

***DRAFT—for discussion only—April 2, 2018***

# **PRELIMINARY SUMMARY OF INFORMATION**

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**SUBMITTED TO THE COMMISSION ON CHICAGO LANDMARKS IN XXXXXXXXXXXX**



## **Ravenswood Manor District**

### **INCLUDING THE FOLLOWING ADDRESS RANGES:**

**AGATITE AVENUE – 2701 THROUGH 2745 WEST; CALIFORNIA AVENUE - 4412 THROUGH 4516 NORTH; EASTWOOD AVENUE – 2801 THROUGH 2956 WEST; FRANCISCO AVENUE – 4414 THROUGH 4644 NORTH; GIDDINGS STREET – 2845 THROUGH 2936 WEST; LELAND AVENUE – 2821 THROUGH 2959 WEST; MANOR AVENUE – 4412 THROUGH 4761 NORTH ; MOZART STREET – 4412 THROUGH 4555 NORTH; RICHMOND STREET – 4412 THROUGH 4555 NORTH; SACRAMENTO AVENUE – 4413 THROUGH 4747 NORTH (ODDS/EAST SIDE ONLY); SUNNYSIDE AVENUE – 2700 THROUGH 2959 WEST; WILSON AVENUE – 2735 THROUGH 2959 WEST; WINDSOR AVENUE – 2711 THROUGH 2764 WEST**



**CITY OF CHICAGO  
Rahm Emanuel, Mayor**

**Department of Planning and Development  
David Reifman, Commissioner**

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## **RAVENSWOOD MANOR DISTRICT**

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### **PERIOD OF SIGNIFICANCE: 1907 - 1933**

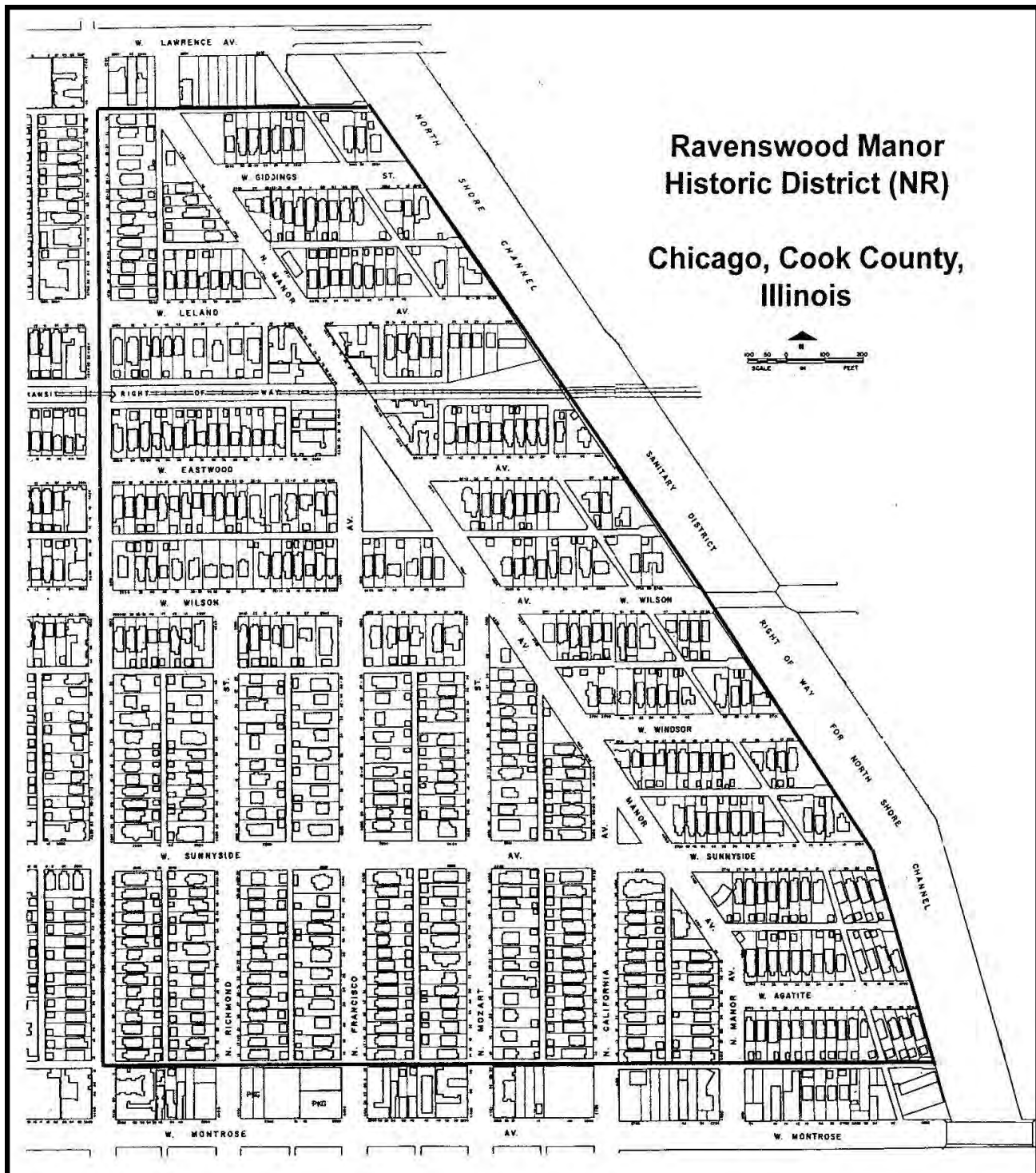
The Ravenswood Manor District is a residential neighborhood of mainly single-family houses and flat buildings that exemplifies high-quality residential development in Chicago in the early 20th century. Its developer, William E. Harmon, called the new neighborhood the "First Suburb Beautiful of the New Chicago," tying the neighborhood's development implicitly to the *Plan of Chicago*, which was made public at the same time as the neighborhood's subdivision. Ravenswood Manor's small scale, finely-crafted housing, emphasis on landscaping, and connection to rapid transit made the community an attractive place to live when first built, and continue to attract residents today.

The development of Ravenswood Manor was made possible by the straightening of the North Branch of the Chicago River and the extension of the Ravenswood "L" line (now the Chicago Transit Authority's Brown Line) into the area. The neighborhood was the vision of New York real-estate developer Harmon, who was a prolific builder of suburban-type residential neighborhoods in many cities, including Chicago.

Ravenswood Manor is mainly a single-family house neighborhood, with a variety of house types, including Gable-Fronts, American Foursquares, and a variety of bungalows. Two-flats, courtyard and corner apartment buildings, and small-scale commercial-residential buildings are also part of the neighborhood's streetscapes. The wood-frame Francisco Avenue rapid transit station and ground-level platform are also character-defining structures for the district, exemplifying the district's unusually intimate visual and physical connection, in the context of Chicago, to rapid transit. The district's buildings are designed in a variety of styles of significance to Chicago architectural history, including Queen Anne, Colonial Revival and Dutch Colonial Revival, Tudor Revival, Craftsman and Chicago bungalows, Italian Renaissance Revival and Prairie. Its period of significance extends from 1907, when the Francisco rapid-transit station was built as part of the Ravenswood line extension through the area, until 1933, when the house at 2719 West Windsor Avenue was the last house to be built in the neighborhood before the construction hiatus of the Great Depression and World War II.

**PLACEHOLDER MAP OF DISTRICT—THE BOUNDARIES OF THE PROPOSED CHICAGO LANDMARK DISTRICT ARE THE SAME AS THE ALREADY-LISTED NATIONAL REGISTER OF HISTORIC PLACES (NR) DISTRICT**

**FINAL MAP WILL BE CREATED BY HISTORIC PRESERVATION DIVISION STAFF IF DISTRICT DESIGNATION GOES AHEAD.**



## **THE RAVENSWOOD MANOR NEIGHBORHOOD AND ITS DEVELOPMENT BY WILLIAM E. HARMON AND COMPANY**

The Ravenswood Manor District is located on the southeastern edge of Chicago's Albany Park, a community area located just west of the North Branch of the Chicago River that extends as far west as North Cicero Avenue, as far south as West Montrose Avenue, and as far north as West Foster Avenue. Albany Park is part of Jefferson Township, one of a number of Illinois townships annexed to Chicago over time, and the community area began its European-oriented history in the 19th century as a farming community near the town of Chicago, located near the mouth of the Chicago River many miles to the southeast.

There were a number of large landowners that owned land in the area, including Charles McAlester, who owned the acreage that would eventually become Ravenswood Manor. A resident of Philadelphia, McAlester purchased 320 acres of land in the area in 1859, followed by an additional 10 acres in 1871. As an out-of-town land investor, McAlester, like many such eastern businessmen, appears to have held the property for speculative purposes. The 1861 *Plat Map of Cook County*, by W.L. Flowers, does show a building on the McAlester property, located just west of the present-day Ravenswood Manor District near West Montrose Avenue and North Whipple Street. It is unknown who occupied the building or what its function was. After McAlester's death in 1873, this Chicago land became the property of a trust, which held it for an additional two decades. It was then bought in 1896 by the Northwest Land Association, a real-estate syndicate.

Very little development in general happened in what would become the Albany Park community area until its annexation to Chicago in 1889 as part of the city's larger annexation of Jefferson Township. The 1890s and early 1900s saw some early real-estate development following the extension of city services to the area, including water, sewer and street improvements.

The annexation of Jefferson Township, as well as Lake View Township, located east of the North Branch of the Chicago River, lured the burgeoning Chicago population to these newly-annexed areas through the promise of modern, comfortable housing built away from the close confines of older neighborhoods nearer Chicago's downtown, now popularly known as the Loop. By 1909, the year that Ravenswood Manor was subdivided, Chicago had a population of more than two million residents. The need for moderately-priced residential housing was growing. New neighborhoods, including Ravenswood Manor, were developed, in the roughly 18 years between annexation and World War I, with mostly small-scale housing and commercial buildings. In many areas, houses and small flat buildings were built with landscaped yards and the promise of associated parkland, providing a more comfortable environment to raise children than the more densely populated and built-up neighborhoods clustered around the Loop.

These farther-flung communities, including Ravenswood Manor, were made possible by the extension of public transportation out from Chicago into these newly annexed areas. Street cars came first, built along major streets. In the case of Ravenswood Manor, on West Montrose Avenue to the south, street cars began to run along the edge of the future Ravenswood Manor neighborhood as early as 1897. Along West Lawrence Avenue to the north, street cars were in operation by 1896. These ground-level vehicles provided basic transportation and connections to the rest of the city.

But Ravenswood Manor did not become a reality until rapid transit came to the larger area west of North Western Avenue, today part of the Lincoln Square and Albany Park community areas. By December 1907, a branch of the Northwestern Elevated Railroad Company elevated structure had reached into the old Ravenswood suburban area centered along the Chicago & Northwestern Railroad (now the Union Pacific North Metra line), extending past North Western Avenue through what



**The Ravenswood Manor District is comprised largely of single-family houses and small flat buildings. Houses are built in residential house types popular in the early 20th century, including Gable Front houses, American Foursquares, and bungalows (photographs on both pages courtesy Jim Peters).**

**Examples of district streetscapes include (top) the 4400-block of North Francisco Avenue and (bottom) the 4500-block of North Richmond Street.**



Many of the buildings in Ravenswood Manor are small in scale. A common house type found here is the bungalow, which was very popular in Chicago during the first three decades of the 20th century.

Top: The 2800-block of West Leland Avenue. Bottom: A bungalow streetscape.

would become Ravenswood Manor to the intersection of North Kimball and West Lawrence avenues, where a terminus was built. (Rapid transit and its importance to the development of Chicago neighborhoods in general, and Ravenswood Manor in particular, is discussed further in a separate section of this report.)

The straightening of the North Branch of the Chicago River between 1904 and 1907 was also of importance to the future of real estate development in Lincoln Square and Albany Park, especially the area that would become Ravenswood Manor. This northern portion of the river originally was more curved and winding than it is today. By the early 1900s, it was polluted from sewage coming from new developments occurring in the wake of the area's annexation to Chicago in 1889. For example, a sewer under West Montrose Avenue emptied directly into the North Branch. In an effort to deal with this problem, the Sanitary District of Chicago (now the Metropolitan Reclamation District of Chicago) built an eight-mile long artificial waterway that extended from the North Branch to Lake Michigan in the suburb of Wilmette. This waterway, built between 1907 and 1910, was meant to allow water from the lake to enter the North Branch and to dilute sewage.

In the process of planning this public-works project, it was determined that a two-mile stretch of the North Branch, between West Lawrence and West Belmont avenues (and running adjacent to the future eastern boundary of Ravenswood Manor), needed to be straightened. The meandering of the natural river path, combined with the then-higher elevation of the North Branch in comparison with the new artificial waterway to the north, would both impede the easy flow of Lake Michigan water from the north to the south. Work on the two-mile stretch began in 1904, but was not finished until August 1907. The old river bed was filled in by December later that year. Upon its completion, the new North Branch between West Belmont and West Lawrence avenues, what exists today, was 90 feet wide and 12 feet deep.

Annexation, followed by North Branch straightening and the extension of the Ravenswood elevated line, all encouraged real-estate development in the area west of North Western Avenue. The Northwest Land Association had bought the old McAlester Farm property in 1896. It consisted of 640 acres west of Western Avenue between West Montrose and West Lawrence avenues. The Northwest Land Association was made up of investors such as Clarence Buckingham (for whom the fountain is named) and Charles T. Yerkes, a financier who had ownership interests in public transit in both Chicago and London at different points in his career. Several Association investors had ties to the Northwestern Elevated Railroad Company, hence the transit company's willingness to run the westernmost section of the Ravenswood line through the property.

#### *William E. Harmon's Ravenswood Manor subdivision*

Ravenswood Manor would be carved from this larger parcel of land by New York real-estate developer William E. Harmon. Within two years of the opening of the Ravenswood Line in 1907, Harmon bought 60 acres from the Northwest Land Association in spring 1909 through agents Cochran & McCluer for about \$130,000 (\$3,000 an acre). Harmon had already been successful in developing suburban-type residential subdivisions in large eastern cities such as New York, Boston, Philadelphia, Pittsburgh, and Cincinnati, and the *Chicago Daily Tribune* reported a "sensation in [Chicago] real estate circles" with the entry of this well-known developer into Chicago real estate.

In New York, Harmon's business model for real-estate development was to find land along existing or proposed rapid-transit lines, mainly in outer boroughs, and build middle-class neighborhoods that promised suburban-style living with easy access to Manhattan. Harmon did much the same in Chicago with Ravenswood Manor. The land that Harmon's company, William E. Harmon & Company, bought was a large eastern portion of the Northwest Land Association property. It was bounded by West Lawrence Avenue on the north, North Sacramento Avenue on the west, West Montrose Avenue on the south, and the diagonal North Manor Avenue, paralleling the nearby North Branch of the Chicago River, on the east. This initial purchase was platted and subdivided as

the Ravenswood Manor Subdivision in May 1909. Soon thereafter, Harmon bought the land east of Manor, extending to the river, between Lawrence and Montrose. This long narrow strip of land became the First Addition to Ravenswood Manor, surveyed in July 1909.

Harmon had earlier thought about investing in Chicago real estate in the early 1890s, when the World's Columbian Exposition had focused the world's attention on the Midwestern city. However, the city's escalating land values at the time, caused by speculation in anticipation of the fair, followed by the serious economic depression that hit the country in 1893, discouraged any investment at that time. By 1909, Harmon felt differently. In an interview with the Chicago *Daily Tribune* on May 23, 1909, Harmon gave his reasons for investing in Chicago property at that time:

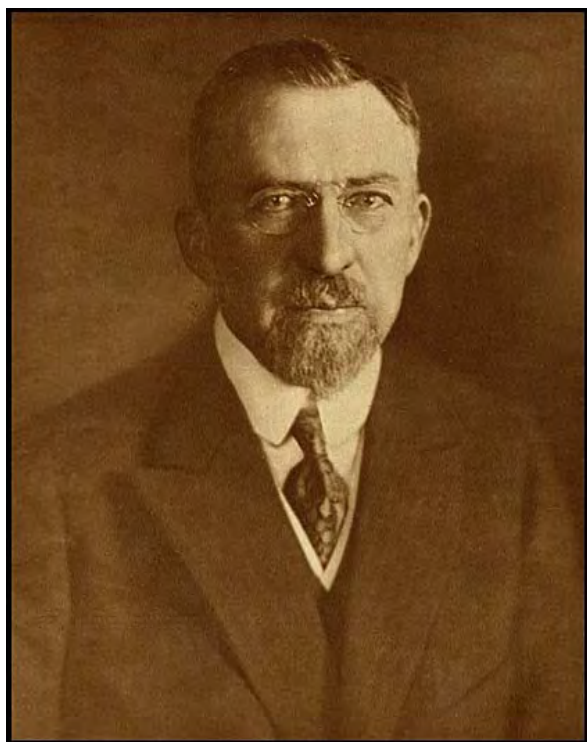
Suburban property in Chicago is at rock bottom. It can be purchased at one-half the figure it would have sold for in '92 and '93 when the city was one-half the size. Since then there has not only been an enormous increase in population but equal improvements in transportation facilities, public service in the shape of water, gas, and sewer, extensions, and even greater increases in the wealth of the people and in the disposition to buy homes. You can't fool the people any longer with fulsome promises, limitation improvements, and shoddy construction, but to the high class developer who will do first class work and keep faith with the public there is not a spot in America today that offers an opportunity equal to Chicago.

At the time of its survey and platting in 1909, Ravenswood Manor was improved only with the on-grade railroad tracks of the Ravenswood rapid-transit line. Roads and building lots were then laid out. Harmon also completed site improvements including street grading, sewer installation, the fitting of city water pipes and mains, gas main installation, the laying of cement sidewalks, curbs and gutters, macadamized street surfaces, and the laying out of alleys. Harmon also created parkways, planted trees, flowers and shrubbery, and laid out a gateway entrance to the community with pergolas (no longer standing). The developer saw such improvements as necessary to bring residents to his "suburb beautiful" development within the city.

Harmon even set aside a parcel of land along the North Branch of the Chicago River, 175 feet in length, to provide a common boat landing and community access to water recreation for Ravenswood Manor residents. Harmon saw the river as the gateway to boating on Lake Michigan, by way of the man-made channel running north to Wilmette, for neighborhood owners. (This public boat docking area has since disappeared, transferred to private property owners. A number of present-day Ravenswood Manor properties continue to have private access to the North Branch of the river.)

Harmon quickly worked to plan his new development. Ravenswood Manor was conceived to have commercial buildings along West Lawrence and West Montrose avenues, already developing with retail, while the core of the subdivision would be residential, predominantly single-family houses and two-flats. As developed, West Wilson Avenue proved a "spine" for the neighborhood, extending east to west and providing access across the North Branch of the Chicago River from Lincoln Square into the heart of the new neighborhood. It subsequently was built up with some of Ravenswood Manor's most impressive houses. Other streets received a mix of early wood-frame houses and later brick houses. The variety of housing was appealing, including Gable-Front houses, American Foursquares, Craftsman and Chicago bungalows, and residences in a variety of historic revival styles. Several streets, including North California and West Agatite avenues, were developed with two-flats. Houses ranged in size from modest bungalows to larger homes set graciously on corner lots.

Setbacks were nice but not extravagant, providing space for small yards and landscaping. Buildings were typically closely spaced, side by side, creating a visual rhythm between the party walls and gangways of older neighborhoods such as Old Town Triangle and Pilsen, and farther out suburban-style neighborhoods in Chicago such as Beverly, Morgan Park, and Norwood Park.



The Ravenswood Manor neighborhood was subdivided and developed by New York developer William E. Harmon.

Above: a photograph of Harmon (from <http://www.lincoln-highway-museum.org/Harmon/WEHarmon-Index.html>).

Right: An April 2, 1909, article in the *Chicago Daily Tribune* on Harmon's acquisition of the land that would make up Ravenswood Manor. Note that the article refers to the future Manor Avenue as "River avenue."

## NEW YORKERS BUY BIG TRACT

W. E. Harmon & Co. Acquire 60 Acres in West Ravenswood.

PRICE IS AROUND \$180,000.

Sale of Michigan Avenue Land Near Twenty-fourth Street Reported.

Yesterday developed a sensation in real estate circles in the announcement that William E. Harmon & Co. of New York, formerly Wood, Harmon & Co., have purchased from the Northwestern Land company a tract of sixty acres in West Ravenswood and will exploit it according to the most progressive New York methods. It was predicted that the entrance of this big New York firm in the local market was likely to mark the beginning of a great real estate movement here, as general conditions are regarded as exceedingly favorable.

Not only will the firm use the newspapers liberally in the way of display advertising but also will introduce a unique feature in the way of an improvement fund for the purpose of caring for the different properties when sold. This is to be raised by each owner of the property obligating himself to contribute a fixed amount each year for a certain period to keep the property in first class condition.

**Price About \$3,000 an Acre.**

The land purchased lies along the extension of the Northwestern elevated and is bounded on the north by Lawrence avenue, on the south by West Montrose avenue, on the east by a new street to be known as River avenue, and on the west by Sacramento avenue. The purchase price is withheld, but it is understood to be around \$3,000 an acre. Cochran & McCluer conducted the deal.

The property is not yet subdivided, but this will be done at once, and an elaborate system of street and other improvements begun, including much handsome parking. It is understood that the property will be improved if desired or sold vacant but strict conditions

In the absence of modern zoning, which Chicago did not create until 1923 with its first zoning ordinance, Harmon controlled subdivision development through deed restrictions, a land-use tool used by many developers in the early 20th century. Harmon put language in land deeds for property he sold that guided buyers in how they built new houses. Such restrictions were seen as protecting long-term property values in a "high-class" residential district such as Ravenswood Manor. Harmon, like many developers, mandated building lot size, setbacks, the specific siting of houses and other improvements on lots, minimum costs of construction, and land uses through language in deeds to land that he then sold to buyers. In that way, William E. Harmon & Company acted as a master planner for the community, implementing deed restrictions that would guide subdivision development and be in force from the recording of the subdivision in May 1909 until January 10, 1920. The company encouraged residential use throughout the neighborhood while restricting commercial uses to certain streets, mainly perimeter streets such as Lawrence and Montrose or adjacent to the Francisco rapid transit stop. (Due to their very different visual character and large number of non-historic properties, neither Montrose or Lawrence avenues are included in either the 2008 National Register district or this proposed Chicago Landmark district.)

General restrictions that Harmon placed on properties sold in both the original Ravenswood Manor Subdivision and the First Addition to Ravenswood Manor included the following provisions, all taken from the plats of survey for the two subdivisions:

- Prohibition of the sale and manufacture of "intoxicating liquors;"
- No secondary structures or outbuildings such as a barn, stable, or garage were permitted unless they were appurtenant to residences or businesses. These appurtenant structures were also limited to the rear of lots (90 feet from the front street line with special restrictions for irregular and corner lots);
- Design limitations including the prohibition of homes with flat roofs and, when necessary, requiring plans and specifications for all construction and the right to prohibit construction of any structure or restrict anything "offensive" that Harmon thought "detrimental to Ravenswood Manor;"
- Minimum 30 feet setbacks from the front street line for single family residences, except on North Manor Avenue; and 25 feet setbacks for two-family residences, except on business lots and those fronting on Manor;
- Prohibited all fences on any part of the property unless reviewed and approved by William E. Harmon & Company; and
- Businesses were only permitted on West Lawrence Avenue, West Montrose Avenue, and North Francisco Avenue between West Eastwood Avenue and the Northwestern Elevated Railroad; and on North Manor Avenue between West Leland and West Eastwood avenues.

Harmon only allowed single-family residences on most streets, including West Giddings Street, West Leland Avenue, West Eastwood Avenue, West Wilson Avenue, West Windsor Avenue, North Sacramento Avenue, North Richmond Street (originally Humboldt Street), North Francisco Avenue between West Wilson and West Montrose avenues, and on lots along the North Branch of the Chicago River (except those lots on West Lawrence and West Montrose avenues). Higher minimum construction costs (\$3,500) were required on West Wilson Avenue than other streets (\$2,500-\$3,000).

Harmon did not specify specific exterior building materials in deed restrictions for single-family houses, and a number of early houses in Ravenswood Manor are frame or stucco in cladding. Two-flats had to be either brick or stone and had a minimum construction cost of \$4,000. The only streets where two-flats were originally allowed were North California Avenue, North Manor Avenue, West Sunnyside Avenue and West Agatite Avenue (originally Potwyne Place).

Harmon marketed his new Ravenswood Manor neighborhood as a fine modern neighborhood, and he appears to have piggy-backed his own development onto the newly issued *Plan of Chicago*, the region-wide planning document prepared for the Commercial Club of Chicago by D.H. Burnham and Edward Bennett. Issued in July 1909, the same month that Harmon announced the sale of lots in Ravenswood Manor, the *Plan of Chicago* advocated for large-scale planning of the Chicago metropolitan area according to professional tenets of land-use planning. Although the *Plan* did not involve itself with small-scale residential neighborhoods and their development, its focus on master planning encouraged developers to think of architectural design, landscaping, gateways and vistas, transportation, and parks in a way that had not often been done.

Certainly Harmon seems to have been thinking about the *Plan of Chicago* as he advertised Ravenswood Manor in 1909 and 1910. In large display ads in the *Chicago Tribune*, Harmon touted the beauty, convenience and livability of his new subdivision while using headlines that harken to the *Plan of Chicago*. Harmon referred to Ravenswood Manor as the "First Suburb Beautiful of the New Chicago." In various ads, Harmon made references to the City Beautiful movement, of which the *Plan of Chicago* was an important document, through key words and phrases:

- "It [Ravenswood Manor] will introduce entirely new methods of city beautification,"
- "we [Harmon & Co.] have come at last to Chicago to do our part in making it a City Beautiful,"
- "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" (the Commercial Club had commissioned the *Plan of Chicago*), and
- "Concrete example of the City Beautiful idea."

The Chicago *Daily Tribune* reported that Harmon & Company "proposed to employ the most progressive New York methods in marketing." The newspaper continued:

Undoubtedly other large subdividers, as well as real estate operators generally, will watch with much interest the result of these methods, one feature of which will be the papers, which already has been begun by some of the leading local brokerage firms. . .

Harmon published large full- and half-page advertisements in Chicago newspapers touting Ravenswood Manor, which was touted as "The World's Greatest Home Builder's First Chicago Development." The types of houses and streetscapes possible in the subdivision were illustrated with line-drawings (artist unknown). Harmon held an "Opening Day" for Ravenswood Manor on July 19, 1909, at which time he advertised that refunds of fares on the Ravenswood rapid transit line would be given to subdivision visitors. Harmon offered vacant lots for sale at a cost that ranged from \$690 to \$990.

To encourage sales, Harmon initially built ten homes in 1909 that were "of special design and of unusually good character." After selling all ten, in the spring of 1910, Harmon announced the construction of five additional houses. Fifteen model homes in total are known to have been constructed between June 1909 and May 1911 for Harmon and Company. These houses were built on North Francisco Avenue (4452, 4524, 4443, and 4535), West Wilson Avenue (2907, 2948, 2807, and 2767); West Eastwood Avenue (2907 and 2943), 4721 North Sacramento Avenue, 2936 West Leiland Avenue, 4521 North Richmond Street, 4507 North Mozart Street, and 2731 West Windsor Avenue. (Three of these have been demolished or substantially rebuilt from 2014 to 2017.)

Harmon also promoted installment plan financing geared for moderate-income buyers. Buyers entered into contracts that allowed them to make payments to the developer. They did not receive deeds until final payments had been made. At Ravenswood Manor, Harmon offered "200 homes for 200 persons for \$200 down." Additional incentives included "free car fare for one year,"

\$15,000 in prizes to the first home builders in Ravenswood Manor who met Harmon's deed restrictions, and a free deed in case of death of the buyer.

Harmon and Company built a one-story, stucco-clad real estate office at 2863-65 West Eastwood Avenue, within view of travelers exiting the Francisco Avenue "L" station. Later converted to a park community house, the small building was demolished in 1956.

The United States Census for 1910 noted that the Ravenswood Manor subdivision had a population of 60 residents in 15 households. More than half of the households had American-born heads of household, while most others were German-born. Occupations included both professionals and business owners, including a buyer for a milliner (hat maker), a sculptor / interior decorator, a stone draftsman, two printers, two public school teachers, a manufacturer, an insurance clerk, a mechanical engineer, commercial dry goods owner, a grain salesman, a piano cabinetmaker, an office stenographer and an elevator man in an office building.

In Chicago, Ravenswood Manor was subdivided and developed at roughly the same time as two other "high-class" residential neighborhoods that are today Chicago Landmark Districts. Jackson Park Highlands, located just south of Jackson Park proper in the South Shore community area, was subdivided in 1905 by Charles Bour and Frank I. Bennett. It developed with large-scale houses typically built in historic revival styles. On the Northwest Side, the Villa was subdivided in 1907 by Albert Haentze and Charles M. Wheeler. This neighborhood, located in the Irving Park community area, is noteworthy for its Craftsman bungalows.

#### *Ravenswood Manor Improvement Association*

Harmon established a neighborhood community group, the Ravenswood Manor Improvement Association (RMIA), in 1914 with the goal of "physical betterment of property conditions and the continued welfare, socially and otherwise, of the residents and property owners" in Ravenswood Manor. (Originally called the Ravenswood Manor Gardens Community Club, the association originally served both Ravenswood Manor and the nearby Ravenswood Gardens subdivision, located east of the North Branch. Ravenswood Gardens now has its own separate association.) The group was formed out of residents' concerns that the deed restrictions and maintenance fund established by Harmon to maintain common landscaping would be expiring within a few years.

Membership in the RMIA was and remains open to everyone either residing within or owning real estate in the area. At first, the organization had standing committees that dealt with property restrictions, transportation, parks and parkways, public safety and lighting, streets and alleys, membership and public utilities. Later, the group added zoning, public relations, and traffic issues.

An important accomplishment of the RMIA was the establishment and maintenance of parks in Ravenswood Manor. In 1914, both Ravenswood Manor and neighboring Ravenswood Gardens established the Ravenswood Manor Gardens Park District. The late 19th and early 20th century saw a number of outlying communities, outside the boundaries of the larger, established city park districts, establish their own. Lack of money forced the new park district to think small, establishing two small parks. Ravenswood Manor Park, also known as Ravenswood Manor Playlot Park, was initially laid out in 1915 at 4630-40 North Manor Avenue. The park was initially divided by West Eastwood Avenue, which was closed through the park in 1990. A second park, Buffalo Park, was built in 1916-1917 at 4501 North California Avenue. It is named for a now-removed fountain originally in the park built by local concrete contractor Charles J. Nilson and which was ornamented with three buffalo heads. It was removed at some point in the 1940s or early 1950s.

The Ravenswood Manor Gardens Park District merged with other park districts in Chicago in 1934 to form the Chicago Park District, which manages both Ravenswood Manor and Buffalo parks. A third small park, Arthur J. LaPointe Park at 2934 West Giddings Street (northeast corner North

# RAVENSWOOD MANOR

World's Greatest Real Estate Operators  
First Chicago Development

## High Class Improvements—Free

Ravenswood Manor will have the best improvements. No expense is being spared to make it the most attractive property ever placed on the market in Chicago. Sewer, gas and water mains are being put in at the rate of hundreds of feet a day. Streets are being macadamized, combination concrete curbs and gutters installed, broad cement sidewalks, lined with trees, flowers and shrubbery, laid, while artistic gateways, with parkings and floral embellishments will give an attractive entrance to the property—all this at our expense. Our maintenance fund provides for the continued care of the improvements.

## Ravenswood Manor Maintenance Fund

What is it worth to you, when you go home, to get off the car at a handsome entrance, to have nicely kept lawns, flower beds and shrubbery along the walks, well trimmed trees and all the little embellishments that please the eye and rest the nerves? What is the effect of all this on strangers, on prospective buyers? But suppose you individually had to keep up these improvements? Usually, unimproved lots decrease the value of yours. How about mowing the grass, trimming the trees, repairing cement sidewalks, who is to do this?

## Our Maintenance Fund

provides for just such an emergency. In this arrangement each purchaser agrees to pay each year \$5 per lot for seven years into a general maintenance fund. Undoubtedly, we make improvements absolutely free and agree, besides, to maintain the property in parklike condition, without cost to you, until January first, 1911. The maintenance fund provides for keeping the property always neat and attractive. This means an immense saving of money to you. An "up-to-date" suburb without want such provision is really not up-to-date.

## Desirable Restrictions

"Ravenswood Manor" is high class. We wish it to remain so. Therefore, we will guard with care the type of people to whom we sell, and in all cases references will be required. The cost of houses, building lots, style of architecture will receive special attention.

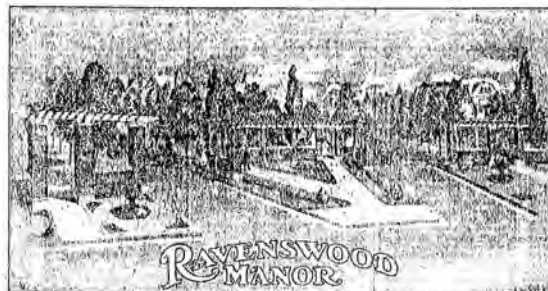
## Do Nice People Buy Real Estate on Installments?

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 surplus 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 house.

"Ravenswood Manor" is for cultured people of moderate means.

200 Homes for  
200 Persons for  
\$200 Down



## THE ACTUAL ENTRANCE GATES

[But the amount of foliage in the year is exaggerated.]

## PRICES OF LOTS

**\$690 to \$990**

No Mortgages—No Notes—Only 4½% Interest—7% Discount for Cash

**\$10 Down Secures Any Lot \$7 to \$10 Monthly** Pays for It

## PAYMENT SCHEDULE

Large Lots 30x125	Small Lots 20x100	Small Lots 15x100
\$690 Lots ..... \$7 per Month	\$790 to \$890 ..... \$8 per Month	\$890 to \$990 ..... \$10 per Month

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

**To Reach Ravenswood Manor**  
**Elevated** Take cars marked "Ravenswood" on the Northwestern "L" get off at Francisco Avenue on our property.  
**Surface** The Montrose and the Lawrence Avenue surface cars also pass Ravenswood Manor.  
**Watch for Our Big Sign**

**Wm. E. Harmon & Co.**  
**215 Dearborn Street, Chicago, Ill.**  
Telephone Harrison 6031  
Office on Plan Open Every Day, Including Sundays

## Free Car Ticket

Visit the property with your friends. This ticket is good for your round trip fare. Do not present it to conductor but pass it to one of our agents on the plan who will refund your carfare.  
**Agents Will Wear Badges**

## \$15,000.00 or More In Gold to Builders

We are going to spend over \$100,000 in street improvements at "Ravenswood Manor." To promote and stimulate building, we are going to divide \$15,000 or more in gold among the first builders at "Ravenswood Manor" who commence building before September 1st, 1909, and complete houses, according to our desirable restrictions, before January 1st, 1910, in the following manner:

All dwellings, costing not less than \$5,000 each to erect, \$400 in gold each.  
All dwellings, costing not less than \$4,000 each to erect, \$300 in gold each.  
All dwellings, costing not less than \$3,000 each to erect, \$200 in gold each.

This offer is limited to those who build on their own initiative; no plans will be paid to those who purchase houses of us, nor to customers for whom we build.

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

This is one of our most attractive features, for 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 something to you to know that your family is protected.

## Free Carfare for One Year

To those who purchase, build and reside in "Ravenswood Manor" before January 1, 1910, we will give free carfare for one year. This includes one round-trip fare a day to one member of the family.

## Title Guaranteed

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

## "Ravenswood Manor" Elevated Service 20 Minutes to the Loop 5c Fare

We are determined to make "Ravenswood 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 Prices offered, Free carfare given; besides, we will be glad to aid customers 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 home in a refined community by paying only a small down payment and no more monthly than you waste in rent? You can by our plan. Send for pamphlet entitled

200 Homes for  
200 Persons for  
\$200 Down

Developer William E. Harmon advertised the new Ravenswood Manor subdivision extensively in Chicago newspapers at the time of its opening in summer 1909. This page and opposite: two full-page advertisements from the Chicago Daily Tribune from July 11, 1909 (this page) and July 18, 1909 (opposite page).



# RAVENSWOOD MANOR

*Last Ad*  
Our work of preparing  
this preliminary advertising  
is finished.  
Hereafter Ravenswood  
Manor will advertise  
itself and its  
watch it grow.  
Keep 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 bona-fide sales. Think of it! And the opening day not until July 19th!

On Sunday, the people began to come, by 8 o'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 with your deed, absolutely free, an Abstract and a Policy of Title-Insurance.

### Free Deed in Case of Death

Or, Money Refunded with 6% Interest  
In case of death, according to the terms of the contract, we either return all money paid, with 6% interest—or also give a free deed to the heirs. Your family is protected.

### \$15,000.00 in Building Prizes

Prizes of \$400 Prizes of \$300  
Prizes of \$200  
To early builders who complete houses according to our desirable restrictions, beginning before September 1st and finishing same before January 1st, 1910.

**T**HIS 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 promises. They will want to know about the restrictions—the improvements—the maintenance—the class of people—the artistic surroundings. Henceforth a home 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 :: \$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

\$100,000.00 will be spent in handsome improvements. Thousands of feet of sewer, gas and water mains are already in. Cement curbs and gutters, macadamized streets, trees, flowers and floral embellishments add to Ravenswood Manor's attractiveness.

### Maintenance Fund

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

### Free Car Fare for One Year

To those who purchase, build and reside in Ravenswood Manor before 1910 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, and references will be required. The cost and style of houses will be determined. Building lines for houses and farms will be established. In fact, everything will be done to keep Ravenswood Manor high-class.



### TO REACH RAVENSWOOD MANOR

ELIMINATED—Take cars marked "Ravenswood" on the Northwestern Elevated—get off at the Francisco Ave. Station on our plan.  
SURFACE—The Lawrence Ave. and the Monroe Ave. surface cars also pass Ravenswood Manor.

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.



# ANNIVERSARY WEEK



## RAVENSWOOD MANOR

**One Year Old.** We are proud of our lusty youngster—the first born “Suburb Beautiful” of the City of Chicago.

About a year ago we made a great noise in your city as to what we were GOING TO DO. Every newspaper was filled with predictions and promises about the first Home Building experiment of the Largest Real Estate Firm in the World.

Have we made good? Let us see. One year ago Ravenswood Manor was a grass-grown prairie snuggled against the heart of the City of Chicago. In the last ten months there have been expended nearly one hundred thousand dollars on street improvements; two hundred thousand dollars on beautiful and artistic homes. We have planted hundreds of trees and thousands of decorative shrubs, and best of all we have started 374 of Chicago's ambitious young citizens “homeward bound”—an enthusiastic and happy multitude. A year ago many doubters exclaimed, “Hot air!” and “It can't be done,” to our printed promises. Today the “frozen facts” confront you.

We invite you, and 374 home buyers also invite you to come out and see what \$10 and a little ambition has done for them and may do for you.

This is not primarily a lot-selling, but a sight-seeing picnic. Some day you will want a home of your own, and we intend that you shall know exactly where to go in order to get it.

We want every young married couple in Chicago to visit Ravenswood Manor during the week, beginning today, Sunday, July 17, and ending Sunday, July 24. We also want every couple that expects to be married and every individual who hopes to be. Our Home-Owning system oils the machinery of matrimony so perfectly that home truly spells Happiness. Our Ravenswood Manor Exhibit points the way from flats to freedom, from city congestion to country comfort.

Our object in asking you to come: First, we have sampled Chicago and it does seem good to us; we want you to examine our sample contribution to your splendid city and see if we cannot start a friendship that will be of use to both of us in after years. When we break (or blossom) out in your own neighborhood we want you to feel no need of an introduction. Second, we are anxious for you to see the things we are doing for the people at Ravenswood Manor, some of which we never promised at all; for instance, a beautiful Motor boat colony, now under process of development, which is destined to make Ravenswood Manor famous among the suburbs of the city.

In order to interest you we propose to give to every visitor in Ravenswood Manor between Sunday, July 17, and Sunday, July 24, a coupon, shown below, which is as good as \$5.00 in gold to any ambitious man or woman. Bring the coupon out for our signature; then, should you buy a lot of us before Jan. 1, 1912, it is worth \$5 as a payment thereon. (Not good unless countersigned at our Ravenswood Manor office on or before July 24, 1910.)

We have wonderful plans ahead and we are negotiating for property in many parts of the city. Perhaps our next venture may be in the very spot you have selected to live. Now, don't neglect this chance. You owe it to yourself—you owe it to your future—you owe it to your family. Come and see what we are doing to make a more beautiful city of GOOD OLD CHICAGO.



### 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, 10,000 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.

### Homes

24 homes, ranging in value from \$5,000 to \$8,000, are built or in process of construction, and all but four occupied by their owners. In addition a large number of plans are now in the hands of architects and contractors. “These are frozen facts.”

### 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.”

### 88 Plots Left

Out of a total 650 plots there are 88 remaining unsold at Ravenswood Manor—ranging in price from \$740 to \$1,040, average value, \$940. First payment \$10 (less coupon) \$3 to \$11 per month, only 4½ per cent interest. Such of these plots that are not sold August 1st will either be increased in price or withdrawn from the market. The majority of these prices are exactly the same as on opening day, and we are neither justified nor willing to hold them longer at the above figures.

### How to Get There

Ravenswood Manor is on the Ravenswood branch of the Northwestern “L.” Take train from loop every 5 minutes, 35-minute ride, 5c fare. Get off at Francisco-av. station.

## Wm. E. Harmon & Co.

Largest Realty Operators in the World

215 Dearborn Street

Telephone Harrison 6041

THIS AD WILL NOT APPEAR AGAIN

**\$5**
**FIVE DOLLARS ANNIVERSARY COUPON**
**\$5**

With this coupon and \$5 in cash we will give you a receipt for \$10 as first payment on any lot you may purchase from us in Chicago before January 1, 1912.

Name \_\_\_\_\_

Address \_\_\_\_\_

Not good unless countersigned by Wm. E. Harmon & Co., at their Ravenswood Manor Office, on or before July 24, 1910.

Countersigned \_\_\_\_\_

Harmon continued to use large display advertisements to keep interest alive in Ravenswood Manor, even several years after its initial offering in 1909.

Top: A Chicago *Daily Tribune* advertisement from July 17, 1910.

Opposite: A Chicago *Daily Tribune* advertisement from October 6, 1912. The picture shows the 2700 -block of West Wilson Avenue, looking west .

Possession of Property Promotes Prosperity  
*Subway Real Estate*



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

Some men must be forced into buying their own homes, some must be coaxed, and some you could not stop. To which class do you belong? This notice is not meant for the man who could not stop. He is looking us up. He is in evidence in his own home on our beautiful property—Ravenswood Manor.

We would like to disturb the diffident man into action and coax the backward man into making a start. That's the main thing—the start. Once on your way you will have only one regret, and that is that you did not start long ago. This is what one of our customers told us. He is now living in his own two-family house, gets his rent free with a little income besides.

An application of our common sense house methods soon makes your home a fact. A Ten-Dollar Bill makes the start. Then you have the backing of the largest real estate company in the United States to help you along and get your home. When you have made the start your rent money takes care of the rest. You owe it to yourself and to your family to see us at once and find out just how our home-ownership machinery works, and get full particulars of one of the greatest home owning propositions ever offered in Chicago.

In a little over a year—to be exact, since May, 1911, over fifty customers have started homes of their own on our properties, sixteen apartment houses and thirty-four residences ranging in cost from \$3,500 to \$14,000. These homes were not put up by building speculators but by our own customers, who have stopped paying rent, and who have put their own individuality into their homes.

**Ten Points of Superiority**

1. Largest property directly on the "L."
2. Concrete example of the City Beautiful idea.
3. Superior improvements, under city regulation.
4. Maintenance fund for future care of streets and parkways.
5. No parate districts for one-family houses, flats, business.
6. Free deed in case of death or money refunded, with 6 per cent interest.
7. One mile of restricted water frontage.
8. Uniformly restricted, beautified.
9. Convenient to Loop, Lake and Lincoln Park.
10. Large enough to establish the character of its entire community.

**PRICES and TERMS**

**Lots \$590 to \$990—Few Higher**

Terms: \$10 Down and \$6 to \$10 Month.  
 Only 4 1/2% Interest. 7% Discount for Cash.

Title Guaranteed by The Chicago Title & Trust Company.  
 Abstract and Separate Policy with each Deed.

**How to Get There** Take the Northwestern "L" Train marked "Havenwood" and get off at Francisco Avenue station—right on our property. Agents on the ground Sunday—every day from 9 A. M. until dark.

**Wm. E. Harmon & Co.**

Harrison 3622

203 So. Dearborn St.

**City Improvements Free**

Sewers with house service pipes; gas and water mains with service pipes; paved streets with combination curb and gutters and cement walks installed on all residential streets under city regulation and inspection. All residential streets parked from sidewalk to curb, embellished with flowering plants, shrubs and shade trees. All city conveniences, schools, churches and stores.

**Some Subway Facts**

One of the subway routes recommended to the City Council starts at Lawrence and Lincoln Avenues, giving our property a subway service—20 minutes to the loop—in addition to its present excellent "L" service.

Developer William E. Harmon built 15 “model houses” intended to lure potential homebuyers to his Ravenswood Manor subdivision. Thirteen of these houses remain, including (right) 4452 North Francisco Avenue, and (bottom) 2848 West Wilson Avenue, both built in 1909.

The Francisco Avenue house is an example of a Gable Front house, while the Wilson Avenue house is an American Foursquare house. Both house sub-types were very popular in Chicago in the early 1900s and are found within the Ravenswood Manor District (photographs courtesy Jim Peters).



Manor Avenue), is a private space operated by the RMIA on land leased from the Metropolitan Reclamation District of Chicago through NeighborSpace, a non-profit organization. It was created circa 1990.

Improvement associations and community organizations became popular in the early 20th century as private organizations that could help maintain the attractiveness of residential communities. Such civic clubs were created throughout the United States by local residents that wanted to improve the quality of life in their communities. Such organizations served an important role in civic affairs in an age when government was little involved with community planning. The Ravenswood Manor Improvement Association is one of the oldest continuously-operating such groups in Chicago.

*Real-estate developer William E. Harmon*

William Elmer Harmon (1862-1928) was born in Lebanon, Ohio. He originally planned a career as a doctor, studying at a medical school in Louisville, Kentucky. But necessity brought him home before graduation to support his larger family. He soon found that he had a gift and interest in real-estate salesmanship. With the aid of his brother and uncle, Harmon started the real estate firm of Wood, Harmon & Company in Cincinnati. The company established their first subdivision and offered lots on an installment payment plan. Success encouraged them to expand to other cities, including Pittsburgh, Boston, and (by 1898) New York. In the newly-established Greater New York, comprised of Manhattan, Brooklyn, Bronx, Queens and Staten Island, Harmon and his partners especially established themselves in Brooklyn, where they are reported to have invested four million dollars in real-estate subdivisions. Harmon's obituary in 1928 noted that he had been a real-estate developer in 36 other cities than New York, including Chicago.

Harmon's obituary also noted the developer's extensive philanthropic interests. He was a member of the Board of Managers of the [New York] State Charities Aid Association. His Harmon Foundation made loans to college students and had an endowment for establishing recreation fields and playgrounds in a number of cities. The Foundation also provided scholarships for Boy Scouts, a pension fund for nurses and other health workers, a "bureau of occupational service" for college students, rural health clinics and district nursing for African Americans in South Carolina, and a child development fund. In addition, Harmon made many gifts to his birthplace, Lebanon, Ohio, including the Mollie Harmon Home for Gentlemen, named in memory of his mother.

Nationally known by the early 20th century as a large-scale developer of residential subdivisions and communities, Harmon believed in buying large tracts of land, then subdividing them under master plans that dictated types of residential housing, property uses, building siting and materials, and the placement of recreational parks. By buying land in Chicago in 1909, Harmon may have been inspired to invest in the burgeoning city due to the publication of the *Plan of Chicago* that year and the subsequent great publicity that it received.

Ravenswood Manor was Harmon's first Chicago subdivision, but not his last. He also established Ravenswood Gardens, located just east of the Manor across the North Branch of the Chicago River. It was developed in 1911. Other subdivisions developed by Harmon include:

- Rogers Park South (1910), near North Ashland and West North Shore avenues;
- Jefferson Park West (1913), on West Wilson Avenue between North Long Avenue and North Central Avenue;
- Belmont Gardens (1913), between West Belmont Avenue, West George Street, North Pulaski Road, and North Tripp Avenue; and
- Crawford Square (1914), bounded by West Roscoe Street, West School Street, North Hamlin Avenue, and North Hardin Avenue;

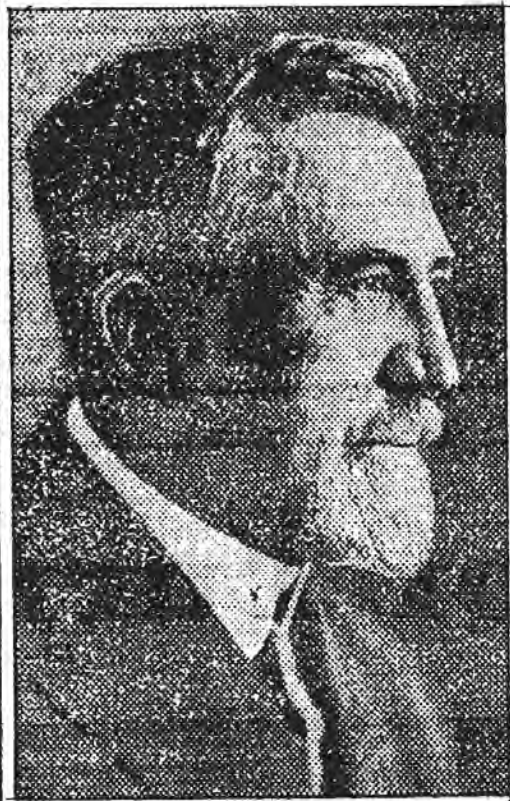
# REALTY DEVELOPER, W. E. HARMON, DIES

Built Up Immense Business in  
Nearly Twoscore Cities—  
Started With \$1,000.

NOTED FOR PHILANTHROPIES

Established the Harmon Founda-  
tion, Which Has a Wide  
Field for Activities.

William Elmer Harmon of 120 East Seventy-fifth Street, retired real estate operator, who established and endowed the Harmon Foundation for philanthropic purposes, died yesterday morning at his Summer home in Southport, Conn., after several years of falling health. He was



WILLIAM E. HARMON,  
Real estate operator and philan-  
thropist, who died yesterday.

William E. Harmon, the developer of Ravenswood Manor, was an Ohio-born real-estate developer who worked in many Eastern and Midwestern cities in the United States, especially New York City.

Top: Harmon's obituary, published in the July 16, 1928, *New York Times*.

Right: A *New York Times* article from January 14, 1917, in which Harmon touted the development of urban neighborhoods in conjunction with rapid transit lines. Harmon was drawn to the Albany Park area because of the availability of undeveloped land served by the newly-extended Ravenswood Line (now the Chicago Transit Authority's Brown Line).

## SUBWAYS WILL OPEN NEW LOCALITIES

Lower Values in Many Sections  
Here Than Prevail in Other  
Large Cities.

CITES CHICAGO AS EXAMPLE

Present-Day Problems Discussed by  
W. E. Harmon with Reference to  
New Transit Lines.

- Chatham Fields (1914), a 150-acre subdivision located between East 79th Street, East 83rd Street, South Cottage Grove Avenue, and South Martin Luther King, Jr., Drive;
- Southfield (1914), at East 79th Street and South Stony Island Avenue; and
- Englefield (1915), located at South Ashland Avenue and West 77th Street.

## **THE INFLUENCE OF RAPID TRANSIT ON THE DEVELOPMENT OF RAVENSWOOD MANOR**

Through the 19th century and into the early 20th century, Chicago expanded into surrounding townships thanks to the availability of public transportation. Street cars and especially elevated railroads made the development of much of the city possible, including the Ravenswood Manor neighborhood. This neighborhood's symbiotic relationship with public transit exemplifies one of the key themes in the historic development of Chicago neighborhoods - the availability of regular, reliable, inexpensive access to downtown Chicago.

In its earliest days, Chicagoans depended upon horses and their own feet to get around, as the fledgling settlement was not much larger than today's Loop. But the city's rapid growth soon made its citizens aware that public transportation was needed if the city was to thrive. At first, this need was met with horse cars, or small street cars pulled by horses, that served the areas adjacent to the historic heart of the town (today's Loop). By the 1880s, several railroads provided access between Chicago and newly-established suburbs such as Hyde Park, Norwood Park, Irving Park, Ravenswood, Rogers Park, Englewood and Morgan Park. Cable cars were built in the 1880s that expanded access to portions of the North, West and South Sides, but more expansive and reliable electric street cars were being built by the 1890s. By the early 1900s, street cars created a web of transit throughout the city, including recently-annexed areas such as the portion of Jefferson Township that contains today's Ravenswood Manor neighborhood.

Although Ravenswood Manor is so associated with its Brown Line rapid transit link to downtown, originally it and the larger Albany Park area were served by street cars. West Lawrence Avenue had street car service west from Lincoln Square by 1896; West Montrose Avenue's street cars began service in 1897. Such service connected the yet-not-developed Albany Park area to older, more established neighborhoods to the east and south, including Lincoln Square, Ravenswood, and North Center.

However, street cars were not optimal for the development of a neighborhood as they could be slow. By 1900, elevated trains had been established by several private companies to provide quicker transit between downtown and select neighborhoods. Elevated lines' grade separation from streets provided quicker, more reliable transit than street cars, but their focus on "fine-grained" neighborhood service with closely-separated stations made them more convenient than more traditional commuter railroads. Such trains, typically running atop steel trestles built above streets and (more typically) alleys, were significant "jump-starters" in the development of outlying Chicago neighborhoods beginning in the 1890s and accelerating in the early 1900s.

One of these companies, the Northwestern Elevated Railroad Company, built elevated train tracks and provided service for North Side communities. Founded in 1893, Northwestern was subsequently awarded a 50-year franchise by the City of Chicago to build a main line running from its connection with the Loop elevated to a north-side terminal at Wilson Avenue and Broadway (then Evanston Avenue), plus as many as four branch lines (with the Ravenswood Line being the only one eventually built). This first section of the main line from the Loop to Wilson was open by 1900, and was subsequently extended past the city's northern border at Howard in 1908. It remains today as the Chicago Transit Authority's Red Line, although many original stations were closed in

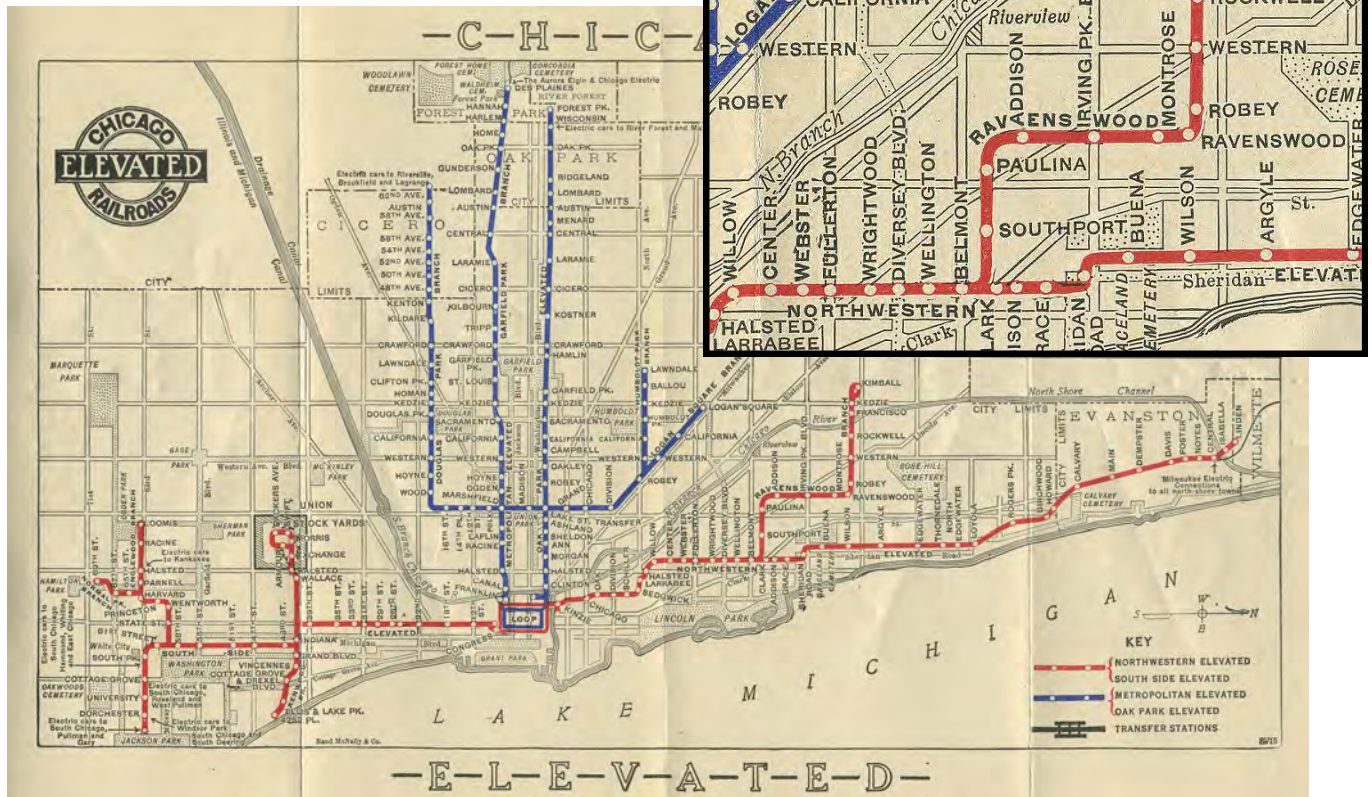
the post-World War II period. Its construction and operation made possible the highly-urbanized and densely-populated group of North Side lakefront neighborhoods that includes Lincoln Park, Lake View, Uptown, Edgewater and Rogers Park.

In 1903, the Northwestern Elevated Railroad Company received City Council authorization to build a branch line, subsequently known as the Ravenswood Line, that would extend into both the older suburban community of Ravenswood and largely undeveloped land farther west. Such branch lines were once more common with all of the private elevated rail companies, serving communities such as Kenwood, Normal Park, Humboldt Park and the Union Stock Yards. Most were shut down, and their elevated tracks dismantled, in the 1950s following the establishment of the Chicago Transit Authority (CTA), which took over the private companies and consolidated service.

However, the historic Ravenswood Line, now the CTA's Brown Line, survives as one of those branch lines. It originally was built from its connection with the main Northwestern (Red Line) tracks just north of Belmont (today's Clark Junction) to North Western Avenue. The route was chosen by 1905, and the following year saw elevated track construction from the main north-south line to a terminal at Western Avenue. This original portion of the Ravenswood Line opened in May 1907.

The Northwest Land Association, owners of the large tract of land to the west, part of which would become Ravenswood Manor, saw the Ravenswood Line as a key transportation amenity that would make possible high-quality development of their land. They worked with the Northwestern Elevated Railroad Company to extend the tracks through their parcel to a new terminal at North Kimball and West Lawrence avenues, a track expansion that was completed by December 1907. By running the new transit line through the Association's at-the-time unsubdivided land, the new extension of the Ravenswood Line did not need a City Council franchise and did not require elevation, because such efforts were only required if a rail line was to "occupy or cross a publicly owned street." At that time, the Northwest Land Association's land had not been subdivided, and it had no streets. So once past North Western Avenue, the new Ravenswood Line extension quickly descended to ground level, where it ran to the Kimball terminal. Only after the opening of the Ravenswood Line extension to Kimball did the Northwest Land Association convey streets to the City of Chicago. A small wood-frame rapid-transit station and ground-level platform were built at North Francisco Avenue in 1907 in order to serve what would become the Ravenswood Manor neighborhood.

By having rapid transit in place by the end of 1907, before Ravenswood Manor's subdivision in 1909, a highly-significant aspect of the new neighborhood's visual character was established that set it apart from most Chicago neighborhoods served by rapid transit. A number of neighborhoods have ground-level commuter rail service, including Beverly, Morgan Park, Norwood Park, Edison Park, South Shore, and South Chicago. Adjacent neighborhoods on the Brown Line, both east and west of Ravenswood Manor, also have ground-level CTA rapid transit. Elsewhere in the city, only one other neighborhood in Chicago has CTA rapid transit at ground level. This is the K-Town neighborhood at the southwestern edge of the North Lawndale community area, where the CTA's Pink Line comes down to ground level for its last stop within city limits at North Kostner Avenue. (Just inside the city's western border, K-Town is noteworthy for its finely-preserved one- and two-flats, many of which are visually-distinctive greystones, and it is a historic district listed on the National Register of Historic Places.)



The Ravenswood Manor District was made possible due to the extension of rapid transit into the Albany Park community area in 1907, when the Ravenswood Line (now the Chicago Transit Authority's Brown Line) was extended past North Western Avenue and through undeveloped land to a North Kimball Avenue terminal.

Top: A historic map of Chicago's rapid-transit lines as they existed in 1915. The inset map shows the Ravenswood Line, with an arrow pointing out the Francisco Avenue station serving Ravenswood Manor (from [https://commons.wikimedia.org/wiki/File:1915\\_Chicago\\_L\\_map.jpg](https://commons.wikimedia.org/wiki/File:1915_Chicago_L_map.jpg)).

Right: A historic photograph of the Francisco station (from [www.Chicago.L.org](http://www.Chicago.L.org)).

## **THE PROPERTY TYPES AND ARCHITECTURAL STYLES OF RAVENSWOOD MANOR**

The Ravenswood Manor District was largely developed in the years before and after World War I, from 1907 to about 1933, when the Great Depression finally squelched building construction for more than a decade. The district therefore has residential property types that exemplify Chicago building construction during these years. Anchored by first-generation houses that Harmon built as model homes, the district has a rich combination of single-family house types, including Gable-Front houses, American Foursquares, and bungalows. The district also has a number of two-flats and larger apartment buildings, as well as several commercial/residential buildings clustered near the Francisco Avenue rapid-transit station, itself a significant resource to the district.

These buildings were designed in a variety of architectural styles that exemplify the architectural tastes of Chicagoans during the early 20th century. These styles include the Queen Anne, Craftsman and Chicago bungalows, Colonial Revival, Dutch Colonial Revival, Italian Renaissance Revival, Tudor Revival, and Prairie.

When Harmon opened the Ravenswood Manor subdivision for house sales in 1909, perspective buyers could see model houses that Harmon had built as examples of what he felt would be suitable residences for this new neighborhood. Most of these model houses were located within two blocks of the station and sales office. There were 15 model houses built in total, with 13 remaining as of March 2018. (Three have been demolished or remodeled out of recognition since 2014.) These houses typically were wood-frame in construction, with some partially clad with stucco. There were also a handful of brick houses as well. Gable-Front and American Foursquare configurations dominated.

Over the next two decades, the Ravenswood Manor neighborhood filled out with a variety of houses and other small-scale buildings. Several very early houses are late examples of the Queen Anne style. Popular from about 1880 to 1910, the Queen Anne style was inspired by the work of Englishman Richard Norman Shaw and his contemporaries in the 1870s, although American Queen Anne architecture has many differences visually from English Queen Anne. The style is characterized by asymmetry and irregularity in overall shape, facade and roof, as well as the use of a variety of building materials to increase eye appeal. Examples of the Queen Anne style in the district are houses at 4422 North Francisco Avenue and 4444 North Richmond Street, both from 1909.

Several more early houses in Ravenswood Manor are Gable-Front houses. These typically are tall and relatively narrow, have visually-dominant front gables, full-width front porches supported by columns or piers and projecting bays. Walls are clad with wood clapboarding, stucco or a combination of wood clapboard and stucco. Stucco may be original or a change that occurred early on in the neighborhood's history in the 1910s or 1920s. Many Gable-Front houses are minimally decorated. If ornamented, these houses typically have Classical-style decoration, often decorating porches, doors and windows. Examples of Gable-Front houses in Ravenswood Manor include 4452 North Francisco Avenue, one of the model houses built by William E. Harmon & Company in 1909.

Along with Gable-front houses, American Foursquares are also among the earliest single-family houses in the district. This house configuration is typically boxy, almost square in plan and configuration, topped by a hip roof that serves as a visual "cap" for the building. There is also typically a front porch that extends across the front of the house. Dormers may poke through the hip roof. As with Gable-Front houses, American Foursquares often depend more on overall building forms and the inherent visual qualities of building materials for visual appeal. If ornamented, American Four-

squares typically have Classical-style ornament, again focused on porches, doors and windows. This was a favorite house type of William E. Harmon, whose company built eight Foursquares between 1909 and 1911.

There are many American Foursquares in Ravenswood Manor. A sampling includes stucco and frame examples such as 4540 North Richmond Street (1909) and 2943 West Leland Avenue (1915), and brick examples such as those at 2820 West Wilson Avenue (1912) and 4419 North Mozart Street (1918).

A property type mainstay of the Ravenswood Manor District are bungalows, both Craftsman and Chicago. The term "bungalow" was originally used for small-scale one-story buildings built in India in the 19th century. The term was subsequently used for small-scale American houses built in the early 20th century with Arts-and-Crafts-influenced exteriors and floor plans less formal than those popular in the Victorian era of the 19th century. Such buildings tend to be 1 or 1 1/2-stories in height, with a horizontal visual feel to them. Most are clad with brick, although stucco and wood clapboarding are used for a few bungalows in the district. Exteriors emphasize building material colors, textures and shapes over applied ornament.

District bungalows are divided between Craftsman bungalows and Chicago bungalows. Craftsman bungalows, so named because of their popularization throughout the United States by architect and furniture maker Gustav Stickley through his *Craftsman* magazine, popular in the decade before World War I. Built in Chicago largely in the 1900s and 1910s, such bungalows are typically characterized by sweeping front-gable roofs, full-front porches, and a variety of materials, including wood, stucco and brick. Examples of Craftsman bungalows in the district include 2760 West Windsor Avenue (1912) and 2835 West Eastwood Avenue (1914-15).

Chicago bungalows came a little later, starting in the late 1910s and becoming immensely popular in the 1920s. Also small in scale, they are built of brick, typically have hip roofs, and rarely have expansive front porches. It has been noted that Chicago bungalows appear to have physical elements, especially horizontal proportions and bands of windows, harkening back to Prairie-style houses built by Frank Lloyd Wright and his followers. Chicago bungalows as a property type have been well documented by the "Chicago Bungalows" Multiple Property Document, listed on the National Register of Historic Places, as well as through about a dozen National Register-listed historic districts largely comprised of Chicago bungalows. Examples of Chicago bungalows are widespread in the district.

By the 1920s, Americans were much enamored with houses and apartment buildings designed with ornamental exteriors reflecting the popularity of historic revival styles such as Tudor Revival, Colonial Revival, Dutch Colonial Revival, and Italian Renaissance Revival. These styles are based on variations on classicism or medievalism, and they were especially popular in the Chicago area during the early 20th century as development boomed in the city's outlying neighborhoods and in suburbs.

Ravenswood Manor has a number of Colonial Revival and Dutch Colonial Revival houses. These related styles harken back to colonial-era houses that served as inspiration for modern houses. The 1876 Centennial Exposition, held in Philadelphia in 1876, inspired the earliest Colonial Revival houses, and the style has never really gone out of favor. Such houses typically are symmetrical and balanced in overall building form and use simple classical details such as pediments, fanlights, and columns. Dutch Colonial Revival houses have a distinctive gambrel roof, where the roof pitch shifts partway to the ridge line, creating a "barn-like" roof profile allowing an expansive floor underneath. Examples of these styles in the district include 2830 West Leland Avenue (Colonial Revival) and 2854 West Sunnyside Avenue (Dutch Colonial Revival).



The Ravenswood Manor District's streetscapes are filled with a variety of house types. Top: The 4500-block of North Mozart Avenue has handsome gable-front brick houses with Arts-and-Crafts details. Bottom: Ravenswood Manor has many small-scale bungalows, as seen in this photograph of houses on the 2800-block of West Eastwood Avenue (photographs courtesy Jim Peters).



**Left:** This house at 4535 North Francisco Avenue is one of Harmon's model houses and a handsome example of a Gable Front house, 2 1/2-stories in height and with a front gable roof and full-width front porch. Many early houses in the Ravenswood Manor District are clad with wood or stucco (photograph courtesy Jim Peters).



**The district has many excellent examples of American Foursquares. Boxy in overall form, Foursquares are symmetrical and balanced in overall appearance, have hip roofs, and often have full-width porches. Left:** The house at 2947 West Wilson Avenue (photograph courtesy Zurich Esposito). **Right:** The house at 4524 North Francisco Avenue (photograph courtesy Jim Peters).



The Ravenswood Manor District has many examples of bungalows, a very significant house type in the context of both Chicago in general and the district in particular. Top: This exceptional example of a Craftsman bungalow, influenced by the Arts-and-Crafts movement and its popularizer Gustav Stickley, is located at 2760 West Windsor Avenue. Bottom: This well-preserved example of a Chicago bungalow exemplifies the visual characteristics of this home-grown house type—brick construction, horizontal proportions overall and in bands of windows, and a hip roof with front-facing dormer. It is located at 4727 North Sacramento Avenue and was the childhood home of Carl Giammarese of “The Buckinghams” singing group (Photographs courtesy Jim Peters).



The Ravenswood Manor District has a variety of larger houses such as these at (top) 4444 North Richmond Avenue, and (bottom) 2806 West Eastwood Avenue. Whether clad with wood, stucco or brick, houses in the district typically have ornamentation that is focused around front entrances, porches and street-facing windows (photographs courtesy Jim Peters).



Tudor Revival is also a style seen in Ravenswood Manor. Tudor Revival is based on a variety of medieval precedents, especially the manor houses common during the 16th and early 17th centuries in Great Britain. Also used as prototypes were small-scale country cottages, where the visual emphasis was on the intrinsic beauty of building materials and craftsmanship. Asymmetrical building forms, gables and dormers, flattened-arch doorways, and medieval ornament are common characteristics of the style. Half-timbering, where stucco is combined with wood boards to create geometric patterns, is also a common detail of the Tudor Revival. Ravenswood Manor has several fine examples of the Tudor Revival style. A sampling includes 2845 West Giddings Street, 4454 North Manor Avenue, 2925 West Giddings Street, and 2720 West Windsor Street.

The Italian Renaissance Revival is another historic revival style that was used for Ravenswood Manor buildings. Based on the high-style architecture of 15th and 16th-century Italy, the style is typically symmetrical in building form and utilizes Classical ornament. Round-arched windows and hip roofs are also often used for buildings in this style. Examples of the style in the district include 2806 West Eastwood Avenue, 4637 North Manor Avenue, 2761 West Windsor Avenue, 4550 North Richmond Street, and 2901 West Eastwood Avenue.

There are also a handful of buildings in Ravenswood Manor that show the influence of the modernist Prairie style. Based on the architecture of noteworthy architect Frank Lloyd Wright, the style was spread by both architects that worked for him and others influenced by him. The style emphasizes rectilinear building forms in stucco and brick, plus overhanging roof eaves. Casement windows set in horizontal bands are characteristic of the style. Examples include the house at 2948 West Wilson Avenue, built in 1909 by William E. Harmon & Company as one of the subdivision's model homes; 2907 West Eastwood Avenue, also built in 1909; and 2735 West Windsor Avenue from 1915.

Although Ravenswood Manor is predominantly built up with single-family houses, it has a variety of flat buildings, especially two-flats. Two-flats are an important Chicago building type, two-stories in height and with one apartment per floor. Although they often can be found built of wood in older 19th-century neighborhoods, those in the district are built with brick. Those in the district are most often found in the southeastern part of the district, along North California and West Agatite avenues, but they also can be found scattered elsewhere in the district.

There are also a handful of larger courtyard and corner apartment buildings in the district. They are 3 stories in height, built of masonry, have multiple entrances and ornamented simply in Classical or medieval styles. The most prominent examples are found clustered near the Francisco Avenue rail station (in an early 20th-century version of "transit-oriented development"). The rapid transit station, built in 1907 and the oldest-known structure in the district, is a small-scale, one-story, wood-frame building with a hip roof. It is paired with an open-air wooden platform. Both station building and platform were renovated in 2005.

Also near the station are the district's only commercial and mixed-use buildings. Most are commercial/residential buildings with ground-floor storefronts and upper-floor apartments. These are relatively simple buildings built in the Two-Part Commercial Building configuration, a common building configuration first identified and named by architectural historian Richard Longstreth in his book, *The Buildings of Main Street: A Guide to American Commercial Architecture*. These buildings have front facades divided between ground floors originally conceived as retail or commercial space and upper floors with apartments. These buildings have minimal decoration, but their scale fits well in the neighborhood.

Construction in the Ravenswood Manor District ceased in the early years of the Great Depression of the 1930s, not to revive until after World War II. In the years following the war, previously vacant lots undeveloped before the Depression were filled with small "ranch bungalows," a handful of



The Ravenswood Manor District has buildings ornamented in a variety of architectural styles popular in Chicago in the early twentieth century. Top: This American Foursquare house at 4506 North Francisco Avenue has classical-style front porch columns and round-arched dormer window. Bottom: A Craftsman bungalow at 2835 West Eastwood Avenue is designed in the Arts-and-Crafts manner, where the inherent physical character of building materials provides visual beauty (photographs courtesy Jim Peters).



The Ravenswood Manor District has a number of large houses built in a variety of historic revival styles, including Colonial Revival, Tudor Revival, and Italian Renaissance Revival. Top: This house at 4550 North Richmond Street, designed in the Colonial Revival style, has a beautiful entrance surround with fanlight. Middle: This house at 4454 North Manor Avenue has elements of the Tudor Revival style, including a medieval-detailed door and half-timbering. Bottom: This house at 4505 North Manor Avenue has proportions that harken to Italian-Renaissance architecture (photographs courtesy Jim Peters and Granacki Historic Consultants).





The buildings in the Ravenswood Manor District utilize traditional building materials such as brick, stone, stucco and tile in ways that emphasize the natural beauty of these materials. Examples include (top) the house at 4637 North Manor Avenue, with its finely-laid red brick walls, contrasting gray stone trim, and green tile roof, and (bottom) the house at 4500 North Mozart Street, with its handsome brick walls and red tile roof (photographs courtesy Jim Peters).



Although the Ravenswood Manor District is best known for its houses, it also has a number of other building types that contribute to the visual character of its streetscapes. The district has a number of two-flats; examples include (top left) several on the 2700-block of West Agatite Avenue, and (top right) 4449 North California Avenue. Several corner and courtyard apartment buildings are located near the North Francisco Avenue rapid-transit station. One example is (bottom) the building at 2913 West Leland Avenue (photographs courtesy Granacki Historic Consultants and Jim Peters).



**Top: A view looking northwest across Ravenswood Manor Park towards the Francisco rapid-transit stations and the commercial and commercial-residential buildings on either side of it. Bottom: Buildings in the 4600-block of North Francisco Avenue (photographs courtesy Jim Peters).**

larger houses, and two-flats. Such buildings are typically modest in form, materials and ornament, although some are nicely detailed with lannon stone, popular in the 1950s. These buildings are few in number, built outside the main period of the neighborhood's development, and are considered non-contributing to the district.

#### *Architects working in the Ravenswood Manor District*

Through their design of buildings, many Chicago architects played a role in the visual appearance of the Ravenswood Manor District. Relatively few of them are well-known. Most were architects working in residential and commercial neighborhoods away from the great scale and density of Chicago's Loop.

Some architects working in the district designed other buildings that are individual Chicago Landmarks or are individually listed on the National Register of Historic Places. For example, William C. Presto (2706 West Agatite Avenue) was the architect of record, working with famed architect Louis H. Sullivan, for the Krause Music Store, built east of Ravenswood Manor in the heart of the Lincoln Square neighborhood at 4611 North Lincoln Avenue. Paul Frederick Olsen (4449 North California Avenue) designed the high-rise cooperative building at 6901 South Oglesby Avenue in the South Shore community area. Rissman & Hirschfeld (2857-67 West Leland Avenue and 4671 -75 North Manor Avenue) designed the high-rise apartment building at 2440 North Lakeview Avenue.

Others are best known for properties outside Chicago. Robert Seyfarth (4516 North Francisco Avenue) is known for his idiosyncratic house designs, many in Colonial Revival styles, found in North Shore communities. Roy F. France (2959 West Leland Avenue) is known in Miami Beach for mid-century modern hotels designed for that seaside community after he moved to Florida from Chicago in the 1930s.

Most architects working in the Ravenswood Manor District are known for their work designing small-scale houses, especially Chicago bungalows and two-flats, in middle-income Chicago neighborhoods. A sampling of these architects, accompanied by a few of their district buildings, includes Ernest N. Braucher (2720 West Agatite Avenue, 2917 West Wilson Avenue, 2739 West Wilson Avenue), George W. Klewer (2835 West Eastwood Avenue), Anders Lund (2844 West Eastwood Avenue, 4525 North Francisco Avenue, 4419 North Mozart Street, 4539 North Sacramento Avenue, 2915 West Wilson Avenue, 2936 West Wilson Avenue), William H. Harlev, Jr. (2943 West Eastwood Avenue, 2936 West Leland Avenue, 4721 North Sacramento Avenue); Andrew E. Norman (2959 West Eastwood Avenue, 4507 North Richmond Street); Lyman J. Allison (4529 North Francisco Avenue), Benedict J. Bruns (4436 North Mozart Street, 4455 North Mozart Street, 2939 West Sunnyside Avenue, 2839 West Wilson Avenue, 2841 West Wilson Avenue, 2857 West Wilson Avenue), and Gustav E. Pearson (4506 North Richmond Street, 4443 North Sacramento Avenue, 4529 North Sacramento Avenue, 2954 West Sunnyside Avenue).

## **LATER HISTORY OF RAVENSWOOD MANOR**

The Ravenswood Manor neighborhood was largely built up by the early 1930s, when the Great Depression largely stopped building construction in the neighborhood. Construction did not start up again until the 1950s, with the building of infill structures on scattered lots.

The Ravenswood Manor neighborhood has had some interesting residents over time (residents listed randomly):

- Michael J. Ahern defended several White Sox baseball players during the “Black Sox Trial” of 1921 and then later achieved notoriety as Al Capone's lawyer in the mobster's 1931

tax evasion trial. He lived at 4536 North Mozart Avenue during the 1930s and early 1940s.

- Marian Wrobel, who lived with her husband Adolph at both 2910 West Eastwood Avenue and 4430 North Manor Avenue, was an early policewoman with the Chicago Police Department, serving from 1947 to 1981. Early on, she worked undercover for detectives and in the department's youth division. She served as a bodyguard for a number of noteworthy dignitaries, including Presidential wives Lady Bird Johnson and Pat Nixon, and served on a panel in the 1970s that designed a new uniform for policewomen.
- Lela Mueller and Bess Recoschewitz, well-regarded candy makers, started their operation in Mueller's house at 4445 North Francisco Avenue. Their Nancy Keith candy business existed from the 1920s into the 1970s.
- Albert Temaner (1911-87), 2806 West Eastwood Avenue, ran a chain of record stores in the late-1960s and early '70s, which were named "Little Al's."
- William Bach, Jr., who lived at 2810 West Wilson Avenue, was owner of Bach & Sons, one of the city's early brick manufacturing plants, whose factory was located south of Ravenswood Manor. Following its closing, the plant's clay pits became a landfill, then later Horner Park.
- Capt. Oberlin M. Carter (1856-1944) achieved notoriety with his court-martial conviction in 1899 for a construction kickback scandal involving the U.S. Army Corps of Engineers. Following his release from Leavenworth Prison in 1903, he resided at 2947 West Wilson Avenue and was a president of the Ravenswood Manor Improvement Association.
- Carl Giammarese (born 1947) is a founding member of "The Buckingham," a musical group that achieved fame in the mid-1960s with several top 20 songs, including "Kind of a Drag." He resided with his parents at 4727 North Sacramento Avenue.
- Sid Luckman (1917-98) was a Hall of Fame quarterback for the Chicago Bears football team who, following his retirement, resided at 2749 West Sunnyside Avenue.
- Jacquin Faust Soderberg was a musician who performed on the WLS Barn Dance radio show during the 1930s. She later became a piano teacher in the neighborhood and her daughter, Nancy Soderberg Faust (born 1947) became the longtime organist for the Chicago White Sox baseball team. They resided at 4445 North Richmond Avenue.
- Fred Pfeiffer, a baseball player with the White Stockings (the predecessor to today's Chicago Cubs) from 1883 to 1897, lived at 2928 West Wilson Avenue in the 1920s and early 1930s.
- Abe Saperstein, the founder of the Harlem Globetrotters and an inductee into the Basketball Hall of Fame, lived at 2948 West Eastwood Avenue during the 1950s and 1960s.

The neighborhood suffered some decline in the post-World War II era, as did many Chicago neighborhoods, as suburban living enticed many Chicagoans to live outside the city. By the 1980s, however, the attractiveness of the neighborhood, its fine housing stock, and the convenience of the Ravenswood "L" line (renamed the Brown Line in the 1990s) led to a resurgence in the community. The Ravenswood Manor Improvement Association (RMIA) has served as a bulwark against neighborhood decline and a unifying force for neighborhood residents throughout its more than 100 years of activity. Through the efforts of the RMIA, Ravenswood Manor was listed as a historic district on the National Register of Historic Places in 2008.

Today, the Ravenswood Manor neighborhood is a desirable place to live, with many families renovating homes. Some houses in the past decade have been greatly remodeled or expanded, not always sympathetically to their historic character, while a number of houses have been demolished for new construction. For example, three of the neighborhood's original "model homes" built by Harmon were demolished or seriously altered between 2014 and 2017.

## CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sections 2-120-620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for an area, district, place, building, structure, work of art or other object with the City of Chicago if the Commission determines it meets two or more of the stated “criteria for designation,” as well as possesses a significant degree of historic integrity to convey its significance.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Ravenswood Manor District be designated as a Chicago Landmark.

### ***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.*

- The Ravenswood Manor District is a high-quality residential neighborhood developed in Chicago in the early 20th century, and it exemplifies the expansion of Chicago into outlying townships annexed to Chicago in 1889.
- The district consists of the Ravenswood Manor neighborhood subdivided and developed by William E. Harmon, a nationally-known and significant real-estate developer in the late 19th and early 20th centuries.
- The district reflects the historic importance of Chicago's rapid-transit network, including the Ravenswood (now Brown) Line, in the development of outlying residential neighborhoods such as Ravenswood Manor.

### ***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.*

- The Ravenswood Manor District contains a significant grouping of property types that were popular in Chicago during the early 20th century, including a variety of single-family houses as well as small flats and apartment buildings and commercial-residential buildings.
- The district's single family houses include such residential sub-types as Gable Fronts, American Foursquares, and bungalows.
- The district's buildings are designed in architectural styles of significance to Chicago, including Queen Anne, Craftsman and Chicago bungalows, Prairie, and various historic revival styles, including Tudor, Italian Renaissance, Colonial and Dutch Colonial.
- The district also has a significant ground-level rapid-transit station, built in 1907, that exemplifies the importance of rapid transit to the development and history of the district.
- The district's buildings are noteworthy for their craftsmanship and high-quality use of traditional building materials, including brick, stone and stucco.

### ***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.*

- The Ravenswood Manor District exemplifies the importance of high-quality historic residential neighborhoods, an important theme in the history of Chicago.
- The district displays a distinct visual unity based on period of construction, building setbacks, overall building design, size, use of building materials and overall detailing.
- The Ravenswood Manor District, through its handsome residential streetscapes and its close physical connection to the Brown Line and the North Branch of the Chicago River, is a visually-distinctive neighborhood that is set apart from surrounding neighborhoods and has a distinctive and recognizable sense of place.



**Top: The 4400-block of North Sacramento Avenue. Left: A detail of the Craftsman bungalow at 2844 East Eastwood Avenue, designed by Anders Lund (photos courtesy Jim Peters).**

## ***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.*

The Ravenswood Manor District exhibits high levels of historic integrity, retaining its historic location, setting, overall design, and almost all of its historic buildings. More than 80% of its buildings and structures contribute to its historic visual character. The physical character of these buildings in terms of scale, setback from the street, location of building entries, and general door and window configuration have remained consistent and work together to provide the onlooker with a strong sense of the overall character of the historic streetscapes.

Exterior changes to the streetscapes and individual buildings are relatively minor, although recent trends have been towards the remodeling and expansion of houses to accommodate more living space. Some wood-frame buildings have replacement siding and/or altered window configurations. A number of front porches have been infilled with windows and siding. Many buildings have replacement window sash, although such sash often has configurations that are similar to historic sash configurations.

The most serious integrity issues in the Ravenswood Manor District are the increasing number of demolitions and large-scale rooftop additions to buildings. Rooftop additions have increasingly become popular as the neighborhood's popularity as a place to live has combined with the desire on the part of many residents to increase usable living space. These rooftop additions have been built atop a number of houses, typically smaller-scale bungalows. They range from relatively modest dormer-like additions to full-floor additions that have replaced historic rooflines.

In general, though, these changes to the Ravenswood Manor District's buildings have not yet significantly affected the district's overall historic integrity at the time of this report's writing. The district overall retains a high degree of physical integrity and the ability to express its overall historic architectural and aesthetic value through its individual buildings and the visually consistent way they relate to each other. The District's streetscapes are coherent in setback, use traditional materials (wood, brick and stucco) in a consistent manner, and utilize historic architectural styles in a manner that creates a visually-pleasing sense of historic continuity.

## **SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES**

Whenever an area, district, place, building, structure, work of art or other object is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based upon its preliminary evaluation of the Ravenswood Manor District, the Commission staff recommends that the significant features be identified as:

- All exterior elevations, including rooflines, of buildings as seen from public rights-of-way.

For the purposes of this proposed Chicago Landmark designation, "public rights-of-way" are defined as city streets. Alleys and the Chicago Transit Authority Brown Line right-of-way are not considered public rights-of-way for the purposes of this proposed Chicago Landmark designation.

## **DORMERS AND ROOFTOP ADDITIONS TO BUILDINGS IN THE RAVENSWOOD MANOR DISTRICT - SUGGESTION FOR DISCUSSION**

Under the Chicago Landmarks Ordinance, the Commission on Chicago Landmarks (CCL) has the authority to review building permit applications for Chicago Landmarks and buildings in Chicago Landmark districts. To guide these reviews, the CCL uses the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* in tandem with its own *Guidelines for Alterations to Historic Buildings and New Construction*.

Historically, the CCL has usually considered dormers and rooftop additions visible from public rights-of-way, i.e. streets, to be inappropriate changes to historic buildings. However, the small scale and special visual character of buildings found in three Chicago Landmark districts - Old Town Triangle, Villa, and Ukrainian Village - and the recognized need that property owners have to expand small-scale residential buildings in those districts has led the CCL to adopt specific design review guidelines for building dormers in these districts. Such district-specific guidelines describe the character-defining features of district buildings and specify ways of adding dormers to these buildings in a historically-sensitive manner.

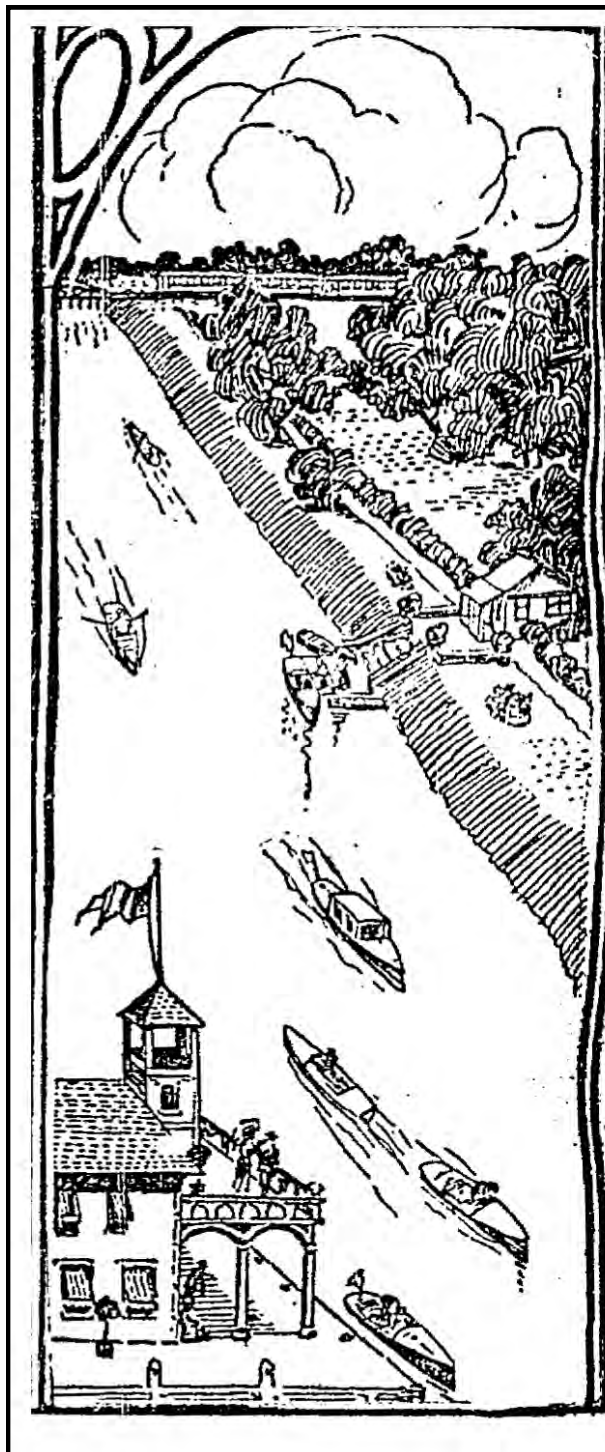
Ravenswood Manor has similar issues as these three designated Chicago Landmark districts. A significant portion of its contributing buildings are small-scale bungalows and other residential building types. Current property owners often wish to expand them with dormers and rooftop additions. It is suggested that, if the Ravenswood Manor District is designated as a Chicago Landmark district, that such designation proceed with district-specific design review guidelines that allow visible, yet historically-sensitive, dormers and rooftop additions that are visible from public rights-of-way.

### **DISTRICT ADDRESS RANGES**

Agatite Avenue – 2701 through 2745 West  
California Avenue - 4412 through 4516 North  
Eastwood Avenue – 2801 through 2956 West  
Francisco Avenue – 4414 through 4644 North  
Giddings Street – 2845 through 2936 West  
Leland Avenue – 2821 through 2959 West  
Manor Avenue – 4412 through 4761 North  
Mozart Street – 4412 through 4555 North  
Richmond Street – 4412 through 4555 North  
Sacramento Avenue – 4413 through 4747 North (odds/east side only)  
Sunnyside Avenue – 2700 through 2959 West  
Wilson Avenue – 2735 through 2959 West  
Windsor Avenue – 2711 through 2764 West



An early newspaper advertisement for the Ravenswood Manor subdivision, published in the July 18, 1909, *Chicago Daily Tribune*, had these line drawings to illustrate the type of houses that Harmon foresaw being built in the new neighborhood.



## 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."

An illustration of the North Channel of the Chicago River, part of a William E. Harmon and Co. advertisement for Ravenswood Manor published in the July 17, 1910, *Chicago Daily Tribune*. The site of the proposed "Motor Boat Colony" is believed to have been either 2821-35 West Leland Avenue or 2735-47 West Wilson Avenue. Both areas were developed in the late 1950s and early 1960s with new residences.



**Top: A 1956 photograph of the Francisco station and the commercial building at 4662-64 North Francisco Avenue, which contained a grocery store at that time (from CTA Archives).**

**Bottom: A 1970 photograph of a Chicago Transit Authority train coming into the Francisco station (from CTA Archives).**

## BUILDING CATALOG

*The categorization of whether a property is contributing or non-contributing to the Ravenswood Manor District represents a preliminary determination by the Planning, Design and Historic Preservation Division staff only. It is solely provided as guidance for property owners and the public to anticipate how these properties might be treated under the Chicago Landmarks Ordinance. Individual property owners retain the right to petition the Commission on Chicago Landmarks and the City Council on whether a building is contributing or non-contributing to the district on a case-by-case basis as part of the permit review process. The Commission and the City Council reserve the right to make a final determination in accordance with the procedures established by the Ordinance and the Commission's adopted Rules and Regulations. The staff's preliminary determination remains preliminary—it is not binding on the Planning, Design & Historic Preservation Division staff or the Commission on Chicago Landmarks, nor does the Commission or the City Council adopt it as part of the designation.*

***Note that buildings with asterisks under "Contributing?" are either properties from the period of significance and considered non-contributing due to integrity issues under the 2008 National Register nomination or are from the period of significance and may now be non-contributing due to integrity issues identified after a 2017 resurvey of the district made in preparation for this Chicago Landmark designation report. "Contributing / non-contributing" preliminary staff opinions for these buildings still need to be made in consultation with Historic Preservation Division staff.***

Street	Dir.	No.	Property type	Property sub-type / architectural style	Year Built	Contributing?
Agatite Ave	W	2702	Domestic - single dwelling	Bungalow	1925	*
Agatite Ave	W	2703	Domestic - multiple dwelling	Flats	1924	C
Agatite Ave	W	2705	Domestic - multiple dwelling	Flats	1924	C
Agatite Ave	W	2706	Domestic - multiple dwelling	Flats	1925	C
Agatite Ave	W	2707	Domestic - multiple dwelling	Flats	1913-14	C
Agatite Ave	W	2709	Domestic - multiple dwelling	Flats	1913-14	C
Agatite Ave	W	2710	Domestic - multiple dwelling	Flats	1914	C
Agatite Ave	W	2712	Domestic - multiple dwelling	Flats	1916	C
Agatite Ave	W	2715	Domestic - single dwelling	Bungalow	1921	C
Agatite Ave	W	2717	Domestic - multiple dwelling	Flats	1913	C
Agatite Ave	W	2720	Domestic - multiple dwelling	Flats	1914-15	C
Agatite Ave	W	2721	Domestic - multiple dwelling	Flats	1915	C
Agatite Ave	W	2722	Domestic - single dwelling	Bungalow	1921	C
Agatite Ave	W	2723	Domestic - multiple dwelling	Flats	1914-15	C
Agatite Ave	W	2724	Domestic - single dwelling	Bungalow	1914-15	C
Agatite Ave	W	2727	Domestic - multiple dwelling	Flats	1914-15	C
Agatite Ave	W	2728	Domestic - multiple dwelling	Flats	1922	C
Agatite Ave	W	2729	Domestic - multiple dwelling	Flats	1913	C
Agatite Ave	W	2732	Domestic - single dwelling	Bungalow	1921	C
Agatite Ave	W	2733	Domestic - multiple dwelling	Flats	1913	*
Agatite Ave	W	2734	Domestic - single dwelling	Bungalow	1917	*
Agatite Ave	W	2735	Domestic - multiple dwelling	Flats	1913	C
Agatite Ave	W	2736	Domestic - single dwelling	Bungalow	1917	C
Agatite Ave	W	2739	Domestic - single dwelling	Bungalow	1916	C
Agatite Ave	W	2740	Domestic - multiple dwelling	Flats	1923	C
Agatite Ave	W	2741	Domestic - single dwelling	Bungalow	1916	C

Agatite Ave	W	2743	Domestic - single dwelling	Bungalow	1916	C
California Ave	N	4414	Domestic - multiple dwelling	Flats	1923	C
California Ave	N	4415	Domestic - multiple dwelling	Flats	1923	C
California Ave	N	4417	Domestic - multiple dwelling	Flats	1913	C
California Ave	N	4418	Domestic - multiple dwelling	Flats	1922	C
California Ave	N	4420	Domestic - multiple dwelling	Flats - Classical Revival	1909	C
California Ave	N	4421	Domestic - multiple dwelling	Flats - Classical Revival	1914	C
California Ave	N	4424	Domestic - multiple dwelling	Flats	1921	C
California Ave	N	4425	Domestic - multiple dwelling	Flats	1916	C
California Ave	N	4426	Domestic - multiple dwelling	Flats - Classical Revival	1909	C
California Ave	N	4427-29	Domestic - multiple dwelling	Flats	1924	C
California Ave	N	4430	Domestic - multiple dwelling	Flats	1922	C
California Ave	N	4431	Domestic - multiple dwelling	Flats - Craftsman	1915	C
California Ave	N	4432	Domestic - multiple dwelling	Flats	1921	C
California Ave	N	4433	Domestic - multiple dwelling	Flats	1921	C
California Ave	N	4436	Domestic - multiple dwelling	Flats - Classical Revival	1913-14	C
California Ave	N	4437	Domestic - multiple dwelling	Flats	1923	C
California Ave	N	4439	Domestic - multiple dwelling	Flats	1913-14	C
California Ave	N	4440	Domestic - multiple dwelling	Flats	1912-13	C
California Ave	N	4442	Domestic - multiple dwelling	Flats - Classical Revival	1922	C
California Ave	N	4443	Domestic - multiple dwelling	Flats - Classical Revival	1910	C
California Ave	N	4444	Domestic - multiple dwelling	Flats	1922	C
California Ave	N	4445	Domestic - multiple dwelling	Flats	ca. 1919	C
California Ave	N	4448	Domestic - multiple dwelling	Flats	1913	*
California Ave	N	4449	Domestic - multiple dwelling	Flats - Craftsman	1916	C
California Ave	N	4450	Domestic - multiple dwelling	Flats - Craftsman	1915	C
California Ave	N	4451	Domestic - multiple dwelling	Flats - Classical Revival	1909	C
California Ave	N	4454	Domestic - multiple dwelling	Flats	1921	C
California Ave	N	4458	Domestic - multiple dwelling	Flats - Contemporary	1954	C
California Ave	N	4500	Domestic - multiple dwelling	Flats	1922	C
California Ave	N	4501	Landscape - park	Park	ca. 1916-17	C
California Ave	N	4504	Domestic - multiple dwelling	Flats	1917	C
California Ave	N	4508	Domestic - multiple dwelling	Flats	1923-24	*
California Ave	N	4510	Domestic - multiple dwelling	Flats	1912-13	*
California Ave	N	4512	Domestic - multiple dwelling	Flats	1913	C
California Ave	N	4514	Domestic - multiple dwelling	Flats	1916	C
Eastwood Ave	W	2801	Domestic - single dwelling	No style	1916	*
Eastwood Ave	W	2805	Vacant/Not in Use	Vacant	-	*
Eastwood Ave	W	2806	Domestic - single dwelling	Italian Renaissance Revival	1916	C
Eastwood Ave	W	2807	Domestic - single dwelling	Bungalow	1917	C
Eastwood Ave	W	2816	Domestic - single dwelling	Bungalow	1915	C
Eastwood Ave	W	2819	Domestic - single dwelling	American Foursquare	1914-15	C
Eastwood Ave	W	2820	Domestic - single dwelling	Bungalow	1917	C
Eastwood Ave	W	2821	Domestic - single dwelling	Bungalow - Tudor Revival	1915	*
Eastwood Ave	W	2822	Domestic - single dwelling	Bungalow - Craftsman	1917	C
Eastwood Ave	W	2825	Domestic - single dwelling	Bungalow	1915	*
Eastwood Ave	W	2826	Domestic - single dwelling	Bungalow	1917	C
Eastwood Ave	W	2827	Domestic - single dwelling	Bungalow	1915	*
Eastwood Ave	W	2828	Domestic - single dwelling	Bungalow - Craftsman	1917	C
Eastwood Ave	W	2831	Domestic - single dwelling	Bungalow - Craftsman	1916	C
Eastwood Ave	W	2832	Domestic - single dwelling	Bungalow - Craftsman	1913	C
Eastwood Ave	W	2833	Domestic - single dwelling	Bungalow	1914	C

Eastwood Ave	W	2835	Domestic - single dwelling	Bungalow - Craftsman	1914-15	C
Eastwood Ave	W	2836	Domestic - single dwelling	Bungalow	1915	C
Eastwood Ave	W	2838	Domestic - single dwelling	Bungalow	1914	*
Eastwood Ave	W	2842	Domestic - single dwelling	Craftsman	1915	C
Eastwood Ave	W	2844	Domestic - single dwelling	Bungalow - Craftsman	1913	C
Eastwood Ave	W	2850-56	Domestic - multiple dwelling	Apartments (Courtyard) - Italian Renaissance Revival	1924	C
Eastwood Ave	W	2901	Domestic - single dwelling	Italian Renaissance Revival	1924	C
Eastwood Ave	W	2905	Domestic - single dwelling	Dutch Colonial Revival	1925	C
Eastwood Ave	W	2907	Domestic - single dwelling	Prairie	ca. 1913	C
Eastwood Ave	W	2911	Domestic - single dwelling	Bungalow	1921	*
Eastwood Ave	W	2914	Domestic - single dwelling	Bungalow	1924	C
Eastwood Ave	W	2917	Domestic - single dwelling	Bungalow - Craftsman	1924-25	C
Eastwood Ave	W	2918	Domestic - single dwelling	American Foursquare	1916	*
Eastwood Ave	W	2920	Domestic - single dwelling	American Foursquare	1916-17	C
Eastwood Ave	W	2921	Domestic - single dwelling	Bungalow	1923	C
Eastwood Ave	W	2922	Domestic - single dwelling	American Foursquare	1913	C
Eastwood Ave	W	2925	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Eastwood Ave	W	2926	Domestic - single dwelling	American Foursquare	1913	C
Eastwood Ave	W	2929	Domestic - single dwelling	Bungalow	1919	*
Eastwood Ave	W	2930	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Eastwood Ave	W	2931	Domestic - single dwelling	Bungalow	1920	C
Eastwood Ave	W	2932	Domestic - single dwelling	Bungalow	1919	*
Eastwood Ave	W	2935	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Eastwood Ave	W	2936	Domestic - single dwelling	American Foursquare	1913-14	C
Eastwood Ave	W	2937	Domestic - single dwelling	American Foursquare	1912-13	C
Eastwood Ave	W	2938	Domestic - single dwelling	Bungalow	1924	C
Eastwood Ave	W	2940	Domestic - single dwelling	American Foursquare	1912-13	C
Eastwood Ave	W	2941	Domestic - single dwelling	Bungalow	1920	*
Eastwood Ave	W	2943	Domestic - single dwelling	American Foursquare	1909	C
Eastwood Ave	W	2944	Domestic - single dwelling	Bungalow	1919	*
Eastwood Ave	W	2947	Domestic - single dwelling	Bungalow	1921	C
Eastwood Ave	W	2948	Domestic - single dwelling	American Foursquare	1916	C
Eastwood Ave	W	2949	Domestic - single dwelling	American Foursquare	1913-14	C
Eastwood Ave	W	2950	Domestic - single dwelling	Bungalow	1923	C
Eastwood Ave	W	2953	Domestic - single dwelling	Bungalow	1921	*
Eastwood Ave	W	2954	Domestic - single dwelling	Bungalow - Craftsman	1922	*
Eastwood Ave	W	2955	Domestic - single dwelling	American Foursquare	1914	C
Eastwood Ave	W	2958	Domestic - single dwelling	Bungalow	1924	C
Eastwood Ave	W	2959	Domestic - single dwelling	Bungalow - Tudor Revival	1924	C
Francisco Ave	N	4414	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4415	Domestic - single dwelling	Bungalow - Craftsman	1917	C
Francisco Ave	N	4418	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4419	Domestic - single dwelling	Bungalow	1921	C
Francisco Ave	N	4421	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4422	Domestic - single dwelling	Queen Anne - Free Classic	1909	C
Francisco Ave	N	4425	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Francisco Ave	N	4426	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4427	Domestic - single dwelling	Bungalow	1921	C
Francisco Ave	N	4430	Domestic - single dwelling	American Foursquare	1914	C
Francisco Ave	N	4431	Domestic - single dwelling	Bungalow	1919	C

Francisco Ave	N	4432	Domestic - single dwelling	Bungalow	1920	C
Francisco Ave	N	4435	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4437	Domestic - single dwelling	American Foursquare	1914-15	C
Francisco Ave	N	4438	Domestic - single dwelling	Bungalow	1921	C
Francisco Ave	N	4439	Domestic - single dwelling	American Foursquare	1914-15	C
Francisco Ave	N	4442	Domestic - single dwelling	Bungalow	1919	*
Francisco Ave	N	4443	Domestic - single dwelling	American Foursquare	1909	C
Francisco Ave	N	4444	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4445	Domestic - single dwelling	American Foursquare	1909	C
Francisco Ave	N	4446	Domestic - single dwelling	Bungalow	1921	C
Francisco Ave	N	4449	Domestic - single dwelling	American Foursquare	1909	C
Francisco Ave	N	4451	Domestic - single dwelling	American Foursquare	1918	C
Francisco Ave	N	4452	Domestic - single dwelling	Gable Front	1909	C
Francisco Ave	N	4455	Domestic - single dwelling	Bungalow	1921	C
Francisco Ave	N	4459	Domestic - single dwelling	Bungalow	1923	C
Francisco Ave	N	4500	Domestic - multiple dwelling	Flats	ca. 1958	NC
Francisco Ave	N	4505	Domestic - single dwelling	American Foursquare	1914	C
Francisco Ave	N	4506	Domestic - single dwelling	American Foursquare	ca. 1914	C
Francisco Ave	N	4509	Domestic - single dwelling	Bungalow	1920	C
Francisco Ave	N	4510	Domestic - single dwelling	American Foursquare	1916	C
Francisco Ave	N	4511	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4515	Domestic - single dwelling	Bungalow	1919	C
Francisco Ave	N	4516	Domestic - single dwelling	Craftsman	1913	C
Francisco Ave	N	4520	Domestic - single dwelling	Flats	1919	C
Francisco Ave	N	4521	Domestic - single dwelling	Craftsman	1911	C
Francisco Ave	N	4524	Domestic - single dwelling	American Foursquare	1909	C
Francisco Ave	N	4525	Domestic - single dwelling	American Foursquare	1919	C
Francisco Ave	N	4528	Domestic - single dwelling	Bungalow	1921	C
Francisco Ave	N	4529	Domestic - single dwelling	Colonial Revival	1912	C
Francisco Ave	N	4532	Domestic - single dwelling	American Foursquare	1916	C
Francisco Ave	N	4535	Domestic - single dwelling	Gable Front	1909	C
Francisco Ave	N	4538	Domestic - single dwelling	Bungalow	1917	C
Francisco Ave	N	4539	Domestic - single dwelling	Bungalow	1923	C
Francisco Ave	N	4630-36	Domestic - multiple dwelling and Commerce/Trade	Apartments (Walk-up) - Craftsman	1915	C
Francisco Ave	N	4638	Commerce/Trade and Domestic - multiple dwelling	Two Part Commercial Block - Italian Renaissance Revival	1928	C
Francisco Ave	N	4640	Commerce/Trade and Domestic - multiple dwelling	Two Part Commercial Block	1913	C
Francisco Ave	N	4642	Commerce/Trade and Domestic - multiple dwelling	Two Part Commercial Block	ca. 1993	C
Francisco Ave	N	4648-50	Transportation - Rail Related	Railroad Station	ca. 1907	C
Giddings St	W	2845	Domestic - single dwelling	Tudor Revival	1922-23	C
Giddings St	W	2847	Domestic - single dwelling	American Foursquare	1916	C
Giddings St	W	2853	Domestic - single dwelling	Bungalow - Craftsman	1915	C
Giddings St	W	2854	Domestic - single dwelling	Mansard	ca. 1967	NC
Giddings St	W	2858	Domestic - single dwelling	Bungalow	1916	C
Giddings St	W	2860	Domestic - single dwelling	Bungalow	1916	C
Giddings St	W	2901	Domestic - single dwelling	Bungalow	1916	C
Giddings St	W	2903	Domestic - single dwelling	Bungalow	ca. 1917	C
Giddings St	W	2907	Domestic - single dwelling	Bungalow	1916-17	C
Giddings St	W	2909	Domestic - single dwelling	Bungalow	1917	C
Giddings St	W	2910	Domestic - single dwelling	Neo-Traditional	ca. 2003	NC
Giddings St	W	2911	Domestic - single dwelling	Bungalow	1924-25	C

Giddings St	W	2914	Domestic - single dwelling	Bungalow	ca. 1919	C
Giddings St	W	2915	Domestic - single dwelling	Bungalow - Craftsman	1916	C
Giddings St	W	2918	Domestic - single dwelling	Bungalow	1916	C
Giddings St	W	2919	Domestic - single dwelling	Bungalow	1916	C
Giddings St	W	2920	Domestic - single dwelling	Bungalow	1924-25	C
Giddings St	W	2921	Domestic - single dwelling	Bungalow - Craftsman	1916-17	C
Giddings St	W	2924	Domestic - single dwelling	Bungalow	1919	C
Giddings St	W	2925	Domestic - single dwelling	Tudor Revival	1927	C
Giddings St	W	2926	Domestic - single dwelling	Bungalow	1919	C
Giddings St	W	2929	Domestic - single dwelling	Tudor Revival	1926	C
Giddings St	W	2930	Domestic - single dwelling	Bungalow	1919	C
Giddings St	W	2932	Domestic - single dwelling	Craftsman	1915	C
Giddings St	W	2934	Landscape - park	Park	ca. 1990	NC
Leland Ave	W	2821	Domestic - single dwelling	Split-Level /Contemporary	ca. 1965	NC
Leland Ave	W	2825	Domestic - single dwelling	Ranch Bungalow	ca. 1957	NC
Leland Ave	W	2829	Domestic - single dwelling	Ranch Bungalow	ca. 1957	NC
Leland Ave	W	2830	Domestic - single dwelling	Colonial Revival	ca. 1925	C
Leland Ave	W	2833	Domestic - single dwelling	Ranch Bungalow	ca. 1957	NC
Leland Ave	W	2835	Domestic - single dwelling	Ranch Bungalow	ca. 1957	NC
Leland Ave	W	2836	Domestic - single dwelling	Bungalow - Craftsman	1915	C
Leland Ave	W	2841	Domestic - single dwelling	Bungalow	1915	C
Leland Ave	W	2843	Domestic - single dwelling	Bungalow - Craftsman	1915	C
Leland Ave	W	2847	Domestic - single dwelling	Bungalow - Craftsman	1915	*
Leland Ave	W	2848	Domestic - single dwelling	Colonial Revival	1923	C
Leland Ave	W	2849	Domestic - single dwelling	Bungalow	1915	C
Leland Ave	W	2852	Domestic - single dwelling	Craftsman	1915	C
Leland Ave	W	2853	Domestic - single dwelling	Bungalow	1916-17	C
Leland Ave	W	2854	Domestic - single dwelling	Craftsman	1915	C
Leland Ave	W	2857-67	Domestic - multiple dwelling	Apartments (Courtyard) - Italian Renaissance Revival	1924	C
Leland Ave	W	2858	Domestic - single dwelling	Bungalow	1921	C
Leland Ave	W	2860	Domestic - single dwelling	Bungalow - Craftsman	ca. 1923	C
Leland Ave	W	2864	Domestic - single dwelling	Craftsman	1915	C
Leland Ave	W	2866	Domestic - single dwelling	Craftsman	1915	C
Leland Ave	W	2868	Domestic - single dwelling	Bungalow	ca. 1919	C
Leland Ave	W	2872	Domestic - single dwelling	Ranch Bungalow	ca. 1959	NC
Leland Ave	W	2921	Domestic - single dwelling	Bungalow	1920	C
Leland Ave	W	2925	Domestic - single dwelling	Craftsman	1916	C
Leland Ave	W	2926	Domestic - single dwelling	Bungalow	1919	*
Leland Ave	W	2928	Domestic - single dwelling	Bungalow	1919	C
Leland Ave	W	2929	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1922	*
Leland Ave	W	2930	Domestic - single dwelling	Bungalow	1919	C
Leland Ave	W	2936	Domestic - single dwelling	American Foursquare	1909	C
Leland Ave	W	2938	Domestic - single dwelling	American Foursquare	1914	C
Leland Ave	W	2939	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1921	C
Leland Ave	W	2940	Domestic - single dwelling	American Foursquare	1914	C
Leland Ave	W	2943	Domestic - single dwelling	American Foursquare	1915	C
Leland Ave	W	2944	Domestic - single dwelling	American Foursquare	1923	C
Leland Ave	W	2945	Domestic - single dwelling	American Foursquare	1915	C
Leland Ave	W	2947	Domestic - single dwelling	American Foursquare	1915	C
Leland Ave	W	2951	Domestic - single dwelling	Bungalow	1919	C

Leland Ave	W	2955	Domestic - single dwelling	Bungalow	1926	C
Leland Ave	W	2959	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1921	C
Manor Ave	N	4414	Domestic - multiple dwelling	Flats	1921	C
Manor Ave	N	4418	Domestic - multiple dwelling	Flats	1915	C
Manor Ave	N	4420	Domestic - single dwelling	Bungalow - Craftsman	1921	C
Manor Ave	N	4424	Domestic - multiple dwelling	Flats	1913-14	C
Manor Ave	N	4426	Domestic - single dwelling	Bungalow	ca. 1921	C
Manor Ave	N	4430	Domestic - single dwelling	Bungalow - Craftsman	1921	C
Manor Ave	N	4432	Domestic - single dwelling	Bungalow	1920	C
Manor Ave	N	4434	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1925	C
Manor Ave	N	4435	Domestic - multiple dwelling	Flats	1923	C
Manor Ave	N	4444	Domestic - single dwelling	Bungalow	1921	C
Manor Ave	N	4454	Domestic - single dwelling	Tudor Revival	1925	C
Manor Ave	N	4455	Domestic - single dwelling	Bungalow - French Eclectic	ca. 1925	C
Manor Ave	N	4505	Domestic - multiple dwelling	Flats - Italian Renaissance Revival	1922	C
Manor Ave	N	4528	Domestic - multiple dwelling	Flats	1914-15	C
Manor Ave	N	4532	Domestic - multiple dwelling	Flats	1914-15	C
Manor Ave	N	4545	Domestic - single dwelling	Prairie	1916	C
Manor Ave	N	4555	Domestic - single dwelling	Split-Level	ca. 1956	C
Manor Ave	N	4626-40	Landscape - park	Park	ca. 1915	C
Manor Ave	N	4637	Domestic - single dwelling	Italian Renaissance Revival	1922	C
Manor Ave	N	4653-61	Domestic - multiple dwelling	Apartments - Italian Renaissance Revival	1927-28	C
Manor Ave	N	4662-70	Commerce/Trade - business	One Part Commercial Block	1922-23	C
Manor Ave	N	4663-69	Commerce/Trade and Domestic - multiple dwelling	Two Part Commercial Block - Classical Revival	1916-17	C
Manor Ave	N	4671-75	Domestic - multiple dwelling	Apartments (Courtyard) - Italian Renaissance Revival	1924	C
Manor Ave	N	4672-80	Domestic - multiple dwelling	Apartments (Walk-up) - Italian Renaissance Revival	1925	C
Manor Ave	N	4704	Domestic - single dwelling	Raised Ranch	ca. 1958	NC
Manor Ave	N	4711	Domestic - single dwelling	Split-Level	ca. 1958	NC
Manor Ave	N	4722	Domestic - single dwelling	Bungalow	1922	*
Manor Ave	N	4728	Domestic - single dwelling	Neo-Traditional	1914	NC
Manor Ave	N	4732	Domestic - single dwelling	Bungalow	1919	*
Manor Ave	N	4734	Domestic - single dwelling	Craftsman	1912-13	C
Manor Ave	N	4736	Domestic - single dwelling	Bungalow	1920	C
Manor Ave	N	4750	Domestic - single dwelling	Prairie	1920	C
Mozart St	N	4415	Domestic - single dwelling	American Foursquare	1914	C
Mozart St	N	4416	Domestic - single dwelling	Bungalow - Craftsman	1921	C
Mozart St	N	4418	Domestic - single dwelling	American Foursquare	1915	C
Mozart St	N	4419	Domestic - single dwelling	American Foursquare	1918	C
Mozart St	N	4422	Domestic - single dwelling	Bungalow	1915	C
Mozart St	N	4423	Domestic - single dwelling	American Foursquare	1914	C
Mozart St	N	4424	Domestic - single dwelling	American Foursquare	1916	C
Mozart St	N	4426	Domestic - single dwelling	Bungalow	1921	C
Mozart St	N	4427	Domestic - single dwelling	American Foursquare	1914	C
Mozart St	N	4430	Domestic - single dwelling	Bungalow	1919	C
Mozart St	N	4432	Domestic - single dwelling	Queen Anne - Free Classic	1909	*

Mozart St	N	4433	Domestic - single dwelling	Bungalow	1919	C
Mozart St	N	4436	Domestic - single dwelling	Bungalow	1919	C
Mozart St	N	4437	Domestic - single dwelling	American Foursquare	1915	C
Mozart St	N	4439	Domestic - single dwelling	American Foursquare	1916	C
Mozart St	N	4440	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Mozart St	N	4443	Domestic - single dwelling	Prairie	1915	*
Mozart St	N	4444	Domestic - single dwelling	Bungalow	1921	C
Mozart St	N	4448	Domestic - single dwelling	Craftsman	1914	C
Mozart St	N	4449	Domestic - single dwelling	American Foursquare	1911	C
Mozart St	N	4450	Domestic - single dwelling	Craftsman	1913	C
Mozart St	N	4451	Domestic - single dwelling	American Foursquare	1915	C
Mozart St	N	4454	Domestic - single dwelling	Bungalow	1924	C
Mozart St	N	4455	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1924	C
Mozart St	N	4458	Domestic - single dwelling	Bungalow	1924	C
Mozart St	N	4459	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1924	C
Mozart St	N	4500	Domestic - single dwelling	Tudor Revival	1927-28	C
Mozart St	N	4504	Domestic - single dwelling	Bungalow - Craftsman	ca. 1917	C
Mozart St	N	4507	Domestic - single dwelling	American Foursquare	1909	C
Mozart St	N	4508	Domestic - single dwelling	Craftsman	1914-15	C
Mozart St	N	4510	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Mozart St	N	4511	Domestic - single dwelling	American Foursquare	1915	C
Mozart St	N	4514	Domestic - single dwelling	Bungalow - Craftsman	1918	*
Mozart St	N	4517	Domestic - single dwelling	Bungalow	1919	C
Mozart St	N	4518	Domestic - single dwelling	American Foursquare	1916-17	C
Mozart St	N	4519	Domestic - single dwelling	Craftsman	1914-15	C
Mozart St	N	4520	Domestic - single dwelling	American Foursquare	1915	C
Mozart St	N	4521	Domestic - single dwelling	Craftsman	1916-17	C
Mozart St	N	4524	Domestic - single dwelling	American Foursquare	1916-17	C
Mozart St	N	4525	Domestic - single dwelling	American Foursquare	1915	C
Mozart St	N	4529	Domestic - single dwelling	American Foursquare	1915	C
Mozart St	N	4530	Domestic - single dwelling	American Foursquare	1917	C
Mozart St	N	4531	Domestic - single dwelling	American Foursquare	1915	*
Mozart St	N	4532	Domestic - single dwelling	American Foursquare	1912-13	C
Mozart St	N	4535	Domestic - single dwelling	American Foursquare	1916	C
Mozart St	N	4536	Domestic - single dwelling	American Foursquare	1914-15	C
Mozart St	N	4537	Domestic - single dwelling	American Foursquare	1913	C
Mozart St	N	4538	Domestic - single dwelling	American Foursquare	1916	C
Mozart St	N	4539	Domestic - single dwelling	Split-Level	ca. 1964	NC
Mozart St	N	4545	Domestic - single dwelling	Craftsman	1909	C
Richmond St	N	4415	Domestic - single dwelling	Bungalow	1921	C
Richmond St	N	4416	Domestic - single dwelling	Bungalow	ca. 1925	*
Richmond St	N	4418	Domestic - single dwelling	Bungalow	1919	C
Richmond St	N	4419	Domestic - single dwelling	Bungalow	1921	*
Richmond St	N	4420	Domestic - single dwelling	American Foursquare	1909	C
Richmond St	N	4421	Domestic - single dwelling	Bungalow	ca. 1921	C
Richmond St	N	4424	Domestic - single dwelling	American Foursquare	1916	C
Richmond St	N	4425	Domestic - single dwelling	Bungalow	1919	*
Richmond St	N	4426	Domestic - single dwelling	Bungalow	1924	C
Richmond St	N	4427	Domestic - single dwelling	Bungalow	1919	C
Richmond St	N	4430	Domestic - single dwelling	American Foursquare	1916	C
Richmond St	N	4431	Domestic - single dwelling	Bungalow	1919	C
Richmond St	N	4432	Domestic - single dwelling	American Foursquare	1910	C

Richmond St	N	4433	Domestic - single dwelling	Bungalow	1919	C
Richmond St	N	4436	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Richmond St	N	4437	Domestic - single dwelling	Bungalow	1919	C
Richmond St	N	4438	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1921	C
Richmond St	N	4439	Domestic - single dwelling	American Foursquare	1916	C
Richmond St	N	4443	Domestic - single dwelling	American Foursquare	1917	C
Richmond St	N	4444	Domestic - single dwelling	Queen Anne - Free Classic	1909	C
Richmond St	N	4445	Domestic - single dwelling	American Foursquare	1916	C
Richmond St	N	4448	Domestic - single dwelling	Bungalow	1920	C
Richmond St	N	4449	Domestic - single dwelling	Craftsman	1913	C
Richmond St	N	4450	Domestic - single dwelling	Craftsman	1910	C
Richmond St	N	4451	Domestic - single dwelling	Split-Level	ca. 1965	NC
Richmond St	N	4454	Domestic - single dwelling	Ranch Bungalow	ca. 1961	NC
Richmond St	N	4455	Domestic - single dwelling	American Foursquare	1916	C
Richmond St	N	4459	Domestic - single dwelling	American Foursquare	1916-17	C
Richmond St	N	4506	Domestic - single dwelling	Bungalow - Craftsman	1922	C
Richmond St	N	4507	Domestic - single dwelling	American Foursquare	1917	C
Richmond St	N	4508	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1919	C
Richmond St	N	4511	Domestic - single dwelling	American Foursquare	1919	C
Richmond St	N	4512	Domestic - single dwelling	American Foursquare	1919	C
Richmond St	N	4514	Domestic - single dwelling	American Foursquare	1909	C
Richmond St	N	4515	Domestic - single dwelling	American Foursquare	1915	C
Richmond St	N	4518	Domestic - single dwelling	American Foursquare	1912	C
Richmond St	N	4519	Domestic - single dwelling	American Foursquare	1916-17	C
Richmond St	N	4520	Domestic - single dwelling	Bungalow	1920	C
Richmond St	N	4521	Domestic - single dwelling	Colonial Revival	1909	NC
Richmond St	N	4524	Domestic - single dwelling	Bungalow - Prairie	1922	C
Richmond St	N	4527	Domestic - single dwelling	Craftsman	1910	C
Richmond St	N	4530	Domestic - single dwelling	American Foursquare	1909	C
Richmond St	N	4532	Domestic - single dwelling	American Foursquare	1916	C
Richmond St	N	4533	Domestic - single dwelling	American Foursquare	1914	C
Richmond St	N	4537	Domestic - single dwelling	American Foursquare	1912-13	C
Richmond St	N	4538	Domestic - single dwelling	Bungalow	1921	C
Richmond St	N	4539	Domestic - single dwelling	American Foursquare	1916	C
Richmond St	N	4550	Domestic - single dwelling	Italian Renaissance Revival	1923	C
Sacramento Ave	N	4417	Domestic - single dwelling	Bungalow	1922-23	C
Sacramento Ave	N	4419	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4421	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4425	Domestic - single dwelling	Craftsman	1915	C
Sacramento Ave	N	4427	Domestic - single dwelling	American Foursquare	1915	C
Sacramento Ave	N	4431	Domestic - single dwelling	American Foursquare	1913-14	C
Sacramento Ave	N	4433	Domestic - single dwelling	Bungalow	ca. 1920	C
Sacramento Ave	N	4435	Domestic - single dwelling	Bungalow	ca. 1920	C
Sacramento Ave	N	4439	Domestic - single dwelling	American Foursquare	1915	C
Sacramento Ave	N	4443	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4445	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4449	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4451	Domestic - single dwelling	Bungalow	1921	C
Sacramento Ave	N	4455	Domestic - single dwelling	Bungalow	1921	C
Sacramento Ave	N	4507	Domestic - single dwelling	American Foursquare	1915	C
Sacramento Ave	N	4509	Domestic - single dwelling	Bungalow	1921	C

Sacramento Ave	N	4513	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Sacramento Ave	N	4515	Domestic - single dwelling	American Foursquare	1912-13	C
Sacramento Ave	N	4519	Domestic - single dwelling	Bungalow	1919	*
Sacramento Ave	N	4521	Domestic - single dwelling	American Foursquare	1910	C
Sacramento Ave	N	4525	Domestic - single dwelling	American Foursquare	1911	C
Sacramento Ave	N	4529	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1919	C
Sacramento Ave	N	4535	Domestic - single dwelling	American Foursquare	1915	C
Sacramento Ave	N	4539	Domestic - single dwelling	Bungalow - Craftsman	1922	C
Sacramento Ave	N	4701	Domestic - single dwelling	Ranch Bungalow	ca. 1955	NC
Sacramento Ave	N	4705	Domestic - single dwelling	Ranch Bungalow	ca. 1955	NC
Sacramento Ave	N	4709	Domestic - single dwelling	American Foursquare	1915	C
Sacramento Ave	N	4711	Domestic - single dwelling	Bungalow	1922	C
Sacramento Ave	N	4715	Domestic - single dwelling	Bungalow	1921	C
Sacramento Ave	N	4719	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4721	Domestic - single dwelling	American Foursquare	1909	C
Sacramento Ave	N	4723	Domestic - single dwelling	Bungalow	1923	C
Sacramento Ave	N	4727	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4729	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Sacramento Ave	N	4733	Domestic - single dwelling	Bungalow	1919	NC
Sacramento Ave	N	4737	Domestic - single dwelling	Bungalow	1919	C
Sacramento Ave	N	4741	Domestic - single dwelling	Bungalow	1924	*
Sacramento Ave	N	4745	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1921	C
Sunnyside Ave	W	2701	Domestic - single dwelling	Bungalow	1921	C
Sunnyside Ave	W	2705	Domestic - multiple dwelling	Flats	1922	C
Sunnyside Ave	W	2709	Domestic - multiple dwelling	Flats	1922	C
Sunnyside Ave	W	2710	Domestic - single dwelling	Bungalow - Craftsman	1913	C
Sunnyside Ave	W	2711	Domestic - multiple dwelling	Flats	1916-17	C
Sunnyside Ave	W	2712	Domestic - multiple dwelling	Flats	1922-23	C
Sunnyside Ave	W	2714	Domestic - single dwelling	Bungalow	1922	C
Sunnyside Ave	W	2716	Domestic - multiple dwelling	Flats - Colonial Revival	1910	C
Sunnyside Ave	W	2717	Domestic - single dwelling	Bungalow	1916	C
Sunnyside Ave	W	2719	Domestic - multiple dwelling	Flats	1922	C
Sunnyside Ave	W	2721	Domestic - multiple dwelling	Flats	1912-13	C
Sunnyside Ave	W	2724	Domestic - single dwelling	Bungalow - Craftsman	1915	C
Sunnyside Ave	W	2725	Domestic - multiple dwelling	Flats	1921	C
Sunnyside Ave	W	2727	Domestic - single dwelling	Neo-Craftsman	ca. 2005	NC
Sunnyside Ave	W	2730	Domestic - multiple dwelling	Flats - Craftsman	1913	C
Sunnyside Ave	W	2731	Domestic - multiple dwelling	Flats	1917	C
Sunnyside Ave	W	2732	Domestic - multiple dwelling	Flats	1916	C
Sunnyside Ave	W	2735	Domestic - single dwelling	Bungalow - Craftsman	1921	C
Sunnyside Ave	W	2736	Domestic - multiple dwelling	Flats	1919	C
Sunnyside Ave	W	2737	Domestic - single dwelling	Bungalow	1919	C
Sunnyside Ave	W	2738	Domestic - multiple dwelling	Flats - Prairie	1915	C
Sunnyside Ave	W	2742	Domestic - multiple dwelling	Flats - Contemporary	ca. 1962	NC
Sunnyside Ave	W	2744	Domestic - multiple dwelling	Flats - Craftsman	1916	C
Sunnyside Ave	W	2748	Domestic - multiple dwelling	Flats - Italian Renaissance Revival	1922-23	C
Sunnyside Ave	W	2749	Domestic - multiple dwelling	Apartments (Courtyard) - Italian Renaissance Revival	1924	C
Sunnyside Ave	W	2814	Domestic - single dwelling	Neo-Traditional	ca. 2003	NC
Sunnyside Ave	W	2854	Domestic - single dwelling	Dutch Colonial Revival	1925	C
Sunnyside Ave	W	2901	Domestic - single dwelling	Colonial Revival	1920	C

Sunnyside Ave	W	2920	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1921	C
Sunnyside Ave	W	2934	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1923	C
Sunnyside Ave	W	2939	Domestic - single dwelling	American Foursquare	1919	C
Sunnyside Ave	W	2954	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1925	C
Sunnyside Ave	W	2955	Domestic - single dwelling	Bungalow	1921	C
Wilson Ave	W	2735	Domestic - single dwelling	Ranch Bungalow	ca. 1964	NC
Wilson Ave	W	2741	Domestic - single dwelling	Ranch Bungalow	ca. 1964	NC
Wilson Ave	W	2743	Domestic - single dwelling	Ranch Bungalow	ca. 1964	NC
Wilson Ave	W	2747	Domestic - single dwelling	Ranch Bungalow	ca. 1964	NC
Wilson Ave	W	2748	Domestic - single dwelling	Spanish Colonial Revival	1924	C
Wilson Ave	W	2754	Domestic - single dwelling	Gable Front	1913	C
Wilson Ave	W	2755	Domestic - single dwelling	Bungalow - Craftsman	1915	C
Wilson Ave	W	2757	Domestic - single dwelling	Bungalow	1915	C
Wilson Ave	W	2761	Domestic - single dwelling	Bungalow - Craftsman	1916	C
Wilson Ave	W	2762	Domestic - single dwelling	Bungalow - Craftsman	1912-13	C
Wilson Ave	W	2763	Domestic - single dwelling	No style	ca. 1968	NC
Wilson Ave	W	2767	Domestic - single dwelling	American Foursquare	1910	*
Wilson Ave	W	2801	Domestic - single dwelling	Bungalow	1915	C
Wilson Ave	W	2802	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1919	C
Wilson Ave	W	2805	Domestic - single dwelling	Bungalow	1916	C
Wilson Ave	W	2806	Domestic - single dwelling	Bungalow	1916	C
Wilson Ave	W	2807	Domestic - single dwelling	American Foursquare	1909	C
Wilson Ave	W	2810	Domestic - single dwelling	Bungalow	1917	C
Wilson Ave	W	2812	Domestic - single dwelling	Ranch Bungalow	ca. 1964	NC
Wilson Ave	W	2816	Domestic - single dwelling	American Foursquare	1909	C
Wilson Ave	W	2818	Domestic - single dwelling	Bungalow	1917	C
Wilson Ave	W	2820	Domestic - single dwelling	American Foursquare	1912	C
Wilson Ave	W	2839	Domestic - single dwelling	Bungalow - Craftsman	ca. 1926	C
Wilson Ave	W	2840	Domestic - single dwelling	Ranch Bungalow (with second story added)	ca. 1955	NC
Wilson Ave	W	2841	Domestic - single dwelling	Bungalow - Craftsman	1919	C
Wilson Ave	W	2842	Domestic - single dwelling	No style	ca. 1958	NC
Wilson Ave	W	2845	Domestic - single dwelling	Bungalow	1920	C
Wilson Ave	W	2846	Domestic - single dwelling	Craftsman	1912-13	C
Wilson Ave	W	2848	Domestic - single dwelling	Prairie	1909	C
Wilson Ave	W	2849	Domestic - single dwelling	American Foursquare	1910	C
Wilson Ave	W	2853	Domestic - single dwelling	Gable Front	1915	C
Wilson Ave	W	2854	Domestic - single dwelling	Bungalow	1923	C
Wilson Ave	W	2857	Domestic - single dwelling	Bungalow - Craftsman	1921	C
Wilson Ave	W	2858	Domestic - single dwelling	Bungalow	1923	C
Wilson Ave	W	2900	Domestic - single dwelling	Craftsman	1924	C
Wilson Ave	W	2903	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1924	C
Wilson Ave	W	2904	Domestic - single dwelling	Bungalow - Craftsman	1925	*
Wilson Ave	W	2906	Domestic - single dwelling	American Foursquare	1912-13	C
Wilson Ave	W	2907	Domestic - single dwelling	****	2016	NC
Wilson Ave	W	2910	Domestic - single dwelling	Bungalow	1919	C
Wilson Ave	W	2912	Domestic - single dwelling	Bungalow	1922	C
Wilson Ave	W	2915	Domestic - single dwelling	Bungalow	1919	C
Wilson Ave	W	2916	Domestic - single dwelling	Bungalow - Craftsman	1920	C
Wilson Ave	W	2917	Domestic - single dwelling	American Foursquare	1916	C
Wilson Ave	W	2919	Domestic - single dwelling	American Foursquare	1916	C

Wilson Ave	W	2920	Domestic - single dwelling	Bungalow	1924	C
Wilson Ave	W	2923	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1927	C
Wilson Ave	W	2924	Domestic - single dwelling	American Foursquare	1912-13	C
Wilson Ave	W	2925	Domestic - single dwelling	Bungalow	1926-27	*
Wilson Ave	W	2928	Domestic - single dwelling	American Foursquare	1909	C
Wilson Ave	W	2934	Domestic - single dwelling	Prairie	1915	C
Wilson Ave	W	2936	Domestic - single dwelling	American Foursquare	1917	C
Wilson Ave	W	2941	Domestic - single dwelling	American Foursquare	1913	C
Wilson Ave	W	2942	Domestic - single dwelling	American Foursquare	1916	C
Wilson Ave	W	2943	Domestic - single dwelling	Bungalow	1920	C
Wilson Ave	W	2946	Domestic - single dwelling	American Foursquare	1914-15	C
Wilson Ave	W	2947	Domestic - single dwelling	American Foursquare	1914	C
Wilson Ave	W	2948	Domestic - single dwelling	Bungalow	1920	C
Wilson Ave	W	2949	Domestic - single dwelling	Gable Front	1917	C
Wilson Ave	W	2950	Domestic - single dwelling	Bungalow	1920	C
Wilson Ave	W	2951	Domestic - single dwelling	Bungalow	ca. 1917	C
Wilson Ave	W	2954	Domestic - single dwelling	American Foursquare	1915	C
Wilson Ave	W	2955	Domestic - single dwelling	Bungalow	1919	C
Wilson Ave	W	2959	Domestic - single dwelling	Bungalow	1923	C
Windsor Ave	W	2711	Domestic - single dwelling	Italian Renaissance Revival	1923	C
Windsor Ave	W	2717	Domestic - single dwelling	American Foursquare	1913	C
Windsor Ave	W	2719	Domestic - single dwelling	French Eclectic	1933	C
Windsor Ave	W	2720	Domestic - single dwelling	Tudor Revival	1928	*
Windsor Ave	W	2724	Domestic - single dwelling	Italian Renaissance Revival	1928-29	C
Windsor Ave	W	2725	Domestic - single dwelling	Craftsman	1923	C
Windsor Ave	W	2728	Domestic - single dwelling	Craftsman	1915	C
Windsor Ave	W	2730	Domestic - single dwelling	Bungalow - Craftsman	1917	C
Windsor Ave	W	2731	Domestic - single dwelling	Bungalow - Craftsman	1911	C
Windsor Ave	W	2733	Domestic - single dwelling	Craftsman	1915	C
Windsor Ave	W	2735	Domestic - single dwelling	Prairie	1915	C
Windsor Ave	W	2739	Domestic - single dwelling	Bungalow - Craftsman	1913	C
Windsor Ave	W	2740	Domestic - single dwelling	Bungalow	1916	C
Windsor Ave	W	2743	Domestic - single dwelling	Gable Front	1916	C
Windsor Ave	W	2744	Domestic - single dwelling	American Foursquare	1914-15	C
Windsor Ave	W	2745	Domestic - single dwelling	Bungalow - Craftsman	1916	*
Windsor Ave	W	2746	Domestic - single dwelling	Bungalow	1922	C
Windsor Ave	W	2749	Domestic - single dwelling	Craftsman	1919	C
Windsor Ave	W	2750	Domestic - single dwelling	Bungalow - Italian Renaissance Revival	1919	C
Windsor Ave	W	2751	Domestic - single dwelling	American Foursquare	1913	C
Windsor Ave	W	2752	Domestic - single dwelling	Bungalow	1917	*
Windsor Ave	W	2753	Domestic - multiple dwelling	American Foursquare	1925	C
Windsor Ave	W	2756	Domestic - single dwelling	American Foursquare	1914	*
Windsor Ave	W	2760	Domestic - single dwelling	Bungalow - Craftsman	1912	C
Windsor Ave	W	2761	Domestic - single dwelling	Italian Renaissance Revival	1924	C

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A photograph (circa 1917) looking east towards the 2800-block of East Eastwood Avenue. The photograph is believed to have been taken from the roof of 4640 North Francisco Avenue. In the foreground is the pergola (now demolished) that once stood at the north end of Ravenswood Manor Park (photograph courtesy Adrian Collins).

## ACKNOWLEDGMENTS

### CITY OF CHICAGO

Rahm Emanuel, Mayor

### Department of Planning and Development

David Reifman, Commissioner

Patricia A. Scudiero, Managing Deputy Commissioner, Bureau of Zoning and Land Use

Eleanor Esser Gorski, Deputy Commissioner; Planning, Design & Historic Preservation Division

### Project Staff

Terry Tatum (consultant), research, writing, and layout

Jim Peters (volunteer), research and photography

Matt Crawford (project manager), editing

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**The pergola that once stood at the north end of Ravenswood Manor Park was built by William E. Harmon and Co. in 1909. This photograph is believed to date from 1937.**

*The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development, Planning, Design & Historic Preservation Division, City Hall, 121 North LaSalle Street, Room 1006, Chicago, IL 60602; (312-744-3200) phone; (312-744-9140) fax, web site: [www.cityofchicago.org/landmarks](http://www.cityofchicago.org/landmarks)*

*This Preliminary Summary of Information is subject to possible revision and amendment during the designation process. Only language contained within the final landmark designation ordinance as approved by City Council should be regarded as final.*