

CLICK HERE for Multiple Property Listing,
"Suburban Apartment Buildings in Evanston
Thematic Resources"

M.R.A. _____
H/D (IF APP) _____
NHL NRI NRDS NRDO DOE _____
HABS/HAER NRA/TI IS IL _____
OTHER _____

PROPERTY NAME 1104-06 Seward
LOCATION _____ CITY/TOWN/VICINITY Evanston
COUNTY Cook STATE Illinois ZIP 60202

OWNER'S NAME James D. Rifleman
LOCATION 1106 Seward CITY/TOWN/VICINITY Evanston
STATE Illinois ZIP 60202

LOCATION OF LEGAL DESCRIPTION Cook County Recorded of Deed
118 N. Clark St.
Chicago, Illinois

VERBAL BOUNDARY DESCRIPTION The second building west of the alley on the south side of
the street, this four flat is located north of Barton Park
between Ridge Avenue and Barton Avenue

APPROXIMATE ACREAGE Legal Description: Lots 19 and 20 of Ridgemoor's Addition to Evanston
(Rec. June 27, 1916) in Assessor's Div. of G.M. Huntoor, a plat of the s 1/2 of the s.w. 1/4 of Sec. 19-41-14

DATE OF CONSTRUCTION 1927 ARCHITECT AND/OR BUILDER Van Gunten and Van Gunten

DESCRIPTION This four-flat and its neighbor to the west illustrate design
excellence, fine detailing and a concern for making apartment living homelike.
Standing two-stories and topped by a gable roof, the red brick structure is
accented with stone trim. The paneled glass door, topped by a Tudor arch,
is surrounded by stone quoining and a flat hood mold with carved stonework
in the spandrels. Above it, the stairway window is surrounded by stone. To the
west is a two-story projecting bay with the second story faced in stone. Basket-
weave brickwork ornaments the east bay, with a blind arch over the second story
casements suggesting a Palladian motif.

In setting as well as form and scale the apartment building resembles
a house. Next door to the rear of a side lot, is a garage with windows utilizing
the blind arch motif. In front of the garage is a landscaped yard visually
connecting the apartment structure to the similar four-flat to the west.

(con't)

DATE AND NATURE OF ALTERATIONS Except for some aluminum storms and the replacement of
the building's tile roof, there have been no exterior
alterations of the years.

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH
PLAN IF APPLICABLE) This building shares a garage structure with 1108-10 Seward. The brick
structure incorporating blind arches in its design visually ties this
building with its neighbor and forms an enclosed yard.

SIGNIFICANCE This four-unit apartment building has the aspect of a single-family home. It is picturesque in massing, looking like a large Tudor house distinguished by fine detailing and a sense of design cohesiveness. Taken with its neighbor at 1108-10 Seward which is similar in size, scale and detailing to this building, and the brick garage visually connecting the two buildings, a yard is formed. The effect is that of an enclosed green space similar to the many distinguished courtyard buildings in Evanston's apartment nomination. Adding this apartment grouping -- unique in Evanston -- to the Register adds a variation on the suburban apartment theme, a variation found nowhere in the thematic nomination as it was originally submitted. The building's integrity is excellent.

FORM PREPARED BY Susan Benjamin
711 Marion Avenue
Highland Park, Illinois 60035 TEL (312) 432-1822



PROPERTY NAME 1104-06 Seward
LOCATION Evanston, Illinois
CITY/TOWN/VICINITY
CAMERA FACING Southeast
DATE February, 1986
PHOTOGRAPHER Gwen Sommers Yant

M.R.A. _____
H/D (IF APP) _____
NHL NRI NRDS NRDO DOE _____
HABS/HAER NRA/TI IS IL _____
OTHER _____

PROPERTY NAME 1108-10 Seward
LOCATION 1108-10 Seward CITY/TOWN/VICINITY Evanston
COUNTY Cook STATE Illinois ZIP 60202 *
OWNER'S NAME Raymond G. Traub
LOCATION 1110 Seward CITY/TOWN/VICINITY Evanston
STATE Illinois ZIP 60204

LOCATION OF LEGAL DESCRIPTION Cook County Recorder of Deeds
118 North Clark Street
Chicago, Illinois

VERBAL BOUNDARY DESCRIPTION The first building west of the alley on the south side of the
street, this four-flat is located north of Barton Park between
Ridge Avenue and Barton Avenue

APPROXIMATE ACREAGE Legal Description: Lots 17 & 18 of Ridgemoor's Addition to Evanston
(Rec. June 27, 1916) Assessor's Div. of G.M. Huntoon, a plat of the S. 1/2 of the S.W. 1/4 of Sec. 19-41-14

DATE OF CONSTRUCTION 1927 ARCHITECT AND/OR BUILDER Van Gunten and Van Gunten

DESCRIPTION Like its neighbor to the east, this red brick four-flat exhibits a high degree of design
excellence, attention to detail and a homelike presence. The doorways are identical
Each has a paneled glass door topped by a Tudor arch which is surrounded by stone
quoining and a flat hoodmold with carved stonework in the spandrels. Above it,
the stairway window is surrounded by stone. In form, the structure is a mirror image
of its neighbor; differences are found in the details. The projecting two-story east
bay is brick with stone banding at the sill and lintel line. The west bay is gabled with
a molded brick chimney in the center. Connecting the two four-flats is a landscaped
yard and brick garage with windows topped by blind arches at the rear. The apartments
are reached by a hallway connected to the front vestibule by a door with beveled
glass. Each apartment has three bedrooms, two baths and hardwood floors as well as
a projecting bay or fireplace. Of special note is a frieze in a foliate pattern forming
a coved ceiling in the front parlor.

DATE AND NATURE OF ALTERATIONS Except for some aluminum storms there have been no
exterior alterations.

OUTBUILDINGS AND/OR OTHER CULTURAL RESOURCES ON PROPERTY (ATTACH SKETCH
PLAN IF APPLICABLE) This building shares a garage structure with 1104-06 Seward. The brick
building incorporates blind arches in its design visually tying this building
with its neighbor forming an enclosed yard.

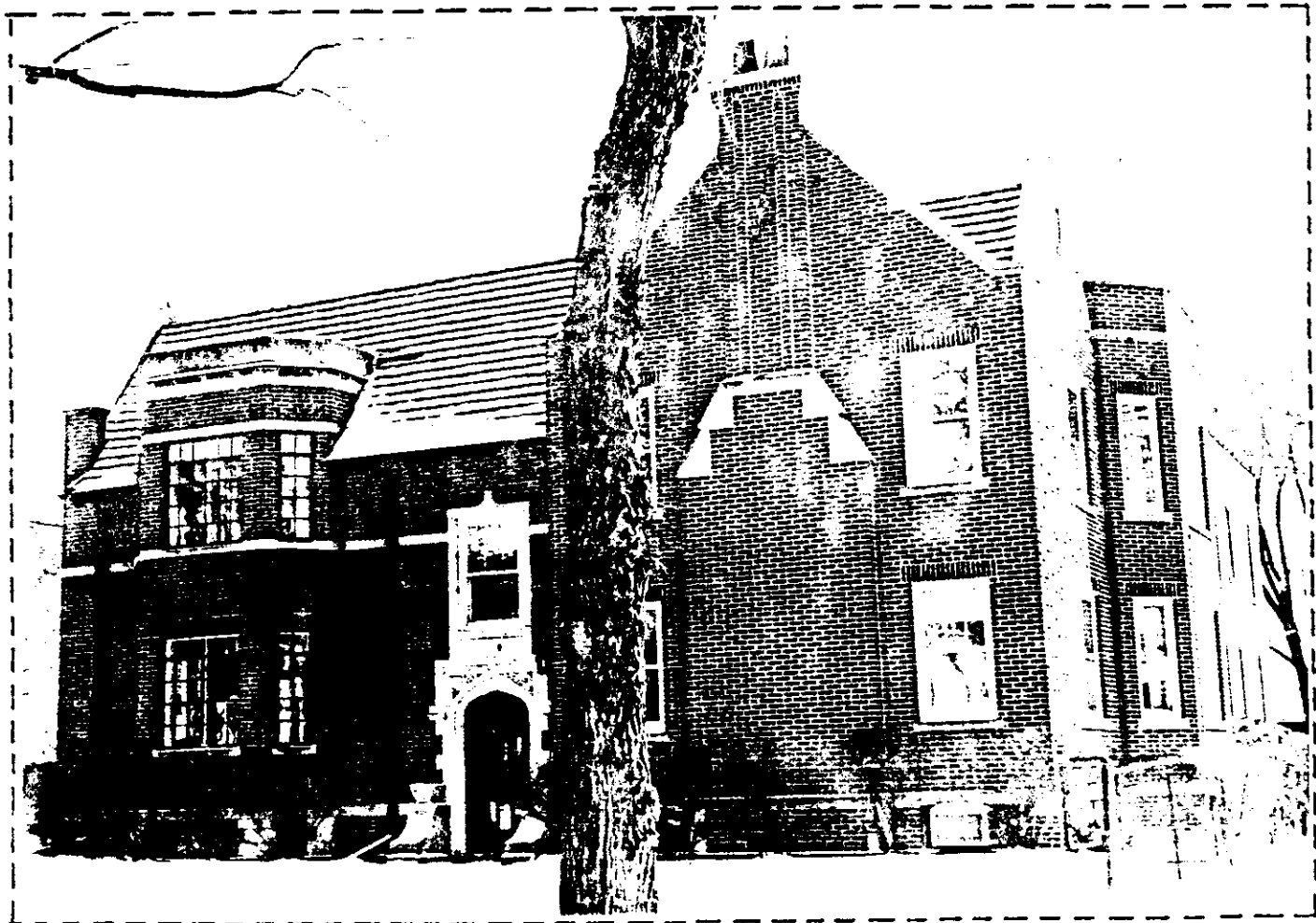
SIGNIFICANCE This Evanston four-flat closely resembles a single-family dwelling. It is picturesque in massing, looking like a large Tudor house distinguished by fine detailing and a sense of design cohesiveness.

Taken with its neighbor at 1104-06 Seward which is similar in size, scale and detailing to this buildings, and the brick garage visually connecting the two buildings, a yard is formed. The effect is that of an enclosed green space similar to the many distinguished courtyard buildings in Evanston's apartment nomination. Adding this apartment grouping — unique in Evanston — to the Register adds a variation on the suburban apartment theme, a variation found nowhere in the thematic nomination as it was originally submitted.

The building has excellent integrity.

FORM PREPARED BY Susan Benjamin
711 Marion Avenue
Highland Park, Illinois 60035

TEL (312) 432-1822



PROPERTY NAME 1108-10 Seward

LOCATION

CITY/TOWN/VICINITY Evanston, Illinois

CAMERA FACING Southeast

DATE February, 1986

PHOTOGRAPHER Gwen Sommers Yant

LOCATION OF NEGATIVE Evanston Planning Department

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

Continuation sheet

Item number 8

Page 14

**JUSTIFICATION FOR ADDITIONS TO SUBURBAN
APARTMENT BUILDINGS IN EVANSTON, ILLINOIS**

New information and careful rethinking has brought to light the need for extending the scope of Evanston's 1983 thematic nomination of Suburban Apartment Buildings to the National Register of Historic Places. The proposed extension includes two structures.

1. Apartment Building for Alvin E. Nelson at 1104-06 Seward
Van Gunten and Van Gunten
1927
2. Apartment Building for Alvin E. Nelson at 1108-10 Seward
Van Gunten and Van Gunten
1927

METHODOLOGY

The original Suburban Apartment Building nomination of 48 structures acknowledged that 'further research may indeed turn up suburban apartments that either singly or in concentrations meet the criteria, and it may be desirable to add either individual structures or districts at some later date (Item 7, page 14)'. This is precisely what has occurred.

While surveying five Community Development Target Areas for structures to propose for local designation the Evanston Preservation Commission Evaluation Committee and its consultant, Susan Benjamin, discovered two four-flats at 1104-06 Seward and 1108-10 Seward that not only met the criteria in the nomination but provide, when taken together, a slightly different variation of the suburban apartment type. These apartment buildings went unnoticed while Evanston was being surveyed for the original apartment nomination. This is probably because Evanston's Zoning Ordinance was the first in Illinois and because the most careful attention was devoted to those apartment buildings located within the areas zoned multi-family. This area is an R2 Single-Family Residence Zone and the buildings were never evaluated.

Once having turned up these buildings, the Evaluation Committee and consultant concluded that a second look at Evanston apartment buildings was necessary. Evanston's Preservation Coordinator, Gwen Sommers Yant and Evaluation Committee members Mary McWilliams and Barbara Buckbinder Green, using a zoning map, drove every street not surveyed originally and went back to look at some buildings considered to be borderline when the original nomination was submitted. Slides were taken, and the entire Evaluation Committee considered several structures. All were eliminated by the Committee or eventually by the full Commission because they did not sufficiently meet the criteria.

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Continuation sheet

Item number 8

Page 15

The Evanston Preservation Commission and the preservation consultant feel strongly that the two buildings being submitted were selected on the basis of a now-comprehensive survey and clearly meet the following criteria set forth in the original apartment nomination (Item 7, page 13).

1. They "exhibit a high degree of integrity on the exterior and a fairly high degree of integrity on the interior".

Only some aluminum storms and a new asphalt roof on 1104-06 Seward mar the appearance of the building.

2. They "exhibit high design quality in terms of stylistic cohesiveness, detailing, craftsmanship, originality and site planning".

The buildings on Seward are handsome Tudor buildings sharing a common yard, a concept unique in Evanston.

3. They "contain characteristics exemplifying the suburban apartment".

Although these buildings represent , because of their setting, a slightly different variation on the suburban theme, they have the following general characteristics in common:

- a. Size. The buildings are small. Both Seward four-flats are two stories. The scale of the buildings is human, and the apartments are not enormous.
 - b. Exterior Design. The massing is picturesque. Ornamental detailing is handsome, well-executed and of the quality found in single family residences.
 - c. Interior Design. They contain the amenities found in single family homes: fireplaces, hardwood floors, built-ins and a general "hominess".
 - d. Siting. The buildings, with a rear garage, surround a common yard area.
 - e. Plan. In each case the interiors are light and airy. The apartments are two rooms deep.
 - f. Quality. They exemplify a high level of design detailing and contain homelike amenities.
4. They "illustrate various types of suburban apartments and structures that exemplify how the suburban apartment developed in Evanston".

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Inventory—Nomination Form**

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date entered

Continuation sheet

Item number 8

Page 16

The four flats on Seward, like those in the nomination at 1301-03 and 1305-07 Judson, have the appearance of two large homes. But in this case the site plan is different since they flank a common green space, a unique variation on the suburban apartment theme in Evanston.

The City of Evanston exhibits a mix of various kinds of multiple family residences. Adding these examples of Suburban Apartment Buildings in Evanston renriches that mix and finally rounds out the original nomination.

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Continuation sheet

Item number

Page

PROPERTY NAME: Garage between 1104-06 and 1108-10 Seward

LOCATION: See above

CITY/TOWN/VICINITY: Evanston, Illinois

CAMERA FACING: South

DATE: March, 1986

PHOTOGRAPHER: Gwen Sommers Yant

LOCATION OF NEGATIVE: Evanston Planning Department



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National Register of Historic Places
Inventory—Nomination Form

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date entered

Continuation sheet

Item number

Page

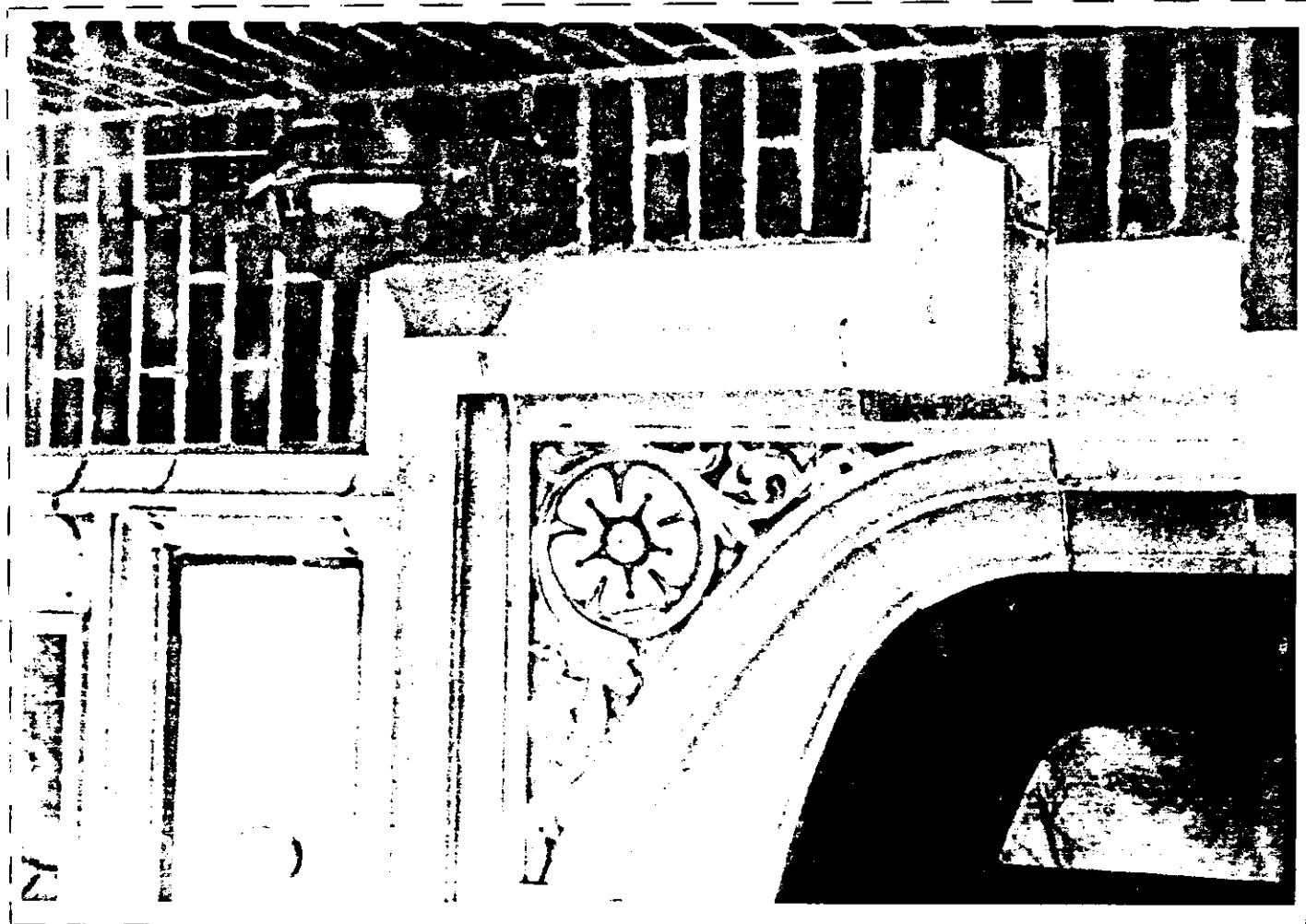
PROPERTY NAME 1108-10 Seward (entrance data)

LOCATION _____ CITY/TOWN/VICINITY Evanston, Illinois

CAMERA FACING South DATE February, 1986

PHOTOGRAPHER Gwen Sommers Yant

LOCATION OF NEGATIVE Evanston Planning Department



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Continuation sheet

Item number

Page

PROPERTY NAME: Garage between 1104-06 and 1108-10 Seward

LOCATION: See above

CITY/TOWN/VICINITY: Evanston, Illinois

CAMERA FACING: South

DATE: March, 1986

PHOTOGRAPHER: Gwen Sommers Yant

LOCATION OF NEGATIVE: Evanston Planning Department



United States Department of the Interior
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Continuation sheet

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Page

PROPERTY NAME: 1104-06 and 1108-10 Seward Street

LOCATION: Same

CITY/TOWN/VICINITY: Evanston

CAMERA FACING: Southwest

DATE: March, 1986

PHOTOGRAPHER: Gwen Sommers Yant



PROPOSED ADDITIONS:

"Suburban Apartment Buildings in Evanston, Illinois"
NATIONAL REGISTER THEMATIC HISTORIC DISTRICT

1104-1110 Seward Street

