

Mid-20th-Century New-Construction Architecture and Rehabilitation in the Old Town Triangle District: A Historic Context Statement

INTRODUCTION

The Old Town Triangle District is unusual in the context of Chicago neighborhoods with its combination of significant historic residential buildings from the 19th and early 20th centuries, artist-driven rehabilitations and embellishments beginning in the late 1920s, thoughtful modernizations of older buildings done in the 1950s through 1970s, and significant 1960s through 1980s new-construction infill buildings, all forming a small-scale, "finely-grained" neighborhood that has, since at least the 1930s, attracted residents, including artists, looking for an urban neighborhood with a creative "vibe."

Now, looking back from the 21st century, this "mid-century modern" revitalization of the Old Town Triangle District is increasingly of interest to historic preservationists and deemed significant. However, the Chicago Landmark designation ordinance, which legally defines the historic resources identified as significant by City Council, notes only the history and architecture of the Old Town Triangle neighborhood up to roughly 1930, or the beginning of the Great Depression. Subsequent new construction and rehabilitation is not expressly discussed in either the district Chicago Landmark designation report or Chicago Landmark designation ordinance. Therefore, the Commission on Chicago Landmarks (CCL) has little or no legal ability to determine buildings newly designed and built, or rehabilitated with modern forms and details, during this later 20th-century period as contributing to the district.

This historic context statement is meant to provide a framework to address this situation. It updates the history of the Old Town Triangle (OTT) neighborhood to 1987, when a revised Chicago Landmark Ordinance gave mandatory review authority over new construction in landmark districts to the Commission, and it provides a brief, general overview of major historic themes relevant to this later history of the OTT. These themes include:

- the rehabilitation of existing buildings by artists and other pioneering rehabbers;
- the establishment of the Old Town Triangle Association as a seminal neighborhood organization devoted to the general revitalization of the area;
- urban renewal and neighborhood conservation as practiced in OTT during the 1960s and 1970s;
- the modernizing rehabilitation, in a visually-distinctive fashion, of a handful of 19th-century buildings; and
- the construction of infill buildings in OTT during the 1950s, 1960s, 1970s and early 1980s.

This historic narrative is accompanied by a catalog that documents buildings that have been identified as relevant to these themes. The catalog contains, when known, building dates of construction/substantial exterior rehabilitation, architects, original owners, relevant history, and photos.

STATEMENT OF SIGNIFICANCE

The Old Town Triangle District is one of the oldest Chicago Landmark districts in the City of Chicago, having been designated in 1977. At the time of its designation, the historic and architectural significance of the Old Town Triangle (OTT) was identified as its important and significant grouping of 19th and early 20th-century buildings, mostly residential in configuration and use. The district was documented as noteworthy for its small-scale cottages, some dating from the immediate days after the Chicago Fire of 1871, similar small-scale houses and flat buildings, and a scattering of other residential and neighborhood commercial property types. These buildings were designed in historic architectural styles such as Italianate and Queen Anne. The Old Town Triangle District, through its Chicago Landmark district designation as well as its later National Register of Historic Places nomination, was identified and documented as a significant neighborhood exemplifying the working- and middle-class architecture typical of Chicago residential neighborhoods built between 1872 and 1930.

However, the Old Town Triangle District has become increasingly significant for its mid-20th century history and architecture. In the years after 1930, it developed as a neighborhood where residents, building owners and developers pioneered the idea of historic building rehabilitation and sensitive, compatible new-building infill in a small-scale Chicago neighborhood with working- and middle-class roots. This period begins as early as the late 1920s and 1930s, a period when individuals such as Sol Kogen and Edgar Miller transformed 19th-century buildings into avant-garde artist studios with unusual Arts-and-Crafts-influenced decorative features, including common-brick additions, glass-block and metal casement windows, and applied ornament consisting of wood sculpture, decorative tile and brick, and art glass. This embellishment of existing buildings with "hand-made" building forms and decoration, including window configuration changes, new doors, new front walls enclosing front yards, and a variety of ornamental details, continued into the post-World War II period of the 1940s, 1950s and later. These "artistic" rehabilitations, including the Kogen-Miller Studios at 1734 North Wells Street, are now historic in their own right and are a significant component of the 20th-century history of the Old Town Triangle.

Then, also in the immediate post-war period of the late 1940s and 1950s, the establishment in 1948 of the Old Town Triangle Association (OTTA) as a neighborhood residents organization was in reaction to and in support of the burgeoning number of residents attracted to the historic character of the neighborhood and the opportunities that historic rehabilitation of these buildings offered themselves and their families to create a sense of home and community. The OTTA served as a neighborhood organizational "anchor" that encouraged existing owners to stay in the neighborhood and to rehabilitate their properties, while encouraging new owners and residents looking for a low-scale, close-knit community with a strong "artistic" vibe.

So the Old Town Triangle neighborhood slowly revitalized during the 1940s through 1970s and later as rehabilitation-minded owners repaired and renovated homes and rental properties. Many of the neighborhood's buildings were rehabbed with sensitivity towards historic building forms and features. However, there was also a parallel movement to "modernize" some buildings, especially with non-historic window configurations, which appears to have occurred in the 1960s and 1970s. Although not well documented, some of these modernizations may have significance in their own right as exemplifying the merger of modern and traditional architecture in the revitalizing Old Town Triangle of this period.

This revitalization of existing building fabric in the Old Town Triangle neighborhood merged in the 1960s with a larger City of Chicago-managed urban renewal effort in the larger Lincoln Park community area, of which Old Town Triangle is a part. Buildings deemed slum and blighted were bought by the City and demolished for new construction and park land. In Old Town Triangle it-

self, urban renewal was largely seen as a threat to existing historic buildings, and the community as a whole tended to resist it. Urban renewal buildings are most commonly found on the edges of the Old Town Triangle District proper, especially on the former Ogden Avenue right-of-way that forms the western boundary of the district. There, a substantial number of 1960s and 1970s-era buildings were built. A number of mid-century modern buildings that are closely associated with Old Town Triangle, including the Midwest Buddhist Temple and the Church of the Three Crosses, are in fact just outside the district. These and other buildings from the urban renewal period of the 1960s and 1970s, plus buildings subsequently built in the 1980s to the present day, create a modernist “ring” that further defines the historic character of the Old Town Triangle District itself.

Both the urban renewal efforts in the larger Lincoln Park community and the increasing desirability of Old Town Triangle itself as a residential neighborhood led to new residential housing in Old Town Triangle. Beginning with the Williamsburg Gardens apartment building (a transformative reconstruction and expansion in 1959 of four existing Italianate-style row houses into what was for all purposes a new larger building) and ending with a small apartment building built circa 1987 at 1613 North Hudson Avenue, approximately three dozen new-construction buildings, almost all residential, were built in the neighborhood in the 1950s through mid-1980s. They are scattered throughout the historic district, although concentrations of new infill buildings can be found on West Eugenie Street, West Willow Street, West Concord Place, and North Sedgwick Street.

In general, these new-construction buildings were built in variations on modernism, with clean building lines, emphasis on geometric building forms, and a lack of applied ornament. Several well-known Chicago architects, including Harry Weese, Ben Weese, Walter Netsch and Bruce Graham, designed houses and apartment buildings in the neighborhood, and Harry Weese and Walter Netsch themselves became neighborhood residents in houses of their own design. Other architects of note from the 1970s and 1980s are represented, including Booth, Nagle & Hartray, Laurence Booth, Bauhs & Dring, and Frederick Phillips. Additional architects working in Old Town Triangle during the 1960s and 1970s, including Ron Dirsmith, Ralph David Anderson, Albert Fabro and Seymour Goldberg, are less well known today, but they also played a significant role designing new-construction buildings in the neighborhood.

The establishment of the Chicago Landmark district in 1977 brought professional review of rehabilitation in the district by the Commission on Chicago Landmarks (CCL) and its staff, although the Chicago Landmark ordinance did not require CCL review of new construction within Chicago Landmark districts at that time. This changed with landmark ordinance revisions in 1987, which subsequently required plans for new construction to be routinely reviewed and approved by the CCL. This historic context statement ends with this 1987 change in how new construction in the Old Town Triangle District was handled by the CCL.

The resulting Old Town Triangle District is unusual, in the context of Chicago neighborhoods, in its combination of significant historic residential buildings from the 19th and early 20th centuries, “artistic” rehabilitations and embellishments beginning in the late 1920s, thoughtful “modernizing” rehabilitations of older buildings in the 1960s and 1970s, and noteworthy 1950s through 1980s infill buildings, all set with a small-scale, “finely-grained” residential neighborhood of historic significance.

A HISTORICAL OVERVIEW OF THE OLD TOWN TRIANGLE DISTRICT FROM 1930 UNTIL 1987

By the end of the 1920s, the Old Town neighborhood was a well-established working- and middle-class community comprised of small-scale houses, flat buildings, commercial/residential buildings, small industrial buildings, and institutional and religious buildings. In its mix of building types and uses, it was typical of much of Chicago. The Great Depression of the 1930s and World War II created a hiatus in most building construction in the neighborhood, although "artist-driven" work did occur in Old Town in the 1930s. After the war, the Old Town Triangle itself, at the center of the larger Old Town area, saw pioneering rehabilitation efforts on the part of residents, many new to the area, who appreciated the historic character and close-to-the-Loop character of the neighborhood. The establishment of the Old Town Triangle Association as a neighborhood community group, the recognition of the special character of the neighborhood's streetscapes, and the artistic and cultural "bent" of residents encouraged both new-construction and rehabilitations in Old Town Triangle from the 1950s through the 1980s and beyond. This report summarizes available neighborhood history from 1930, or the beginning of the Great Depression, to 1987, when new construction in the Old Town Triangle Chicago Landmark District became routinely reviewed by the Commission on Chicago Landmarks.

1930s

The collapse of the United States economy, beginning in late 1929, and the resulting Great Depression of the 1930s caused a real-estate depression in Chicago in general and Old Town in particular. No new construction has been documented to have occurred in what is today the Old Town Triangle District during the 1930s. Some rehabilitation and modernization occurred in Old Town Triangle during this decade, but only sporadically, based on available building permit information and visual evidence. A portion of this 1930s rehabilitation occurred as rehabbers who were practicing artists or simply with an "artistic" bent, including the well-known team of Sol Kogen and Edgar Miller, made modifications to buildings that emphasized modernized building forms, modified window and door configurations and details, hand-crafted ornament, and decorative masonry. In addition, one or two buildings in the district were modified with completely new facades during these years prior to World War II.

Having made a reputation for their "hand-crafted" transformations of 19th-century residential buildings along West Carl Street (now West Burton Place), on the outskirts of the Old Town Triangle neighborhood, entrepreneur Sol Kogen and artist Edgar Miller took existing buildings at 1734 North Wells Street and remodeled them in the late 1920s and 1930s into the present-day Kogen-Miller Studios. The result was a group of brick vernacular buildings that became a small, intimate complex of idiosyncratic apartments that harkened, in their bohemianism, to Left Bank Paris of the 1920s. To passers-by on the street, the Kogen-Miller Studio presents a reserved face of simple brick buildings with modified window openings, hand-crafted ornament, and a ground-level brick wall with a finely-detailed wooden door opening into the complex.

The complex's use of vernacular buildings, small scale building forms, finely-grained detail, and artist-made ornament are elements found elsewhere in the Old Town Triangle District where other buildings were transformed in a similar, but less extensive, manner beginning in the 1930s. Examples include 1839 North Lincoln Avenue, a three-story brick flat building from circa 1880, which is believed to have received extensive exterior alterations in 1940; and 1848 North Lincoln Avenue, a similar 1880s-era building where extensive window and door changes appear to have taken place in 1938-1939. A pair of brick walls with Kogen-Miller-type ornament, believed to have been built in 1954, stretch across the front yards of adjacent Italianate-style buildings at 1738 and 1740 North Wells Street. An "artistic" brick wall also encloses the property at 1706 North Fern Court (northwest corner West Eugenie Street), although no documentation as to its date or designer

has been found. (Available information about all buildings discussed in this report can be found in the building catalog.)

Not all newcomers to Old Town Triangle were artists. In 1937, Cappy Maley moved to 1716 North Crilly Court where she and her husband rented from Edgar Crilly, son of the developer of buildings facing the small street. In later years, she described run-down rooming houses in the neighborhood, but she was comfortable settling there. In her row house she found numerous pay phones and partitions. She learned that it had been a brothel when a cab driver stopped by at midnight one night to ask if the Madam was in. The woman next door whom Cappy consulted about remodeling was still operating a brothel in 1937. In Ms. Maley's later memories, landlord Edgar Crilly helped his tenants rehab. He even provided a badminton club on the second floor of his North Wells Street building east of Crilly Court.

At the north end of the Triangle stands a group of two-story row houses at 1852-1856 North Lincoln Avenue. In the 1930s, it was nicknamed "Whiskey Point" and became the home to a number of people employed in radio who chose Old Town Triangle for its inexpensive housing and location near their downtown studios. They were described as creative and fearless; one neighbor stated they didn't keep up with other people because they were focused on their own creativity. The rear yard of these houses was at one point embellished with a decorative stone wall enclosing the yard along North Lincoln Park West.

At least one, possibly two, buildings in Old Town Triangle had new facades replacing original front elevations in the late 1930s or 1940s. The phenomenon of facade replacement was popular in the 1930s as property owners sought to improve and modernize buildings without spending the money required to completely replace properties. During this decade, for example, the *Chicago Tribune* published a number of feature articles touting facade replacement. 1813 North Lincoln Park West had a new modern, visually-simplified facade with Moderne-style details built circa 1942. The small-scale brick house at 214 West Menomonee Street appears to have been transformatively rebuilt and expanded from a smaller wood-frame house in the later 1930s or 1940s, based on current appearance.

World War II and the 1940s

World War II, in general, put a halt to private building construction in Chicago. In the Old Town Triangle itself, there appears to be no new construction or substantial rehabilitation during most of the war years.

In the post-war era of the late 1940s and 1950s, the Old Town Triangle neighborhood saw increased rehabilitation activity as both established building owners, many second- or third-generation Old Town residents, and new neighborhood residents recognized the charm and physical virtues of the area's buildings. Although difficult to document accurately with available records, anecdotal information passed among generations of Old Town residents indicates that Old Town Triangle's close-in convenience to downtown Chicago and North Michigan Avenue, its close-knit neighborhood feel, visually-charming architecture, and a strong artistic community led Chicagoans involved in advertising, communications and the arts to increasingly move to the neighborhood during the 1940s, 1950s and 1960s.

The neighborhood's "flea bag" rooming houses and diversity continued into the 1940s. People renting from Edgar Crilly had his support of their 1947 Crilly Court Jamboree, a fundraiser to buy playground equipment for an empty lot that Crilly owned at West Eugenie Street and North North Park Avenue. This lot had earlier been a "Victory Gardens" during World War II. Tenants formed committees that ran the playground and bought plants for the vegetable garden. Their Jamboree is thought to be the precursor of the Old Town Art Fair.

In 1941 Jim Beverly, an engineer not an artist, arrived and purchased a three-story brick Italianate-style row house at 315 West Wisconsin Street. Although the building was desperately in need of rehabbing, Beverly was sold on the building's beauty and that he could take the street car or walk to work. He remembered in later years that lenders were reluctant to loan money for building purchases in the area. North Clark Street was called "Honky Tonk Town," and properties in the area in general were not seen as good investments. Beverly stayed, however, and others followed. In 1946 Beverly bought three row houses a block away on North Lincoln Avenue which he began to rehab for his sons returning from service in World War II.

A June 4, 1947, *Chicago Daily News* article by Virginia Leimert noted that Old Town was staging a revival: "... But Chicago may soon begin to boast of its own Old Town ... won't be long we predict before Chicago's north side will begin to look like something out of a well-preserved lithograph instead of the soiled disconsolate ruffle on the petticoat of Lincoln Park."

In support of this at-the-time-unusual popularity of an old 19th-century Chicago neighborhood, unusual because it was counter to the predominant trend of suburban development, the Old Town Triangle Association (OTTA) was founded in 1948. The OTTA was founded to help preserve the neighborhood's historic charm and to also help improve living conditions. Even in 1948 there were homes lacking indoor plumbing and electric lights. Resident Tessie Juhl recalled that the building at 227 West Menomonee Street had an outhouse. Some long-time residents have stated that forming the OTTA was the beginning of urban renewal in Old Town Triangle. (Neighborhood residents' statements about mid-century years of Old Town Triangle that are found in this report were, in general, gathered over time by Old Town Triangle researchers, including Diane Gonzalez, who greatly assisted in the research and writing of this report.)

OTTA supported the continued revitalization of the neighborhood through tours, cultural events, and artistic education. The founding of the OTTA in 1948 followed the creation two years earlier of the Menomonee Club, which over the years since provided activities for neighborhood children, and the Club was the recipient of much financial support from the OTTA over the years.

1950s

Early on, the OTTA established the Old Town Art Fair (originally called the Old Town Holiday) in 1950, considered a pioneering neighborhood art fair in Chicago and noteworthy for the quality of art and decorative objects sold by artists. The Art Fair was established after a 1949 meeting of interested residents in Jim Beverly's renovated Wisconsin Avenue row house. Artist neighbors displayed their own work on fences and in their backyards. Since 1950 this renowned fair has grown enormously, and it continues to be held on the second weekend of June.

As it grew, the Art Fair filled several streets with booths and vendors selling paintings, prints, photographs and other art work. The Art Fair received good coverage in the *Chicago Tribune* during the 1950s and 1960s, with feature articles touting both the Fair and the Old Town neighborhood. The Art Fair brought much attention to the Old Town Triangle neighborhood, giving it a aura of cultural and artistic sophistication that drew like-minded people to the neighborhood.

The 1950s also saw the settling-in of a community of ethnic-Japanese citizens who arrived in Chicago during the late 1940s after their release from World War II internment camps. They were welcomed into the community, and the Brotherhood Dinner tradition began. In 1955 there was a "Brotherhood Week" in Old Town Triangle, including a luncheon at LaSalle School. Long-time resident Edie Guntermann recalled that just talking together while sharing wonderful foods did something to dissipate people's prejudice. Then a Japanese dinner at the Midwest Buddhist Temple followed. Resident Mrs. Pierre Blouke noted that Old Town was an "island of tolerance." She attributed much of it to a high cultural level and artistic interests of many residents. The neighbor-



Hold Arts and Crafts Fair in Area Saturday and Sunday



Robert Keenan mounts ladder to hand mobile of giant artist's brushes and palette to utility pole to announce Old Town Holiday arts and crafts fair. His assistants are Kenneth Taylor (left), mobile designer, and Mrs. Carl Buehl, fair chairman. Fair will be held Saturday and Sunday in 1800 block in Lincoln Park West.



Mrs. and Mrs. Erling Kjelland set up display for their enamel on copper designs. Two hundred artists and craftsmen are expected to exhibit work.

(TRIBUNE Photos by Julius Gantter)

STREET FAIR PLANNED NEAR LINCOLN PARK

**200 to Take Part in
Week-End Show**

given by Lake Front players, who will present a one act melodrama, "He Ain't Done Right by Nell," and a vaudeville program of dramatic sketches and songs.

Performances will be given in St. James church, North Park and St. Paul avs., at 2, 4, 6, and 8 p. m. Saturday and at 1, 2, and 5:30 p. m. Sunday.

Directors of the programs are

The Old Town Art Fair, founded in 1950, has been a cultural event that drew much attention to Old Town Triangle during the 1950s, 1960s, and later. Top: A photograph, dated June 3, 1950, showing visitors to the first Art Fair. The photograph looks south on North Lincoln Park West towards the three-story building at 235 West Menomonee Street, seen before its façade window remodeling. Bottom: A *Chicago Tribune* article from June 11, 1953, touting that year's Art Fair.

hood's diversity of residents is a factor that long-time residents mention when discussing the revitalization of the neighborhood in the post-World War II era.

1960s

By the late 1950s and early 1960s, the part of the larger Old Town neighborhood that we think of today as the Old Town Triangle was well on its way to becoming a revitalized neighborhood of rehabbed homes. In 1958, the September 5th issue of the *Chicago Daily News* reported "pyramiding real estate values" that were resulting from the previous decade's rehabilitations of about 300 Old Town buildings. The article gave much credit to the restoration efforts of Wisconsin Avenue resident Jim Beverly.

Artists and "bohemians" continued to join old-timers and rehab pioneers. One long-term resident noted that no two houses in Old Town Triangle looked alike, a draw for new residents. The small frame cottages and brick two-flats were looked at favorably by rehabbers. Some residents remained blue-collar, while others were well-off. All appreciated the "small-town" feel of Old Town Triangle. Little stores operated within the Triangle. However, some reported that dangerous juvenile delinquents roamed the neighborhood committing crimes. Marge Crane, who ran her namesake saloon at North Sedgwick and West Menomonee streets, said at one point she was sleeping in her bar because she was afraid to walk home at night.

These years saw the construction of the first documented new-construction buildings as well as major remodeling of several older buildings into what were, for all intent, two new buildings. In 1959, existing row houses facing North Wells Street on the northwest corner with West Menomonee Street were combined and dramatically rebuilt into the large-scale Williamsburg Gardens apartment building. The architect was Gustav Braun. The LaSalle Public School at 1734 North Orleans Street, a modern metal, brick and glass school, was built in 1961 to the design of Fugard, Burt, Wilkins & Orth. In 1962, a large-scale apartment building with 56 apartments was constructed at 1700 North North Park Avenue. Robert Bobbin was the architect for this "four-plus-one" type residential building. From 1963 to 1965, several flat buildings and a commercial / residential building were transformed into the apartment building at 1750 North Wells Street.

The most architecturally significant of the pioneering new-construction buildings in Old Town Triangle were located on West Eugenie Street, a prominent east-west street running through the neighborhood. The first of these was the four-story Eugenie Lane apartment building at 235 West Eugenie Street, built in 1962 and designed by Harry Weese & Assoc., with Harry's brother Ben Weese credited as architect. The building was a modern building intended to fit into the small scale and 19th-century vernacular character of Old Town Triangle. As such, it set the stage for the next two decades of new construction in the neighborhood.

The following year, in 1963, Gerald and Judith Petacque built the first new-construction house built in Old Town Triangle in decades. The brick and wood house, three stories in height, was built at 309 West Eugenie Street. Both Gerald and Judith were artists, Gerald working in metal and Judith in 2-D art. The house, designed by Ron Dirsmith with (according to family lore) Judith's strong direction and guidance, housed space for a family art studio on the third floor. Both of these buildings exemplify important post-World War II themes in the history of Old Town Triangle, both the insertion of finely-crafted, well-designed modernist residential buildings within the historic streetscapes of the neighborhood and the attractiveness of Old Town Triangle to creative-minded architects and artists as places to live and build.

The early 1960s also saw documented rehabilitation of existing Old Town Triangle buildings that appear, at this time, to have been modernized in a thoughtful manner, with new siding and window configurations. One example is the wood-frame building at 1719 North Hudson Avenue. A permit for both exterior and interior alterations was issued in July 1962. Benedict J. Bruns, an architect best known for Chicago bungalows built during the 1920s, was the architect.

In the 1960s, nearby North Wells Street became the location for trendy bars, restaurants and quaint shops. Also dubbed "Old Town" by both merchants and the press, Wells Street's popularity was not always appreciated by Old Town Triangle residents. But the eclectic shops, including the first Crate & Barrel home furnishings store and the first Barbara's Bookstore, and quirky bars and restaurants such as the Old Town Pump and Earl of Old Town, made Wells Street a destination for both locals and tourists throughout the decade of the 1960s and into the 1970s. By proximity, it brought attention to the quiet residential neighborhood of the Old Town Triangle.

The late 1960s saw several new-construction buildings being built in the Old Town Triangle as rehabilitation efforts and OTTA activities, including the continued success of the Old Town Art Fair, made the neighborhood increasingly attractive, even fashionable. In 1966, a now-demolished two-story brick house at 1638 North Sedgwick Street was designed by architect Edward Marks for owner Alfred Pizano. 1628-1630 North Sedgwick Street, a two-story, eight-unit apartment building, was built in 1967 for B.B. Weiss to a design by architect R. L. Toben. A house at 218 West Willow Street, built in 1968, is the work of architect Paul Fahrenkrog, who came to live in the neighborhood with his wife due to the beauty of the neighborhood and its feeling of community. 323-325 West Concord Place, a three-story, eight-unit apartment building, was built in 1969 by a Dixon, Illinois, doctor, Samuel Adler. Sigfusson Anderson Battles was the architect, with Ralph Anderson, one of the partners and an important architect designing infill buildings in the Lincoln Park community area during the 1960s and 1970s, most likely the design architect.

Urban Renewal in the Lincoln Park community area and the Old Town neighborhood

The 1960s also saw the City of Chicago undertake urban renewal efforts in the larger Lincoln Park community area. The federally-funded General Neighborhood Renewal Plan (GNRP)'s goals were announced, and projects were to be carried out in five and ten year increments. The GNRP was put in place in 1963, with the Lincoln Park Project I Plan (LPP 1) to go ahead first. This project area included the southeast corner of Lincoln Park, including Old Town Triangle. LPP I resulted from years of community effort.

Based on early urban renewal discussions, and taking into account the transformed visual character of South Side Chicago neighborhoods that underwent urban renewal in the 1950s and early 1960s, it was quite possible that Old Town Triangle could have been greatly rebuilt with new construction, including tall apartment buildings. It could have become similar to nearby Carl Sandburg Village, with entire city blocks of buildings replaced by new-construction high-rises and row houses.

But the Old Town Triangle neighborhood was inhabited by politically active and savvy residents who worked to influence the goals of urban renewal and to push rehabilitation rather than clearance. Long-time Old Town Triangle resident and preservation advocate Amy Forkert recalled in later years a bus tour of the neighborhood involving urban renewal officials and neighborhood residents where residents were left deeply concerned at the degree of demolition being advocated by city staff. A major goal of Old Town Triangle residents facing urban renewal was to keep building density as it was and to keep building clearance to an absolute minimum.

So, important aspects of the urban renewal plan for Lincoln Park as it emerged involved the edges of Old Town Triangle and not the heart of the neighborhood. The plan called for the closure of West Ogden Avenue (the west boundary of the Triangle) to vehicular traffic and its transformation into park land and the location of new buildings; the widening of West North Avenue (the south boundary of the Triangle); and the nearby creation of a large neighborhood park (today's Oz Park) to the northwest. More than 100 community meetings with a great deal of intense discussion occurred as the extent of urban renewal in Old Town Triangle was thrashed out.

Plan to Close Ogden Causes Controversy

BY JOHN HANDLEY

The proposed closing of Ogden avenue has become one of the hottest controversies in the multimillion dollar urban renewal plan for the Lincoln Park community.

The northern half-mile of Ogden forms one side of the Old Town triangle, but the urban renewal department says the historic boundary must go.

The segment of Ogden from North avenue to Lincoln park, running northeast diagonally across the gridiron pattern of other city streets, was cut thru in the 1920s. The 108-foot-wide street has not lived up to expectations. Little traffic plies the boulevard and frequently it is all but deserted.

Urban renewal transformed much of the Lincoln Park community during the 1960s and 1970s. Old Town Triangle was less affected than some other parts of the community. Right: Ogden Avenue, the western edge of the Triangle, was closed, and its right-of-way was redeveloped with buildings and green space.

Bottom: The Old Town Triangle Art Center, run by the Old Town Triangle Association, was the home for art classes and community meetings.



The impetus of the first OTTA newsletter in May 1962 was urban renewal. The newsletter informed readers that the 1600 block of North Mohawk Street was scheduled for demolition, but that neighbors had made a good case for it to remain, as did residents on adjacent North Meyer Court. This newsletter further noted that the northwest corner of West Eugenie Street and North North Park Avenue was to be redeveloped as a four-story 53 unit apartment building, rather than an anticipated park. The newsletter writer expressed concerns that, if this happened, existing structures in Old Town Triangle might be in danger of demolition to provide for parkland called for in urban renewal plans. Purchase of the Eugenie-North Park plot by the Chicago Park District, although advocated, did not occur, and the large apartment building at 1700 North North Park Avenue was erected. Further OTTA newsletters reported on urban renewal as well as "bread-and-butter" community issues such as zoning and building violations.

Although the GNRP had been approved in general, neighborhood organizations were encouraged to continue to work on details. A larger neighborhood group, the Lincoln Park Conservation Association (LPCA), published a pamphlet on neighborhood conservation entitled "Let's Stop Whispering about Neighborhood Planning and Start Talking FACTS!" An OTTA newsletter published in June 1962 announced a meeting at Children's Memorial Hospital, farther north in the heart of the Lincoln Park neighborhood, to be run by LPCA and Commissioner Duba of Urban Renewal titled "Next Steps for GNRP in Lincoln Park."

Also, this issue of the OTTA newsletter included an editorial about "sharp operators" in the real estate business flooding the area with offers to buy. Some were using scare tactics with residents, warning that property values were going to decline and urging quick sales, a tactic happening in the 1960s in West Side and South Side neighborhoods undergoing racial change. Newsletter readers were encouraged to report names and addresses of such realtors to the newsletter. It was noted that if the realtor chose to be anonymous, he/she might be a criminal.

The newsletter concluded that the planned building at 1700 North North Park Avenue, where neighbors had wanted a park, would include efficiency apartments. At that time, Old Town Triangle residents in general preferred larger units that would attract families, rather than singles, to the community.

Throughout this period, OTTA's position on urban renewal was to advocate for the preservation of all conservable buildings. Preservation would take precedence over new construction when possible. Some feared urban renewal was an excuse to remove the poor to benefit the rich. Neighbors had many opinions about the LPP 1. Even then-alderman Bill Singer admitted mistakes were made in the plan. Complaints ranged from residents not being properly informed about plan preparations and to not having any say, to city officials not following what was approved, to questions why certain structures were demolished (including along West Ogden Avenue), and to the result of urban renewal being too successful in attracting residents of means while driving away people of modest means. Positives included that many buildings were saved and that the neighborhood looked better, and that low income loans were offered by the City of Chicago and accepted by building owners for home improvement.

Some neighbors who resided in the Triangle during the 1960s were interviewed for this report. Their comments follow.

John Cheveriat commented on how urban renewal efforts affected his own family. He related that his family had a law office at the intersection of West North Avenue, North Larrabee Street, and West Ogden Avenue which they lost due to eminent domain when Ogden was closed and adjacent properties were redeveloped. John had lived next door to the family law office. His uncle, an attorney, had experience with condemnation cases, but he couldn't win his own. The family felt they were not compensated adequately for their properties along North Ave. They received \$127,000 for

a “whole string” of buildings and moved to the suburbs. John stayed, and his office moved to 509 West North Avenue. John, who resided at 1826 North Orleans Street, stated that the urban renewal plan was mostly appropriate. He recalled how some lots only had part of the plot taken. He concluded that tearing out a six-lane roadway (West Ogden Avenue) with thick concrete only forty years after it was built seemed poor planning.

Paul and Darlene Fahrenkrog came to Old Town Triangle in 1968 when they built their own home at 218 West Willow Street. Paul was an architect for the City of Chicago, and he was well aware that urban renewal was imminent for Lincoln Park. While still residing in Carl Sandburg Village, they had dinner one evening in a North Wells Street restaurant (the space today occupied by "Nookies"). They walked behind the restaurant to find a house for sale on nearby Willow. The existing building was in poor condition and on a 19-foot-wide lot. With the lot at the time zoned R5, a new house could be built lot line to lot line. The Fahrenkrogs paid \$12,000 for the property, demolished the existing cottage, and designed and built their new home.

Darlene was an artist who taught at the Old Town Triangle Art Center, a meeting place and art gallery run by the OTTA. She remembered meetings being held concerning urban renewal. She thought some neighbors didn't know what urban renewal was, but everyone was aware about the closing of West Ogden Avenue.

Eddie and Ernie Guntermann used urban renewal as a way to renovate their two-flat. They sought and received one of the city's offered rehabilitation loans. Eddie didn't think anyone realized at the time how the visual and physical character of the area was about to change due to urban renewal and the increase in property values that it would bring in general to Lincoln Park and to Old Town Triangle. She related that she learned more about urban renewal after she got into it. However, at the end of the process, she still never understood why some houses were saved and others wrecked as part of Lincoln Park urban renewal.

Sandra Holubow moved to the Lincoln Park neighborhood in 1964 to live at 2010 North Cleveland Street, but she soon moved to 1844 North Hudson Avenue, just outside the Triangle next to West Ogden Avenue., where she continues to live. She described apartments and rooming houses where one paid by the week. Density was low, and most knew their neighbors. A number of nurses resided near her with Augustana Nursing School nearby and with several nearby hospitals in the Lincoln Park neighborhood as late as the 1970s. An artist who taught at the Old Town Triangle Center, Sandra recalled the nearby studio of well-known artist Ivan Albright being torn down during the removal of West Ogden Avenue. Art students rented in the neighborhood because it was as close to downtown as they could afford.

Sandra felt that the inclusion of Old Town Triangle residents in urban renewal planning was perfunctory. She noted that city officials didn't appear to listen to residents. Ogden Avenue's removal was flawed in plan and execution in her opinion. The new Ogden walkway was originally intended to include a variety of institutional buildings drawing a wide use from the neighborhood, instead of the townhouses that eventually were built. The Midwest Buddhist Temple was to construct one building, but they also built one-story houses to the west of the Temple. Some thought this unfair as housing was originally intended to be excluded from the Ogden redevelopment.

Sandra noted that the neighborhood was tough. She described some St. Michael's High School students as juvenile delinquents. She felt that many believed townhouse construction was seen as a way of improving public safety. People were afraid of urban renewal. Sandra felt the plan brought in developers who made out very well. "Daley was boss; streets were being torn down. It was raw."

Lynn and Don Krohn came to Old Town Triangle in 1960, and they lived most of their Old Town years at 1830 North Lincoln Avenue in a two-flat with Kogen-Miller inspired tile elements on the interior. Lynn felt that the community was very supportive of LPP I. Old Town Triangle activists Franz Alschuler and Amy and Maurice Forkert worked very hard to preserve the neighborhood. Lynn thought neighbors were excited about urban renewal plans. But she, too, was dismayed to see the demolition of artist Ivan Albright's studio on West Ogden Avenue. Lynn was in shock when buildings along West North Avenue and the Georgian Court apartment building (West Eugenie Street and North LaSalle Street/North Clark Street) were demolished. Portions of the neighborhood looked like "a war zone." Much came down in a short time.

1970s

Property values and taxes skyrocketed in the Old Town Triangle in the 1970s. The neighborhood's charm attracted families with wealth, and diversity began to disappear. Artists needing low rents no longer found them in Old Town Triangle. Some long-time residents felt that urban renewal had encouraged higher property values and taxes. The city's Department of Urban Renewal stated that by 1977, \$270 million in government grants and subsidies had been provided to property owners in the Lincoln Park urban renewal area. A number of low-interest urban renewal loans were made to Old Town Triangle families, including Sue Samuels, who received money to dig out her basement.

Infill buildings were coming to vacant lots in Old Town Triangle. These "mid-century modern" buildings were not interesting to preservationists at the time, but the small scale of these buildings was sympathetic to the existing scale of Old Town Triangle. A bigger concern was developers who planned demolition of small cottages. Some buyers planned changes to their homes that would be unsympathetic to their historic character. Townhouses that turned inward towards courtyards and seemingly removed themselves from the community continued to be built in the larger Lincoln Park community and in places in Old Town Triangle.

In 1973, in order to have greater protection for the historic character of the neighborhood, Old Town Triangle residents began advocating for Chicago Landmark designation for the area. Such a designation was newly available through the Commission on Historical and Architectural Landmarks (CCHAL), a city office established only six years before in 1968. In 1975, there were 14 block meetings to advocate and explain Chicago Landmark designation and what it would mean for the community. At a November 20, 1975, community meeting, CCHAL staff made a presentation on the proposed district, followed by a question & answer period. Over 100 neighbors attended this meeting, held at St. Michael's Church.

By 1977, the CCHAL recommended Chicago Landmark designation for the Old Town Triangle District, and the Chicago City Council approved designation. At one of the landmark hearings, Fr. Miller of St. Michael Catholic Church eloquently stated, "Chicago, to be humanely alive, must sustain little homes inhabited by the common man. The Triangle is really a sanctuary. We ask you to keep it alive. Don't let it be lost."

Amidst the increase in land values and the subsequent push for Chicago Landmark designation, the 1970s saw a peak in new construction in the Old Town Triangle neighborhood. Urban renewal by then was in full swing in the Lincoln Park community area. It affected Old Town Triangle mostly around its edges. The north side of West North Avenue was demolished for street widening and new construction. West Ogden Avenue, one side of the Triangle, was closed to traffic and redeveloped as a combination of new construction and open space. Although Old Town Triangle itself escaped large-scale demolition and reconstruction thanks to the efforts of residents, select parcels of land were redeveloped with new construction. These buildings, in general, were high-style modernist buildings built of brick and scaled to fit into the existing

streetscapes. Many were designed by significant architects, while others were the work of up-and-coming architects of note.

In 1970 itself, a young Stanley Tigerman, one of Chicago's most prominent architects of the late 20th century, designed a modernist house at 321 West Wisconsin Street. In 1971, a two-story apartment building with eight units was built at 328-334 West Concord Place, designed by Albert Fabro.

Ralph Anderson appears to have designed several single-family houses in the early 1970s. A brick house at 325-327 West Eugenie Street was built in 1970 to the design of Anderson Assocs. The two-story house built at 1748-1750 North Crilly Court (northwest corner of Crilly and West Willow Street) is geometric in form and spare in ornament, and it exemplifies the look of modernist infill buildings rising in Old Town Triangle during this decade. It was designed by Ralph Anderson for 216 West Willow Partnership and built in 1972. In December 1973, a building permit for the three-story residence at 1750 North Sedgwick Street was issued to owner Owen Deutsch. Ralph Anderson was the architect.

In November 1973, a building permit was issued for a house at 1751 North Fern Court. It was designed by architect Roy Kruse for owner Anthony Christopher, who appears to have been a developer. Also in November 1973, famed architect Walter Netsch and his wife Dawn Clark Netsch, a noted attorney and future Illinois gubernatorial candidate, began the construction of a strikingly-modern house at 1700 North Hudson Avenue (northwest corner with West Eugenie Street). Netsch was a partner with Skidmore, Owings & Merrill, one of the greatest architectural firms in Chicago in the 1960s and 1970s, and he personally designed such noteworthy projects as the University of Illinois at Chicago Circle campus and the Northwestern University Library. Netsch's house was built to his own design.

The following year, in October 1974, a three-story house just north of the Netsch house was begun. Built for owner Joan Beugen, it was designed by Thomas Jon Rosengren, possibly with assistance from his wife and fellow architect Fredricka. A wood-frame house or two-flat at 343 West Menomonee Street may have been modernized with large-scale window "walls" in 1975. An alterations permit was issued in that year to Charles Barnhill, Jr. The architect was John Naughton. Modernizing window alterations also can be seen in the wood-frame building at 1618 North Sedgwick Street.

Several important and distinctive modernist buildings were built on West Willow Street from 1972 to 1974. A wood-sided house at 310 West Willow Street was built in 1972 by owner Bennet Harvey, Jr. Skidmore, Owings & Merrill was the architect of record, with partner Bruce Graham credited with the design. (The building would receive a substantial rehabilitation only seven years later when architect Thomas Jon Rosengren handled the rehab for then-owner Howard Krane.) In 1974, a set of four townhouses at 312-318 West Willow Street was designed by Harry Weese and Associates, with Harry Weese and his wife Kitty occupying one of the houses.

Also in the 1970s, a number of existing buildings were remodeled with modernist embellishments. A former brick stable / garage at 1727-1735 North Orleans, once owned by Marshall Field executive John Shedd, appear to have been rehabbed with "greenhouse" front additions in 1974 for owners Dr. Henry Betts and architect Thomas Jon Rosengren by Rosengren himself and his architect wife Frederika.

The second half of the 1970s saw continued construction of small-scale residential buildings in modernist styles. Side-by-side houses at 423 and 425 West Eugenie Street were built in 1977. 423 was built for Howard Bolnick and designed by Bauhs & Dring, while 425 was designed by Booth, Nagle & Hartray for Herman Gordon. Also in 1977, a pair of two-story buildings on the southeast corner of North Sedgwick Street and West Concord Place (1629 North Sedgwick and 337 West

Concord) were designed in a finely-detailed Miesian-influenced style by architect Seymour Goldberg. Goldberg was an active architect in the 1970s throughout north lakefront neighborhoods designing new-construction buildings. In 1979, a pair of houses was built and designed by architect Frederick Phillips at 421-423 West Willow Street.

The Old Town Triangle Chicago Landmark District was designated by City Council in 1977. At that time, and until the Chicago Landmarks Ordinance was revised in 1987, the Commission on Chicago Historical and Architectural Landmarks (as today's Commission on Chicago Landmarks was originally named) had no mandatory design review of new construction in landmark districts.

1980s

Although a sense of community persisted in Old Town Triangle into the 1980s, it was a different type of community than before. Diversity continued to wane. Young urban professionals arrived along with people of greater means.

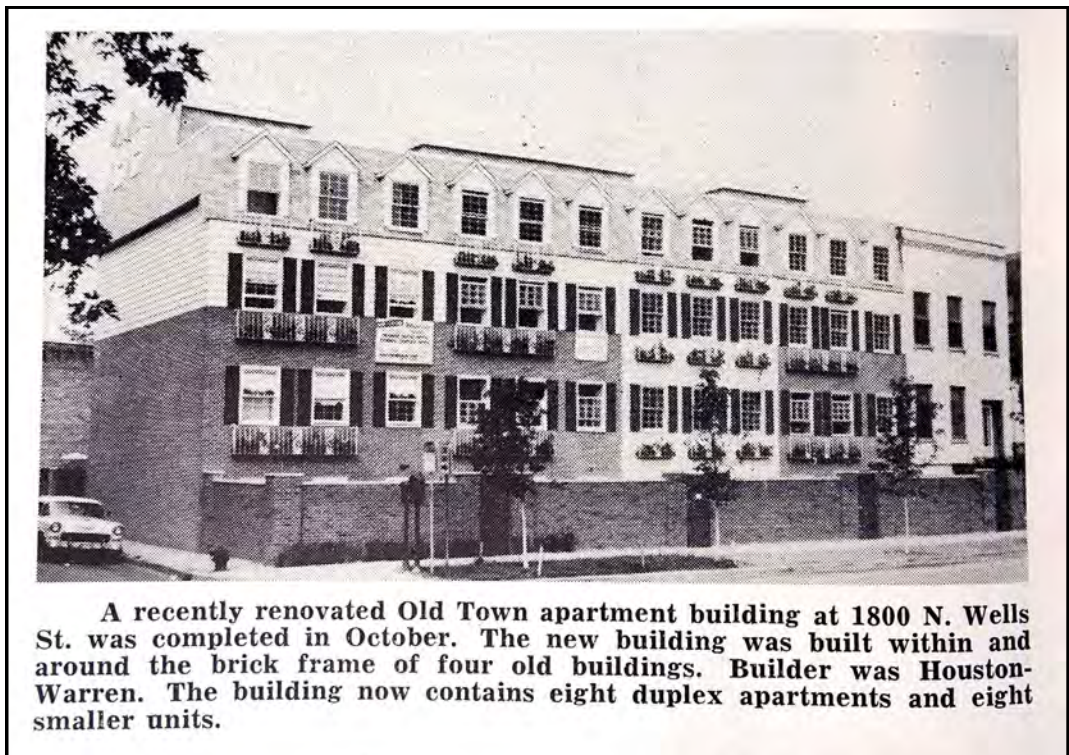
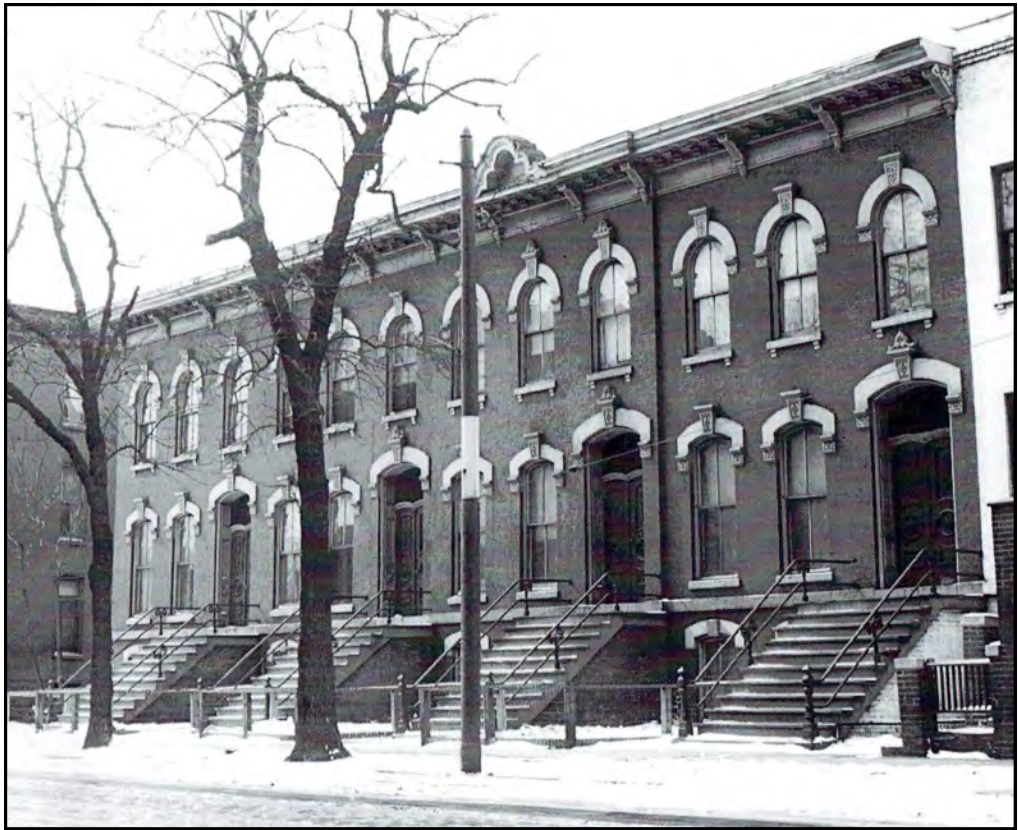
One new house is documented from the period of the early 1980s. Located at 1828 North Orleans Street, a three-story house in a Post-Modern style was designed by architect Lawrence Booth in 1983 for a land trust. It was also during this period, in 1984, that the Old Town Triangle Historic District was listed on the National Register of Historic Places. The last building included in this report was built circa 1987, a small apartment building at 1613 North Hudson Avenue that was built on the former site of a City of Chicago firehouse.

MODERN AND OTHER NEW-CONSTRUCTION BUILDINGS BUILT IN THE 1950s THROUGH 1980s IN THE OLD TOWN TRIANGLE DISTRICT

The Old Town Triangle District has about three dozen new-construction buildings that were built in the post-World War II era between 1959 and 1987. These infill buildings, with one exception, are similar in scale to the late 19th and early 20th century buildings that comprise most of the district's buildings. Most, but not all, are designed in modernist styles the exemplify cutting-edge architectural trends in Chicago during the 1950s, 1960s, 1970s and 1980s. At least two of these buildings were built by owners, Harry Weese and Walter Netsch, who were also the architects, and who appreciated the unusual character, both visual and social, of the Old Town Triangle and wished to live there. Other buildings were built as speculative or rental properties by owners wanting to make money from owning property in a neighborhood that was increasingly considered desirable as early as the 1960s. Although almost all of the new-construction buildings built in the Old Town Triangle during this post-war period was residential in use, one building is educational, a replacement school building for the 19th-century LaSalle public school, which was considered obsolete by the late 1950s.

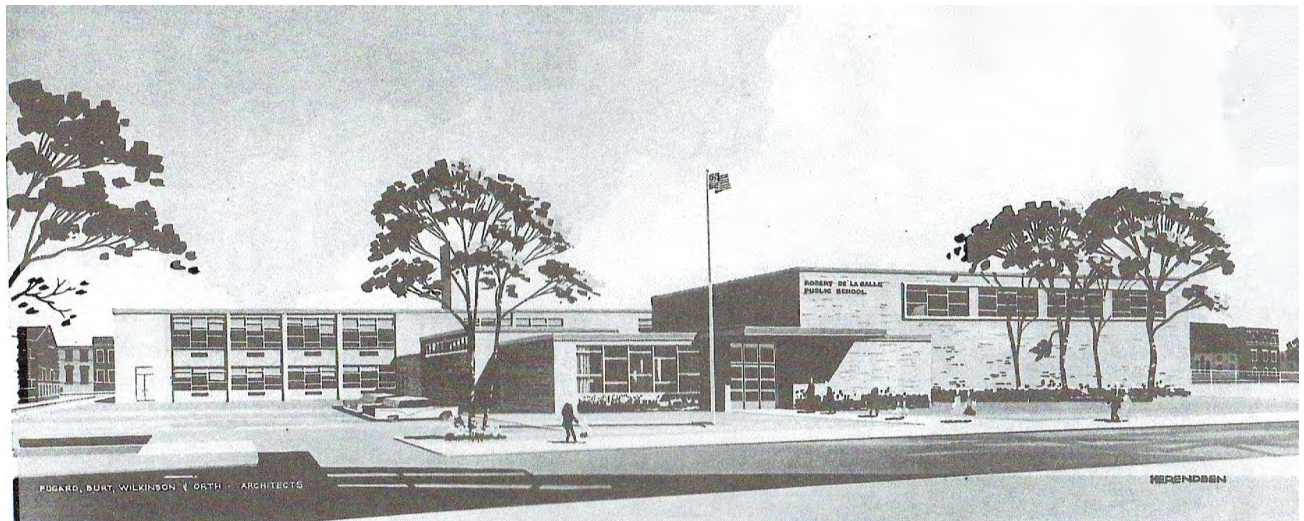
Interestingly, the first documented "new-construction" building in the Old Town Triangle built in the post-World War II period is actually a substantial and transformative remodeling of existing buildings. The Williamsburg Garden Apartments at 200 West Menomonee Street (1800-06 North Wells Street, northwest corner North Wells and West Menomonee Streets) is a Colonial Revival-style apartment building with both brick and wood siding. It was created in 1959 in a remodeling and expansion of four brick Italianate-style row houses. Gustave Braun was the architect.

The next new-construction building was starkly different. LaSalle Public School at 1734 North Orleans Street was built in 1961 as a replacement for the much older Italianate-style LaSalle school, which was located to the south closer to West Eugenie Street. This modernist metal, brick and glass school, horizontal in orientation, was designed by Fugard, Burt, Wilkinson, and Orth.



The Williamsburg Garden Apartments, built in 1959, was a transformative remodeling and expansion of Italianate-style row houses facing North Wells Street at West Menomonee Street (from Chicago History Museum).

Top: A photograph of the row houses prior to their remodeling. Bottom: A photograph of the Williamsburg Garden Apartments published in *Realty & Building* soon after completion.



The existing LaSalle public school on West Eugenie Street was replaced in 1961 by a new modernist building designed by Fugard, Burt, Wilkinson, and Orth. The new school was built on the old school's playground, located north of the old building.

Top: The earlier LaSalle public school, built in the Italianate architectural style (from Chicago History Museum).

Bottom: A rendering of the new LaSalle public school (gift of Richard Seidell, Chicago Public Schools archivist).

This commission came towards the career end of Fugard, who had achieved a reputation in the 1920s for his apartment and commercial buildings.

Following LaSalle school, the building at 1750 North Wells Street appears, based on available information, to be a substantial and transformative remodeling of existing party-wall buildings, rather like the Williamsburg Garden Apartments at 200 West Menomonee Street in the next block to the north. In this case, three 2 1/2-story flat buildings and a 3-story commercial-residential building were transformed into an apartment building. A more overtly modern building in terms of its style than the nearby Williamsburg Garden Apartments, it was built with dark brick walls, round arches, and inset balconies. The building was designed in 1963 by Carl W. Carlson and completed in 1965.

In 1962, the four-story Eugenie Lane Apartments at 235 West Eugenie Street (southeast corner North North Park Avenue) was designed by Ben Weese (Harry Weese and Associates) for Jared Shlaes and the George S. Lurie Co. Unlike other buildings being built in the Old Town Triangle in this period of the late 1950s and early 1960s, Eugenie Lane Apartments was well-publicized and designed by a currently-prominent architectural firm. Weese was working for his older brother Harry, and the Eugenie building was an unusual, for the period, effort to create a high-style, finely-designed modernist building that was contextual and similarly scaled to other buildings within a neighborhood that was already perceived as historic.

Eugenie Lane was a contrast with most of the new construction going up in Chicago lakefront neighborhoods at this time. Most of this 1950s and 1960s development was large in scale and set apart visually from surviving historic architecture surrounding it through unabashedly contrasting modern design and scale. In many places, especially in South Side neighborhoods such as Douglas and Hyde Park, new construction, often a mix of tall apartment towers and shorter apartment blocks and row houses, was typically built to replace older buildings, which were often bulldozed in the 1950s and early 1960s under the aegis of urban renewal. Other housing in lakefront neighborhoods built in this period, privately-built and market-driven, tended to be high-rise apartments that provided housing at the expense of a consistent scale with existing streetscapes. This can be seen in the Gold Coast, along North Sheridan Road and North Lake Shore Drive in Lakeview, along North Marine Drive in Uptown, and especially along North Sheridan Road in Edgewater, where most of the street's low-scale houses disappeared during a two-decade development frenzy.

In contrast, the Eugenie Lane Apartments were intended from the beginning to fit in Old Town Triangle's small-scale, finely-textured streetscapes. Weese designed it as a four-story building, but with the top floor set back to reduce the building's visual impact on the Eugenie streetscape. It was clad in a warm-hued red brick that was compatible with brick commonly found in the neighborhood. Large windows were unabashedly modern, but gave the building an open and inviting quality, especially at night when interior light spilled out onto Eugenie. Ben Weese and his brother Harry Weese would have careers that embraced modernist styles that worked to be good streetscape "companions" with existing buildings.

Just a year later, in 1963-1964, a three-story brick and wood house at 309 West Eugenie Street was built for Gerald and Judy Petacque. This was the first mid-century modern house built in the Old Town Triangle. Ron Dirsmith is the architect of record for the house, although Petacque family lore has Judy Petacque being very actively involved with its design, even perhaps guiding Dirsmith's design. The house is idiosyncratic in its use of brick laid in a "skittled," or in-and-out, manner that increases the visual and physical "texture" of the house's walls, its curved brick lines that play against the house's overall rectilinear form, and its curvilinear metal stoop railings and front fence that may be Gerald Petacque's work as a sculptor in metal. Overall, the building's careful scale and individualistic design epitomize and exemplify visual characteristics - charm and idiosyncrasy - that could be applied to Old Town Triangle as a whole.

Located ten minutes from downtown Chicago, the Eugenie Lane apartments in the Old Town community are in a residential section that dates back to 1871, the year of the great Chicago fire. They were designed to blend with the older buildings in the neighborhood by using Chicago common brick, found on the outside walls of many surrounding townhouses, and low residential lines. Most houses in the community are three stories high; so the fourth floor of this building was stepped back and tucked under a modern version of a Mansard roof.

Design contains reminders of the past

Cost of construction was \$280,000 or approximately \$14 a square foot; footings are poured concrete, bearing walls 8" block. In addition to brick, outside walls combine painted galvanized sheet metal, wood louvres and plastic-coated plywood. Ceilings

(Continued on page 58)

View towards the parking lot side shows townhouse character of Eugenie Lane apartments. Concept of these low-rise units was that of developer Jared Shlates, who retains management. House, at right, is typical of those in restored neighborhood.

photograph: Balthazar Korab



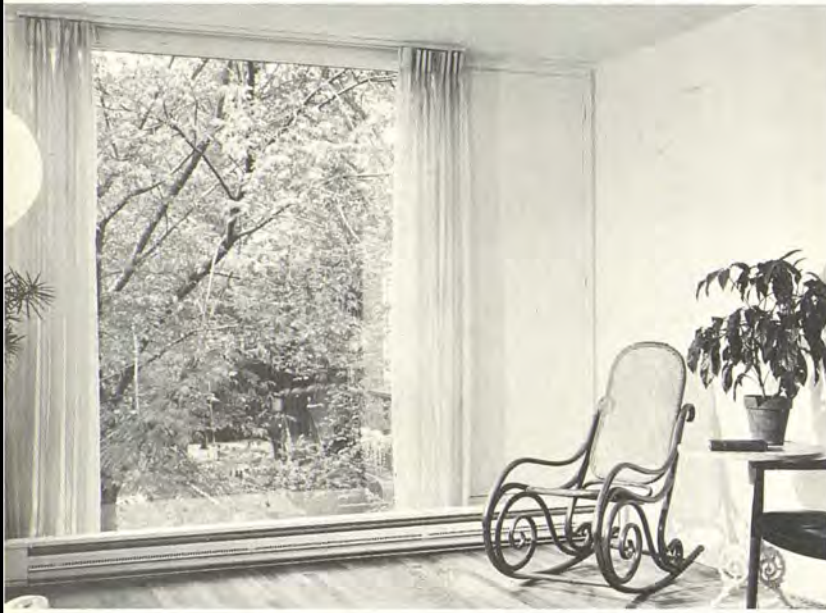
Bedroom closets, covered with standing seam sheet metal, project beyond outside wall to save floor space. Open iron-railed gallery on third floor connects duplexes, eliminates the need for inside corridors. Outside stairs lead to top bedroom floor.



Typical duplex

The Eugenie Lane Apartments at 235 West Eugenie Street was designed in 1962 by architect Ben Weese working for his brother's firm, Harry Weese & Associates. It is the first completely new-construction apartment building built in Old Town Triangle since World War II. Its combination of modern style and compatible scale would set the tone for new construction in the neighborhood during the next two decades. This article discussing the building was published in the September 1, 1966, issue of *American Builder*.

photographs: Bill Engdahl, Bill Hedrich, Hedrich-Blessing



are 8'8" high, unusual in most modern apartments; many have wood-burning Franklin stoves, all have hardwood floors. Drywall panels cover interior walls; steel flush closet doors are the bifold type.

On the bottom floor are six efficiency units and four one-bedroom apartments. The second floor contains seven one-bedroom units. On the top floors are seven two-story duplexes, which, like the apartments on the second floor, are connected by open galleries. Rents range from \$125 to \$250 a month with occupancy ringing up almost a perfect score since the building was completed. Architects: **Harry Weese** & Associates; builder: S. M. Robbins Company.



▲ Large fixed area of glass in a typical living room is flanked by hinged doors. Doors open to allow controlled ventilation through louvred panels on outside face. Apartments have electric baseboard heat and packaged air conditioning.

◀ Shrubbery in low concrete planters complements natural foliage on street side. Entrance, left, connects with an open gallery leading to second-floor apartments and to stairway up to duplexes. Ends of building are solid brick.

Another page from the *American Builder* article on the Eugenie Lane Apartments.



The undulating Y-shaped bridge, seen here from the foyer, connects the second floor front and back of the house and adds spatial dimension to the Petacques' narrow home. The backless parquet treads of the stairway also open up the central expanse. Posing with parents, Jerry and Judy Petacque, are David and Elly.

A house full of space for family shelter and storage on a slim

inner-city lot was Judy

Petacque's goal—and so she designed it herself. She plays with space the way she designs fabrics. To her, space is an element of pattern, to move, to function, to do what she wants it to do.

Space soars up thru a two-story skylight, or flows beneath an essential bridge, or spreads out under the second-floor suite. It curves around compartments of utter privacy—and moves into abundant closet space. The designer's unique four-story unit satisfies every spatial need, aesthetically, for her, her lawyer-sculptor husband Jerry, and their children, Elly and David.

What looks like large lumps of coal in a brick wall that winds to the front door sets the scene for immovables inside. The lumps, called eulietas, are once-molten chunks of glass slag, which, whether lit by the sun or from lights within, glow from either side with mysterious luster.

BEYOND THE FRONT door, rough-sawn cedar and textured plaster walls flare out from a free-form foyer to the central expanse. Planned for pictures and niches for treasures, the walls conceal a combined kitchen, family, and breakfast room, and a petal-shaped powder room. Into every leftover space, Judy Petacque adds specialized closet and storage areas.

But what you see is the sudden central expanse and spaciousness around a dramatic circular stairway—its backless parquet trends rising a story above a convoluted central hall coiling that grows into the building's key feature, the bridge.

Walking below the bridge around a curved stairway, down into the step-collared living room, provides the best view of it. Shaped in a great undulating Y, it links the two private second-floor suites.

Because the house's side walls are just inches from the neighbors', the designer decided to place all windowed rooms at either end of the house, using the bridge to join the master bedroom and guestroom down in front with a children's wing in back.

SPACE IN THE children's suite is engineered like cabins on an ocean liner. Four angled doors—two from the bridge to the two 11 by 12-foot bedrooms, with two more from the bathroom to the shared central bath—leave enough space between the doors to tuck in a shower stall. The rest of the bath narrows, sharing space with closets in the bedrooms.

Along the bridge, the master bath has three eulietas set into a wall that rises over the living room. For interior daylight, there's the big gabled skylight, beside and above where the bridge narrows to its main trunk, halfway between the gable and sunken living room floor.



The bridge sweeps over the sunken living room, where textured plaster walls are filled with bookshelves, pictures and niches for sculptures and art work. The wicker wall behind the piano is Judy's design and separates living and dining rooms.

On up another flight of circular stairs is the third-floor studio. Spread across half the house, it's simple for four creative people. North, south, and skylight windows by day, fluorescent bulbs at night, provide for artistry around the clock.

THE CHILDREN'S work tables are near the stairs, next to a sculpturing corner with sink and polishing machinery for Jerry Petacque. Then come two great tables where Judy Petacque works at fabric designs and book illustrations, or makes pictures in various media. One wall of storage space for special folders curves around a vinyl sofa, beside an aviary for a pet bird.

Below ground is another living level that contains the children's living room, fitted for junior slumber parties; a laundry; and comfortable quarters for an overnight visitor.

Security also is a consideration: Grills protect front windows and skylight. There's a roofed patio, this winter's project, between house and alley. Wooden fencing joins gables of pine planks and clear plastic. Part of the area is for cars; part shelters outdoor fun for youngsters.

Betty Stuart Smith

Built in 1963-1964, the Petacque House at 309 West Eugenie Street is the earliest new-construction house built in Old Town Triangle in the post-World War II era. The architect of record is Ron Dirsmith, although Petacque family memories give Judy Petacque the lion's share of credit for the design. Dirsmith is best known for his several projects for publishing and entertainment magnate Hugh Hefner, including the Playboy Company offices in the Palmolive Building and the swimming pool and grotto in the Playboy Mansion on North State Street.

This article on the Petacque House was published in the May 1, 1972, issue of the *Chicago Tribune*.

By the late 1960s, there was increased developer interest in the Old Town Triangle. In 1967-1968, architect R. L. Toben designed a 2-story brick and wood-shingle-clad apartment building at 1628-1630 North Sedgwick Street. (This building is in the same block where a curved-brick house, designed in 1966 by Edward Marks, stood until 2017 at 1638 North Sedgwick Street.) Although not particularly high style, the 1628-1630 North Sedgwick building fits into the scale of Sedgwick and is similar to a number of small-scale apartment buildings built in the Lincoln Park and Lakeview community areas in the 1960s and early 1970s. It was built for local Lincoln Park contractor and developer B. B. Weiss.

In 1969, Samuel Adler, a Dixon, Illinois, pediatrician, built a 3-story apartment building at 323-325 West Concord Place. Built of brick, the apartment building is a modernist building with visual appeal that carefully fit into the Concord Place streetscape despite a relatively large footprint. Sigfusson, Anderson, Battles was the architect. One of the firm's partners, Ralph David Anderson, would, in a career cut short by his tragic automobile-accident death in 1978, design a number of infill buildings in the Lincoln Park neighborhood, including the urban-renewal Lincoln-on-the-Mall project, built on the Ogden Avenue right-of-way between Armitage and Lincoln avenues. Anderson is known to have designed three other residential projects in the Old Town Triangle District, including 325-327 West Eugenie Street (1970), 1748-1750 North Crilly Court (1972) and 1750 North Sedgwick Street (1973-1974).

The 1970s were the heyday of new-construction buildings in the portion of the Old Town Triangle community that would become the Chicago Landmark district of that name. The neighborhood by this time was well established as a desirable area with an overall aura of artistic culture and close-knit community spirit. Urban renewal was remaking large swaths of the larger Lincoln Park community area, including along the west edge of the Triangle, where Ogden Avenue had been closed and the former street right-of-way was being redeveloped with new buildings and recreational space. Many of the new buildings built in the Triangle during the 1970s were by well-known architects working in a range of high-style modernist modes. A common thread for them was an embrace of contextual scale and use of brick, plus a love of geometric building forms. In general, Chicago architects were embracing modernist styles beyond the International Style of Mies van der Rohe during the 1970s, and this architectural trend towards diversity can be seen in Old Town Triangle.

In 1970, architect Stanley Tigerman, later to make a name with provocative Post-Modern-style buildings, designed a more self-effacing modernist single-family house at 321 West Wisconsin Street. Nestled between a row of brick Italianate-style houses and a turn-of-the-last century corner apartment building, the house was a soberly-designed rectilinear house with a ground-level brick wall and second-floor vertical slit windows.

From 1972 to 1974, several very significant houses and apartment buildings were built in Old Town Triangle. Bruce Graham, a partner with Skidmore, Owings and Merrill (SOM), arguably Chicago's most important large-scale architectural firm in the 1950s through 1970s, designed a house at 310 West Willow Street in 1972. Available documentation, including a surviving architectural services invoice and building permit information published in the Chicago real-estate periodical *Realty and Building*, indicates that the house was designed in 1972 for Bennet Harvey, Jr. The cost of the house was estimated in *Realty & Building* at more than \$68,000. Graham, the designer of the John Hancock Center and the Sears Tower, typically did not design houses, but designed this one as a favor for Harvey, according to family lore and the surviving architectural services invoice.

The 310 West Willow house then received, just a few years later in 1979, a renovation by architect Thomas Jon Rosengren, who lived nearby in Old Town Triangle at 1735 North Orleans Street. The work was done for Howard Krane at a cost of \$40,000, a substantial amount at the time, although the exact nature of the work has not been determined. The house as it exists today is a rectilinear and boxy design clad with dark-gray wood siding. It has similarities in overall form and propor-

tions to Graham's own house, which he designed and built at 2219 North Cleveland Avenue in 1969.

In 1973, both Walter Netsch and Harry Weese designed houses for themselves in the Old Town Triangle. Weese designed four town houses at 312-318 West Willow Street, one of which remained the Weese family house until Weese's wife Kitty died in 2004. Farther west in the neighborhood, Netsch, a design partner at SOM and the architect of the University of Illinois at Chicago Circle campus, designed and built one of the most distinctive houses in Old Town Triangle. It is located at 1700 North Hudson Avenue (northwest corner West Eugenie Street) and is rectilinear with dark brick walls and a variety of geometric window openings and bay projections.

The 1970s also saw a number of up-and-coming architects designing buildings in the Old Town Triangle. Roy H. Kruse designed two houses on Fern Court—at 1747 and 1751 North Fern Court—in 1973. His later career would focus on adaptive reuse projects and townhouse design. In 1977, Bauhs & Dring and Booth, Nagle & Hartray designed side-by-side houses at 423 and 425 West Eugenie Street, respectively. Frederick Phillips was the architect and builder of a pair of houses at 421-423 West Willow Street built in 1979-1980. All used brick for exterior cladding and all were rectilinear in their overall building forms. Asymmetrical window patterns provided visual interest. The Old Town Triangle District was designated a Chicago Landmark district in 1977.

Laurence Booth designed a house at 1828 North Orleans Street in 1983. It exemplifies the 1980s embrace of the Post-Modernist architectural style with its facade ornamented with rather blocky, abstracted classical detailing. This is the last documented single-family house built in the Old Town Triangle District before 1987, when changes to the Chicago Landmark Ordinance brought mandatory Commission on Chicago Landmarks design review of new construction in Chicago Landmark Districts, including Old Town Triangle.

"ARTISTIC" AND "MODERNIZING" REHABILITATIONS OF NOTE IN THE OLD TOWN TRIANGLE DISTRICT FROM 1930 TO THE 1970s

Although the focus of this historic context statement is largely on new construction in the Old Town Triangle District in the post-World War II era, there are a number of "artistic" and "modernizing" rehabilitations of interest in Old Town Triangle that appear to have been done from the late 1920s onward. These exterior alterations, mainly to 19th century buildings, are difficult to document, but a visual survey of the district has identified about two dozen such exterior rehabilitations that consciously attempt to improve older buildings with modernizing window changes and altered configurations, new doorways, front yard walls, handmade ornament, even new facades. These rehabilitations can be divided into two categories - "artistic" rehabilitations that were executed by noted rehabbers Sol Kogen and Edgar Miller or by other individuals, known and unknown, influenced by Kogen and Miller; and "modernizing" efforts where older buildings are "freshened" with modern window walls and new facades, but without clear "artistic" intent.

"Artistic" Rehabilitations

The Old Town Triangle has, since the late 1920s, had the reputation as a neighborhood attractive to artists and similar creative types. Although artists often appear to have occupied buildings without dramatically changing them, a few are known for transformative renovations of 19th-century buildings into startlingly-different structures. Developer Sol Kogen and artist Edgar Miller were pioneers in this creation of greatly-modified and remodeled buildings into artist studios and housing.

Kogen and Miller typically took 19th century buildings such as Italianate-style houses or more vernacular buildings and transformed them through changes in window patterns, wall enclosures, building additions, "hand-made" ornament of wood, stone, tile, and decorative glass, glass block and metal casement window sash, and other "modernizing" features to create unusual buildings and intimate private spaces that reminded Kogen of the Left Bank buildings and artist studios that he'd appreciated while living in Paris in the 1920s. They had a number of artisans and craftsmen that worked for them that then, according to oral tradition, went on to work on a number of North Side buildings.

Perhaps the best-known, and certainly the largest collection, of Kogen-Miller buildings in the larger Old Town area can be found on West Burton Place, between North LaSalle Street and North Wells Street, southeast of the Old Town Triangle. This one block of buildings was designated as the West Burton Place Chicago Landmark District in 2015, and the district's Chicago Landmark designation report summarizes background information on Kogen and Miller and their work.

Perhaps the single most visually-spectacular Kogen-Miller remodeling is located in the Old Town Triangle District. The Kogen-Miller Studios at 1734 North Wells Street was developed by the pair in the late 1920s and 1930s. A group of buildings were greatly changed to create a series of dwellings of varying sizes facing on an interior courtyard. (*Edgar Miller and the Hand-Made Home*, written by Richard Cahan and Michael Williams, provides much additional information on the rehabilitation efforts of Kogen and Miller in general, and the creation of 1734 North Wells in particular.)

Kogen and Miller's work was emulated by others in the general Old Town area. Similar use of "hand-made" ornament, changed window patterns, use of glass block and metal casement window sash, and wall enclosures can be seen both inside the Old Town Triangle District and on select nearby streets. These "artistic" rehabilitations and additions to existing properties are rarely well documented, but their quaint transformations of older properties add much to the visual charm of the larger Old Town area in general, and the Old Town Triangle District in particular. When originally done, these rehabilitations added a sense of visual "artistic culture" to the Old Town neighborhood that recognized its appeal to artists and those looking for an environment sympathetic to artists and "creative types." They also encouraged others to look at Old Town in general, and the Triangle in particular, as a community set apart, due to its residents' common interests and world views, from the larger Chicago.

The most apparent "artistic" rehabilitations in the Old Town Triangle are exterior ones that affect building facades visible from public rights of way. Purely rear or interior rehabilitations have not been identified for the purpose of this report.

There are at least three such exterior "artistic" rehabilitations that have transformed 19th century buildings on North Lincoln Avenue and West Menomonee Street. The brick single-family house / three-flat at 1839 North Lincoln Avenue has a front addition of common brick and multi-paned metal casement window sash in front windows. Another single-family house / three-flat at 1848 North Lincoln Avenue has much altered windows and a decorative door that reminds one of Edgar Miller's work. 234 West Menomonee Street is a single-family house / three-flat that has had 2nd- and 3rd-floor windows combined into a large multi-paned window spanning both floors and lighting a large upper-floor room.

Masonry walls hugging front sidewalks and providing front-yard privacy can be found throughout Old Town Triangle, popular at times in the neighborhood's history for privacy and security. At least four have visual detailing that harken to Miller-Kogen work. A pair of adjacent front yard walls are just north of the Miller-Kogen Studio on North Wells Street. They extend across

the small front yards of two side-by-side Italianate-style brick houses at 1738 and 1740 North Wells Street. A third wall encloses a corner front yard at 1706 North Fern Court (northwest corner West Eugenie Street). These walls have decoratively-laid masonry with some visual contrasts of brick and stone or tile. The row houses at 1850-1856 North Lincoln Avenue also have a stone wall facing North Lincoln Park West and enclosing their rear yards.

"Modernizing" rehabilitations of note

Despite much restoration during the last 60 years, a number of buildings in the Old Town Triangle District have visually-interesting front-facade replacements and "modernized" exterior rehabilitations. The earliest documented of these appear to be full facade replacements from the late 1930s and 1940s, while facade modernizations, especially with non-historic cladding and new window configurations, appear to date from the 1960s and early 1970s, although little documentation is available for either type of remodeling. Typically, over time these kinds of exterior modernizations have been reversed, and exteriors of 19th- and early 20th-century Old Town Triangle buildings have been restored to their earlier appearances. However, in the context of the neighborhood's mid-century revitalization, some of the remaining exterior modernizations may, with further documentation, be considered significant in their own right.

Two early front facade replacements involve buildings at 1813 North Lincoln Park West and 214 West Menomonee Street. The Lincoln Park West property has a new front facade with Moderne-style proportions and details. A City of Chicago "sundry," or alterations, permit was issued for early 1942. This date roughly corresponds to a *Chicago Tribune* real-estate advertisement from 1942 touting a "new duplex" available for rent in the building. 214 West Menomonee Street was more substantially transformed. It was originally a two-story wood-frame Italianate-style house. At an unknown date, but before 1950, the building was extended to the sidewalk, eliminating a front yard, and transformed on the exterior with brick walls.

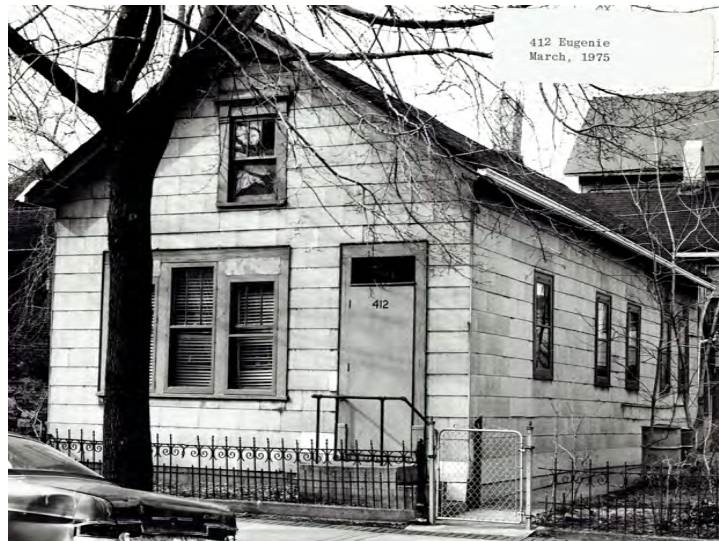
The Great Depression saw an uptick in substantial remodelings of existing buildings due to the lack of money for new construction. In Chicago, this trend can be seen in articles published regularly during the 1930s in the *Chicago Daily Tribune* which touted "transformative" remodelings which involved new facades and interior spaces.

Later 1960s and 1970s modernizations in Old Town Triangle are typically less radical. Several wood-frame houses have "modernized" window configurations and/or siding more elaborate and self-consciously "modern" than just vinyl or aluminum clapboarding. These exterior changes were meant to create a "modern" visual statement. Unfortunately, it is difficult to document these kinds of rehabilitations, including dates of alteration and architects, due to the paucity of available records.

Houses with window "walls" or modern configurations that replace individual windows, creating a sense of visual modernity, include wood-frame buildings at 343 West Menomonee Street and 1618 North Sedgwick Street. Modernized exterior cladding can be seen several buildings, including 1626 North Cleveland Avenue / 1627 North Meyer Court and 1628 North Cleveland Avenue / 1629 North Meyer Court, as well as 1719 North Hudson Avenue.

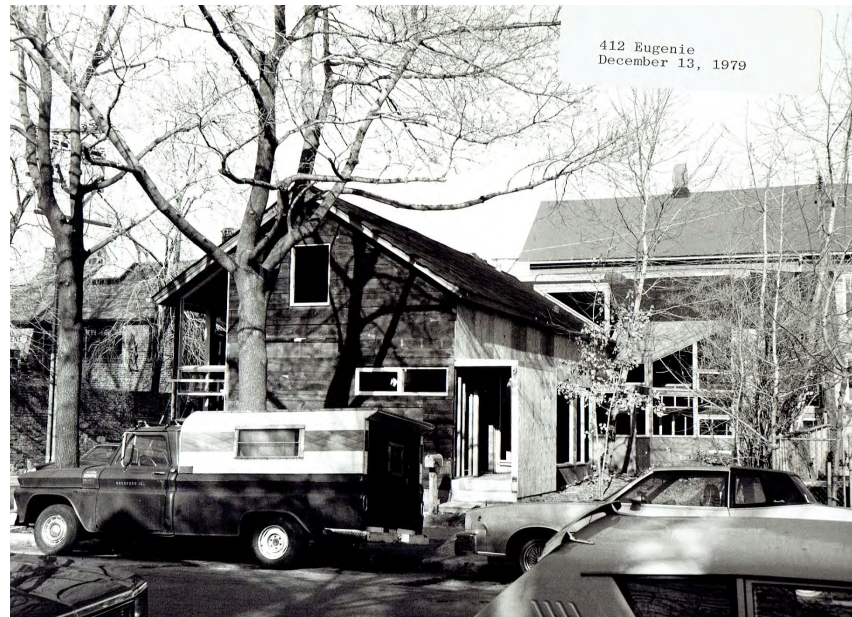
One of the most visually-interesting "modernizing" rehabilitations in Old Town Triangle is at 412 West Eugenie Street, where two wood-frame cottages were combined and radically transformed with modern window configurations to create a high-style building with thoughtful modern details. Based on available information, the 412 West Eugenie property was rehabbed in 1979-1980 by owner Lou Robinson. Emil Sorensen may have been the architect, based on building permit information published in *Realty & Building*.

412 West Eugenie was originally two wood-frame cottages dating from the immediate post-Chicago Fire rebuilding of the Old Town neighborhood in the 1870s. In 1979-1980, they were combined and modernized with non-historic window patterns by architects Bauhs & Dring



Top: The cottage facing West Eugenie Street in March 1975.

Middle: The rehabilitation project underway in December 1979.



Bottom: 412 West Eugenie in March 2018.



Facing North Orleans Street and North North Park Avenue in the 1700 block are two-story brick buildings that were originally coach houses or garages. Those at 1727-1735 North Orleans Street are believed to have been owned by Marshall Field & Co. president John G. Shedd. These buildings on both streets have been given first-floor "greenhouse" extensions with slanted glass roofs as part of 1970s-era adaptive reuses to residential. It appears, based on available information, that these rehabilitations were designed by architects Ken Schroeder and Thomas Jon and Fredrika Rosengren. The Rosengrens lived for a time in the building complex, and their unit was featured in the May 14, 1977, issue of the *Chicago Tribune*. The date of rehabilitation and adaptive reuse of the entire complex appears to be 1974.

MID-CENTURY ARCHITECTS IN THE OLD TOWN TRIANGLE DISTRICT

There are roughly two dozen architects who have been documented as designing new-construction buildings in the Old Town Triangle District in the post-World War II era. The following are short biographies for a number of them, although relatively little information is readily available for any but the best-known architects, such as Bruce Graham, Walter Netsch, and the Weese brothers, plus a few others such as Ralph David Anderson and Ron Dirsmith.

John Haas Alschuler (1918-2004), Friedman, Alschuler & Sincere

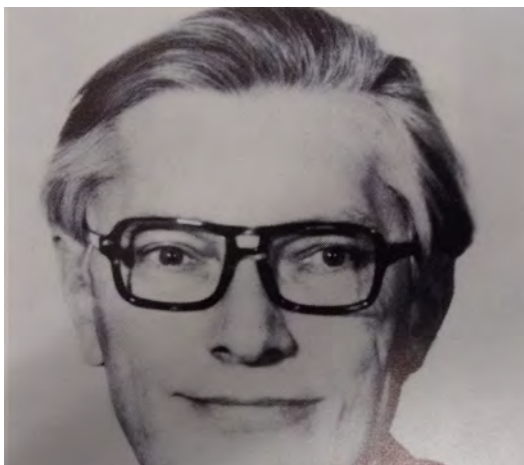
John Alschuler, the designer of the Ogden Corners affordable housing complex on North Meyer Court, was the son of significant Chicago architect Alfred Alschuler. He was born in Winnetka, Illinois, and studied architecture at the Massachusetts Institute of Technology in the early 1940s, receiving a bachelor's degree. Joining the United States Navy, he supervised shipbuilding at a San Francisco naval yard during World War II. After the war, he returned to Chicago and joined his father's architecture firm. Eventually known as Friedman, Alschuler & Sincere, the firm's partners included Raphael Nathan Friedman and Alschuler's older brother, Alfred S. Alschuler, Jr.

Ralph David Anderson (1928-1978), Sigfusson Anderson Battles

Ralph David Anderson designed several buildings in the Old Town Triangle District, including 323-325 West Concord Place and 1748-1750 North Crilly Court. He was born in Chicago and graduated from Harper High School in 1946. He served in the United States Marine Corps for two years before studying architecture at the University of Illinois at Navy Pier. He completed undergraduate studies in architecture in 1952 at the University of Oregon.

He worked as a draftsman for the prominent architectural firm of Perkins & Will from 1952 to 1954, then as a draftsman to William Connor for an additional year. From 1955 to 1957, he was an architect with the firm of Barancik & Conte before starting his own firm in 1957, Ralph Anderson Associates. He briefly partnered with Kenneth Thelen as "Thelen-Anderson, Architects-Engineers," starting in 1961 and ending in 1963. Anderson returned to solo practice until 1967, when he became a partner in the firm of Sigfusson Anderson Battles (Benedict Sigfusson and Thomas Battles). In 1968, Anderson and Battles formed Anderson and Battles.

Benedict Sigfusson (1927-2013) was born in Elmhurst, Illinois. He graduated from Lane Tech High School in 1945 and received a master's in architectural engineering from the University of Illinois at Urbana-Champaign in 1951. Sigfusson worked for several architectural firms early in his career, including Sargent & Lundy; Vern E. Alden; Engineers; Skidmore, Owings & Merrill; Samuelson & Sandquist; and Shelp & Sigfusson. After partnering with Anderson and Battles, Sigfusson formed Benedict Sigfusson Associates. He was an adjunct professor in the architectural program at the Illinois Institute of Technology, where he taught his specialty, construction specifications.



Architects that designed mid-century buildings in the Old Town Triangle include (clockwise from top left): Ron Dirmsmith, Ben Weese, Ralph David Anderson, Harry Weese, Bruce Graham, Walter Netsch, and Stanley Tigerman.

Much work came to Ralph Anderson as a result of urban renewal efforts in the Lincoln Park community area of Chicago. He did various kinds of architectural work, including residential, health care and municipal work. His architectural style was modernist yet contextual, working in brick in a manner and scale that fit with the Victorian-era architecture that dominated the Lincoln Park community area in general and the Old Town Triangle neighborhood in particular. Anderson was killed in a car accident in 1978.

Projects outside the Old Town Triangle District include:

- Kenneth Jacobus House, 29 Londonderry Lane, Lincolnshire, Illinois, circa 1964 (Ralph D. Anderson)
- Hawthorne Court townhouses, 588 Hawthorne Place (Hawthorne Place Chicago Landmark District - AIA Chicago Chapter Citation of Merit, 1965)
- Brick townhouses at 2124 North Sedgwick Street, built 1968 in the Mid-North Chicago Landmark District (Sigfusson, Anderson, and Battles)
- Geneva Terrace Townhouses
- Belden Townhouses, 515-25 West Belden Avenue, circa 1966-1967 (Ralph D. Anderson & Associates)- AIA Chicago Chapter Distinguished Building Award, 1970
- Chicago Fire Station - AIA Chicago Chapter Distinguished Building Award, 1970
- Ogden Mall - built 1969 as part of Lincoln Park urban renewal along the former Ogden Avenue right-of-way (Sigfusson, Anderson and Battles)
- Lincoln on the Mall, 1925-27 North Lincoln Avenue 1971-1972 (Ralph D. Anderson)
- Church of the Three Crosses, 333 West Wisconsin Street - built as part of Lincoln Park urban renewal just outside the Old Town Triangle District

Bauhs and Dring

Bauhs and Dring designed the new-construction house at 423 West Eugenie Street and remodeled the cottages that were combined to form 412 West Eugenie Street. William Bauhs (1942-1994) was born in South Milwaukee, Wisconsin, and graduated in architecture from the University of Illinois at Urbana-Champaign. He was employed for 10 years for Harry Weese and Associates, and, while with the firm, he worked on the Oak Park Village Hall and Chicago's Metropolitan Correctional Center.

He co-founded Bauhs and Dring in 1974 with William Dring, who also worked for Harry Weese. They designed buildings in several Chicago neighborhoods, including Wicker Park, Old Town, Lincoln Park, and De Paul, doing both new construction and rehabilitations. Both men lived in historic houses (Lincoln Park and Oak Park) and their architectural office for many years was in a pair of row houses at 14-16 E. Pearson Street, which they listed on the National Register of Historic Places in 1979-1980. (These buildings were demolished circa 2014 for a Loyola University Chicago building).

Bauhs and Dring strove to design buildings that fit into a historic streetscape. In a 1985 *Chicago Tribune* article, Bauhs noted:

When I went to school, people hated the Victorian buildings, but I think we all got sick of the slick, modern buildings. People are just not interested in the glass box anymore. They want more visual delight and richness in a new building, so that Victorian ornamentation is being sought, and for the new work in areas like Lincoln Park the architecture has to be contextual.

Projects outside the Old Town Triangle District include:

- House at 2132 North Dayton Street, circa 1985
- Adaptive reuse of Grace Lutheran church bell tower as part of row house complex at Belden Avenue and Geneva Terrace, circa 1985
- Headley School conversion to condominiums, 1985

- Hudson Mews townhouses, site of former St. Michael's Grade School at Hudson, Cleveland Eugenie Streets in Old Town Triangle, 1987-1988 - designed with consultant Enrico Plati
- Rehabilitation and conversion of former roasted peanut plant into loft apartments at 525 North Ada Street, rehabbed 1989
- Conversion of Oak Park Club to condominiums, 1989
- Conversion of YMCA Building to condominiums, 156 North Oak Park Avenue, 1991.

Laurence Booth (born 1936); Booth, Nagle & Hartray

Booth, Nagle & Hartray designed the house at 425 West Eugenie Street, while Larry Booth designed the house at 1828 North Orleans Street. Booth was born in Chicago and received a B.A. from Stanford in 1953. He then studied architecture at Harvard University and MIT, where he received a bachelor's degree in architecture in 1960. After military service, Booth returned to Chicago to work for architect Stanley Tigerman in 1964. Two years later, in 1966, both Booth and James Nagle (born 1937) left Tigerman's firm to start their own.

Nagle was born in Iowa City and also received a B.A. from Stanford University, but later than Booth in 1959. He then got a B.A. in architecture from the Massachusetts Institute of Technology (MIT) in 1962 and a master's in architecture from Harvard University in 1964. Upon graduation, Nagle became a Fulbright Scholar studying architecture and urbanism in The Netherlands. He returned to the United States in 1965 and joined the firm of Stanley Tigerman.

Along with Nagle and Tigerman, Booth was one of the "Chicago Seven" architects in the 1970s that advocated for new approaches to architecture beyond the International Style of Ludwig Mies van der Rohe and his followers. In 1977, Booth and Nagle were joined in partnership by Jack Hartray, and the firm's name became Booth, Nagle & Hartray.

Jack Hartray (born 1930) grew up in Evanston, Illinois, and studied architecture at Cornell University, receiving a bachelor's in architecture in 1954. He served in the military before going to work at Skidmore, Owings and Merrill in 1956. He later worked for Holabird & Root and Naess & Murphy. Hartray joined the firm of Harry Weese and Associates in 1961.

Booth and Nagle split in 1981 and Booth formed the firm of Booth Hansen Associates, while Nagle and Hartray continued the partnership of Nagle Hartray.

Booth, Nagle and Hartray, in all of the various permutations of their architectural practices, designed many projects during their careers, which are still active. Architectural styles of their projects were modernist yet often contextual, and many have won design awards. Booth worked with Harry Weese on the redevelopment of Printers Row. Booth also designed row houses in the Dearborn Park development south of Printers Row.

Booth has completed many projects during his career. More recent projects outside of Old Town Triangle include:

- the rehabilitation of Saint Patrick's Church in Chicago's West Loop
- 61 East Banks apartment building
- Virgin Hotels Chicago
- 2950 North Sheridan apartment building

Ron Dirsmith (1932-2016)

Ron Dirsmith designed the Petacque house at 309 West Eugenie Street. He grew up in the Lakeview community of Chicago, graduating from Lane Tech High School. He received a bachelor's degree in architectural engineering and a master's in architectural design from the University of Illinois at Urbana-Champaign, the later awarded in 1956. After graduation, he worked for Perkins & Will, where he worked on the design of, among other buildings, the Richard E. Byrd School in

Chicago, located on North Sedgwick Street on Chicago's Near North Side. Dirsmith received an American Academy in Rome prize in architecture, which allowed him study time in Europe.

Dirsmith was a favored architect of Hugh Hefner, who had admired his "Bubble House," a visually -unusual white-painted brick house with protruding glass window on North LaSalle Street. Dirsmith designed the Chicago offices of Playboy, the interior of Hefner's private plane (including an iconic round bed), and the grotto and swimming pool at the Chicago Playboy Mansion. Dirsmith wrote (with his wife Suzanne Roe Dirsmith) a book about his work for Hefner entitled, *Inside Hefner's Pleasure-Domes: Designing Xanadu for an American Icon - Architecture and Dreams in Hugh Hefner's Empire - With the Fabled Mansion Grotto*.

His Chicago Tribune obituary noted that most of Dirsmith's projects "included such signature elements as free-form walls and landscaping around the structures." Projects of Dirsmith's outside the Old Town Triangle District include:

- "Bubble House," 1418 North LaSalle Street - built for sculptor Eldon Danhausen
- North Shore Unitarian Church building addition, Deerfield, Illinois, commissioned 1965, construction from 1968 -1969
- Fox Studio
- Hope Unitarian Church, Tulsa, Oklahoma
- work for KAM Isaiah Israel, Chicago
- about 11 floors of offices for Playboy in the Playboy (Palmolive) Building

Albert E. Fabro

Little information has been found about Fabro, who designed the apartment building at 328-332 West Concord Place. He is known to have designed a 9-apartment residential building at 6101-09 West 64th Place, circa 1966, and the Pebblewood East Office and Research Center in Naperville, circa 1979.

Seymour Goldberg (1933-2018)

Seymour Goldberg designed the two buildings at 1629 North Sedgwick Street and 337 West Concord Place. He was born in Chicago and received a bachelor's in architecture from the Illinois Institute of Technology in 1959, studying under Ludwig Mies van der Rohe. He then started his own practice in 1960.

Goldberg and his wife Cynthia lived for years in an East Lakeview mansion originally meant to be demolished for a Goldberg-designed townhouse development. Much of his 1960s and 1970s work appears, based on available information, to be infill buildings for north lakefront neighborhoods such as Lincoln Park and Lakeview.

Late in life, Goldberg left the practice of architecture to embrace a long-time love, motorcycles and motorcycle service, operating BMW Motorcycle Service in Chicago.

Projects outside the Old Town Triangle District include:

- 639 West Wellington Avenue apartment building, 1968
- 2201 North Cleveland Avenue apartment building, 1970
- nursing home at 7618 North Sheridan Rd., Chicago, built 1970
- Four-plus-one apartment building, 445 West Barry Avenue, built 1970
- Hazelton condominiums, rehabilitation of six-flat, 4331-33 North Hazel Street, rehabbed 1987
- Grace Shore condominiums, rehabilitation of six-flat, 626-628 West Grace Street, rehabbed 1987

Roy Hans Kruse (born 1941)

Roy Kruse designed houses at 1747 and 1751 North Fern Court. He was born in Chicago and received a bachelor's in architecture from the Illinois Institute of Technology in 1964. He worked for Seymour Goldberg & Associates from 1963 to 1972 before starting his own firm.

In his own practice, Kruse designed a variety of new construction and adaptive reuse projects on the North Side of Chicago. Projects outside the Old Town Triangle District include:

- Tuxedo Park row houses, 700 North Orleans, 1996
- Dickens Place, Racine and Dickens, industrial loft conversion to residential, 1986
- Olympia Loft, 841 West Adams, industrial loft conversion to residential, 1997
- The Pointe residential development

Walter Andrew Netsch, Jr. (1920-2008)

Walter Netsch built the house at 1800 North Hudson Street that was his long-time home. He was born in Chicago and graduated with an architecture degree from the Massachusetts Institute of Technology in 1943. He worked for architect L. Morgan Yost from 1946-1947 before joining the Chicago office of Skidmore, Owings & Merrill (SOM) in 1947. He became a general partner in 1955.

Netsch became known during the 1960s for his "field theory" of design, where he created floor plans and general building *parti* from the manipulation of superimposed geometric figures. Netsch's design theory influenced the design of his Hudson Street house in Old Town Triangle, although the overall appearance of the house is not as beholden to the concept as other projects.

Netsch was appointed Chicago Park District chairman in 1986 by Mayor Harold Washington. During his time in the position, the Park District began to embrace historic preservation and the rehabilitation of historic park buildings.

Projects for which he was responsible while at SOM and outside the Old Town Triangle District include:

- University of Illinois at Chicago Circle campus
- several buildings on the Northwestern University campus in Evanston, including the main University Library and the Lindheimer Astronomical Research Center (demolished)
- Regenstein Library, University of Chicago
- Columbus Drive wing, The Art Institute of Chicago / School of the Art Institute of Chicago

Much has been written about Netsch, including *Walter A. Netsch, FAIA: A Critical Appreciation and Sourcebook*, written in 2008 by several scholars, including Russell Clement and Robert Brueggemann.

Frederick F. Phillips (born 1946)

Frederick Phillips designed the double house at 421-423 West Willow Street. He was born in Evanston, Illinois. He received a bachelor's degree from Lake Forest College in 1969, followed by a master's in architecture from the University of Pennsylvania in 1973. He interned with Harry Weese and Associates for a time in the mid-1970s, then started his own practice in 1976.

Phillips has won a number of awards for his designs, including an AIA Distinguished Building award for the double houses at 421-423 West Willow Street. Projects outside the Old Town Triangle District include:

- Farmhouse addition - AIA Distinguished Building Award, 1983
- Chicago house - AIA Honor Award, 1990

Thomas Jon Rosengren (circa 1943)

Thomas Jon Rosengren designed the house at 1808 North Hudson Street. He studied architecture at the University of Illinois at Urbana-Champaign. He was an associate partner at Skidmore, Owings & Merrill in the 1970s. His wife Fredricka ("Ricki") was also an architect. She is credited in a 1977 *Chicago Tribune* article as a co-designer, with her husband, of their renovated home in a former coachhouse / garage at 1735 North Orleans Street.

Bruce J. Graham (1925-2010); Skidmore, Owings and Merrill (SOM)

Bruce Graham, the SOM design partner credited with the original design of the 310 West Willow Street house, was born in 1925 in LaCumbre, Columbia. He graduated with an architecture degree from the University of Pennsylvania in 1948 before working for Holabird, Root & Burgee in Chicago. In 1951, he joined the Chicago office of SOM, becoming Chief of Design in 1958 and a General Partner in 1960.

Graham became a specialist in high-rise corporate skyscrapers. He designed the John Hancock Center and the Sears (now Willis) Tower in partnership with engineer Fazlur Khan. He also designed the Inland Steel Building, Chicago (a designated Chicago Landmark). Designing a single-family house was unusual for Graham, and client family lore indicates the Willow design was a personal favor for a friend.

Bruce Graham of SOM, by Stanley Tigerman, is a monograph on Graham's career. A number of other books and many articles about SOM and its projects are available for further research on Graham.

William T. Spooner (1926-1985)

William Spooner designed the apartment building at 525 West Eugenie Street. During much of his career, Spooner was an architect in private practice. He rehabilitated a number of houses in the Lincoln Park neighborhood. He was a board member of the Lincoln Park Conservation Association, Mid-North Association, and Lincoln Park Renewal Corporation. At the time of his death, Spooner was employed as an architect by the City of Chicago's Bureau of Architecture.

Stanley Tigerman (born 1930)

Stanley Tigerman designed the house at 321 West Wisconsin Street. He was born in Chicago and graduated with an architecture degree from Yale University in 1961. He worked for architect Paul Rudolph before coming back to Chicago to work for George Fred Keck and Skidmore, Owings & Merrill. He was a partner at Tigerman & Koglin from 1962-1964, then started a solo practice in 1964. Very involved in architectural education, Tigerman taught at the University of Illinois at Chicago and co-founded, with Eva L. Maddox, Archeworks, a non-profit educational institution in Chicago.

A number of books and many articles document Tigerman's career for future research.

Benjamin Horace Weese (born 1929)

Ben Weese designed the Eugenie Lane Apartments at 235 West Eugenie Street. He was born in Evanston, Illinois. He graduated with an architecture degree from Harvard University in 1951, followed by a master's in architecture from Harvard in 1957. He worked at Harry Weese & Associates from 1957 to 1967 before becoming a partner in the firm. In 1977, Weese opened his own architectural firm, Weese Seegers Hickey Weese, in partnership with his wife Cynthia. The firm, now Weese Langley Weese, is known for educational and non-profit projects with a sensitivity to vernacular and historic design.

Ben Weese was a co-founder of the Chicago Architecture Foundation and a long-time member of the Commission on Chicago Landmarks. He was one of the "Chicago Seven," a group of archi-

tects in the mid-1970s that advocated for a wider appreciation of Chicago's diverse architectural history.

Ben Weese has designed many buildings during his career. A monograph on Weese's career is currently in production with contributions from Chicago historians Robert Bruegmann and Kevin Harrington, among others.

Harry Mohr Weese (1915-1998)

Harry Weese, the architect for the townhouses at 312-318 West Willow Street, was born in Evanston, Illinois. He graduated with an architecture degree from the Massachusetts Institute of Technology in 1938, then attended Yale University and Cranbrook Academy. He was a partner with Weese & Baldwin from 1940-1941, then a partner in Harry Weese & Associates starting in 1947.

Harry Weese is considered one of the premier architects working in Chicago from the 1950s through 1990s. He was an outspoken champion of architecture and planning that embraced the social, economic and political realities of contemporary urban life.

Besides the buildings in Old Town, the following is a partial list of properties:

- United States Embassy, Accra, Ghana
- Arena Stage, Washington, D.C.
- Time-Life Building, Chicago
- First Baptist Church, Columbus, Indiana
- Seventeenth Church of Christ, Scientist, Chicago
- 411 East Wisconsin Center, Milwaukee
- Humanities Building, University of Wisconsin-Madison, Madison, Wisconsin
- Westin Crown Center Hotel, Kansas City, Missouri
- William J. Campbell United States Courthouse Annex (formerly Metropolitan Correctional Center), Chicago
- Washington, D.C. Metro rapid-transit system

Much has been written about Weese. A main source of information is *The Architecture of Harry Weese*, written by Robert Bruegmann with Kathleen Murphy Skolnik.

CRITERIA FOR DESIGNATION

The Old Town Triangle District's significance as a significant neighborhood of 19th- and early 20th-century working- and middle-class residential property types, including wood and brick cottages, larger houses and flats, and a smattering of commercial-residential buildings, is well documented. Both the 1976 Chicago Landmark designation report and the 1977 Chicago Landmark designation ordinance for the district note and recognize the neighborhood's early development history, as does the 1984 National Register nomination.

However, more than 40 years have passed since the 1977 Chicago Landmark designation of the district. It is increasingly recognized that the post-World War II insertion of infill buildings, along with the presence of "artistic" and noteworthy "modernizing" rehabilitations, in the Old Town Triangle District have created an unusual balance of older and later buildings, all now exemplifying the district's evolution in the latter half of the 20th century as a focus of building rehabilitation and neighborhood revitalization. As such, mid- to late-20th-century "interventions" in the neighborhood have significance in their own right that should be recognized by the Commission on Chicago Landmarks and City Council.

The new-construction buildings and rehabilitations discussed in this report should be considered to be contributing to the Old Town Triangle District if they meet two or more Chicago Landmark criteria, as well as the separate integrity criterion, in the Landmarks Ordinance. The most likely criteria for consideration, based on available documentation and research, are:

Criterion 1: Value as an Example of City, State, or National Heritage

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, the State of Illinois, or the United States.

Criterion 4: Exemplary Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

Criterion 6: Distinctive Theme as a District

Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous.

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architecture or aesthetic interest or value.

In addition, individual properties may also be found to meet one of the following criteria upon sufficient documentation:

Criterion 2: Location of Significant Historic Event

Its location as a site of a significant historic event which may or may not have taken place within or involved the use of any existing improvements

Criterion 3: Identification with a Significant Person or Persons

Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois, or the United States.

FURTHER REQUIREMENTS

In addition, further requirements must be met for post-WWII properties to be considered contributing to the Old Town Triangle District:

- If new construction, the building must be built between 1930 and 1987, and it must be located within the boundaries of the Old Town Triangle District.
- If an "artistic" or "modernizing" rehabilitation, the building changes must date from between 1930 and 1987, and it must be located within the boundaries of the Old Town Triangle District.
- The architectural style of the building must exemplify the influence of the Modern Movement in architecture or represent Depression-era or post-World War II taste in architectural styles.
- The property must exemplify the historic context of the Old Town Triangle District as a Chicago neighborhood of artistic culture and distinctive neighborhood identity undergoing pioneering building and streetscape revitalization in the post-World War II era.

BUILDING CATALOG

The following catalog of properties included in this report begins with new-construction buildings. This includes the two properties at 1750 North Wells Street and 200 West Menomonee Street which are substantial and transformative remodelings and therefore became, in the eyes of passers-by, new buildings due to these remodelings. After this first section, "artistic" rehabilitations and noteworthy "modernizing" rehabilitations follow. Unless otherwise credited, photographs in the building catalog were taken by Terry Tatum in May 2017 and March 2018.

New-construction buildings

Information for new-construction buildings, unless otherwise noted, is from City of Chicago building permit records and/or *Realty & Building*, a weekly periodical published in Chicago during the 1950s through 1980s.

323-325 West Concord Place

3-story brick apartment building

Built - 1969

Architect - Sigfusson Anderson Battles (Ralph David Anderson)

Contractor - Midway Construction and Engineering Co.

Owner - Samuel Adler, M.D., Dixon, Illinois

Estimated cost - \$114,000

Samuel Adler was a pediatrician with a practice in Dixon, Illinois.

A number of Anderson's buildings in the Lincoln Park community, including this one on Concord, are decorated with window "screens" or "fins."



328-334 West Concord Place

3-story brick apartment building

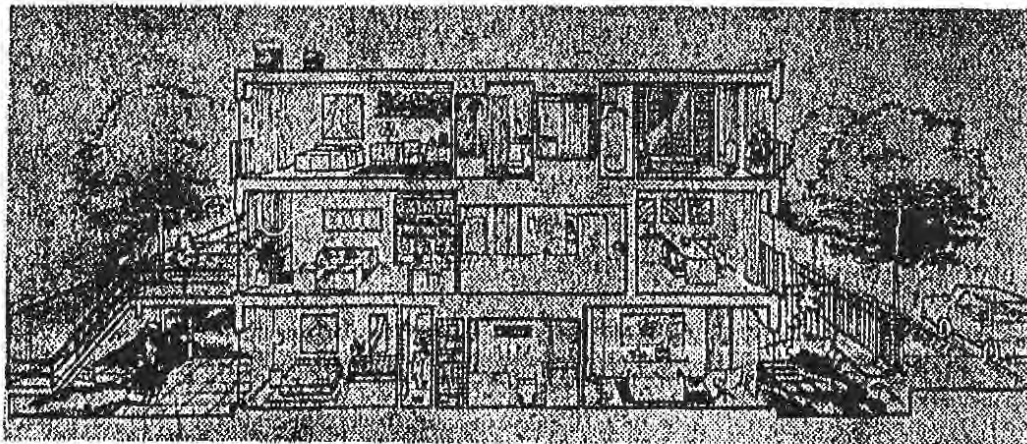
Built - 1971

Architect - Albert E. Fabro

Contractor - DiMonte Construction Co.

Owner - West Bank Corporation

Estimated cost - \$130,000



Concord Maisonettes

Concord Maisonettes, under construction at 330 W. Concord St., were designed by Albert Fabro, architect, to include a two-story, two bedroom unit over a one-story rental unit. This gives the owner extra income from the rent and the income tax advantages of income producing property, Fabro said.

The cut-away illustration of the 328-330 West Concord Place building was published in the July 18, 1971, issue of the *Chicago Tribune*.

1748-1750 North Crilly Court

3-story brick double house

Built - 1972

Architect - Ralph David Anderson

Contractor - J. Dickson

Owner - 216 West Willow Partnership

Estimated cost - \$40,000



235 West Eugenie Street

4-story brick apartment building

Built - 1962

Architect - Harry Weese and Associates (Ben Weese, designer)

Owner - Jared Schlaes and George S. Lurie Co.

Estimated cost - \$280,000

Originally called the Eugenie Lane Apartments, the mid-century modern apartment building at 235 West Eugenie Street was, as described in a September 1, 1966 article in the periodical *American Builder*, "designed to blend with the older buildings in the neighborhood by using Chicago common brick, found on the outside walls of many surrounding townhouses, and low residential lines. Most houses in the community are three stories high, so the fourth floor of this building was stepped back and tucked under a modern version of a Mansard roof." The article goes on to note the cost of construction as \$280,000, or approximately \$14 a square foot. Walls were brick with painted galvanized sheet metal, wood louvers and plastic-coated plywood. Apartments had rather high ceilings of 8 feet 8 inches, and many had wood-burning Franklin stoves. Most apartments were efficiencies or one-bedroom units, but the top two floors were taken up by two-story duplexes.

Different sources give different dates for the building's construction. A listing was not found in *Realty & Building*, nor was a City of Chicago building permit. The Old Town Triangle District National Register nomination gives 1964 for the building. Both the *AIA Guide to Chicago* and *The Architecture of Harry Weese* give 1962, which is the date assigned in this report. The building received a citation for excellence at the 1963 AIA Chicago honor awards.





309 West Eugenie Street

3-story brick and wood-siding single-family house

Built - 1963-1964

Architect - Ron Dirsmith

Contractor - Ilice Construction

Owners - Gerald and Judith Petacque

Estimated cost - \$44,000

The Petacque House is the earliest mid-century single-family house built in what would become the Old Town Triangle Chicago Landmark District. It was built for a lawyer and metal sculptor (Gerald Petacque) and 2-D artist (Judith "Judy" Petacque). Family history relates that Judy had an intimate, even dominant, role in the design of the house, guiding architect Ron Dirsmith in what the couple wanted the house to be. Although not confirmed, the curvilinear fence and front stoop railings may be the work of Gerald - further research is needed to verify provenance. The third floor housed an expansive artist studio used by Judy and other family members - current condition unknown.

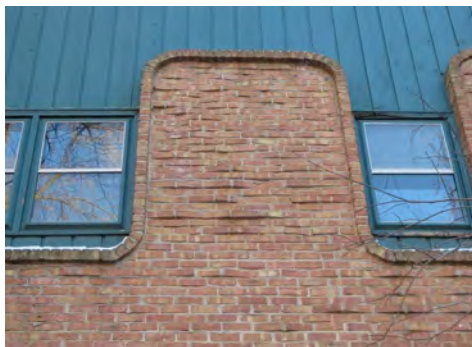
Audrey Judith "Judy" Petacque (1935-2017) received her B.A.E. and M.F.A. from The School of the Art Institute of Chicago and the University of Chicago. She also held a Masters in Education from Loyola University Chicago. She taught in a number of public school systems, including Chicago, Evanston, Glencoe and Oak Park, as well as the School of The Art Institute of Chicago and the Old Town Art Center. She taught art at Chicago Public Schools / Urban Gateways, focusing on collage and printmaking. In her CV, she noted, "The emphasis of her work is 'Wall Artistry' (collages, tapestries, and mixed media). She has created commissioned 'Portrait-Masks' incorporating three-dimensional facial images onto canvas with mixed media. The 'Portrait-Masks' have been inspired by Shamanism and Tribal Art concepts. . . . Nuances and elements in nature and in found objects (color, shapes, textures found in feathers, pebbles, wood, shells, shadows), and the power, purity, and beauty found in primitive art such as masks, sculpture, pottery, basketry, and textiles are sources of inspiration for her work." Mrs. Petacque also worked with children's books.

Gerald M. Petacque (1930-2008) was a lawyer in sole practice, specializing in residential and commercial real estate law. He also did pro bono civil rights work. Petacque was also a sculptor, concentrating on organic and non-objective sculptures in bronze. He studied at the School of the Art Institute of Chicago and exhibited, among other venues, at the Old Town and Hyde Park Art Fairs. Both of the Petacques exhibited in a joint exhibit at the Lincoln Park branch library in 1971.



The Petacque House at 309 West Eugenie. Built in 1963-1964, stands out amidst late 19th-century houses and flats.

The photographs of 309 West Eugenie Street found on this page were taken by Larry Shure in January 2018.



325-327 West Eugenie Street

Pair of 3 1/2-story brick single-family houses

Built - 1970; circa late 1990s / early 2000s (remodeled with new top floor)

Architect - Anderson Associates (believed to be Ralph David Anderson)

Contractor - A. J. Christopher

Owner - Town Building

Estimated cost - \$44,000

Researcher Diane Gonzalez noted that the Old Town Triangle Association reviewed the addition of a top floor addition with round window for this pair of houses at some point in the late 1990s or early 2000s. The buildings' original roof was flat.



423 West Eugenie Street

2-story brick single-family house

Built - 1977

Architect - Bauhs & Dring

Contractor - George Brewer

Owner - Howard Bolnick

Estimated cost - \$90,000

In 1979, Howard J. Bolnick became a principal in the actuarial consulting department of Coopers & Lybrand. He later became president of the Celtic Life Insurance Co. He served in the 1980s on the board of the Comprehensive Health Insurance Plan (CHIP), a State of Illinois health insurance plan for people without coverage.



425 West Eugenie Street

2-story brick single-family house

Built - 1977

Architect - Booth, Nagle & Hartray

Contractor - George Brewer

Owner - Herman Gordon

Estimated cost - \$80,000



525 West Eugenie Street / also 1650 North Mohawk Street and 1616 North Meyer Court

3-story brick apartment building

Built - 1970

Architect - William Spooner

Contractor - H. Hinz

Owner - Lincoln Park Pen Corp.

Estimated cost - \$456,000



1747 North Fern Court

3-story brick single-family house

Built - 1973

Architect - Roy H. Kruse

Contractor - not known

Owner - not known

Estimated cost - not known

No City of Chicago building permit was found for this property, and a notice for its construction was not found in *Realty & Building*. Roy Kruse stated, in a phone conversation with researcher Diane Gonzalez in April 2018, that he designed the building. The National Register nomination for the Old Town Triangle Historic District gives a date of 1973 for this Fern Court house, and a July 8, 1973, *Chicago Tribune* real-estate advertisement for the house, listing it for sale at \$71,000, noted its recent construction.



1751 North Fern Court

3-story brick single-family house

Built - 1973-1974

Architect - Roy H. Kruse

Contractor - Anthony Christopher

Owner - Anthony Christopher

Estimated cost - \$25,000

The above information came from *Realty & Building*. Roy Kruse also confirmed, in a phone conversation with researcher Diane Gonzalez in April 2018, that he designed the building.



1613 North Hudson Avenue

3-story apartment building

Built - circa 1987

Architect - not known

Builder - not known

Owner - not known

Estimated cost - not known

The parcel at 1613 North Hudson Avenue had earlier housed a City of Chicago firehouse built in 1905-1906 and demolished around 1970. The lot was vacant in October 1986 when the property was sold by the City of Chicago's Department of Housing. The "for sale" advertisement published in the October 6, 1986, *Chicago Tribune* noted that the lot "is located within the Old Town Triangle District, a designated Chicago Landmark District and listed on the National Register of Historic Places . . . the applicant will be required to submit drawings and plans to the City Council committee [sic.] on Cultural Development and Historic Landmark Preservation for review prior to issuing any permits for construction."



The Chicago firehouse formerly at 1613 North Hudson Avenue (photograph from Ken Little and John McNalis, *History of Chicago Firehouses of the 20th Century, 1901-1925*).

1700 North Hudson Avenue

2-story brick single-family house

Built - 1973-1974

Architect - Walter Netsch

Contractor - George Brew Construction

Owners - Walter and Dawn Clark Netsch

Estimated cost - \$180,000

Walter Netsch was a design partner for the large and noteworthy Chicago architectural firm of Skidmore, Owings and Merrill (SOM). He was responsible for a number of SOM's most prominent projects of the 1960s and 1970s, including the University of Illinois at Chicago Circle campus, Regenstein Library at the University of Chicago, and several buildings at Northwestern University's Evanston campus, including the Northwestern University Library. Netsch's distinctive "field theory" of architectural design, whereby he used superimposed geometric figures to create building plans and layouts, was used for many of these buildings, as well as his Hudson Avenue house in Old Town Triangle.

Dawn Clark Netsch (1926-2013) had a significant career in her own right. Born in Cincinnati, Mrs. Netsch received a law degree from Northwestern University in 1952. She was a delegate at the 1970 Illinois Constitutional Convention and served in the Illinois state senate from 1972 to 1990, when she was elected Illinois comptroller. She later ran for Illinois governor in 1994 as the Democratic candidate.





1708 North Hudson Avenue

3-story brick single-family house

Built - 1974-1975

Architect - Thomas Jon Rosengren

Contractor - George Brew Construction

Owner - Joan Beugen

Estimated cost - \$80,000

Note that the contractor for this building is the contractor for several other Old Town Triangle properties. The company name is given as either "Brew" or "Brewer" in available documentation.



200 West Menomonee Street (northwest corner North Wells Street)

Williamsburg Gardens Apartments

4-story brick apartment building

Built - 1959 (created from radically rebuilt and expanded Italianate-style row houses)

Architect - Gustav Braun

Contractor - Houston-Warren Corporation

Owner - Houston-Warren Corporation

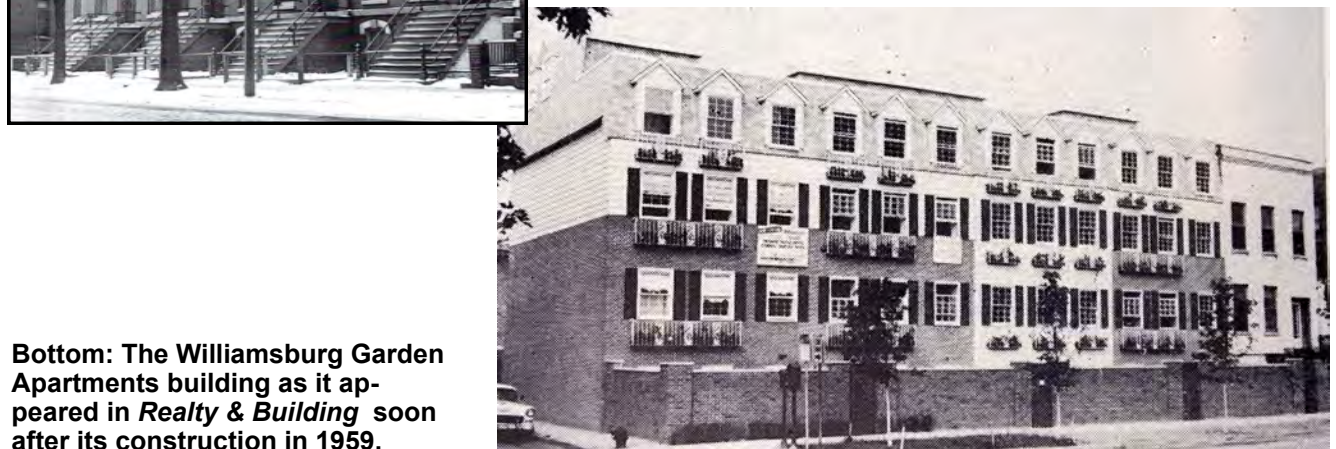
This Colonial Revival-style apartment building has at its core four two-story Italianate-style row houses. They were completely rebuilt, with an additional story, in order to create the current building, which is considered new construction for the purposes of this report. Recently, as of the writing of this report, the exterior of the building was remodeled, with the replacement of all wood siding with brick.



Top: The Williamsburg Garden Apartments building as of March 2018.



Left: The Italianate-style row houses that were remodeled and expanded to create the apartment building (photograph from Chicago History Museum).



Bottom: The Williamsburg Garden Apartments building as it appeared in *Realty & Building* soon after its construction in 1959.

1620-1660 North Meyer Avenue (addresses within Old Town Triangle District)

Ogden Corners housing complex

several 2-story brick houses / apartment buildings

Built - circa 1970

Architect - John H. Alschuler (Friedman, Alschuler & Sincere)

Contractor - not known

Owner - not known

Estimated cost - not known

The National Register nomination for the Old Town Triangle Historic District gives a rough date of 1970s for this group of visually-distinctive, sloped-roof residential buildings. No City of Chicago building permits were found, nor was a reference for the buildings located in *Realty & Building*. John Alschuler's *Chicago Tribune* obituary, published on July 4, 2004, notes that one of Alschuler's proudest designs was the Ogden Corners complex.

A February 8, 1968, *Chicago Tribune* article about various urban renewal projects in the Lincoln Park community area notes, "Three bids for construction of moderate income housing in the area bounded by North avenue, Eugenie and Mohawk streets, and Meyer court, are now being reviewed by the department of urban renewal."

The Ogden Corners complex has buildings facing both West North Avenue and North Meyer Court. Only the Meyer Court buildings appear to be located within the boundaries of the Old Town Triangle District. This boundary and what buildings in this complex are in/out of the district should be confirmed by Historic Preservation Division staff.





1700 North North Park Avenue

5-story brick apartment building

Built - 1962

Architect - Robert Bobbin

Contractor - not known

Owner - Cosmopolitan National Bank Trust # 11710

Estimated cost - \$380,000

This large-scale apartment building resembles a "four-plus-one" apartment building with its ground floor parking and upper-floor apartments.

The building's architect, Robert Bobbin, was listed as a Rolling Meadows, Illinois, architect in a February 16, 1974, *Chicago Tribune* article. A May 8, 1971, *Chicago Tribune* article noted Bobbin's design of the suburban Winston Hills apartment complex in Woodridge, Illinois.



1734 North Orleans Street

LaSalle public school

2-story brick public school building

Built - 1960-1961

Architect - Fugard, Burt, Wilkinson & Orth (John Fugard, principal)

Contractor - not known

Owner - Chicago Board of Education

Estimated cost - \$800,000

This 1961 school building replaced an earlier LaSalle public school built in 1880, and it was built north of the former school on its playground. According to a November 23, 1961, *Chicago Tribune* article published at the time of the school building's dedication, it was built with 21 classrooms and two kindergarten rooms and could accommodate 875 students. Both John Fugard of the architectural firm and Michael Lombard, representing the unnamed contractor, spoke at the school dedication.

Information for this building was found in the *Chicago Tribune*. No City of Chicago building permit was found for the building, nor was there information located in *Realty & Building*.



Rendering of LaSalle Public School (gift of Richard Seidel, Chicago Public Schools archivist).



1828 North Orleans Street

3-story masonry single-family house

Built - 1983-1984

Architect - Lawrence Booth

Contractor - Burton-Lipman Company

Owner - Harris Bank Trust #41820

Estimated cost - \$100,000

The "House of Light," as this building was called in newspapers and periodicals of the day, is unusual, in the context of the Old Town Triangle District, for its Post-Modern architectural style.



1616 North Sedgwick Street

3-story brick row houses / apartment building
circa 1980s

Architect - not known

Contractor - not known

Owner - not known

Estimated cost - not known

No *Realty & Building* reference or City of Chicago building permit was found for this property.



1628-1630 North Sedgwick Street

2-story brick and wood-shingle apartment building

Built - 1967-1968

Architect - R.L. Toben

Contractor - B.B. Weiss

Owner - B.B. Weiss

Estimated cost - \$60,000

B.B. Weiss Construction Co. was a local Lincoln Park contractor with office at 2431 North Lincoln Avenue in 1968. Little information has been found about architect Toben.

From the author's personal observation, there are a number of similar apartment complexes in the Lincoln Park and Lakeview neighborhoods. Further research might find connections with this building based on common ownership or the same architect.



1629 North Sedgwick Street / 337 West Concord Place

Pair of 2-story brick single-family houses / flats

Built - 1977

Architect - Seymour Goldberg

Contractor - Edwin Anderson Construction

Owner - A. Saccone & Sons

Estimated cost - \$50,000 (1629 North Sedgwick Street building)

A. Saccone & Sons (original owner) was formed in 1890 and is today a real-estate services company working with real-estate investors, condominium associations, and home buyers and sellers.

A City of Chicago building permit was found for the corner building at 1629 North Sedgwick Street. No information was found for the adjacent building on Concord. An attribution of Goldberg as architect for the Concord building is based on its very close design and style to the Sedgwick building.

A June 23, 1979, real-estate advertisement in the *Chicago Tribune* advertises a rental unit in the 1629 North Sedgwick Street building: "Old Town; 1629 North Sedgwick; New 2 bdrm-2nd flr-2 flat . . . \$600. A. Saccone & Sons."





1638 North Sedgwick Street (demolished in 2017)

2-story brick single-family house

Built - 1966-1967

Architect - Edward Marks

Contractor - Royal Home Improvement Company

Owner - Alfred Pizano

Estimated cost - \$30,000

1718 North Sedgwick Street

1-story brick building in front of 2-story wood-frame raised cottage / single-family house

Built - circa 1880s, remodeled 1950s, remodeled 1970s (front building)

circa 1870s (rear building)

Architect - not known

Contractor - not known

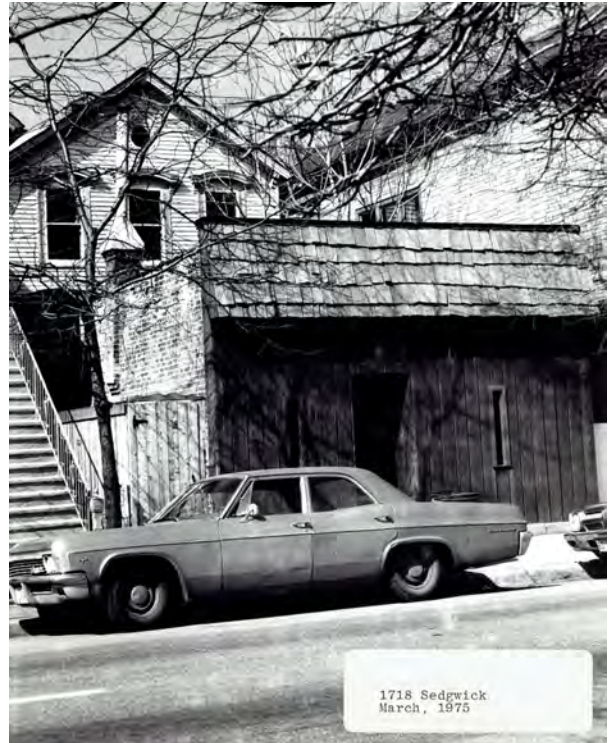
Owner - not known

Estimated cost - not known

No *Realty & Building* reference or City of Chicago building permit was found for this property. Available pictures show that the current modern front building, with a sloping “greenhouse” or “artist studio” roof, originally was a one-story storefront building, probably built 1880s. It then was remodeled with a wood-siding-covered storefront and shingles covering the original cornice of the building at some point before June 1960. Then it was remodeled to its current appearance at some point between June 1960 and December 1979. (Attributed dates are based on available photographs - see opposite page.) Although originally a 19th-century building, the front building has been remodeled in such a transformative manner that it is considered mid-20th-century design for the purpose of this report.

The appearance of the modern front addition has visual similarities to the 1974 modifications to the two-story garages at 1727-1735 North Orleans Street and 1728-1732 North North Park Avenue. The combination of this modern front addition and Italianate-style rear cottage / single-family house is visually distinctive and unusual, in the context of the Old Town Triangle District, and exemplifies, in one property, the unusual confluence of 19th- and 20th-century architecture that is the Old Town Triangle.





Photographs of the 1718 North Sedgwick Street property from (clockwise from top left): June 15, 1960, March 1975, and December 3, 1979.

1750 North Sedgwick Street

3-story brick single-family house

Built - 1973 - 1974

Architect - Ralph David Anderson

Contractor - "Christopher" - probably Anthony Christopher

Owner - Owen Deutsch

Estimated cost - \$65,000

Owen Deutsch was a commercial photographer. An August 19, 1972, *Chicago Tribune* article noted Deutsch as an Old Town Triangle resident. It also noted that Deutsch "has built and sold two townhouses on another piece of Old Town property . . ." This house may have been a speculative property commissioned from Anderson by Deutsch.

The building's current owner noted, in a telephone conversation with research Diane Gonzalez in early April 2018, that a partial rooftop addition and substantial remodeling of the interior was done in 2009 to the designs of architect Jonathan Split.



1750 North Wells Street

3-story brick apartment building

Built - 1963-1965 (remodeled from older flats and commercial / residential building)

Architect - Carl W. Carlson

Contractor - R. H. Larson

Owner - Paul A. Nikopoulos

Estimated cost - \$102,000

The existing building appears to be a substantial and transformative remodeling of an older set of flat buildings and a commercial-residential building. (The footprint of the current building, with the entrance and northern portion of the building extending to the street, conforms with the footprint of the party-wall flats and commercial-residential building as seen in a 1950 Sanborn map. The commercial-residential building extended all the way to the sidewalk, while the flats were set back.)

A City of Chicago building permit was found for 1750-1758 North Wells from 1963. It called for the deconversion of a 31-unit building to 24 units. The owner was Paul A. Nikopoulos. The architect was Carl W. Carlson. The contractor was R. H. Larson. The estimated cost was \$102,000. No information was found in *Realty & Building*.

A real-estate advertisement in the February 13, 1965, *Chicago Tribune* advertised apartments at 1750 North Wells Street: "Heart of Old Town; 1750 North Wells; New building; studio-1 bdrm.-2 bdrm.-3 bdrm.-fireplaces, parquet floors; elev."



213-215 West Willow Street

3-story brick double house

Built - 1968

Architect - Melvin Kantor

Contractor - not known

Owner - Mike Stein

Estimated cost - not known

No information was found for this building in City of Chicago building permits or *Realty & Building*. Although the National Register nomination for the Old Town Triangle Historic District lists this building's date as 1973, Bonnie Stein, wife of builder Mike Stein, remembers that the building permit was issued in 1968 and that the architect was Melvin Kantor. Besides building the double house, the Steins occupied one unit and Mrs. Stein remembers moving in in 1969.

Paul Fahrenkrog, the architect and original owner of 218 West Willow, across the street, remembers the developer of the building as Mike Stein. Stein asked Fahrenkrog to design the building for him, but Fahrenkrog declined. Fahrenkrog remembers the building's date of construction as 1970.

Vince Daley, husband of former 43rd Ward alderman Vi Daley, also remembers the original owner and developer as Mike Stern, and he also remembers the architect as Roy H. Kruse. However, Kruse himself does not remember designing the building, and the building is not found on his personally-kept list of projects



218 West Willow Street

3-story brick and metal single-family house

Built - 1967-1968

Architect - Paul Fahrenkrog

Contractor - Paul Fahrenkrog

Owner - Paul Fahrenkrog

Estimated cost - not known

No information was found in City of Chicago building permits or from *Realty & Building*.

The attribution of construction date and architect is based on an oral interview with the Fahrenkrogs, who still live in the house, by researcher Diane Gonzalez in March 2018.



310 West Willow Street

2-story wood-sided single-family house

Built - 1972

Architect (1972) - Skidmore, Owings and Merrill (Bruce Graham, design partner)

Contractor (1972) - Tabloff

Owner (1972) - Bennet Harvey, Jr.

Estimated cost (1972) - \$68,345

Remodeled - 1979

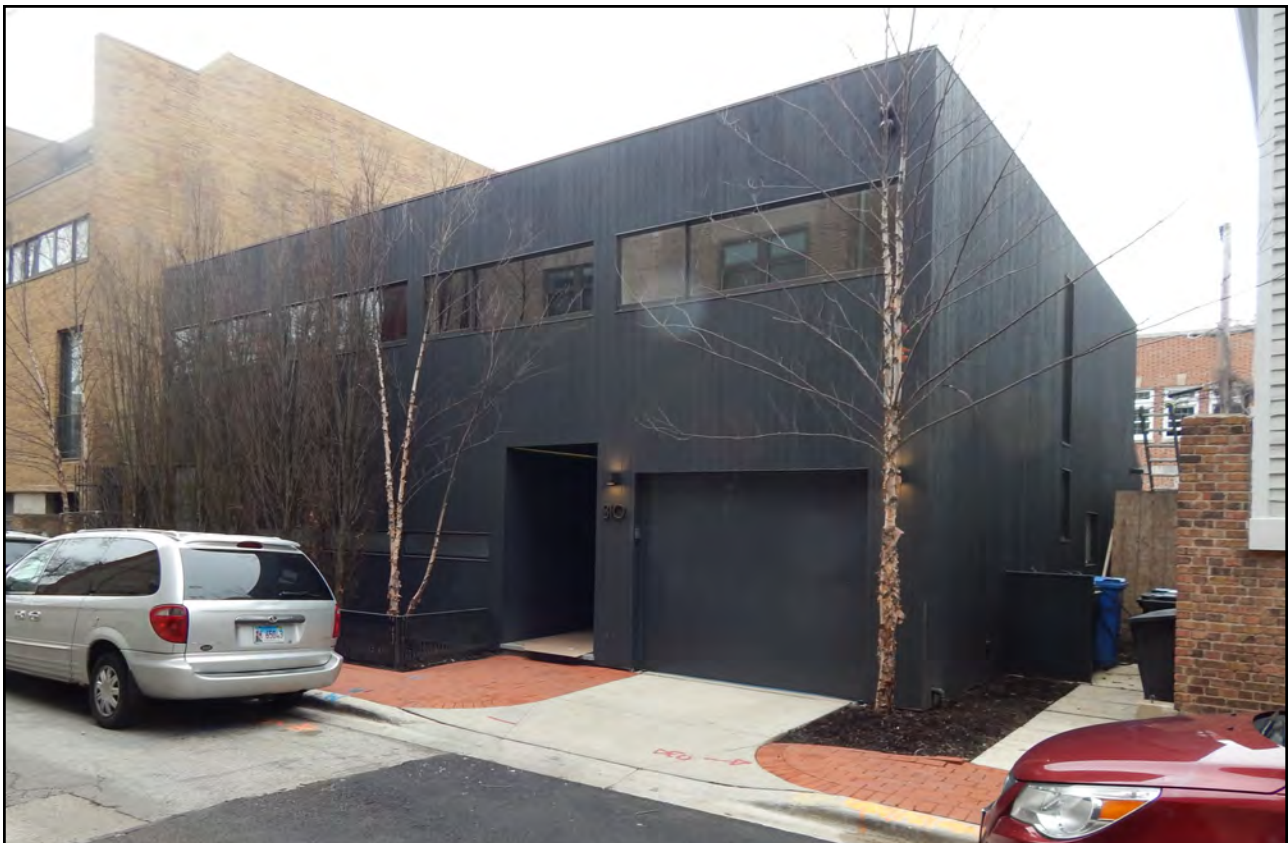
Architect (1979) - Thomas Jon Rosengren

Contractor (1979) - B. T. Dohert Construction Company

Owner (1979) - Howard Krane

Estimated cost (1979) - \$49,000

The information above is based on *Realty & Building* and information given to researcher Diane Gonzalez by Sasha Mayoras, a descendent of one of the house's owners. *Realty & Building* indicated that the architect of the 1972 original house was SOM, with no mention of Graham. An invoice for architectural services in Ms. Mayoras' possession indicates that Bruce Graham was the designer on behalf of SOM. Rosengren, the architect of the 1979 remodeling, worked for SOM at one time in his career.



312-318 West Willow Street

Four 4-story brick row houses

Built - 1973

Architect - Harry Weese and Associates

Contractor - Carl Bergren, Inc.

Owner - R. Quincy White, Jr.

Estimated cost - \$295,000

The permit information found above is from *Realty & Building*. R. Quincy White, Jr. was a lawyer and partner in the Chicago law firm of Leibman, Williams, Bennett, Baird & Minow. *The Buildings of Harry Weese*, which features this project with a four-page profile, gives the period of construction for the row houses as 1973-1976 and notes Harry Weese as the developer and original owner rather than White. One of these row houses would remain the Weese home until wife Kitty Weese died in 2004.



344 West Willow Street (northeast corner North Sedgwick Street)

2-story brick row houses

Built - 1974 or 1975

Architect - probably Marcel Freides

Contractor - not known

Owner - not known

Estimated cost - not known

The Old Town Triangle Historic District National Register nomination lists the row houses' date as 1975, while a realtor for one of the row houses listed the age of the house as 1974. The same realtor indicated that the unit was designed by Marcel Freides, who is known for row houses built in the Lincoln Park neighborhood. Freides once partnered with Enrico Plati in the firm of Freides and Plati.



421-423 West Willow Street

3 1/2-story brick double house

Built - 1979-1980

Architect - Frederick F. Phillips

Contractor - Cerwe Construction Company

Owner - Frederick F. Phillips

Estimated cost - \$210,000

The double house won an AIA Chicago Chapter distinguished building award in 1982. The *AIA Guide to Chicago* lists the date of the double house as 1982.



West Wisconsin Street

3-story brick single-family house

Built - 1970

Architect - Stanley Tigerman

Contractor - C. Borg

Owner - Michigan Avenue National Bank Trust #1795

Estimated cost - \$80,000



"Artistic" Rehabilitations and Modifications

In general, little information about these properties was located in the preparation of this report. They have potential significance for their visual character and for possible connections with Sol Kogen and Edgar Miller, either direct involvement, involvement of former craftsman working with Kogen and Miller, or influenced in general by Kogen and Miller's work.

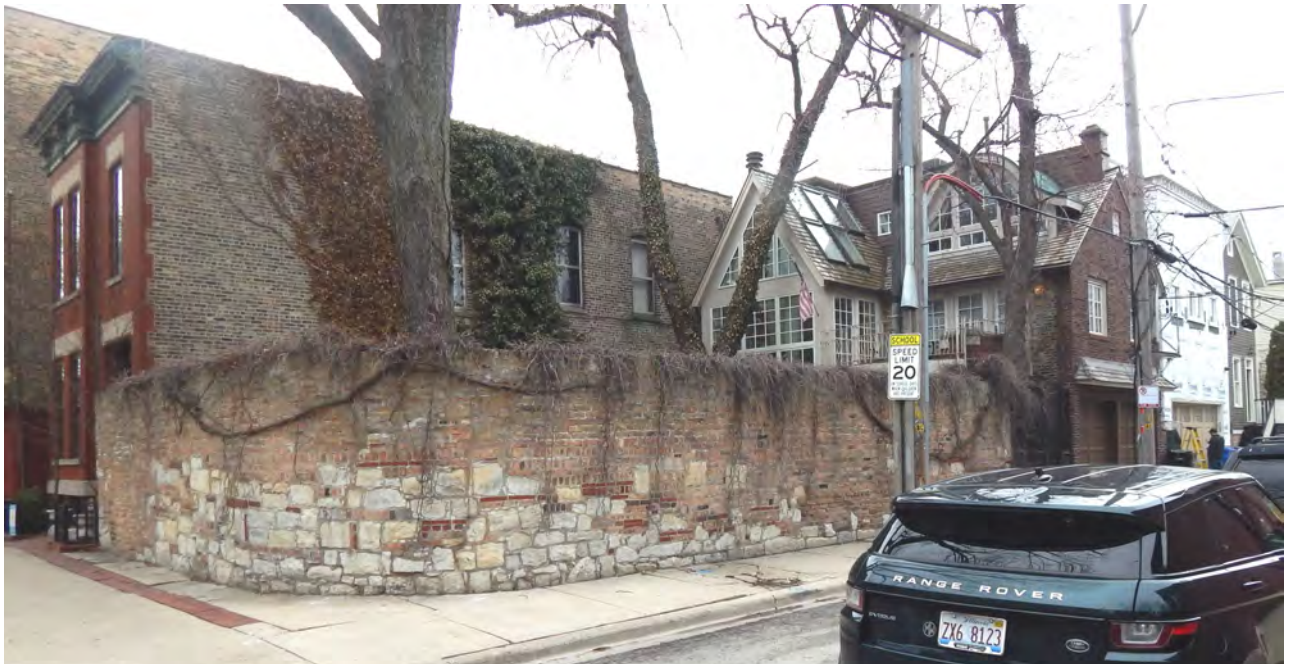
This report covers buildings that have been substantially remodeled, plus property features such as walls easily seen from the public rights-of-way. It does not include minor changes, such as small pieces of sculpture or decoration attached to buildings or walls that otherwise show little or no other signs of "artistic" remodeling.

1706 North Fern Court / 418 West Eugenie Street (northwest corner West Eugenie Street) 2-story wood-frame single-family house with "artistic" brick wall facing West Eugenie Street and North Fern Court

House originally built late 19th century / several additions and changes in the last 30 years
Wall built circa 1950s?

This wall, with its combination of brick and other masonry, has some physical similarities to the wall in front of 1738 North Wells Street, which has been documented as being from 1954, as well as properties at 1734 North Wells Street (the Kogen-Miller Studio, rehabilitated largely in the late 1920s and 1930s) and properties on West Burton Place remodeled by Kogen and Miller, as well as others.

The house itself started as a relatively simple brick house. It has had several remodelings, including additions. Within the period covered by this report, the house was expanded in 1987 by architect Bruno Ast of Ast & Dagdelen for clients Fred Schulte and Maddie Live (name spelling not confirmed). The contractor for the 1987 remodeling was Carlisle Construction. Photographs of the house and its property provided by Mr. Ast show the decorative brick wall in place at the time of this 1987 expansion. They also show the existing house at that time as having an exterior staircase with a railing of decorative panels leading to a second-floor landing/porch and large glass doors. Windows on this side elevation, clad with common brick, have multi-paned casement windows on the second floor. All of this detailing on the house has been removed in subsequent remodelings.





1839 North Lincoln Avenue

3-story brick single-family house / flats

Built - circa 1880s (original house); 1940-1941 (renovation)

Architect - not known

Contractor - not known

Owner - not known

Estimated cost - not known

A City of Chicago "sundry," or alterations, permit for 1839 North Lincoln Avenue was issued for October 7, 1940. No information was given about the extent of alterations.

An April 5, 1942 *Chicago Tribune* real-estate advertisement for the building noted the availability of a "studio apt., 2 1/2 rms,"



**Right: This photograph is
front the Chicago History
Museum and is from March
1971.**



1848 North Lincoln Avenue

3-story brick single-family house / three-flat

Built - 1880s (original building), 1938-1939 (renovation)

Architect - not known

Contractor - not known

Owner - not known

Estimated cost - not known

A City of Chicago "sundry," or alterations, permit for 1848 North Lincoln Avenue was issued on December 19, 1938. No information was given about the extent of alterations.

A real-estate advertisement in the September 2, 1939, Chicago *Daily Tribune* said, "Studio Apt. - 3 rms.; Large living room; modern; just completed; near Lincoln Park; Parquet floors, indirect lighting, leaded glass windows, glass brick, tile base. sand finished plaster."

Robert Minuth, a resident of 1848 North Lincoln Avenue is pictured in a full-page photo spread in the June 10, 1954, Chicago *Daily Tribune* helping to prepare for the 5th annual "Old Town Holiday" fair. The article notes, "The fair, Bohemian in character, will help to provide a fund for the establishment of an art center in the area. Last year the fair attracted 17,000 visitors."





1850-1856 North Lincoln Avenue (intersection with West Wisconsin Avenue and North Lincoln Park West)

Built: circa 1880; circa 1950s (masonry wall along North Lincoln Park West)

Architect: not known

Contractor: not known

Owner: not known

Estimated cost not known

This group of row houses facing North Lincoln Avenue share a common stone wall facing North Lincoln Park West and enclosing back yards.





Rear of 1850-1856 North Lincoln Avenue with stone fence.

235 West Menomonee Street

3-story brick and stone three-flat

Built - 1891 (original building); substantial remodeling - circa 1961 to 1964

Architect - not known

Contractor - not known

Owner - George Schwanf (1891); John Halligan (at the time of substantial remodeling)

Estimated cost - not known

The building at 235 West Menomonee is described as a "3-sty. flats" in a City of Chicago building permit dated April 3, 1891.

John Halligan was discussed as the owner and rehabilitator of Old Town properties in an October 1964 issue of *House and Home* and a November 12, 1965, issue of the *New York Times*. The *House and Home* article has a photograph of the remodeled 235 West Menomonee building and noted that he had, by that time, rehabbed about 25 Old Town properties. His firm, Old Town Realty, was founded in 1961, but he had started his rehabilitation career years before by converting a rooming house into a building of larger apartments. Halligan was depicted in the *New York Times* article in a photograph showing him in the second-floor living room, a two-story space with a tall bay window, in the 235 West Menomonee property.



Right: The building at 235 West Menomonee Street on June 3, 1950. It still had its original exterior appearance.

Bottom: An article in the October 1964 issue of *House and Home* featured 235 West Menomonee Street and its renovator, John Halligan.



Remodeler sees no end to neighborhood fix-up jobs

John Halligan has remodeled some 25 buildings in Lincoln Park, and thinks he has only scratched the surface. Halligan began as an amateur by deconverting a rooming house to apartments, and his success led to his starting a full-time remodeling business—Old Town Realty—in 1961. Three factors, he believes, promise him unlimited prospects:

1. His market has built-in momentum. Community incentive is high, and is sustained by the organized support of urban renewal planners who are eliminating rundown buildings and pressuring absentee landlords to make repairs.
2. His jobs are self-perpetuating. One job on an untouched street leads to half a dozen referrals. To build and maintain a strong reputation, Halligan has refused to make artificial improvements. He will not try to slide by with inadequate plumbing, rotted window frames, floors that need underlayment.
3. His market calls for special skills acquired only through experience. There is no formula for economically replanning the badly butchered rooming house layouts Halligan works with. The closest he comes to standardization is a basic kitchen layout that can be modified for different space requirements. He uses the same architect to estimate each new job, and also draws on the cumulative experience of his subs (all his work is subcontracted) by using the same ones as often as possible.



REMODELER'S SHOWCASE is Halligan's home, a typical Lincoln Park residence impressively proved in both facade and plan. It is both an advertisement and source of ideas for prospect



John Halligan in the second-floor living room with the double-height space created in his early 1960s remodeling. The photograph was published as part of an article on the revitalization of Old Town Triangle in the November 12, 1965, issue of the *New York Times*.

1734 North Wells Street

3-story brick apartment building complex

Built - circa 1880s; 1928 - 1930s (substantially rehabilitated and remodeled by Sol Kogen and Edgar Miller)

Several City of Chicago permits were issued between 1928 and 1932 for renovations and additions to the property at 1734 North Wells Street.

The property at 1734 North Wells Street is well documented in *Edgar Miller and the Hand-Made Home: Chicago's Forgotten Renaissance Man*, written by Richard Cahan and Michael Williams and published in 2009.



1738 North Wells Street

"artistic" brick wall in front of 2-story brick Italianate-style single-family house from 1880
Wall built - 1954?

Architect - not applicable

Contractor - not known

Owner - not known

Estimated cost - not known

A City of Chicago "sundry," or alterations, permit, dated June 18, 1954, called for a "60 linear ft. of 8 ft. high fence" for 1740 North Wells Street This permit might also be for the wall in front of 1738 North Wells Street, although the walls are different in detailing.

The wall has decorative tile work along the top edge of the wall and a decorative wood door, the design of which has been attributed to wood carver and early Old Town Art Fair exhibitor Bunni Sovetski. Sovetski was an Old Town resident as well.

The two-story house behind the wall appears to date from 1880, based on a June 4, 1880, City of Chicago building permit that called for a "2-sty. b[rick]. dwelling."





1740 North Wells Street

"artistic" brick wall in front of 4-story brick Italianate-style single-family house, circa 1870s-early 1880s

Wall built - 1954

Architect - not applicable

Builder - not known

Owner - not known

Estimated cost - not known

A City of Chicago "sundry," or alterations, permit, dated June 18, 1954, called for a "60 linear ft. of 8 ft. high fence" for 1740 North Wells Street

The wall has decorative "faceted" brick work along the top edge of the wall and a decoratively-carved door. Wall rebuilt within the last five years using same bricks.





"Modernizing" Rehabilitations of Note

Old Town Triangle properties, over time, received many changes and alterations, both inside and outside. This is especially true of wood-frame properties, although change can be seen in masonry buildings as well. A goal of Chicago Landmark designation since the district's designation in 1977 has been to encourage the rehabilitation and restoration of altered buildings back to more historic exterior appearances.

Many of the exterior changes to Old Town Triangle properties that have occurred over time have been detrimental. However, there are a small number of late 19th and early 20th-century buildings in Old Town Triangle that received "modernizing" rehabilitations in the post-World War II period that arguably have visual interest. Although not obviously "artistic," these exterior modernizations exemplify the confluence of historic and modern architecture and design in the neighborhood in the 1950s through 1980s. With further evaluation, they might be acknowledged as significant in their own right.

1626 North Cleveland / 1627 North Meyer avenues (rear building attached to front building)

2-story single-family house / two-flat

Built - 1870s (original building); rehabilitation - 1960s

1628 North Cleveland / 1629 North Meyer avenues (rear building separate from front building)

2-story single-family house / two-flat

Built - 1870s (original building); rehabilitation - 1960s

These side-by-side properties have modernizing siding and window configuration.



Top: 1626 and 1628 North Cleveland Avenue

Bottom: 1627 and 1629 North Meyer Avenue

412 West Eugenie Street

1-story wood-frame single-family house

circa 1871-1875; two wood-frame cottages joined and substantially rehabilitated in 1979-1980, Bauhs & Dring, architects.

The only written reference found that appears to refer to this visually-striking combination and remodeling of two wood-frame cottages is in *Realty and Building* from Dec. 16, 1978 - Alt. to residence; owner - Louis Robinson; architect - Emil Sorensen; contractor - Emil Sorensen; cost \$60,000.

Architect Bruno Ast embebed in an email exchange with researcher Diane Gonzalez that Bauhs & Dring designed the combination of two cottages into one house.





412 Eugenie
March, 1975

Top: The cottage facing 412 West Eugenie Street in its pre-modeling appearance; photograph taken March 1975.

Bottom: 412 West Eugenie in the midst of remodeling on December 13, 1979 (photographs courtesy Diane Gonzalez)



412 Eugenie
December 13, 1979

1719 North Hudson Avenue

2-story wood-frame single-family house / apartment building with rear building (1718 North Fern Court)

Built - 1870s; rehabilitation - 1960s, with modernizing siding and window configuration.

1718 North Fern Court

rear building to 1719 North Hudson Avenue (see below)

3-story stucco apartment building

circa 1880s? substantially renovated circa 1960s-1970s



Top: 1719 North Hudson Avenue

Bottom: 1718 North Fern Court



1813 North Lincoln Park West

3-story brick single-family house

Built - 1942 (new facade and interior remodeling)

Architect - not known

Builder - not known

Owner - not known

Estimated cost - not known

A City of Chicago "sundry," or alterations, permit for 1813 North Lincoln Park West was issued on January 27, 1942. No information about owner, architect or builder was available.

The November 20, 1942, Chicago *Daily Tribune* published a real-estate advertisement for the building: "Studio Apts; New Modern Duplex; \$100; Very lge. liv.rm.; fireplace; hand carved panel doors; tile and marble staircase; . . .also smaller studio, \$70. Open for renting Sunday, Nov. 15th."



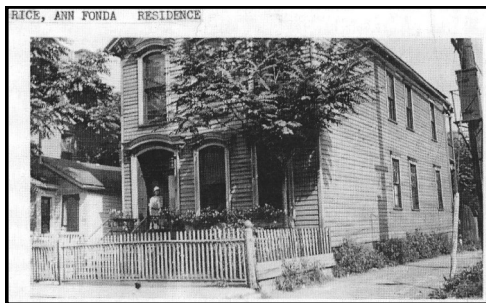
Right: A March 12, 1950, photograph that shows a portion of the building at 1813 North Lincoln Park West.

214 West Menomonee Street

Two-story single-family house

Built - 1870s, as a wood-frame house / flats; before 1950 - completely rebuilt as brick house, extended forward into front yard

A photograph of the original wood house is the only evidence of what has happened to this building. Another photograph shows the current front façade and building configuration in place by 1950. Researcher Diane Gonzalez remembers the front-door surround, Moderne in its appearance, having been added to the building since 2000. One reference to rehabilitation, although unlikely the time of reconstruction in brick, was found for the building in *Realty and Building* on February 11, 1967; remodel and alter SFR; owner - Dr. Patricia Yoeman; architect - Meyer Rudoff; contractor - Lidbury Construction Co.; Cost - \$7,217



Above: A photograph of 214 West Menomonee Street, before its remodeling, as a wood-frame Italianate-style house (photograph from Chicago History Museum).

Right: Oblique-angled photograph of 214 West Menomonee taken in 1950, showing current façade configuration (from OTTA Archives).



343 West Menomonee Street

2 1/2-story wood-frame two-flat

Built - circa 1871-1875; circa 1970s (perhaps 1975) - rehabilitated with large contemporary window configuration

A building permit notice in *Realty and Building*, dated November 8, 1975 - 3 apts., alts.; owner - Charles Barnhill, Jr.; architect - John Naughton; contractor - J & K Construction Co.; cost - \$19,880



1719-1723 North Orleans Street (also North Park)

3-story former church / now apartment building

Built - circa 1890 - 1892; adaptively reused as apartments, 1980-1984

Architects for adaptive reuse - Ast & Dagdelen (Bruno Ast and Gunduz Dagdelen); developer—David Bowey

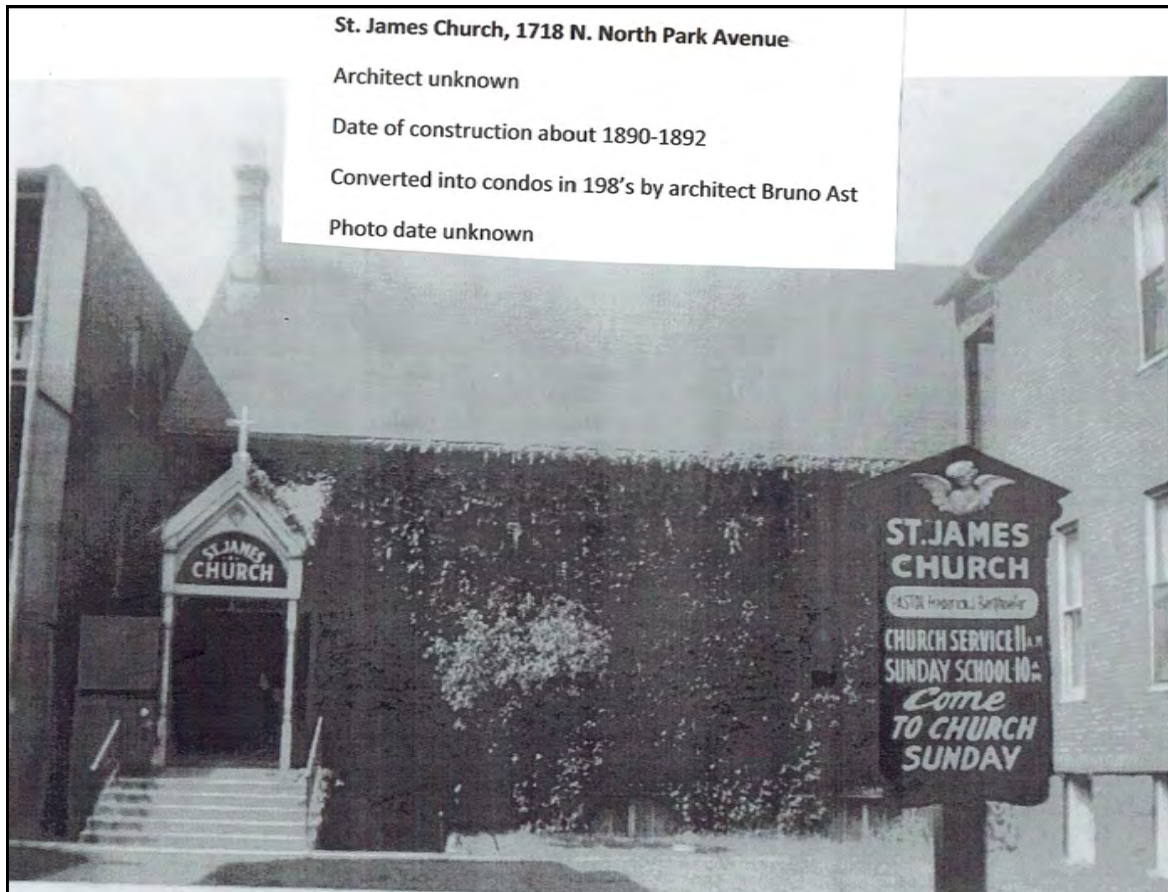
Originally St. James Church, this building is a large-scale adaptive reuse in the district.



North Orleans elevation



Top: North North Park elevation. Bottom: Historic photograph courtesy Diane Gonzalez



1728-1732 North North Park Avenue (see 1727-1735 North Orleans Street)

2-story brick stables/garages converted to apartment building / front greenhouse additions

Built - original building, circa 1880s-1890s; substantially rehabilitated - 1974

1727-1735 North Orleans Street (associated with 1728-1732 North North Park Avenue)

2-story brick stables/garages converted to apartment building / front greenhouse additions

Built - original building, circa 1880s-1890s; substantially rehabilitated - 1974

Realty and Building: June 15, 1974 - 1727 North Orleans Street - building alterations; owner - Dr. (Henry) Betts; architect - Ken Schroeder; contractor - Willi Harms; cost \$65,000

Realty and Building: March 2, 1974 - 1735 North Orleans Street - residence alterations; owner - Thomas Rosengren; architect - owner; contractor - Wilhelm Harens; cost - \$31,000

These visually similar buildings share party walls. The North Orleans Avenue buildings were once owned by Marshall Field & Company president John G. Shedd.

A 1977 *Chicago Tribune* article about the Rosengren home called the 1735 North Orleans Street building, where the Rosengrens lived, a "four-car coach house / garage with second-floor chauffeur's apartment" that the Rosengrens had converted to residential.





Opposite page: North North Park Avenue elevation.

Above: North Orleans Street elevation

People at home: Exciting interior comes in a plain, brick wrapper Plain, brick wrapper hides love...

Hill, June

Chicago Tribune (1963-Current file); May 14, 1977; ProQuest Historical Newspapers: Chicago Tribune
pg. N_A1



Architect Fredericka Rosengren and her 3 1/2-year-old son, Erik, relax in the soaring 22-foot-high living room of the coach house that she and her husband Tom remodelled.



A large redwood deck, surrounded by beds of gravel and ground covers, provides a low-maintenance garden off the side of the brick house.

People at home

Exciting interior comes in a plain, brick wrapper

By June Hill
Home Furnishings Editor

AN INSCRUTABLE brick facade provides no clues to what lies within Thomas and Fredericka Rosengren's Old Town house. It turns its back to the world.

Inside, a tiny foyer and long, narrow hallway disguise the aura of mystery. Then, suddenly, the hall opens into a spectacular 22 1/2-foot-high living room set off by a beautiful outdoor garden.

The surprises continue on the second floor where two bedrooms and a gracious-looking office/studio share balcony views of the living room. The dining area, kitchen, and playroom on the first floor all look out on the garden.

The optically exciting interior and no-nonsense facade combine to present a textbook lesson in inner city remodeling, and well they should. Both

the Rosengrens are architects, and Tom, an associate partner at Skidmore, Owings & Merrill, designed the new interior for this one-time coach house.

TOM'S DESIGN takes full advantage of the delightful garden that wraps around two sides of the house. Enclosed by a high stockade fence, the serene garden gives a distinctly suburban feeling to this city dwelling.

Neither Tom nor wife Ficki have much time for gardening, but careful planning enables them to enjoy their landscape the year around with a minimum of effort. The garden has a central redwood deck, measuring 12 by 22 feet, surrounded by shrubs, trees, low-maintenance ground covers, and gravel walkways delineated by strips of redwood.

The thoughtful planning of the house reflects the

Rosengrens' preference for streamlined, functional space. Their classic modern furniture, upholstered in neutral leathers and woods, is set against a backdrop of white walls.

Color is provided by plants, accessories, and a collection of rugs they purchased while living in Iran for a year. Shaggy woven Kilim rugs are their favorites and came at comfortable prices. Iranians prefer the hand-knotted varieties.

The rugs dapple the oak and carpeted floors and hang on walls. Huge, fat floor pillows are fashioned from camel bags. Functional accessories, like the TV and Tom's guitar and music stand, are kept in full view in the living room. A storage wall there contains a wet bar and provides open storage space for books, records, and stereo equipment.

Continued on page 2



The upstairs studio/office, above, overlooks the living room. A greenhouse roof fills the room, formerly an outside deck, with light. The dappled play of space and ceiling heights used in the foyer and narrow hallway, left, leading to the living room, provides an optical surprise.

Photos by John Auer

The Rosengren home, rehabilitated from the coach house / garage at 1735 North Orleans Street, was featured in a two-page article in the May 14, 1977, issue of the *Chicago Tribune*.

Plain, brick wrapper hides lovely home

Continued from first page

TODAY'S CRISP good looks are a long way from the four-car coach house/garage with second floor chauffeur's apartment the Rosengrens bought 3½ years ago. The couple gutted the building, then had the exterior sandblasted and tuckpointed. Instead of eliminating the two original double-door garage openings, the Rosengrens enclosed them with new walls so that they became niches for storage cabinetry.

The staircase to the second floor was retained, and a deck located off the chauffeur's apartment was enclosed to make a studio/office for Ricki. An unusual touch here is the greenhouse roof that makes the studio a light-filled, pleasant place to work.

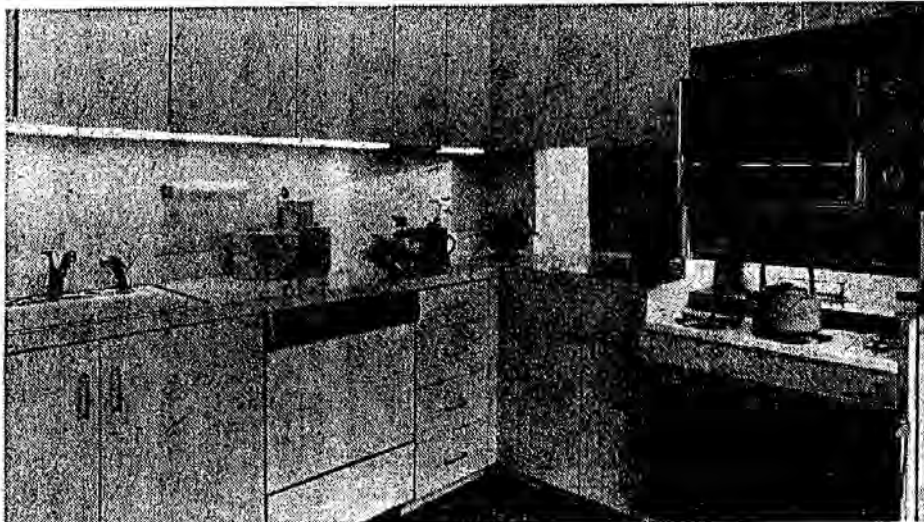
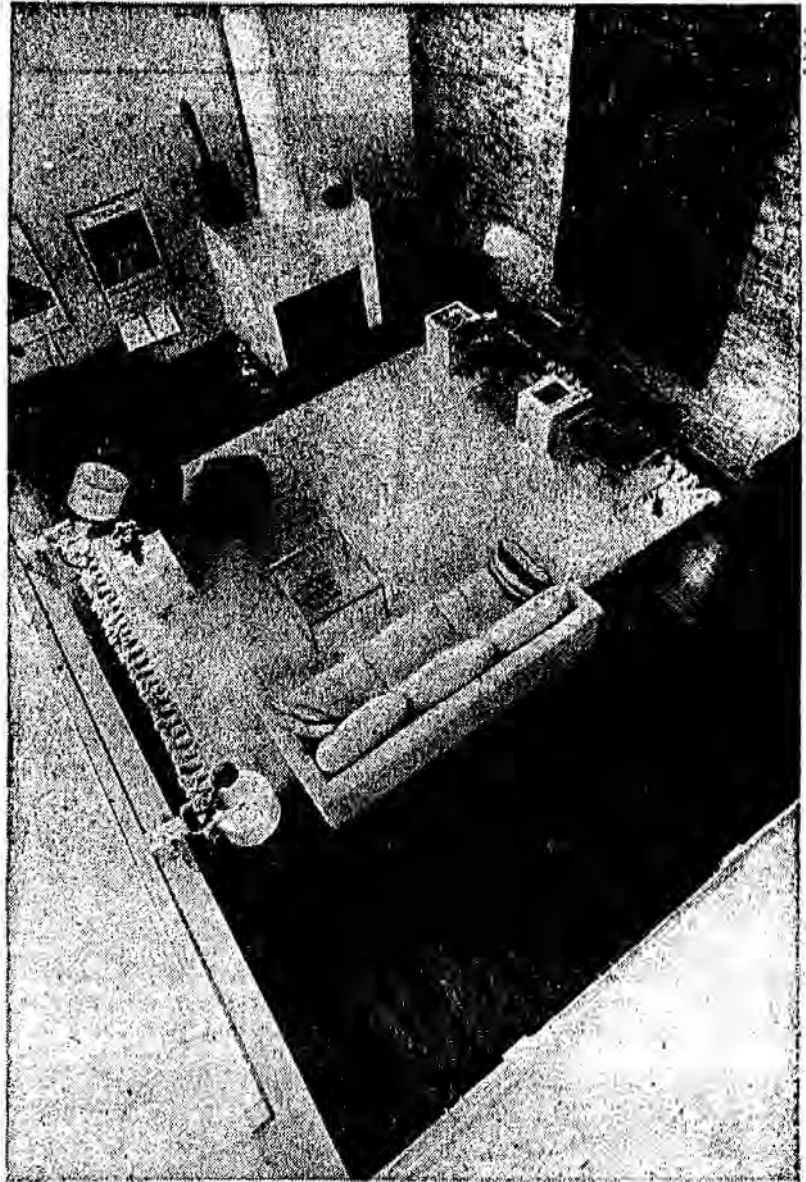
The studio looked great from the first, but being intended for people and not plants the greenhouse environment needed some tailoring. It was drafty in winter and, says Ricki, "we used to come up to draw and have to wear sunglasses."

They lined the single-glazed windows with Plexiglas to curtail the winter breezes and added a gray-tinted acrylic liner to deflect heat and light in summer.

THERE WERE changes to be made downstairs, too. A small room adjacent to the kitchen started out as a breakfast room, but has metamorphosed into a play room for son Erick, 3½. Their new arrival Mark, 4 months, will be using it soon.

"We finally gave in to the battle of the toys," says Ricki. Now there are play areas "everywhere" and a cabinet in each room devoted to toys.

With the breakfast room lost to the younger generation, the Rosengrens now eat all their meals at 8-foot-long, oak-topped table that occupies one side of the 21-by-28-foot main living area. Another often-used item is the nearby living room fireplace, which digested two tons of wood last winter. Devoted living rooms users, Tom and Ricki spared no space for a family room.



Looking down on the living room from the second-floor balcony (above) provides a view of the room's thoughtful blend of natural materials and classic furnishings. Spare white laminated cabinetry in the kitchen (left) requires a minimum of maintenance. A pass-through leads to the playroom.

1618 North Sedgwick Street

2 1/2-story wood-frame house

Built - circa 1871-1875; substantially rehabilitated circa 1960s with two-story interior and large contemporary window configuration

In a November 18, 1978, *Chicago Tribune* article on Chicago interior decorators and their use of wallpapers, 1618 North Sedgwick Street was listed as the location for one of the decorators, John Brandell of Brawen, Inc.



1726 North Sedgwick Street

3-story brick single-family house / 3-flat

Built - circa 1880s? Substantially remodeled - 1970s (perhaps 1975)

Realty and Building: August 16, 1975 - apartment alterations - owner - William Carroll; Architect - Joel Shekerman; contractor - Thomas Dyer; cost - \$90,000

A real-estate advertisement in the August 6, 1989, *Chicago Tribune* advertised the 1726 North Sedgwick building as a "6 unit apt. building."



APPENDIX - NEW-CONSTRUCTION BUILDINGS AFTER 1987

Some new-construction buildings in the Old Town Triangle District have been identified as dating from after 1987 and fall outside the scope of this report.

Townhouses built on land historically associated with St. Michael Catholic Church, bounded by North, Hudson, Eugenie and Cleveland

Built - late 1980s

1736 North Sedgwick Street

3-story brick single-family house

Built - 1999

1738 North Sedgwick Street

3-story brick single-family house

Built - 1999

The buildings at both 1736 and 1738 North Sedgwick Street (photo below) were built at roughly the same time on a vacant lot. Buildings on land historically associated with St. Michael replaced a school building and grounds.





New Life for Chicago's Old Town Triangle



Mr. and Mrs. Claude Bentley in second-floor living room of their house. Furniture is 15th and 17th century Spanish and Mexican. Paneling is stained cypress and ash.

Left: John Halligan in duplex living room of his house on West Menomonee St. Stained-glass window incorporates his family crest. Teak paneling is from Thailand. French settee and Italian chairs are covered in velvet.

Right: Mrs. James Garner, her daughter, Brekken, 3, and their English sheep dog stand in front of their red brick house, one of a row built by Louis Sullivan in 1887. It was a rooming house when they bought it.



By MARYLIN BENNER
Special to The New York Times

CHICAGO Chicagoans are in a constant dither about housing. But while New Yorkers bitterly criticize the rising cost and declining pleasure of urban living, the agents here are in the pasture. For prosperous citizens who do not want to be suburban commuters, there are two adventurous directions to follow. One is upward into the new towers, skyscrapers and towers of steel, aluminum and glass.

The latest choice for soaring apartment dwellers are the 160-story John Hancock Center and the chevron-shaped 78-story Lake Point Tower, both in the earliest stages of construction.

The other road lies in the city's existing architectural heritage. Those Chicagoans who are retaining Victorian houses in deteriorated sections of the city do more than jump into do-it-yourself restoration projects. They become involved in ambitious community programs and

gain a sense of "neighborhood" that skyscraper living cannot supply. In the process, many have reaped a tidy financial profit.

One of the most startling of these communities is the Lincoln Park Conservation Area just over the border from the fashionable Near North Side. Within its 1,008 acres dwells a population of 72,000 consisting of intelligent, successful artists and young business and professional people on the way up.

Became Housing Homes
What drew the imaginative new settlers to the area were its wood and brick three-story and four-story mansions, mostly built from 1873 to the turn of the century and then added from the nineteen-twenties to World War II to type into rowing houses.

The nucleus of the revival is the Old Town Triangle. There the tourists go to gaze at a brown Swiss chalet housing a row of red brick houses built by Louis Sullivan, the skyscraper master-

designer, at stained glass bay windows, bay front porches, ornate doorways and black and brass carriage lamps, and at tulips being planted under the crab apple trees that line the sidewalks.

In the nineteenth century, when Frank Hoffman, a painter, and his wife, Denny, pioneered the way to Wisconsin Avenue, they paid \$7,000 for a 15-room, four-story house. Last year one of the houses in their row was traded for \$65,000.

The bills in Old Town Triangle run as low as \$110 to \$200 a year. Some owners divide their houses into apartments. Rentals range from \$110 a month for a one-bedroom flat to \$450 for a three-bedroom duplex.

Seven neighborhood groups, affiliated under the Lincoln Park Conservation Association, guide the community's destiny and stimulate public interest. (Early next year Federal and city-aided improvements are scheduled to begin.)

The groups hold art fairs to raise money for a community center and a boys' club. The food is catered by Louis Stathamer, the well-known, mustached Hungarian owner of The Bakery, a storefront restaurant that is Chicago's idea of a continental bistro.

Serpent Is Feared
They also worry about whether success will bring the serpent to paradise. There is disagreement among factions about Wells Street, a 12-block swath of contrived charm and homelike that cuts through the Triangle. In four years, Wells Street has gone from low-rent store to boutiques and cutely named restaurants and bars, some of which open and close like Broadway shows.

As many as 20,000 tourists flock there at night and on weekends to the dimly lit those dentures of Old Town who would rather have their neighborhood compared to Georgetown and Beacon Hill than to Greenwich Village. But John R. Halligan, 38-year-old actor of a Chicago

electronics family, maintains that "Wells Street has brought awareness of the more personal way of life in these old buildings in the city—it has given substance to the germ of an idea." Mr. Halligan has become an Old Town really tycoon by snapping up buildings, gutting them, redesigning and reselling them.

What the tourists miss is the decorative fun that goes on in the back gardens and behind the walls of Old Town houses. All the homeowners had in initial new plumbing and bathroom and kitchen equipment when they converted their respective back from "brown" to "white." After that, it's a matter of change and change.

Wallpaper Ripped Off
James Garner, a sales executive with Encyclopedia Britannica Film, and his wife, Hilda, a fashion illustrator, ripped off wallpaper, added fresh paint and a few closets to the eight-room house on Lincoln Park West they bought a few years ago for \$20,000.

The Claude Bentleys (he is an abstract painter in love with old Spanish furniture and pre-Columbian art) removed the attic floor, added staircases, loaded glass windows, wood beams and paneling to the red brick house on North Cleveland Avenue they acquired in 1959 for \$12,500.

The Gothic front door was salvaged from a Chicago church that was being demolished, the iron fence around the yard from a soon-to-be-torn-down mansion.

The November 12, 1965, issue of the *New York Times* reported on the on-going revitalization of the Old Town Triangle neighborhood.

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RESEARCHERS

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