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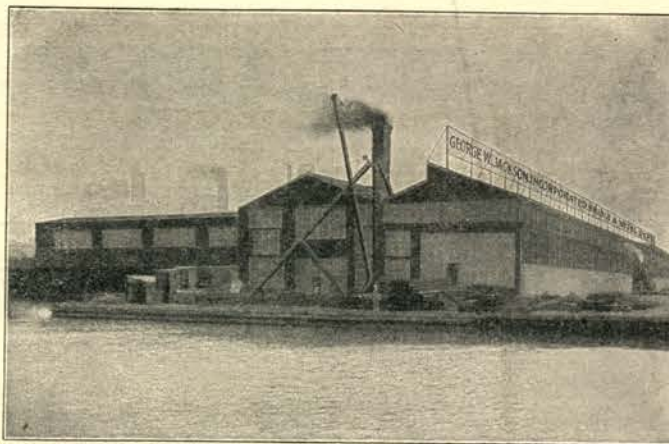
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# HIGHLAND PARK

ONE OF NATURE'S BEAUTY SPOTS ON THE NORTH SHORE

Delightful Residence Town of 5,000 People, Located 23 Miles North of City's Business District, is Veritable Scenic Paradise; Ideal Country Homes There; Splendid Transportation, Fine Schools, Paved Streets, Electric Lights, Sewers, Water, Etc.

In at least one American beauty spot, man has made a town without spoiling the country that God made. And a town of ideal charms it is. The visitor no less than the resident, feels superlatives necessary in attempting any tribute to the place. Of all delightful home places in this land of homes, none is lovelier than that exquisite sylvan village whose outlook across blue waters and

center, in the very heart of the majestic forest that sweeps northward along the picturesque bluffs and headlands of Lake Michigan.

Judge Grosscup, who is a resident of Highland Park, pays the following glowing tribute to the natural beauties of the north shore and Highland Park in an article prepared for *The Real Estate and Building Journal*:

for rural residences. No impression could be more mistaken. From Evanston to Lake Bluff, there lies, along the rim of Lake Michigan and between its blue waters and the Skokie valley, a strip of country that for those who love nature, just as God has made nature, is unsurpassed anywhere within living distance of a great city.

"Do you love the forest? Here is a forest just



Photo by Brand.

C. N. Kimball's Residence, Highland Park, Green Bay Road, looking from the Northeast.

embowerment in deep woodland shades are both suggested in its name—Highland Park.

The suburban movement began for Chicago at a much earlier stage of development than for the average city. And this movement had not long continued before it brought to light the beauties of the North Shore. The first line of railway connecting Chicago and Milwaukee, now the Chicago & Northwestern, had no sooner been opened than prescient Chicago men wisely observed what an ideal suburban location the rails had made accessible 23 miles northward from the Chicago

"The byways and the hedges, to which the man in the parable sent for his guests, are fast becoming the habitat to which every one must send for his guests, if any guests are to be had; for more and more the country is taking hold of the imagination of people.

"There seems to be a general impression, however, that while Boston has its matchless north shore, and Philadelphia its pleasant Chester suburbs, and New York the country skirting the Hudson river, Chicago is dumped in a marsh alongside a ditch, with no 'byways and hedges' fit

as the Indian roved through it—shadowy, cavernous, almost untouched by the ax of the pioneer. Do you love exhilarating air? No region that I know of has more days when the air is like fine wine. Do you like moods in nature—that quality in men and women we call temperament? On one side of this strip of country is a valley that, especially in the evening and in autumn, is as mystical as a legend or poem out of the far east; on the other side, the beautiful waters of the lake, sometimes sparkling, sometimes sullen, sometimes pensive; now laughing at the land with eyes that

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English Country Home of C. N. Kimball, Green Bay Road, Highland Park, Ill.

This dignified and charming building, designed in the English country house style, attractively placed in spacious grounds on Green Bay road, in Highland Park, consists of a basement, three stories, and unfinished attic. It is approximately 40x100 feet in size; of dark red brick with light stone trimmings, copper cornices, and slate roof. Carrying out the English idea, the main front is plain and the entrance is not underneath a porch, but at the rear wide terraces, together with covered and screened porches, give that privacy so essential to comfort, and at the same time take advantage of the beautiful and wide extended view across the Skokie.

The interior finish is most artistically carried out with English detail by the architect, W. A. Otis, who employed mahogany and delicate white enamel, quarter-sawn white oak and silverwood. The floors are of especially attractive, and the plaster ceilings of dainty and not too ornate design. There are wide tile mantels; tile wainscot and mosaic floors in bathrooms. The house is lighted throughout by electricity, which is also employed generally for running of pumps, organ motor, vacuum cleaning system, etc.

An especial feature of the interior is the large organ, placed on the main stair landing, with keyboard at the right of the stairs; giving a touch of color in pleasing contrast with the rather severe white finish of the hall itself.

The practical requirements of the service department with lift, enameled refrigerators, servants' dining room, laundry, etc., have all been laid out with especial care.

dance with delight, now rushing at it as if enraged, and gashing the region everywhere; those dark deep ravines that still life into the consciousness of a presence that only a deep loneliness can inspire. To men and women who love nature not alone as man dresses her and fixes her up, but as the great Unseen speaks through nature, there is no need of going elsewhere.

#### Winter's Glorious Touch.

"Nor is this a summer region only, except to those for whom summer contains nothing but a golf or the automobile and winter nothing but the theater and the Pompeian room. To me the winters here are even more beautiful than the summers. The piled snow, the clear, crisp night skies, the forests transformed into endless halls of marble pillars, overhung with dazzling candelabra—halls so white and pure that one shrinks from putting a foot upon their glistening carpets—so white and pure that human homeliness seems out of place in them; cheerful fires and cheerful homes, lights in the center of great spaces of night-fires and house-lights that need the great unmolested night for a background; autumn's glorious robes of colors—what is there in rectangular streets or stuffy theaters that, as one's daily bread, can compare with this?"

"But, of course, the streets must be reached, and also the theater, and what stands in the way, more than anything else, of the north shore as a place of residence, is the flight from home to business and the theater, and from business and theater back to home again—not so much the time consumed, for that is inconsiderable, but the dust

of the ride in summer and the darkness of it in winter.

#### Handicap Soon Overcome.

"The first of these will be overcome before long by electric service, for it will only be a short time until the electric road will run cars clear through into the business district, and on what are now the steam roads, coal will be supplanted either by electricity or a fuel that is clean. This is not a dream. It is something already in sight. Science and invention have already done their part of the work. What remains to be done is the adjustments that finance must bring about, and finance always follows close on the heels of science and invention, because it has to.

"What I have already said is common to the whole north shore. I like Highland Park, because possessing all the other qualities, it is democratic—is in its daily life more like the little town I was born and brought up in, than some of its neighbors. Here there is not only room for a little cottage—the little cottage is welcome, whether it be occupied by the man who goes to town every day on the early train, or by the man who goes to work every day at some trade, and here more and more the little cottage and the large house will come, for sky and lake and forest and valley, are more and more wooing the hearts of men and women—wooing them back to their childhood—wooing them upward toward a maturer manhood and womanhood—and hearts thus won stay won, while the wooing of others still goes on."

Located as its name denotes, on a high ridge of land, it possesses a magnificent frontage on Lake

Michigan with a lookout from a bluff or cliff running 80 to 120 feet above the sandy shore of the lake. Twenty-three miles of beautiful homes and country estates separate it from the great city on the south.

In a country heavily timbered with many varieties of hardwood trees and shrubs, and intersected by numerous deep ravines, which are luxuriant with the bright foliage and wild flowers from April to November, this place cannot be surpassed for wild and romantic scenery by any other place in this western country. It has often been more than favorably compared by people visiting it from the East with the picturesque country along the Hudson river.

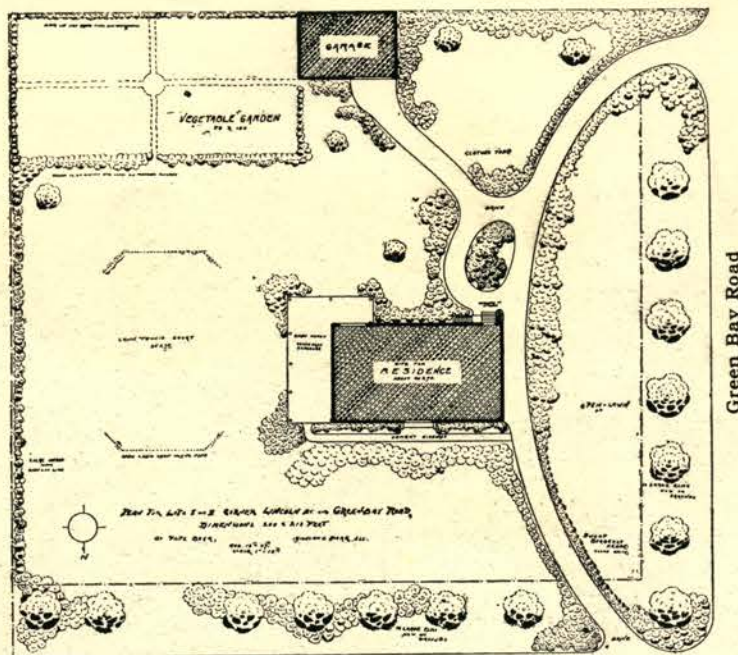
#### Fine Public Grounds.

A beautiful shaded tract of ten acres has been set apart as a park for the free use of the public, and is conveniently located on the lake front, with a broad and extensive beach, providing ample facilities for bathing and boating. Good fishing can be had from the many breakwaters and piers extending into the lake. Another public beach, a favorite spot for bathers and children, may be found at the foot of the Ravine Drive, a picturesque road which runs down through a winding ravine to the lake and along the shore.

Highland Park is well supplied with a number of good local markets, groceries, dry goods, and hardware stores, livery stables, plumbers and tradespeople of all kinds, and all household needs can be supplied at lowest prices.

A handsome public school building was built last year at a cost of over \$30,000, containing a

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graded school of the highest standard, and a kindergarten department.

There are also two other public schools, and a Township High School for advanced pupils.

The well-known Northwestern Military Academy is located there, as are also several first-class private schools.

There are seven churches of different denominations now established in Highland Park, and no saloons.

A new system of water works has just been completed at a cost, including mains, of over \$100,000, having a capacity to supply the city at high pressure three million gallons daily of Lake Michigan water. There are also a number of artesian wells, and those who prefer artesian water for drinking purposes can find a well, 2,100 feet in depth, located in the center of the city, and owned by it, where the purest water can be obtained.

The streets and public buildings are illuminated by electricity, and residences are furnished with incandescent electric lights at very reasonable prices, there being a complete electric light plant located here.

**Sewerage and Drainage.**

Highland Park is a noted health resort, as its high elevation and excellent drainage render it entirely free from malaria, fevers and epidemic diseases. The town itself is a place of rare beauty, abounding in shade trees, well-kept lawns, and charming walks and drives.

Between the lake and the railway station lies an expanse of old-growth forest, within which are romantic ravines, with rustic bridges, which, with the many glimpses of lake scenery, the shrubs, mosses and flowers abounding everywhere, would delight the soul of an artist, while the lake itself is a constant source of never-ending pleasure.

There has been constructed in Highland Park one of the most complete and scientific sewerage systems in the country, costing over \$90,000, which is perfect in operation. Its sanitary effects have been pronounced by eminent physicians to be the best, the elevation above Lake Michigan affording the highest natural sewerage and drainage facilities.

**Population and Social Features.**

The present population of the place is estimated at about 5,000, made up largely of those who daily attend business in Chicago, many of whom have been favored with the means to gratify their tastes, and the large grounds and elegant residences (views of a few of which are shown in this issue), are indications of their prosperity. The names of the owners of many of these places will be recognized by the public at large as being prominent and prosperous Chicago business and professional men, whose presence gives a guarantee of the highest respectability and social standing. Their beautiful homes add greatly to the attractiveness of the place, and help to make it a most desirable location for those seeking homes where a healthful country life can be combined with all the comforts and conveniences that civilized man now seeks to enjoy.

The Moraine Hotel on the east side of Sheridan road, near Maple Ave., is one of the features of Highland Park, and unquestionably has been a prominent factor in its development. A handsome, large, thoroughly modern building, with spacious porches and other facilities well adapted to the requirements of its patrons, it stands on a tract of about thirteen acres of most picturesque ground, reaching back to the lake. It is said to represent an investment of over \$300,000.



Photo by Brand. W. C. Egan's Residence, Highland Park.



Photo by Brand. Intersection of Laurel and Prospect Avenues, Highland Park.



Photo by Brand. Fred. H. Page's Residence, Highland Park.

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### ERSKINE BANK BUILDING

The new bank building, located at the northeast corner of St. Johns Avenue and Central Avenue, is the most prominent and handsome business structure in Highland Park. The size of the building is 50 x 100 feet and cost \$40,000.

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**The Exmoor Club.**

Mention should also be made of the beautiful Exmoor Country Club grounds, which are to Highland Park in a large measure what Onwentsia has been to Lake Forest. It numbers among its members the leading residents of the town, and all its appointments are of an exceedingly high standard.

The Highland Park Club, a family club having a membership of 150, and occupying a beautiful new club house and large grounds, is one of the attractive features of the place.

The town's public improvements are maintained at a high standard, as is evidenced by the fact that all its streets except in the extreme south part are paved, electric lights are on every corner, and the houses are all numbered, making it easy for strangers to find their way about the town.

While it is among the oldest of the north shore towns, Highland Park has found its greatest period of development during the last six or seven years, in which time its land values probably have advanced fully 50 per cent. Its highest priced property is found along the lake, with maximum values of \$3,500 to \$10,000 an acre, while high class property away from the lake and east of the railroad runs from \$30 to \$60 a front foot. Less desirable, but still good property can be bought low as \$15 a foot. The town's principal east and west streets are Central, Vine, Laurel and Prospect avenues, while its principal north and south streets are Sheridan road, and Linden, Dale, Lake and St. John avenues.

**Roads and Pleasure Drives.**

Highland Park is noted for its fine roads and pleasure drives; the numerous ravines being crossed on artistic bridges from which may be had many beautiful views.

Sheridan road, planned to be a grand pleasure driveway, extending from Chicago to Milwaukee, and passing through Highland Park, and the numerous North Shore villages, is now finished. The other principal streets in the town are macadamized or paved. There are also numerous thoroughfares leading out through the farming country to the west, which, together with the noted ravine drives, give those fond of riding, driving or motoring a great variety of good roads.

**Is Democratic Village.**

Highland Park is a democratic place, considerably more so than some of her sister towns situated farther north, which have much of the air of exclusiveness about them, but, nevertheless, it numbers among its residents many of wealthy business and professional men of Chicago and people who stand high in the social scale.

There is nothing along the North Shore more picturesque than Ravine place, the striking feature of which is suggested by its name. Winding about the lofty bluffs overlooking the lake, with a setting of magnificent forest growth, it holds in its shady glades and occasional open stretches as beautiful picturesque homes as well can be imagined.

For instance, what could be more ideal than the home of W. C. Egan, south of Vine avenue. The house is a simple frame structure, but the grounds, in the wondrous variety of the beautiful shrubbery have no equal on the entire North Shore. Then again there is the home of C. W. Buckley at the north end of Ravine place, comprising altogether between fifteen and twenty acres. All the surroundings are picturesque, from the beautiful approaches to the bold, sweeping view which the handsome house commands over the lake far below.

Hardly less attractive is the beautiful home of County Surveyor Emil Rudolph at the foot of Elm place, overlooking the lake, and the home of

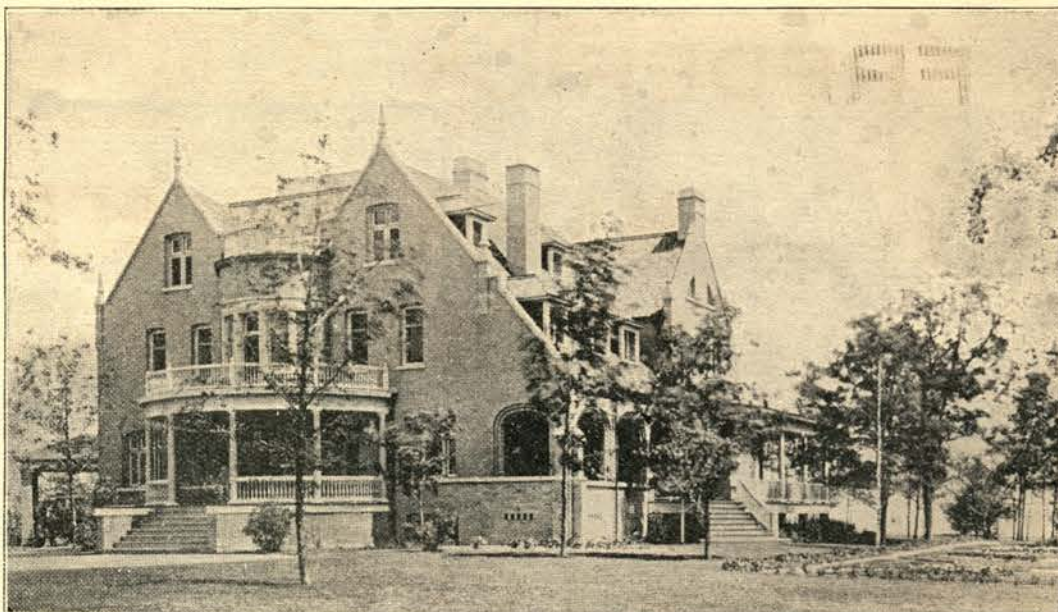


Photo by Brand.

The Late C. W. Fullerton's Home.



Photo by Brand.

Ravine Leading to the Lake at Highland Park.



Photo by Brand.

F. R. McMullin's Residence, Highland Park.



Highland Park State Bank.



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R. W. Patton in Circle avenue. All the appointments of the latter are among the finest in Highland Park.

#### Splendid Country Homes.

In a more pretentious way there are very few homes on the North Shore that surpass the magnificent home of the late C. W. Fullerton at Sheridan road and Beach street, now occupied by Charles F. Boynton, secretary of Pickands, Brown & Co. The grounds comprise about 25 acres, extending to the lake, with a magnificent sweep of primitive forest. The property is said to be valued at over \$200,000.

Probably the most novel of Highland Park homes is the log house of Everett L. Millard, comprising ten or twelve rooms on grounds of about ten acres overlooking the lake. All the surroundings are in keeping, including the rail fence abutting the highway, and combine to make it undoubtedly the most picturesque home on the north shore.

Starting from Highland Park station and going south on St. John avenue to Sheridan Road at the corner of Linden avenue, is an attractive home of H. H. Chandler, adjoining this on the east is the very attractive home just now erected by Edwin L. Day. Following east of Forrest avenue on Sheridan road is the home of Ward Willets, with about three acres of land. Just north of this is the property recently subdivided by Moore Bros., on which are being erected several attractive homes, one being recently completed for Arthur L. Moore. On the opposite side of the street is the home of A. C. Morgan, with about an acre of ground. Continuing on Sheridan road are the homes of George L. Roberts and of Pere L. Wicks. South of these is the home of Mrs. Nettie R. Jones, with about an acre of ground.

#### Residence of T. E. Mitten.

A little to the southeast of this property is the home recently purchased by T. E. Mitten, containing about three acres of ground. Continuing south to Roger Williams avenue on Sheridan road you find the entrance of two handsome homes now occupied by Frank McMullen, a place of 12 acres under high cultivation, with a fine large stable. Opposite this is the country place of F. S. Page, containing about eight acres, with a large stable. South of Roger Williams avenue, and fronting Sheridan road is a new attractive subdivision, containing about 50 acres. Continuing north on Sheridan road are the places of Robert S. Gregory and Edward L. Lobdell, containing about six acres each. This district is known as "Ledgemere." Just north of "Ledgemere" is the fine country place of the late C. W. Fullerton, known as Ravinoaks, containing about 25 acres and a fine residence and stable and coach house. This place is now occupied by Charles Boynton.

Immediately north of this is the new, attractive home of Judge Peter S. Grosscup, recently built by architect Benjamin Marshall and containing about six acres of land. On the same bluff, immediately north of the Judge Grosscup's residence, is the residence of Mrs. McGregor Adams, containing about three acres. Just west of Sheridan road, at the corner of Beach street and Linden avenue, is the home of Walter C. Hatley, containing about two acres of ground under high cultivation. The property along this avenue is beautifully wooded and is a delightful place for country homes.

On Ravine avenue, just north of Sheridan road, are several new and attractive homes, and among others being built, is that of Frank Wean, a brick structure, located on about two and one-half acres of ground, surrounded by lovely ravines. One block north of Ravine avenue, on Hazel ave-

nue, on either side of the street are the very attractive homes of Fred W. Cushing, with about two acres of ground, and C. W. Kirk, now occupied by J. L. Curtis, with about two acres of ground.

#### C. C. Yoe's Country Place.

Across the ravine, just east of the Kirk house, is Charles C. Yoe's country place, containing about six acres of ground. East of the Yoe place

is the new home of George Allen Mason, and the home of Judge Brower, both homes being very artistic. Adjoining the Brower home is the country place of Lusian Yoe, containing about three and one-half acres on the extreme west of Hazel avenue. On the north side of the street is the home of Mrs. Eliza Gray and that of B. F. DeMuth, recently built by Frederick C. Noerenberg. Across the ravine and going east is the home

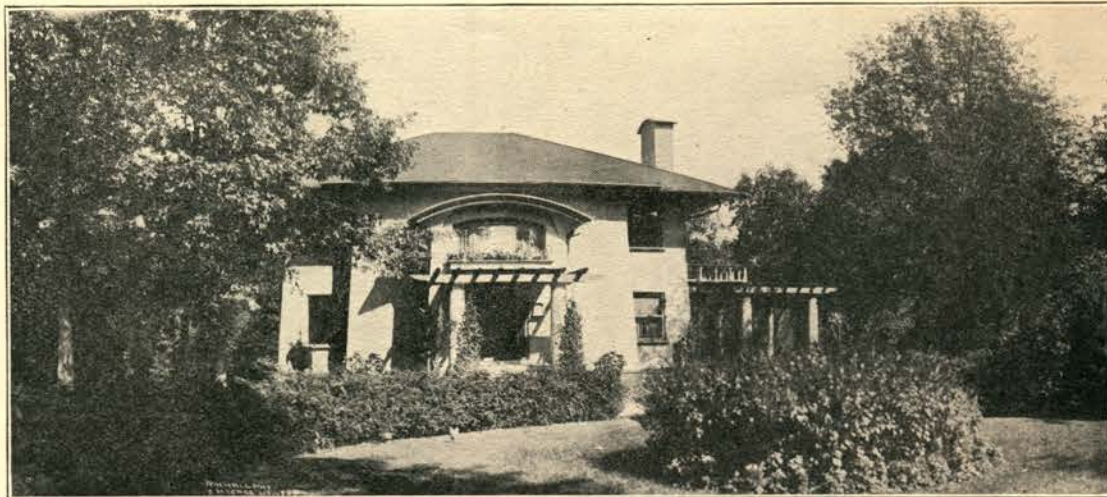


Photo by Brand.

Emil Rudolph's Residence at Highland Park.



Photo by Brand.

Ravine at Highland Park.



Photo by Brand.

Dr. Lamborn's Residence at Highland Park.



Photo by Brand.

Moraine Hotel, Highland Park.

of Francis Brown. On the lake front of Hazel avenue, is an attractive piece of property which is for sale. Just south of Hazel avenue on Sycamore place is located the log cabin, home of Everett Millard, with about twelve acres, including beautiful wooded ravines.

One block north of Hazel avenue, on Prospect avenue, fronting the lake, is the home of James S. Shield, containing about four acres. West of the Shield place on Prospect are the homes of Carleton Moseley, and John L. Tuttle. Just north of Prospect avenue, on the lake, is the home of Mrs. Webster, and on Circle avenue, near Lake avenue, is that of B. A. Fessenden. Near these is the home recently completed for Mrs. Folsom. Crossing Forest avenue, and on the west is the home of E. F. Carry. Opposite the Carry home are the artistic homes of J. L. Putnam and W. E. Carr. Just east of these is the home of M. A. Ives, with about three and one-half acres of ground, known as "Tanglewood." Crossing Dale avenue on the north is the attractive residence of W. D. Messenger, with about one and one-half acres of ground. East of the Messenger home is a Presbyterian parsonage. Opposite this is the home of Mr. Smoot, and west of the Smoot home is the country place of George D. Bolton, now occupied by J. B. Terbell. This is a fine place, with about three and one-half acres of ground. On this street is also to be found the Episcopal church, several attractive new cottages, and the public library.

#### New Homes Being Built.

One block north of Prospect avenue, on the lake front, are the homes now under construction for J. L. Mott and Russell Mott. Off Laurel avenue on the lake front is the beautiful home of Robert Patton, containing two acres of ground, with a large coach house and stable. On Laurel avenue are the homes of Miss Towner, Mrs. Adams, Eugene Andrews, H. S. Vail, Mrs. Paul Smith and Mr. Watkins. North of Laurel avenue is the home of Marshall P. Sampson, fronting the lake, containing about one and one-half acres of ground. On Central avenue, just north of Laurel avenue, is the old country place of Henry Clarke, vice-president of the Hibernian bank, containing about four acres of ground. Adjoining this is the handsome home of William White, with about three acres of ground. The home of S. G. Harrington, containing about six acres of ground, fronts the lake on Belle avenue, one block north of Central avenue; also on this pretty street are the homes of G. Smith, Addison Warner and Marshall Marsh.

#### Other Handsome Residences.

Among the many other handsome homes in the town may be mentioned, that of Ward W. Willets, president of the Adams & Westlake Mfg. company, on Sheridan road, east of Forest avenue; C. N. Kimball, the piano manufacturer, on Green Bay road, overlooking the Skokie valley; Robert B. Gregory, president of the Lyon & Healy company, on Sheridan road, overlooking the lake; George Everhardt, W. C. Hatley, Hatley Bros., Board of Trade, on Lincoln and Beach streets; Frank Thorne, Marshall Field & Co., Hazel avenue; Russell Mott, Boyle & Mott, 218 La Salle street, Prospect and Lake avenues; F. M. Steele, president American Guarantee company, 171 La Salle street, Sheridan road and Lake avenue; Samuel Parliament, 235 Michigan street, Sheridan road; A. L. Drum, consulting engineer, 125 Monroe street; George Merryweather, president Railway Exchange bank, 15 Jackson boulevard; W. A. Alexander, 206 La Salle street, Sheridan road; O. H. Morgan, president Chicago Varnish company, Sheridan road; Fayette S. Monroe, Green Bay road; R. D. Hill, real estate, 135 Adams street, Green Bay road; Emil Rudolph, surveyor, head of Lincoln Park place; Tracy Lay,



Photo by Brand.

Bridges Over Ravine at Moraine Hotel, Highland Park.



Photo by Brand.

City Library, Highland Park.



Photo by Brand.

Samuel Parliament's Residence at Highland Park.

and which is the only public way of approach to the house, forms the west line of the property.

The lake bluff is about one hundred feet in height in this neighborhood, but near the hotel a wide cut has been made through the bluff from top to bottom at some remote period, by the action of water. This has rendered possible the making of a series of romantic paths that wind down the sides of the ravine, over rustic bridges, and out through the cut to the beach level.

In front of the main building and extending to the Sheridan Road, is a wide stretch of well-kept lawn, diversified by gorgeous beds and banks of flowers and foliage plants and partially shaded by handsome trees. Smooth pathways diverge in all directions, most of them leading to the ravine. In the very hottest days of midsummer this ravine forms a cool and grateful retreat.

The main building is a fine specimen of colonial architecture, built of brick, and three stories in height. On all four sides of the structure are spacious covered balconies and piazzas, and an uncovered terrace borders the west front. The building is heated by steam and lighted by electricity.

The Annex, which is also a brick structure, is in rear of the main building, with which it is connected.

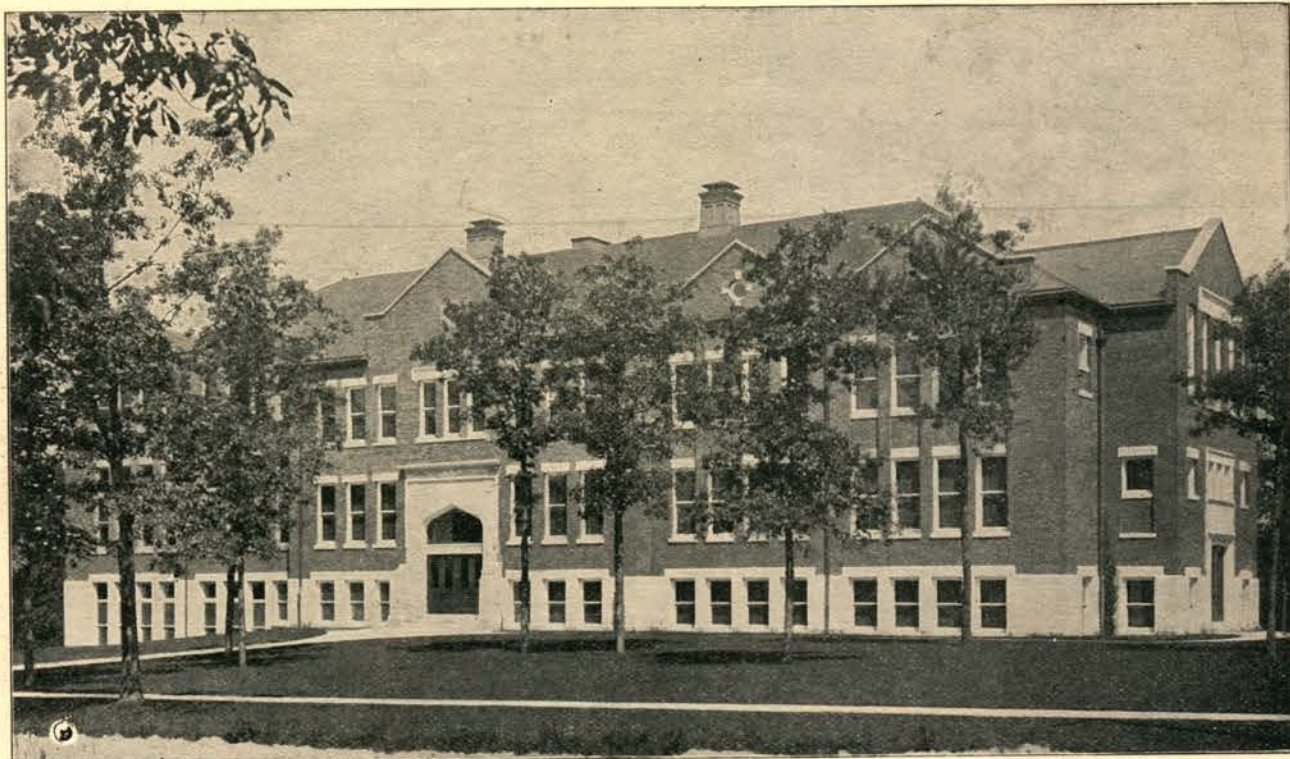


Photo by Brand.

Deerfield Township High School, Highland Park.

Vine avenue; Mrs. A. G. VanSchaick, Vine avenue.

A residence is about to be erected on the four-acre tract of land north of the acreage recently purchased by L. Williams and Carleton Moseley, for country places.

#### Moraine Hotel Charming Place.

Foremost among the lovely places of Highland Park is the Moraine hotel, which, in point of the charm of its grounds and beauty of architecture, is unexcelled by any hostelry in or around Chicago.

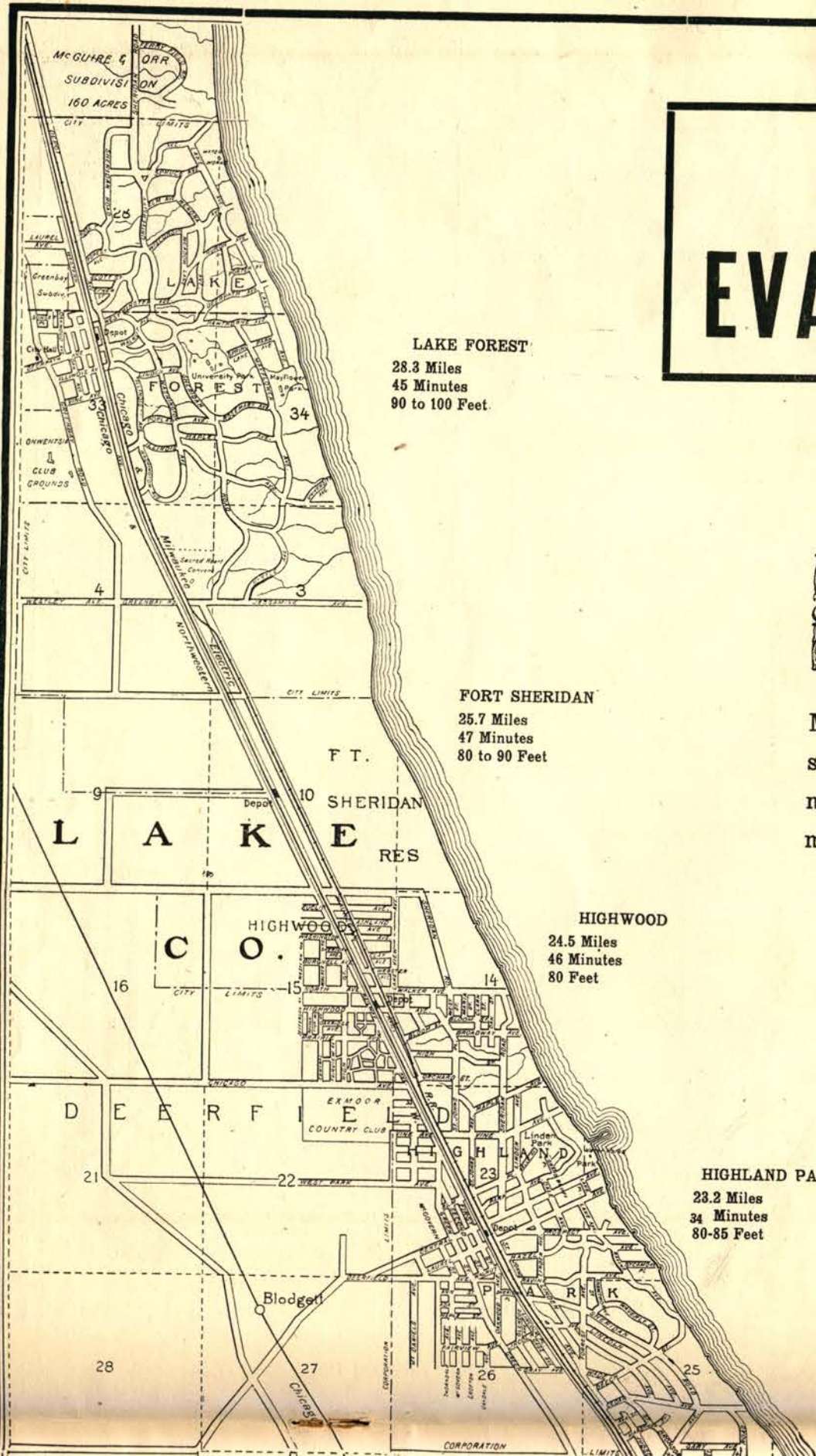
The Moraine is ideally situated in the central and highest portion of a tract of land comprising thirteen acres, and stands at a distance of about five hundred feet from the lake shore. The ground slopes gently away from the house on all sides for some distance. A deep ravine, which curves around both ends and the rear of the tract, forms an exceedingly picturesque natural boundary, while the Sheridan road, on which the hotel fronts



Photo by Brand.

C. W. Buckley's Residence, Highland Park.

# MAP OF NORTH SHORE FROM EVANSTON to LAKE FOREST



**LAKE FOREST**  
28.3 Miles  
45 Minutes  
90 to 100 Feet.

**FORT SHERIDAN**  
25.7 Miles  
47 Minutes  
80 to 90 Feet

**HIGHWOOD**  
24.5 Miles  
46 Minutes  
80 Feet

**HIGHLAND PARK**  
23.2 Miles  
34 Minutes  
80-85 Feet



**A** STUDY of this map will show why the North Shore now is and in all probability always will be, the choice residence district of the great and growing City of Chicago. The reasons briefly stated are: Excellent and constantly improving train service; high, dry land; Pure and invigorating air, Lake Michigan constantly giving an inexhaustible supply of ozone; the variety of landscape; good schools and Universities; entire absence of factories, soot, smoke and noise, thus constituting an ideal residence district, but twenty-five to forty-five minutes' ride from the heart of Chicago.

The numbers printed opposite the different villages on the map indicate the time and distance from Chicago, and also the height of the land above lake level



The numbers printed opposite the different villages on the map indicate the time and distance from Chicago, and also the height of the land above lake level.

HIGHLAND PARK  
28.2 Miles  
34 Minutes  
80-85 Feet

RAVINIA  
21.6 Miles  
41 Minutes  
85 Feet

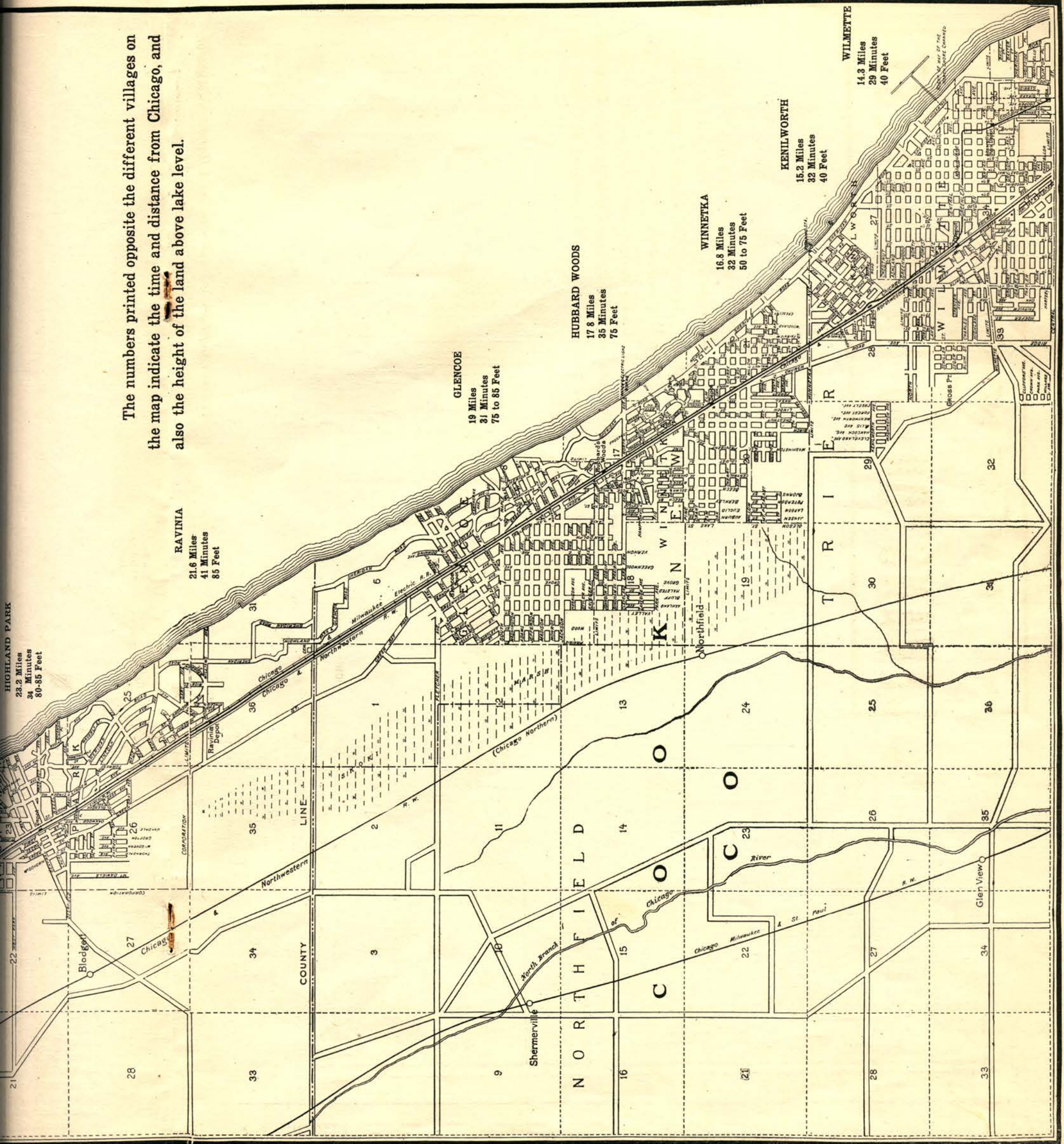
GLENCOE  
19 Miles  
31 Minutes  
75 to 85 Feet

HUBBARD WOODS  
17.8 Miles  
35 Minutes  
75 Feet

WINNETKA  
16.8 Miles  
32 Minutes  
50 to 75 Feet

KENILWORTH  
15.2 Miles  
32 Minutes  
40 Feet

WILMETTE  
14.3 Miles  
29 Minutes  
40 Feet



# HENRY K. COALE



**RUDOLPH'S**  
 MAP OF  
**HIGHLAND PARK**  
 LAKE COUNTY, ILLINOIS.  
 1909

COMPILED AND DRAWN FROM ORIGINAL RECORDS AND ACTUAL SURVEYS  
 BY EMIL RUDOLPH, Surveyor, 112 CLARK ST., CHICAGO.

**Henry K. Coale**

Headquarters for

**Houses, Lots and Acres  
 Highland Park and Vicinity**

Phone 4592 Main

519 Chamber of Commerce

**CHICAGO**

# HIGHLAND PARK PROPERTY

There are altogether one hundred and fifty rooms available for guests, all elegantly furnished, and every one of which commands a beautiful view, those on the north and east sides looking out over the lake. The bedrooms are uncommonly large and are nearly all arranged en suite. Each suite includes a private bathroom, with hot and cold water, and the plumbing throughout is of the most modern and perfect construction. In each suite is a long distance telephone.

A commodious garage is within the grounds, at a convenient distance from the main building. The Moraine has been officially constituted one of the hotels recommended by the American Motor League, and no effort is spared to provide for the wants of visiting autoists.

The cuisine is of the highest class, and the general service unexcelled.

**John A. Roche's Home.**

The beautiful country place, about four and one-half acres, of Mr. Egans on Lake place, displays one of the most artistic pieces of landscape gardening on the north shore. Opposite this is the lovely country place of John A. Roche, with about four acres of ground, fronting the lake. North of the latter are the fine properties of Charles W. Buckley and P. Bendwell. On Sheridan road, west of these is the George H. Maher's subdivision, in which two artistic residences have recently been built for Robert Smith and Dr. Lamborn. Just north of these homes, on Sheridan road, Mr. Olney has recently purchased four acres and will soon build a fine residence. On Sheridan road are the new homes of Franklin Hussey and Elisha Morgan. South of these on Vine avenue is the new attractive home of James McClellan, about completed; on Linden avenue, south of Vine avenue, are the attractive homes of Mr. Woodcock and Mr. Curtiss. South on Sheridan road, adjoining the Charles W. Buckley lake property, is the Moraine hotel with thirteen acres of beautifully wooded and adorned ground, with pretty walks, flower beds, etc.

Directly west of the hotel is the six-acre tract, recently subdivided and on which Edward M. Skinner will erect a new residence. In the Montgomery subdivision, in the early spring, George Dean, architect, will build a residence for himself.

Gordon Buchanan has completed recently a fine residence on this subdivision south on Hazel avenue. E. B. Metzel has just completed a very attractive stucco residence on Central avenue, and in the block east two homes will soon be under construction for Richard Peyton and Frederick Boyhes. Mr. Hitchcock, of the First National bank, has purchased five acres of the F. W. Cushing property and will soon erect a residence on the same. Mr. Erickson is also building just opposite the Moore subdivision. Richard Kershberger will build on the four acres he recently purchased of Hugh T. Birch on Green Bay road.

**Fine Transportation Facilities.**

The terminal facilities of the Chicago & Northwestern railway's suburban service are doubtless better than those of any other Chicago railroad. The Northwestern is famous for the highest type of suburban service in Chicago, with the newest and best coaches—the Northwestern top standard of orange and olive and high-backed plush seats—for the morning and evening high-pressure patronage. South Siders venturing into the select North Shore region often on entering these cars imagine that they have strayed into parlor coaches. The North Shore region is so rapidly blossoming into Chicago's most select residential section that the Northwestern feels the pressure for extraordinary equipment. The patronage is that of home-owners, and it exacts the best type of

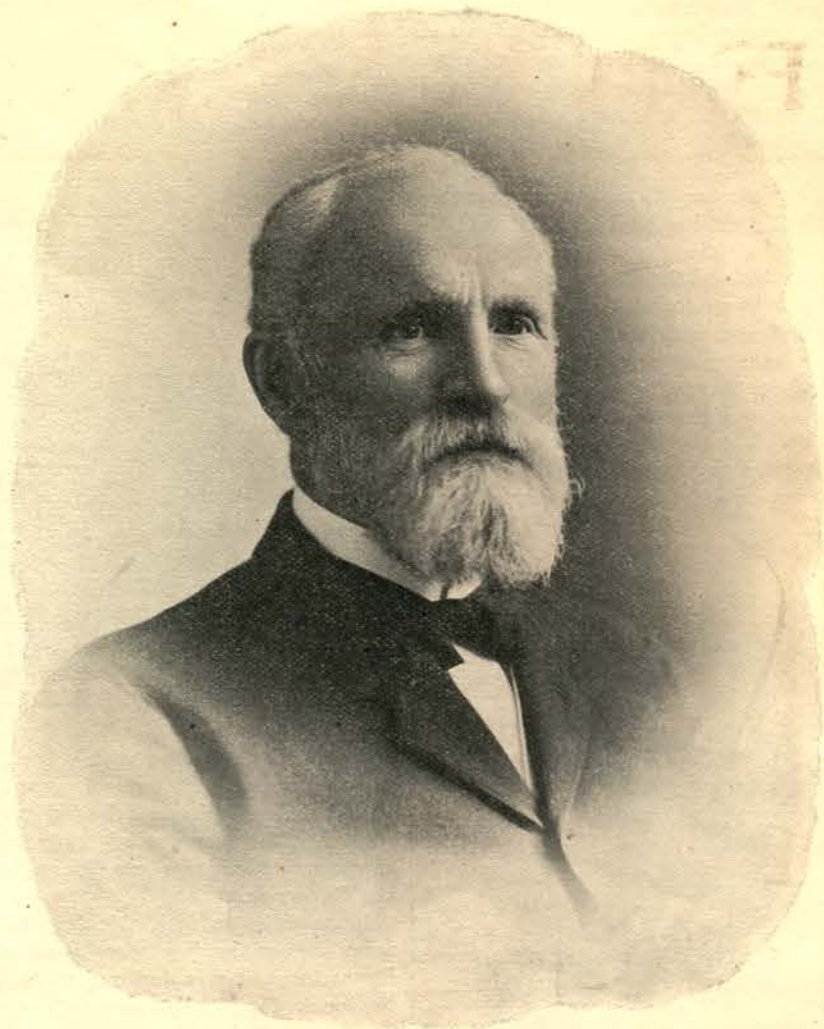


Photo by Brand. Colonel Harlan Page Davidson, President Northwestern Military Academy.

coaches. In the rush morning and evening hours, the Northwestern averages a fast train every fifteen minutes, covering the distance to Chicago in 34 minutes without stops, with locals between, having four tracks or double tracks for each class of trains.

It is with the aid of such transportation service as this that colossal Chicago is overtaking and absorbing the North Shore sections, just as London has grown around Hyde Park, Cheapside and the East and West Ends of past centuries.

In the Chicago and Northwestern suburban service everybody has a seat, steam heat and brilliant illumination, and these things count inestimably for the road's patrons. Personal 60-ride monthly commutation tickets cost \$7.10, and transferable 25-ride tickets good for any length of time cost \$6.50.

**Electric Road Service.**

This transportation is supplemented by the Chicago & Milwaukee Electric railroad, which was completed and in operation to Milwaukee on July 1, 1908. Limited trains are run on this road between Evanston, Highland Park and Milwaukee, without change of cars, every hour. In addition to the limited service, local through trains are run every thirty minutes. Direct connection is made with the Northwestern elevated trains at Davis street, Evanston, and for all parts of Chicago.

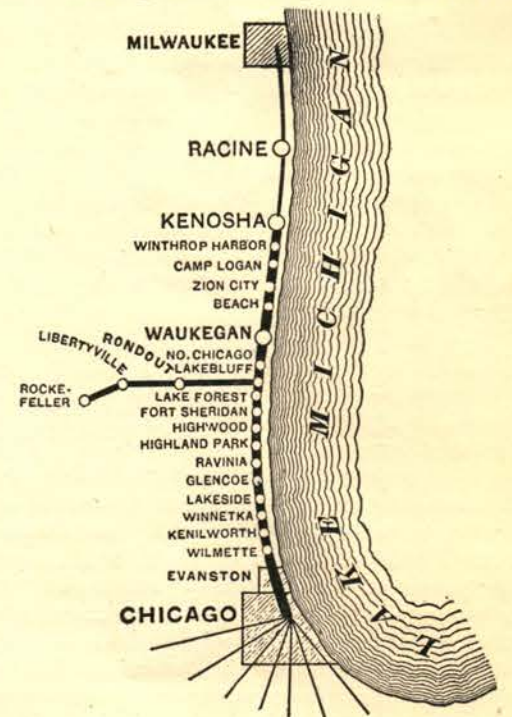
Trains leave Davis street, Evanston, for Highland Park and intermediate points every thirty minutes from 6 o'clock a. m., until 7:30 p. m., and every hour thereafter as follows: 8:30 p. m., 9:30 p. m. and 10:30 p. m.

Trains leave Evanston for Highland Park and intermediate points every fifteen minutes from 6 o'clock a. m. until 8 p. m., and every thirty minutes thereafter until 11:30 p. m.

Trains leave Evanston at 12, midnight, and 12:50 a. m., carrying passengers as far as Fort Sheridan.

During the summer season trains leave Evanston every seven and one-half minutes for Fort Sheridan and intermediate points.

On Saturdays, Sundays and holidays, in addition to the regular service, special trains will be



run to provide for the increased travel on these days.

Chartered trains for lodges, picnic parties, societies, etc., consisting of one or more cars, can be had by arrangement.

**Northwestern Military Academy.**

The Northwestern Military Academy is the response to a popular demand for an institution in the great and rapidly growing center of the

Northwest, which shall provide for the symmetrical mental and physical development of boys and young men. Its aim is to send out good citizens, men of sturdy physique and sound scholarship, and who have high moral and spiritual ideals; in other words, an institutional expression of an invaluable educational idea.

In 1888 the founder set about realizing conditions which his 31 years' experience and observation in schools of different types convinced him would best contribute to the desired results. He believed that a military form of organization offered the most efficient means, not only of securing order and industry among students, but of fixing habits of neatness, promptness, obedience and thoroughness. He was also strongly impressed with the fact that as military advancement is earned, there is developed a high sense of honor, a high degree of self-control, self-reliance



Major R. P. Davidson, Commandant, Northwestern Military Academy.

and ability to control and to lead others, all these qualities being essentials of the best manhood.

The enterprise was heartily endorsed by the adjutant-general of the state, by Gen. Newberry, Bishop Fallows and other eminent military men and educators, who, with many others, have since given their hearty commendation and support.

The Academy's successful career of twenty years has demonstrated the wisdom of its founder's plans and purposes.

#### Given State Recognition.

Through the influence of Adjutant-General Vance, Hon. Charles A. Partridge, and others, the Legislature of Illinois, at its session of 1889, passed a concurrent resolution authorizing the Governor of the state to "cause an annual inspection to be made of the Academy, in reference to the discipline, course of study, and general management of the institution," and making its graduates "eligible to appointment as brevet, second lieutenants in the Illinois National Guard," and also commissioning the "superintendent as colonel, and the military professor, quartermaster and surgeon each as major in the Illinois National Guard."

In 1895 a general law was enacted by the Legislature under which the Governor was empowered to declare the academy a post of the Illinois National Guard.

Under this law the Governor annually appoints a committee of three members, one recommended by the Adjutant-General, one by the State Superintendent of Public Instruction, and one by the President of the State Board of Health, who visits

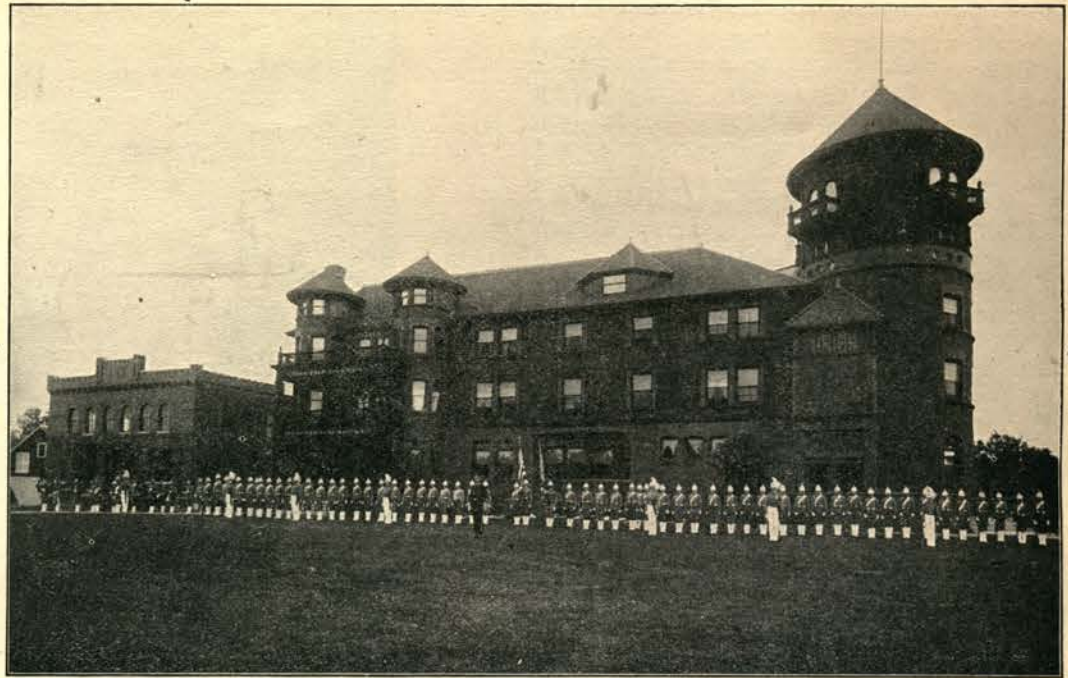


Photo by Brand. Northwestern Military Academy, Highland Park.

the academy, together with other similar institutions, during each school year and make a thorough inspection of the military department, the discipline, courses of study, the educational department, sanitary conditions, and report to the Governor.

In accordance with this law, a United States army officer, having been detailed by the War Department, it was declared a post of the Illinois National Guard, its superintendent and other members of the faculty commissioned, and the graduates appointed brevet second lieutenants in the Illinois National Guard, on recommendation of the inspecting officers.

the cadets is the fact that there are no saloons in the village.

Between the lake and the Academy lies an expanse of old-growth forest, within which are found romantic ravines, running brooks and rustic bridges, which with the many glimpses of lake scenery, the shrubs, mosses and flowers abounding everywhere, would delight the soul of an artist, while the lake itself is a constant source of never-ending pleasure.

The Academy's Lake Geneva home (Kaye's Park) is unsurpassed for beauty, healthfulness and social environment. The park itself, with its natural forest of 200 acres, has a frontage on the



Photo by Brand. Elm Place School, Highland Park.

#### Location of the Academy.

The Academy is beautifully situated in Highland Park. The Northwestern railway and the electric road, both of which pass the Academy grounds, offer transportation facilities of the very best. Thus it is near enough to the great northwestern metropolis to feel the pulsation of city life and yet avoid the vices and dangers that surround the untried youth who would seek an education in a great city.

Highland Park is a noted health resort, as its high elevation and excellent drainage render it entirely free from malaria, fevers and epidemic diseases. The village itself is a place of rare beauty. Another feature pleasing to parents of

lake of nearly a mile. Walks and drives are laid out through the estate, and the many artistic bridges which cross the lively little brooks and rivulets running through the grounds, all give an added charm to nature's handiwork.

#### Grounds and Buildings.

The grounds at Highland Park comprise about fifteen acres and contain a fine grove, well kept lawns; a campus laid out with one-fifth mile running track lies just east of the drill hall; it is well graded and used exclusively for drill, baseball, football, lawn tennis and other games. On the whole, it may safely be said that the Academy's location, grounds and buildings are home-like and

pleasant, without affecting their military arrangement. The severe and barren appearance so customary in school buildings is entirely remedied by the Academy arrangement and style of architecture.

The drainage and ventilation are excellent, and in case of sickness the hospital facilities are of the very best, admitting of complete isolation from the rest of the cadets, should it be desirable. The Post Surgeon's quarters adjoin the hospital.

**West Hall, or Main Building.**

West Hall, or the main building, is situated on the west end of the grounds. It is a modern three-story structure, with ornamental towers, built of rockfaced brick and terra cotta. As seen from the Chicago & Northwestern railroad, it is said to present the finest front between Chicago and Milwaukee. It contains ample accommodations for 100 cadets, besides the rooms set apart for the professors and their wives. Connected with the West Hall are newly equipped shower baths and lavatories. The building is lighted by electricity and heated by steam, the boilers being located in an entirely different building, thus avoiding all danger of fire.

Within recent years a substantial building has been erected, costing with equipment \$29,000, which is known as the mess hall. The building is constructed after the most modern ideas in every respect. Practically fire-proof, it contains a large, well-lighted, airy dining room, a kitchen equipped with all the modern conveniences, quarters for the help in the rear, while in the front part of the building upstairs are suites of rooms for members of the faculty. A complete electric light plant and water pumping system is being installed.

**Manual Training Department.**

The manual training department is in a two-story building, 52 feet long, divided into four rooms, with a large basement, in which is located the power plant for the building. A competent instructor is in charge of this department and it has proved to be a valuable adjunct to the other thoroughly equipped departments in giving the boys an opportunity to develop their native ingenuity and skill in manual work and a knowledge of the proper use of tools. During the past five years the students have built two complete automobile gun carriages, most of the construction being of metal, and also an eighteen-foot power launch.

The gymnasium and school building is a structure 161 feet long and 48 feet wide, the south portion of which is used exclusively for academic work, being divided off into a large, well lighted, well ventilated study room for 100 cadets, and eight rooms set apart for laboratories and recitation rooms. The gymnasium and drill hall is 48x90 feet, and is used for athletic and military drill. As a gymnasium, it is supplied with modern apparatus and is open to the cadets at all times.

In the basement are two rifle ranges and a bowling alley. In the north end is located a swimming tank made of steel, 20x40 feet, and from four to eight feet in depth.

**Courses of Study.**

The academy offers the following four distinct courses of study of four years each, also a preparatory course:

First—A classical course which thoroughly prepares the student for admission to any college or university in the United States.

Second—A technical course. A student who completes this course will find himself ready for any of the scientific courses in the colleges, or for any technical or mining school.

Third—English. This gives a good general education to those who do not take Latin or Greek. German is optional. This course also

gives an especially strong preparation for the examination for entrance to the United States military academy at Annapolis. The principal of the academic department, being also a graduate of the United States naval academy, is especially well prepared and equipped successfully to fit young men for entrance to the navy.

The academic year consisting of one session commenced Wednesday, Sept. 16th, 1908, at 6:00 o'clock p. m., and ends Friday, June 18th, 1909, with a furlough at Christmas of about three weeks, beginning Tuesday, December 22nd, 1908.

**RAVINIA PARK.**

Ravinia, a gateway to the attractions of Highland Park, within the corporate limits of which it is located, is one and one-half miles south of Highland Park Station and twenty-one and one-half miles from Wells Street Station. It presents the finest conditions for suburban residences.

Ravinia Park, the most beautiful and artistic summer resort in America, is just south, within the corporate limits of Highland Park, on the Chicago & Milwaukee Electric Railroad.



Casino.

The cafe is well known for the excellence of its cuisine and affords excellent facilities for large or small dinner parties, luncheons or afternoon teas.

The ballroom, located on the second floor of the Casino, may be secured for private dancing parties and social functions.



Theater.

Performances of only the highest character are given here during the summer season and will consist of high-class vaudeville and popular concerts by bands and orchestras of national reputation. Regular performances are given every evening and matinees Wednesdays and Saturdays. For the fall and winter season special attractions will be announced from time to time.



Stadium.

Baseball, tennis and track athletic sports are scheduled for the summer season on the athletic field.



Music Pavilion.

The music pavilion is a newly constructed open-air auditorium especially designed for out-door concerts.

ALL CHICAGO & MILWAUKEE ELECTRIC RAILROAD TRAINS STOP AT ENTRANCE.

**BIRTH OF HIGHLAND PARK.**

Highland Park had its origin in the early 50's when Walter S. Gurney, one of the first mayors of Chicago; Elisha Wadsworth, and Francis Sherman, among the most prominent of early Chicagoans, purchased from 1,200 to 1,500 acres comprising the present town, organized the Fort Clinton Land company, and built a land house near the site of the present Moraine hotel. A saw and grist mill were also constructed, houses began to spring up rapidly, and the town seemed to have a promising future, when the blight of the panic of 1857 fell upon it and all this work of public improvement came to a standstill.

Finally all the land company's interest became merged in Mr. Gurney, who, in 1867, sold all the holdings to Harvey B. Hurd, Judge Henry Booth, W. W. Evarts, E. Haskins, James E. Taylor, C. R. Field, John G. Wrenn and Frank P. Hawkins, who organized the Highland Park Building company, which proceeded with the development of the town. The organization still is alive, as it is one of the exceedingly few corporations permitted to deal in real estate.

**DEEP WATER WAY BODY FORMED.**

Further impetus to the proposed Chicago-Toledo-Cincinnati deep water way was given Tuesday when the Chicago-Toledo-Cincinnati Deep Water Way Association was organized at Defiance, Ohio. Its membership includes congressmen, mayors and representatives of commercial associations.

The object of the association is to boom the canal project and eventually ask Congress to appropriate \$100,000 for the purpose of having a survey made of the route. Congressman T. T. Ansberry, of Defiance, was elected president of the association, Major George B. Fox of Lockland, Ohio, first vice president, and Thomas J. Logan of Fort Wayne, Ind., secretary. Dr. W. D. Harris of Chicago, Harry R. Probasco of Cincinnati, Judge Dwyer of Dayton and Cyrus Cline of Angola, Ind., comprise the committee on resolutions. An executive committee of fifteen is to be selected from residents of cities and towns along the route of the proposed canal.

The route proposed, it was explained, is from Toledo to Defiance, Ohio, by way of the Maumee River, and thence to Cincinnati by way of the old Miami and Erie Canal and the Miami River. At Defiance, it has been proposed, the old Wabash and Erie Canal can be followed to a point near Henderson, Ind. From this point, according to present plans, a canal could be dug to the headwaters of the Tippecanoe River, this stream to be used as a part of the water way as far as Rochester, Ind. Beginning at the latter point, a new canal across the Kankakee marshes to Gary, Ind., is advocated. The route from Gary to Chicago would be by way of Lake Michigan. Elaborate improvement of the rivers and old canals is contemplated.

partments employs in the neighborhood of 400 men, which force will be augmented because of the rapid growth of their business when they move into their new quarters. The show rooms to be fitted up in this building are to be of a very superior character and they find that it is impossible for them to display all of their lines in their retail store in the Fine Arts building on Michigan avenue, so that these show rooms facing the Lake Shore drive will become an adjunct and will be very accessible because of the new Indiana street car line having its terminus about 200 feet away, as well as the new boulevard connections now completed on Ohio street joining Lincoln Park boulevard with the Lake Shore drive.

**Callaghan & Co. Buy Ohio Street Site for Large Warehouse**—Callaghan & Co. have purchased from Herman H. Thomas the property on Ohio street, 758 feet west of the Lake Shore drive, north front, 100x109, for \$13,000. This property is vacant and Callaghan & Co. plan to improve it in the course of two or three years with a large modern warehouse and office building for the use of their business.

**C. A. Comiskey Buys Old Ball Park at 35th and Wentworth for \$150,000**—Charles A. Comiskey, president of the Chicago American League ball club, bought the land between Wentworth and Shields avenues on the north side of Thirty-fifth street from Mrs. Amelia Bowen, of New York, an heir of the John Wentworth estate, through her cousin, Moses J. Wentworth, 62 Lake Shore drive. The club will play ball on the property beginning with the opening of the 1910 season. The consideration was \$150,000. The property includes fifteen acres, making the price paid average \$10,000 an acre. The field will be one of the biggest baseball grounds in the country. The property line of 35th street runs 1,000 feet east and west and extends on Wentworth and Shields avenues 600 feet. The new park will be bounded by Thirty-fifth street on the south, Thirty-fourth street on the north, Wentworth avenue on the east and Shields avenue on the west. Mr. Comiskey announces that he will erect on this park one of the finest baseball plants in the country, including a large steel and concrete grandstand, seating 15,000 persons, and pavilions and bleachers seating 20,000 more. It is reported that he plans to expend about \$500,000 on these and other improvements of the grounds. The grandstand will contain several decks and will be equipped with elevators. An automobile driveway around the park, just inside the fence, and flower gardens will be features of the park. This property was used 18 years ago as the ball park of the Brotherhood team of which Comiskey was manager, captain and first baseman. It was later used by the National League club for a number of years. The real estate firm of Madden Brothers had charge of the deal for Comiskey, Mark Madden being the man who put it through. Moses Wentworth, a cousin of Mrs. Bowen, represented her in the transaction. The land passed into the possession of "Long John" Wentworth, a former mayor of the city of Chicago, in 1863, and since that time until yesterday remained in his family. For years the tract of land has been historic in the sporting world. Not only did the Brotherhood use it during the bitter baseball war, but the National League club of Chicago also played there early in the '90's. It was there that some of the biggest athletic games in the country were held, and many noted records were set there. Bicycle races of national importance have been held there, and the college baseball championship was settled on the grounds in the world's fair year. During that famous year all kinds of events were presented

at the park. Later on the University club played football games with big colleges, including Cornell and Dartmouth. University of Chicago also played some of its games there. Mr. Comiskey stated that work would be started on the park as soon as possible.

**24-Flat Building at 50th Street and Wabash Avenue Sold for \$80,000**—George J. Williams has purchased from Isaac Lungston the property at the northeast corner of 50th street and Wabash avenue, 100x161, for \$80,000, with an incumbrance of \$40,000. This property is improved with a fine large four-story brick apartment house containing 24 flats. It produces a gross annual income of \$10,000.

**Property at 302 State Street Sold to Chancellor L. Jenks**—Charles A. Starkweather has sold to Chancellor L. Jenks the property at 302 State street, at a consideration of \$100,000. The lot is 20x100 feet, and is improved with an old four-story stone front building. The Board of Review valued the property at \$99,470, of which \$6,850 is in the building. Mr. Jenks made the purchase for investment, as he now owns the property at 304 State street, under a long-term lease to Kernott & Beck.

**Plaza Apartment Building Sale and Trust Deeds Placed on Record**—Record has been made of the sale of the Plaza apartment building and land at the southeast corner of North Clark street and North avenue boulevard, 225½x149, by Mrs. Emily B. Hopkins of New York City to Fayette W. Reed of Wilmette, at a consideration of \$750,000. This property was conveyed by Mrs. Hopkins in part payment for the Builders' Exchange property at 32-34 West 33rd street, New York City, which was purchased on a basis of about \$2,500,000. The Plaza is an eight-story brick structure, containing a large number of apartments, which was erected about 15 years ago. The Builders' Exchange building is a 12-story fireproof structure. Mr. Reed has given back a trust deed on the Plaza property to the Chicago Title & Trust company, trustee, to secure a loan of \$150,000 from Dec. 23rd, 1908, to Feb. 1, 1912, at 5 per cent, and another trust deed on the same property to the same trustee to secure a loan of \$100,000 for the same period at 5 per cent. Mr. Reed has also quit-claimed the same property to Julius Manger of the Hotel Aberdeen of New York City, for \$1 and other valuable considerations.

**W. S. Bogle Buys 24-Flat Building at Indiana Avenue and 44th Street for \$90,000**—A twenty-four flat building at the northeast corner of Indiana avenue and Forty-fourth street, 100x160 feet, has been sold by Sherman T. Cooper to Walter S. Bogle for \$90,000. The building produces a gross rental of \$12,000 annually. In exchange Mr. Bogle gave his residence at 850 and 852 North Park avenue, east front 56x135 feet. This property is 304 feet north of Garfield avenue. It is subjected to an incumbrance of \$18,000. Mr. Bogle also turned over to Mr. Cooper the premises on Dearborn street, 286 feet north of Root street, east front, 26x100 feet. The consideration was nominal in the last two transactions.

**200 Feet of Frontage in Oak Park Sold by W. J. Chalmers**—Alex. Friend & Co. have just sold for W. J. Chalmers, owner of a great deal of property in Oak Park, 200 feet of frontage in the Fair Oak subdivision. Mr. Chalmers has sold during the last year 700 feet out of 1,000 feet of frontage in this subdivision. The property is all being improved with high grade residences. Friend & Co. report a strong demand for this class of property. Friend & Co. have also just

closed a long lease for one of the Hotz & Rehm buildings at the northeast corner of Clinton and West Monroe streets, which is remodeled, at a cost of about \$10,000. The rental was \$60,000 for the term and the space leased amounts to 20,000 square feet. The lessors are Bennett & O'Connell, dealers in nickel platers' and polishers' supplies and electrical goods. The larger building on this property is being remodeled at a cost of about \$50,000. Friend & Co. have also sold the Bidwell Cold Motor plant at Chicago Heights for the Chicago Heights Land association to a San Francisco paraffine company for \$16,000 cash. The land is 80x250 and is covered by a one-story brick manufacturing house.

**Record Made of Purchase of West Side Ball Park at \$150,000**—Record was made Monday of the purchase by the owners of the Chicago National League Ball Club, reported in this paper last Saturday, of the West Side ball park at Polk and Lincoln streets, used by that club for several years under a lease. The consideration is disclosed as \$150,000—the same as the price just paid by President Comiskey, of the Chicago American League team for the old ball park at 35th street and Wentworth avenue. The conveyance was from John R. Walsh and A. G. Spalding to Anna Sinton Taft, wife of Charles P. Taft, of Cincinnati, Ohio, and to Charles W. Murphy. Mr. Murphy plans to build steel stands at a cost of about \$600,000.

**Two and One-half Blocks of Vacant Land Sold on Grace Street**—Mrs. Matilda Pottinger has purchased two and one-half blocks of vacant land, including the southwest corner of Grace street and Elston avenue, 267x598 feet; the southwest corner of Grace street and Eberly avenue, 267x598 feet, and the northeast corner of Waveland and Central Park avenues, 267x299 feet, from Solomon D. Aultman and Elizabeth J. Bickerdike of Florida for \$35,000, subject to an incumbrance of \$4,000. Mrs. Pottinger has given to the Security Bank a trust deed to the property to secure a purchase money balance of \$27,000 for four years with interest at 5 per cent. The property will be subdivided and sold.

**Lake Villa Apartment Building sold to Resident of Paris, France**—Mrs. Sophia E. Hamilton and husband, John Hamilton, have sold to Mrs. Mary Bigot, of Paris, France, the Lake Villa apartment building, east front, on Lake avenue, 299 feet northwest of Forty-seventh street, 50 front by 149 feet on the north and 126 feet on the south. A consideration of \$10 is given, but the sale is subject to an incumbrance of \$25,000. It is a high grade building. It is four stories high and contains four apartments of ten rooms each. Mrs. Bigot conveyed in part payment the vacant property at the northwest corner of Lake Shore drive and Chestnut street, 78x172 feet, which was put in at a nominal consideration. The Lake Villa property has been held at \$60,000.

**Howard Residence at Michigan Avenue and Eighteenth Street Being Torn Down**—Encroachments by business establishments into the residence district along Michigan avenue have caused the destruction of the Howard home, at the northeast corner of Eighteenth street. The building now being torn down was put up about 1880 by Anson Stager at a cost of \$150,000. This was the first private home in the city to be lighted with electricity, a dynamo being installed in the barn for the purpose. The woodwork was put in by the Pullman company and cost \$40,000. A frame building on this corner at an earlier date was occupied by the Calumet Club. The northeast corner of Michigan avenue and Eighteenth street,

## Real Estate Transactions of the Week—Continued

79x163 feet, was sold by Mr. Stager's heirs in 1881 to William B. Howard. As it was in the heart of what was at that time the best residence district on the South Side, the house and barn rented for \$2,000 a month during the world's fair, W. C. Stickney being the lessee. As the neighborhood changed, rentals decreased until Harold A. Howard, trustee of the estate, decided to tear down the old home, as well as the adjoining building, in order to sell the corner for business purposes. The purpose to which the property will be put has not been determined, but it is to be used for business purposes. It is said that 138 acres surrounding this property were sold in 1834 for \$172.80.

**Commonwealth Edison Company Sells \$10,000,000 First Mortgage Bonds**—Announcement was made Tuesday that the Commonwealth Edison Company had sold \$10,000,000 of 5 per cent first mortgage gold bonds to a syndicate of Chicago banks and bond houses. The syndicate includes the First Trust and Savings Bank, the Harris Trust and Savings Bank, N. W. Halsey & Co., the Illinois Trust and Savings Bank, the Merchants' Loan and Trust Company, the Northern Trust Company and Russell, Brewster & Co. Public offering of a limited amount of the bonds will be made within a short time. The prices paid by the syndicate was not announced. The proceeds of the bonds are to be used for refunding purposes to the extent of nearly \$7,000,000, the balance to be devoted to improvements, extensions and other corporation purposes. The bonds are to be issued under the same trust deed as that of the old Commonwealth Electric Company, and they will run to June 1, 1943. Three of the issues of the old Chicago Edison and Commonwealth Electric companies are to be refunded by this new issue. The largest one is the issue of \$5,000,000 of 5 per cent three-year gold debentures of the Chicago Edison Company. They can be called at a premium of 1 per cent ninety days before any interest day and will be called for Sept. 1, 1909. The issue of \$1,483,000 of Chicago Edison 6 per cent twenty-year debentures, due in 1913, will be called for July 1, 1909. The \$500,000 of Commonwealth Electric 5 per cent debentures, maturing Feb. 1, 1917, will be called for payment Aug. 1, 1909. This is the first mortgage issue by the Commonwealth Edison Company. Others will be put out as it becomes possible to retire the bonds of the old constituent companies. The next refunding issue will probably be in 1910, when the Chicago Edison first-mortgage bonds can be taken up.

**Cyrus H. McCormick Conveys Montana Street Properties for Harvester Co.**—Cyrus H. McCormick et al. have conveyed to W. M. Gale the property at the northeast corner of Montana street and Sheffield avenue, south front, 118x113, and the property on Montana street, 190 feet east of Sheffield avenue, north front, 57x116, for a nominal consideration. This is a formal conveyance, being an International Harvester company transaction. Mr. Gale is assistant treasurer of the company. He states that there is no plan in contemplation at present for the improvement of the property.

**Genoa Apartments Sold Through Foreclosure to Berkshire Life**—The Genoa apartment house on Michigan terrace, 269 feet north of Forty-first street, and the residence in the rear, fronting on Lake avenue, have passed into the possession of

the Berkshire Life Insurance Company, through foreclosure at \$89,393. The land fronts 50 feet on Michigan terrace and runs back 350 feet to Lake avenue, on which it has a frontage of 50 feet. The apartment house is four stories high and contains eight apartments. The property was formerly owned by Orville P. Curran.

**Flat Building on Jefferson Avenue is Sold for \$45,000**—William C. Clapham and David H. Beasley of Fountain County, Indiana, and Thomas C. Beasley of Champaign County, Illinois, have bought the three-story apartment house and land, 50x150 feet, on the west side of Jefferson avenue, 150 feet south of Fifty-second street, from J. F. Van Voorhees of Chrisman, Ill., for \$45,000, subject to an incumbrance of \$20,000. The building contains six flats of seven rooms each.

**Ralph E. Gray of New York Buys Thirty-five Acres which will be Subdivided**—Ralph E. Gray, of New York, has bought ten acres at the northeast corner of Central avenue and Thomas street, in Austin, from John L. Gordon for \$12,000. From Mrs. Theodore A. Page of New York Mr. Gray bought five acres at the southeast corner of Central avenue and Division street for \$5,250. Mr. Gray has also purchased twenty acres at the northwest corner of Twenty-second street and Central avenue from the estate of Frank H. Peavey of Minneapolis for \$14,000. In these transactions W. D. Kerfoot & Co. represented the sellers, while E. A. Cummins & Co. acted for the purchasers. The purchaser will subdivide the acres and place them on the market. The lots in the tract will be 33 feet wide each, and those of the other tracts will be 30 feet wide.

**H. B. Morin Acquires 15-Flat Building on 50th Street for \$42,000**—Herbert H. Morin has bought from Harry B. Neill the property at the southwest corner of 50th street and Champlain avenue, north front, 54x127, more or less, for \$42,000. This is improved with a three-story brick apartment house containing 15 flats. The building produces a gross income of \$6,420 a year.

**Three-Story Apartment House on Oakdale Avenue Sold for \$35,000**—The three-story apartment house and ground, 50x141½ feet, on the north side of Oakdale avenue, 147 feet west of Pine Grove avenue, has been sold by Miss Caroline George to James E. Mines for \$35,000. After placing a trust deed upon the property, in which the Chicago Tile & Trust Company is trustee, to secure a loan of \$10,000 for five years with interest at 6 per cent. Mr. Mines transferred to his wife an undivided one-third interest in the property.

**Martin Nickerson Buys Flat Property on Millard Avenue for \$50,000**—Martin Nickerson has purchased from Jesse W. Taylor the property at the northwest corner of Millard avenue and Fifteenth street, 41½x125 feet, with flat improvements, for a stated consideration of \$50,000, subject to an incumbrance of \$26,500.

**Western Avenue Store and Flat Property Sold to Merchant for \$40,000**—Frederick H. Rawson has sold to Samuel Phillipson, a West Side Merchant, the property at 549 to 563 Western avenue, between Greenshaw and Twelfth streets, for \$40,000. Mr. Phillipson gave back a trust deed for

\$22,500, five years, at 5 per cent, part purchase money. The lot fronts 160 feet east front, with a depth of 112 feet and has old four-story and basement store and flat improvements.

**Estates of Marshall Field and G. M. Pullman in Minor Deal**—The estates of Marshall Field and George M. Pullman appeared in a minor transaction Tuesday. Sherman T. Cooper, who is building a large apartment house adjacent, having purchased from the former an undivided half interest in an inside lot, 58x100 feet, 150 feet south of Fifty-third street and 100 feet west of East End avenue, for \$1,500 and from Mrs. Harriet Pullman, Carolyn and Florence Pullman Lowden each an undivided quarter interest in the same property for \$750. The land purchased abuts Mr. Cooper's holding in the rear.

**M. L. Beers Sells Monroe Avenue Property Valued at \$32,000**—Minard L. Beers has sold to Leander Stephens the property on Monroe avenue, 170 feet north of 55th street, east front, 80x168, for a nominal consideration, with an incumbrance of \$15,000. This property consists of five lots. On one at 5474 Monroe avenue, is a two-story brick house, containing six rooms. On another, fronting on Frederick court, is a four-story brick apartment house containing eight flats. In the rear of this is an old two-story frame residence. The other three lots are vacant. The property was valued at about \$32,000.

**Industrial School for Girls on Sheridan Road Sold**—The old Industrial School for Girls at Sheridan road and Main street, Evanston, has been sold for \$35,000. The school itself has for six months been closed. The first thing done with the proceeds of the sale was to pay the \$25,000 mortgage on the property. A new school with the same name, a different board, and the same general purpose started two years ago. It is named the Farm and Home School for Girls, and is now located at Park Ridge on forty acres owned by the organization. A \$5,000 mortgage upon this was paid with the remaining proceeds from the old school, and \$2,500 was repaid on a debt to the Chicago Woman's club. Another thousand has gone for incidental expenses. This makes almost a clean slate for the new school. In addition contributions have been received to the amount of \$22,000. The sum of \$5,000 given by Miss Griswold of Evanston was used for putting in a sewer and a water plant on the new farm. The \$10,000 given by James A. Patten has been devoted to building a cottage. The \$6,000 of Julius Rosenwald has been used for constructing a receiving cottage, and the \$1,000 of Frank D. Frazier has gone toward having the farm tiled and drained.

## CHICAGO TERRA COTTA CO.

One of the leading industrial concerns on the North Shore is the Chicago Terra Cotta Company, whose plant is located in Highland Park, and who have offices at 1208 Chamber of Commerce building, Chicago. The improved business conditions are reflected in the fact that this company's works are running at their full capacity. They turn out high grade architectural terra cotta and brick. This company was established early in 1908. It is incorporated and its officers are E. C. Hahne, president; A. Brunkhorst, vice-president; W. O. Tegtmeier, treasurer, and Henry Hahne, secretary.