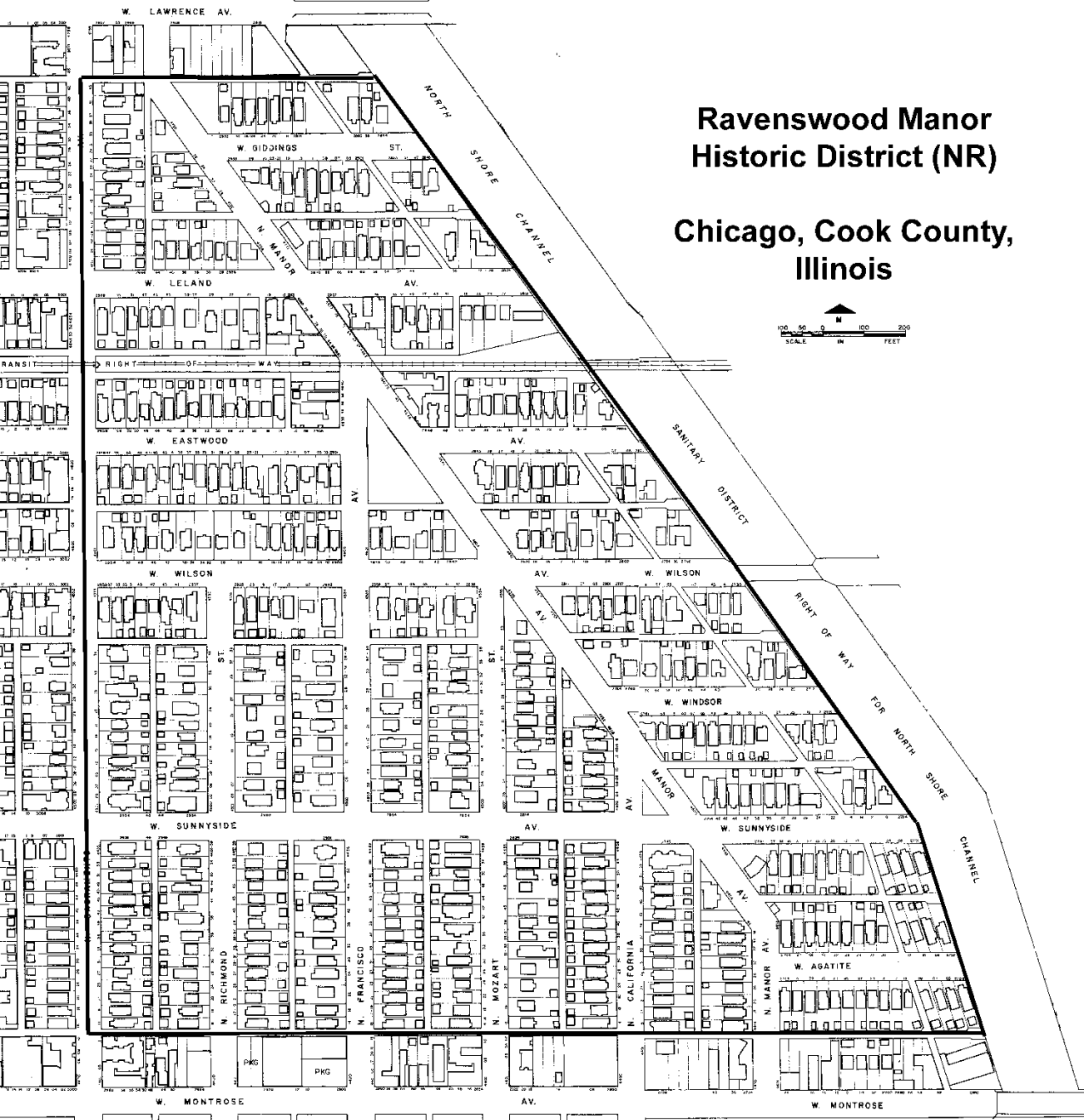


Ravenswood Manor Historic District



GRANACKI
HISTORIC CONSULTANTS





- 520 buildings in Albany Park

- 98% percent of the buildings are residential

- Bounded by alley between Lawrence Avenue and Giddings Street (north); alley between Sunnyside Avenue and Montrose Avenue (south); North Branch of the Chicago River (east); and Sacramento Avenue (west).

Northwestern Elevated R.R.

Ravenswood
Manor
Historic
District

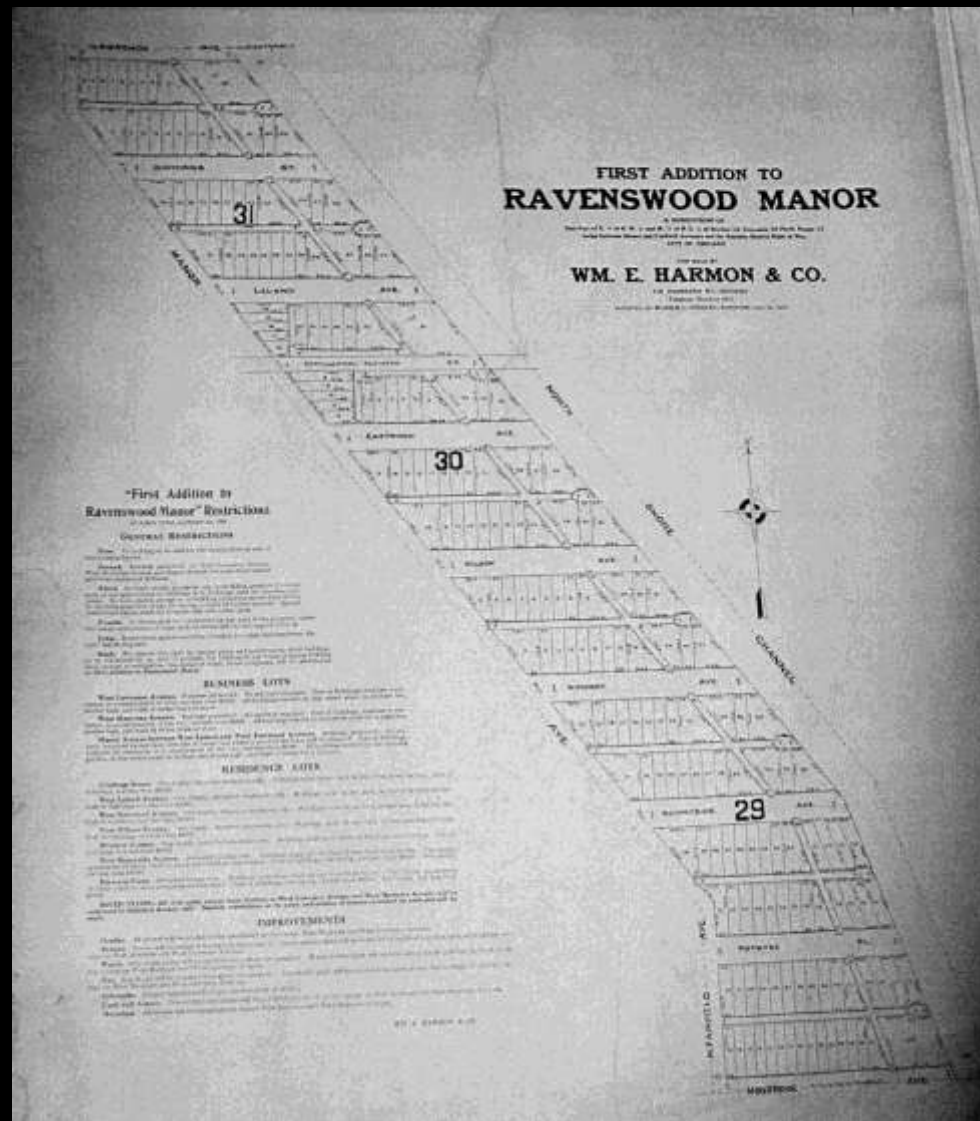


1914





Community builder
William Elmer Harmon
(1862 – 1928)



Ravenswood Manor, platted May 1, 1909

First Addition platted July 16, 1909



RAVENSWOOD MANOR

*Last ad
Our work of pro-
fessionally advertising
is finished.
Hereafter Ravenswood
Manor will advertise
itself and its
Watch it or you
miss this paper.
If it rains
come next
week*

The First Suburb Beautiful—of the New Chicago

A Quarter Million Sale

Just 7 days ago appeared in this paper the first big announcement of Ravenswood Manor. Now there is a Quarter Million of actual home-side sales. Think of it! And the opening day not until July 19th!

On Sunday, the people began to come, by the clock. The Northwestern "L" had to double their car service to handle the crowd. Our agents were busy from morning till night. Every one—buyers and visitors—was pleased with the property and our high class improvements. Many who came to doubt, remained to buy, when they saw that "Ravenswood Manor" was not an unimproved "boom" property, but was a great comprehensive suburb—beautiful—complete.

Title Guaranteed

The Chicago Title & Trust Company have insured the title to Ravenswood Manor, and we will give you your deed, absolutely free, as Abstract and a Policy of Title Insurance.

Free Dred in Case of Death

To Buyer Included with 6% interest in case of death, according to the terms of the contract, no other money at all is paid with 6% interest, and the buyer's free hold is for life. Your family is protected.

\$15,000.00 in Building Prices

Prices of \$400 Prices of \$300 Prices of \$200
To early buyers who complete houses according to our desirable restrictions, beginning before September 1st and holding same before January 1st, 1921.

THIS is not an artist's dream of a suburb beautiful—This is Ravenswood Manor; the above is its handsome entrance. The houses on either side are actually being built. Hundreds are going out daily on the Ravenswood "L" to Francisco Avenue to see this concrete example of the Commercial Club's idea of a suburb beautiful.

Commendations are pouring in to us from all over the city as a result of our introduction of a comprehensive plan for Suburban beautification.

Conservative methods—financial responsibility—and business integrity are at the very foundation of the new movement. The wonderful sale of Ravenswood Manor—this model suburb—shows that Chicago has definitely entered into a new era.

Henceforth Chicago will not be developed in a haphazard fashion with little regard to the modern standards of city and suburban planning. People of even moderate means will demand something for their money besides premiums. They will want to know about the restrictions—the improvements—the maintenance—the class of people—the artistic surroundings. Henceforth a house will mean more than four walls—a roof—and a mortgage. Ravenswood Manor has set a standard for future development and home ownership. When \$100,000.00 worth of lots were snatched up in one day by home-hungry, rent-weary Chicagoans—we knew, and all thoughtful people knew that the old days were gone and the day of home ownership had dawned.

Prices and Terms

Lots, \$690 to \$990

\$10 Secures Any Lot or \$7 to \$10 Monthly Pays For It

No Notes—No Mortgages—Only 4% Interest

7% Off for Cash—Special Discounts for Large Payments

200 Homes for 200 Persons for \$200 Down

Substantial Improvements

\$500,000.00 will be spent in landscape improvements. Thousands of feet of sewer, gas and water mains are already in. Concrete curbs and gutters, macadam streets, cross, drains and bond embankments add to Ravenswood Manor's attractiveness.

Maintenance Fund

We install improvements free. We agree, moreover, to keep everything in perfect condition until 1911. At the end of \$5 a lot for 7 years, which each customer agrees to pay, the property can be kept continually neat and attractive.

Which Way Do You Look?

Are your eyes turned toward the dismal past with its failures—or is your face toward the future of Chicago Real Estate?

For twenty years population has been making grim grimaces while land values have been "marking time" without advancing.

Exchange has come—new standards for suburban development have been set up, and we think some day the opening of Ravenswood Manor will be recognized as marking the turning point for the city of Chicago.

Land values in the next 10 years will also go up to the full measure of the city's growth and bring profit to every careful buyer in our property, or elsewhere.

Free Car Fare for One Year

To those who purchase, build and reside in Ravenswood Manor before 1911 we will give free car fare for one year. This includes one round trip fare a day.

Desirable Restrictions

We shall guard with care the type of people to whom we sell. The minimum will be required. The cost and style of houses will be determined. Building lines for front and back will be established. The lot will be kept in deep broadened flower beds.



TO REACH RAVENSWOOD MANOR
ELEVATOR—Take car uptown "Ravenswood" to the Northwestern. Walk east to the Francisco Ave. Station on your plan.
ELEVATOR—The Western Ave. Station on your plan.
LOOK FOR OUR BIG SIGN

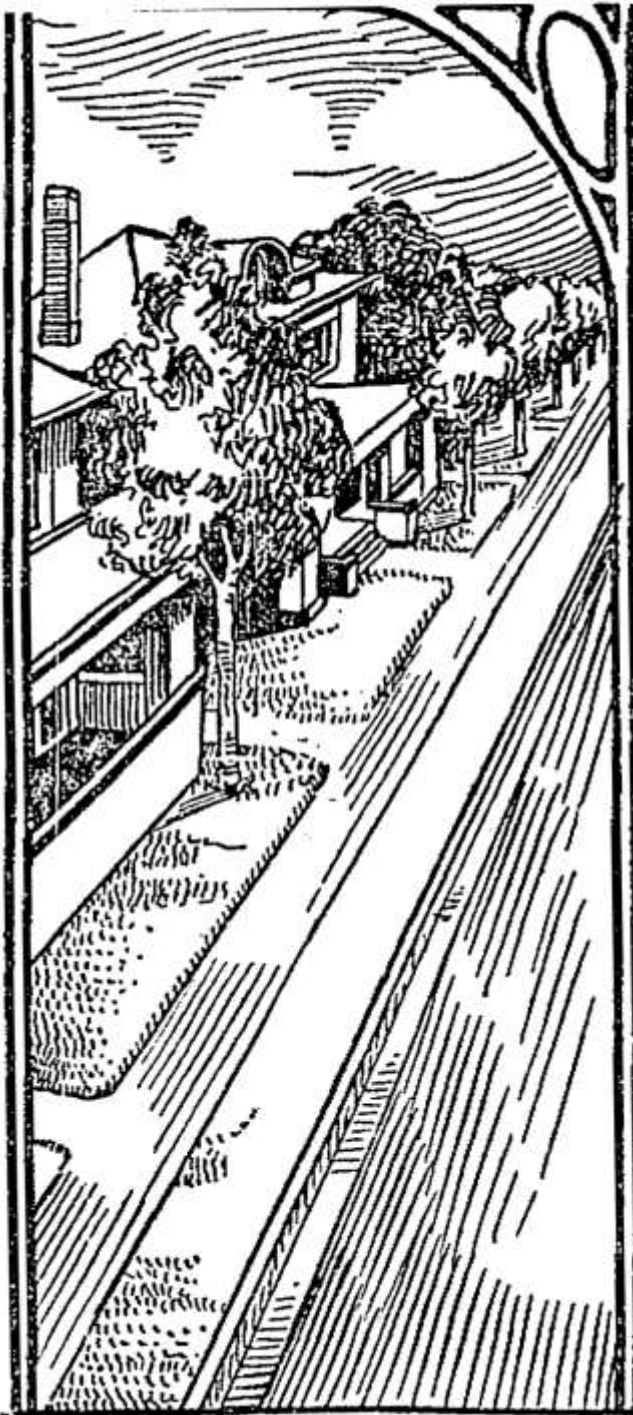
Opening Day is Monday, July 19th—But Don't Wait

WM. E. HARMON & CO.

215 Dearborn Street, Chicago, Ill.

Telephone Harrison 6031

FREE CAR TICKET
We pay car fares. Go with your friends today to "Ravenswood Manor." Present this coupon to our agent on plan. He will refund car fares.



Miles of Improvements

In the past year we have installed the following improvements under city regulation and inspection:

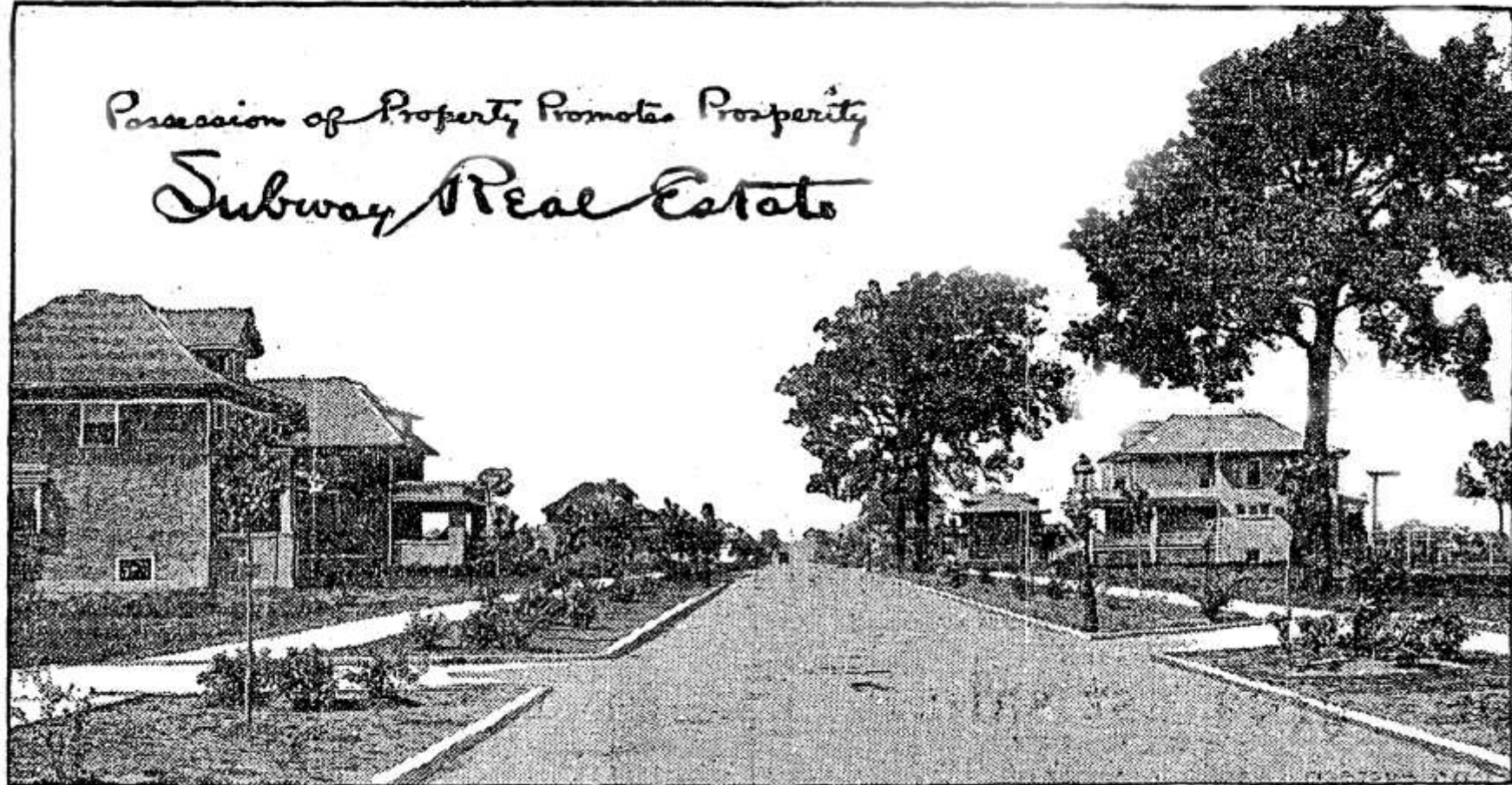
5 miles of cement sidewalks 6 feet wide, 16,000 running feet of curb and gutter, 2 miles of sewer, water and gas mains, 17,000 yards of macadam, besides miles of parking and acres of trees, shrubs and floral decorations. This work will be continued uninterruptedly till the whole property is completely equipped.



Motor Boat Colony

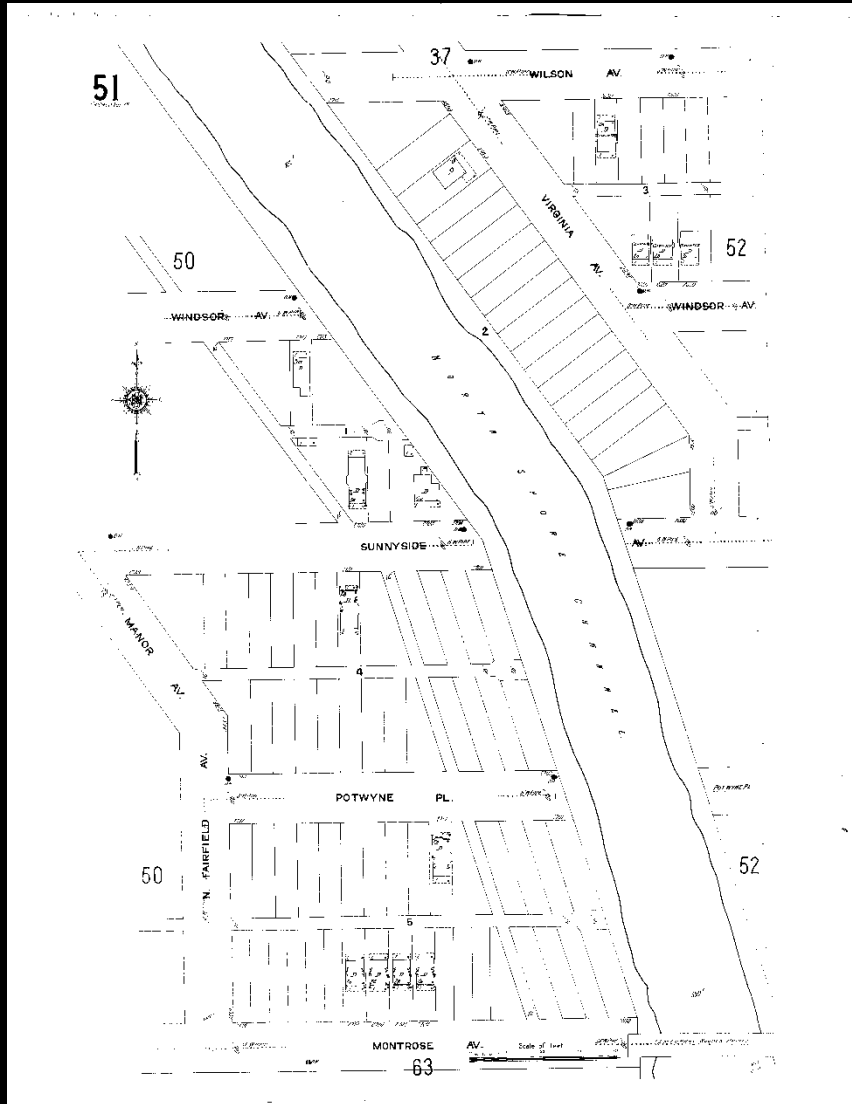
We have given the residents of Ravenswood Manor a plot of ground fronting on the North Shore Channel, which will be beautifully laid out and decorated for a Motor Boat Colony, and we propose to place there, free of cost, a charming club house for the perpetual use of residents of our delightful home suburb. This is "something we never promised."

Possession of Property Promotes Prosperity
Subway Real Estate

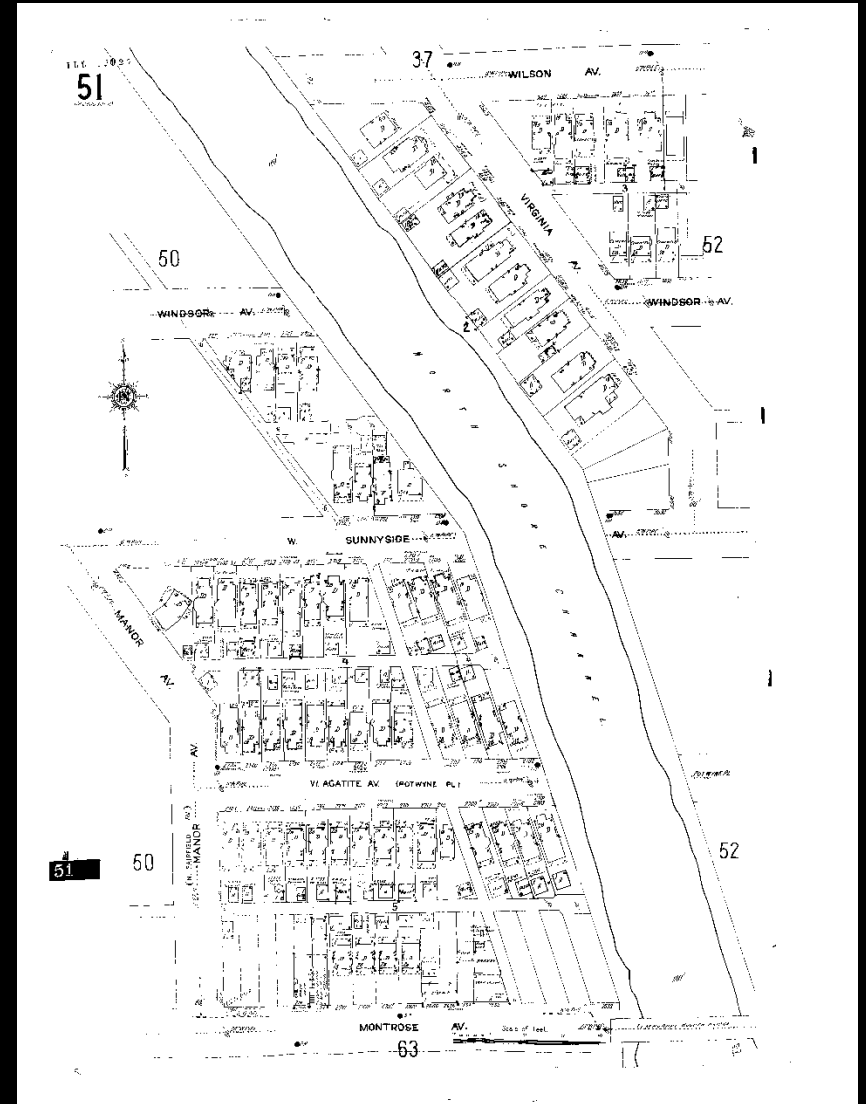


Fine Homes on Wilson Avenue—RAVENSWOOD MANOR—Owned by Former Rent Payers.

Sanborn Insurance Maps



1913



1949

- 475 or 91% are contributing
- Only 45 properties are non-contributing to the district



Architectural styles and types

- Majority of buildings are Bungalows or American Foursquares

45% (236) are Bungalows

20% (107) are American Foursquares

- Other styles and types include: Craftsman, Prairie, Historic revival styles, Flats, Ranches



GRANACKI
HISTORIC CONSULTANTS



4535 N. Francisco
Gable Front - Queen Anne
built 1909 (permit: June 16, 1909)





4422 N. Francisco
Queen Anne-style (Free classic sub-type)
built 1909 (permit: August 23, 1909)

4545 N. Mozart
S. Finney Residence
Craftsman-style with Colonial Detailing
built 1909 (permit: November 4, 1909)



T. J. Calahan House
American Foursquare/Prairie
built 1910 (permit: March 23, 1910)
L. E. Russell, architect



2848 W. Wilson
Prairie-style
built 1909 (permit: June 22, 1909)





4449 N. Francisco
American Foursquare
built 1909 (permit: August 23,
1909)



4524 N. Francisco
American Foursquare
built 1909 (permit: June 16,
1909)

2710 W. Sunnyside Craftsman Bungalow



2854 W. Sunnyside
Dutch Colonial Revival
built 1925 (permit: August 25, 1925)



2954 W. Sunnyside
Bungalow – Renaissance Revival
built 1925 (permit: April 13, 1925)



4500 N. Mozart
W. B. Schmidt House
Tudor Revival
1927 (permit: March 30, 1927)
Architect: Teich & Sullivan



4400 Block West Francisco



2800 Block Leland Avenue



RAVENSWOOD MANOR

World's Greatest Real Estate Operators
First Chicago Development

High Class Improvements—Free

Ravenwood Manor will have the best improvements. No expense is being spared in making the most attractive property ever placed on the market in Chicago. Lawns, gas and water mains are being put in at the rate of hundreds of feet a day. Trees are being transplanted, combination tennis courts and garages built, broad concrete sidewalks, level with roads, flower and shrubbery beds, white enamel garages, with patios and flower beds, and many other improvements will give an attractive residence to the property—all this at no expense. Our improvements had provided for the comfort and convenience of the owner.

Ravenwood Manor Maintenance Fund

What is it worth to you, when you go home, to go off the car to a beautiful residence, to have under your feet, flower beds and shrubbery along the walks, well-kept lawns and all the little maintenance that gives the new and the owner? What is the effect of all these changes, as "maintenance"? The answer you undoubtedly had to keep up these improvements. Usually, maintenance has become the rule of years. How about having the good, efficient, the best, replacing these things, who is to do it?

Our Maintenance Fund

Consider, for instance, such maintenance. In this maintenance fund, we will pay each year \$1 per lot for great positive a general maintenance fund. This fund, we make improvements absolutely free and agree, besides, to maintain the property in perfect condition, without cost to you, until January 1, 1911. The maintenance fund provides for keeping the property always in good and attractive. This means no trouble costing of money to you. As "up-keep" which means more such purposes, to really not make it.

Desirable Restrictions

"Ravenwood Manor" is high class. We wish it to remain so. There fore, we will guard with care the type of people who live in it, and it is our desire that it be required. The use of houses, building lines, style of architecture will require special attention.

Do Nice People Buy Real Estate on Installments?

Yes. They are just the people who do buy installment real estate. In these days of high pressure, young married people of fine antecedents are forced to live close to their income. The young husband must give his wife the best he can afford, and the two sacrifice their savings for the benefit of their little ones as they come on. They have very little savings with which to buy a home, and they are the very people who most need and most appreciate the benefits of our system.

The young couple who pay cash for real estate out of their savings usually do so at the sacrifice of many of the finer things in life. Our plan enables people to live in fine neighborhoods and at the same time keep up their standard of living and culture while they are paying for their homes.

"Ravenwood Manor" is for cultured people of modern ideas.

200 Homes for
200 Persons for
\$200 Down

AFTER twenty years of waiting, after millions spent in development work in the great cities of America, we have come at last to Chicago to do our part in making it a City Beautiful. We firmly believe that Chicago is on the eve of a tremendous awakening. The conditions are right, prices are amazingly low, the people home-hungry.

In New York we are doing more to aid in the rebuilding of that imperial city than any other individual force or agency. For years we have been anxious to occupy the same position of leadership in Chicago, but this city had not yet recovered from the disastrous speculation of "boom" days.

The spirit of "I Will" has made Chicago the industrial marvel of the age. In so much as we can educate the spirit of "I Will" to realize the significance of Beauty, in just that degree will Chicago become a new city of artistic homes, delightfully surrounded and maintained at the high standard set by the best American and European cities.

We have chosen "Ravenwood Manor," a charming tract on the Ravenswood Branch of the Northwestern Elevated as an ideal spot to get our first home building plan, into execution. It is thoroughly accessible, and at the same time it is large enough for us to lay it out and build it on a comprehensive plan. Its successful development means everything to us—Chicago. It means a readjustment of prices, an introduction of new policies, an adoption of new methods of civic beautification and home ownership.

Our appeal is to refined people of moderate means; that type of gentle folk to whom the cramping requirements of modern city life, unfortunately, leave little above the actual demands of living. This class most need our services and most appreciate our methods of doing business.



THE ACTUAL ENTRANCE GATES

[But the amount of bridge in the rear is suggested.]

PRICES OF LOTS

\$690 to \$990

No Mortgages—No Notes—Only 4% Interest—7% Discount for Cash

\$10 Down Secures Any Lot \$7 to \$10 Monthly

PAYMENT SCHEDULE

Large Lots 30x125	Small Lots 20x100
\$690 Lots	\$490 Lots
\$690 to \$790	\$490 to \$590
\$790 to \$890	\$590 to \$690
\$890 to \$990	\$690 to \$790
67 per Month	57 per Month
80 per Month	68 per Month
93 per Month	81 per Month
106 per Month	94 per Month

\$15,000.00 or More in Gold to Builders

We are going to spend over \$200,000 in street improvements at "Ravenwood Manor." To promote and stimulate building, we are going to divide \$15,000 or more in gold among the first builders of "Ravenwood Manor" who commence building before September 1st, 1909, and complete houses according to our desirable restrictions, before January 1st, 1911, in the following manner:

All dwellings, costing not less than \$5,000

each to receive \$200 in gold each

All dwellings, costing not less than \$6,000

each to receive \$300 in gold each

All dwellings, costing not less than \$7,000

each to receive \$400 in gold each

This offer is limited to those who build on lots more extensive, no plan will be paid to those who purchase houses of less than 100 square feet.

Free Deed in Case of Death Or, Money Refunded with 6 Per Cent Interest

This is one of our most attractive features. As by the terms of the contract, in case of death, the heirs either get a free deed or else all money is returned with 6 per cent interest.

It means according to you to know that your family is protected.

Free Carfare for One Year

To those who purchase, build and reside in "Ravenwood Manor" from January 1, 1910, we will give free carfare for one year. This includes one round trip ticket a day in one direction of the family.

Title Guaranteed

Each deed accompanied by an Abstract and a Policy of Title Insurance

The Chicago Title & Trust Company have insured the title to "Ravenwood Manor" and we will give you with your deed, absolutely free, an Abstract and a Policy of Title Insurance, guaranteeing you against loss.

"Ravenwood Manor"

Elevated Service
10 Minutes to the Loop
5c Fare

We are determined to make "Ravenwood Manor" an ideal residential section for good people of moderate means. Everything will be done to stimulate building and home ownership.

A large Discount for Cash will be allowed. Building Prizes offered. Fine carfare given; besides, we will be glad to aid restoration by introducing them to reputable builders and brokers, and by helping them to secure loans.

Would you like to get a house built and move into it before it is paid for? Would you like to know in advance exactly what it will cost with no "extra" bills at the end? Would you like to get a house in a refined community by paying only a small down payment and \$5 more monthly than you would in 1909? You can by our plan. Send for part plan booklet.

200 Homes for
200 Persons for
\$200 Down

Grand Opening Day, July 19, But Don't Wait

To Reach Ravenswood Manor

Elevated Take any marked "Ravenwood" on the Northwestern "A," get off at Franklin Avenue on property.

Surface The Museum and the Ravenswood House which are also on Ravenswood Street.

Watch for our Big Sign

Wm. E. Harmon & Co.
215 Dearborn Street, Chicago, Ill.

Telephone Harrison 6681
Office on Floor Open Every Day, Including Sunday

Free Car Ticket

Visit the property with your friends. This ticket is good for your second trip fare. Do not present it to conductor but use it to see it out upon an agent who will refund your carfare.

Agents Will Wear Badges