preserved in order to maintain the District's overall architectural integrity. Contributing properties may qualify for Significant status if additional research and documentation reveals new associations with important architects or people important to the history of River Forest, or establish its original architectural character that has not been determined through this survey process. Contributing properties are listed in the Inventory section of this report on page 97.

Non-Contributing to the National Register Historic District

This survey has inventoried 63 properties that are non-contributing to the National Register Historic District — properties that are less than 50 years of age, do not possess any distinguishing aesthetic characteristics or have been altered to such an extent that the original façade, including its materials, ornamentation, features and overall massing, has been significantly changed or no longer recognized from their original design. Alterations may also prove to be irreversible. It has been noted in survey forms whether some Non-Contributing properties should be re-evaluated for potential Contributing status in the near future. The National Register Historic District retains high integrity as less than seven percent of all properties located have been evaluated as non-contributing. Non-Contributing properties are listed in the Inventory section of this report on page 103.

Potentially Contributing Properties to a National Register District

Potentially contributing properties are located outside the River Forest National Register Historic District, are valuable for the understanding of the architectural history and development of River Forest and therefore, could contribute to an expanded National Register Historic District or to a new district in another area of River Forest. There are approximately 1,664 properties that have been evaluated as Potentially Contributing. Potentially Contributing properties are listed in the Inventory section of this report on page 104.

Potentially Non-Contributing Properties to a National Register District

The survey has inventoried 423 properties as Non-Contributing — properties that are less than 50 years of age, do not possess any distinguishing aesthetic characteristics or have been altered to such an extent that restoration or rehabilitation is not possible. In some limited cases, Non-Contributing properties may require further

investigation to determine if original architectural elements and features can be recovered, rehabilitated or restored. Inappropriate features and alterations could be removed for rehabilitation purposes, which in turn could qualify the property for a different evaluation status. Additional research may also reveal new historical associations that have not been identified through this survey. Non-contributing properties are listed in the Inventory section of this report on page 121.

Notable Buildings Less Than Fifty Years Old

Generally, buildings that are less than 50 years old are not assessed for historical and architectural significance and have been classified as non-contributing for this survey. However, for the purposes of this survey assignment, an exception was made to note distinctive buildings that are associated with late Modernism and other styles. In this survey, 24 properties were evaluated as Notable. When these buildings reach 50 years of age, they should be re-evaluated for their significance and potential contribution to existing and future historic districts. Notable properties are listed in the Inventory section of this report on page 125.

Districts

Based on survey findings, there are opportunities to expand the existing boundaries of the National Register Historic District to include areas to the north, south, east and west that comprise properties that range within the approximate dates of the District's period of significance from the 1870s and 1920s. Boundary expansion would also capture a number of additional Significant properties, many of which are associated with the development of the Northwoods subdivision and associated architects and contractors such as the Buurma Brothers. An expanded set of Historic District boundaries might encompass an extension further south into Survey Area 4 along Thatcher Avenue to Madison Street where a significant number of Queen Anne's, Prairie Foursquares and bungalows, and Craftsman homes and bungalows exist with a high degree of integrity. Another

possible extension could include properties west to Thatcher Avenue and Division Street, which includes an area of high-style Revival homes along with some Prairie homes. A third boundary extension would include homes east to Harlem Avenue to the north. This area would include a mix of Prairie and Revival style homes and revivals constructed in the 1910s and 20s, many of which were designed and constructed by known Prairie School architects and local contractors (see Figure on following page). Dominican University, with its 1920s Ralph Adams Cram buildings, could be incorporated within the newly re-drawn district.

A new National Register District could be established north of the current district including a large area between Thatcher and Harlem Avenues. This area includes several high-style Tudor Revivals and French Eclectics constructed during the 1920s and 1930s by the Buurma Brothers and others. However, the majority of properties were built between the 1930s and 1950s, which constitutes a different period of significance and representing architectural styles from the Art Moderne to Mid-Century Modern homes and ranches.

A second new National Register District could incorporate the Mid-Century Modern ranch subdivision along River Oaks Drive and the Post World War II townhomes and duplexes along Lake Street. These resources retain a high level of integrity and are associated with the architect and developer Martin H. Braun and the broader historic context nationally of Post World War II housing development. Further consultation with the Illinois Historic Preservation Agency is suggested to determine the possibilities of additional National Register districts in River Forest (See Figure 9: Potential New National Register Districts on page 90).

National Historic Landmark District

National Historic Landmarks (NHLs) are cultural properties designated by the Secretary

of the Interior as being nationally significant. Acknowledged as among the nation's most significant historic places, these buildings, sites, districts, structures, and objects possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, engineering, and culture. The National Historic Landmark program differs from the National Register of Historic Places in that only the Secretary of the Interior can designate National Historic Landmarks. However, like the National Register, designation is only honorary; that is, there are no restrictions placed on property owners regarding exterior changes and alterations. Currently, there are only 84 National Historic Landmarks in Illinois and the Pullman Factory Complex in south Chicago is the only National Historic Landmark District in the Chicago area. It is the opinion of the survey team that National Historic Landmark District designation be explored for River Forest to honor the significance of the Prairie School architects who practiced in the community, and the other designers and developers who envisioned River Forest as a unique place of architecture and landscape design.

Local Historic Districts

Existing and future National Register Historic Districts and all Significant properties should be designated as local districts and landmarks in order to maintain and preserve the integrity of such resources for future generations. Designating National Register Historic Districts as local districts is a standard preservation planning practice in many communities.

Recommendations

The following recommendations should be considered by the Historic Preservation Commission for additional research and survey activities in the future.

- *Buurma Brothers.* As is understood by many in River Forest, the Buurma Brothers left a tremendous architectural legacy in River Forest, with large homes

and mansions that have a unique design and architectural quality that is unparalleled in the western suburbs of Chicago — their work should be considered as important as the Prairie School architects before them. In the course of this assignment, the survey team has attributed seven additional homes to the Buurma Brothers that have not previously been identified. Several of these homes, located north of the Northwoods subdivision in Survey Area 1, may have been designed in association with a professional architect, and share a common design feature — bluestone sidewalk paving, which is evident in all of the Buurma mansion homes. Additional research and investigation is warranted to determine which architects may have collaborated with the Buurmas and who may have been the clients, as there may be other homes of theirs that have not been identified in River Forest.

- *Ranch Homes.* Apart from the Prairie School and Buurma built homes, River Forest also has a diverse and rich collection of Ranch homes located throughout the Village. Many Ranch homes carry over the stylistic features and material palette used in many of the Colonial, Tudor and French Revival homes. Other Ranch homes are distinctly Modern in appearance. The Ranch home has come of age in River Forest and additional investigation is warranted to determine the architects, contractors and clients who built them.
- *900 North Block of Park and Franklin Avenues.* This block once was the location of a large estate with a landscape designed by Jens Jensen. The landscape and the estate were lost to redevelopment in the late 1960s. The remaining homes should be re-evaluated for potential significance sometime in the future.

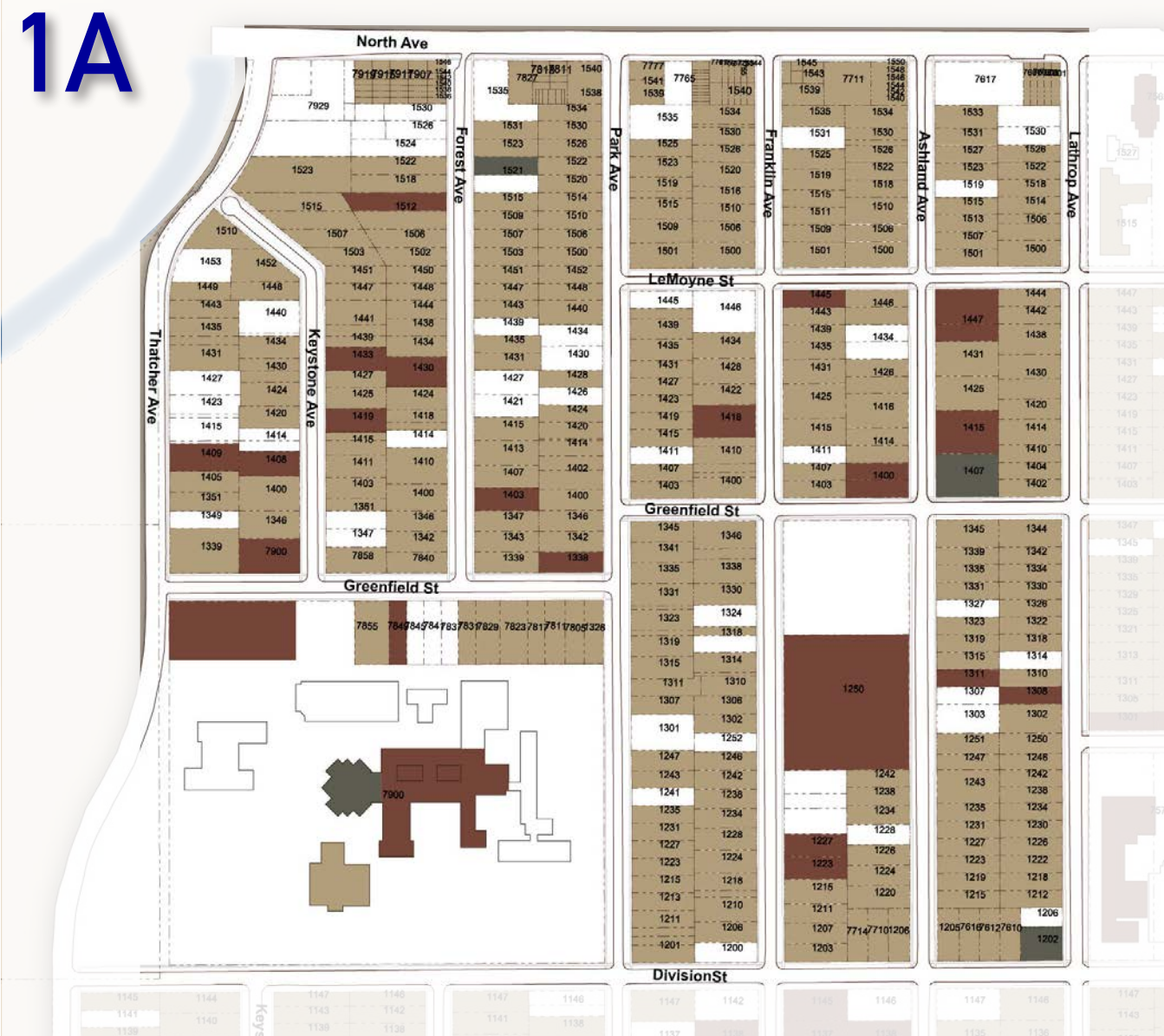


FIGURE 5: SURVEY AREA 1A

LEGEND

- NATIONAL REGISTER DISTRICT BOUNDARY
- NATIONAL REGISTER LANDMARK
- SIGNIFICANT
- CONTRIBUTING
- POTENTIALLY CONTRIBUTING
- NOTEWORTHY BUILDING LESS THAN 50 YEARS OLD

Survey Area 1 Properties by Significance

Significant	37
Potentially Contributing to a National Register District	590
Potentially Non-Contributing to a National Register District	119
Noteworthy Buildings Under 50 Years of Age	5

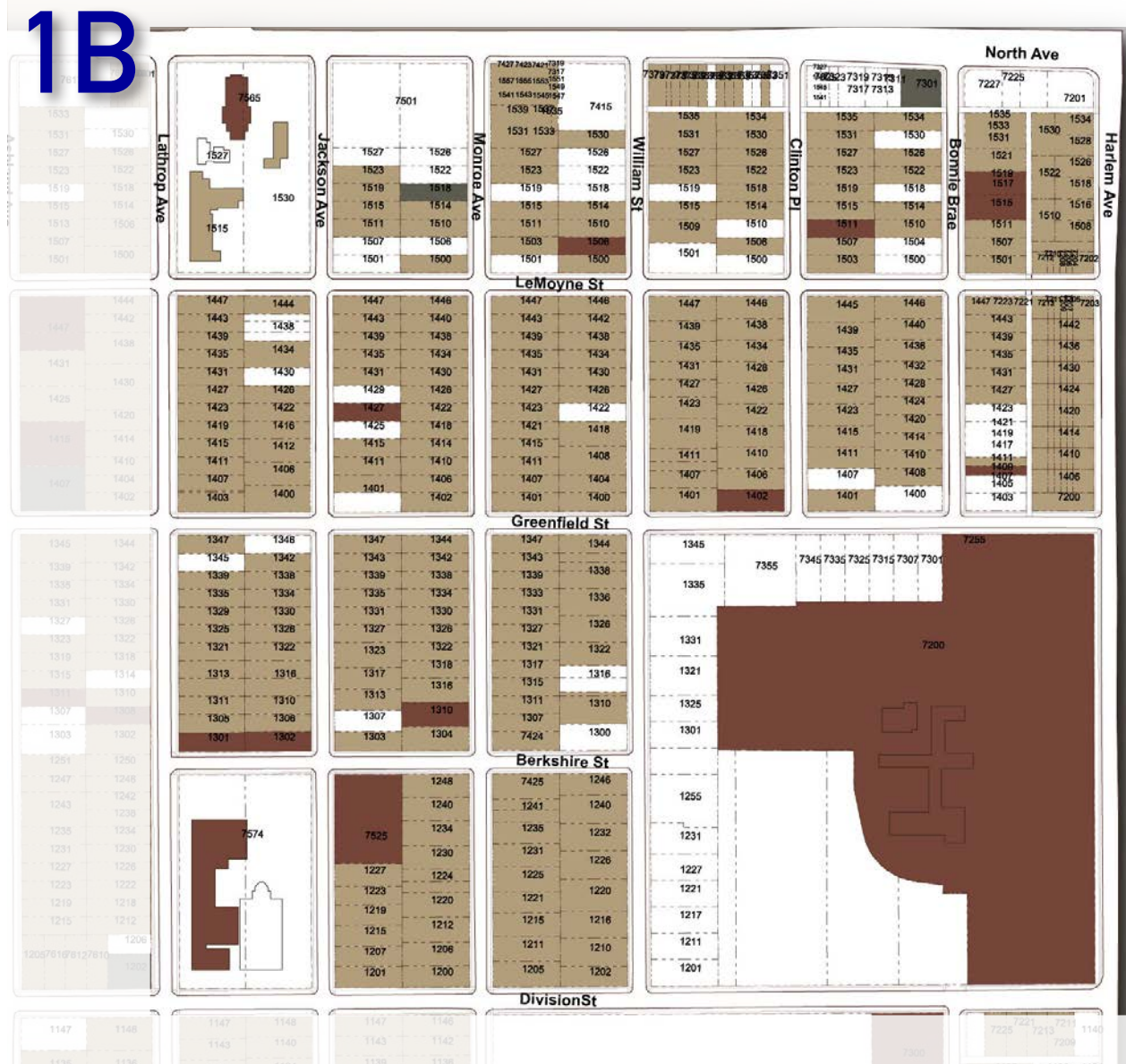


FIGURE 6: SURVEY AREA 1B

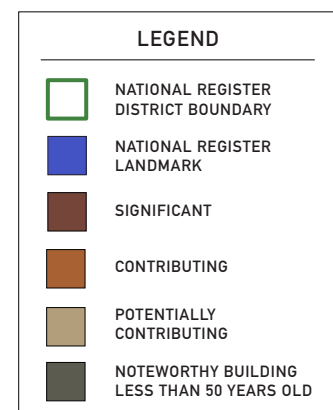
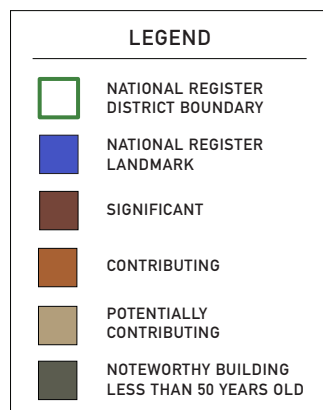




FIGURE 6: SURVEY AREA 2A



Survey Area 2 Properties by Significance

Significant	92
Contributing to a National Register District	53
Non-Contributing to a National Register District	22
Potentially Contributing to a National Register District	463
Potentially Non-Contributing to a National Register District	87
Noteworthy Buildings Under 50 Years of Age	8

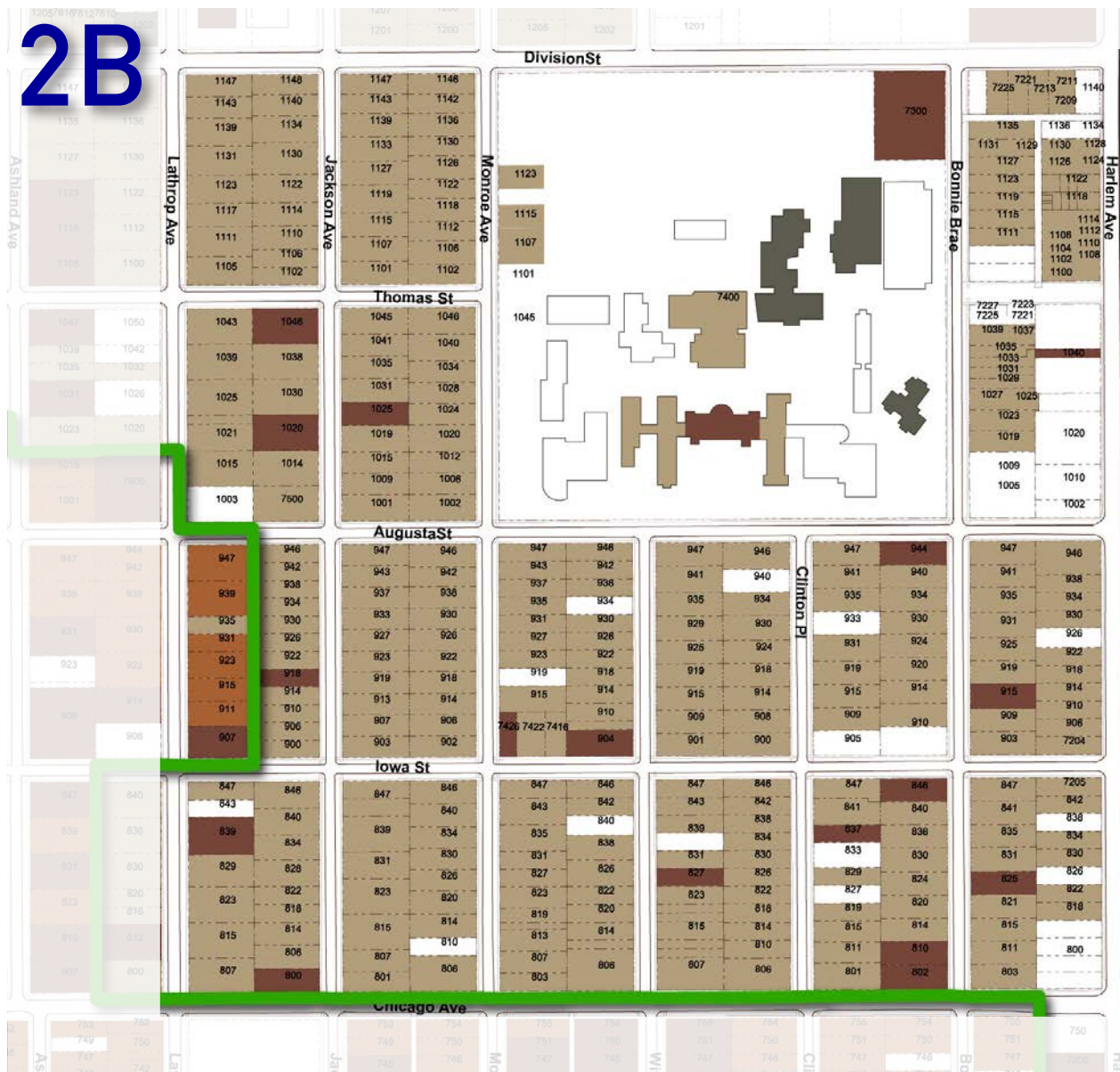
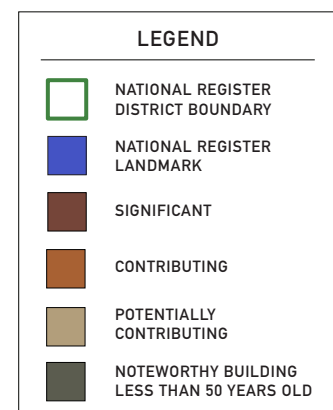


FIGURE 7: SURVEY AREA 2B



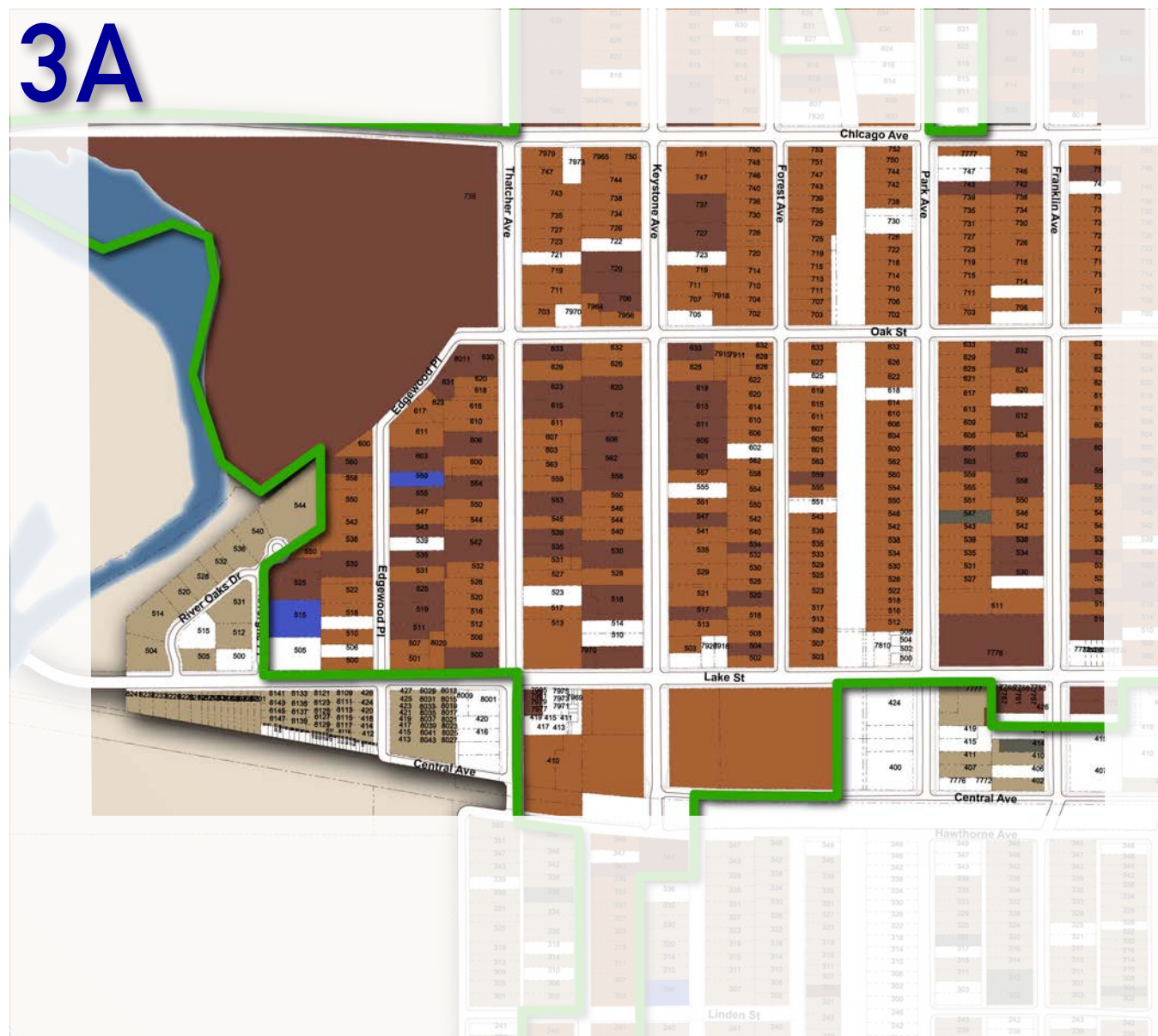


FIGURE 7: SURVEY AREA 3A

LEGEND	
	NATIONAL REGISTER DISTRICT BOUNDARY
	NATIONAL REGISTER LANDMARK
	SIGNIFICANT
	CONTRIBUTING
	POTENTIALLY CONTRIBUTING
	NOTEWORTHY BUILDING LESS THAN 50 YEARS OLD

Survey Area 3 Properties by Significance

National Register Landmark	2
Significant	151
Contributing to a National Register District	459
Non-Contributing to a National Register District	39
Potentially Contributing to a National Register District	156
Potentially Non-Contributing to a National Register District	68
Noteworthy Buildings Under 50 Years of Age	4

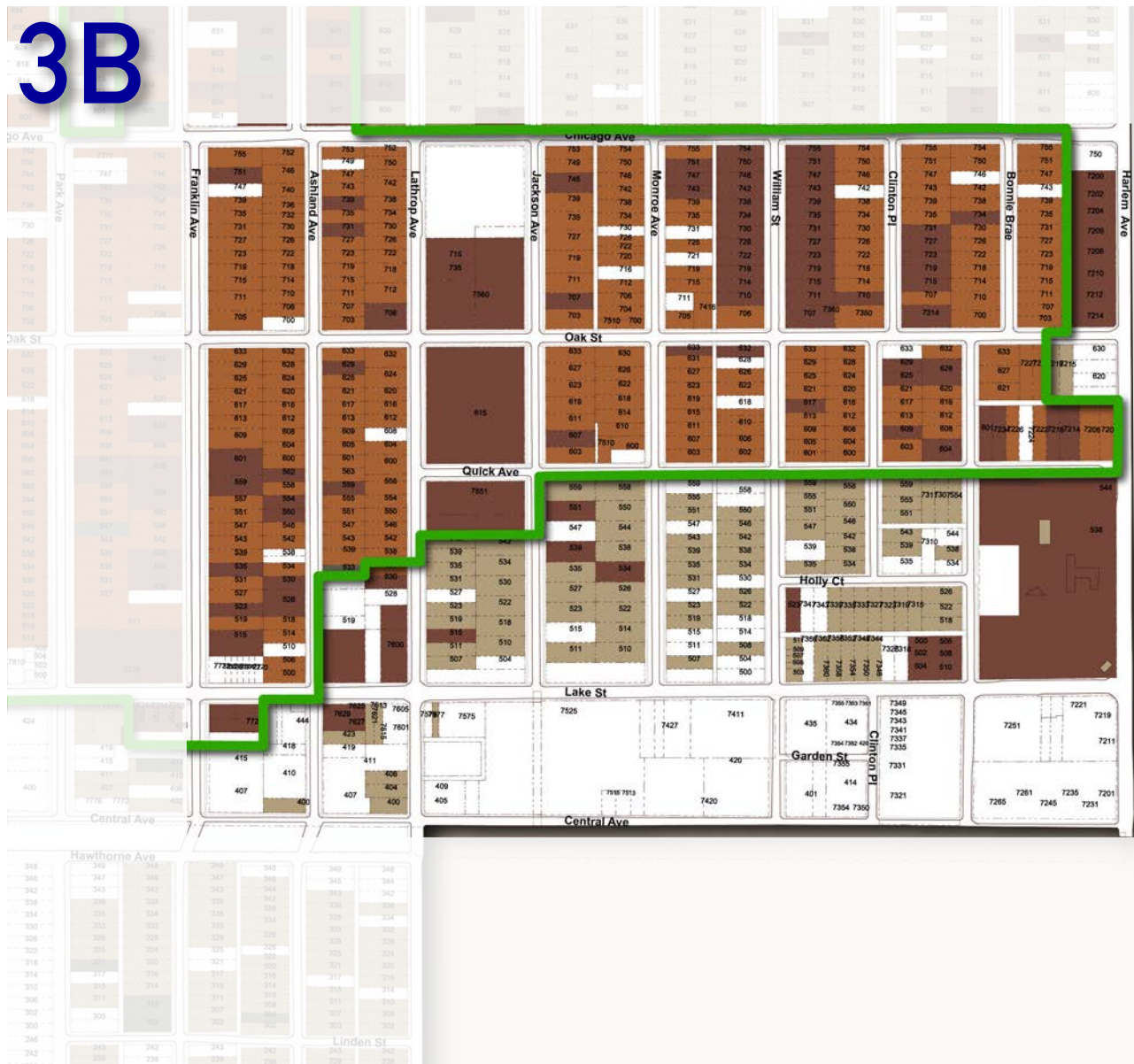


FIGURE 8: SURVEY AREA 3B

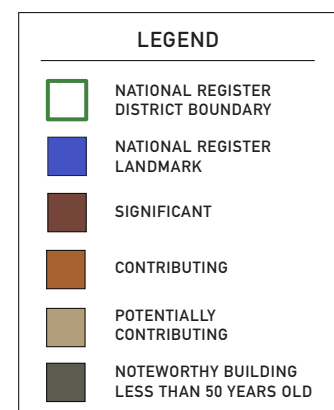
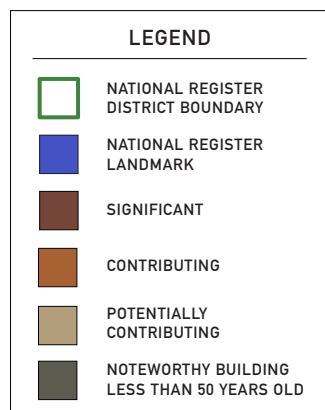




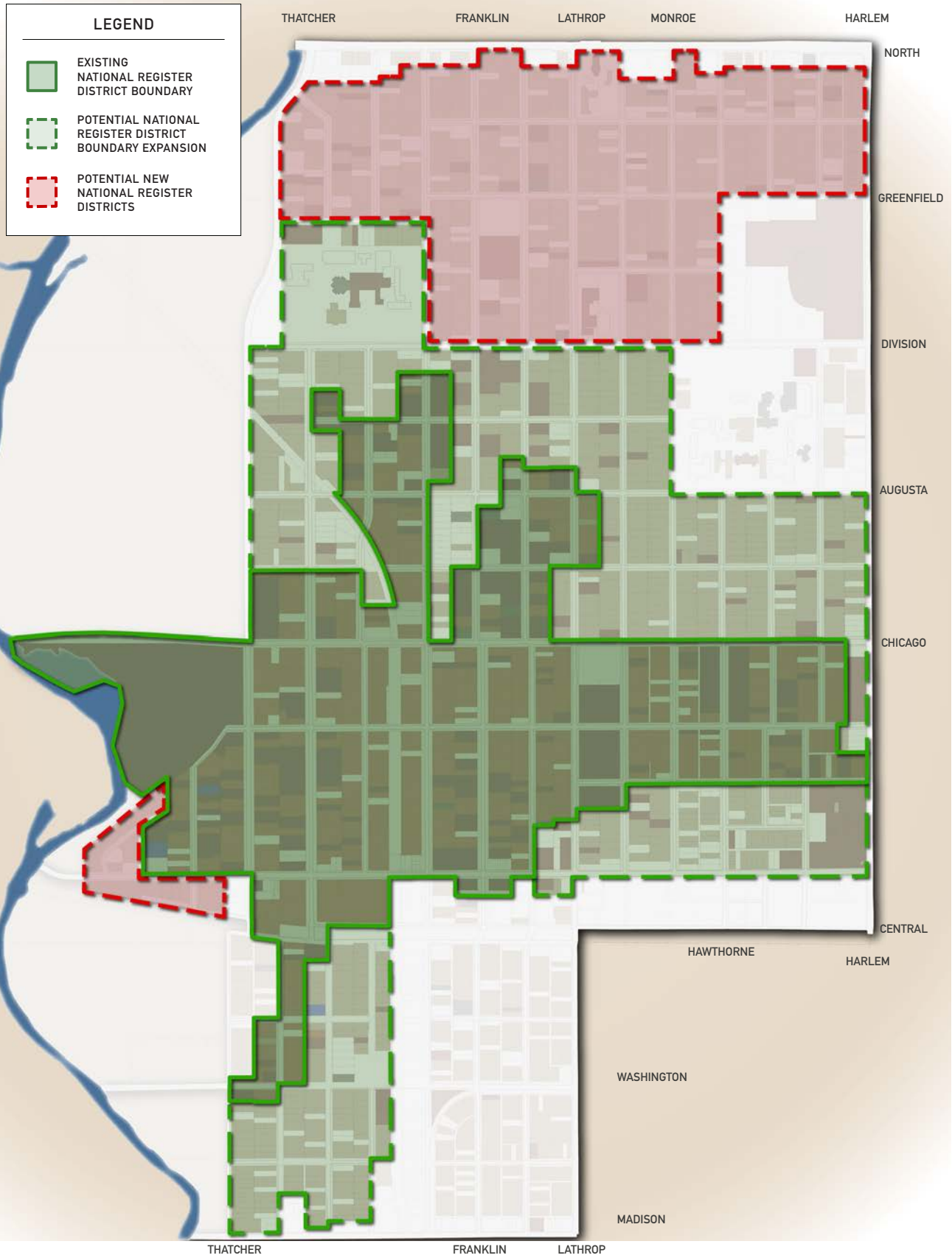
FIGURE 8: SURVEY AREA 4A



Survey Area 4 Properties by Significance

National Register Landmark	1
Significant	18
Contributing to a National Register District	15
Non-Contributing to a National Register District	2
Potentially Contributing to a National Register District	459
Potentially Non-Contributing to a National Register District	147
Noteworthy Buildings Under 50 Years of Age	7

FIGURE 9: RIVER FOREST ARCHITECTURAL SURVEY AREA





INVENTORY

INVENTORY

NATIONAL REGISTER LANDMARK PROPERTIES

- 515 Auvergne Place
- 559 Edgewood Place
- 306 Keystone Avenue

SIGNIFICANT PROPERTIES AND STRUCTURES

- Washington + Forest, Washington Square Park
- Washington + Park, Washington Triangle Park
- 107 Ashland Avenue
- 526 Ashland Avenue
- 530 Ashland Avenue
- 550 Ashland Avenue
- 554 Ashland Avenue
- 559 Ashland Avenue
- 562 Ashland Avenue
- 629 Ashland Avenue
- 731 Ashland Avenue
- 739 Ashland Avenue
- 807 Ashland Avenue
- 814 Ashland Avenue
- 815 Ashland Avenue
- 830 Ashland Avenue
- 831 Ashland Avenue
- 846 Ashland Avenue
- 847 Ashland Avenue
- 909 Ashland Avenue
- 914 Ashland Avenue
- 930 Ashland Avenue
- 931 Ashland Avenue
- 1031 Ashland Avenue
- 1047 Ashland Avenue
- 1105 Ashland Avenue
- 1115 Ashland Avenue
- 1123 Ashland Avenue
- 1130 Ashland Avenue
- 1138 Ashland Avenue
- 1250 Ashland Avenue
- 1311 Ashland Avenue
- 1400 Ashland Avenue
- 1415 Ashland Avenue
- 1447 Ashland Avenue
- 1000-1014 Ashland Avenue
- 7400 Augusta Street, Concordia University, Addison Hall
- 7600 Augusta Street
- 7800 Augusta Street
- 525 Auvergne Place
- 7525 Berkshire Street
- 601 Bonnie Brae Place
- 604 Bonnie Brae Place
- 628 Bonnie Brae Place
- 734 Bonnie Brae Place
- 825 Bonnie Brae Place
- 846 Bonnie Brae Place
- 915 Bonnie Brae Place
- 944 Bonnie Brae Place
- 1407 Bonnie Brae Place
- 1515 Bonnie Brae Place
- 1517-19 Bonnie Brae Place
- 500-510 Bonnie Brae Place
- 8001 Central Street - Metra Train Station
- 7980 Chicago Avenue
- 609 Clinton Place
- 625 Clinton Place
- 629 Clinton Place
- 710 Clinton Place
- 715 Clinton Place
- 719 Clinton Place
- 723 Clinton Place
- 727 Clinton Place
- 731 Clinton Place
- 806 Clinton Place
- 810 Clinton Place
- 837 Clinton Place
- 1402 Clinton Place
- 1511 Clinton Place
- 7200 Division Street
- 7300 Division Street
- 7574 Division Street
- 7900 Division Street,
- 7900 Division Street, Mazzuchelli Hall
- 7900 Division Street, Lewis Memorial Hall
- 7900 Division Street, Power Memorial Hall
- 7900 Division Street, Grotto
- 511 Edgewood Place

- 519 Edgewood Place
- 525 Edgewood Place
- 530 Edgewood Place
- 535 Edgewood Place
- 543 Edgewood Place
- 555 Edgewood Place
- 560 Edgewood Place
- 603 Edgewood Place
- 631 Edgewood Place
- 1018 Forest Avenue
- 230 Forest Avenue
- 303 Forest Avenue
- 504 Forest Avenue
- 520 Forest Avenue
- 534 Forest Avenue
- 559 Forest Avenue
- 815 Forest Avenue
- 947 Forest Avenue
- 1010 Forest Avenue
- 1018 Forest Avenue
- 1031 Forest Avenue
- 1037 Forest Avenue
- 1044 Forest Avenue
- 1403 Forest Avenue
- 1430 Forest Avenue
- 1512 Forest Avenue
- 147 Franklin Avenue
- 515 Franklin Avenue
- 523 Franklin Avenue
- 530 Franklin Avenue
- 534 Franklin Avenue
- 535 Franklin Avenue
- 538 Franklin Avenue
- 558 Franklin Avenue
- 559 Franklin Avenue
- 600 Franklin Avenue
- 601 Franklin Avenue
- 612 Franklin Avenue
- 632 Franklin Avenue
- 742 Franklin Avenue
- 751 Franklin Avenue
- 811 Franklin Avenue
- 822 Franklin Avenue
- 830 Franklin Avenue
- 838 Franklin Avenue
- 847 Franklin Avenue
- 915 Franklin Avenue
- 927 Franklin Avenue
- 1029 Franklin Avenue
- 1036 Franklin Avenue
- 1039 Franklin Avenue
- 1046 Franklin Avenue
- 1112 Franklin Avenue
- 1122 Franklin Avenue
- 1123 Franklin Avenue
- 1131 Franklin Avenue
- 1137 Franklin Avenue
- 1138 Franklin Avenue
- 1145 Franklin Avenue
- 1223 Franklin Avenue
- 1227 Franklin Avenue
- 1418 Franklin Avenue
- 1445 Franklin Avenue
- 202 Gale Avenue
- 214 Gale Avenue
- 343 Gale Avenue
- 7849 Greenfield Street
- 7900 Greenfield Street
- 536 Harlem Avenue
- 1040 Harlem Avenue
- 7426 Iowa Street
- 539 Jackson Avenue
- 551 Jackson Avenue
- 607 Jackson Avenue
- 707 Jackson Avenue
- 745 Jackson Avenue
- 800 Jackson Avenue
- 918 Jackson Avenue
- 1020 Jackson Avenue
- 1025 Jackson Avenue
- 1046 Jackson Avenue
- 1302 Jackson Avenue
- 1427 Jackson Avenue
- 230 Keystone Avenue
- 236 Keystone Avenue
- 344 Keystone Avenue
- 517 Keystone Avenue
- 518 Keystone Avenue
- 530 Keystone Avenue
- 547 Keystone Avenue
- 558 Keystone Avenue
- 562 Keystone Avenue
- 601 Keystone Avenue
- 605 Keystone Avenue

- 606 Keystone Avenue
- 611 Keystone Avenue
- 612 Keystone Avenue
- 615 Keystone Avenue
- 619 Keystone Avenue
- 620 Keystone Avenue
- 633 Keystone Avenue
- 706 Keystone Avenue
- 720 Keystone Avenue
- 727 Keystone Avenue
- 737 Keystone Avenue
- 807 Keystone Avenue
- 815 Keystone Avenue
- 915 Keystone Avenue
- 918 Keystone Avenue
- 1047 Keystone Avenue
- 1100 Keystone Avenue
- 1103 Keystone Avenue
- 1111 Keystone Avenue
- 1408 Keystone Avenue
- 1419 Keystone Avenue
- 1433 Keystone Avenue
- 7600 Lake Street, St. Luke's Parish Church
- 7600 Lake Street, St. Luke's Parish School
- 7600 Lake Street, St. Luke's Parish Rectory
- 7727 Lake Street
- 7776 Lake Street
- 7970 Lake Street
- 7623-7629 Lake Street
- 7753-7771 Lake Street
- 7977-85 Lake Street
- Lake Street - Edmund Cummings Memorial
- 515 Lathrop Avenue
- 530 Lathrop Avenue
- 615 Lathrop Avenue
- 706 Lathrop Avenue
- 729-35 Lathrop Avenue
- 735 Lathrop Avenue
- 812 Lathrop Avenue
- 839 Lathrop Avenue
- 907 Lathrop Avenue
- 914 Lathrop Avenue
- 1301 Lathrop Avenue
- 1308 Lathrop Avenue
- 7620 Madison Street
- 534 Monroe Avenue
- 633 Monroe Avenue
- 743 Monroe Avenue
- 747 Monroe Avenue
- 1310 Monroe Avenue
- 751 Monroe Avenue
- 7565 North Avenue
- 7200-14 Oak Street
- 7314 Oak Street
- 7560 Oak Street
- 8011 Oak Street
- 217 Park Avenue
- 221 Park Avenue
- 563 Park Avenue
- 601 Park Avenue
- 743 Park Avenue
- 926 Park Avenue
- 946 Park Avenue
- 1023 Park Avenue
- 1027 Park Avenue
- 1035 Park Avenue
- 1044 Park Avenue
- 1045 Park Avenue
- 1102 Park Avenue
- 1105 Park Avenue
- 1108 Park Avenue
- 1114 Park Avenue
- 1125 Park Avenue
- 1129 Park Avenue
- 1338 Park Avenue
- 7214 Quick Avenue
- 7218 Quick Avenue
- 7234 Quick Avenue
- 7551 Quick Avenue
- 147 Thatcher Avenue
- 500 Thatcher Avenue
- 535 Thatcher Avenue
- 539 Thatcher Avenue
- 542 Thatcher Avenue
- 553 Thatcher Avenue
- 554 Thatcher Avenue
- 606 Thatcher Avenue
- 615 Thatcher Avenue
- 623 Thatcher Avenue
- 630 Thatcher Avenue
- 633 Thatcher Avenue
- 738 Thatcher Avenue
- 819 Thatcher Avenue
- 835 Thatcher Avenue

- 1409 Thatcher Avenue
- 523 William Street
- 617 William Street
- 632 William Street
- 707 William Street
- 711 William Street
- 714 William Street
- 715 William Street
- 718 William Street
- 719 William Street
- 722 William Street
- 723 William Street
- 726 William Street
- 727 William Street
- 730 William Street
- 731 William Street
- 734 William Street
- 735 William Street
- 738 William Street
- 739 William Street
- 742 William Street
- 743 William Street
- 746 William Street
- 747 William Street
- 750-55 William Street
- 827 William Street
- 904 William Street
- 1506 William Street

CONTRIBUTING PROPERTIES TO THE NATIONAL REGISTER DISTRICT

- 500 Ashland Avenue
- 506 Ashland Avenue
- 514 Ashland Avenue
- 518 Ashland Avenue
- 534 Ashland Avenue
- 539 Ashland Avenue
- 542 Ashland Avenue
- 543 Ashland Avenue
- 546 Ashland Avenue
- 547 Ashland Avenue
- 551 Ashland Avenue
- 555 Ashland Avenue
- 558 Ashland Avenue
- 563 Ashland Avenue

- 600 Ashland Avenue
- 601 Ashland Avenue
- 604 Ashland Avenue
- 605 Ashland Avenue
- 608 Ashland Avenue
- 609 Ashland Avenue
- 612 Ashland Avenue
- 613 Ashland Avenue
- 616 Ashland Avenue
- 617 Ashland Avenue
- 620 Ashland Avenue
- 621 Ashland Avenue
- 624 Ashland Avenue
- 625 Ashland Avenue
- 628 Ashland Avenue
- 632 Ashland Avenue
- 633 Ashland Avenue
- 703 Ashland Avenue
- 706 Ashland Avenue
- 707 Ashland Avenue
- 710 Ashland Avenue
- 711 Ashland Avenue
- 714 Ashland Avenue
- 715 Ashland Avenue
- 718 Ashland Avenue
- 719 Ashland Avenue
- 722 Ashland Avenue
- 723 Ashland Avenue
- 726 Ashland Avenue
- 727 Ashland Avenue
- 730 Ashland Avenue
- 732 Ashland Avenue
- 735 Ashland Avenue
- 736 Ashland Avenue
- 740 Ashland Avenue
- 743 Ashland Avenue
- 746 Ashland Avenue
- 747 Ashland Avenue
- 752 Ashland Avenue
- 753 Ashland Avenue
- 823 Ashland Avenue
- 839 Ashland Avenue
- 935 Ashland Avenue
- 947 Ashland Avenue
- 1001 Ashland Avenue
- 1015 Ashland Avenue
- 1018 Ashland Avenue

- 7820 Augusta Street
- 550 Auvergne Place
- 608 Bonnie Brae Place
- 612 Bonnie Brae Place
- 616 Bonnie Brae Place
- 620 Bonnie Brae Place
- 621 Bonnie Brae Place
- 627 Bonnie Brae Place
- 632 Bonnie Brae Place
- 633 Bonnie Brae Place
- 700 Bonnie Brae Place
- 703 Bonnie Brae Place
- 707 Bonnie Brae Place
- 710 Bonnie Brae Place
- 711 Bonnie Brae Place
- 714 Bonnie Brae Place
- 715 Bonnie Brae Place
- 718 Bonnie Brae Place
- 719 Bonnie Brae Place
- 722 Bonnie Brae Place
- 723 Bonnie Brae Place
- 726 Bonnie Brae Place
- 727 Bonnie Brae Place
- 730 Bonnie Brae Place
- 731 Bonnie Brae Place
- 735 Bonnie Brae Place
- 738 Bonnie Brae Place
- 739 Bonnie Brae Place
- 742 Bonnie Brae Place
- 747 Bonnie Brae Place
- 750 Bonnie Brae Place
- 751 Bonnie Brae Place
- 754 Bonnie Brae Place
- 755 Bonnie Brae Place
- Chicago Avenue - Centennial Park
- 7777 Chicago Avenue
- 7902 Chicago Avenue
- 7910 Chicago Avenue
- 7960 Chicago Avenue
- 7964 Chicago Avenue
- 7965 Chicago Avenue
- 7979 Chicago Avenue
- 600 Clinton Place
- 603 Clinton Place
- 604 Clinton Place
- 608 Clinton Place
- 612 Clinton Place
- 613 Clinton Place
- 616 Clinton Place
- 617 Clinton Place
- 620 Clinton Place
- 621 Clinton Place
- 624 Clinton Place
- 628 Clinton Place
- 632 Clinton Place
- 707 Clinton Place
- 714 Clinton Place
- 718 Clinton Place
- 722 Clinton Place
- 726 Clinton Place
- 730 Clinton Place
- 734 Clinton Place
- 735 Clinton Place
- 738 Clinton Place
- 739 Clinton Place
- 743 Clinton Place
- 746 Clinton Place
- 747 Clinton Place
- 750 Clinton Place
- 751 Clinton Place
- 754 Clinton Place
- 755 Clinton Place
- 500 Edgewood Place
- 501 Edgewood Place
- 507 Edgewood Place
- 510 Edgewood Place
- 518 Edgewood Place
- 522 Edgewood Place
- 531 Edgewood Place
- 538 Edgewood Place
- 542 Edgewood Place
- 547 Edgewood Place
- 550 Edgewood Place
- 558 Edgewood Place
- 600 Edgewood Place
- 611 Edgewood Place
- 617 Edgewood Place
- 623 Edgewood Place
- 502 Forest Avenue
- 503 Forest Avenue
- 507 Forest Avenue
- 508 Forest Avenue
- 509 Forest Avenue
- 513 Forest Avenue

– 516	Forest Avenue	– 720	Forest Avenue
– 517	Forest Avenue	– 725	Forest Avenue
– 523	Forest Avenue	– 726	Forest Avenue
– 525	Forest Avenue	– 729	Forest Avenue
– 526	Forest Avenue	– 730	Forest Avenue
– 529	Forest Avenue	– 735	Forest Avenue
– 530	Forest Avenue	– 736	Forest Avenue
– 532	Forest Avenue	– 739	Forest Avenue
– 533	Forest Avenue	– 740	Forest Avenue
– 535	Forest Avenue	– 743	Forest Avenue
– 539	Forest Avenue	– 746	Forest Avenue
– 540	Forest Avenue	– 747	Forest Avenue
– 542	Forest Avenue	– 748	Forest Avenue
– 543	Forest Avenue	– 750	Forest Avenue
– 550	Forest Avenue	– 751	Forest Avenue
– 554	Forest Avenue	– 753	Forest Avenue
– 555	Forest Avenue	– 810	Forest Avenue
– 558	Forest Avenue	– 811	Forest Avenue
– 562	Forest Avenue	– 814	Forest Avenue
– 563	Forest Avenue	– 818	Forest Avenue
– 601	Forest Avenue	– 819	Forest Avenue
– 605	Forest Avenue	– 822	Forest Avenue
– 606	Forest Avenue	– 823	Forest Avenue
– 607	Forest Avenue	– 826	Forest Avenue
– 610	Forest Avenue	– 834	Forest Avenue
– 611	Forest Avenue	– 838	Forest Avenue
– 614	Forest Avenue	– 842	Forest Avenue
– 615	Forest Avenue	– 846	Forest Avenue
– 619	Forest Avenue	– 908	Forest Avenue
– 620	Forest Avenue	– 919	Forest Avenue
– 622	Forest Avenue	– 923	Forest Avenue
– 626	Forest Avenue	– 927	Forest Avenue
– 627	Forest Avenue	– 931	Forest Avenue
– 627	Forest Avenue	– 935	Forest Avenue
– 628	Forest Avenue	– 936	Forest Avenue
– 632	Forest Avenue	– 939	Forest Avenue
– 633	Forest Avenue	– 942	Forest Avenue
– 702	Forest Avenue	– 943	Forest Avenue
– 703	Forest Avenue	– 946	Forest Avenue
– 704	Forest Avenue	– 1003	Forest Avenue
– 707	Forest Avenue	– 1006	Forest Avenue
– 710	Forest Avenue	– 1011	Forest Avenue
– 711	Forest Avenue	– 1019	Forest Avenue
– 713	Forest Avenue	– 1022	Forest Avenue
– 714	Forest Avenue	– 1030	Forest Avenue
– 715	Forest Avenue	– 1034	Forest Avenue
– 719	Forest Avenue	– 1038	Forest Avenue

- 1045 Forest Avenue
- 551 Franklin Avenue
- 511 Franklin Avenue
- 519 Franklin Avenue
- 527 Franklin Avenue
- 531 Franklin Avenue
- 539 Franklin Avenue
- 542 Franklin Avenue
- 543 Franklin Avenue
- 546 Franklin Avenue
- 547 Franklin Avenue
- 550 Franklin Avenue
- 557 Franklin Avenue
- 604 Franklin Avenue
- 609 Franklin Avenue
- 613 Franklin Avenue
- 617 Franklin Avenue
- 620 Franklin Avenue
- 621 Franklin Avenue
- 624 Franklin Avenue
- 625 Franklin Avenue
- 629 Franklin Avenue
- 633 Franklin Avenue
- 705 Franklin Avenue
- 706 Franklin Avenue
- 711 Franklin Avenue
- 714 Franklin Avenue
- 715 Franklin Avenue
- 718 Franklin Avenue
- 719 Franklin Avenue
- 723 Franklin Avenue
- 726 Franklin Avenue
- 727 Franklin Avenue
- 730 Franklin Avenue
- 731 Franklin Avenue
- 734 Franklin Avenue
- 735 Franklin Avenue
- 738 Franklin Avenue
- 739 Franklin Avenue
- 746 Franklin Avenue
- 752 Franklin Avenue
- 805 Franklin Avenue
- 814 Franklin Avenue
- 815 Franklin Avenue
- 823 Franklin Avenue
- 755 Franklin Avenue
- 140 Gale Avenue
- 146 Gale Avenue
- 203 Gale Avenue
- 207 Gale Avenue
- 210 Gale Avenue
- 211 Gale Avenue
- 215 Gale Avenue
- 219 Gale Avenue
- 222 Gale Avenue
- 223 Gale Avenue
- 228 Gale Avenue
- 231 Gale Avenue
- 234 Gale Avenue
- 240 Gale Avenue
- 241 Gale Avenue
- 303 Gale Avenue
- 307 Gale Avenue
- 311 Gale Avenue
- 319 Gale Avenue
- 323 Gale Avenue
- 327 Gale Avenue
- 333 Gale Avenue
- 335 Gale Avenue
- 339 Gale Avenue
- 349 Gale Avenue
- 7820 Iowa Street
- 7821 Iowa Street
- 603 Jackson Avenue
- 611 Jackson Avenue
- 619 Jackson Avenue
- 623 Jackson Avenue
- 627 Jackson Avenue
- 633 Jackson Avenue
- 703 Jackson Avenue
- 711 Jackson Avenue
- 719 Jackson Avenue
- 727 Jackson Avenue
- 735 Jackson Avenue
- 739 Jackson Avenue
- 749 Jackson Avenue
- 753 Jackson Avenue
- 503 Keystone Avenue
- 513 Keystone Avenue
- 521 Keystone Avenue
- 526 Keystone Avenue
- 529 Keystone Avenue
- 535 Keystone Avenue
- 540 Keystone Avenue

- 541 Keystone Avenue
- 544 Keystone Avenue
- 546 Keystone Avenue
- 550 Keystone Avenue
- 551 Keystone Avenue
- 557 Keystone Avenue
- 625 Keystone Avenue
- 626 Keystone Avenue
- 632 Keystone Avenue
- 707 Keystone Avenue
- 711 Keystone Avenue
- 719 Keystone Avenue
- 726 Keystone Avenue
- 734 Keystone Avenue
- 738 Keystone Avenue
- 744 Keystone Avenue
- 747 Keystone Avenue
- 750 Keystone Avenue
- 751 Keystone Avenue
- 806 Keystone Avenue
- 819 Keystone Avenue
- 822 Keystone Avenue
- 823 Keystone Avenue
- 826 Keystone Avenue
- 827 Keystone Avenue
- 830 Keystone Avenue
- 831 Keystone Avenue
- 834 Keystone Avenue
- 835 Keystone Avenue
- 838 Keystone Avenue
- 839 Keystone Avenue
- 842 Keystone Avenue
- 846 Keystone Avenue
- 847 Keystone Avenue
- 1107 Keystone Avenue
- 1117 Keystone Avenue
- 8020 Lake Street
- 7617-7621 Lake Street
- Lake Street - Keystone Park
- 534 Lathrop Avenue
- 538 Lathrop Avenue
- 542 Lathrop Avenue
- 546 Lathrop Avenue
- 550 Lathrop Avenue
- 554 Lathrop Avenue
- 558 Lathrop Avenue
- 600 Lathrop Avenue
- 604 Lathrop Avenue
- 612 Lathrop Avenue
- 616 Lathrop Avenue
- 620 Lathrop Avenue
- 624 Lathrop Avenue
- 632 Lathrop Avenue
- 712 Lathrop Avenue
- 718 Lathrop Avenue
- 722 Lathrop Avenue
- 726 Lathrop Avenue
- 730 Lathrop Avenue
- 734 Lathrop Avenue
- 738 Lathrop Avenue
- 742 Lathrop Avenue
- 750 Lathrop Avenue
- 752 Lathrop Avenue
- 911 Lathrop Avenue
- 915 Lathrop Avenue
- 922 Lathrop Avenue
- 923 Lathrop Avenue
- 930 Lathrop Avenue
- 931 Lathrop Avenue
- 938 Lathrop Avenue
- 939 Lathrop Avenue
- 942 Lathrop Avenue
- 944 Lathrop Avenue
- 947 Lathrop Avenue
- 1402 Lathrop Avenue
- 600 Monroe Avenue
- 603 Monroe Avenue
- 607 Monroe Avenue
- 610 Monroe Avenue
- 611 Monroe Avenue
- 614 Monroe Avenue
- 615 Monroe Avenue
- 618 Monroe Avenue
- 619 Monroe Avenue
- 622 Monroe Avenue
- 623 Monroe Avenue
- 626 Monroe Avenue
- 627 Monroe Avenue
- 630 Monroe Avenue
- 631 Monroe Avenue
- 700 Monroe Avenue
- 704 Monroe Avenue
- 705 Monroe Avenue
- 708 Monroe Avenue (front building)

– 708	Monroe Avenue (rear building)	– 554	Park Avenue
– 712	Monroe Avenue	– 555	Park Avenue
– 715	Monroe Avenue	– 559	Park Avenue
– 715	Monroe Avenue	– 560	Park Avenue
– 719	Monroe Avenue	– 562	Park Avenue
– 720	Monroe Avenue	– 600	Park Avenue
– 722	Monroe Avenue	– 604	Park Avenue
– 725	Monroe Avenue	– 605	Park Avenue
– 726	Monroe Avenue	– 606	Park Avenue
– 734	Monroe Avenue	– 609	Park Avenue
– 735	Monroe Avenue	– 610	Park Avenue
– 738	Monroe Avenue	– 613	Park Avenue
– 739	Monroe Avenue	– 614	Park Avenue
– 742	Monroe Avenue	– 616	Park Avenue
– 746	Monroe Avenue	– 617	Park Avenue
– 750	Monroe Avenue	– 621	Park Avenue
– 754	Monroe Avenue	– 622	Park Avenue
– 755	Monroe Avenue	– 625	Park Avenue
– 7223	Oak Avenue	– 626	Park Avenue
– 7227	Oak Avenue	– 629	Park Avenue
– 7911	Oak Avenue	– 632	Park Avenue
– 7915	Oak Avenue	– 633	Park Avenue
– 7918	Oak Avenue	– 702	Park Avenue
– 7956	Oak Avenue	– 703	Park Avenue
– 7964	Oak Avenue	– 706	Park Avenue
– 7350	Oak Avenue	– 710	Park Avenue
– 7415	Oak Avenue	– 711	Park Avenue
– 7416	Oak Avenue	– 714	Park Avenue
– 7510	Oak Avenue	– 715	Park Avenue
– 511	Park Avenue	– 718	Park Avenue
– 512	Park Avenue	– 719	Park Avenue
– 516	Park Avenue	– 722	Park Avenue
– 518	Park Avenue	– 723	Park Avenue
– 522	Park Avenue	– 726	Park Avenue
– 526	Park Avenue	– 731	Park Avenue
– 527	Park Avenue	– 735	Park Avenue
– 530	Park Avenue	– 738	Park Avenue
– 531	Park Avenue	– 739	Park Avenue
– 534	Park Avenue	– 742	Park Avenue
– 535	Park Avenue	– 744	Park Avenue
– 538	Park Avenue	– 750	Park Avenue
– 539	Park Avenue	– 752	Park Avenue
– 542	Park Avenue	– 800	Park Avenue
– 543	Park Avenue	– 808	Park Avenue
– 546	Park Avenue	– 830	Park Avenue
– 550	Park Avenue	– 834	Park Avenue
– 551	Park Avenue	– 838	Park Avenue

- 846 Park Avenue
- 902 Park Avenue
- 908 Park Avenue
- 910 Park Avenue
- 918 Park Avenue
- 934 Park Avenue
- 942 Park Avenue
- 1018 Park Avenue
- 1022 Park Avenue
- 1026 Park Avenue
- 1038 Park Avenue
- 1120 Park Avenue
- 1130 Park Avenue
- 7200 Quick Avenue
- 7206 Quick Avenue
- 7222 Quick Avenue
- 7226 Quick Avenue
- 7510 Quick Avenue
- 147 Thatcher Avenue
- 201 Thatcher Avenue
- 410 Thatcher Avenue
- 506 Thatcher Avenue
- 512 Thatcher Avenue
- 513 Thatcher Avenue
- 516 Thatcher Avenue
- 517 Thatcher Avenue
- 520 Thatcher Avenue
- 526 Thatcher Avenue
- 527 Thatcher Avenue
- 531 Thatcher Avenue
- 532 Thatcher Avenue
- 544 Thatcher Avenue
- 545 Thatcher Avenue
- 550 Thatcher Avenue
- 559 Thatcher Avenue
- 563 Thatcher Avenue
- 600 Thatcher Avenue
- 603 Thatcher Avenue
- 607 Thatcher Avenue
- 610 Thatcher Avenue
- 611 Thatcher Avenue
- 616 Thatcher Avenue
- 618 Thatcher Avenue
- 620 Thatcher Avenue
- 629 Thatcher Avenue
- 703 Thatcher Avenue
- 711 Thatcher Avenue

- 719 Thatcher Avenue
- 723 Thatcher Avenue
- 727 Thatcher Avenue
- 735 Thatcher Avenue
- 743 Thatcher Avenue
- 747 Thatcher Avenue
- 847 Thatcher Avenue
- 601 William Street
- 602 William Street
- 605 William Street
- 606 William Street
- 609 William Street
- 610 William Street
- 613 William Street
- 621 William Street
- 622 William Street
- 625 William Street
- 626 William Street
- 629 William Street
- 633 William Street
- 706 William Street

NON-CONTRIBUTING TO THE NATIONAL REGISTER HISTORIC DISTRICT

- 510 Ashland Avenue
- 538 Ashland Avenue
- 700 Ashland Avenue
- 749 Ashland Avenue
- 936 Ashland Avenue
- 946 Ashland Avenue
- 505 Auvergne Place
- 743 Bonnie Brae Place
- 746 Bonnie Brae Place
- 7973 Chicago Avenue
- 633 Clinton Place
- 506 Edgewood Place
- 539 Edgewood Place
- 551 Forest Avenue
- 602 Forest Avenue
- 625 Forest Avenue
- 807 Forest Avenue
- 830 Forest Avenue
- 1025 Forest Avenue
- 807/7820 Forest Avenue
- 747 Franklin Avenue

- 801 Franklin Avenue
- 831 Franklin Avenue
- 907 Franklin Avenue
- 235 Gale Avenue
- 347 Gale Avenue
- 510 Keystone Avenue
- 514 Keystone Avenue
- 555 Keystone Avenue
- 705 Keystone Avenue
- 722 Keystone Avenue
- 723 Keystone Avenue
- 816 Keystone Avenue
- 843 Keystone Avenue
- 7810 Lake Street
- 7720-7732 Lake Street
- 608 Lathrop Avenue
- 906 Lathrop Avenue
- 711 Monroe Avenue
- 716 Monroe Avenue
- 721 Monroe Avenue
- 730 Monroe Avenue
- 731 Monroe Avenue
- 730 Park Avenue
- 747 Park Avenue
- 814 Park Avenue
- 818 Park Avenue
- 824 Park Avenue
- 930 Park Avenue
- 1010 Park Avenue
- 1124 Park Avenue
- 500-502 Park Avenue
- 504-506 Park Avenue
- 523 Thatcher Avenue
- 721 Thatcher Avenue
- 618 William Street
- 628 William Street

POTENTIALLY CONTRIBUTING PROPERTIES TO A NATIONAL REGISTER HISTORIC DISTRICT

- 11 Ashland Avenue
- 12 Ashland Avenue
- 13 Ashland Avenue
- 14 Ashland Avenue
- 15 Ashland Avenue
- 18 Ashland Avenue

- 19 Ashland Avenue
- 22 Ashland Avenue
- 23 Ashland Avenue
- 24 Ashland Avenue
- 25 Ashland Avenue
- 26 Ashland Avenue
- 28 Ashland Avenue
- 30 Ashland Avenue
- 32 Ashland Avenue
- 33 Ashland Avenue
- 36 Ashland Avenue
- 40 Ashland Avenue
- 42 Ashland Avenue
- 46 Ashland Avenue
- 106 Ashland Avenue
- 113 Ashland Avenue
- 114 Ashland Avenue
- 117 Ashland Avenue
- 118 Ashland Avenue
- 121 Ashland Avenue
- 122 Ashland Avenue
- 123 Ashland Avenue
- 127 Ashland Avenue
- 130 Ashland Avenue
- 131 Ashland Avenue
- 133 Ashland Avenue
- 134 Ashland Avenue
- 138 Ashland Avenue
- 142 Ashland Avenue
- 202 Ashland Avenue
- 206 Ashland Avenue
- 210 Ashland Avenue
- 213 Ashland Avenue
- 217 Ashland Avenue
- 219 Ashland Avenue
- 223 Ashland Avenue
- 224 Ashland Avenue
- 225 Ashland Avenue
- 228 Ashland Avenue
- 229 Ashland Avenue
- 232 Ashland Avenue
- 234 Ashland Avenue
- 235 Ashland Avenue
- 238 Ashland Avenue
- 239 Ashland Avenue
- 242 Ashland Avenue
- 243 Ashland Avenue

- 302 Ashland Avenue
- 303 Ashland Avenue
- 307 Ashland Avenue
- 308 Ashland Avenue
- 310 Ashland Avenue
- 311 Ashland Avenue
- 314 Ashland Avenue
- 315 Ashland Avenue
- 316 Ashland Avenue
- 320 Ashland Avenue
- 321 Ashland Avenue
- 322 Ashland Avenue
- 325 Ashland Avenue
- 328 Ashland Avenue
- 329 Ashland Avenue
- 333 Ashland Avenue
- 334 Ashland Avenue
- 335 Ashland Avenue
- 338 Ashland Avenue
- 339 Ashland Avenue
- 342 Ashland Avenue
- 343 Ashland Avenue
- 344 Ashland Avenue
- 346 Ashland Avenue
- 400 Ashland Avenue
- 423 Ashland Avenue
- 1023 Ashland Avenue
- 1030 Ashland Avenue
- 1034 Ashland Avenue
- 1035 Ashland Avenue
- 1038 Ashland Avenue
- 1039 Ashland Avenue
- 1048 Ashland Avenue
- 1106 Ashland Avenue
- 1114 Ashland Avenue
- 1122 Ashland Avenue
- 1127 Ashland Avenue
- 1135 Ashland Avenue
- 1205 Ashland Avenue
- 1206 Ashland Avenue
- 1215 Ashland Avenue
- 1219 Ashland Avenue
- 1220 Ashland Avenue
- 1223 Ashland Avenue
- 1224 Ashland Avenue
- 1226 Ashland Avenue
- 1227 Ashland Avenue
- 1230 Ashland Avenue
- 1231 Ashland Avenue
- 1234 Ashland Avenue
- 1235 Ashland Avenue
- 1238 Ashland Avenue
- 1242 Ashland Avenue
- 1243 Ashland Avenue
- 1247 Ashland Avenue
- 1251 Ashland Avenue
- 1315 Ashland Avenue
- 1319 Ashland Avenue
- 1323 Ashland Avenue
- 1331 Ashland Avenue
- 1335 Ashland Avenue
- 1339 Ashland Avenue
- 1345 Ashland Avenue
- 1414 Ashland Avenue
- 1416 Ashland Avenue
- 1425 Ashland Avenue
- 1426 Ashland Avenue
- 1431 Ashland Avenue
- 1446 Ashland Avenue
- 1500 Ashland Avenue
- 1501 Ashland Avenue
- 1506 Ashland Avenue
- 1507 Ashland Avenue
- 1510 Ashland Avenue
- 1513 Ashland Avenue
- 1515 Ashland Avenue
- 1518 Ashland Avenue
- 1522 Ashland Avenue
- 1523 Ashland Avenue
- 1526 Ashland Avenue
- 1527 Ashland Avenue
- 1530 Ashland Avenue
- 1531 Ashland Avenue
- 1533 Ashland Avenue
- 1534 Ashland Avenue
- 1540-1550 Ashland Avenue
- 7500 Augusta Street
- 7922 Augusta Street
- 7960 Augusta Street
- 512 Auvergne Place
- 7424 Berkshire Street
- 7425 Berkshire Street
- 518 Bonnie Brae Place
- 522 Bonnie Brae Place

- 526 Bonnie Brae Place
- 538 Bonnie Brae Place
- 554 Bonnie Brae Place
- 802 Bonnie Brae Place
- 803 Bonnie Brae Place
- 810 Bonnie Brae Place
- 811 Bonnie Brae Place
- 814 Bonnie Brae Place
- 815 Bonnie Brae Place
- 820 Bonnie Brae Place
- 821 Bonnie Brae Place
- 824 Bonnie Brae Place
- 830 Bonnie Brae Place
- 831 Bonnie Brae Place
- 835 Bonnie Brae Place
- 836 Bonnie Brae Place
- 840 Bonnie Brae Place
- 841 Bonnie Brae Place
- 847 Bonnie Brae Place
- 903 Bonnie Brae Place
- 909 Bonnie Brae Place
- 910 Bonnie Brae Place
- 914 Bonnie Brae Place
- 919 Bonnie Brae Place
- 920 Bonnie Brae Place
- 924 Bonnie Brae Place
- 925 Bonnie Brae Place
- 930 Bonnie Brae Place
- 931 Bonnie Brae Place
- 934 Bonnie Brae Place
- 935 Bonnie Brae Place
- 940 Bonnie Brae Place
- 941 Bonnie Brae Place
- 947 Bonnie Brae Place
- 1019 Bonnie Brae Place
- 1023 Bonnie Brae Place
- 1025-27 Bonnie Brae Place
- 1029-31 Bonnie Brae Place
- 1033-35 Bonnie Brae Place
- 1037-39 Bonnie Brae Place
- 1111 Bonnie Brae Place
- 1115 Bonnie Brae Place
- 1119 Bonnie Brae Place
- 1123 Bonnie Brae Place
- 1127 Bonnie Brae Place
- 1129 Bonnie Brae Place
- 1135 Bonnie Brae Place
- 1408 Bonnie Brae Place
- 1410 Bonnie Brae Place
- 1414 Bonnie Brae Place
- 1420 Bonnie Brae Place
- 1424 Bonnie Brae Place
- 1427 Bonnie Brae Place
- 1428 Bonnie Brae Place
- 1431 Bonnie Brae Place
- 1432 Bonnie Brae Place
- 1435 Bonnie Brae Place
- 1436 Bonnie Brae Place
- 1439 Bonnie Brae Place
- 1440 Bonnie Brae Place
- 1443 Bonnie Brae Place
- 1446 Bonnie Brae Place
- 1447 Bonnie Brae Place
- 1501 Bonnie Brae Place
- 1507 Bonnie Brae Place
- 1510 Bonnie Brae Place
- 1511 Bonnie Brae Place
- 1514 Bonnie Brae Place
- 1521 Bonnie Brae Place
- 1522 Bonnie Brae Place
- 1526 Bonnie Brae Place
- 1534 Bonnie Brae Place
- 1409-11 Bonnie Brae Place
- 1531-35 Bonnie Brae Place
- 534 Clinton Place
- 538 Clinton Place
- 539 Clinton Place
- 542 Clinton Place
- 543 Clinton Place
- 546 Clinton Place
- 550 Clinton Place
- 551 Clinton Place
- 555 Clinton Place
- 558 Clinton Place
- 559 Clinton Place
- 801 Clinton Place
- 811 Clinton Place
- 814 Clinton Place
- 815 Clinton Place
- 818 Clinton Place
- 819 Clinton Place
- 822 Clinton Place
- 826 Clinton Place
- 829 Clinton Place

- 830 Clinton Place
- 834 Clinton Place
- 838 Clinton Place
- 841 Clinton Place
- 842 Clinton Place
- 846 Clinton Place
- 847 Clinton Place
- 900 Clinton Place
- 908 Clinton Place
- 909 Clinton Place
- 914 Clinton Place
- 915 Clinton Place
- 918 Clinton Place
- 919 Clinton Place
- 924 Clinton Place
- 930 Clinton Place
- 931 Clinton Place
- 934 Clinton Place
- 935 Clinton Place
- 941 Clinton Place
- 946 Clinton Place
- 947 Clinton Place
- 1401 Clinton Place
- 1406 Clinton Place
- 1410 Clinton Place
- 1411 Clinton Place
- 1415 Clinton Place
- 1418 Clinton Place
- 1422 Clinton Place
- 1423 Clinton Place
- 1426 Clinton Place
- 1427 Clinton Place
- 1428 Clinton Place
- 1431 Clinton Place
- 1434 Clinton Place
- 1435 Clinton Place
- 1438 Clinton Place
- 1439 Clinton Place
- 1445 Clinton Place
- 1446 Clinton Place
- 1503 Clinton Place
- 1506 Clinton Place
- 1507 Clinton Place
- 1514 Clinton Place
- 1515 Clinton Place
- 1518 Clinton Place
- 1519 Clinton Place
- 1522 Clinton Place
- 1523 Clinton Place
- 1526 Clinton Place
- 1527 Clinton Place
- 1530 Clinton Place
- 1531 Clinton Place
- 1534 Clinton Place
- 1535 Clinton Place
- 7213 Division Street
- 7221 Division Street
- 7225 Division Street
- 7610 Division Street
- 7612 Division Street
- 7616 Division Street
- 7710 Division Street
- 7714 Division Street
- 7900 Division Street - Fine Arts Building
- 7900 Division Street - Magnus Arts Center
- 7209-11 Division Street
- 412-414 Edgewood Place
- 413-415 Edgewood Place
- 417-419 Edgewood Place
- 418-420 Edgewood Place
- 421-423 Edgewood Place
- 424-426 Edgewood Place
- 425-427 Edgewood Place
- 10 Forest Avenue
- 14 Forest Avenue
- 18 Forest Avenue
- 22 Forest Avenue
- 26 Forest Avenue
- 30 Forest Avenue
- 34 Forest Avenue
- 36 Forest Avenue
- 42 Forest Avenue
- 45 Forest Avenue
- 46 Forest Avenue
- 102 Forest Avenue
- 103 Forest Avenue
- 106 Forest Avenue
- 114 Forest Avenue
- 118 Forest Avenue
- 122 Forest Avenue
- 126 Forest Avenue
- 130 Forest Avenue
- 134 Forest Avenue
- 140 Forest Avenue

- 144 Forest Avenue
- 222 Forest Avenue
- 226 Forest Avenue
- 227 Forest Avenue
- 233 Forest Avenue
- 236 Forest Avenue
- 239 Forest Avenue
- 240 Forest Avenue
- 243 Forest Avenue
- 301 Forest Avenue
- 302 Forest Avenue
- 306 Forest Avenue
- 307 Forest Avenue
- 310 Forest Avenue
- 311 Forest Avenue
- 314 Forest Avenue
- 315 Forest Avenue
- 318 Forest Avenue
- 319 Forest Avenue
- 322 Forest Avenue
- 323 Forest Avenue
- 326 Forest Avenue
- 327 Forest Avenue
- 330 Forest Avenue
- 331 Forest Avenue
- 334 Forest Avenue
- 335 Forest Avenue
- 338 Forest Avenue
- 339 Forest Avenue
- 342 Forest Avenue
- 345 Forest Avenue
- 348 Forest Avenue
- 831 Forest Avenue
- 835 Forest Avenue
- 839 Forest Avenue
- 843 Forest Avenue
- 847 Forest Avenue
- 900 Forest Avenue
- 914 Forest Avenue
- 1102 Forest Avenue
- 1105 Forest Avenue
- 1110 Forest Avenue
- 1111 Forest Avenue
- 1114 Forest Avenue
- 1115 Forest Avenue
- 1117 Forest Avenue
- 1122 Forest Avenue
- 1126 Forest Avenue
- 1127 Forest Avenue
- 1131 Forest Avenue
- 1134 Forest Avenue
- 1135 Forest Avenue
- 1138 Forest Avenue
- 1141 Forest Avenue
- 1142 Forest Avenue
- 1146 Forest Avenue
- 1147 Forest Avenue
- 1339 Forest Avenue
- 1342 Forest Avenue
- 1343 Forest Avenue
- 1346 Forest Avenue
- 1347 Forest Avenue
- 1400 Forest Avenue
- 1407 Forest Avenue
- 1410 Forest Avenue
- 1413 Forest Avenue
- 1415 Forest Avenue
- 1418 Forest Avenue
- 1424 Forest Avenue
- 1431 Forest Avenue
- 1434 Forest Avenue
- 1435 Forest Avenue
- 1438 Forest Avenue
- 1443 Forest Avenue
- 1444 Forest Avenue
- 1447 Forest Avenue
- 1448 Forest Avenue
- 1450 Forest Avenue
- 1451 Forest Avenue
- 1502 Forest Avenue
- 1503 Forest Avenue
- 1506 Forest Avenue
- 1507 Forest Avenue
- 1509 Forest Avenue
- 1515 Forest Avenue
- 1518 Forest Avenue
- 1522 Forest Avenue
- 1523 Forest Avenue
- 1531 Forest Avenue
- 1536-46 Forest Avenue
- 12 Franklin Avenue
- 13 Franklin Avenue
- 16 Franklin Avenue
- 17 Franklin Avenue

- 20 Franklin Avenue
- 21 Franklin Avenue
- 24 Franklin Avenue
- 25 Franklin Avenue
- 27 Franklin Avenue
- 30 Franklin Avenue
- 31 Franklin Avenue
- 35 Franklin Avenue
- 38 Franklin Avenue
- 39 Franklin Avenue
- 43 Franklin Avenue
- 45 Franklin Avenue
- 46 Franklin Avenue
- 102 Franklin Avenue
- 103 Franklin Avenue
- 107 Franklin Avenue
- 110 Franklin Avenue
- 111 Franklin Avenue
- 114 Franklin Avenue
- 115 Franklin Avenue
- 116 Franklin Avenue
- 117 Franklin Avenue
- 120 Franklin Avenue
- 121 Franklin Avenue
- 124 Franklin Avenue
- 125 Franklin Avenue
- 129 Franklin Avenue
- 133 Franklin Avenue
- 134 Franklin Avenue
- 135 Franklin Avenue
- 140 Franklin Avenue
- 143 Franklin Avenue
- 203 Franklin Avenue
- 206 Franklin Avenue
- 207 Franklin Avenue
- 210 Franklin Avenue
- 211 Franklin Avenue
- 214 Franklin Avenue
- 215 Franklin Avenue
- 217 Franklin Avenue
- 221 Franklin Avenue
- 224 Franklin Avenue
- 228 Franklin Avenue
- 229 Franklin Avenue
- 232 Franklin Avenue
- 233 Franklin Avenue
- 234 Franklin Avenue
- 235 Franklin Avenue
- 239 Franklin Avenue
- 303 Franklin Avenue
- 307 Franklin Avenue
- 311 Franklin Avenue
- 314 Franklin Avenue
- 315 Franklin Avenue
- 316 Franklin Avenue
- 317 Franklin Avenue
- 320 Franklin Avenue
- 324 Franklin Avenue
- 328 Franklin Avenue
- 329 Franklin Avenue
- 332 Franklin Avenue
- 333 Franklin Avenue
- 334 Franklin Avenue
- 335 Franklin Avenue
- 338 Franklin Avenue
- 339 Franklin Avenue
- 342 Franklin Avenue
- 343 Franklin Avenue
- 346 Franklin Avenue
- 347 Franklin Avenue
- 348 Franklin Avenue
- 349 Franklin Avenue
- 402 Franklin Avenue
- 410 Franklin Avenue
- 912 Franklin Avenue
- 1000 Franklin Avenue
- 1001 Franklin Avenue
- 1007 Franklin Avenue
- 1010 Franklin Avenue
- 1011 Franklin Avenue
- 1019 Franklin Avenue
- 1022 Franklin Avenue
- 1023 Franklin Avenue
- 1045 Franklin Avenue
- 1046 Franklin Avenue
- 1102 Franklin Avenue
- 1105 Franklin Avenue
- 1111 Franklin Avenue
- 1130 Franklin Avenue
- 1203 Franklin Avenue
- 1206 Franklin Avenue
- 1207 Franklin Avenue
- 1210 Franklin Avenue
- 1211 Franklin Avenue

- 1215 Franklin Avenue
- 1218 Franklin Avenue
- 1224 Franklin Avenue
- 1228 Franklin Avenue
- 1234 Franklin Avenue
- 1238 Franklin Avenue
- 1242 Franklin Avenue
- 1246 Franklin Avenue
- 1302 Franklin Avenue
- 1306 Franklin Avenue
- 1310 Franklin Avenue
- 1314 Franklin Avenue
- 1318 Franklin Avenue
- 1330 Franklin Avenue
- 1338 Franklin Avenue
- 1346 Franklin Avenue
- 1400 Franklin Avenue
- 1403 Franklin Avenue
- 1407 Franklin Avenue
- 1410 Franklin Avenue
- 1415 Franklin Avenue
- 1422 Franklin Avenue
- 1425 Franklin Avenue
- 1428 Franklin Avenue
- 1431 Franklin Avenue
- 1434 Franklin Avenue
- 1435 Franklin Avenue
- 1439 Franklin Avenue
- 1443 Franklin Avenue
- 1448 Franklin Avenue
- 1500 Franklin Avenue
- 1501 Franklin Avenue
- 1506 Franklin Avenue
- 1509 Franklin Avenue
- 1510 Franklin Avenue
- 1511 Franklin Avenue
- 1515 Franklin Avenue
- 1516 Franklin Avenue
- 1519 Franklin Avenue
- 1520 Franklin Avenue
- 1525 Franklin Avenue
- 1526 Franklin Avenue
- 1530 Franklin Avenue
- 1534 Franklin Avenue
- 1535 Franklin Avenue
- 1539-1545 Franklin Avenue
- 1538-1540 Park Avenue
- 16 Gale Avenue
- 18 Gale Avenue
- 22 Gale Avenue
- 26 Gale Avenue
- 31 Gale Avenue
- 33 Gale Avenue
- 34 Gale Avenue
- 38 Gale Avenue
- 39 Gale Avenue
- 43 Gale Avenue
- 46 Gale Avenue
- 47 Gale Avenue
- 102 Gale Avenue
- 103 Gale Avenue
- 106 Gale Avenue
- 107 Gale Avenue
- 110 Gale Avenue
- 111 Gale Avenue
- 114 Gale Avenue
- 115 Gale Avenue
- 118 Gale Avenue
- 122 Gale Avenue
- 125 Gale Avenue
- 130 Gale Avenue
- 131 Gale Avenue
- 134 Gale Avenue
- 135 Gale Avenue
- 138 Gale Avenue
- 139 Gale Avenue
- 143 Gale Avenue
- 230 Gale Avenue
- 302 Gale Avenue
- 306 Gale Avenue
- 314 Gale Avenue
- 334 Gale Avenue
- 338 Gale Avenue
- 342 Gale Avenue
- 346 Gale Avenue
- 350 Gale Avenue
- 147/7977 Gale Street/Washington Boulevard
- 330 Gale Avenue
- 7200 Greenfield Street
- 7220 Greenfield Street
- 7805 Greenfield Street
- 7811 Greenfield Street
- 7817 Greenfield Street
- 7823 Greenfield Street

- 7829 Greenfield Street
- 7831 Greenfield Street
- 7840 Greenfield Street
- 7855 Greenfield Street
- 7858 Greenfield Street
- 544 Harlem Avenue
- 818 Harlem Avenue
- 822 Harlem Avenue
- 830 Harlem Avenue
- 834 Harlem Avenue
- 842 Harlem Avenue
- 906 Harlem Avenue
- 910 Harlem Avenue
- 914 Harlem Avenue
- 918 Harlem Avenue
- 922 Harlem Avenue
- 930 Harlem Avenue
- 934 Harlem Avenue
- 938 Harlem Avenue
- 946 Harlem Avenue
- 1000 Harlem Avenue
- 1118 Harlem Avenue
- 1122 Harlem Avenue
- 1406 Harlem Avenue
- 1410 Harlem Avenue
- 1414 Harlem Avenue
- 1420 Harlem Avenue
- 1424 Harlem Avenue
- 1430 Harlem Avenue
- 1436 Harlem Avenue
- 1442 Harlem Avenue
- 1508 Harlem Avenue
- 1510 Harlem Avenue
- 1516 Harlem Avenue
- 1518 Harlem Avenue
- 1522 Harlem Avenue
- 1526 Harlem Avenue
- 1528 Harlem Avenue
- 1530 Harlem Avenue
- 1534 Harlem Avenue
- 1124-1130 Harlem Avenue
- 1100-1114 Harlem Avenue
- 7772-7776 Hawthorne Avenue
- 7315 Holly Court
- 7319 Holly Court
- 7323 Holly Court
- 7327 Holly Court

- 7333 Holly Court
- 7335 Holly Court
- 7339 Holly Court
- 7204 Iowa Street
- 7205 Iowa Street
- 7416 Iowa Street
- 7422 Iowa Street
- 510 Jackson Avenue
- 511 Jackson Avenue
- 518 Jackson Avenue
- 522 Jackson Avenue
- 523 Jackson Avenue
- 527 Jackson Avenue
- 530 Jackson Avenue
- 534 Jackson Avenue
- 535 Jackson Avenue
- 542 Jackson Avenue
- 559 Jackson Avenue
- 801 Jackson Avenue
- 806 Jackson Avenue
- 807 Jackson Avenue
- 814 Jackson Avenue
- 815 Jackson Avenue
- 818 Jackson Avenue
- 822 Jackson Avenue
- 823 Jackson Avenue
- 828 Jackson Avenue
- 831 Jackson Avenue
- 834 Jackson Avenue
- 839 Jackson Avenue
- 840 Jackson Avenue
- 846 Jackson Avenue
- 847 Jackson Avenue
- 900 Jackson Avenue
- 903 Jackson Avenue
- 906 Jackson Avenue
- 907 Jackson Avenue
- 910 Jackson Avenue
- 913 Jackson Avenue
- 914 Jackson Avenue
- 919 Jackson Avenue
- 922 Jackson Avenue
- 923 Jackson Avenue
- 926 Jackson Avenue
- 927 Jackson Avenue
- 930 Jackson Avenue
- 933 Jackson Avenue

- 934 Jackson Avenue
- 937 Jackson Avenue
- 938 Jackson Avenue
- 942 Jackson Avenue
- 943 Jackson Avenue
- 946 Jackson Avenue
- 947 Jackson Avenue
- 1001 Jackson Avenue
- 1009 Jackson Avenue
- 1014 Jackson Avenue
- 1015 Jackson Avenue
- 1019 Jackson Avenue
- 1030 Jackson Avenue
- 1031 Jackson Avenue
- 1035 Jackson Avenue
- 1038 Jackson Avenue
- 1041 Jackson Avenue
- 1045 Jackson Avenue
- 1101 Jackson Avenue
- 1102 Jackson Avenue
- 1106 Jackson Avenue
- 1107 Jackson Avenue
- 1110 Jackson Avenue
- 1114 Jackson Avenue
- 1115 Jackson Avenue
- 1119 Jackson Avenue
- 1122 Jackson Avenue
- 1127 Jackson Avenue
- 1130 Jackson Avenue
- 1133 Jackson Avenue
- 1134 Jackson Avenue
- 1139 Jackson Avenue
- 1140 Jackson Avenue
- 1143 Jackson Avenue
- 1147 Jackson Avenue
- 1148 Jackson Avenue
- 1201 Jackson Avenue
- 1207 Jackson Avenue
- 1215 Jackson Avenue
- 1219 Jackson Avenue
- 1223 Jackson Avenue
- 1227 Jackson Avenue
- 1303 Jackson Avenue
- 1306 Jackson Avenue
- 1310 Jackson Avenue
- 1313 Jackson Avenue
- 1316 Jackson Avenue
- 1317 Jackson Avenue
- 1322 Jackson Avenue
- 1323 Jackson Avenue
- 1326 Jackson Avenue
- 1327 Jackson Avenue
- 1330 Jackson Avenue
- 1331 Jackson Avenue
- 1334 Jackson Avenue
- 1335 Jackson Avenue
- 1338 Jackson Avenue
- 1339 Jackson Avenue
- 1342 Jackson Avenue
- 1343 Jackson Avenue
- 1347 Jackson Avenue
- 1400 Jackson Avenue
- 1401 Jackson Avenue
- 1406 Jackson Avenue
- 1411 Jackson Avenue
- 1412 Jackson Avenue
- 1415 Jackson Avenue
- 1416 Jackson Avenue
- 1422 Jackson Avenue
- 1426 Jackson Avenue
- 1431 Jackson Avenue
- 1434 Jackson Avenue
- 1435 Jackson Avenue
- 1439 Jackson Avenue
- 1443 Jackson Avenue
- 1444 Jackson Avenue
- 1447 Jackson Avenue
- 1511 Jackson Avenue
- 1515 Jackson Avenue
- 1519 Jackson Avenue
- 1523 Jackson Avenue
- 1530 Jackson Avenue
- 6 Keystone Avenue
- 10 Keystone Avenue
- 11 Keystone Avenue
- 14 Keystone Avenue
- 15 Keystone Avenue
- 19 Keystone Avenue
- 22 Keystone Avenue
- 26 Keystone Avenue
- 27 Keystone Avenue
- 31 Keystone Avenue
- 34 Keystone Avenue
- 35 Keystone Avenue

- 38 Keystone Avenue
- 39 Keystone Avenue
- 42 Keystone Avenue
- 43 Keystone Avenue
- 46 Keystone Avenue
- 102 Keystone Avenue
- 106 Keystone Avenue
- 107 Keystone Avenue
- 111 Keystone Avenue
- 114 Keystone Avenue
- 118 Keystone Avenue
- 122 Keystone Avenue
- 123 Keystone Avenue
- 126 Keystone Avenue
- 127 Keystone Avenue
- 131 Keystone Avenue
- 134 Keystone Avenue
- 135 Keystone Avenue
- 138 Keystone Avenue
- 139 Keystone Avenue
- 142 Keystone Avenue
- 143 Keystone Avenue
- 146 Keystone Avenue
- 214 Keystone Avenue
- 222 Keystone Avenue
- 235 Keystone Avenue
- 238 Keystone Avenue
- 240 Keystone Avenue
- 241 Keystone Avenue
- 307 Keystone Avenue
- 310 Keystone Avenue
- 311 Keystone Avenue
- 314 Keystone Avenue
- 315 Keystone Avenue
- 319 Keystone Avenue
- 320 Keystone Avenue
- 323 Keystone Avenue
- 327 Keystone Avenue
- 330 Keystone Avenue
- 331 Keystone Avenue
- 332 Keystone Avenue
- 334 Keystone Avenue
- 335 Keystone Avenue
- 339 Keystone Avenue
- 343 Keystone Avenue
- 357 Keystone Avenue
- 901 Keystone Avenue
- 906 Keystone Avenue
- 907 Keystone Avenue
- 910 Keystone Avenue
- 914 Keystone Avenue
- 924 Keystone Avenue
- 934 Keystone Avenue
- 941 Keystone Avenue
- 942 Keystone Avenue
- 945 Keystone Avenue
- 946 Keystone Avenue
- 1000 Keystone Avenue
- 1011 Keystone Avenue
- 1019 Keystone Avenue
- 1031 Keystone Avenue
- 1034 Keystone Avenue
- 1035 Keystone Avenue
- 1038 Keystone Avenue
- 1040 Keystone Avenue
- 1043 Keystone Avenue
- 1046 Keystone Avenue
- 1106 Keystone Avenue
- 1110 Keystone Avenue
- 1116 Keystone Avenue
- 1120 Keystone Avenue
- 1127 Keystone Avenue
- 1131 Keystone Avenue
- 1134 Keystone Avenue
- 1135 Keystone Avenue
- 1139 Keystone Avenue
- 1140 Keystone Avenue
- 1143 Keystone Avenue
- 1144 Keystone Avenue
- 1147 Keystone Avenue
- 1346 Keystone Avenue
- 1351 Keystone Avenue
- 1400 Keystone Avenue
- 1403 Keystone Avenue
- 1411 Keystone Avenue
- 1415 Keystone Avenue
- 1420 Keystone Avenue
- 1424 Keystone Avenue
- 1425 Keystone Avenue
- 1427 Keystone Avenue
- 1430 Keystone Avenue
- 1434 Keystone Avenue
- 1439 Keystone Avenue
- 1441 Keystone Avenue

- 1447 Keystone Avenue
- 1448 Keystone Avenue
- 1451 Keystone Avenue
- 1452 Keystone Avenue
- 1503 Keystone Avenue
- 1507 Keystone Avenue
- 1510 Keystone Avenue
- 1515 Keystone Avenue
- 7577 Lake Street
- 7777 Lake Street
- 7961 Lake Street
- 8133 Lake Street
- 8225 Lake Street
- 8229 Lake Street
- 8233 Lake Street
- 8241 Lake Street
- 8327 Lake Street
- 7344-7346 Lake Street
- 7348-7350 Lake Street
- 7352-7354 Lake Street
- 7356-7358 Lake Street
- 7360-7362 Lake Street
- 7605-7613 Lake Street
- 8013-8015 Lake Street
- 8017-8019 Lake Street
- 8021-8023 Lake Street
- 8025-8027 Lake Street
- 8029-8043 Lake Street
- 8033-8035 Lake Street
- 8037-8039 Lake Street
- 8041-8043 Lake Street
- 8109-8111 Lake Street
- 8113-8115 Lake Street
- 8117-8119 Lake Street
- 8121-8123 Lake Street
- 8125-8127 Lake Street
- 8129-8131 Lake Street
- 8139-8137 Lake Street
- 8141-8143 Lake Street
- 8145-8147 Lake Street
- 8201-8203 Lake Street
- 8205-8207 Lake Street
- 8209-8211 Lake Street
- 8213-8215 Lake Street
- 8217-8219 Lake Street
- 10 Lathrop Avenue
- 12 Lathrop Avenue
- 14 Lathrop Avenue
- 16 Lathrop Avenue
- 18 Lathrop Avenue
- 22 Lathrop Avenue
- 24 Lathrop Avenue
- 26 Lathrop Avenue
- 28 Lathrop Avenue
- 32 Lathrop Avenue
- 112 Lathrop Avenue
- 116 Lathrop Avenue
- 120 Lathrop Avenue
- 122 Lathrop Avenue
- 126 Lathrop Avenue
- 132 Lathrop Avenue
- 212 Lathrop Avenue
- 216 Lathrop Avenue
- 218 Lathrop Avenue
- 222 Lathrop Avenue
- 224 Lathrop Avenue
- 228 Lathrop Avenue
- 234 Lathrop Avenue
- 238 Lathrop Avenue
- 242 Lathrop Avenue
- 302 Lathrop Avenue
- 306 Lathrop Avenue
- 310 Lathrop Avenue
- 316 Lathrop Avenue
- 320 Lathrop Avenue
- 324 Lathrop Avenue
- 328 Lathrop Avenue
- 332 Lathrop Avenue
- 338 Lathrop Avenue
- 400 Lathrop Avenue
- 404 Lathrop Avenue
- 406 Lathrop Avenue
- 507 Lathrop Avenue
- 511 Lathrop Avenue
- 519 Lathrop Avenue
- 523 Lathrop Avenue
- 531 Lathrop Avenue
- 535 Lathrop Avenue
- 539 Lathrop Avenue
- 543 Lathrop Avenue
- 800 Lathrop Avenue
- 807 Lathrop Avenue
- 815 Lathrop Avenue
- 816 Lathrop Avenue

- 820 Lathrop Avenue
- 823 Lathrop Avenue
- 829 Lathrop Avenue
- 830 Lathrop Avenue
- 836 Lathrop Avenue
- 840 Lathrop Avenue
- 847 Lathrop Avenue
- 935 Lathrop Avenue
- 1015 Lathrop Avenue
- 1020 Lathrop Avenue
- 1021 Lathrop Avenue
- 1025 Lathrop Avenue
- 1032 Lathrop Avenue
- 1039 Lathrop Avenue
- 1043 Lathrop Avenue
- 1100 Lathrop Avenue
- 1105 Lathrop Avenue
- 1111 Lathrop Avenue
- 1112 Lathrop Avenue
- 1117 Lathrop Avenue
- 1122 Lathrop Avenue
- 1123 Lathrop Avenue
- 1130 Lathrop Avenue
- 1131 Lathrop Avenue
- 1136 Lathrop Avenue
- 1139 Lathrop Avenue
- 1143 Lathrop Avenue
- 1146 Lathrop Avenue
- 1147 Lathrop Avenue
- 1212 Lathrop Avenue
- 1218 Lathrop Avenue
- 1222 Lathrop Avenue
- 1226 Lathrop Avenue
- 1230 Lathrop Avenue
- 1234 Lathrop Avenue
- 1238 Lathrop Avenue
- 1242 Lathrop Avenue
- 1246 Lathrop Avenue
- 1250 Lathrop Avenue
- 1302 Lathrop Avenue
- 1305 Lathrop Avenue
- 1310 Lathrop Avenue
- 1311 Lathrop Avenue
- 1313 Lathrop Avenue
- 1318 Lathrop Avenue
- 1321 Lathrop Avenue
- 1322 Lathrop Avenue
- 1325 Lathrop Avenue
- 1326 Lathrop Avenue
- 1329 Lathrop Avenue
- 1330 Lathrop Avenue
- 1334 Lathrop Avenue
- 1335 Lathrop Avenue
- 1339 Lathrop Avenue
- 1342 Lathrop Avenue
- 1344 Lathrop Avenue
- 1347 Lathrop Avenue
- 1403 Lathrop Avenue
- 1404 Lathrop Avenue
- 1407 Lathrop Avenue
- 1410 Lathrop Avenue
- 1411 Lathrop Avenue
- 1414 Lathrop Avenue
- 1415 Lathrop Avenue
- 1419 Lathrop Avenue
- 1420 Lathrop Avenue
- 1423 Lathrop Avenue
- 1427 Lathrop Avenue
- 1430 Lathrop Avenue
- 1431 Lathrop Avenue
- 1435 Lathrop Avenue
- 1438 Lathrop Avenue
- 1439 Lathrop Avenue
- 1442 Lathrop Avenue
- 1443 Lathrop Avenue
- 1444 Lathrop Avenue
- 1447 Lathrop Avenue
- 1500 Lathrop Avenue
- 1506 Lathrop Avenue
- 1514 Lathrop Avenue
- 1515 Lathrop Avenue
- 1518 Lathrop Avenue
- 1522 Lathrop Avenue
- 1526 Lathrop Avenue
- 7202-12 LeMoyné Parkway
- 7203-13 LeMoyné Parkway
- 8020 Madison Street
- 507 Monroe Avenue
- 510 Monroe Avenue
- 514 Monroe Avenue
- 519 Monroe Avenue
- 522 Monroe Avenue
- 523 Monroe Avenue
- 526 Monroe Avenue

- 531 Monroe Avenue
- 535 Monroe Avenue
- 538 Monroe Avenue
- 539 Monroe Avenue
- 543 Monroe Avenue
- 544 Monroe Avenue
- 550 Monroe Avenue
- 551 Monroe Avenue
- 555 Monroe Avenue
- 558 Monroe Avenue
- 803 Monroe Avenue
- 806 Monroe Avenue
- 807 Monroe Avenue
- 813 Monroe Avenue
- 814 Monroe Avenue
- 819 Monroe Avenue
- 820 Monroe Avenue
- 823 Monroe Avenue
- 826 Monroe Avenue
- 827 Monroe Avenue
- 830 Monroe Avenue
- 831 Monroe Avenue
- 834 Monroe Avenue
- 835 Monroe Avenue
- 840 Monroe Avenue
- 843 Monroe Avenue
- 846 Monroe Avenue
- 847 Monroe Avenue
- 902 Monroe Avenue
- 906 Monroe Avenue
- 914 Monroe Avenue
- 915 Monroe Avenue
- 918 Monroe Avenue
- 922 Monroe Avenue
- 923 Monroe Avenue
- 926 Monroe Avenue
- 927 Monroe Avenue
- 930 Monroe Avenue
- 931 Monroe Avenue
- 935 Monroe Avenue
- 937 Monroe Avenue
- 938 Monroe Avenue
- 942 Monroe Avenue
- 943 Monroe Avenue
- 946 Monroe Avenue
- 947 Monroe Avenue
- 1002 Monroe Avenue
- 1006 Monroe Avenue
- 1012 Monroe Avenue
- 1020 Monroe Avenue
- 1024 Monroe Avenue
- 1028 Monroe Avenue
- 1034 Monroe Avenue
- 1040 Monroe Avenue
- 1046 Monroe Avenue
- 1102 Monroe Avenue
- 1106 Monroe Avenue
- 1107 Monroe Avenue
- 1112 Monroe Avenue
- 1115 Monroe Avenue
- 1118 Monroe Avenue
- 1122 Monroe Avenue
- 1123 Monroe Avenue
- 1126 Monroe Avenue
- 1130 Monroe Avenue
- 1136 Monroe Avenue
- 1142 Monroe Avenue
- 1146 Monroe Avenue
- 1200 Monroe Avenue
- 1205 Monroe Avenue
- 1206 Monroe Avenue
- 1211 Monroe Avenue
- 1212 Monroe Avenue
- 1215 Monroe Avenue
- 1220 Monroe Avenue
- 1221 Monroe Avenue
- 1224 Monroe Avenue
- 1225 Monroe Avenue
- 1230 Monroe Avenue
- 1231 Monroe Avenue
- 1234 Monroe Avenue
- 1235 Monroe Avenue
- 1240 Monroe Avenue
- 1241 Monroe Avenue
- 1248 Monroe Avenue
- 1304 Monroe Avenue
- 1307 Monroe Avenue
- 1311 Monroe Avenue
- 1315 Monroe Avenue
- 1316 Monroe Avenue
- 1317 Monroe Avenue
- 1318 Monroe Avenue
- 1321 Monroe Avenue
- 1322 Monroe Avenue

- 1326 Monroe Avenue
- 1327 Monroe Avenue
- 1330 Monroe Avenue
- 1331 Monroe Avenue
- 1333 Monroe Avenue
- 1334 Monroe Avenue
- 1338 Monroe Avenue
- 1339 Monroe Avenue
- 1342 Monroe Avenue
- 1343 Monroe Avenue
- 1344 Monroe Avenue
- 1347 Monroe Avenue
- 1401 Monroe Avenue
- 1402 Monroe Avenue
- 1406 Monroe Avenue
- 1407 Monroe Avenue
- 1410 Monroe Avenue
- 1411 Monroe Avenue
- 1414 Monroe Avenue
- 1415 Monroe Avenue
- 1418 Monroe Avenue
- 1421 Monroe Avenue
- 1422 Monroe Avenue
- 1423 Monroe Avenue
- 1426 Monroe Avenue
- 1427 Monroe Avenue
- 1430 Monroe Avenue
- 1431 Monroe Avenue
- 1434 Monroe Avenue
- 1435 Monroe Avenue
- 1438 Monroe Avenue
- 1439 Monroe Avenue
- 1440 Monroe Avenue
- 1443 Monroe Avenue
- 1446 Monroe Avenue
- 1447 Monroe Avenue
- 1500 Monroe Avenue
- 1503 Monroe Avenue
- 1510 Monroe Avenue
- 1511 Monroe Avenue
- 1514 Monroe Avenue
- 1515 Monroe Avenue
- 1523 Monroe Avenue
- 1527 Monroe Avenue
- 1531-1557 Monroe Avenue
- 7353 North Avenue
- 7359-7363 North Avenue
- 7371-7375 North Avenue
- 7377-7379 North Avenue
- 7367 North Avenue
- 7369 North Avenue
- 7565 North Avenue
- 7601-7622 North Avenue
- 7711 North Avenue
- 7729 North Avenue
- 7751-7759 North Avenue
- 7777 North Avenue
- 7811-7815 North Avenue
- 7827 North Avenue
- 7907-7919 North Avenue
- 7215 Oak Avenue
- 7219 Oak Avenue
- 7200-7214 Oak Avenue
- 13 Park Avenue
- 17 Park Avenue
- 21 Park Avenue
- 25 Park Avenue
- 27 Park Avenue
- 35 Park Avenue
- 39 Park Avenue
- 43 Park Avenue
- 45 Park Avenue
- 101 Park Avenue
- 107 Park Avenue
- 111 Park Avenue
- 115 Park Avenue
- 121 Park Avenue
- 125 Park Avenue
- 137 Park Avenue
- 141 Park Avenue
- 145 Park Avenue
- 149 Park Avenue
- 211 Park Avenue
- 215 Park Avenue
- 231 Park Avenue
- 233 Park Avenue
- 237 Park Avenue
- 239 Park Avenue
- 243 Park Avenue
- 311 Park Avenue
- 315 Park Avenue
- 325 Park Avenue
- 329 Park Avenue
- 333 Park Avenue

- 335 Park Avenue
- 339 Park Avenue
- 407 Park Avenue
- 411 Park Avenue
- 811 Park Avenue
- 819 Park Avenue
- 825 Park Avenue
- 847 Park Avenue
- 1001 Park Avenue
- 1015 Park Avenue
- 1134 Park Avenue
- 1138 Park Avenue
- 1147 Park Avenue
- 1201 Park Avenue
- 1211 Park Avenue
- 1213 Park Avenue
- 1215 Park Avenue
- 1223 Park Avenue
- 1227 Park Avenue
- 1231 Park Avenue
- 1235 Park Avenue
- 1243 Park Avenue
- 1247 Park Avenue
- 1307 Park Avenue
- 1311 Park Avenue
- 1312 Park Avenue
- 1315 Park Avenue
- 1319 Park Avenue
- 1323 Park Avenue
- 1326 Park Avenue
- 1331 Park Avenue
- 1335 Park Avenue
- 1341 Park Avenue
- 1342 Park Avenue
- 1345 Park Avenue
- 1348 Park Avenue
- 1400 Park Avenue
- 1403 Park Avenue
- 1407 Park Avenue
- 1414 Park Avenue
- 1415 Park Avenue
- 1419 Park Avenue
- 1420 Park Avenue
- 1423 Park Avenue
- 1424 Park Avenue
- 1427 Park Avenue
- 1428 Park Avenue
- 1431 Park Avenue
- 1435 Park Avenue
- 1439 Park Avenue
- 1440 Park Avenue
- 1448 Park Avenue
- 1452 Park Avenue
- 1500 Park Avenue
- 1501 Park Avenue
- 1506 Park Avenue
- 1509 Park Avenue
- 1510 Park Avenue
- 1514 Park Avenue
- 1515 Park Avenue
- 1519 Park Avenue
- 1520 Park Avenue
- 1522 Park Avenue
- 1523 Park Avenue
- 1525 Park Avenue
- 1526 Park Avenue
- 1530 Park Avenue
- 1534 Park Avenue
- 1538-1540 Park Avenue
- 1539-1541 Park Avenue
- 1402 Park Avenue
- 7307 Quick Avenue
- 7311 Quick Avenue
- 504 River Oaks Drive
- 505 River Oaks Drive
- 514 River Oaks Drive
- 520 River Oaks Drive
- 528 River Oaks Drive
- 531 River Oaks Drive
- 532 River Oaks Drive
- 536 River Oaks Drive
- 540 River Oaks Drive
- 544 River Oaks Drive
- 11 Thatcher Avenue
- 15 Thatcher Avenue
- 21 Thatcher Avenue
- 23 Thatcher Avenue
- 25 Thatcher Avenue
- 29 Thatcher Avenue
- 33 Thatcher Avenue
- 35 Thatcher Avenue
- 39 Thatcher Avenue
- 45 Thatcher Avenue
- 105 Thatcher Avenue

- 107 Thatcher Avenue
- 111 Thatcher Avenue
- 115 Thatcher Avenue
- 121 Thatcher Avenue
- 125 Thatcher Avenue
- 135 Thatcher Avenue
- 139 Thatcher Avenue
- 205 Thatcher Avenue
- 211 Thatcher Avenue
- 219 Thatcher Avenue
- 223 Thatcher Avenue
- 227 Thatcher Avenue
- 231 Thatcher Avenue
- 235 Thatcher Avenue
- 237 Thatcher Avenue
- 301 Thatcher Avenue
- 305 Thatcher Avenue
- 309 Thatcher Avenue
- 313 Thatcher Avenue
- 319 Thatcher Avenue
- 325 Thatcher Avenue
- 331 Thatcher Avenue
- 335 Thatcher Avenue
- 343 Thatcher Avenue
- 347 Thatcher Avenue
- 351 Thatcher Avenue
- 355 Thatcher Avenue
- 903 Thatcher Avenue
- 907 Thatcher Avenue
- 911 Thatcher Avenue
- 915 Thatcher Avenue
- 919 Thatcher Avenue
- 923 Thatcher Avenue
- 927 Thatcher Avenue
- 931 Thatcher Avenue
- 935 Thatcher Avenue
- 939 Thatcher Avenue
- 943 Thatcher Avenue
- 947 Thatcher Avenue
- 1001 Thatcher Avenue
- 1007 Thatcher Avenue
- 1011 Thatcher Avenue
- 1015 Thatcher Avenue
- 1019 Thatcher Avenue
- 1023 Thatcher Avenue
- 1027 Thatcher Avenue
- 1031 Thatcher Avenue
- 1035 Thatcher Avenue
- 1111 Thatcher Avenue
- 1115 Thatcher Avenue
- 1123 Thatcher Avenue
- 1139 Thatcher Avenue
- 1145 Thatcher Avenue
- 1339 Thatcher Avenue
- 1351 Thatcher Avenue
- 1405 Thatcher Avenue
- 1431 Thatcher Avenue
- 1435 Thatcher Avenue
- 1443 Thatcher Avenue
- 1449 Thatcher Avenue
- 1523 Thatcher Avenue
- 7221-27 Thomas Avenue
- 7600 Vine Street
- 7601 Vine Street
- 7605 Vine Street
- 7606 Vine Street
- 7607 Vine Street
- 7610 Vine Street
- 7611 Vine Street
- 7612 Vine Street
- 7613 Vine Street
- 7616 Vine Street
- 7617 Vine Street
- 7618 Vine Street
- 7619 Vine Street
- 7620 Vine Street
- 7623 Vine Street
- 7625 Vine Street
- 7629 Vine Street
- 7708 Vine Street
- 7712 Vine Street
- 7770 Washington Boulevard
- 7601 Washington Boulevard
- 7605 Washington Boulevard
- 7609 Washington Boulevard
- 7610 Washington Boulevard
- 7611 Washington Boulevard
- 7614 Washington Boulevard
- 7615 Washington Boulevard
- 7616 Washington Boulevard
- 7617 Washington Boulevard
- 7620 Washington Boulevard
- 7624 Washington Boulevard
- 7625 Washington Boulevard

- 7628 Washington Boulevard
- 7629 Washington Boulevard
- 7703 Washington Boulevard
- 7770 Washington Boulevard
- 7901 Washington Boulevard
- 7925 Washington Boulevard
- 806 William Street
- 807 William Street
- 814 William Street
- 815 William Street
- 820 William Street
- 822 William Street
- 823 William Street
- 826 William Street
- 831 William Street
- 839 William Street
- 842 William Street
- 843 William Street
- 846 William Street
- 847 William Street
- 901 William Street
- 909 William Street
- 910 William Street
- 914 William Street
- 915 William Street
- 918 William Street
- 919 William Street
- 922 William Street
- 925 William Street
- 929 William Street
- 930 William Street
- 935 William Street
- 938 William Street
- 941 William Street
- 942 William Street
- 947 William Street
- 503-511 William Street
- 508 William Street
- 522 William Street
- 526 William Street
- 534 William Street
- 535 William Street
- 538 William Street
- 542 William Street
- 546 William Street
- 547 William Street
- 550 William Street
- 551 William Street
- 555 William Street
- 559 William Street
- 838 William Street
- 926 William Street
- 946 William Street
- 1202 William Street
- 1210 William Street
- 1216 William Street
- 1220 William Street
- 1226 William Street
- 1232 William Street
- 1240 William Street
- 1246 William Street
- 1310 William Street
- 1322 William Street
- 1326 William Street
- 1336 William Street
- 1338 William Street
- 1344 William Street
- 1400 William Street
- 1401 William Street
- 1404 William Street
- 1407 William Street
- 1408 William Street
- 1411 William Street
- 1418 William Street
- 1419 William Street
- 1423 William Street
- 1426 William Street
- 1427 William Street
- 1430 William Street
- 1431 William Street
- 1434 William Street
- 1435 William Street
- 1438 William Street
- 1439 William Street
- 1442 William Street
- 1446 William Street
- 1447 William Street
- 1500 William Street
- 1509 William Street
- 1510 William Street
- 1514 William Street
- 1515 William Street
- 1523 William Street
- 1527 William Street

- 1530 William Street
- 1531 William Street
- 1535 William Street

POTENTIALLY NON-CONTRIBUTING PROPERTIES TO A NATIONAL REGISTER HISTORIC DISTRICT

- 17 Ashland Avenue
- 29 Ashland Avenue
- 38 Ashland Avenue
- 126 Ashland Avenue
- 214 Ashland Avenue
- 216 Ashland Avenue
- 317 Ashland Avenue
- 326 Ashland Avenue
- 345 Ashland Avenue
- 348 Ashland Avenue
- 349 Ashland Avenue
- 407 Ashland Avenue
- 410 Ashland Avenue
- 418 Ashland Avenue
- 419 Ashland Avenue
- 444 Ashland Avenue
- 923 Ashland Avenue
- 1014 Ashland Avenue
- 1100 Ashland Avenue
- 1146 Ashland Avenue
- 1147 Ashland Avenue
- 1303 Ashland Avenue
- 1307 Ashland Avenue
- 1327 Ashland Avenue
- 1434 Ashland Avenue
- 1519 Ashland Avenue
- 7400 Augusta Street, Concordia University,
Gross Hall
- 7400 Augusta Street, Concordia University,
Parking Garage
- 7400 Augusta Street, Concordia University,
Mary Martha Hall
- 7400 Augusta Street, Concordia University,
Eifrig Hall
- 7400 Augusta Street, Concordia University,
Spurgat Service Building
- 7400 Augusta Street, Concordia University,
David Jonathan Hall
- 7400 Augusta Street, Concordia University,
Walter and Maxine Christopher Center
- 7400 Augusta Street, Concordia University,
Krentz Center
- 7400 Augusta Street, Concordia University,
Library
- 7964 Augusta Street
- 500 Auvergne Place
- 534 Bonnie Brae Place
- 544 Bonnie Brae Place
- 1400 Bonnie Brae Place
- 1423 Bonnie Brae Place
- 1500 Bonnie Brae Place
- 1504 Bonnie Brae Place
- 1518 Bonnie Brae Place
- 1530 Bonnie Brae Place
- 1003-1009 Bonnie Brae Place
- 1417-1421 Bonnie Brae Place
- 7420 Central Avenue
- 7420 Central Avenue
- 7513-7515 Central Avenue
- 535 Clinton Place
- 827 Clinton Place
- 833 Clinton Place
- 905 Clinton Place
- 933 Clinton Place
- 940 Clinton Place
- 1407 Clinton Place
- 1500 Clinton Place
- 1510 Clinton Place
- 414 Clinton Street
- 434 Clinton Street
- 7354 Division Street, Dominican University,
Parking Garage
- 7900 Division Street, Dominican University,
Parmer Hall
- 7900 Division Street - Dominican University,
Coughlin Hall
- 7900 Division Street - Dominican University,
Centennial Hall
- 110 Forest Avenue
- 827 Forest Avenue
- 906 Forest Avenue
- 910 Forest Avenue
- 920 Forest Avenue
- 926 Forest Avenue
- 1106 Forest Avenue

- 1123 Forest Avenue
- 1414 Forest Avenue
- 1421 Forest Avenue
- 1427 Forest Avenue
- 1439 Forest Avenue
- 1521 Forest Avenue
- 1524 Forest Avenue
- 1526 Forest Avenue
- 1530 Forest Avenue
- 1535 Forest Avenue
- 26 Franklin Avenue
- 34 Franklin Avenue
- 42 Franklin Avenue
- 106 Franklin Avenue
- 216 Franklin Avenue
- 220 Franklin Avenue
- 225 Franklin Avenue
- 238 Franklin Avenue
- 242 Franklin Avenue
- 243 Franklin Avenue
- 321 Franklin Avenue
- 325 Franklin Avenue
- 406 Franklin Avenue
- 900 Franklin Avenue
- 906 Franklin Avenue
- 918 Franklin Avenue
- 924 Franklin Avenue
- 928 Franklin Avenue
- 942 Franklin Avenue
- 947 Franklin Avenue
- 950 Franklin Avenue
- 1030 Franklin Avenue
- 1142 Franklin Avenue
- 1200 Franklin Avenue
- 1252 Franklin Avenue
- 1324 Franklin Avenue
- 1411 Franklin Avenue
- 1439 Franklin Avenue
- 1531 Franklin Avenue
- 407-415 Franklin Avenue
- 12 Gale Avenue
- 30 Gale Avenue
- 42 Gale Avenue
- 119 Gale Avenue
- 126 Gale Avenue
- 310 Gale Avenue
- 318 Gale Avenue
- 1 Gale Avenue
- 323 Gale Avenue
- 7301 Greenfield Street
- 7307 Greenfield Street
- 7335 Greenfield Street
- 7345 Greenfield Street
- 7355 Greenfield Street
- 7315 Greenfield Street
- 7325 Greenfield Street
- 7837 Greenfield Street
- 7841 Greenfield Street
- 624 Harlem Avenue
- 630 Harlem Avenue
- 754 Harlem Avenue
- 800 Harlem Avenue
- 826 Harlem Avenue
- 838 Harlem Avenue
- 926 Harlem Avenue
- 1010 Harlem Avenue
- 1020 Harlem Avenue
- 1140 Harlem Avenue
- 113436 Harlem Avenue
- 7310 Holly
- 7343 Holly
- 7347 Holly
- 504 Jackson Avenue
- 515 Jackson Avenue
- 547 Jackson Avenue
- 1307 Jackson Avenue
- 1346 Jackson Avenue
- 1425 Jackson Avenue
- 1429 Jackson Avenue
- 1430 Jackson Avenue
- 1438 Jackson Avenue
- 1500 Jackson Avenue
- 1501 Jackson Avenue
- 1507 Jackson Avenue
- 1527 Jackson Avenue
- 16 Keystone Avenue
- 23 Keystone Avenue
- 30 Keystone Avenue
- 45 Keystone Avenue
- 101 Keystone Avenue
- 110 Keystone Avenue
- 115 Keystone Avenue
- 119 Keystone Avenue
- 130 Keystone Avenue

- 209 Keystone Avenue
- 215 Keystone Avenue
- 221 Keystone Avenue
- 227 Keystone Avenue
- 231 Keystone Avenue
- 336 Keystone Avenue
- 921 Keystone Avenue
- 925 Keystone Avenue
- 929 Keystone Avenue
- 930 Keystone Avenue
- 933 Keystone Avenue
- 937 Keystone Avenue
- 1010 Keystone Avenue
- 1027 Keystone Avenue
- 1125 Keystone Avenue
- 1126 Keystone Avenue
- 1130 Keystone Avenue
- 1347 Keystone Avenue
- 1414 Keystone Avenue
- 1440 Keystone Avenue
- 7251 Lake Street
- 7318 Lake Street
- 7320 Lake Street
- 7349 Lake Street
- 7366 Lake Street
- 7411 Lake Street
- 7427 Lake Street
- 7525 Lake Street
- 7575 Lake Street
- 7579 Lake Street
- 8001 Lake Street
- 8009 Lake Street
- 7211-21 Lake Street
- 7201-7265 Lake Street
- 7601-7605 Lake Street
- 7971-7975 Lake Street
- 130 Lathrop Avenue
- 232 Lathrop Avenue
- 314 Lathrop Avenue
- 334 Lathrop Avenue
- 340 Lathrop Avenue
- 344 Lathrop Avenue
- 348 Lathrop Avenue
- 501 Lathrop Avenue
- 527 Lathrop Avenue
- 843 Lathrop Avenue
- 1003 Lathrop Avenue
- 1026 Lathrop Avenue
- 1042 Lathrop Avenue
- 1050 Lathrop Avenue
- 1202 Lathrop Avenue
- 1206 Lathrop Avenue
- 1314 Lathrop Avenue
- 1345 Lathrop Avenue
- 1530 Lathrop Avenue
- 405-409 Lathrop Avenue
- 411-417 Lathrop Avenue
- 7600 Madison Street
- 7610 Madison Street
- 7612 Madison Street
- 7614 Madison Street
- 7618 Madison Street
- 7700 Madison Street
- 7706 Madison Street
- 7716 Madison Street
- 7722 Madison Street
- 7756 Madison Street
- 7762 Madison Street
- 7766 Madison Street
- 7770 Madison Street
- 7820 Madison Street
- 7900 Madison Street
- 7952-7958 Madison Street
- 500 Monroe Avenue
- 501 Monroe Avenue
- 511 Monroe Avenue
- 515 Monroe Avenue
- 527 Monroe Avenue
- 547 Monroe Avenue
- 559 Monroe Avenue
- 810 Monroe Avenue
- 919 Monroe Avenue
- 1501 Monroe Avenue
- 1506 Monroe Avenue
- 1519 Monroe Avenue
- 1522 Monroe Avenue
- 1526 Monroe Avenue
- 7201 North Avenue
- 7225 North Avenue
- 7227 North Avenue
- 7327 North Avenue
- 7351 North Avenue
- 7355 North Avenue
- 7357 North Avenue

– 7415 North Avenue	– 238 Park Avenue
– 7501 North Avenue	– 242 Park Avenue
– 7617 North Avenue	– 246 Park Avenue
– 7765 North Avenue	– 300 Park Avenue
– 7929 North Avenue	– 302 Park Avenue
– 7311-13 North Avenue	– 303 Park Avenue
– 7323-25 North Avenue	– 306 Park Avenue
– 7315-7321 North Avenue	– 310 Park Avenue
– 18 Park Avenue	– 314 Park Avenue
– 22 Park Avenue	– 317 Park Avenue
– 26 Park Avenue	– 318 Park Avenue
– 30 Park Avenue	– 322 Park Avenue
– 31 Park Avenue	– 326 Park Avenue
– 34 Park Avenue	– 330 Park Avenue
– 38 Park Avenue	– 334 Park Avenue
– 42 Park Avenue	– 338 Park Avenue
– 46 Park Avenue	– 342 Park Avenue
– 50 Park Avenue	– 343 Park Avenue
– 79 Park Avenue	– 346 Park Avenue
– 102 Park Avenue	– 347 Park Avenue
– 106 Park Avenue	– 348 Park Avenue
– 110 Park Avenue	– 349 Park Avenue
– 114 Park Avenue	– 400 Park Avenue
– 118 Park Avenue	– 415 Park Avenue
– 119 Park Avenue	– 419 Park Avenue
– 122 Park Avenue	– 424 Park Avenue
– 126 Park Avenue	– 801 Park Avenue
– 129 Park Avenue	– 815 Park Avenue
– 130 Park Avenue	– 831 Park Avenue
– 133 Park Avenue	– 835 Park Avenue
– 134 Park Avenue	– 901 Park Avenue
– 138 Park Avenue	– 905 Park Avenue
– 142 Park Avenue	– 909 Park Avenue
– 146 Park Avenue	– 915 Park Avenue
– 202 Park Avenue	– 919 Park Avenue
– 206 Park Avenue	– 923 Park Avenue
– 207 Park Avenue	– 929 Park Avenue
– 210 Park Avenue	– 937 Park Avenue
– 212 Park Avenue	– 939 Park Avenue
– 214 Park Avenue	– 943 Park Avenue
– 218 Park Avenue	– 949 Park Avenue
– 222 Park Avenue	– 1137 Park Avenue
– 223 Park Avenue	– 1146 Park Avenue
– 226 Park Avenue	– 1241 Park Avenue
– 227 Park Avenue	– 1301 Park Avenue
– 230 Park Avenue	– 1411 Park Avenue
– 234 Park Avenue	– 1426 Park Avenue

- 1430 Park Avenue
- 1434 Park Avenue
- 1445 Park Avenue
- 1535 Park Avenue
- 515 River Oaks Drive
- 129 Thatcher Avenue
- 241 Thatcher Avenue
- 339 Thatcher Avenue
- 1119 Thatcher Avenue
- 1131 Thatcher Avenue
- 1135 Thatcher Avenue
- 1141 Thatcher Avenue
- 1349 Thatcher Avenue
- 1415 Thatcher Avenue
- 1423 Thatcher Avenue
- 1427 Thatcher Avenue
- 1453 Thatcher Avenue
- 416-420 Thatcher Avenue
- 7821 Thomas Street
- 7604 Vine Street
- 7706 Vine Street
- 7600 Washington Boulevard
- 7604 Washington Boulevard
- 7621 Washington Boulevard
- 840 William Street
- 934 William Street
- 1519 William Street
- 401 William Street
- 420 William Street
- 435 William Street
- 500 William Street
- 504 William Street
- 514 William Street
- 518 William Street
- 530 William Street
- 539 William Street
- 558 William Street
- 1201 William Street
- 1211 William Street
- 1217 William Street
- 1221 William Street
- 1227 William Street
- 1231 William Street
- 1255 William Street
- 1300 William Street
- 1301 William Street
- 1316 William Street

- 1321 William Street
- 1331 William Street
- 1335 William Street
- 1345 William Street
- 1422 William Street
- 1501 William Street
- 1518 William Street
- 1522 William Street
- 1526 William Street

NOTEWORTHY BUILDINGS LESS THAN 50 YEARS OF AGE

- 304 Ashland Avenue
- 533 Ashland Avenue
- 820 Ashland Avenue
- 1407 Ashland Avenue
- 7400 Augusta Street, Concordia University, Gross Hall
- 7400 Augusta Street, Concordia University, Koehneke Community Center
- 7400 Augusta Street, Concordia University, Chapel and Werner Auditorium
- 7400 Augusta Street, Concordia University, Kretzmann Hall
- 7900 Division Street - Dominican University, Rebecca Crown Library
- 302 Franklin Avenue
- 312 Franklin Avenue
- 414 Franklin Avenue
- 800 Franklin Avenue
- 935 Franklin Avenue
- 936 Franklin Avenue
- 336 Gale Avenue
- 203 Keystone Avenue
- 1202 Lathrop Avenue
- 7620 Madison Street
- 1518 Monroe Avenue
- 7301 North Avenue
- 7360 Oak Avenue
- 321 Park Avenue
- 547 Park Avenue



BIBLIOGRAPHY

BIBLIOGRAPHY

BOOKS AND PUBLICATIONS

- Andreas, A.T. *History of Cook County, Illinois*. Chicago: A.T. Andreas Publishing Co., 1884.
- Biondo, Michelle. *“he River Forest Park District in Relation to the Late 19th and Early 20th Century Open Space Management Plan of Chicago*. (M.A. Thesis, 2001)
- Brooks, H. Allen. *The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries*. New York: W.W. Norton and Company, 1976.
- Butler, Richard. *The First Half-Century: The Priory of St. Dominic and St. Thomas, 1925-1975*. 1975.
- Hackl, Martin. *The Work of John S. Van Bergen, Architect, 2001*. (Self-published catalog of the architect’s works on file at the Historical Society of Oak Park and River Forest.)
- Hall, Albert (compiler). *River Forest: A Suburb of Chicago*. River Forest, Illinois: Forest Publishing Company, 1937.
- Hausman, Harriet. *Reflections: A History of River Forest*. 1975.
- Sinkevitch, Alice (ed.). *AIA Guide to Chicago* (Second Edition). New York: Harcourt, Inc., 2004.
- Sprague, Paul. *Guide to Frank Lloyd Wright and Prairie School Architecture in Oak Park*, 1986.
- Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

NEWSPAPERS

- Bargelt, Louise. “Jerome Cerny’s Lake Forest Home in the French Manner,” *Chicago Tribune*, March 11, 1934.
- “Ben Buurma, Retired Home Builder, Dies,” *Chicago Tribune*, April 6, 1966.
- “Bible chapel shared by two congregations,” *The World*, October 23, 1977.
- “Big Apartment Project Begun in River Forest,” *Chicago Tribune*, Oct. 26, 1947.
- “Bowman Dairy Co. Opens New Milk Plant Today,” *Chicago Tribune*, March 26, 1931.
- “Bowman Dairy Begins Work on \$225,000 Plant,” *Chicago Tribune*, April 20, 1941.
- “Builders Buy 139 Lots in Westchester,” *Chicago Tribune*, Oct. 31, 1926.
- “Buurmas Aim to Erect 50 Houses in River Forest,” *Chicago Tribune*, March 4, 1928.
- “Buurma,” (obituary), *Chicago Tribune*, April 23, 1960.
- “Catholics Plan Girls’ High in River Forest,” *Chicago Tribune*, Jan. 17, 1926.
- Chamberlin, Everett. *Chicago and its Suburbs*. Chicago: T.A. Hungerford & Co., 1874.
- Chase, Al, “River Forest Tells the World It’s On the Map,” *Chicago Tribune*, March 13, 1921.
- _____, “Buys 40 Acres in River Forest for Subdivision,” *Chicago Tribune*, Dec. 16, 1922.
- _____, “Bowman Dairy Buys Site in River Forest,” *Chicago Tribune*, Nov. 27, 1928.

_____, "Wieboldt Plans Million Dollar Oak Park Store," *Chicago Tribune*, Dec. 10, 1935.

_____, "Begin Work on War Homes in River Forest," *Chicago Tribune*, Nov. 15, 1942.

_____, "River Forest Plans \$3,000,000 Housing Project to end Zone War: Village Board to Submit Data to Washington," *Chicago Tribune*, April 1, 1934.

_____, "Syndicate Plans Half Million Dollar Business Development for River Forest," *Chicago Tribune*, Sept. 26, 1937.

"Completion of Apartments Scheduled for September," *Chicago Tribune*, April 4, 1948.

"Concordia Grads to Return for Diamond Jubilee," *Chicago Tribune*, May 22, 1932.

"Crowds Witness College Opening," *Chicago Tribune*, Oct. 13, 1913.

"Death Takes a Pioneer Builder of the Villages," *Oak Leaves*, Jan. 13, 1949.

"Death of August S. Caron, Here for 54 Years," *Oak Leaves*, July 25, 1940.

Des Garennes, Christine, "Keystone Montessori buys former Margie's Building," *Wednesday Journal*, Dec. 21, 1999.

"Details of Cummings Deal," *Chicago Tribune*, July 30, 1905.

De Young, Ruth, "Plans to Quit Old Landmark at River Forest: Mrs. Waller to Give Up Old Residence," *Chicago Tribune*, April 21, 1932.

"Dismisses Suit to Upset Zoning in River Forest," *Chicago Tribune*, July 3, 1943.

Doyle, Frederick, "The Home Zoning Association of River Forest," *River Forest Optimist*, May 29, 1936.

Dwyer, Bill, "Hines Lumber Closing," *Wednesday Journal*, July 22, 2009.

"E.A. Cummings, Noted Realtor, Taken by Death," *Chicago Tribune*, August 24, 1922.

"Easter Rites to Dedicate Area Church," *Chicago Tribune*, Oct. 2, 1955.

"Emil R. Vierow, Lifelong Villager, Dies at 90," 1965 news clipping found at the Historical Society of Oak Park-River Forest. No citation given.

Evans, John, "Lutherans Starting Work on \$256,000 New Grace Church," *Chicago Tribune*, Oct. 14, 1929.

Fields, Jeanette. *A Guidebook to the Architecture of River Forest*. (Second Edition). 1990.

_____. "Enclave charts River Forest's growth from pioneer outpost to a quintessential suburb," *Wednesday Journal*, Oct. 26, 1994.

_____. "Drummond Country: River Forest is a Showcase for Architect's Talent," *Wednesday Journal*, Jan. 5, 1983.

"First FHA Steel House to be Open to Public Today," *Chicago Tribune*, Nov. 17, 1935.

"\$500,000 for Harlem-Lake Building Plan," *Oak Leaves*, Sept. 30, 1937.

Fuller, Ernest, "Braun Starts the Final Phase of Home Project," *Chicago Tribune*, August 24, 1957.

Fuller, Ernest, "Orland Park Development Opens Today," *Chicago Tribune*, Oct. 12, 1957.

"Grunow Puts Up House in River Forest," *Chicago Tribune*, Dec. 2, 1928.

"Guy & McClintock," (display advertisement), *Oak Leaves*, March 21, 1914.

Herriman, M.M. "A History of Our Village," *River Forest Optimist*, May 29, 1936.

"H.G. Fisher to Build New River Forest Home," *Chicago Tribune*, April 19, 1936.

"Homeowners Add Ideas; Result Is the Biarritz," *Chicago Tribune*, June 27, 1970.

Hutchinson, Louise, "Modern Design of Temple Now is Gaining Favor," *Chicago Tribune*, November 16, 1952.

"I.B.M to Move Branch Office to River Forest," *Chicago Tribune*, Nov. 21, 1954.

"Insurance Firm to Build Office in River Forest," *Chicago Tribune*, March 5, 1953.

Kirkpatrick, Clayton, "Expect Most Building Since Boom of 1926," *Chicago Tribune*, Jan. 12, 1947.

"James Harper," *Oak Leaves*, March 23, 1907.

"John McClintock Contractor, Dead," *Oak Leaves*, June 27, 1944.

"Last of 600 Martindale Estates Homes Are Rising," *Chicago Tribune*, May 13, 1961.

Lenz, Kimberly, "River Forest agrees to \$2.15M for Wieboldt Site," *Wednesday Journal*, June 24, 1992.

"Lewis Memorial Hall at River Forest," *Chicago Tribune*, Jan. 18, 1931.

Linden, Eric, "Laidlaw to shutter River Forest publishing offices," *Wednesday Journal*, Nov. 11, 1987.

Linden, Eric, "Paddlewheel closes; development pending," *Wednesday Journal*, June 12, 1996.

_____, "Massive Lake St. Expansion," *Wednesday Journal*, Jan. 22, 1997.

"Martin Braun Noted for Quality Homes," *Chicago Tribune*, May 16, 1959.

"Memorial Services for William Drummond," *Oak Leaves*, September 16, 1948.

Miller, Bryan, "Christian Scientists make new church home on Harlem and Augusta," *Wednesday Journal*, December 26, 1990.

Montgomery, Susan. "Wieboldt's Plan to be Ok'd," *Oak Leaves*, Sept. 1, 1993.

"More River Forest: Sale of Longfield Farm – 80 Acres to Be Made Into Lots for Residences," *Oak Leaves*, Oct. 28, 1922.

"National Architect Does Bilevels for S.W. Suburb," *Chicago Tribune*, Oct. 2, 1965.

"New Catholic Parish Formed in River Forest," *Chicago Tribune*, Dec. 6, 1931.

"New Homes in Cicero: Builder Plans 62 More Homes in Cicero Group," *Chicago Tribune*, July 25, 1948.

"New Shelter House Opened," *Oak Leaves*, Dec. 31, 1936.

"New St. Luke's Church Fulfills 70 Year Dreams," *Chicago Tribune*, Jan. 10, 1937.

"New River Forest Presbyterian Church," *Chicago Tribune*, November 5, 1922.

"Oak Park Now Zoned," *Oak Leaves*, Sept. 24, 1921.

Oak Leaves, March 10, 1928. (Display ad for Rossell's Bonnie Brae Subdivision.)

Oak Leaves, November 10, 1923. (Display ad for Visser & Company Homebuilders)

Oak Leaves, March 30, 1912. (Display ad for property sold by the River Forest Land Association)

"Officials Place Cornerstone of Temple Today," *Chicago Tribune*, May 28, 1950.

"Old World Atmosphere in Suburb," *Chicago Tribune*, March 14, 1926.

Paul F. Olsen (obituary), *Chicago Tribune*, August 4, 1947.

"Parish School Additions to Open Tuesday," *Chicago Tribune*, Sept. 4, 1955.

"Park Barrier Proposed for River Forest," *Chicago Tribune*, July 14, 1940.

"Plan Many New Homes," *Oak Leaves*, July 1, 1922.

"Proposed River Forest Building 600 Feet Long," *Oak Leaves*, Feb. 13, 1926.

"Realty Items," *Chicago Tribune*, Jan. 13, 1924. (Item about Buurma homes on former Phipps Estate)

"Residence Sold 21 Days After Completion," *Chicago Tribune*, June 1, 1930.

"Rezoning Suit Stirs Up Fight in River Forest," *Chicago Tribune*, Feb. 2, 1941.

"River Forest Residence," *Chicago Tribune*, Feb. 22, 1925.

"River Forest Flat Project is 98% Rented," *Chicago Tribune*, September 15, 1940.

"River Forest to Have Town of Old Spain," *Chicago Tribune*, March 14, 1926.

"River Forest To Have a 'Co-Op' Subdivision," *Chicago Tribune*, Dec. 31, 1922.

"River Forest Home Project to Start Soon," *Chicago Tribune*, July 28, 1946.

"River Forest Rezoning Try Stirs Citizens," *Chicago Tribune*, August 7, 1949.

"River Forest Stirred Over Proposed Rezoning of Lake Street," *Chicago Tribune*, Sept. 29, 1929.

"River Forest Faces Another Zoning Battle," *Chicago Tribune*, Jan. 29, 1933.

"River Forest Bars Business with Park Strip," *Chicago Tribune*, June 6, 1937.

"River Forest State Bank to Have a New Home," *Chicago Tribune*, July 1, 1928.

"River Forest War Worker Units Planned," *Chicago Tribune*, Feb. 11, 1945.

"River Forest Wins Lake Street Zoning Fight," *Chicago Tribune*, Feb. 25, 1945.

"River Forest Zones," *Oak Leaves*, Oct. 15, 1921.

"River Forest Temple to be Toured Today," *Chicago Tribune*, June 14, 1953.

"Rosary College, New School for Girls, Dedicated," *Chicago Tribune*, Oct. 2, 1922.

"Rosary College Hall Dedicated in River Forest," *Chicago Tribune*, June 2, 1932.

"Sculptor Does West Suburban Synagogue Work," *Chicago Tribune*, June 21, 1951.

"Start in March on Memorial to E.A. Cummings," *Chicago Tribune*, Feb. 24, 1924.

"Thousands to See Lutheran College Dedicated," *Chicago Tribune*, Oct. 12, 1913.

"Twenty Lots Sold at Auction," *Oak Leaves*, Oct. 5, 1912.

“Vacant Land Sold,” *Oak Leaves*, April 28, 1928.

“Very Choice Vacant in Albert F. Keeney’s River Forest Subdivision,” *Oak Leaves*, Oct. 23, 1926.

“Village of River Forest Zoning Ordinance,” *Oak Leaves*, May 6, 1922.

“The Villages in 1861,” Map of Harlem (now River Forest) reproduced in the *Oak Leaves*, Sept. 8, 1928.

Von Alroth, Joanne, “School Raze Rezoning Paves way for Demolition of River Forest Landmark,” *Chicago Tribune*, December 14, 1997.

“Wausau Firm to Open Office in River Forest,” *Chicago Tribune*, Oct. 8, 1953.

“Wieboldt Plans Automobile Shoppers Entrance in Store,” *Chicago Tribune*, Dec. 13, 1936.

“Wieboldt Buys Parking Space in River Forest,” *Chicago Tribune*, Feb. 16, 1941.

“Will Take Zone Battle to the Supreme Court,” *Chicago Tribune*, Dec. 20, 1931.

Wilson, Terry, “Oak Park Hoping for Mall Spillover,” *Chicago Tribune*, Sept. 9, 1994.

“Winchester and Hood Area to get Another Cooperative Project,” *Chicago Tribune*, Dec. 21, 1947.

W.M. Graham and Company from notes by Mrs. P.J. Kaster. “The Villages in 1861.” Map published in the *Oak Leaves*, September 8, 1928.

OTHER DOCUMENTS

Chicago Department of Planning and Development. “*Chicago Historic Resources Survey*,” 1996.

Compliments of River Forest Land Association. River Forest Land Association, ca. 1910. (marketing brochure)

Sanborn Fire Insurance Map. Chicago, Vol. C. NY: Sanborn Fire Insurance Company, 1895. 1909.

Sanborn Fire Insurance Map. Chicago, Vol. 32 (River Forest, Forest Park, North Riverside). NY: Sanborn Fire Insurance Company, 1930, Revised 1951.

Commission on Chicago Historical and Architectural Landmarks, “Fourth Presbyterian Church,” Preliminary Summary of Information, December 7, 1981.

Savage, Cynthia. *National Register of Historic Places Nomination for the Tulsa Monument Company in Tulsa, Oklahoma*, September, 2007

INTERVIEWS

Douglas Gilbert interview with landscape architect Carol Yetken, December 2012.

WEBSITES

“A Brief History of Grace Lutheran Church.” In: Grace Lutheran Church and School Website (www.graceriverforest.org/pages/Grace_OurChurch_History).

“First Presbyterian Church,” In: First Presbyterian Church Website (www.firstpresf.org).

“Highland Park Celebrates Architect John Van Bergen.” In: Prairie Mod: The Art of Living in the Modern World Website (www.prairiemod.com/prairiemod/2012/09/highland-park-celebrates-architect-john-van-bergen.html).

Koenig, Harry C. “A History of the Parishes of the Archdiocese: St. Vincent Ferrer Church, 1980.” In: St. Vincent Ferrer Church Website (www.svfparish.org/domain/128).

“Parish History,” In: St. Luke’s Parish Website (www.stlukeparish.org).

“History of Trinity.” In: Trinity High School Website (www.trinityhs.org/about-trinity/mission-and-history/).

