

United States Department of the Interior
National Park Service

12-23-04

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name **Oakton Historic District**

other names/site number

2. Location

street & number **Roughly bound by Oakton Street,
Howard Street, Ridge Avenue, and Asbury Avenue**

____ Not for publication

city or town **Evanston**

____ vicinity

state **Illinois**

code **IL**

county **Cook**

code **031**

zip code **60202**

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ____ nationally ____ statewide locally. (____ See continuation sheet for additional comments.)

William L. White /SHP
Signature of certifying official

12-21-04
Date

Illinois Historic Preservation Agency

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

American Indian Tribe

Oakton Historic District

Name of Property

Cook County, IL

County and State

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain):	_____	_____

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>282</u>	<u>54</u>	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>282</u>	<u>54</u>	Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

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6. Function or Use

Historic Functions (Enter categories from instructions) **Domestic/Single Dwelling**
Domestic/ Multiple Dwelling
Education/School

Current Functions (Enter categories from instructions) **Domestic/Single Dwelling**
Domestic/ Multiple Dwelling
Education/School

7. Description

Architectural Classification **Craftsman, Chicago Bungalow, Dutch Colonial, American Four-Square, Colonial Revival, Italian Renaissance Revival, International Style, Tudor Revival**
(Enter categories from instructions)

Materials (Enter categories from instructions)

Foundation **Concrete**

Roof **Cement Tile, Asphalt Shingle**

Walls **Brick, Stucco, Clapboard**

other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions) **Architecture, Community Development**

Period of Significance **1913 - 1940**

Significant Dates

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder **Klewer, George ; Alison, Lyman J.; Bruns, Benedict J.; Dewey & Pavlovich; Blades, William F. ; Johnson, Carl; Young & Co; Ivan Bell**

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository **Evanston Historical Society, Chicago Historical Society, Evanston Public Library**

10. Geographical Data

Acreage of Property: **55.62**

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
--	------	---------	----------	------	---------	----------

1	_____	_____	_____	3	_____	_____
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2	_____	_____	_____	4	_____	_____
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See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

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Section 7 Page 1

Oakton Historic District, Cook County, Illinois

NARRATIVE DESCRIPTION

SUMMARY

The Oakton Historic District is situated in the far south-central portion of the City of Evanston, which had a 1998 population of 72,400. Evanston occupies 8.55 square miles and is located just north of the City of Chicago, along the shore of Lake Michigan. Twelve miles from Chicago's Loop, Evanston is served by Metra's commuter rail line (formerly the Chicago and Northwestern Railway) and Chicago Transit Authority buses and trains from Chicago. The major north-south arteries connecting Chicago and Evanston are Sheridan Road, Chicago Avenue, and Ridge Avenue.

Located on the South border of Evanston-Chicago, the Oakton Historic District is predominantly single-family residential in character. It contains 337 buildings and structures, including 203 primary buildings and 134 outbuildings. There are 141 single-family residences, 54 two-flat residences, six apartment buildings, and one group of three townhouses. The District does not contain any commercial buildings. There are no churches and there are no undeveloped lots. It contains one school, Oakton Elementary School.

The buildings in the District range in age from ca. 1913 to 1964. The 23 non-contributing buildings are mostly structures that post-date 1940 or are structures of such poor integrity that they no longer reflect the historic time period when they were constructed. Architectural styles within the Historic District include Dutch Colonial Revival, Colonial Revival, Craftsman, Bungalow, Tudor Revival, Georgian Revival, Art Deco, French Eclectic, Spanish Eclectic, Italian Renaissance Revival, Georgian Revival, American Foursquare, and International.

The integrity of the buildings in the District is generally excellent. Alterations consist mainly of asphalt shingle roofs. Because there have been so few changes to the District over the years, the Oakton Historic District maintains its integrity of design, setting, materials, workmanship and location.

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SITE DESCRIPTION

Character

The Oakton Historic District is predominantly single-family residential in character. Of the 203 primary buildings in the District, 141 buildings (70%) were originally built as single-family residences. 54 (27%) buildings were originally built as two-flats.

Lot Size

The Oakton Historic District consists chiefly of single-family homes and two-flats located on lots ranging in size from 4,375 square feet (1/10 acre) to 8,525 square feet (2/10 acre). Lot sizes are fairly consistent on Dobson, Brummel, and Mulford at 40' wide. On Harvard, the lots are narrower and on Hull where the buildings are bigger, they are wider. Building setbacks are generally consistent throughout the District. The building setbacks generally reflect the requirements of a succession of zoning ordinances that have controlled development since 1921. Lot sizes are similar to those in other parts of Evanston that were developed at the same time.

Street Pattern

In Evanston, avenues run north and south, and streets run east and west. The principal north-south streets in South Evanston, east to west, are Ridge Avenue, and Barton Avenue. The main east-west streets, from south to north, are Dobson Street, Brummel Street, Harvard Terrace, Mulford Street, Hull Terrace, and Austin Street. All of the Oakton Historic District follows an established rectangular street grid with alleys.

The Oakton Historic District is characterized by standard rights-of-way for all but one of the streets (Street rights-of-way are defined as the area between property lines on either side of a street, and typically include the public sidewalk, parkway, curbs and street pavement, which are asphalt. The typical right-of-way width in the Chicago area is 66 feet, a standard that dates from a surveyor's chain invented in England in 1670). East-west streets of Dobson, Brummel, Harvard, Hull, and Barton have 63-foot rights-of-way, which is typical of most Evanston streets. The rights-of-way on Mulford and Austin are slightly narrower at 62 feet. These streets also have concrete sidewalks, concrete curbs, and parkways with street trees. All of the streets have mature landscaping. Lampposts throughout the District and all of Evanston were designed by Evanston architect Thomas

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Tallmadge and installed in 1931.¹ The alleys, typically located behind and parallel to the streets that the houses face, are paved with gravel or concrete.

Along the north-south streets in the District, houses face east and west. On the cross streets that run east to west, the houses face north and south. The setbacks vary by street. Some streets vary from one side of the street to another. The setbacks are 32 feet on Dobson, 33 feet and 31 feet on Hull Terrace, 21.5 feet on Brummel, 30 feet on Austin, 38 feet and 23 feet on Mulford, and 19 feet on Harvard.

ARCHITECTURE

The Oakton Historic District is entirely residential, with moderate single-family homes dominating its streetscapes. The Oakton Historic District includes 203 primary buildings that were originally built as residences. Of these, 180 (89%) contribute to the significance of the District. All but three of the non-contributing houses were built after the period of significance; the three non-contributing houses built during the period of significance have severely compromised integrity.

There are 6 relatively large, brick apartment buildings, all of which are contributing: the three-story The Ridge Crest, a courtyard building, built in 1927 at 356-410 Ridge Avenue, 1001-1011 Hull Street; a second brick six-flat building, constructed in 1921 at 114-116 Ridge Avenue; a pair of matching buildings at 1209-11 Mulford and 1213-15 Mulford; 1217-23 Hull Terrace; and 1000-12 Austin. The Ridge Crest is a local landmark. There are 56 brick two-flat buildings, five of which are local landmarks. All the two-flats except for one are located on Hull, Austin and Barton. There is one school in the District. Oakton School was designed by Perkins, Fellows and Hamilton and was constructed in 1913.

Outbuildings make a significant contribution to the character of the District. Garages, which are the predominant type of historic outbuildings, are scattered throughout the District but are located mostly along the alleys between blocks. Many of the garages were constructed in the 1920s, when the automobile was becoming increasingly popular. Most of these are wood frame or brick with pyramidal or gable roofs. Some of the garages in

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the District have one bay, some two. The most interesting examples of garages echo the house designs.

The contributing properties in the Oakton Historic District date from ca. 1920 to 1939 and represent a broad range of architectural styles, as well as two vernacular building types. 165 (81%) of the primary buildings were built between 1920 and 1929, and 13 (6%) were built during the 1930s, 4 (2%) were built during the 1940s and the remaining primary structures were built in the 1950s on infill lots.

Many buildings in this predominantly residential area are an amalgam of styles. The styles that contribute to the varied fabric of the District are typical of those currently found throughout Chicago and its suburbs, built between the 1920s and the 1940s. These include Prairie, Craftsman, Colonial Revival, Dutch Colonial Revival, Georgian Revival, Tudor Revival, Spanish Colonial Revival, French Eclectic (Revival), and Italian Renaissance Revival. 53% of the single-family houses are of the bungalow types.

A long list of architects practiced in the Oakton Historic District. Architects who designed three or more historic houses in the District are George M Klewer (40), Lyman J. Allison (3), Benedict J Bruns (15), Dewey & Pavlovich (9), John M Hansen (3), Ward D Hanson (5), Carl Johnson (3), Harry M Johnson (5), J.A. Lindsbrand (3), H.A. Mulder (11), John K Neebe (3), Frederick V Prather (4), and F. Schmidt (4) and William P Whitney (5). Several of these architects also designed homes in the Northeast Evanston Historic District. Several of the more prolific architects designed a high percentage of their buildings for real estate developers. In some cases, the architect, builder, and owner were one and the same. The more prolific developers were William F Blades, Ward D Hanford, B Prusener, and Young & Co. Two of the developers, Hanford and Prusener, lived in the district.

BUILDING MATERIALS

Most of the buildings in the District (199) are of brick construction with wood or stone trim. The majority of historic outbuildings (usually garages) are frame or brick. All of the multifamily and institutional buildings are built of brick with stone and/or wood trim.

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Foundation

Foundation walls are poured concrete. By the mid-1920s, poured concrete was the preferred foundation material.

Walls

Of the 203 principal structures in the District, the most commonly used exterior wall material is brick (98%), followed by stucco (1%) and clapboard (1%). With few exceptions, all four walls of the homes were covered in face brick, not common brick, as was usually found in homes of this period.

Roofs

Most roofs on contributing structures in the District are asphalt shingles. Originally, the houses were built with concrete tile roofs and there are still 10% with their original tile roofs.

Apartment buildings use tar and gravel on their flat roofs, or a rubber membrane system. These roofs usually are not visible from the street. There are many of the two-flats with slate and tile roofs or a combination of flat roofs and tile or slate.

Other

Stone and decorative brickwork are the most widely used architectural details on exterior wall surfaces. Brick structures frequently have stone detailing around doors and windows.

INTEGRITY

The Oakton Historic District retains a strong degree of historic integrity. Of the District's 203 primary structures, 180 contribute to the architectural and historic significance of the District. The combination of excellent architectural integrity, a comparatively small number of post-1940 primary structures and no vacant space contributes substantially to the sense of time, place and cohesiveness conveyed by the Oakton Historic District and underscores its overall significance.

Despite the sporadic infill development, the block and one half to one block long neighborhoods between Asbury and Ridge Avenues are remarkably consistent. With

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virtually every home being constructed of brick, stone and stucco, the presence of vinyl and aluminum siding which are obligatory in older stick construction neighborhoods is nearly non-existent. The high quality detailing has persisted in the homes, as have many of the original tile roofs. If the families who had their houses built were to return today to Austin Street, Hull Terrace, Mulford Street, Harvard Terrace, Brummel Street, or Dobson Street, they would very much recognize the neighborhood that they saw completed during one of the most exciting and tumultuous decades of the twentieth century.

Contributing buildings and structures add to the historic associations and architectural qualities of the District because they were present during its period of significance, retain their historic integrity and relate to the documented history of the District. The contributing/non-contributing status of structures in the District was largely determined by date of construction, with architectural integrity also taken into consideration. There are 282 contributing buildings in the district, including outbuildings. There were a few historic buildings that were severely altered; these were given a non-contributing status. Modern garages constitute most of the non-contributing buildings.

The following chart lists all the buildings included in this nomination by numerical street address. For each building the following information is given: building type, style, significance, architect, builder, original owner, date, and number of stories. It is noted under significance whether a building is contributing or non-contributing and whether it is a local landmark. To maximize the information in a limited amount of space, the following abbreviations were used:

2-Flat	Two-Flat (downstairs and upstairs units)
Apt	Apartment Building
A	Attached Garage
AB	Attached Basement Garage
C	Contributing
D	Detached Garage
L	Local Landmark
NC	Non-contributing
SF	Single-family
TH	Townhouse
Unk	Unknown

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ENDNOTES

¹The Tallmadge streetlights were replaced with replicas of the original fixtures in the early 1980s.

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STATEMENT OF SIGNIFICANCE

SUMMARY

The Oakton Historic District is locally significant and eligible for listing in the National Register of Historic Places under Criterion A, for planning and development, and Criterion C for architecture. The period of significance is from 1913 until 1940, when most of the residential development occurred. The District, which is predominantly residential, contains 203 primary buildings and structures that are significant, representative examples of the architectural styles and the vernacular types that dominated the history of architecture during the 1920s and 1930s. While fine examples of Tudor Revival, Craftsman, and Colonial Revival architecture are most prevalent in the District, there are also distinguished buildings designed in numerous other styles including Prairie, Italian Renaissance Revival, and variations of the Colonial Revival styles. The homes in this historic district are fine characteristic examples and generally have excellent integrity. Most were architect-designed.

HISTORY OF EVANSTON

For several hundred years through the first quarter of the nineteenth century, a succession of Native American tribes, most recently several generations of Potawatomi, inhabited the area that became Evanston. The Treaty of Prairie du Chien (1829), the Indian Removal law of 1830, and, following the Black Hawk War of 1832, the Second Treaty of Chicago (1833) hastened the removal of the Potawatomi and other tribes from northeastern Illinois and prepared the area for non-native settlement.

The platting of Chicago (1830) and its incorporation as a town (1833), the opening of the Erie Canal in upstate New York (1825), the beginning of stagecoach service between Chicago and Green Bay, Wisconsin, (1836) and the surveying and sale of land by the federal government paved the way for increased in-migration. The area known as Grosse Point that later became Evanston was first settled and developed by non-natives along the western branch of the Green Bay Trail (the West Ridge, now Ridge Avenue). Other settlers soon followed, building cabins along the West Ridge. A few settlers established

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farms on the East Ridge (now Chicago Avenue) that was twenty feet lower than the West Ridge.

In 1850, nine Chicagoans – Dr. John Evans, attorneys Grant Goodrich, Andrew J. Brown, and Henry W. Clark, merchants Orrington Lunt, and Jabez K. Botsford, and Methodist ministers Richard Haney, Richard K. Blanchard, and Zadoc Hall – decided to found a university for "sanctified" (i.e., Methodist) education in the Northwest Territories. In 1851, the Illinois legislature chartered Northwestern University. After searching for a suitable site, in 1853, the trustees purchased from Dr. John Foster more than 400 acres of farmland for a lakeshore campus and surrounding town. In 1854, a plat of the town, subsequently named Evanston in honor of Dr. Evans, was filed in Springfield.

Northwestern University – actually its preparatory school – opened its doors in 1855, as did its affiliated institution, Garrett Biblical Institute. In the same year the Chicago and Milwaukee (later the Chicago and North Western and now the Union Pacific) Railway began regular service, providing convenient and rapid transportation between Evanston and Chicago 12 miles to the south. The depot was located at Davis Street. Also, in 1855, the state legislature amended Northwestern's charter to exempt the university's property from taxation and to prohibit the sale of liquor within a four-mile radius (the Four-Mile Limit) of the university "except for medicinal, mechanical, or sacramental purposes." The following year the North Western Female College opened.

As the population increased, new public needs had to be addressed: a reliable supply of pure water, more schools, and better roads. Evanston grew from a small, rural town with a population of less than 500 in 1854 to a large suburb of 10,775 people, according to the 1890 census. To accommodate that growth, Evanston annexed adjacent lands, including the incorporated villages of North Evanston (1874) and South Evanston (1892). Organized activity in this period focused on the populated areas, while farming remained the principal activity in the area that became northeast Evanston. Yet the governmental changes and infrastructure improvements in the original town worked to determine the course of development in northeast Evanston.

Government, Annexations, Improvements, and Amenities

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The borders of original town of Evanston were complex: East: Lake Michigan. North: Foster Street from Lake Michigan to Maple Avenue, then south on Maple Avenue to Church Street and west on Church Street past Ashland Avenue. South: Dempster Street from past Ashland Avenue to Lake Michigan. Evanston was an unincorporated community from 1854 to 1863, when residents voted, 39 to 8, to incorporate as a town with five elected trustees. Harvey B. Hurd was the first president. Between 1860 and 1870, the population grew from 831 people to 3,062, an increase of 269%, according to census figures.

In 1872, the citizens of Evanston voted 104 to 37 to incorporate as a village and elected Charles Judson Gilbert as the first president of the board of trustees. Gilbert had been advocating the installation of a water pumping station to provide Evanston with pure drinking water. After a delay caused by the Panic of 1873, the quadroduplex Holly engine capable of pumping 2,000,000 gallons of water a day was installed in 1874 in a brick Italianate building designed by Frederick E. Baumann. The new waterworks was located on the northern edge of the University's campus tract at the foot of Lincoln Street just outside the Northeast Evanston Historic District. For his efforts, Gilbert became known as the "Father of the Evanston Water-Works."²

Events outside of Evanston began to influence its development. Real estate investor Frank M. Elliot explained:

Up to the time of the Chicago Fire in 1871, the University was the dominant influence, which brought people to Evanston... Rigid fire ordinances followed that great catastrophe, and the enforcement of stringent regulations drove beyond the Chicago city limits those people, who desiring to build houses for themselves, had not means for the erection of structures of brick or other fireproof materials. These circumstances acted decidedly in favor of suburban localities, to which professional men, clerks, and others of moderate income were attracted... They were attracted by its [Evanston's] accessibility, its delightful surroundings, and the high character of the people who already resided in the village...³In 1868, developers platted North Evanston and South Evanston and built train stations at Central Street and Lincoln Street (now Main Street) respectively for their communities. The primary

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reason to establish these new communities was to escape the burden imposed by Northwestern's tax-exempt status. Both North Evanston and South Evanston incorporated as villages in 1873. By 1874, however, North Evanston was in dire need of new sources of fresh water. The wells in North Evanston were no longer adequate, and in 1872, Evanston had annexed the lakefront land directly east of North Evanston, denying the village direct access to lake water. In 1874, North Evanston merged with Evanston. South Evanston would not merge with Evanston until 1892, although the reason for this merger was again the need for clean water.

The balance of the land in the Foster farm tract purchased by the Northwestern founders extended ten modern blocks north of the new town to Milburn Street and from the lakeshore west to Orrington Avenue. Intended as the ultimate site of the Northwestern University campus, this land lay outside of the town borders. This land and the land between Orrington Avenue and North Evanston were not part of either Evanston or North Evanston. Slightly higher than land to the west and south, this unannexed land was the site of several small farms. A copy of an assessor's plat of Evanston drawn in 1867 shows Northwestern University to be the largest single landowner in that area.

On July 22, 1872, sixty owners of land north of Evanston presented a petition to the Evanston Town Board requesting annexation to Evanston of the area between Foster Street on the south, the east sides of Wesley and Asbury avenues on the west, the present-day Evanston/Wilmette border on the north, and Lake Michigan on the east. With the annexation of this land in 1872, Evanston effectively cut North Evanston off from Lake Michigan. In 1874, Evanston annexed the land parcel immediately west of the 1872 annexation, as well as the village of North Evanston, which had agreed to the merger in order to gain access to fresh water provided by the new pumping station.⁴

In 1871, the Northwestern Gas-Light & Coke Company erected a small plant and furnished to a very limited number a substitute for the oil-lamps in the form of gas. It was nearly five years after this, however, before gas street-lamps came into anything like general use. And it was not until the 1890s "that an Evanston citizen could boast that his town was well lighted."⁵ In June 1872, a weekly newspaper, *The Evanston Index*, began publication. After a fire destroyed nearly an entire block of businesses in October 1872,

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Evanston formed a volunteer fire department in 1873 the same year that a free public library opened.

Between 1870 and 1880, the population grew by 44%, from 3,062 people to 4,440, and the decade of the 1880s brought further improvements to Evanston. By 1879, the high school offered a four-year course. In 1882, even with a \$40,000 bond issue rider, Evanston citizens voted 411 to 147 to establish a township high school.⁶ Construction on the high school building began in October 1882, and the high school building opened to classes in 1883.

By the 1880s, residents could take advantage of telephones, free mail delivery, and a second newspaper. Evanstonians made phone calls for the first time in December 1882. The exchange, installed in dentist Dr. Charles A.P. Garnsey's office, served 63 customers by September 1883. Free mail delivery began in 1886, which forced the assignment of street numbers, an issue that had been under discussion since 1881.⁷

The Evanston Press, which began publication in 1889, regularly reported on the construction taking place in Evanston, describing in detail the owner, the architect, the building size and its location, and the construction materials, and sometimes even the building cost. *The Evanston Index* also recounted construction information but not with the regularity or the detail that appeared in *The Evanston Press*. Both papers have been valuable resources in documenting Evanston's building history before the City began issuing building permits in 1892.

The evolution of Evanston from a small, rural community to a city required profound changes not only in the way the community was run but also in the way its residents responded to the changes. In the earliest years, activity was concentrated in populated areas of central Evanston and North and South Evanston. The people who founded Evanston and its major institutions (Northwestern University and Garrett Biblical Institute) were Methodists. For several years the only Protestant church in town was the Methodist church, and Methodist sensibilities – temperance, abolition, the personal quest to improve oneself, a concern for others – prevailed.

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Significant changes occurred in the decade of the 1890s. Evanston's population increased by 169%, from 7,500 to 20,144 residents, including 3,450 living in South Evanston. Land in the original village and in newly annexed South Evanston was filling with houses.

In 1892, Evanston annexed South Evanston and incorporated as a city with a mayor and aldermen – two from each of six wards. The new city began issuing building permits in October 1892 and renumbered the entire street system in 1893.

Commenting on Evanston's development, real estate investor Frank Elliot wrote:

During the last twenty-five years [1880-1905] there have been so many interesting changes in the character and property of certain localities, and a shifting more or less of popular favor as to residence sections and business localities.

He continued,

During the past five years [1900-05] there has been an evolution in building, and the first flat and apartment buildings have made their appearance in our midst. This is in line with the progressing movement of real estate, as they can bring a far greater income than can be obtained by other improvements. Property that is losing its attractiveness for residence purposes, and which cannot, by the nature of the case, become business property, can thus be utilized for profitable investment.⁸

1917 Plan of Evanston and Illinois' First Zoning Ordinance

By the early part of the twentieth century, it was obvious that, while unrestricted growth might be very democratic, it was not good for a mature city. The Evanston Small Parks and Playgrounds Association, established in 1909, appointed architects Daniel Burnham, Jr., Dwight Perkins, Thomas Tallmadge, and Hubert Burnham to write Evanston's first comprehensive plan. In particular, they drew up proposals for the parks, the lakefront, and the downtown, claiming to have solved the downtown parking problems "for all time." More importantly, the plan urged the enactment of a comprehensive zoning ordinance.

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As land became more scarce and construction costs began to rise, developers in Evanston promoted the apartment house as a cost-efficient way to provide needed housing. The proliferation of apartment houses in those early years caused single-family homeowners to become very concerned about property values. The result was a series of restricted residence ordinances that forbade the construction of apartment houses or the conversion of houses to multifamily dwellings. City Council or two-thirds of the owners on a street could create a restricted residence district. While the ordinances were not only inadequate to solve the problem and were probably unconstitutional, they did speed the process toward the enactment of a sound zoning ordinance in 1921, the first in Illinois. The first land-use designations were quite simple, based on the predominant existing use. After the passage of the zoning ordinance, apartment construction rose sharply in the areas designated for multifamily buildings.

The 1921 zoning ordinance and its successors strongly influenced residential development patterns.⁹ As much as 30% of the City's land area was developed by 1921. Single-family residences were in the "A" residence districts and multifamily buildings were in the "B" Residence Districts.

By the mid-1920s, Evanston was a mature city with paved streets, an extensive sewer system, an excellent water filtration plant and pumping station, an active public transportation system, viable businesses, and a well-established school system. Evanston was acknowledged to be ahead of other lake towns in sanitation facilities, with the only water filtration plant on the lake, and one of the few lake communities with satisfactory garbage disposal facilities.

Evanston also had an aging infrastructure and many buildings at least 30 years old. The 1926 *Evanston Review* regularly carried articles either exhorting the City to make improvements or trumpeting the City's latest accomplishments. To the *Evanston Review* staff, "new" was definitely good; "historic" was for museums.

In 1926, at the peak of the building boom, 1370 building permits were issued totaling \$15,825,670. These included 326 family dwellings and 102 apartment houses of various sizes.

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The 1917 Plan of Evanston had demonstrated the need for good, long-range, citywide planning. The *Review* was encouraging the City to form a Plan Commission, which came into being in 1926. Under the title, "Safeguarding Evanston's Future," William L. Bailey, Northwestern University Professor of Sociology, listed in the February 18, 1926, *Review* the reasons for good planning. He assumed that Evanston's population would double in the decade of 1920 to 1930, noting the very active rate of building construction. He said,

Evanston will doubtless change more in the next five years than she already has in the years just past. Evanston, without opportunity for a real extension, will fill in and build up. There is opportunity for considerable real estate development within the present boundaries, as well as in the rebuilding of Evanston. Current indications are that the filling in and building up process will be adequately safeguarded, and Evanston traditions embodied in present day housing forms... Planning is always most vital and practical just before large developments occur... Evanston has a past to safeguard, and well-developed and long-standing business and social interests... Evanston has all the more reason for vigorous, far-seeing, broad-minded action at present because she has a past as well as a future to safeguard...

A short editorial in the June 10, 1926, issue contradicted Professor Bailey's thoughtful assessment:

A few years ago the State Bank and Trust company erected a granite building which we may suppose was expected to endure for a generation or more. Wreckers this week are leveling that building to the ground. It must go to make room for a new bank building which will be several times its size. The expectation of Evanston's growth as held two decades ago is now seen to be far short of the reality. Not even the most optimistic then had an inkling of the Evanston of today and tomorrow. The officers and directors of the bank are to be complimented for their vision and for their courage in building for the new Evanston.

This wrecked building of granite points a lesson to all, in public life or in business life, who are concerned with the future of Evanston. This city is outgrowing its garments of yesterday – narrow streets, insufficient parks, antiquated public buildings, tallow-candle street lighting, and most of all, its village ideas. They must be replaced by the new.

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In time-honored tradition, each side loudly declared opposite views and then sat down to come to a workable compromise. In 1926, the City appointed the first Plan Commission and announced the coming installation of new streetlights designed by Evanston resident and architect Thomas Tallmadge.¹⁰

THE OAKTON HISTORIC DISTRICT

The Oakton area of Evanston developed later than the sections of Evanston that surround the downtown that are now included in the Evanston Lakeshore Historic District, Evanston Ridge Historic District and Northeast Evanston Historic District. The area was primarily used for greenhouses and there was only the Mulford Inn and a few farmhouses built to the west of the area. The area was platted, however, before the turn of the twentieth century.

The area that is now the Oakton Historic District was originally owned by Major Edward Mulford, who filed a claim of 160 acres which he purchased from the U.S. government in 1836. Mulford named his property "Oakton" and built a 14 x 16 foot log cabin there which he occupied beginning in 1837 making him Evanston's first permanent resident. In 1845 the log cabin was replaced by a 4 story, 22 room wood and stucco structure which Major Mulford designed himself and where he lived until his death in 1878. Across the High Ridge Road (Ridge Avenue) Mulford built another larger log house which became known as the Ten Mile House because it was on a stagecoach stopover exactly ten miles from the site of old Fort Dearborn. This structure served as a tavern, post office and part time medical center for settlers of the area.

Three generations of the Mulford family called Oakton home. Mulford's granddaughter, Anna Mulford Brown, sold off major portions of the estate. When the estate was platted in 1890 the only part still in the family's hands was the house and a small portion of land around it. The house and the remainder of the land were sold by Mrs. Brown to Mr. & Mrs. George Michel in 1903. The historic district area was later divided into four subdivisions: Evanston Heights, which incorporated Harvard and Mulford Streets, Austin Ridge, which incorporated Hull Terrace and Austin Street, Birchwood Highlands which

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incorporated Dobson Street, and Ridgeview, which incorporated Brummel Street. The Birchwood Highlands subdivision was originally owned by S. Rogers Touhy, who also developed much of Rogers Park and West Ridge in Chicago. While he owned much of the property at the beginning of development, he did not build any homes and the lots were individually purchased by other developers and homeowners. The Austin Ridge subdivision was known as "Ivan Bell's subdivision", as he was the builder who built many of the properties. Many additional lots were also sold to individual owners and other builders.

The patterns of development that occurred in the Oakton Historic District were common in suburban areas throughout the country. Subdivisions began in the 1800s with developers buying large amounts of land, making improvements to the land, and then selling it off in smaller parcels, or lots. Beginning in the late 1800s and early 1900s, developers started to build houses on the lots to entice buyers, who had become wary of fraudulent land deals. At that time, however, developers still thought of themselves as being in the land business. Later, developers began building large-scale, planned residential neighborhoods that involved working with architects, landscape architects, and other professionals whose expertise in building and infrastructure would be essential to such a large project. It was not until the 1900s that these "community builders" began to appear.¹¹

Local Developers

Some of the original homeowners in the Oakton Historic District bought vacant lots on which to build, but others bought houses that had been built by developers who played a significant role in the growth and the look of Oakton Historic District. Most of the developments were small and the majority of houses were constructed after improvements were made to the neighborhood. (Sidewalks were installed in 1922; rapid transit train line stations in the neighborhood were completed in 1925.) All of the developers offered houses built in the styles popular at the time of construction. All worked with different architects, but most houses were architect designed.

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William F. Blades

With 36 buildings to his credit, William F Blades was the most prolific developer in the Oakton Historic District. He worked in the styles of the period. The architects he worked with were George Klewer, Frederick V Prather, William P Whitney and Benedict Bruns.

Young & Co.

Young & Co built eleven homes in the district. They worked with George Klewer and William Whitney. The houses they built were Craftsman bungalows or Dutch Colonials.

Ivan Bell – Bell Construction

Ivan Bell built eight properties on Hull Terrace and Austin Street. The architects he worked with were HA Mulder and Frederick Prather. All but one of the structures were two-flats.

Bernard Prusener

Bernard Prusener, a resident of the Oakton Historic District, built nine homes, four of which were designed by Benedict Bruns.

Ward D Hanford

Ward Hanford, also a homeowner in the neighborhood, built six homes, four of which were designed by Frederick Schmidt and two designed by George Klewer.

Zoning and Development

Developers of the twentieth century saw the advantages of the protection offered by zoning laws and were supportive of them. Many would place restrictions in the deeds in order to control the quality of their subdivisions.¹² In the case of the Oakton Historic District, laws were already in place that would impact the character of the neighborhood. The 1917 Plan of Evanston established guidelines for the physical development of Evanston and assured that south Evanston would remain primarily single-family residences. A vigorous building boom occurred throughout Evanston in the years following the writing of the Plan. Distinguished historical revival residences were built, with the Craftsman and Colonial Revival style and its derivations (Georgian Revival and Dutch Colonial Revival) dominating. In the late 1920s and even into the 1930s, Tudor

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Revival architecture became more popular. By 1931, the Great Depression caused a construction slowdown in the District, the Chicago area and the nation.

The Oakton neighborhood was the first area in Evanston to be built after the zoning ordinance of 1921. All of the Oakton area was zoned as a "B" for multifamily housing, with height limitations of 35 feet on Brummel and Dobson and 45 feet on Mulford. Once single-family residences began being built, the neighbors of both areas became extremely concerned that their lovely blocks would become proliferated with two-flats like the adjacent Chicago neighborhoods. There was already one two-flat on Dobson Street and lots were in high demand. Letters spoke to Dobson as a "beauty spot" and the homes being built as "homes of character." The neighbors all signed a petition and submitted the request to the Evanston City Council. In January 1925, Dobson and Brummel were downzoned to an "A" Residence District with 35 foot height limitations. The residents on Mulford followed suit, petitioning and being granted "A" status in June of 1925.¹³

There was, however, a need for multifamily housing in the District. In 1927, the Ridge Crest Apartments, which was at the time the largest apartment building in Evanston, were constructed along the eastern boundary of the District. And while the neighborhood is predominately single-family, other, smaller apartment buildings were built in the District in the 1920s. The apartments are all in close proximity to the St. Francis Hospital, which is directly across the street from the Ridge Crest Apartments on Ridge Avenue; it is most likely that their construction had a lot to do with the hospital.

A comparison of housing construction in the Oakton area to that in all of Evanston is helpful in understanding the development context of the District. About 10% of Evanston's housing was built before 1900; another 20% (approximately 6,000 units) was built between 1900 and 1919. The decade between 1920 and 1929 is the period of the most prolific housing construction, with nearly 30% of Evanston's housing stock (nearly 9,000 units) dating from this period. 81% of the properties in the Oakton District were built in this period. Nearly all of the remaining 40% of Evanston's housing was built after 1954 along the western boundary of the City and in older central areas that were redeveloped.¹⁴

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TRANSPORTATION AND DEVELOPMENT

Another factor which impacted the pace and direction of suburban residential development was available transportation. This was clearly noted by Evanston real estate investor Frank Elliot:

One of the striking features of the real estate situation just now is the effect of rapid transportation upon it. Electric and steam railroads have had marked influence upon the value of residence property. There is no question that this influence is felt on real estate values all along the lines of railroad extension. Outlying properties in communities more remote have been brought into competition with those which heretofore have had the advantage of accessibility...¹⁵

This was certainly true of the development of the area within the Oakton Historic District, which was significantly impacted by the extension of the Chicago Rapid Transit Company (CRT), which was announced in 1923. The CRT was extending its line from the Howard Street Terminal to downtown Skokie (or Niles Center as it was known then). In fact, two houses that were built on the north side of Brummel Street had to be relocated to the south side, so that the train line could go through. The *Evanston News Index* article that announced the start of construction (April 18, 1924) noted, "The route of the new railroad is an almost straight line about midway between Howard and Oakton Streets." Three new elevated stations were built in South Evanston with the completion of the new Niles Center elevated extension – at Ridge, Asbury, and Dodge Avenues – with the Ridge and Asbury stations falling on the east and west boundaries of the Oakton Historic District.

Construction started the first week of May 1924 after a blue ribbon "first shovel" ceremony at Ridge Avenue and Case Street. Local newspapers noted that "Extension Sets Off a Boom In South Evanston" (*Evanston News Index* April 22, 1924) and further mentioned that "At the southern extremity of Ridge Avenue, Howard Street and Asbury Avenue [there are] more than a dozen real estate offices, some with banners placed at intervals...[that] blaze forth the possibilities that lie before those who buy now." "In anticipation of the development of better transportation facilities for Southern Evanston,

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many new homes with spacious lawns have been erected in the last year east and west of Ridge Avenue in the south. Applications for the erection of sewer and water connection in that section of the city are coming in at a rapid rate." And finally "Howard District ten years ago was a prairie of waving flowers – today it is throbbing with business." In fact, a full-page ad taken out by Krenn & Dato – Exclusive Agents for Mrs. Rockefeller-McCormick Properties went so far as to say, "You can get rich here."

As predicted, there was a direct correlation between the increased settlement and increased property values near the new rail line. Samuel Insull, chairman of the board of the CRT and of the gas and electric light companies said in late 1924 that "when the right-of-way was acquired land in that vicinity was about \$1,000 an acre; when definite announcement of the line was made the price doubled; when construction began there were transfers at \$6,000 and \$7,000 an acre." And in November of 1924 a sale of 15 acres along the extension route in Evanston went for the unheard of sum of \$8,000 per acre. Furthermore, D.H. Howard, the engineer in charge of constructing the new lines announced in early 1925 that he planned to take up permanent residence in Evanston – at 142 Ridge Avenue. He stated that "he had considerable trouble in the past in finding suitable living quarters for his family in Chicago, and was happy to have found in Evanston a place where he could live comfortably."

There is no doubt that the CRT had a role in the development of the Oakton Historic District. Approximately thirty-five percent of the houses in the District were built prior to 1924. From 1924 to 1930, over ninety houses were constructed, which constitutes almost half of the District's building stock.

EARLY RESIDENTS OF THE OAKTON HISTORIC DISTRICT

When the Oakton Historic District in Evanston was developing rapidly from greenhouses and old farm pastures into a substantial suburban neighborhood, demographics remained fairly constant. The area was largely middle and upper-middle class, populated by company executives and professional people. The families in the District may have been spurred on by the convenience of the CRT line that had stations only a couple of blocks away and the proximity to Oakton School a Craftsman brick edifice that had opened its doors in 1914. The school is located on the northern boundary of the District.

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Early occupants of the district included two families headed by physicians, two headed by dentists, an automobile dealer, a minister, a furrier, a jeweler, teachers, and many people involved in sales and sales management. Two of the building contractors, Bernard Prusener and Ward Hanford also built homes for themselves. There were also tradesmen who had houses built for themselves. Presumably, they were involved in the building of the neighborhood homes. Two other significant facts stand out that were quite uncommon at the time. There were several Jewish families who built homes here. At the time, due to custom or laws, they were not allowed to live in many other Evanston neighborhoods. This neighborhood also had households with working wives. They were typically confined to sales positions at the department store or had low-level clerical jobs, but the presence of working women, particularly wives, was something quite uncommon for the time. Many of the families living in the neighborhood also had children attending Northwestern University.

The families were drawn to a style of architecture very much in vogue during the 1920s inspired by the Arts and Crafts movement, the Tudor or English cottage style. Many of the other homes in the area also reflected the influence of the Arts and Crafts movement. There were Chicago and Craftsman bungalows in abundance. Mingling with the bungalows was a host of revival styles: Georgian, Tudor, French, Dutch Colonial and occasionally Spanish and Italian. The majority of the homes going up in the neighborhoods were single family but as the neighborhood approached Oakton School there were also entire streets of two flats in similar architectural styles utilizing the same construction methods.

While some of the District residents bought new houses that were being offered by developers, others bought vacant lots and hired their own architects. Architect-designed homes were becoming more available to prospective home-owners in the 1920s, which could be attributed to several factors. In 1919, the Minneapolis-based Small House Architects' Service Bureau, was formed in order to make architectural plans and specifications for small houses (no larger than six rooms) available to home-builders. In the 1920s, the Home Owners Service Institute published plans, held design contests, and issued a "Small House Page" in the Sunday *New York Tribune*. House plans and home improvement ideas were featured in popular magazines. Such promotion made the public more aware of architect-designed homes and the varied styles available to them.¹⁶

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Following the Wall Street Crash in 1929, residential development had virtually ceased across the country and many families lost their homes. The houses in the Oakton Historic District were the last built in the area for many years to come thereby creating a museum of architect-designed homes showcasing the period 1920 through 1930.

During the 1930s some of the homes that had halted construction in 1929 were completed. Some families made a sufficient recovery to actually start construction during the 1930s, but the building boom had for all intents and purposes come to an end. Other families who had purchased two lots were later forced to sell off their additional lot as a source of much needed income. The selling off of these second lots caused occasional infill development to continue up through the 1950s.

ARCHITECTURAL STYLES

The Oakton Historic District is being nominated to the National Register of Historic Places under Criterion C for architecture. The greatest numbers of buildings in the District are Tudor Revival, closely followed by Craftsman. There are also a number of Chicago Bungalows, Dutch Colonial Revivals and Italian Renaissance Revival houses. This trend toward historical revival architecture prevailed, especially in Chicago's North Shore suburbs, in the teens and twenties when the area enjoyed its greatest population surge. It is unusual to find as many Italian Renaissance Revival structures in an area as are found in the Oakton Historic District.

Most architecture in the Oakton Historic District is categorized by architectural style. Many buildings were designed individually by an architect for a specific client at a chosen site. Most buildings were contractor-built or architect-designed by developers who built several houses on speculation in the new subdivision. All display a conscious attempt to incorporate common architectural characteristics in the fashion of the time in which they were built. In some instances, buildings show a combination of styles. This may be because a house was built during a period of transition when elements from an old style were combined with features from a new one. These combinations resulted from the architect's or the builder's creativity. Several homes in the District combine Tudor and Colonial Revival features.

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The Bungalow Boom

At the turn of the century, industrialization in America was contributing to an unprecedented growth in the nation's middle class.¹⁷ Modes of public transportation, such as the electric trolley were being expanded, allowing families to consider escaping the confines of the downtown areas of cities to the new neighborhoods on the fringe.¹⁸ The type of housing that rose to meet the needs of this group had its roots in British Colonialism and initial growth in the vacation architecture of the upper classes.¹⁹ It was called the "bungalow," originating from the Bengali word "bangla," meaning "low house with porches all around."²⁰ This type of house became the most popular at the time, having the chief attributes for which the middle class was looking: it was adequate for a small family, it could fit on a small lot, and it was affordable.²¹ Best of all, it belonged to its residents. The American ideal of home-ownership was being realized as never before and increased by 4.7 million households (100%) in the first twenty years of the twentieth century, bringing with it a newfound level of respectability and privacy.²²

The bungalow also had many economic features that contributed to its appeal. Being limited to one story was an economic use of space, as stairs were not necessary and connecting corridors were minimized. Plumbing was concentrated on a single level and, thus, was less expensive to install. Heating a one-story home was less costly, as heat did not escape to upper stories. The arrangement of interior space on one floor in an open fashion made the house seem large and roomy to its occupants.²³

Changes in the market economy were also factors contributing to the popularity of the bungalow. Domestic activities were moving out of the house and allowing households to rely less on servants. The availability of bread and canned goods at grocery stores, along with the rise in Department stores, commercial laundries, and public schools were drawing some women into the labor market and influencing a gradual shift to smaller, more efficient houses.²⁴

On the supply side of the market equation, the bungalow business became a booming industry. Plans for building bungalows became widely available from a variety of sources, including many popular magazines.²⁵ Catalog books such as Radford's Artistic Bungalows and Wilson's California Bungalow were but a few of those that enabled the prospective homeowner to choose from a variety of plans and specifications for a

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nominal fee, with material lists and consulting advice available at additional cost.²⁶ With the addition of a local builder and a piece of land, a home that suited its owners was never before so easily achieved at such minimal cost.²⁷

It wasn't long before entire kits, including not only plans but also all necessary materials, were being sold by such catalog giants as Sears, Roebuck and Company, and Montgomery Ward, which enabled do-it-yourselfers to build their own homes, often times with help from local contractors. The mail-order business was instrumental in the bungalow's appearance in all areas of the country, and Sears and others promoted the idea of one-stop shopping, setting up local outlets where one could not only order a house, but obtain financing, too. Sears alone was responsible for producing more than 50,000 bungalows between 1908-1940, which accounted for half of their total home sales during that time.²⁸

The booming bungalow business also benefited entrepreneurs. Developers and builders supplied with the available plan books and a large parcel of land could make a good living selling bungalows.²⁹ Tracts of land were promoted for bungalow development in all areas of the country, and in places such as California and Florida, the development is comparable to the tract-house phenomenon that took place in this country after World War II.³⁰ The proliferation of one type of housing across America inspired popular culture to embrace it as the subject of songs and poetry, such as Stillwell & Co.'s "There's a Little Side Street..." and Burgess Johnson's "The Bungle-Ode", which are but two of many such examples.³¹

Bungalows were built in a variety of architectural styles, including English Tudor, English Cottage, Swiss Chalet, Colonial Revival, Prairie School, and Mission, but by far the largest amount were built in what became known as Craftsman style.³² This style of bungalow was strongly associated with the Arts and Crafts Movement of the late nineteenth and early twentieth centuries, which coincided with the bungalow's rise to prominence. The Craftsman style exhibited a very large range of variations, which sometimes was influenced by location in the country. For example, in California, where the bungalow craze began, Craftsman Style was also sometimes called California Style, and typically exhibited wide overhanging eaves and the use of earth tones on the exterior, which tied the house to the natural landscape.³³ In Chicago, another variation developed

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that was long and narrow (in order to fit on the conventional city lot), built primarily of brick, and featured a very liberal use of art glass in its windows, an influence of the Prairie School on its Midwestern surroundings.³⁴

The typical bungalow is a one- or one and one-half-story structure with a low profile and a horizontal orientation and is usually built on a raised basement. It has a broad (frequently tiled) roof with a low pitch, wide projecting eaves that frequently are supported by exposed brackets, a large front porch or projecting front bay, a prominent chimney, and many windows. Dormers are common. Unlike the American Foursquare, which was meant to be contained, the bungalow was intended to blend indoor and outdoor spaces as much as possible through the use of natural materials like clapboards, split shakes, and cobblestone foundations. Bungalows often have window boxes and trellises covered with climbing vines. Massive porch columns frame views of the outdoors, and large window areas provide pleasing vistas. The porch or verandah became more and more of an outdoor living space. Bungalows often embody many features associated with the Craftsman style; the differences relate to scale and style. The Craftsman house may be or look to be two stories. Bungalows, though not necessarily small, usually have a one-story appearance. They may embody stylistic detailing other than Craftsman; it is not unusual to find a Prairie style bungalow. The suburban building boom of the 1920s extended the popularity of the Bungalow and persisted well after 1916, when the Craftsmen magazine, which had helped to popularize the Bungalow, ceased publication.

Of the 141 houses in the district, 91 are bungalows. While the majority are Craftsman style (45), there are also 21 Chicago Bungalows. Some of the more notable Chicago Bungalows are located at 1105 Dobson, 1107 Dobson, and 1201 Harvard Terrace.

Craftsman

Features of the Craftsman style include the expression of the home's construction. The Craftsman house typically has exposed rafter ends and roof beams or triangular knee braces set under gables. The roofs are most often gabled, but sometimes hipped, and usually low-pitched. Almost all Craftsman houses have either full- or partial-width porches topped by a roof supported by tapered square columns that, in some cases, rest on even more massive piers. Windows are typically double-hung, often three over one or

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four over one. The inherent natural color of the materials used, whether wood, brick or stucco, is respected. Unlike the houses of the Victorian period or the Classically inspired homes of the late Nineteenth Century, the Craftsman house was neither ornate nor cluttered; there was no attempt to express social status or present an ornate display.

Craftsman style houses were uncomplicated, efficient, and neat with straightforward profiles and clean lines. Stickley, one of the most forceful advocates of the Craftsman movement, stressed the importance of simplifying a dwelling's structure to simplify the daily life of the homeowner.³⁵ Using machine technology in the initial construction stages lowered labor costs, but finish work was done by hand. This two-step process made the Craftsman home accessible to less-affluent homeowners. The Craftsman house seldom referenced historical styles. It was a distinctly American style that was comparable in its approach, through the use of natural materials and geometric detailing, to the more artistically developed Prairie architecture of Frank Lloyd Wright and his followers.³⁶

There are 46 Craftsman homes in the Oakton Historic District, the second largest number of any style. Some style examples can be found at 1116 Brummel, 1122 Harvard Terrace, 1015 Dobson and 1003 Dobson. George Klewer designed nineteen Craftsman residences in the District, the greatest number by a single architect. Benedict J Bruns designed six Craftsman houses and William P Whitney designed five.

Colonial Revival

After the 1876 Centennial Exposition in Philadelphia, Colonial Revival became a kind of national style. The country's 1876 centennial celebrations awakened an interest in America's Colonial architectural heritage. Even before 1876, the demolition of the celebrated John Hancock House in 1863 shocked the country. The nationalism and patriotism that grew out of these events created a movement that had a profound effect on all aspects of American culture through World War II and into the 1950s. This wave of nostalgia was immediately reflected in American architecture. The interest in Colonial architecture was reinforced by the Classical architecture of the 1893 World's Columbian Exposition. Colonial Revival architecture, with its Classical detailing, order and symmetry offered an alternative to the exuberance of the Queen Anne style and the informality of the Shingle Style. As the Colonial Revival Style developed in the 1870s, however, transitional examples of homes combining the two styles were common. Many

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early Colonial Revival homes are stately, and mimic the scale of Queen Anne residences. The style was widely published in journals and popular magazines. The *White Pine Series of Architectural Monographs*, dominated by photographs of Colonial buildings was published in 1915 and was as an inspiration for many Colonial Revival designs.

The Colonial Revival style changed over time and took different forms. Later Colonial Revival residences resembled their prototypes more closely in proportion and detail. After 1935, examples of the style became much more simplified, features took on a more slender appearance and occasionally Art Deco elements appeared.

Features of Colonial Revival architecture include rectangular form, symmetry, gable or hip roofs (frequently with dormers), shingles and/or clapboard siding, double-hung windows with multipane glazing, shutters, bay windows, paneled doors topped by transoms, fanlights or pediments and (sometimes) flanked by sidelights. Classical elements including cornices with modillions and dentils, balustrades, columns, and pilasters are also common. Broken pediments were rare on the Colonial originals but were particularly favored by revivalists. Many Colonial Revival houses have small front porches with columns supporting a pedimented roof or balustrade.

There are two basic subtypes of Colonial Revival architecture. The first is Georgian Revival. Georgian Revival homes share common features with Colonial Revival structures, but the former are typically red brick masonry and almost always have a front portico—either one or two stories. Roofs are usually hipped, and symmetrical chimneys are often prominent. Georgian Revival houses tend to be grand and fairly close to their Georgian precedents. The second major subtype is Dutch Colonial Revival. Based on Colonial homes from the Hudson River valley, the characteristic feature of the style is the gambrel roof. The earlier examples, built in the 1890s and 1910s, have front-facing gambrels. Those built in the 1920s and later have side-facing gambrels, sometimes with lunettes in the gambrel end, and a large dormer (or two small dormers) across the front. The dormer or dormers and the gambrel ends are frequently shingled.³⁷

The Oakton Historic District contains 13 Dutch Colonial Revival structures, four Georgian Revival structures and seven Colonial Revival homes. Eight of the Dutch Colonial homes are on the one block of Dobson and are found on the same side of the

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street. All are slightly different in terms of stylistic features and materials. Notable examples include 1016 Hard Terrace, 1021 Hull Terrace, and 1123 Hull Terrace.

Tudor Revival

The Tudor Revival style was popular in America between approximately 1893 and 1940, although the great surge in its popularity occurred in the late teens and the 1920s. The style is based loosely on English Medieval prototypes, with small cottages as well as large country homes categorized stylistically as Tudor Revival. The small cottages attracted homebuyers because they evoked the image of a sweeter, simpler way of life. The quaint, picturesque, and informal massing had great appeal. At the other end of the economic spectrum, a large English country manor was equally attractive, expressing symbolically a homeowner's elevated economic status and implied respectability. Somewhere between the quaint cottage and the sprawling country home stands the handsome suburban Tudor Revival house that was so commonly built in the Oakton area and throughout the North Shore. Although builders constructed some of the smaller houses from available plans, most were architect-designed.

Features of the Tudor Revival style include picturesque massing; asymmetrical plans; steeply-pitched, front-facing gable roofs; tall narrow windows, usually casements in multiple groups with multipane or diamond glazing; prominent brick chimneys frequently crowned by chimney pots; decorative, not structural, half-timbering; and doorways topped with Tudor (flattened pointed) arches or shouldered, flat arches. Some entrances have a projecting vestibule covered with a steeply pitched asymmetrical "catslide" gable roof. Unlike the wood clapboard or shingle Queen Anne or Stick Style houses, which also drew on Medieval English precedents, Tudor Revival homes have walls of stucco, brick, or brick veneer, or some combination of materials. Although stone trim was popular, Tudor Revival houses are most commonly built of brick. As masonry veneer became widespread during the 1920s, brick homes were possible even for those on a modest budget.³⁸

The Oakton Historic District contains 53 Tudor Revival structures. 28 are single-family residences, 22 are two-flats and 3 are apartment buildings. Examples can be found at 1115 Mulford, 1208 Mulford, 1124 Dobson and 1111 Dobson. The architects who

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designed the most structures were George Klewer with eleven, HA Mulder with eight and F. Schmidt with four.

Spanish Colonial Revival

Spanish Colonial Revival houses became popular after the Panama-California Exposition held in San Diego in 1915. Popularity of this style reached its height in the 1920s. With buildings imitating elaborate Spanish prototypes, it received worldwide attention. Low-pitched red tile roofs, usually with narrow or no eaves characterize the style. Arches are prominent features, and wall surfaces are typically stucco. Spanish Eclectic architecture is most common in the southwestern states (especially California) and in Florida, areas that were settled by the Spanish and where Spanish Colonial building actually occurred.³⁹ There are seven examples of the style in the district, the most distinctive at 1211 Harvard Terrace that was designed by John Mallinger.

Italian Renaissance Revival

Although the Italian Renaissance Revival style was not generally popular on the North Shore, there are eight examples in the Oakton Historic District. The style is considerably less common than the contemporary Craftsman, Tudor Revival or Colonial Revival styles. In the late 19th century, many American architects and their clients visited Italy and had first-hand familiarity with Italian architecture. Italian Renaissance structures designed by those architects mimic their Italian predecessors closely.⁴⁰ The close resemblance is also possible because improved printing technology made photos of these buildings easily accessible to the reading public. This authenticity distinguishes Italian Renaissance Revival buildings from the Italianate buildings that preceded them.

Italian Renaissance Revival buildings are of masonry or stone. As is true of Tudor Revival buildings, the perfection of masonry veneering techniques after World War I made even modest examples of the style possible.⁴¹

The typical Italian Renaissance Revival house has a low-pitched, hipped or flat roof. The hipped roofs were covered in ceramic tile; the flat-roofed type sometimes has a prominent cornice and roofline balustrade. Upper-story windows tend to be smaller and less elaborate than the large, arched openings beneath them on the first floor. In the District, second floor windows are frequently designed in bands set under a deep cornice

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and separated from the first floor by a string course, combining Prairie School elements with a predominantly Italian Renaissance design. In other Italian Renaissance Revival houses in the District, second-floor windows are double-hung, resembling the sash on contemporary Colonial Revival structures. The houses are often, but not always symmetrical. Classical detailing, including the Palladian motif, is common. Some examples are long and low, others tall and stately.⁴²

Of the eight Italian Renaissance Revival structures built in the Oakton Historic District, three are two-flat buildings and five are single-family houses. The two and one-half story home at 305 Barton was designed by Charles H Markel in 1925 and is a local Evanston landmark.

American Foursquare

Although the American Foursquare is a house type, it is frequently associated with a particular academic style of architecture because of its detailing. Foursquares may be very simple, or they may have elaborate decorative detail associated with the Prairie, Colonial Revival or Tudor Revival Styles. There are even Mission American Foursquares. Because of its general overall symmetry, the American Foursquare has precedent in the Georgian manor house. But preference for the square shape can also be seen as a matter of economy. (The cube yields the most interior space for the money spent of foundation, framing and roof.) This house type also marks a return to the symmetry and simplicity of the classically derived houses that predated the Victorian era. Although the American Foursquare was built in rural areas as farmhouses, as well as in cities and the growing suburbs, it was well suited to small lots, prefabricated parts, and the growing housing needs of middle class families. Variants on American Foursquares appeared in virtually every pattern book, including the Sears and Radford catalogues, published between 1900 and 1925. Different models by builders offered options in window styles, porch parts, siding, and interior elements.⁴³

The standard American Foursquare is balanced and symmetrical, stands two full stories and has a large attic, sometimes finished. Large dormers that commonly extend from each side of the hipped roof make the attic livable. A porch is an important hallmark of the style, but it does not resemble a Victorian verandah. The front porch of the American Foursquare is rectangular, lacks decorative detailing, and extends across the front of the

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house. Posts tend to be square, paneled, or fluted. Balusters are made up of square slats. Simple railings or a low wall replace the ornamented balustrade popular on other house styles.⁴⁴

There is one American Foursquare in the Oakton Historic District located at 1016 Mulford. Made of brick, it has a rounded tile roof. It was designed by Ernest Braucher.

French Eclectic

Compared to Colonial Revival and Tudor Revival Styles, the incidence of French Eclectic structures is comparatively rare. The French Eclectic style found its way into the suburban settings during the 1920s. Americans who had served in World War I came home with first-hand knowledge of the French prototypes. Moreover, the publication of books and articles on French architecture helped to popularize the style. A number of photographic studies of modest French houses, published in the 1920s, gave architects and builders many models from which to draw.⁴⁵ The style persisted through the 1930s. The principal identifying feature of French Eclectic architecture is a steeply pitched hipped roof. Occasionally it flares outward at the junction of the roof and wall. Mansard roofs also appear. Walls are brick, stone, or stucco, sometimes with decorative half-timbering. Dormers, especially those that project from the wall and extend up through the cornice are common; they may have gabled, arched, hipped, or shed tops. Quoins, French doors with shutters, and prominent chimneys are other characteristic features of the French Eclectic style.

There are two major subtypes of the style. The first is symmetrical, with a steep, hipped roof that has a ridge parallel with the front of the house. Façade detailing is formal, inspired by small French manor houses, not grand chateaux or French farmhouses. The second subtype is asymmetrical with a picturesque massing. Many of these houses have a prominent round tower with a tall conical roof at the intersection of two wings. These are loosely patterned after Norman farmhouses. Some French Eclectic designs are quite similar stylistically to Tudor Revival homes.⁴⁶ The Oakton Historic District has 10 French Eclectic residences including three townhouses at 1208 Hull Terrace that are Evanston landmarks.

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Other Building Types

Sixty-two primary structures in the District were not built as single-family residences. These include six contributing apartment buildings, 54 two-flats (eight non-contributing), one contributing town house building containing three units, and one contributing school building. Of the secondary structures, approximately 77% are contributing. Those that are non-contributing were constructed after 1940 or have severely compromised integrity.

Apartment Buildings

While the District is predominantly single-family residential in character, the several apartment houses are residential in scale and similar in quality and style to the homes in the District. The Ridge Crest, a three-story courtyard building, built in 1927 at 356-410 Ridge Avenue, 1001-1011 Hull Street was designed by Lindbold and Carson in 1927 and is an Evanston landmark. An *Evanston News Index* article on February 10, 1927 stated that "Over a half million dollars is the estimated cost of the ground and building of the largest apartment house in Evanston. The owner of the project, W. Hayden Bell, active North Shore subdivider and builder, asserts that the building is an investment and not a speculation, and for that reason plans to use the highest type of construction, and to equip the structure with the best of furnishings. The new apartment building will have a frontage of 225 feet on Ridge Avenue and 175 feet on Hull Street."⁴⁸

A brick six-flat building, constructed in 1921, at 114-116 Ridge Avenue was designed by Norman W Cook. A pair of matching buildings at 1209-11 Mulford and 1213-15 Mulford was designed and built by Foltz & Co in 1927. The 10-apartment building at 1217-23 Hull Terrace was designed by Leon F. Urbain in 1926, and the International style building at 1000-12 Austin was designed by Robert C. Ostegren.

Two-Flats

Two-flats are designed to accommodate two families in one building, and the units are arranged vertically. There are 54 two-flats in the Oakton Historic District. The two-flat at 1035 Hull Terrace, designed by Frederick V. Prather in 1928 and in the Art Deco style, is a stunning building with brick and stone ornamentation. The building at 1107 Hull Terrace is a large, handsome building that has Mission, Tudor and Italian Renaissance details and was designed by George Klewer in 1925. Another beautiful building on a

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street of beautiful two-flats is a Tudor Revival building by Huggett & Schmidt in 1927. All these buildings are Evanston Landmarks.

Garages

The history of garages dates from ca. 1904. The building was to be a house for the motorcar, and various architects' and builders' journals used various terms like "automobile house" to describe these new buildings that stored cars. After 1910, magazines abandoned that description and adopted the word French "garage," meaning "to shelter." Up until about 1920, most garages were designed in the image of a small house but did not necessarily match the main house. Garages could be ordered from catalogues and built by the do-it-your-selfer. As early as 1910, Radford's Architectural Company published the first garage plan book, advertising a variety of designs.

By the 1920s, it was assumed that the house and garage should be in architectural harmony with each other. Builders looked to the house for architectural inspiration. Although early garages were set unobtrusively at the rear of residential lots, they were within visual proximity to the house and could often be seen from the street. Both the trade and popular press endorsed the design of garages as being beautiful buildings in their own right. As the automobile continued its surge in popularity, two-car garages became popular.

In the twenties, the notion of attaching the garage to the house became popular though not as prevalent as it was later to become. Sometimes the garage was an integral design element with the house and visible from the street. However, most garages in the District are free standing and face the alley at the rear of a narrow lot.⁴⁹

The Oakton Historic District was built with the automobile in mind. The District contains 195 garages which are detached, in the basement, or attached. There are 137 detached garages, of which 103 are contributing. The most interesting examples of detached garages in the District mimic the materials and roof shape of the house and borrow details such as multi-paned windows, brackets, and roof shapes. There are many fine examples of harmonious garages throughout the District. Many of the garages are two-car garages, although most of the non-conforming garages are new structures that replaced the one-car garages. Many of the detached garages are masonry.

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On Dobson Street, the houses that didn't have basement garages had garages with access from both sides. The driveway extended to the front street. The homeowner could drive in the driveway and drive the length of the yard into the garage. The next morning, they would open the doors to the alley and drive right out.

Throughout the district are 24 houses with the garage in the basement. Many of the homeowners still use their garages, although some just park in the back driveway. There are also an additional 33 properties with attached garages that are not in the basement.

ARCHITECTS IN THE OAKTON HISTORIC DISTRICT

Property homeowners in the Oakton Historic District hired architects who designed homes in the other districts. Thirteen architects designed buildings in both the Oakton Historic District and in the Northeast Evanston Historic District. They are: Carl Almquist, George Klewer, Lyman Allison, CW Johnson, Benedict Bruns, Dewey & Pavlovich, Charles Markel, Lindbold & Carlson, William Whitney, Edward Oldefest, VanGunten & VanGunten, Harry Johnson and Percy Johnstone. One of these architects, George Klewer, also designed property in the Ridge Historic District. One builder, Thomas Carson, built homes in all four districts.

The architects who worked throughout the proposed Oakton Historic District were not the highly visible society architects of the time. There are no Wrights, no Tallmadge & Watsons and no Van Bergens. Rather, the architects who worked within this neighborhood were a group of men catering to the upper middle class of the 1920s, clients who wanted quality of both design and craftsmanship without having to obtain these in the purchase of a Sears kit home.

It was rare for an architect to complete only one home in the proposed Oakton historic district. In many cases architects have several examples of their work showcased in the proposed district. Some architects were particularly prodigious, with the architect George W. Klewer completing 40 residences, Benedict J. Bruns completing 15 and H.A. Mulder finishing 11.

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Most of the architects who worked within the neighborhood had offices in downtown Chicago. The addresses of their offices read Dearborn, LaSalle, Wacker, and Michigan. In addition to designing homes in Evanston, many of the architects were working in other expanding suburbs as well as within the limits of the City of Chicago. As for their work in Chicago, more than half of the architects listed as having worked in the proposed Oakton Historic District have buildings that have been catalogued by the Chicago Landmarks Historic Resources Survey as having characteristics that make them significant in the broader context of the City of Chicago, the State of Illinois or the United States of America.⁵⁰

The presence of architect-designed work in the design of the homes in the proposed Oakton Historic District is self-evident. Though the architectural styles vary throughout the district, the quality of design rarely does. These architects specified brick as the construction medium and the roofs were virtually all concrete tile. Throughout the homes, high quality interior trim, doors and windows were called out on the specification documents. Fireplaces were design features to highlight the abilities of master masons and they regularly appear in brick, cobblestone and tile. Taking these features into consideration, the neighborhood serves as an art gallery showcasing the design talents of a group of known men working within a historically significant period of time roughly 1920-1930.

For most of the architects who worked in the district, biographical information is missing or of little apparent consequence compared to the names and careers of the society architects working in the Chicago area at the same time. After the Crash of 1929 many of the District's architects closed their office doors and never opened them again. Others went on to work as architects for the government in the WPA programs of the 1930s. Still others were able to resurrect their careers and practices to become figures of prominence within the field of building in the Chicago metropolitan area.

Interestingly, Oakton School is home to many WPA art pieces. Located in the central corridor are three carved pine wood bas reliefs by Alfred Lenzi installed in 1937. The first is entitled "Animals". It measures 25"x120 x2.5". Nearby is "Wild Animals" measuring 2'x10'x2" and "Farm Animals" measuring 3'x8'x2". All three carvings are extant and wonderful examples of Alfred Lenzi's talent. Outside on the south lawn stand the remains of "Sundial", a carved stone sundial done by Louise Carolyn Pain in 1936.

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The pedestal measures 48"x18 x18". Unfortunately the ceramic dial with the zodiac tiles is missing. Also missing is the "Boy and Fish" cast stone fountain group created by Curt Dewes in 1936. According to WPA records, it measured 22"x24"x12". Zsissly contributed an oil painting in a gilt carved wood frame entitled "Still Life- Fruit and Flowers". Finally there is a series of murals in the auditorium depicting the legend of Charlemagne. According to local sources, the artist who created these paintings was Carl Scheffler.⁵¹

The attached appendix is a comprehensive list of the architects who worked within the proposed Oakton Historic District, the number of homes they built within the district as well as any information that might be of assistance in helping to define their careers in Chicago. Included within this latter category of information is whether any of their surviving buildings have been recommended for preservation by the Chicago Landmarks Historic Resources Survey, the period of time within which these buildings were constructed and the styles that characterized the particular architect's work. If any notable facts were available shedding further light on the careers of these architects after construction of the homes in the district, this information is also included.

George W Klewer

An Evanston resident, George W Klewer designed 40 homes within the District. In Chicago, Klewer designed commercial structures including a Nash car dealership and the Cook department store. One Craftsman home in the Chicago Historic Resources Survey is attributed to Klewer. In Evanston, he designed primarily Craftsman, Tudor Revival, Spanish Colonial Revival and French Eclectic homes and two-flats.

Benedict J. Bruns

Strictly a residential architect, Benedict J Bruns designed 15 in the Oakton Historic District. He also designed 17 homes identified in the Chicago Historic Resources Survey between the years of 1919 and 1931. His area of design preference was Craftsman, Tudor Revival, Spanish Colonial Revival and Foursquare.

Lyman J. Allison

While Lyman J Allison designed only three homes in the Oakton Historic District, he designed many homes in the Northeast Evanston Historic District, as well as 113 homes

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in Oak Park and 21 homes identified in the Chicago Historic Resources Survey between the years of 1906 – 1936. He designed homes in many styles of the period.

Dewey & Pavlovich

Dewey & Pavlovich, a Chicago architectural firm, designed nine homes in the District including one Evanston landmark. They also designed 14 residential and commercial structures identified in the Chicago Historic Resources Survey, ranging from homes to gas stations. All but one of the homes they designed in the Oakton Historic District were Chicago Bungalows with polygonal-bays.

William P. Whitney

William P Whitney designed homes in both the Oakton and Northeast Evanston Districts. Five of the properties were in the Oakton district and they were all in the Craftsman style. He designed four structures, including a theatre, that were identified in the Chicago Historic Resources Survey and these were in the Craftsman, Beaux Arts and Baroque styles.

H.A. Mulder

A Chicago architect, H.A. Mulder, designed 11 homes, primarily two-flats in the Oakton Historic District. There are no properties in Chicago listed on the Historic Resources Survey.

CONTEXT

Evanston has three other single-family residence historic districts, the Evanston Lakeshore Historic District, listed in the National Register of Historic Places in 1980, the Evanston Ridge Historic District, listed in 1983 and the Northeast Evanston Historic District, in 1999. The Oakton Historic District, which represents a later period in Evanston's history, compares favorably to all three districts in architectural design and integrity. The Oakton Historic District, with 204 primary structures, is the smallest of the three; the Lakeshore Historic District contains 257 significant and contributing structures (under the old designations), the Ridge Historic District contains 397 primary structures, and the Northeast Evanston Historic District contains 546 primary structures. When the Lakeshore and Ridge districts were documented, however, the National Park Service did

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not require the inclusion of secondary structures. Therefore, only the number of primary structures is used in the comparisons.

Both the Lakeshore and the Northeast districts abut Lake Michigan, while the spine of the Ridge district is Ridge Avenue, the historic Green Bay Road. The Oakton district abuts Ridge Avenue at the south end of Evanston. Each district exhibits a strong sense of place, distinct from that of the other districts. Three of the districts have buildings that date from the 1860s to the 1930s and later. The Lakeshore and Ridge districts contain a larger number of late Nineteenth Century buildings than the Northeast Evanston Historic District. The Oakton Historic District is the only district in Evanston that has such a short period of significance and that shows a cohesive period of housing development.

ENDNOTES

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- ² Harvey B. Hurd and Robert D. Sheppard, eds., *History of Evanston*, p. 181.
- ³ *Ibid.*, p. 300.
- ⁴ *Ibid.*, p. 17-18.
- ⁵ Hurd and Sheppard, 183.
- ⁶ Clarence W. Hatch, ed., *History of Evanston Township High School: First Seventy-five Years, 1883-1958*, p. 12.
- ⁷ Barbara J. Buchbinder-Green, *Evanston: A Pictorial History*, p. 45.
- ⁸ Hurd and Sheppard, p. 299.
- ⁹ Evanston Plan Commission, *Land Use Part I of the Source Book on the Comprehensive General Plan of Evanston, Illinois*, p. 8.
- ¹⁰ Mark Burnette, Judy Fiske, Jeanne Lindwall, Jim McGuire, and Mary McWilliams, *Northeast Evanston Historic District Nomination*, Northeast Evanston Historic District Association (NEHDA), Evanston, Illinois, 1999.
- ¹¹ David L. Ames and Linda Flint McClelland, "Historic Residential Suburbs." *National Register Bulletin*, U.S. Dept. of the Interior, National Park Service, National Register of Historic Places (Washington, DC: September 2002), p. 26.
- ¹² *Ibid.*, p. 26-27.
- ¹³ Evanston Plan Commission, p. 22.
- ¹⁴ *Ibid.*, p. 22.
- ¹⁵ Hurd and Sheppard, p. 300.
- ¹⁶ Ames and McClelland, 59.
- ¹⁷ Jan Cigliano, *Bungalow: American Restoration Style* (Salt Lake City: Gibbs-Smith, 1998), p.13.
- ¹⁸ Clay Lancaster, *The American Bungalow 1880-1930* (New York: Dover Publications, 1985) p.242.
- ¹⁹ Cigliano, p. 11.

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- ²⁰ Lancaster, p. 19.
²¹ Ibid., p.13.
²² Anthony D. King, *The Bungalow. The Production of a Global Culture* Second Edition, (New York, Oxford University Press, 1995) p.151.
²³ Lancaster, pp. 121-22.
²⁴ King, p. 150.
²⁵ Cigliano, p. 14.
²⁶ Radford Architectural Company. *Radford's Artistic Bungalows* (Republication), (New York, Dover Publications, 1997) p.5-8.
²⁷ Henry L. Wilson, *California Bungalows of the Twenties* (Republication), (New York, Dover Publications, 1993) p.2-3.
²⁸ Paul Duchscherer and Douglas Keister, *The Bungalow: America's Arts & Crafts Home*, (New York, Penguin Studio, 1995) p.15.
²⁹ Ibid., p.15.
³⁰ Cigliano, p. 14.
³¹ "The Bungal-Ode," *Old House Journal*, May 1985, p.85.
³² Duchscherer and Keister, p 71.
³³ Robert Winter and Alexander Vertikoff, *American Bungalow Style* (New York: Simon and Schuster, 1996) p.32.
³⁴ Ibid., p.156.
³⁵ Clifford Edward Clark Jr., *The American Family House*, p. 146.
³⁶ Mark Burnette, Judy Fiske, Jeanne Lindwall, Jim McGuire, and Mary McWilliams, *Northeast Evanston Historic District Nomination*, Northeast Evanston Historic District Association (NEHDA), Evanston, Illinois, 1999.
³⁷ Ibid.
³⁸ Ibid.
³⁹ Ibid.
⁴⁰ Virginia and Lee McAlester, *A Field Guide to American Houses*, p. 398.
⁴¹ Ibid.
⁴² Mark Burnette, Judy Fiske, Jeanne Lindwall, Jim McGuire, and Mary McWilliams, *Northeast Evanston Historic District Nomination*, Northeast Evanston Historic District Association (NEHDA), Evanston, Illinois, 1999.
⁴³ McAlester, p. 388.
⁴⁴ Mark Burnette, Judy Fiske, Jeanne Lindwall, Jim McGuire, and Mary McWilliams, *Northeast Evanston Historic District Nomination*, Northeast Evanston Historic District Association (NEHDA), Evanston, Illinois, 1999.
⁴⁵ McAlester, p. 388.

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⁴⁸ Mark Burnette, Judy Fiske, Jeanne Lindwall, Jim McGuire, and Mary McWilliams, *Northeast Evanston Historic District Nomination*, Northeast Evanston Historic District Association (NEHDA), Evanston, Illinois, 1999.

⁴⁹ Evanston News Index, February 10, 1927.

⁴⁹ Mark Burnette, Judy Fiske, Jeanne Lindwall, Jim McGuire, and Mary McWilliams, *Northeast Evanston Historic District Nomination*, Northeast Evanston Historic District Association (NEHDA), Evanston, Illinois, 1999.

⁵⁰ Commission on Chicago Landmarks, "Chicago Landmarks Historic Resources Survey," Chicago, 1995.

⁵¹ "New deal Art During the Great Depression: Oakton School," July 5, 2004; available from www.wpamurals.com/oakton.html

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Oakton Historic District, Cook County, Illinois

Verbal Boundary Description

The Oakton Historic District extends seven blocks north to south, from Oakton Street on the north to the alley north of Howard Street on the south. At its widest point the District is three blocks east to west, from Ridge Avenue on the east to Asbury Avenue on the west. The following may illustrates the boundaries of the proposed Oakton Historic District They are described verbally as follows:

Beginning at the southwest corner of Ridge Avenue and Oakton Street, go west along the south line of Oakton Street to the southeast corner of Oakton Street and Barton Avenue. Proceed south along the east line of Barton Avenue, crossing Austin Street, to the south line extended of the alley first south of Austin Street. Then proceed west, crossing Barton Avenue, along the south line of said alley to the east line of Asbury Avenue. Go south along the east line of Asbury Avenue to the northeast corner of Asbury Avenue and I-lull Terrace. Then proceed east along the north line of Hull Terrace to the west line extended of 1208 Hull Terrace. Go south, crossing Hull Terrace, along the west line of 1208 Hull Terrace to the south line of the alley first south of Hull Terrace. Then proceed west along said south line to the west line of 1213-1215 Mulford Street. Go south along the west line of 1213-1215 Mulford Street to the north line of Mulford Street. Go east along the north line of Mulford Street to the west line extended of 1210 Mulford Street. Then go south along the west line of 1210 Mulford Street and 1211 Harvard Terrace, crossing Harvard Terrace. Continue south along the west line of 1208 Harvard Terrace to the south line of 1216-1226 Harvard Terrace extended (also being the north line of the CTA right-of-way). Then proceed west along the north line of CTA right-of-way to the east line of Asbury Avenue. Go south along the east line of Asbury Avenue to the south line of the CTA right-of-way. Proceed east along the south line of the CTA right-of-way to the east line of 207 Asbury Avenue (also being the west line of the CTA right-of-way). Then go south along the east line of 207 Asbury Avenue to the intersection with the south line of 207 Asbury Avenue and the south line of the CTA right-of-way. Proceed east along the south line of the CTA right-of-way to the west line extended of 200 Barton Avenue. Then proceed south along the west lines of 200 Barton Avenue, 150 Barton Avenue, 146 Barton Avenue and 1201 Dobson Street. Continue south crossing Dobson Street along the west line of 1200 Dobson Street to the north line of the alley first north of Howard Street. Proceed east along the north line of said alley to the west line of Ridge Avenue. Go north along the west line of Ridge Avenue to the north line of 114-116 Ridge Avenue. Then proceed west along said north line of 114-116 Ridge Avenue to the west line of the

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alley first west of Ridge Avenue. Go north along the west line of said alley, crossing Dobson Street and Brummel Street to the north line of Brummel Street. Then go east along the north line of Brummel Street to the west line of Ridge Avenue. Proceed north along the west line of Ridge Avenue to the south line of 224-234 Ridge Avenue. Go west along the south line of 224-234 Ridge Avenue to the west line of the alley first west of Ridge Avenue. Proceed north along said alley, crossing Harvard Terrace to the north line of Harvard Terrace. Go west along the north line of Harvard Terrace to the east line of 1005 Harvard Terrace. Proceed north along the east line of 1005 Harvard Terrace to the north line of the alley first north of Harvard Terrace. Proceed east to the east line of 1002 Mulford Street. Then go north along the east line of 1002 Mulford Street, crossing Mulford Street to an intersection with the west line of the alley first west of Ridge Avenue. Proceed north along the west line of said alley, crossing Hull Terrace, to the north line of Hull Terrace. Proceed east along the north line of Hull Terrace to the west line of Ridge Avenue. Then go north along the west line of Ridge Avenue, crossing Austin Street to the point of beginning.

Boundary Justification

The boundary includes the properties in the Evanston Heights, Austin Ridge, Birchwood Highlands, and Ridgeview subdivisions in Evanston which retain historic integrity. With the exception of the school, the properties are all residential and most are single-family houses. The buildings in the district relate through lot size, set back, building styles and types, and period of construction.

The northeast corner of the Oakton Historic District is anchored by Oakton School, a public school and local landmark at 436 Ridge Avenue, constructed in 1914. The northeast boundary is also marked by The Ridge Crest, a 73-unit apartment building at 365 to 410 Ridge Avenue, also a local landmark, built in 1927. Newer non-contributing apartment buildings dominate most of the eastern boundary of the District along the western side of Ridge Avenue. An apartment building at 114-116 Ridge Avenue, built in 1921, anchors the southeast corner of the District.

The southern boundary of the District is formed entirely by single family homes, all built within the District's period of significance. At Barton Avenue, the southwest corner of the District is defined by the end of sidewalk construction one lot west of Barton and by

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single family homes to the north built between 1937 and 1940.

UTM References

Zone 16

1. E443000 N4652973
2. E443215 N4652973
3. E443271 N4652732
4. E443212 N4652732
5. E443212 N4652520
6. E443224 N4652520
7. E443231 N4652459
8. E443292 N4652459
9. E443297 N4652403
10. E443226 N4652403
11. E443272 N4652250
12. E443309 N4652250
13. E443311 N4652230
14. E442965 N4652230
15. E442965 N4652397
16. E442950 N4652397
17. E442950 N4652419
18. E442864 N4652419
19. E442864 N4652495
20. E442923 N4652495
21. E442923 N4652617
22. E442914 N4652617
23. E442916 N4652676
24. E442931 N4652676
25. E442931 N4652735
26. E442867 N4652735
27. E442867 N4652796
28. E442996 N4652796

List of Properties in the Oakton Historic District

Address	Street	C/NC/L	Height	Type	Style	Architect	Builder	Owner	Year	Garage	C/NC
1000-12	Austin	C	3	Apt	International	Ostegren, Robert C	RL Ostegren	HF Krupp	1927		
1016	Austin	C	2	2-Flat	Spanish Eclectic	Allison, Lyman J	Mrs. SI Russell	SI Russell	1925	A/D	C
1020	Austin	C	2	2-Flat	Tudor Revival	Mulder, HA	Ivan Bell - Bell Construction	Frank T O'Donnell	1924	D	C
1024	Austin	C	2	2-Flat	Tudor Revival	Mulder, HA	Ivan Bell - Bell Construction	Frank T O'Donnell	1924	D	C
1028	Austin	C	2	2-Flat	Tudor Revival	Mulder, HA	Ivan Bell - Bell Construction	Frank T O'Donnell	1924	D	C
1030	Austin	C	2	2-Flat	Tudor Revival	Mulder, HA	Ivan Bell - Bell Construction	Frank T O'Donnell	1924	D	C
1102	Austin	NC	2	2-Flat	Modern	Johnson, Harry M	Norman Mathiesen	R Mathiesen	1954	A	
1104	Austin	C	2	2-Flat	Italian Renaissance	Johnson, Carl J	Rudolph Lundberg	Carl Johnson	1927	D	C
1106	Austin	C	2	2-Flat	Tudor Revival	Meredith, Davis D	A Solderlund	RJ Ludlow	1926	D	C
1108	Austin	C	2	2-Flat	Tudor Revival	Bruns, Benedict J	Alfred C Julian	Martin H Kennulz	1924	D	C
1110	Austin	C	2	2-Flat	Tudor Revival	Bruns, Benedict J	Alfred C Julian	Martin H Kennulz	1924	D	C
1112	Austin	C	2	2-Flat	Tudor Revival	Merrill, JC	Cedarquist & Seaborg	Ralph M Bohn	1925	D	C
1116	Austin	NC	1.5	SF	French Eclectic	Bruns, Benedict J	EN Edlund	E Edlund	1950	A	
1120	Austin	NC	1.5	SF	Tudor Revival	Johnson, Reuben H	Edwin Edlund	Edwin Edlund	1950	D	NC
1126	Austin	C	1.5	SF	Tudor Revival	Rowe, CB	Erik F Peterson	WA Sayles	1940	A	
135	Barton	C	1	SF	Tudor Bungalow	Quinn, Christianson & Johnson	JP Bauer	Rudolph LeBahn	1925	A	
146	Barton	C	2.5	SF	Tudor	Owen, AF	Charles F Krieter	Joseph R Krieter	1937	A	
150	Barton	C	2.5	SF	Tudor	Owen, AF	Charles F Krieter	Joseph R Krieter	1937	A	
200	Barton	C	2	SF	Colonial Revival	Johnson, CG	Charles F Krieter	Joseph R Krieter	1940	A	
305	Barton	C,L	2.5	SF	Italian Renaissance	Markel, Charles H	William Gubbons	EG Gubbins	1925	A	
310-312	Barton	NC	2	2-Flat	Modern	unknown				AB	
330	Barton	C	2	2-Flat	Moderne	unknown	LM Wegger	M Wheeler	1927	A	
333	Barton	C	2	2-Flat	Colonial Revival	Northquist, RA	WC Kenning	Charles P Kenning	1926	D	C
1004	Brummel	NC	1	SF	Ranch	Carter, Harry B	Empire Builders	Empire Builders	1956	D	NC
1006	Brummel	C	1.5	SF	Craftsman Bungalow	Bruns, Benedict J	William F Blades	Mathew Rink	1923	D	C
1008	Brummel	C	1	SF	Craftsman	Klewer, George W	William F Blades	William Blades	1924	AB	
1014	Brummel	C	1.5	SF	Tudor Bungalow	Klewer, George W	William F Blades	WJ Blades	1923	D	C
1016	Brummel	C	1	SF	Craftsman Bungalow	Hanson, Ward D	Ward D Hanson	Ward D Hanson	1923	D	NC
1020	Brummel	C	2	SF	Tudor	Bruns, Benedict J	Henry Wolter	Henry Wolter	1927	D	C
1022	Brummel	C	1	SF	Chicago Bungalow	Norman, Andrew E	Holtzmer Const	F Stenberg	1923	D	NC
1024	Brummel	C	1.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	William Blades	1923	D	C
1026	Brummel	C	1.5	SF	Tudor Bungalow	Klewer, George W	William F Blades	William Blades	1923	AB	
1028	Brummel	C	2.5	SF	Tudor	Almquist, Carl	Charles J Johnson	Charles J Johnson	1927	D	C
1100	Brummel	C	2	SF	French Eclectic	Dewey & Pavlovich	George Olsen	Frank T O'Donnell	1930	D	C
1102	Brummel	C	1.5	SF	Chicago Bungalow	Fortier, J	J Gottfrid Larson	CP Flannigan	1927	D	C
1104	Brummel	C	1.5	SF	Chicago Bungalow	Johnson, Oscar	Ivan Bell -	HE Erickson	1923	D	C

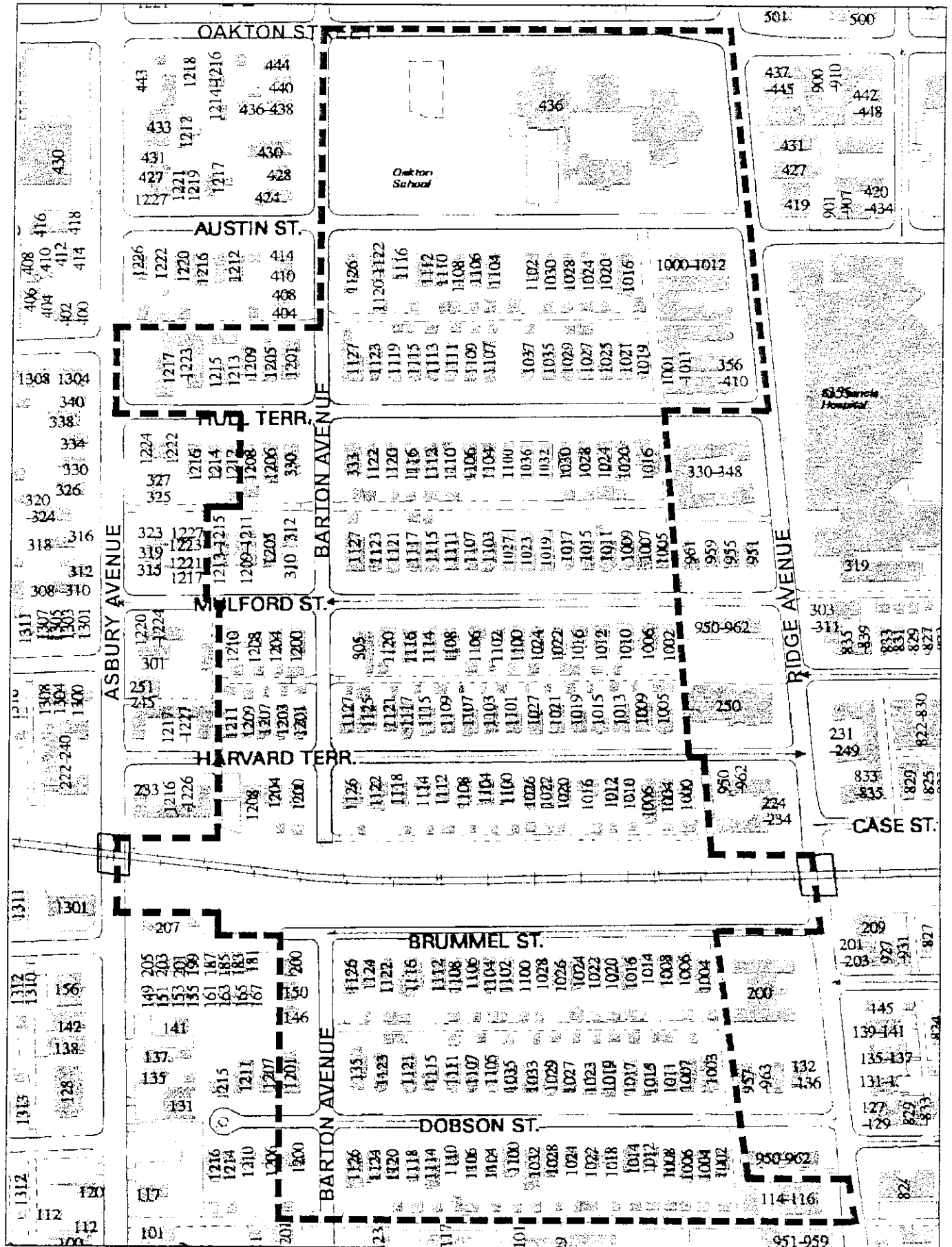
Address	Street	C/NC/L	Height	SF	Type	Craftsman	Style	Architect	unknown	Bell Construction	Prusener?	Owner	Year	D	Garage	C/NC
1106	Brummel	C	1.5	SF		Craftsman		unknown		Bell Construction						C
1108	Brummel	C	1	SF	Chicago Bungalow	Mulder, HA		HJ Bergendahl		Builder		H Frederickson	1922	D		NC
1112	Brummel-mo	C	1.5	SF	Craftsman	Klewer, George W		William F Blades		William F Blades		William Blades	1923	AB		NC
1116	Brummel	C	1.5	SF	Craftsman	Klewer, George W		William F Blades		William F Blades		Ruel Husen	1923	D		NC
1122	Brummel	C	1.5	SF	Chicago Bungalow	Thumley, J		Henry West		Henry West		EA Wagner	1925	D		NC
1124	Brummel	NC	1	SF	Ranch	Johnson, Harry M						Emil Carlson	1956	D		NC
1126	Brummel	C	1.5	SF	Chicago Bungalow	Jacobs, Arthur						I Kohn	1927	AB		NC
1002	Dobson	NC	1.5	SF	Colonial Revival	Wiener & Barnum		Otto A Schulz		Otto A Schulz		Stephen Levitas	1947	D		NC
1003	Dobson	C	1.5	SF	Craftsman Bungalow	Allison, Lyman J		Frank Schrawka		Frank Schrawka		Frank Schrawka	1924	A		NC
1004	Dobson	C	1.5	SF	Craftsman Bungalow	Klewer, George W		George A McEvoy		George A McEvoy		McEvoy	1923	D		NC
1006	Dobson	C	1.5	SF	Chicago Bungalow	Fishman, Maurice M		E Kempt-Zeman		E Kempt-Zeman		Philip Schehr	1926	D		C
1007	Dobson	C	1.5	SF	Craftsman Bungalow	Bleidt, Charles		Lee Pape		Lee Pape		Charles Bleidt	1925	D		C
1008	Dobson	C	1.5	SF	Dutch Colonial Revival	Brieger, JC		William K Corlett		William K Corlett		JC Brieger	1923	D		NC
1011	Dobson	C	1.5	SF	Tudor	Oldefest, Edward G						TY Jones	1928	D		NC
1012	Dobson	C	1.5	SF	Dutch Colonial Revival	Peterson, JD		Bernard Prusener?		Bernard Prusener?		B Prusener	1925	D		C
1014	Dobson	C	1.5	SF	Prairie	Bruns, Benedict J		Rudolph Lundberg		Rudolph Lundberg		RS Morford	1923	D		NC
1015	Dobson	C	1.5	SF	Craftsman Bungalow	Prather, Frederick V		William F Blades		William F Blades		RA Anderson	1923	D		C
1017	Dobson	C	1.5	SF	Chicago Bungalow	Dewey & Pavlovich		Jacob Bernstein		Jacob Bernstein		Jacob Bernstein	1925	D		C
1018	Dobson	C	1.5	SF	Dutch Colonial Revival	Hansen, John M		John M Hansen		John M Hansen		John M Hansen	1923	D		C
1019	Dobson	C	1.5	SF	Craftsman	Neilenstrom, J		George McEvoy		George McEvoy		George McEvoy	1924	D		C
1022	Dobson	C	1.5	SF	Dutch Colonial Revival	Neebe, John K		Frank Walman		Frank Walman		WW Watson	1925	D		C
1023	Dobson	C	1.5	SF	Dutch Colonial Revival	Bruns, Benedict J		Walter Gramm		Walter Gramm		Walter Gramm	1923	D		C
1024	Dobson	C	1.5	SF	Dutch Colonial Revival	Hanson, Ward D		Ward D Hanson		Ward D Hanson		Ward D Hanson	1923	D		C
1027	Dobson	C	2	SF	Georgian Revival	Bruns, Benedict J		Walter Gramm		Walter Gramm		Walter Gramm	1923	D		NC
1028	Dobson	NC	2	SF	Craftsman	Young, Olaf		Olaf Young		Olaf Young		Olaf Young	1923	D		NC
1029	Dobson	C	2	2-Flat	Tudor Revival	Nordley, Ed		M Huberty		M Huberty		L Peterhaus	1924	D		C
1032	Dobson	C	1	SF	Chicago Bungalow	Johnstone, Percy		DC Ulmer		DC Ulmer		HP Smith	1924	D		C
1033	Dobson	C	1.5	SF	Craftsman Bungalow	Bruns, Benedict J		Walter Gramm		Walter Gramm		Walter Gramm	1923	D		C
1035	Dobson	C	1.5	SF	Tudor Bungalow	Klewer, George W		William F Blades		William F Blades		D Freses	1927	D		NC
1100	Dobson	C	1.5	SF	Craftsman Bungalow	Young, Olaf		Olaf Young		Olaf Young		Olaf Young	1923	D		C
1104	Dobson	C	1.5	SF	Dutch Colonial Revival	Lindsbrand, JA		JA Lindsbrand		JA Lindsbrand		JA Lindsbrand	1923	D		C
1105	Dobson	C	1	SF	Chicago Bungalow	Dewey & Pavlovich		J Vidlak		J Vidlak		WB Lutter	1926	D-Share		C
1106	Dobson	C	2	SF	French Eclectic	Lindsbrand, JA		JA Lindsbrand		JA Lindsbrand		JA Lindsbrand	1923	D		C
1107	Dobson	C	1	SF	Chicago Bungalow	Dewey & Pavlovich		J Vidlak		J Vidlak		Fred W Lutter	1926	D-Share		C
1110	Dobson	C	1.5	SF	Dutch Colonial Revival	Lindsbrand, JA		JA Lindsbrand		JA Lindsbrand		JA Lindsbrand	1923	D		C
1111	Dobson	C	1.5	SF	Tudor Bungalow	Oliver, Ralph H		Anderson & Co		Anderson & Co		CA Kent	1928	D		C
1114	Dobson	C	1	SF	Chicago Bungalow	Dewey & Pavlovich		JD John		JD John		Edward Zecher	1926	D		C
1115	Dobson	NC	1.5	SF	French Eclectic	Dewey & Pavlovich		Armand Asquine?		Armand Asquine?		GA Sandberg	1938	A		C
1118	Dobson	C	1.5	SF	Tudor Bungalow	Klewer, George W		Ward D Hanford		Ward D Hanford		WD Hanford	1926	D		C

1120	Dobson	C,L	1.5	SF	Tudor Bungalow	Klewer, George W	Ward D Hanford	WD Hanford	1926	D	C
1121	Dobson	C	1.5	SF	Chicago Bungalow	Dewey & Pavlovich	E Zecher	EH Haase & E Zecher	1927	D	C
Address	Street	C/NC/L	Height	Type	Style	Architect	Builder	Owner	Year	Garage	C/NC
1123	Dobson	C	1.5	SF	Italian Renaissance Bungalow	Nitsche, Edward A	Schmidt Bros Const	JW Ransom	1929	D	C
1124	Dobson	C	1.5	SF	Tudor	Klewer, George W	William F Blades	William Blades	1926	AB	
1126	Dobson	C	1.5	SF	Chicago Bungalow	Dewey & Pavlovich	Arneman & Revers?	John F Crooks	1926	AB	
1200	Dobson	C	2	SF	French Eclectic	Ablamowicz & Winiarski	Herbert Schroeder	Richard J Drum (or Dunn)	1937	D	C
1201	Dobson	NC	1	SF	Ranch	Johnson, Harry M	Olaf Olson	Olaf Olson	1953	A	
1000	Harvard	C	1.5	SF	Tudor	Hansen, John M	John M Hansen	John M Hansen	1922	D	NC
1004	Harvard	C	1	SF	Craftsman	Hanson, Ward D	Ward D Hanson	Ward D Hanson	1921	D	NC
1005	Harvard	C	2	SF	Georgian Revival	Klewer, George W	Young & Co	Young & Co	1922	D	C
1006	Harvard	C,L	1.5	SF	Chicago Bungalow	Dewey & Pavlovich	E Zecher	E Zecher	1927	A	
1009	Harvard	C	2	SF	Craftsman Bungalow	Klewer, George W	Young & Co	Young & Co	1922	D	C
1010	Harvard	C	1.5	SF	Craftsman	Pierce, Harry	William Corbett	Harry Pierce	1923	D	C
1012	Harvard	C	1.5	SF	Craftsman	Hansen, John M	John M Hansen	John M Hansen	1922	D	C
1013	Harvard	NC	1.5	SF	No style	Klewer, George W	Young & Co	Young & Co	1922	D	C
1015	Harvard	C	1.5	SF	Dutch Colonial Revival	Klewer, George W	Young & Co	Young & Co	1922	D	C
1016	Harvard	C	2	SF	Colonial Revival	Harding, Otto	Arthur Nieing	Otto Harding	1921	D	C
1019	Harvard	C	1	SF	Craftsman Bungalow	Whitney, William P	William F Bloden (or Blades)	Same	1921	D	C
1020	Harvard	C	1.5	SF	Chicago Bungalow	Hanson, Ward D	Ward D Hanson	Ward D Hanson	1922	D	C
1021	Harvard	C	1	SF	Craftsman Bungalow	Whitney, William P	Young & Co	Benard Pruseman?	1921	D	C
1022	Harvard	C	1.5	SF	Craftsman Bungalow	Hanson, Ward D	Ward D Hanson	Ward D Hanson	1922	D	NC
1026	Harvard	C	1.5	SF	Prairie	Ruik, LS	Joseph Huizer	LS Ruik	1922	D	C
1027	Harvard	C	1.5	SF	Craftsman Bungalow	Cable, Max Lowell	Bernard Prusemer?	Bernard Prusemer	1921	D	C
1100	Harvard	C	1	SF	Craftsman Bungalow	Whitney, William P	Young & Co	Young & Co	1921	D	C
1101	Harvard	C	1	SF	Craftsman Bungalow	Whitney, William P	William F Blades	William Blades	1921	D	C
1103	Harvard	C	1.5	SF	Craftsman Bungalow	Bruns, Benedict J	Bernard Prusemer?	B P Prusemer	1922	D	C
1104	Harvard	C	1	SF	Craftsman Bungalow	Cable, Max Lowell	Bernard Prusemer?	B P Prusemer	1922	D	C
1107	Harvard	C	1.5	SF	Craftsman Bungalow	Bruns, Benedict J	Bernard Prusemer?	B P Prusemer	1922	D	C
1108	Harvard	C	1.5	SF	Craftsman Bungalow	Bruns, Benedict J	Bernard Prusemer?	B P Prusemer	1922	D	NC
1109	Harvard	C	1.5	SF	Dutch Colonial Revival	Anderson, Harry	Bernard Prusemer?	B P Prusemer	1923	D	C
1112	Harvard	C	1	SF	Craftsman Bungalow	Whitney, William P	Young & Co	Mr Hoy	1921	D	C
1114	Harvard	C	1.5	SF	Dutch Colonial Revival	Klewer, George W	Young & Co	Young & Co	1922	D	C
1115	Harvard	C	1.5	SF	Craftsman Bungalow	Bruns, Benedict J	Bernard Prusemer?	B P Prusemer	1923	D	C
1117	Harvard	C	1	SF	Tudor Bungalow	Peterson, JD	JD Peterson	JD Peterson	1915	D	NC
1118	Harvard	C	1	SF	Craftsman Bungalow	Klewer, George W	Young & Co	Young & Co	1922	D	C
1121	Harvard	NC	1	SF	Ranch	Winiarski, MF	Stanley & Co	Stanley & Co	1955	D	NC
1122	Harvard	C	1	SF	Craftsman Bungalow	Klewer, George W	Young & Co	Young & Co	1922	A	

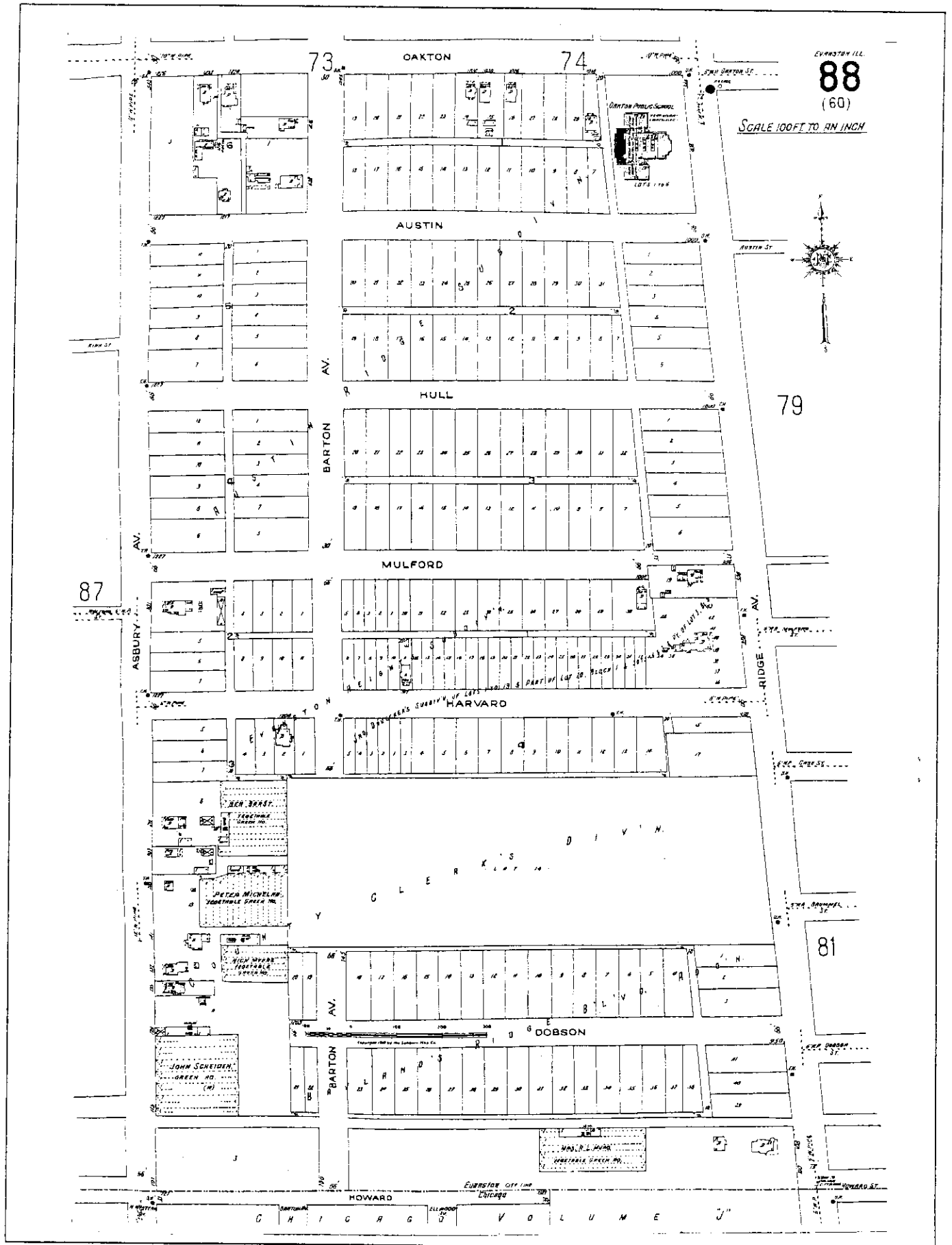
1125	Harvard	NC	1	SF	Ranch	Winiarski, MF	Stanley & Co	Stanley & Co	1955	D	NC
1126	Harvard	C	1.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	William Blades	1922	D	C
1127	Harvard	C	1	SF	Craftsman Bungalow	Klewer, George W	William F Blades	William Blades	1922	D	C
1200	Harvard	C	1.5	SF	Dutch Colonial Revival	Klewer, George W	William F Blades	William Blades	1923	D	C
1201	Harvard	C	1.5	SF	Chicago Bungalow	Hogan, Paul J	Carl W Johnson	J Jensen	1922	D	C
1203	Harvard	C		SF	Chicago Bungalow	Bruns, Benedict J	Henry F Wolter	Louis Heintz	1922	D	C
Address	Street	C/NC/L	Height	Type	Style	Architect	Builder	Owner	Year	Garage	C/NC
1204	Harvard	C	2.5	2-Flat	Craftsman	Woffley, CE	AM Eckstrand & Co	James G Johnston	1916	D	NC
1207	Harvard	C	1	SF	Chicago Bungalow	Bruns, Benedict J	Henry F Wolter	Louis Heintz	1922	D	C
1208	Harvard	NC	1.5	SF	Ranch	Irwin, Howard	George Cyrus & Co	North Suburban Home Builders	1952	A	
1209	Harvard	NC	1	SF	Ranch	unknown				D	NC
1211	Harvard	C	1.5	SF	Spanish Eclectic	Mallinger, John	Arthur S Nulty	Victor Blume	1928	D	C
1001-1011	Hull	C,L	3	Apt	Tudor/	Lindbold & Carlson	Lindbold & Carlson	W Hayden Bell	1927	A	
1016	Hull	C	2	2-Flat	Georgian Revival		CW Lampe	Dr Paul Rotzall	1925	AB	
1019	Hull	C	2	2-Flat	Spanish Eclectic	Lampe, Clarence W	William F Blades	OL Peterson	1929	A	
1020	Hull	C	2	2-Flat	Tudor Revival	Robb & Eisenberg	Whyte & Bell Const	Whyte & Bell Const	1923	D	C
1021	Hull	C	2	2-Flat	Tudor Revival	Mulder, HA	J Jucker	ML Lawler	1927	A	
1024	Hull	NC	2	2-Flat	Colonial Revival	Irwin & Nelson	Sim Construction	S Levin	1964	D	NC
1025	Hull	NC	2	2-Flat	Modern	Johnson, Harry M	N & L Dickman	Shayman & Salk	1955	None	
1027	Hull	C	2	2-Flat	Georgian Revival	Salk, Arthur R	Robert Morris	Robert Morris	1924	D	C
1028	Hull	C	2	2-Flat	Tudor Revival	Prather, Frederick V	A Grader	M Flynn	1925	D	C
1029	Hull	C	2	2-Flat	Italian Renaissance Revival	Neebe, John K	CF Busse	CF Busse	1925	D	C
1030	Hull	C	2	2-Flat	Tudor Revival	Almquist, Carl					
1032	Hull	C	2	2-Flat	Tudor Revival	Mulder, HA	W Hayden Bell	W Hayden Bell	1923	D	C
1035	Hull	C,L	2	2-Flat	Tudor Revival	Mulder, HA	W Hayden Bell	W Hayden Bell	1923	D	NC
1036	Hull	C	2	2-Flat	Art Deco	Prather, Frederick V	OO Edison	CW Carlson	1928	A	
1037	Hull	C	2	2-Flat	Italian Renaissance Revival	Van Gunten & Van Gunten	Ullman & Nelson	Albert O Meyer	1926	A	
1100	Hull	C	2	2-Flat	Tudor Revival	Mulder, HA	Whyte & Bell Construction	CA Larson	1923	D	NC
1104	Hull	C	2	2-Flat	French Eclectic	Cobb & Eisenberg	William F Blades	WH Gross	1930	A	
1106	Hull	NC	2	2-Flat	Art Deco	Connors, WJ	MG Ruggles Assoc	Ruggles & Co	1937	A	
1106	Hull	NC	2	2-Flat	Modern	Schwall, L	B Stromberg	Dr F Scambler	1957	A	
1107	Hull	NC	2	2-Flat	Modern	unknown	Construction				
1107	Hull	C,L	2	2-Flat	Mission/Tudor	Klewer, George W	William F Blades	Miss M Berry	1925	D	C
1109	Hull	C	2	2-Flat	Tudor Revival	unknown					
1110	Hull	C	2	2-Flat	Tudor Revival	Alison, Lyman J	Fred R Ackerlund	Anthony King	1925	D	C
1111	Hull	C	2	2-Flat	Tudor Revival	Johnson, Oscar	Bell Construction	HJ Lehman	1924	D	C
1112	Hull	C	2	2-Flat	Tudor Revival	Cook, Norman W	Carl AM Nelson	WE Hotchkiss	1927	D	C
1113	Hull	C	2	2-Flat	Beaux Arts Revival	Bjork, David T	David T Bjork	JG Holmgren	1926	D	C
1113	Hull	C	2	2-Flat	Italian Renaissance Revival						

1115	Hull	C	2	2-Flat	Tudor Revival	Preston, WC	AE Dahlberg	Henry Shultz	1924	D	C
1116	Hull	C	2	2-Flat	Italian Renaissance	Urban, Leon F	Roland Christensen	Dr EL Montgomery	1926	D	C
1119	Hull	C	2	2-Flat	Tudor Revival	Mulder, HA	Ivan Bell -	EA Weidenmiller	1923	D	C
1120	Hull	C	2	2-Flat	Tudor	Klewer, George W	Bell Construction William F Blades	Harry Kirkley & Alma Ourfmeier		D	NC
1122	Hull	C	2	2-Flat	French Eclectic	Neebe, John K	William F Blades	RA Meyer & FJ Masteron	1925	D	C
Address	Street	C/NC/L	Height	Type	Style	Architect	Builder	Owner	Year	Garage	C/NC
1123	Hull	C	2	2-Flat	Georgian Revival	Urban, Leon F	J Finlayson Bros	Donald F Vatter	1927	AB	C
1127	Hull	C	2	2-Flat	Tudor Revival	Prather, Frederick V	Ivan Bell -	Albert H Bauer	1924	A	
1201	Hull	C,L	2	2-Flat	Tudor Revival	Huggett & Schmidt	Bell Construction	WO Willson	1927	AB	
1205-07	Hull	NC	2	2-Flat	Modern	Johnson, Harry M	R Rosenquest	John W Meiskog	1953	A	
1206	Hull	NC	1	SF	Ranch	Stahl, Harold A	Harold A Stahl	Walter Lagerlof	1952	A	
1208	Hull	C,L	3	TH	French Normandy	Oldefest & Williams	Thomas Williams	Oldefest & Williams	1935	A	
1209-11	Hull	C	2	2-Flat	French Eclectic	Klewer, George W	William F Blades	WS Majoribanks	1926	A	
1212	Hull	NC	2	2-Flat	No Style	Carburg, Ralph H	HH Anderson	Ruth & E Lillie & Alpha Magnuson	1941	None	
1213-15	Hull	NC	2	2-Flat	Colonial Revival	Irwin, Howard	George Cyrus & Co	George Cyrus & Co	1954	D	C
1217-23	Hull	C	3	Apt	Tudor Revival	Urban, Leon F	Olsen & Urbain	Olsen & Urbain	1926	A	
1002	Mulford	C	1.5	SF	Craftsman	Pope, HA			1915	None	
1005	Mulford	C	2	SF	Tudor	Markel, Charles H	Whyte & Bell Construction	WA Sadler & HL Hultman	1931	A	
1006	Mulford	C	1.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	William Blades	1925	AB	
1007	Mulford	C	1.5	SF	Craftsman	Klewer, George W	William F Blades	William Blades	1924	AB	
1009	Mulford	C	1.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	William Blades	1924	AB	
1010	Mulford	C	1.5	SF	Craftsman Bungalow	Braulzky, William J	Young & Co	GF Houslein	1922	D	C
1011	Mulford	C	1.5	SF	Chicago Bungalow	Mulder, HA	LA Gorman Co	George Wolter	1923	D	C
1012	Mulford	C	1.5	SF	Italian Renaissance Revival	Schiltz, MA	EF Fridstrom	MA Schiltz	1934	D	C
1015	Mulford	C	1.5	SF	Craftsman Bungalow	Klewer, George W	Herbert C Morris	William Blades	1925	AB	
1016	Mulford	C	2	SF	American Four Square	Braucher, Ernest	John Tarp	Oscar Quarnstrom (or Quarnstrom)	1926	D	C
1017	Mulford	NC	2.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	William Blades	1923	AB	
1019	Mulford	C	1.5	SF	Spanish Eclectic Bungalow	Klewer, George W	William F Blades	William Blades	1924	AB	
1022	Mulford	C	1.5	SF	Tudor Bungalow	Klewer, George W	William F Blades	G Nastin	1927	D	NC
1023	Mulford	C	1.5	SF	Tudor Bungalow	Klewer, George W	William F Blades	Herbert Haupeth	1926	AB	
1024	Mulford	C	1.5	SF	Chicago Bungalow	Larson, GE	Arthur Vidlund	GA Holmquist	1925	D	C
1027	Mulford	C	1.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	William Blades	1924	AB	
1100	Mulford	C	1	SF	Chicago Bungalow	Holmquist, S	Arthur Vidlund	GA Holmquist	1925	D	C
1102	Mulford	C	1	SF	Spanish Eclectic	Marx, Elmer William	Joe Mageskiy	Joe Mageskiy	1932	D	C

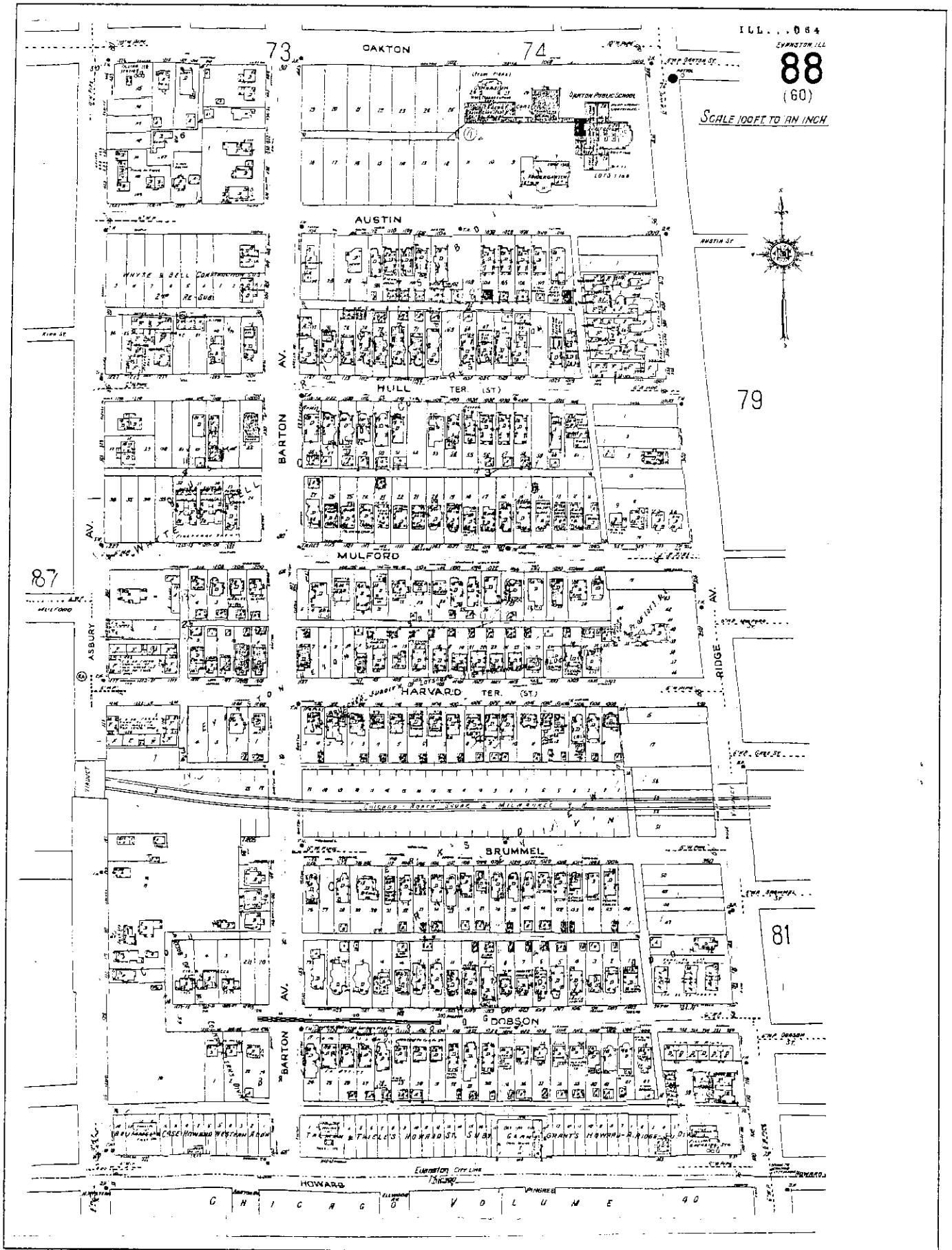
1103	Mulford	C	1.5	SF	Bungalow	Hawkinson, CH	William F Blades	AS Gustafson	1926	AB	
1106	Mulford	C	1.5	SF	Craftsman Bungalow	Neynaber, R	R Neynaber	R Neynaber	1922	D	NC
1107	Mulford	C	1.5	SF	Vernacular	Klewer, George W	William F Blades	A Dietsch	1926	AB	
1108	Mulford	C	2	SF	Spanish Eclectic	Klewer, George W	William F Blades	DH Mars	1925	None	
1111	Mulford	C	1.5	SF	Spanish Eclectic	Klewer, George W	William F Blades	William Blades	1926	AB	
1114	Mulford	C	1.5	SF	Tudor Bungalow	Cobb & Eisenberg	William F Blades	WH Fricke	1930	AB	
1115	Mulford	C	1.5	SF	French Eclectic	Klewer, George W	William F Blades	William Blades	1924	D	C
1116	Mulford	C	1.5	SF	Tudor Bungalow	Bialles, L	William F Blades	Mrs. E. Gross	1931	AB	
1117	Mulford	C	1.5	SF	Tudor Bungalow	Klewer, George W	Paul H Eidru	William Blades	1925	D	NC
Address	Street	C/NC/L	Height	Type	Style	Architect	Builder	Owner	Year	Garage	C/NC
1120	Mulford	C	1.5	SF	Vernacular	unknown				D	NC
1121	Mulford	C	1.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	AH Wechellberger	1925	AB	
1123	Mulford	C	1.5	SF	Craftsman Bungalow	Klewer, George W	William F Blades	Mrs Flora L Sayl	1925	D	C
1127	Mulford	C	1.5	SF	Dutch Colonial	Pearson, George	Bernard Prusener?	Frank O'Donnell	1925	D	C
					Revival						
1200	Mulford	C	1.5	SF	Tudor	Schmidt, Frederick	Ward D Hanford	WD Hanford	1927	D	NC
1204	Mulford	C	1.5	SF	Tudor	Schmidt, Frederick	Ward D Hanford	WD Hanford	1927	D	C
1205	Mulford	C	2	2-Flat	Beaux Arts	Stieja, Edward M	E Sandsteete	E Sandsteete	1927	AB	
1208	Mulford	C	1.5	SF	Tudor	Schmidt, Frederick	Ward D Hanford	WD Hanford	1927	D	C
1209	Mulford	C	2	Apt	Tudor	Foltz & Co	Foltz & Co	FC Foltz	1927	A	
1210	Mulford	C	1.5	SF	Tudor	Schmidt, Frederick	Ward D Hanford	WD Hanford	1927	D	C
1213-15	Mulford	C	2	Apt	Tudor	Foltz & Co	Foltz & Co	CH Bauer	1927	A	
114-116	Ridge	C	3	Apt	Colonial Revival	Cook, Norman W	Archer & McDonald	John LaBahn	1921	D	C
356-410	Ridge	C,L	3	Apt	Tudor/	Lindbold & Carlsson	Lindbold & Carlsson	W Hayden Bell	1927	A	
					Georgian Revival						
436	Ridge	C,L	3	School	Tudor	Perkins, Fellows & Hamilton	M Foley Co	School District 76	1913	None	

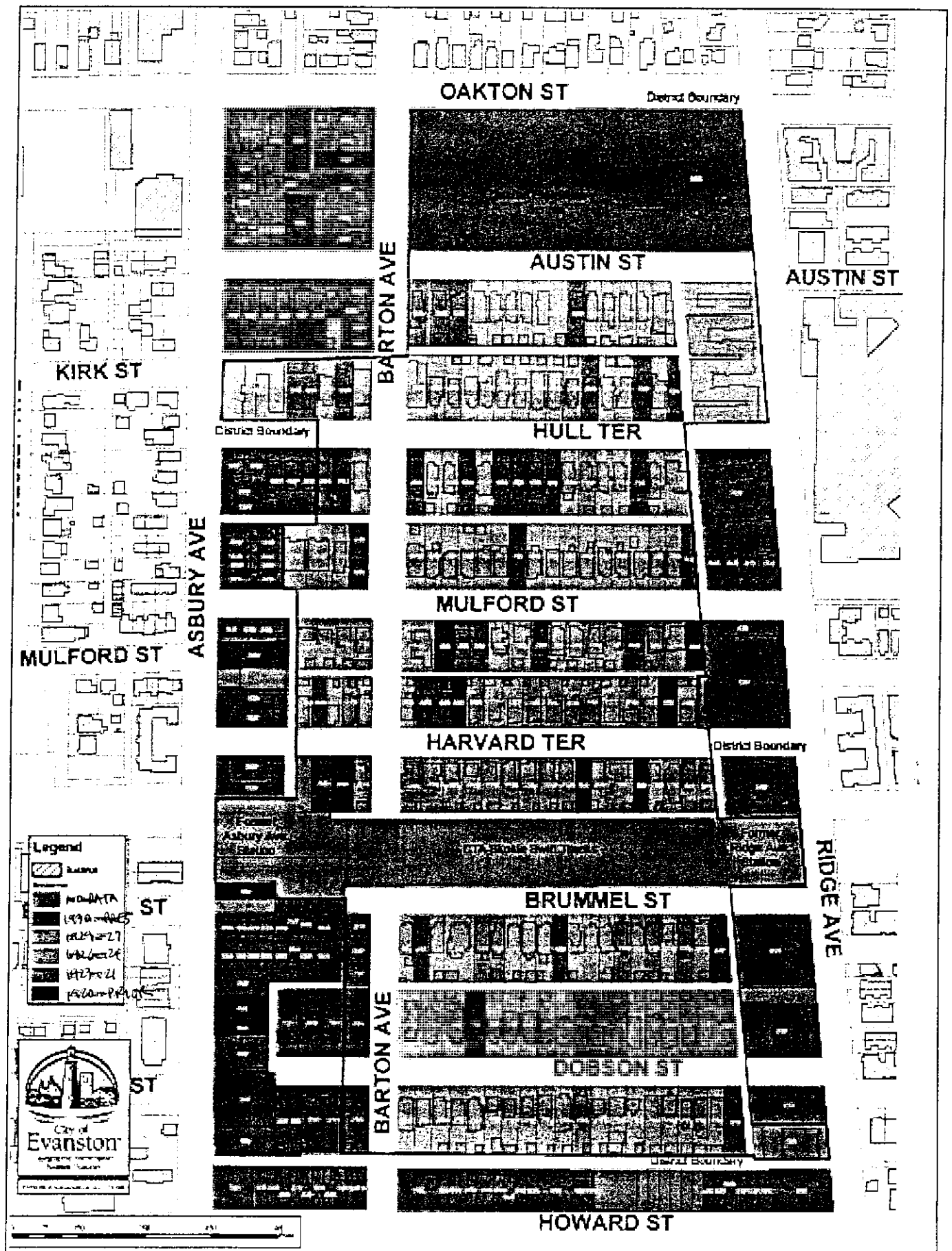


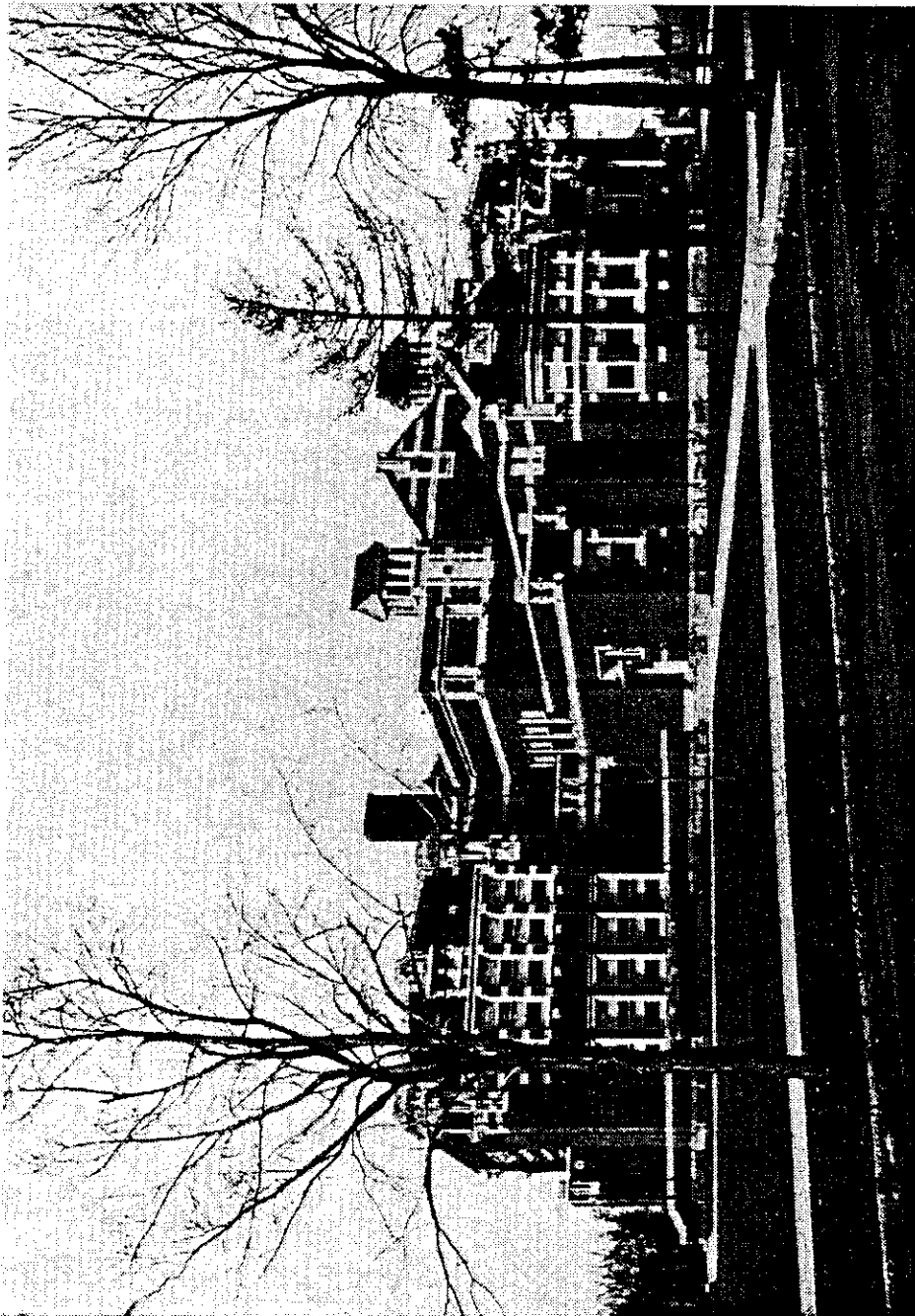
Oakton Historic District, Sanborn Map, circa 1920



Oakton Historic District, Sanborn Map, circa 1950

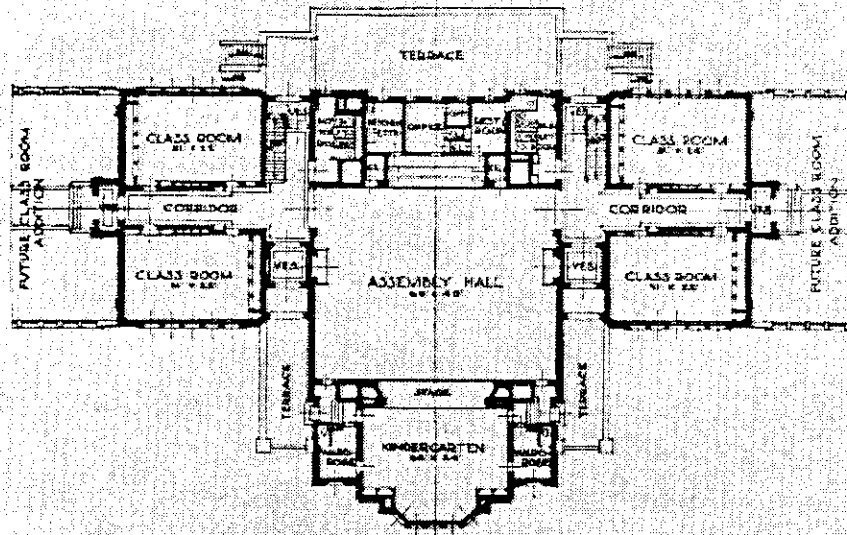




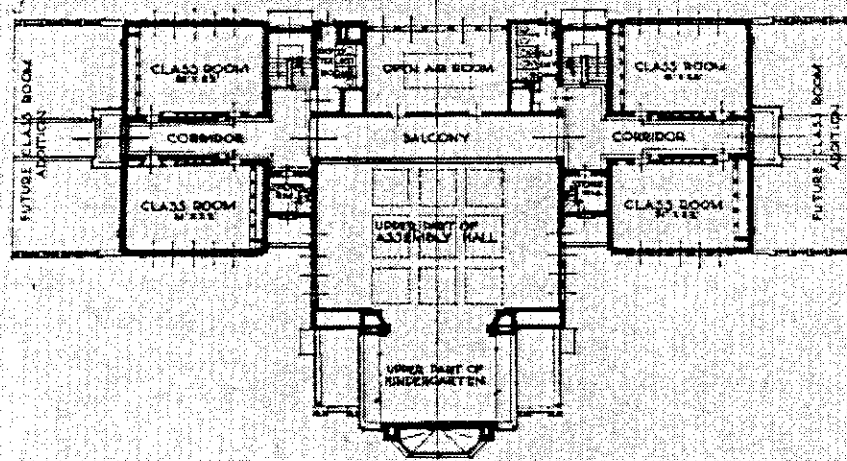


The Oakton School, on Ridge Boulevard, in the southern school district of Evanston, was built in 1914. Its location is prominent and the fine planting and care of the grounds has attracted much notice to it. For illustration of the interior of Assembly Hall see page 221.

Oakton School, 436 Ridge (Local Landmark) Perkins, Fellows & Hamilton



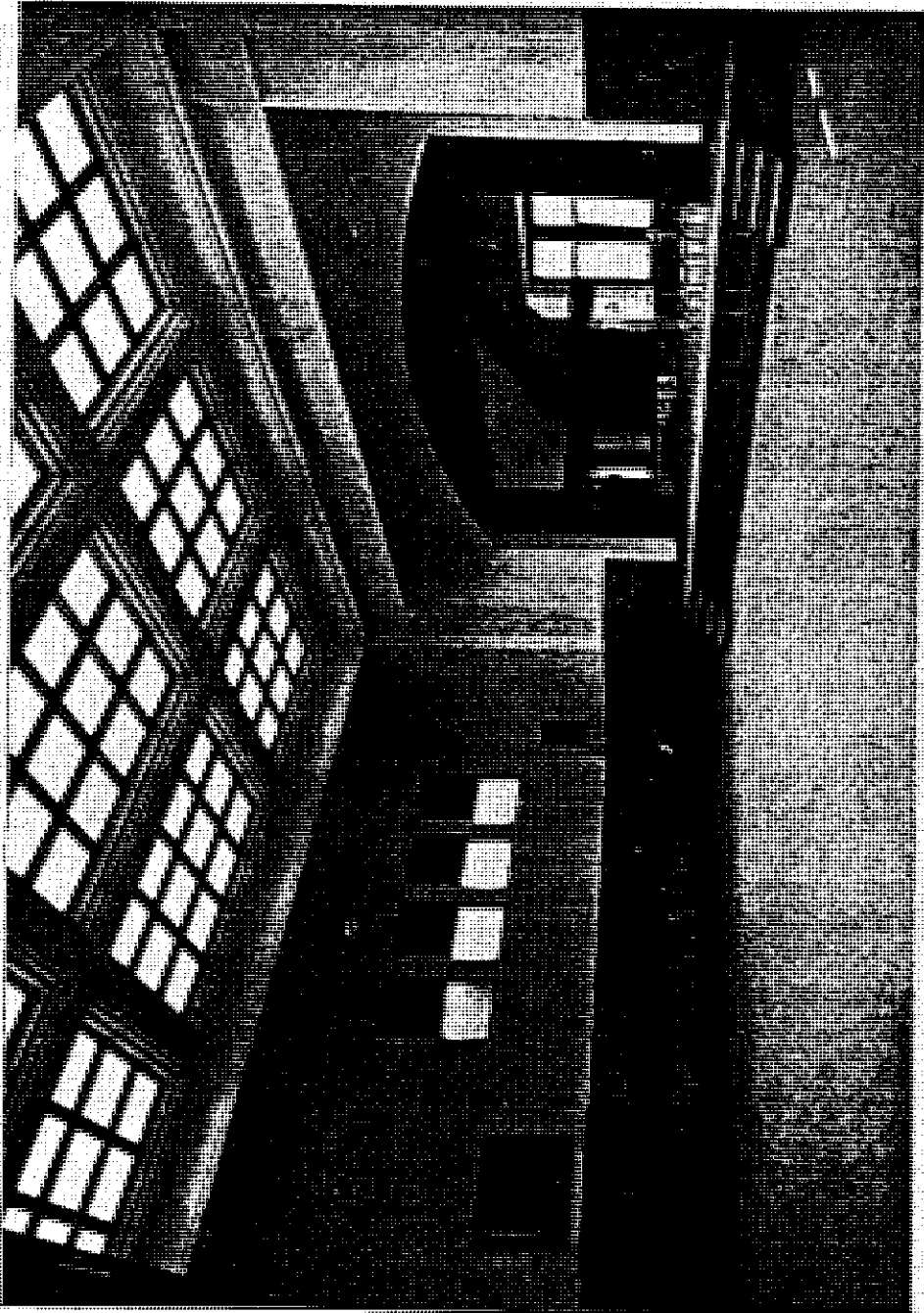
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

THE OAKTON SCHOOL
EVANSTON, ILLINOIS
PERKINS, FELLOWS AND HAMILTON ARCHITECTS

The Oakton School cost \$90,000.00 and contains 405,000 cubic feet, which indicates a cost rate of 21½ cents per cubic foot or \$220.00 per pupil. The present structure constitutes the first section of a building containing eighteen or more class rooms.



Interior of Assembly Hall, Oakton School, Evansville, Ill., with kindergarten stage. For general plan see page 21.

1005 Harvard Terrace looking northwest from the alley.



(1923) *Photographer unknown.*



(2004) *Photographer, Jack Weiss*

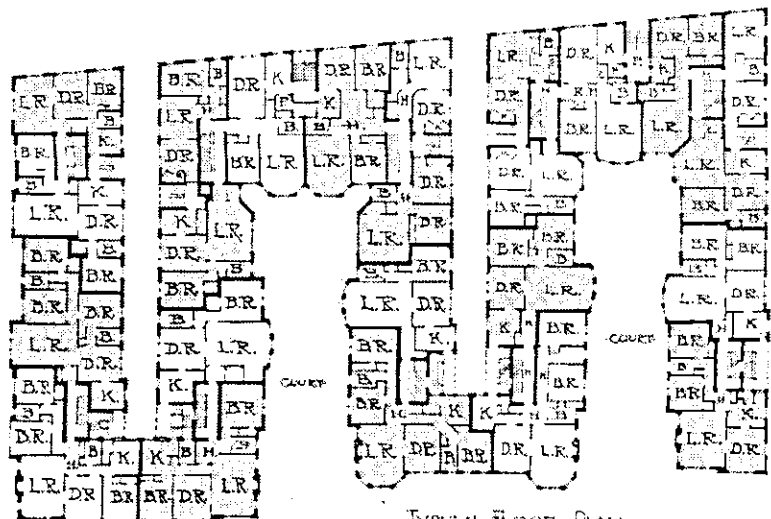
Light Courts Well Planned in this 73-Apartment Building

EVANSTON, the home of Vice-President Dawes and the seat of Northwestern University, is one of Chicago's largest suburbs and has a fine class of homes and apartment buildings. One of the newest or these is the Ridge Crest, an apartment building of the modern type, built of brick, three stories in height with English basement.

A study of the typical floor plant printed on this page shows that the architects—Lindblad and Carlson—have made clever use of light courts to assure plenty of light and air in every one of the 73 suites in the building and at the same time securing the maximum rental return without exceeding the limits set by the building ordinance for this type of building. The basement is high enough for entrances and lobbies—about 7 feet 10 inches—the balance of the basement space being devoted to janitor's quarters, locker rooms, laundry rooms and boiler room. Under the provisions of the ordinance, apartment buildings over three stories and basement in height must be of slow-burning and over five stories of fire-proof construction. The ordinance also provides that there must be solid brick fire walls between adjoining suites of apartments.

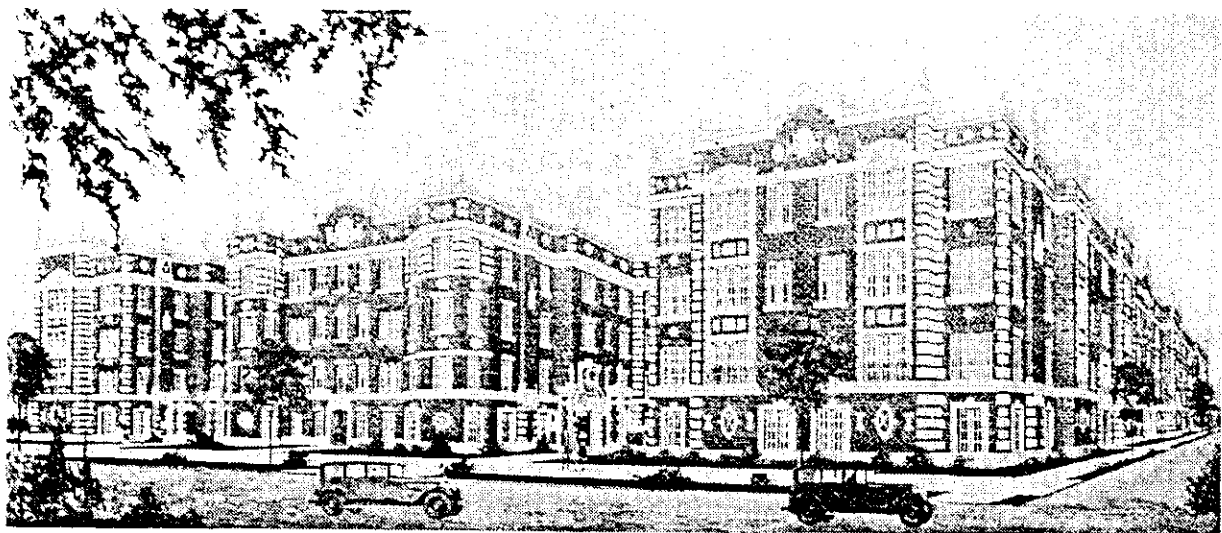
The Ridge Crest will contain 73 ultra-modern apartments and 19 garages. There will be nine apartments of six rooms and two baths; nine apartments of five rooms and two baths; nine apartments of five rooms and one bath; twenty-four apartments of four rooms and one bath; twelve apartments of three rooms and one bath; nine apartments of two rooms and one bath, dressing closet and Pullman kitchen; and one four-room and bath apartment in basement. Fifteen apartments will have fireplaces and disappearing beds. All

apartments will have exceptionally large rooms and will be trimmed with birch and gum, with oak floors; walls to be covered with a fabric wall covering which is decorative but water and stain-proof. The baths will have mosaic floors, tile walls, built-in tubs, vitreous china lavatories and showers. The apartments will be equipped with mechanical refrigeration, lighting fixtures of the latest type and will have plaster arches, mirror doors and vestibules and French doors between living and dining rooms. The vestibules will be wood paneled, with mosaic floors and tile base. The building is being constructed of the finest materials and the workmanship is under the personal supervision of the owner.



TYPICAL FLOOR PLAN

The Site of This Building Has a Frontage of 254 Feet on Ridge Avenue and 175 Feet on Hull Street and While the Designers Have Assured Plenty of Light and Air in Every Room, the Plan Is Such as to Make Full Use of the Site and Secure a Profitable Rental Return.



The Ridge Crest, One of Evanston's Latest Apartment Buildings. It has 73 suites of apartments and 19 garages and the apartments have mechanical refrigeration and the latest in decoration and equipment. Lindblad and Carlson, Chicago, architects.

Architects of the Oakton Historic District

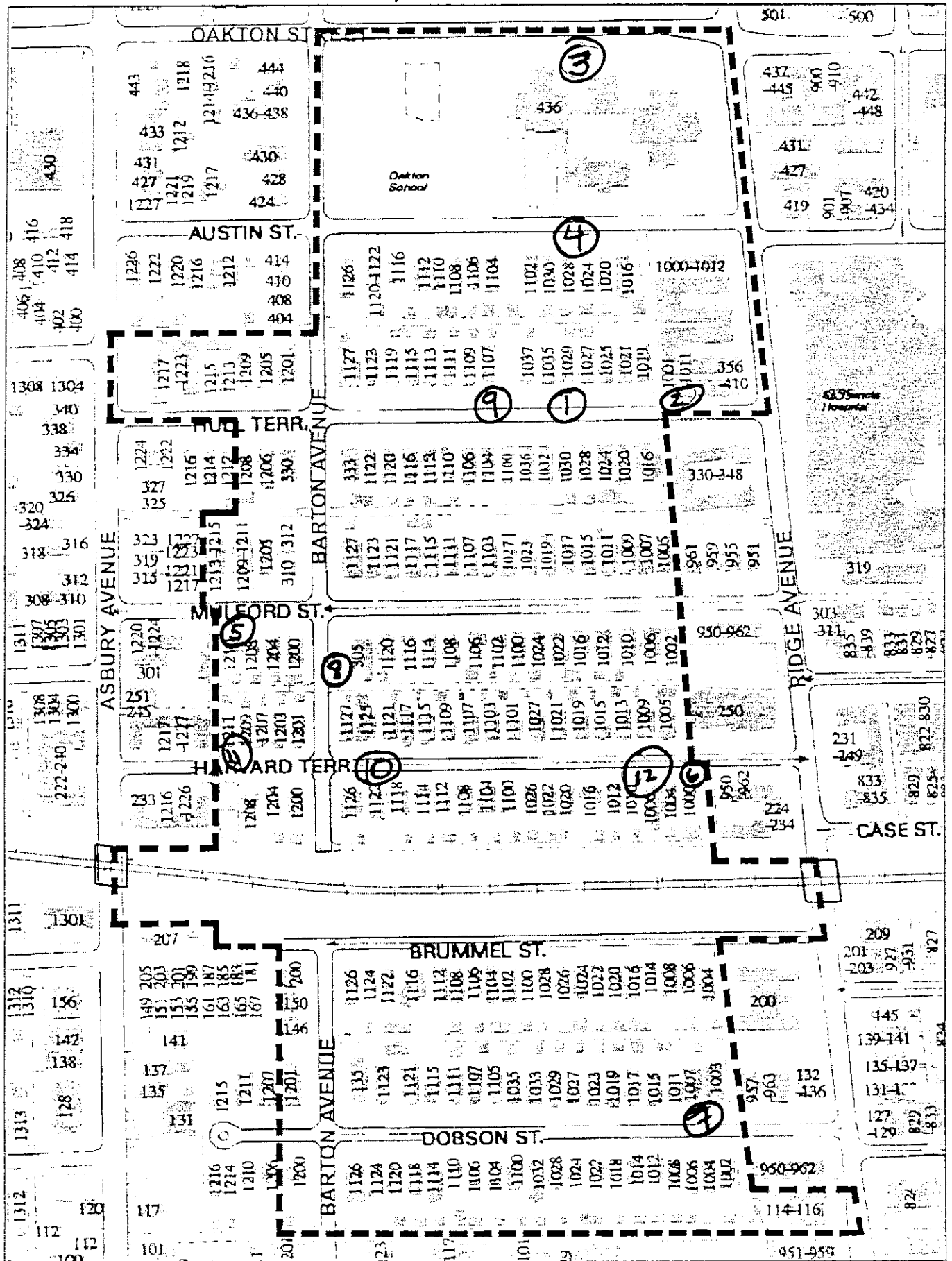
Last Name	First Name	Firm Name	Address	OHD Bldgs	CHR Years	CHR Bldgs	Style	Additional Notes
Ablamowicz	S.	Ablamowicz & Winiarski		1	1924-1928	3	Spanish Colonial Rev.	Res. & Commercial
Winiarski	W.F.	Ablamowicz & Winiarski		2	1929-1939	2	French Eclectic Romanesque Art Deco/Moderne Ranch	Res. & Commercial
Allison	Lyman J.			3	1906-1936	21	Tudor Rev. English Cottage Craftsman	113 Oak Park homes
Almquist	Carl M.			2	1898-1925	8	Spanish Colonial Rev. Classical Rev.	Res. & Commercial
Anderson	Harry	H.A. Anderson & Co.		1	1926-1930	5	Spanish Baroque Art Deco	AIA lists H.A. Anderson Jr. FAIA
Bialles	L.			1			Gothic, Craftsman	Res.
Bjork	David T.			1	1929	1	Tudor Revival	
Bleidt	Charles		228 N. LaSalle	1			Italian Renaissance Rev.	
Braucher	Ernest N.			1	1925-1927	42	Craftsman	419 Oak Park houses.
Braulzky	William J.			1			Prairie	
Brieger	J.C.			1			Romanesque	
Bruns	Benedict J.			15	1919-1931	17	Craftsman Dutch Colonial Tudor Rev.	Res. 1 Oak Park house
Cable	Max Lowell	Cable & Spitz		2	1923-1929	1	Spanish Colonial Rev. Bungalow	Res.
Cariburg	Ralph H.			1			Foursquare	
Carter (A)	Harry B.	Harry B. Carter & Assoc.		1			Craftsman, Tudor Rev. English Cottage	
Cobb	W.H.	Cobb & Eisenberg		2			Ranch	
Connors	W.J.		5657 Magnolia	1			French Revival	
Cook	Norman W.			2			Art Deco	
Dewey		Dewey & Pavlovich		9	1928-1940	14	Beaux Arts Colonial Revival	Two Flat and apartment building
Pavlovich Fishman	Maurice M.	Dewey & Pavlovich	228 N. LaSalle 510 N. Dearborn	1	1928-1940 1927	14	Spanish Colonial Rev. Art Deco/Moderne Tudor Rev.	Res., Commercial Gas Stations One Ev Landmark in OHD
Foltz	Frederick (Fritz) C.	Foltz & Company		2	1914	1	Craftsman	Res., Cleveland housing developer aka Leavitt
Fortier	J.			1			Classical Rev./ Adamesque	
Hansen	John M.			3			Chicago Bungalow Craftsman	
Hanson	Ward D.			5			Dutch Colonial Tudor Revival	
Harding	Otto		190 N. State	1			Craftsman	
Hawkinson	C.H.		208 S. LaSalle	1			Dutch Colonial Chicago Bungalow	
Hogan	Paul J.			1			Colonial Revival	
Holmquist	S.			1			Craftsman Chicago Bungalow	

Last Name	First Name	Firm Name	Address	OHD Bldgs	CHR Years	CHR Bldgs	Style	Additional Notes
Hugget Schmidt Irwin	Richard E. H.	Hugget & Schmidt	104 S. Michigan	1			Tudor Revival	Two Flat One Ev Landmark in OHD
Jacobs	Arthur	Irwin & Nelson	160 N. Lasalle	2	1922-1927	5	Ranch Colonial Revival Craftsman Bungalow	Two Flat Two Flat Res., Commercial large scale post-war housing
Johnson	Harry M.		35 E. Wacker	5	1929-1932	3	Art Deco, Prairie Gothic	Res.
Johnson Johnson Johnson	Reuben H. C.G. Carl J.			1 1 1	1927-1930		Art Deco/Moderne Tudor Revival Colonial Revival	
Johnson Johnstone	Oscar Percy T.			2 1	1907-1924 1916-1929	4 2	Tudor Art Deco/Moderne Classical, Craftsman Craftsman Prairie	Res. Multi, Commercial Res. Sing & Multi
Klewer	George W.		155 N. Clark	40	1914	1	Tudor Revival Craftsman Tudor	Res. Sing. Two Ev Landmarks in OHD
Lampe	Clarence W.	C.W. Lampe & Co.		1	1925-1935	13	Dutch Colonial Spanish Revival Tudor Revival Craftsman	
Larson	G.E.			1	1929	1	Prairie, Art Deco Spanish Rev.	Res. Sing & Multi, Church, Theater Apartment building/ One Ev Landmark in OHD
Lindbold		Lindbold & Carlson		1			Tudor/Georgian Revival	
Lindsbrand	J.A.		38 S. Dearborn	3			Dutch Colonial French Revival	
Mallinger Markel	John Charles H.		155 N. Clark	1 2	1924 1925	1	Spanish Revival Italian Renaissance Rev. Tudor Revival French Revival	Res. Multi. One Ev Landmark in OHD
Marx	Elmer William		222 W. Adams	1	1935-1940	10	Tudor Revival (unique) Tudor Revival Tudor Revival Tudor Revival	Two Flat Two Flat Primarily two-flats Res. Sing & Multi, Commercial
Meredith Merril	Davis D. J.C.		333 N. Michigan	1 1			Spanish Revival Sullivan-esque Craftsman	
Mulder Neebe	H.A. John K.		3713 N. Kedvale	11 3	1903-1939	20	Frame Vernacular Italian Renaissance/ Revival Bungalow Tudor Revival French Revival	
Nellenstrom Neynaber Nitsche	J. R. Edward A.		28 E. Huron	1 1 1			Spanish Revival Sullivan-esque Craftsman	
Nordley	Edward H.		6353 N. Clark	1	1930-1938	4	French Revival Gothic, Prairie Craftsman	Res. Sing. School (Ebenezer Lutheran) Two Flat
Norman	Andrew E.			1	1908-1928	8	Colonial Revival Gothic Revival	Res. Multi
Northquist Oldefest	R.A. Edward G.	Oldefest & Williams	115 S. Dearborn	1 2	1924-1929	4	Colonial Revival Gothic Revival	

Last Name	First Name	Firm Name	Address	OHD Bldgs	CHR Years	CHR Bldgs	Style	Additional Notes
Oliver	Ralph H.			1	1915-1929	18	Prairie, Tudor	Res. Sing
Ostegren	Robert C.			1	1926	2	Craftsman, Colonial	Res. Multi
Owen	A.F.			2	1919-1921	2	Tudor Revival	
Pearson	George	Perkins, Fellows & Hamilton		1			Tudor Revival	
Peterson	J.D.			2	1939-1940	3	Dutch Colonial	Over 200 Oak Park homes Oakton School
Pierce	Harry			1			Tudor Revival	Res. Sing.
Pope	H.A.		400 N. Michigan	1			Georgian, Classical	
Prather	Frederick V.			4	1915-1924	2	Craftsman	
Preston	W.C.			1	1922-1930	6	French Gothic	Res. Sing. & Multi.
		Quinn, Christiansen & Johnson		1			Craftsman	One Ev Landmark in OHD
				1	1922-1930	6	Art Deco	Res. Sing. & Multi.
				1	1922-1930	6	Tudor Revival	Commercial
				1	1926-1937	4	Sullivan-esque	Res. Sing. & Multi.
				1			Classical	
Rowe	Charles B.			1			English Gothic	
Ruik	L.S.	Robb & Eisenberg	127 N. Dearborn	1	1922-1939	2	Tudor Revival	Two Flat
Salk	Arthur P.			1			Tudor Revival	Sing.
Schultz	M.A.			1			Prairie	Two Flat
Schmidt	Frederick			4	1916	1	Moderne	Sing.
Schwall	L.			1			Italian Renaissance Rev.	Sing.
Sreja	Edward M.			1	1927-1931	2	Georgian	Res. Sing.
Stahl	Harold A.			1			Moderne	Two Flat
Thumley	J.			1			French Revival	Res. Sing. & Two Flats
Urbain	Leon F.		1254 Lake Shore Dr. 26 E. Huron	3	1913-1928	2	Beaux Arts	
				1			Ranch	Res. Sing. & Multi
				1			Chicago Bungalow	
				3			Spanish Mission	
				1			Spanish Baroque	
				1			Italian Revival	
Van Gulen	Orlando	Van Gulen & Van Gulen		1			Tudor, Georgian	Two Flat
Whitney	William P.			5	1922-1937	4	Italian Renaissance Rev.	Res. Sing. & Theater
				1			Craftsman	
				1			Beaux Arts, Baroque	Sing.
Wolfley	C.E.	Wiener & Barnum		1			Colonial Revival	Two Flat
Young	Olaf			2			Craftsman	

Note (A): Tallest building on the south side of Chicago from 1965 -1968
Tallest building in the South Shore Neighborhood also the tallest building in Chicago south of 56th Street.
Southernmost highrise on Chicago's Lakefront and the easternmost of all highrise buildings in Illinois.

Photo Key





**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1507 • Teletypewriter Only (217) 524-7128

Voice (217) 782-4836

MEMORANDUM

TO: The Honorable Lorraine H. Morton, Mayor of the City of Evanston
Carlos Ruiz, Staff, Evanston Preservation Commission

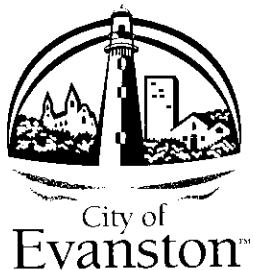
FROM: Amy Easton, Assistant Coordinator, National Register and Survey *AHE*

DATE: September 7, 2004

SUBJECT: Preliminary Opinion on the Oakton Historic District in Evanston, Illinois

The Oakton Historic District is locally significant and eligible for listing in the National Register of Historic Places under Criterion A for planning and development and Criterion C for architecture. The patterns of development that occurred in the Oakton Historic District were common in suburban areas throughout the country. The district is predominantly residential and contains representative examples of the architectural styles and the vernacular types that dominated the history of architecture during the 1920s and 1930s. While fine examples of Tudor Revival, Craftsman, and Colonial Revival architecture are most prevalent in the district, there are also buildings designed in numerous other styles including Prairie School, Italian Renaissance, and variations of the Colonial Revival styles.

The district maintains sufficient integrity for listing in the National Register. Its period of significance is from 1913 until 1940, when most of the residential development occurred.



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December 7, 2004

Tracey A. Sculle
Survey and National Register Coordinator
Illinois Historic Preservation Agency
1 Old State Capitol Plaza
Springfield, IL 62701-1507

SUBJECT: City of Evanston Preservation Commission's Recommendation to the Illinois Historic Sites Advisory Council Regarding the Nomination of the Proposed Oakton Historic District to the National Register of Historic Places.

Dear Ms. Sculle:

On November 22, 2004 the Evanston City Council passed a motion approving the Preservation Commission's recommendation to the Illinois Historic Sites Advisory Council finding that the proposed Oakton Historic District in Evanston, Illinois satisfies the National Register criteria.

To comply with the Certified Local Government agreement, I have enclosed the following documents:

- a) City of Evanston Preservation Commission's Recommendation to the Illinois Historic Sites Advisory Council Regarding the Nomination of the Proposed Oakton Historic District to the National Register of Historic Places.
- b) Copies of the transcripts of the public hearings held by the Evanston Preservation Commission.
- c) Copies of letter(s), e-mails, and signed forms in support or opposition of the nomination

I would like to thank you, on behalf of the Preservation Commission, for the opportunity to comment on the nomination of the Oakton Historic District to the National Register of Historic Places.

Sincerely,


Carlos D. Ruiz
Senior Planner/Preservation Coordinator

CITY OF EVANSTON

EVANSTON PRESERVATION COMMISSION

**NOMINATION OF THE PROPOSED OAKTON HISTORIC DISTRICT
IN EVANSTON, ILLINOIS TO THE
NATIONAL REGISTER OF HISTORIC PLACES**

A RECOMMENDATION TO THE ILLINOIS HISTORIC SITES ADVISORY COUNCIL

November 19, 2004

I. INTRODUCTION

The City of Evanston, a Certified Local Government in the State of Illinois conducted through the Evanston Preservation Commission three public meetings on October 19, November 11, and November 17, 2004 to review and solicit public comments on the nomination of the proposed Oakton Historic District to the National Register of Historic Places. The Commission's charge is to advise why the proposed Oakton Historic District does or does not satisfy the National Register criteria and explain the reason for the advice.

The Commission heard from the representatives of the Oakton Historic District Committee, the applicant(s), about the merits of the nomination. The Commission also heard from the public who spoke in support and opposition to the nomination. The Commission concluded public comments and deliberated on the nomination and testimony on November 17, 2004.

The Commission used for their review of the nomination the National Park Service, National Register Bulletin "How to Apply the National Register Criteria for Evaluation."

II. CRITERIA FOR EVALUATION

According to the nomination and the Illinois Historic Preservation Agency's preliminary opinion on the Oakton Historic District, the Oakton Historic District is "locally significant and eligible for listing in the National Register of Historic Places under Criterion A for planning and development and Criterion C for architecture.

The National Register criteria for evaluation states that: "The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory."

III. COMMISSION'S FINDINGS

The district is significant because it possesses integrity of location, design, setting, materials, and workmanship. Also, the district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."

Location: The district is in a specific location, it is designated by specific boundaries.

Design: The district contains homes and buildings representing various architectural styles concentrated within a time period.

Setting: The district has local historic significance because the area was originally owned by Major Edward Mulford and named his property "Oakton." Also, the physical environment describes the building materials, and workmanship.

Feeling: The district has a collection of architectural styles expressed in the buildings, built in a very narrow time frame. The district is a prime example of how transportation was the driver of residential development in the period of significance. The rhythm of spacing on the streets, the rhythm of solids and voids contributes to the feeling of the district. Also, the houses were built with a certain scale, size, and distance from each other.

The district possesses a significant concentration, linkage, or continuity of sites, buildings, and structures united historically or aesthetically by plan or physical development. The nomination has identified this area, buildings, and the neighborhood as being defined during a specific period of time.

Regarding the significance issue, the district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It is clear that the district could have non-contributing and contributing structures. The district as a whole is an entity having a feeling and an expression of the criteria under which it was nominated.

Criterion A: "That are associated with events that have made a significant contribution to the broad patterns of our history."

The nomination cites the concept of planning and development of the neighborhood and that the district has made a significant contribution to the patterns of Evanston's development history. The development that occurred in the period of significance (1920s to 1940s) contributed to Evanston's and the State's history. The district contributes to the history of the development of Evanston through the application of the 1921 Zoning Ordinance. Evanston was the first community in the State of Illinois to adopt a Zoning Ordinance. The Zoning Ordinance dramatically affected the Oakton Historic District. This is evident because of the development of two-flats flanked by streets with single family homes. Also, in 1925 the residents of the area applied for down zoning to an "A" to ensure that the majority of the district was single family versus multi-family buildings classified as "B."

The district developed after WW I when the working class was able to afford the building of houses and being attracted to the area because mass transportation was available with the extension of the train lines by the Chicago Rapid Transit Company (CRT) in 1924. This is an important event that affected the development of Evanston.

Criterion C: "That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."

The district has a variety and individuality of the 1920s eclectic revival architectural styles packed into a small neighborhood. The district represents a snap shot of history and a jewel box of architectural styles. This is reinforced by the quality of building materials and construction of homes within the district. Also, the integrity of the majority of houses and buildings is still intact. Within the variety of architectural styles

there is some design coherence in terms of scale, roof types, and materials such as brick. The face brick in most houses is carried around the sides and not just on the primary facades. The houses were not just developer driven, they are individual homes designed by architects. Consequently, the district' streetscape is very pleasing.

As an overall grouping there are some unique characteristics and as a whole the nine individually designated landmarks, the contributing and non-contributing structures as a whole make up a distinctive historic district.

IV. CONCLUSION

Integrity of Location

The district possesses integrity of location in that it has specific boundaries that are contiguous to each other. The district does represent a significant concentration linkage and continuity of sites and buildings that are united historically or aesthetically by plan or physical development. Also, the boundaries of the district meet the integrity standard of location.

Integrity of Design

The district possesses a variety of architectural designs. The district has historic association and architectural value in terms of the type of buildings and the variety of architectural styles. The design of buildings, sites and structures in the district are related visually by the rhythm of the streetscape, the layout of the streets and sidewalks still original to the area.

Integrity of Setting

Setting refers to the character of the place in which the district played a role in the development of Evanston. The presence of the railroad and its relationship to the district and the two stations on Ridge and Asbury contributed to the development of the neighborhood which is part of the integrity of the district's setting.

Integrity of materials

The district is intact and the original materials used at the time for the construction of the homes have good integrity. The district has a good representation of high quality workmanship on the structures. Unlike the early houses in Evanston that are mostly wood frame structures, the district showcases primarily masonry and brick houses.

Integrity of Feeling

The district conveys the feeling of the 1920s, 1930s and 1940s in terms of construction and architectural styles.

Criterion A

The district has a clear association with the planning and development of Evanston in the particular time period. The 1917 Zoning Ordinance, the extension of the railroad, working people having access to new housing. The Zoning Ordinance shaped and contributed to the development of the district within the general pattern of development in the State and Evanston and the access to housing via mass rapid transportation, which is still happening today in Evanston.

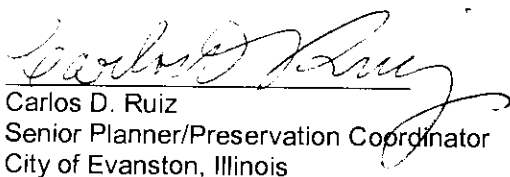
Criterion C

The district's components may lack individual distinction but they work together as a whole and represent a significant and distinguishable entity. The district possesses variety of revival architectural styles. It does embody the distinctive characteristics of 1920s era and it works because is a pure microcosm as a whole.

V. COMMISSION'S RECOMMENDATION

On November 17, 2004 the Preservation Commission unanimously approved a motion, vote: 6 ayes, 0 nays that the Commission recommend to the Planning and Development Committee of the City Council, that it forward to the Illinois Historic Sites Advisory Committee the Commission's recommendation that the Oakton Historic District be listed in the National Register of Historic Places, because it satisfies the criteria of integrity of location within its geographic boundaries as stated in the nomination. The district has a high concentration of buildings united both historically and aesthetically within the district in terms of integrity of location. The integrity of setting of the district relates clearly to its surroundings both in terms of the railroad that produced the residential development and to the surrounding features that are at the edges and not within the district. The district possesses integrity of design in that the materials used in the structures are largely original on the structures in the district; the workmanship is uniformly of very high quality. There is a significant feeling of aesthetic and historical sense of a particular period. Regarding criterion A, the district is associated with events that have made a significant contribution to the broad pattern of our history, in that it strongly shows evidence of the impact of first Zoning Ordinance in the State of Illinois in terms of land use development, and types of residential structures within the district. The district reveals transportation as a known engine of local residential development. The district possesses an interesting historical development in the period of the 1920s and 1930s where more modest residential development occurred in smaller lots, and smaller homes compared to the large lots and mansions on the other three historic districts in Evanston. Regarding criterion C, the district embodies the distinctive characteristics of a type of residential development, a period of construction, and it represents a significant and distinguishable entity whose components may lack individual distinction, but as a whole have an identity. The district displays several revival styles of residential architecture. Limited almost exclusively to the period of the 1920s and 1930s, and although there are only nine individual landmarks, it is the quality of the overall development, and the originality of the various styles of houses; the eclectic nature of some of the revival styles used that make the district a distinguishable entity. The district has a high proportion of architect designed homes.

Respectfully Submitted:



Carlos D. Ruiz
Senior Planner/Preservation Coordinator
City of Evanston, Illinois

Date: November 19, 2004

NW of Elkhorn Tavern within Pea Ridge National Park,
Garfield vicinity, 05000484,
LISTED, 5/26/05
(Cherokee Trail of Tears MPS)

ARKANSAS, JOHNSON COUNTY,
Dover to Clarksville Road Road --Hickeytown Road Segment,
Hickeytown Rd. E of US 64,
Lamar vicinity, 05000464,
LISTED, 5/26/05
(Cherokee Trail of Tears MPS)

ARKANSAS, RANDOLPH COUNTY,
Campbell Cemetery,
Address Restricted,
Imboden vicinity, 05000463,
LISTED, 5/25/05

COLORADO, ALAMOSA COUNTY,
First Baptist Church,
408 State Ave.,
Alamosa, 05000425,
LISTED, 5/22/05
(Ornamental Concrete Block Buildings in Colorado MPS)

COLORADO, EL PASO COUNTY,
Shove Memorial Chapel,
1010 N. Tejon St.,
Colorado Springs, 05000426,
LISTED, 5/22/05
(Colorado College MPS)

GEORGIA, FORSYTH COUNTY,
Cumming Cemetery,
Bordered by GA 20, GA 9 and Resthaven Dr.,
Cumming, 05000428,
LISTED, 5/21/05

HAWAII, KAUAI COUNTY,
Pu'u'opae Bridge,
Pu'u'opae Rd. between Kalama & Kipapa Rds.,
Kapa'a, 05000536,
LISTED, 5/25/05

ILLINOIS, COOK COUNTY,
Des Plaines Methodist Camp Ground,
1250 Campground Rd.,
Des Plaines, 05000429,
LISTED, 5/22/05

* ILLINOIS, COOK COUNTY,
Oakton Historic District,
Roughly bounded by Oakton St., Howard St., Ridge Ave., and Asbury Ave.,
Evanston, 05000106,
LISTED, 5/23/05

ILLINOIS, CRAWFORD COUNTY,
Robinson High School Auditorium--Gymnasium,
200 Blk of E. Highland Ave.,
Robinson, 05000434,
LISTED, 5/22/05