

LANDMARK DESIGNATION REPORT



Chatham-Greater Grand Crossing Commercial District

Including the Following Address Ranges (Even/Odd Addresses):
748-758 E. 75th St. (evens); 737-759 E. 75th St. (odds); 635 E. 79th St.;
714-758 E. 79th St. (evens); 735-759 E. 79th St. (odds); 932 E. 79th St.;
7439-7459 S. Cottage Grove Ave. (odds); 7600-7604 S. Cottage Grove
Ave. (evens); and 7705, 8000 and 8030 S. Cottage Grove Ave.

Preliminary Landmark recommendation approved by the Commission on Chicago Landmarks, November 1, 2007



CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Arnold L. Randall, Commissioner

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 which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.

The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.

Cover: Present-day streetscape views of the Chatham-Greater Grand Crossing Commercial District. The buildings display an overall visual unity based on a cohesive scale, design and use of materials, especially architectural terra cotta. (Photos by Susan Perry, CCL)

CHATHAM - GREATER GRAND CROSSING COMMERCIAL DISTRICT

**INCLUDING THE FOLLOWING ADDRESS RANGES (EVEN/ODD ADDRESSES):
748-758 E. 75TH ST. (EVENS); 737-759 E. 75TH ST. (ODDS); 635 E. 79TH ST.;
714-758 E. 79TH ST. (EVENS); 735-759 E. 79TH ST. (ODDS); 932 E. 79TH ST.;
7439-7459 S. COTTAGE GROVE AVE. (ODDS);
7600-7604 S. COTTAGE GROVE AVE. (EVENS); AND
7705, 8000 AND 8030 S. COTTAGE GROVE AVE.**

PERIOD OF SIGNIFICANCE: 1911 – C. 1930

ARCHITECTS: VARIOUS

The Chatham-Greater Grand Crossing Commercial District, named for its location in two of Chicago's South-Side community areas, possesses one of the finest-surviving groupings of terra cotta-clad neighborhood commercial buildings in Chicago. The District's development dates from the 1910s and 20s, during which time commercial buildings were built along Cottage Grove and the major intersecting arterial streets of 75th and 79th Streets. This handsome collection of 19 buildings retains a strong visual prominence today and is a reminder of the days when streetcar "transfer corners," including 75th/Cottage Grove and 79th/Cottage Grove, encouraged the development of neighborhood shopping districts where residents could find a wide variety of retail offerings and services.

The District includes buildings designed in significant architectural styles of the early 20th century, including the Classical, Renaissance and Gothic Revival styles, as well as structures designed in the Chicago-originated Prairie and Sullivanesque styles. The District's buildings located at street



A map of the Chatham-Greater Grand Crossing Commercial District. The dark shaded areas represent the buildings in the District. The Building Catalog begins on page 28.

intersections are often particularly prominent due to their height, scale, and highly-detailed ornamentation executed in terra-cotta, brick and limestone.

Many of the District's buildings are especially noteworthy for their terra-cotta cladding and ornamentation. The use of architectural terra cotta for Chicago commercial buildings reached the apex of creativity and lavishness during the 1920s, and the District contains exceptionally fine examples of neighborhood commercial buildings with a plethora of handsomely-crafted terra-cotta ornament. Several, especially the buildings on the southwest corner of Cottage Grove at 79th and 80th streets, are entirely sheathed in terra cotta on their street elevations, and the District represents an unusual concentration of particularly distinguished examples.

THE DEVELOPMENT OF CHICAGO'S EARLY TWENTIETH CENTURY NEIGHBORHOOD COMMERCIAL DISTRICTS

During the nineteenth and early twentieth centuries as the city experienced tremendous expansion and population growth, Chicago developed as a series of tightly organized and built neighborhoods. Although the major downtown shopping district along State Street and Wabash Avenue in the Loop served the entire city, most Chicagoans shopped on a daily basis near their homes in small stores located along neighborhood shopping streets. Here the daily necessities of food, medicines, clothing, banking and other goods and services could be handled conveniently without leaving the neighborhood.

Although individual commercial buildings were built at most major arterial street intersections in nineteenth- and twentieth-century Chicago neighborhoods, concentrated districts of neighborhood commercial buildings developed along major arterial streets with public transportation. These streets typically were those defining the mile-square sections and smaller quarter sections that defined the Chicago street grid system. These concentrations of store buildings were formally recognized and encouraged during the 1920s when the City of Chicago adopted its first zoning ordinance in 1923, which envisioned the development of long continuous retail strips along the city's major arterial streets.

In the early twentieth century, commercial areas especially developed where streetcar lines crossed, creating "nodes" of commerce that capitalized on passengers transferring between different lines. At these "transfer corners," streetcar riders did convenience and impulse buying; and a variety of stores—increasingly including early chain stores—found enough sales to justify the high rents that occurred because of rising land values and demands for retail space. Reflecting higher land values and commercial activity, these neighborhood commercial districts were typically characterized by taller (3- to 4-story) buildings located at the corners of the principal intersecting streets, with sizes tapering off down the adjacent blocks. The intersections of 75th and 79th streets and Cottage Grove were two of these intersections on Chicago's South Side, and the two small districts and adjacent individual buildings that make up the Chatham-Greater Grand Crossing Commercial District exemplify this commercial development history.



Present-day streetscape views of the Chatham-Greater Grand Crossing Commercial District. The buildings display an overall visual unity based on a cohesive scale, design and use of materials, especially the use of architectural terra cotta. Top: Looking southwest on 75th St. from Cottage Grove Ave. Middle: Looking west on 79th St. from Cottage Grove Ave. Bottom: Looking east on 79th St. towards Cottage Grove Ave. Chatham Center (left) has been a visually-prominent anchor in the Chatham community since the mid-1920s.



THE HISTORY OF THE CHATHAM AND GREATER GRAND CROSSING COMMUNITIES

The Chatham-Greater Grand Crossing Commercial District straddles two Chicago community areas—Greater Grand Crossing to the north and Chatham to the south—with Cottage Grove Ave. as the major north-south arterial thoroughfare running through both communities.

Greater Grand Crossing

Greater Grand Crossing today is a roughly triangular community area with its southern boundary running along 79th Street, an important street in the District. As the name implies, Greater Grand Crossing was historically a railroad suburb comprised of five older ethnic neighborhoods that developed almost independently of one another. The Grand Crossing and Brookline neighborhoods were predominantly made up of German immigrant craftsmen, farmers and factory workers; Essex had residents of English, Irish and Scottish immigrants who worked for the railroads; Brookdale was settled mostly by Chicago-born residents employed in the building trades and by the railroads; and Park Manor, the last of these smaller neighborhoods to develop, had residents who were predominantly of east-coast Yankee stock. All would become, by the 1970s, predominantly African-American middle-class neighborhoods. The northern portion of the District, between 74th and 79th streets along Cottage Grove Ave., borders both the older Grand Crossing and Brookline neighborhoods.

Originally part of Hyde Park Township and not annexed to Chicago until 1889, Greater Grand Crossing first saw development encouraged by railroads crossing through the then-empty prairie. In 1853, a train accident involving competing railroads (at what is now an overpass at 75th and South Chicago Ave.) resulted in an operations rule that all trains in the area were required to make a complete stop at the affected train crossing. Despite being largely swampland but sensing a development opportunity, large tracts of land near the intersection were bought by Chicago real-estate developer Paul Cornell. The founder of the Hyde Park community to the north, Cornell was quite aware that the existing transportation lines would make the area ripe for suburban development. From 1855 to 1870, he acquired 960 acres and built a hotel and two schools for his new suburb, which he initially called Cornell. He soon changed the name to Grand Crossing after it was discovered that an existing village already had that name.

As Paul Cornell sold off portions of his land, manufacturing businesses, railroad settlements and clusters of frame cottages sprung up almost overnight. Unfortunately, with a lack of infrastructure to the area, early development was somewhat stunted. When Hyde Park Township was annexed to Chicago in 1889, the streets were paved, sewers and sidewalks built, and water service provided, triggering the second wave of growth in the community. The World's Columbian Exposition of 1893 further stimulated residential and commercial growth in the form of public transportation improvements to the area.

Horse-drawn streetcar lines and later the Calumet Electric Trolley Line were extended down Cottage Grove Ave. Intersecting transit lines at 75th and 79th streets created “nodes” of commerce, and soon brick homes, two-flats, and apartment buildings began to be built in the



Two historical views of the Greater Grand Crossing and Chatham communities in 1922. Top: Looking north on Cottage Grove Ave. at intersecting streetcars on 75th St. in the Brookline neighborhood. Bottom: View of the intersection of 79th St. and Cottage Grove Ave. This area of the Chatham community, originally known as the Chatham Fields neighborhood, was slower to develop than others in the community. By the end of the decade, both areas were bustling neighborhood shopping destinations.

surrounding area. The community areas was considered “residentially mature,” or built out with relatively little vacant land, by 1930 and the onset of the Great Depression.

Chatham

To the south of Greater Grand Crossing, the roughly triangle-shaped community area of Chatham has its northern boundary along 79th Street. Called “Mud Lake” early in its history, early Chatham was largely swampland and was used mainly for duck hunting. In 1860 the first structures in the area were corn cribs, followed by small frame houses built by railroad workers (the Illinois Central Railroad ran along the community area’s eastern boundary).

Historically, Chatham was comprised of three neighborhoods. Avalon Highlands was first settled between 1884 and 1895 by Italian stonemasons; Dauphin Park, later called Chesterfield, was settled predominantly by Hungarian and Irish railroad workers; and the area known as Chatham Fields was used in the 1880s as a picnic ground. In 1914, a development calling itself Chatham Fields was built on the land, enforcing strict zoning codes (before the citywide 1923 zoning ordinance) and property and behavior standards for its residents that became a defining characteristic for the entire community. The southern portion of the Chatham-Greater Grand Crossing Commercial District, south of 79th St., is located in the former Avalon Highlands and Chatham Fields neighborhoods.

Development in the Chatham community was similar to that of the neighboring Greater Grand Crossing community and grew steadily and rapidly in the early 20th century. Many Chatham residents in the 1920s were native-born Americans of Swedish, German and Irish descent. Brick bungalows and small apartment buildings sprung up throughout Chatham, and, as with Greater Grand Crossing, the community area was considered “residentially mature” by 1930. By the 1970s, Chatham, as with Greater Grand Crossing, had become a predominantly African-American middle-class neighborhood.

DISTRICT DESCRIPTION, ARCHITECTURAL STYLES AND ARCHITECTS

The Chatham-Greater Grand Crossing Commercial District is an important and visually distinctive group of neighborhood commercial buildings. This collection of buildings is a handsome example of the architectural styles important to early twentieth-century neighborhood commercial development, with the majority richly clad with terra-cotta ornament, and several completely clad with terra cotta. Together they form a striking ensemble of buildings that convey the character and “sense of place” of Chicago’s early twentieth-century neighborhood commercial development and are some of the best-surviving terra-cotta commercial buildings remaining along Chicago neighborhood commercial streets.

The 19 buildings that make up the Chatham-Greater Grand Crossing Commercial District include two contiguous groupings of buildings centered on the 75th and 79th Street intersections with Cottage Grove Ave. These two groupings of buildings contain largely intact historic streetscapes formed both by lavishly-detailed buildings as well as less ornate examples.

Other individual buildings are located along both Cottage Grove Ave. and 79th Street outside these two contiguous groupings and are distinguished individual examples of early twentieth-century commercial buildings with terra-cotta facades or ornament.

District buildings are multi-story, mixed-use masonry buildings that combine street-level commercial spaces with upper-story office space and residential units. First-floor storefronts were originally built with individual retail entrance doors and large display windows framed by metal or terra-cotta supports. Upper-floor office or residential uses are accessed typically through separate entrances. Upper-floor windows are generally one-over-one, double-hung sash with stone or terra cotta sills and lintels, often decorated with carved or incised ornament. Some buildings have “Chicago School” windows, which consist of a large central fixed pane with flanking narrow moveable sash windows.

The District’s buildings are especially noteworthy for their profusion of ornamentation, especially that executed in glazed terra cotta. This can be seen in building spandrels, cornices, friezes, broken pediments, parapets and decorative urns. Ornament is executed in a great variety of curvilinear, floral, and geometric patterns with a high attention to craftsmanship, detail and proportion. In addition, several of the District’s most elaborately-designed buildings are completely sheathed in terra cotta on their street elevations. Terra cotta is used in these buildings to simulate stone facades and typically is elaborately ornamented with a variety of designs, predominantly Classical in origin.

One of the District’s two contiguous groupings of buildings is at 75th St. and Cottage Grove Ave., where buildings were constructed in the earliest phase of the development of the district from 1911 to 1925. Three corner buildings in this grouping visually anchor the intersection and are designed in the Classical Revival style, while others are ornamented in the Classical Revival, Gothic Revival and Prairie styles. The other grouping of buildings extends west along 79th Street from its intersection with Cottage Grove Ave. These buildings were constructed from 1922 to 1930, and the large, mostly terra cotta-clad buildings are designed in the Renaissance, Classical and Gothic Revival styles.

District Architectural Styles

The buildings in the Chatham-Greater Grand Crossing Commercial District display many of the popular and significant historic architectural styles of the 1910s and 20s, the decades during which the District took shape.

Classical Revival Style

The Classical Revival style became popular in the 1890s due to the World’s Columbian Exposition held in Chicago in 1893 and remained popular well into the 1920s. Buildings constructed in this style utilize a variety of Classical forms and details derived from a variety of sources, including the architecture of ancient Greece and Rome as well as the later Renaissance, Baroque, and Rococo periods. The Classical Revival style emphasized symmetrical facades through a minimal use of bays, towers and other building elements and instead focused on Classical ornament, including columns, cornices and triangular pediments. Buildings of the Classical Revival style were clad in a variety of materials, including brick, stone, terra cotta and



The buildings in the District display many of the popular and significant historic architectural styles that were popular in the 1910s and 20s. Top left and right: The terra cotta-clad Chatham Center at 741-759 E. 79th St. is a fine example of the Renaissance Revival style, with its scrolls, twisted columns and lacy crenellated parapet. Bottom left and right: This extravagantly-detailed building at 737-741 E. 75th St. is in the Classical Revival style with terra-cotta swags, dentils, lion heads and floral medallions.

wood. The following buildings in the District exemplify elements used in the Classical Revival style: The Brookline Building at 748-758 E. 75th St. (1921-22); 7455-59 S. Cottage Grove Ave. (1919-24); 737-743 E. 75th St. (1916); the Miller Building at 7500-04 S. Cottage Grove Ave. (1914); 734-744 E. 79th St. (1928); 735-737 E. 79th St. (1925); Chatham Center at 741-759 E. 79th St. (1926); and 8000-08 S. Cottage Grove Ave. (1930).

Gothic Revival Style

Gothic architecture was dominant in France and Western Europe from the 12th to 16th centuries during the High Middle Ages. Gothic architecture often combined great verticality with such characteristic features as vaulted ceilings, pointed arches and flying buttresses. This style served as the precedent for the Gothic Revival style, which aimed at reviving the spirit and forms of the Gothic in the nineteenth and early twentieth centuries in America. Initially found in religious architecture, many other types of buildings were also designed in this style. In the District this includes the building that housed the architectural offices of Edward McClellan at 7439-41 S. Cottage Grove (1925); the former Chatham State Bank at 746-758 S. Cottage Grove (1924); and the apartment building at 932-944 E. 79th St. (1928).

Spanish Revival Style

This architectural style is based on Spanish Colonial and Mexican buildings that were built in California, Texas and the American Southwest between the early 1600s and the 1840s. The style regained popularity as a revival style during the 1920s. Chicagoans used it for houses, apartment buildings and religious buildings in several community areas, including Beverly and South Shore. Spanish Revival-style buildings often combined such characteristics as brick or stucco walls, decorative shields made from terra cotta, clay tile roofs and rounded roof parapets based on Spanish Colonial missions. A fine example is the mixed-use building located at 7600-04 S. Cottage Grove Ave. built in 1928.

Renaissance Revival Style

The churches and palaces of Renaissance Italy were the inspiration for this revival style. In Chicago, it mainly was used for churches and institutional buildings between 1890 and 1930, but is found in a number of buildings in the Chatham-Greater Grand Crossing Commercial District. Common characteristics to the style include round-arched windows and arcades (i.e., covered walkways or porches, formed by rows of arches resting on columns); a profusion of triangular and round-arched pediments; a belt course separating the first floor from the upper stories, rusticated quoins; and prominent cornices. Five such buildings in the District exhibit the influence of this style: The O'Hanley Building at 7705 S. Cottage Grove (1928); Champlain Building at 635 E. 79th (1928); 714-726 E. 79th (1929); Chatham Center at 741-759 E. 79th (1926); and 8030 S. Cottage Grove (1927).

Sullivan-esque Style

Louis Sullivan, one of Chicago's most influential architects, developed a unique form of non-historical ornamentation that he used for many of his buildings, beginning in the 1890s. This Sullivan-esque style was imitated by other architects, using terra cotta ornamentation designed



More buildings in the District that display many of the popular and significant historic architectural styles. Top left: The former Chatham State Bank Building at 746-758 E. 79th St. has a pointed-arch entry and sconces that typify the Gothic Revival architectural style. Top right: This French-influenced building at 714-726 E. 79th St. has a highly-ornate and pronounced terra-cotta turret designed in the Renaissance Revival style. Bottom left: A crenellated parapet, pointed-arch windows and upper-story tracery are examples of Gothic Revival-style ornament on the building at 932-944 E. 79th St. Bottom right: The O'Hanley Building's twisted columns and Medieval-style animal imagery and foliate designs exemplify the Renaissance Revival architectural style.

and manufactured by the Midland Terra Cotta Company in Chicago. Sullivanesque buildings can be found in a number of Chicago neighborhoods. This mass-produced ornament based on interpretations of Louis Sullivan's ornamental style is also associated with the Arts and Crafts aesthetic. The building at 745 E. 75th St. (1911) exhibits the influence of this style through the use of this mass-produced terra-cotta ornament.

Prairie Style

The Prairie style was developed in the late-19th and early-20th centuries by Frank Lloyd Wright and other architects as "a modern architecture for a democratic American society." Because it was largely developed in Chicago and the surrounding area, this style is well represented in Chicago by some of the most important buildings of the early-20th century. Significant examples can be found in Rogers Park, Hyde Park, and Beverly. Common characteristics are horizontal proportions, flat brick or stucco walls, often outlined with wooden strips of contrasting color; windows with abstract, geometric ornament; and hip or gable roofs with wide, and overhanging eaves. The building at 739 E. 79th St., albeit one of the more modest commercial buildings in the District, is an example of this architectural style.

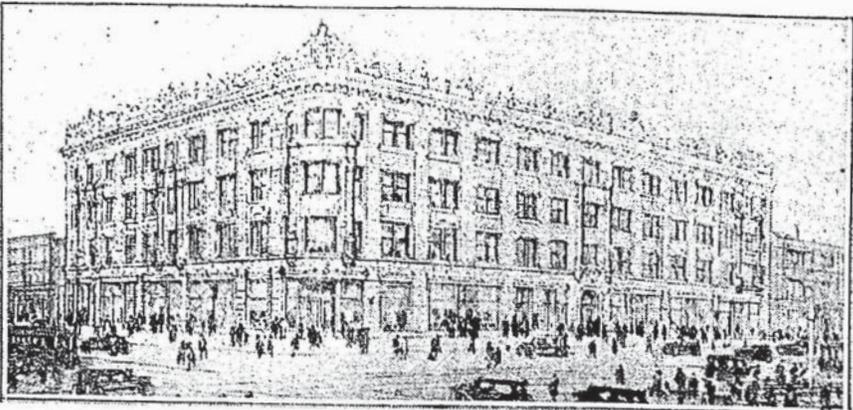
District Architects

In the early twentieth century, Chicago's reputation as an architectural "mecca" was already well established. It was often difficult for younger or lesser-known architects to gain a foothold in the central business district or in the city's north side neighborhoods. The architects responsible for designing buildings in the Chatham-Greater Grand Crossing Commercial District are generally not well known to everyday Chicagoans, but these architects were able to establish themselves on the city's Far South Side, producing a large body of work. In 1929, many went on to form the Chicago Associated Architects, an organization of architects who principally practiced on the South Side. Together they represent a group of Chicago architects that were well-respected in their day for providing well-constructed, handsomely-detailed buildings in the city's neighborhoods.

Edward G. McClellan was the architect and chief occupant of the building at 7439-43 S. Cottage Grove Ave. (Catalog #1) He also partnered with Jacques J. Kocher to design the ornate terra-cotta clad building at 737 E. 75th St. (Catalog #5). Often working alone, McClellan's prolific architectural career spanned over 30 years. In 1929, he helped form the Chicago Associated Architects, and served as a member of its Board of Directors. McClellan designed numerous mixed-use buildings in a variety of architectural styles, including many pre- and post-World War II houses for the Federal Housing Administration in Chicago and the south suburbs. McClellan's more noted works include the Roberts Temple Church of God in Christ, a designated Chicago Landmark, as well as several residences in the Longwood Drive and Jackson Park Highlands Chicago Landmark Districts.

French-born **Jacques J. Kocher**, with his partner **Benjamin Larson**, created some of the most elaborate and visually-distinctive terra cotta-clad buildings in the Chatham-Greater Grand Crossing Commercial District. Early in his career, Kocher partnered with Edward McClellan to design the building at 737 E. 75th St. (Catalog #5) and later worked alone in designing the Classical Revival-style building at 735-737 E. 79th St. (Catalog #14). The architectural firm built

\$700,000 Building for 79th and "The Grove"



Work has just started on the above four story fireproof building at the southwest corner of Cottage Grove and 79th, from plans by the Kocher & Larson company. According to the owners, Ben Stevenson and Hugo C. Anderson, the investment will be in the neighborhood of \$700,000. Completion date is set for May 1, 1926. It will front 125 feet on the Grove and 172 on 79th. There'll be fifteen stores, twenty offices, and sixty-eight flats. In the basement will be twenty bowling alleys and a billiard and pool room.

ARCHITECTS OF SOUTH SIDE FORM NEW ASSOCIATION

"Chicago Associated Architects" is the name of the newest organization of the men who plan our buildings. This group, recently incorporated, has a membership which consists principally of practicing architects on the south side. Provision has been made, however, for expansion throughout Chicago and adjacent cities by establishing chapters under the direction of a general executive committee, to be composed of representatives of each chapter.



ALBERT P. DIPPOLD
(Varney Photo.)

Albert P. Dippold has been elected president of the new architectural body. William H. Lautz is vice president. The secretary is Blaine B. Gemeny, and the treasurer is Rudolph P. Boehm. The directors are John Hoeke, Jacques Kocher, A. G. Lund, Edward G. McClellan, and Z. Erol Smith.

"Although many of its members are members of such architectural organizations as the American Institute of Architects, the Illinois Society of Architects, and the Architect's Club of Chicago, it is believed that a better understanding among architects, and an improvement in their service and relation to the public may be cultivated through cooperation in such small chapter groups," said President Dippold.

A board of arbitration has been provided for, which will be available for arbitrating matters among architects, owners and contractors.



(Clockwise from top left): The Renaissance Revival-style Chatham Center was announced with great fanfare in this 1925 press clipping; Architect Jacques J. Kocher, designer of seven buildings in the District; The Chatham Center in 1984; 1929 press clipping announcing the formation of the Chicago Associated Architects, a professional organization for architects who chiefly practiced on Chicago's South Side. Kocher, Edward G. McClellan and Z. Erol Smith were charter members of the organization and served on its Board of Directors.

many prominent mixed-use buildings on the South Side in a myriad of architectural styles, including the buildings in the District at 714-726 E. 79th St. (Catalog #11), 734-744 E. 79th St. (Catalog #12), 739 E. 79th St. (Catalog #15); and 741-759 E. 79th Street (Catalog #16), historically known as Chatham Center. The firm also designed the building at 8000-08 S. Cottage Grove Ave. (Catalog #17).

Little is known about Benjamin Larson, except that he was born in Indiana to Swedish parents. Kocher, however, gained a higher visibility as a founding member and served on the Board of Directors of the Chicago Associated Architects. During the Depression he was on the architectural staff at the Chicago Public Schools and later designed numerous bungalows in the south side neighborhoods of Beverly, Morgan Park and Auburn-Gresham, as well as the south suburbs. Kocher's building designs are also included in the Jackson Park Highlands Chicago Landmark District.

Henry Worthmann and **John Steinbach** are the architects of the three buildings in the Chatham-Greater Grand Crossing Commercial District that anchor the intersection of 75th St. and Cottage Grove Ave.: the early brick-and-limestone mixed-use building at 7455-59 S. Cottage Grove Ave. (Catalog #3); the Miller Building at 7500-04 S. Cottage Grove Ave. (Catalog #7); and the ornate polychrome terra-cotta Brookline Building at 748-758 E. 75th St. (Catalog #4). While working alone and together, Worthmann and Steinbach were prolific designers and produced many types of buildings all over the Chicago area.

From the 1880s to 1900s, the German-born Worthmann designed buildings in the West Town neighborhood, while Steinbach, born in Illinois to Austrian parents, designed numerous residences in the Forest Park neighborhood. After the turn of the century, the firm produced at least 50 buildings that are identified in the Chicago Historic Resources Survey, especially a number of church and other religious buildings. Well-respected for their church designs, Steinbach even received a papal blessing in recognition of buildings for the Catholic Church. St. Mary of the Angels Church at 1850 N. Hermitage Ave. – with its tall terra cotta-clad dome notably visible from the nearby Kennedy Expressway – is perhaps their best-known church design. Worthmann & Steinbach's designs may be found in the Chicago Landmark Logan Square District and the Ukrainian Village District.

Charles Draper Faulkner designed the finely-detailed terra cotta-clad buildings at 635 E. 79th St. (Catalog #10) and 8030 S. Cottage Grove Ave. (Catalog #18). A prolific architect with a career spanning almost 40 years, and his architectural firm gained national prominence with its religious structures for the Christian Science faith, such as the Middle-Eastern-style 18th Church of Christ, Scientist, at 7262-68 S. Coles Ave. Other buildings designed by Faulkner can be found in the South Shore and Morgan Park neighborhoods, with several located in the Jackson Park Highlands Chicago Landmark District.

Z. Erol Smith is the architect of the terra-cotta-clad buildings at 7600-04 S. Cottage Grove Ave. (Catalog #8) and 748-758 E. 79th St. (Catalog #13). A prominent architect of many apartment buildings in Chicago's South Side neighborhoods, he was a founding member of the

Chicago Associated Architects and served on its Board of Directors. Later in his career he was invited to Washington, D.C., to design model homes for the Federal Housing Administration. Smith's designed several buildings identified in the Chicago Historic Resources Survey, including residences in the Chicago Landmark Jackson Park Highlands District.

The architectural partnership of **Edward G. Oldefest** and **Theodore S. Williams** designed the Mannos Building (Catalog #2) at 7443-55 S. Cottage Grove Ave. The architectural firm also designed the Gothic Revival-style LaSalle Tower at 1211 N. LaSalle St.

Swen (Sven) Linderoth designed a series of Queen Anne homes in the 1890s, most notably a building at 9620 S. Hoyne which is identified as one of the Forest Ridge Model Homes, an early real-estate development in the Beverly neighborhood. This modest brick and terra-cotta structure designed by Linderoth at 745 E. 75th St. (Catalog #6) was completed in 1911 and is the oldest building in the Chatham-Greater Grand Crossing Commercial District.

Available building permit information for the building at 7701-05 S. Cottage Grove Ave. (Catalog #9) indicates only that an architect named **Pearson** designed this fine, particularly distinguished building in the Medieval Revival architectural style. Architects named Pearson that produced numerous neighborhood commercial buildings in Chicago during this period include Gustav E., George F. and Warner M. Pearson. Building permit information also identifies the architect of the building at 932-944 E. 79th (Catalog #19) as **E. K. Eugene**, however, no biographical information or other buildings attributed to him have been found.

Historically Significant Changes

Change is an inevitable condition of commercial districts that thrive over many decades, and several buildings in the Chatham-Greater Grand Crossing Commercial District reveal later architectural changes made during the District's period of historic significance. Commercial prosperity, evolution of popular architectural tastes and fashions, new building materials and technologies, and new tenants and changes in building use, among others, all contributed to the alteration of commercial buildings. In many cases these changes are architecturally and historically significant to the district and reflect the continued economic vitality and evolution of the neighborhood. Some changes are clearly visible, while others are skillfully integrated with the architectural character of the building and only reveal themselves in building permit records or historic photos. Most of these changes occurred in the 1920s to buildings originally constructed in the 1910s or early 1920s.

The addition of stories to buildings in the district was less common, but when it did occur, often occurred within five years of the original construction. In most cases the added stories were seamlessly integrated onto the original building. Examples include 7455-57 S. Cottage Grove Ave., a 3-flat built in 1919 that had a 1-story rear addition added in 1921 and the top two stories reconfigured in 1924; and the Brookline Building at 748-758 E. 75th St. originally built as a 1-story retail building in 1921 which had a second floor of apartments added in 1922. In both cases, the original architectural firm was rehired to ensure that any additions were visually integrated.



These buildings in the District are by architects of whom many established themselves professionally by producing a large body of work on Chicago's South Side. Top: 745 E. 75th St. by Swen Linderoth (Catalog #6). Bottom: The O'Hanley Building at 7705 S. Cottage Grove Ave. by Pearson (Catalog #9).



These terra cotta-clad buildings are examples of the high-quality, handsomely-detailed work produced by the architects represented in the District. Top: The Brookline Building by Worthmann & Steinbach (Catalog #4). Middle right: The Champlain Building by Charles Draper Faulkner (Catalog #10). Lower left: 7600-04 S. Cottage Grove Ave. by Z. Erol Smith (Catalog #8). Lower right: 8000 S. Cottage Grove Ave. by Kocher & Larson (Catalog #17).

Collectively, the Chatham-Greater Grand Crossing Commercial District exemplifies the visual distinctiveness of early twentieth-century architectural design as applied to Chicago mixed-use commercial buildings. The individual buildings are handsomely designed and detailed, and they share a consistent range of scale, use of materials (brick, metal and terra cotta), and architectural styles. Of the 19 buildings in the District, four (Catalog Nos. 9, 10, 16 and 17) are identified in the Chicago Historic Resources Survey. The streetscapes of the District exemplify the ability of developers to successfully create concentrated areas of neighborhood commercial buildings along the city's major arterial streets.

ARCHITECTURAL TERRA COTTA IN CHICAGO

From the immediate post-Fire years of the 1870s through the early 1930s, Chicago was a leading American center for architectural terra-cotta design and manufacture. Terra cotta factories took advantage of Chicago's vibrant and innovative architectural community, its strategic location at the center of the nation's great railroad transportation network, and its proximity to clay deposits in nearby Indiana.

In Italian, terra cotta means "baked earth." For architectural purposes, however, terra cotta generally refers to building cladding or ornament manufactured from clay hand molded or cast into hollow blocks with internal stiffening webs and fired at temperatures higher than used for brick. Developed first to produce clay urns and garden statuary, the Chicago Terra Cotta Company—the first terra cotta company in the United States—opened in 1868 and soon expanded into architectural terra cotta production. Terra cotta soon became a staple of architects seeking fireproofing and decorative features in the years after the great Chicago Fire of 1871.

After the Fire, when it became apparent that cast-iron structural members in destroyed buildings had melted in the extreme heat, and brick and granite had broken and crumbled, terra cotta came into its own as a protective, fireproof building material. Terra cotta was used to encase cast iron structural supports such as I-beams and columns, as well as floor joists, partitions and as backing for exterior walls. Terra-cotta cornices were also in high demand because of their relative lightness (in comparison with stone) and perceived durability.

Use of terra cotta expanded when Chicago passed an ordinance in 1886 requiring that all buildings over ninety feet in height should be absolutely fireproof. Builders of skyscrapers found terra cotta an attractive medium because of its lightness, durability (crisp details did not erode over time and could easily be cleaned), and potential for decorative uses (terra cotta's plastic quality allowed for highly original ornament)—all attributes which stemmed from the nature of the material. The use of terra cotta was further supported in a 1913 article from the *The Brickbuilder* titled "Architectural Terra Cotta—Its Rational Development." It indicated that since the introduction of steel frame construction, the secondary material need only be heavy enough to screen against wind and weather. By 1900, three nationally-important terra-cotta companies—Northwestern, American, and Midland—were headquartered in Chicago.



Collectively, the Chatham-Greater Grand Crossing Commercial District exemplifies the visual distinctiveness of early 20th-century architectural design. Individually, the buildings are handsomely designed and detailed; and share a consistent range of scale, use of materials and architectural style, as seen here looking west on 79th St. (above) and east towards Cottage Grove Ave. on 75th St. (left)

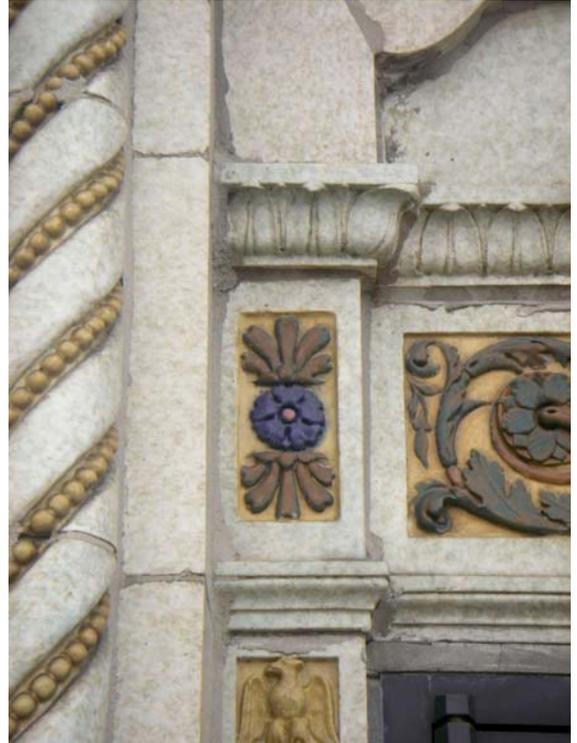
In these early years, however, few architects took advantage of the opportunities for colored glazes being pioneered by terra cotta firms. Even an 1898 article from *The Brickbuilder*, titled “Notes on Terra Cotta for Exterior Polychrome Decoration,” stated, “it seems to have been a question of willingness on the part of architects rather than the public that has thus deterred the use of color.” In 1913 architects were still apprehensive about the use of color. *The Brickbuilder* once again stated, “Polychrome architecture is not only beautiful in itself, but it would tend to revivify our almost obliterated color sense; furthermore, it would increase public interest in buildings.” Terra cotta was viewed mainly as a cheaper alternative to stone, which it often imitated in color.

It was not until the late 1920s that buildings clad with multi-colored, or polychromed, terra cotta began to become popular. This coincided with a change in architectural taste and style generated by the 1925 Paris Exposition Internationale des Arts Decoratifs et Industriels Modernes. Many of the fair’s buildings and exhibits were designed in a non-historic manner that soon took its name from the fair—Art Deco. Conceived as a modern architectural style for a fast-paced, “Jazz Age” society, the Art Deco style as it developed during the late 1920s and early 1930s can generally be characterized by hard-edged building forms, exotic human and animal figures, and abstracted geometric and foliate ornament. Many Art Deco-style buildings also use color in strikingly non-traditional ways.

Small-scale commercial streets in Chicago have a variety of buildings that reflect the architectural styles and detailing that were common and fashionable during their periods of development. Terra cotta-clad buildings were especially popular during the 1920s and early 1930s as the styles, colors, and details possible with terra cotta multiplied. The Chicago Historic Resources Survey documents a great number of 1920s- and 1930s-era buildings fronted with terra cotta. Most are ornamented with historical styles such as the Classical Revival, Gothic Revival, and Spanish Baroque Revival.

This is very evident in the Chatham-Greater Grand Crossing Commercial District. Of the 19 buildings in the District, 16 are clad or ornamented with terra cotta, and there is a representative of each of the named architectural styles. Terra-cotta ornamentation based on the non-historic foliate ornament of Louis Sullivan is also represented in the District with the building at 745 E. 75th Street. The Prairie style can be seen in the District as well.

Terra cotta used for Classical Revival- or Sullivanesque-style buildings were usually designed to imitate stone through white, cream or gray terra cotta, as with the Kocher & Larson-designed buildings on 741-759 E. 79th St. and 8000-08 S. Cottage Grove Ave. Chicago architects in general were relatively restrained in their exploitation of colored terra cotta, choosing to limit colors on any given building to two or three. Examples of polychrome terra cotta commercial buildings in the District are the Brookline Building at 748-758 E. 75th St. with white, cobalt blue and green terra cotta; and the building at 932-944 E. 79th St. with white and pale green terra cotta.



Some terra-cotta details from buildings in the District. (Clockwise from upper left): Polychrome terra-cotta shield at 8030 S. Cottage Grove Ave.; Storefront-level window mullion detail at 932-944 E. 79th St.; Door jamb detail at 8030 S. Cottage Grove Ave.; Terra-cotta corner crest of the Brookline Building at 748-758 E. 75th St.



More terra-cotta details from buildings in the District: Sconces with Gothic Revival-style tracery at 748-758 79th St. (top); Spanish Colonial Revival-style entrance at 7600-04 S. Cottage Grove Ave. (middle); Balconet detail on the Renaissance-Revival-style O'Hanley Building at 7705 S. Cottage Grove Ave. (bottom)

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect. 2-120-690), the Commission on Chicago Landmarks has the authority to make a final recommendation of landmark designation to City Council for a building, structure, or district if the Commission determines it meets two or more of the stated “criteria for landmark designation,” as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Chatham-Greater Grand Crossing Commercial District be designated as a Chicago Landmark.

Criterion 1: Critical Part of the City’s History

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 Chatham-Greater Grand Crossing Commercial District, with its high-quality commercial architecture, exemplifies the importance of Chicago’s neighborhood commercial areas in the development of Chicago during the early twentieth century.

Criterion 4: Important Architecture

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

- The Chatham-Greater Grand Crossing Commercial District is a significant group of neighborhood commercial buildings in Chicago, and particularly distinguished by the use of architectural terra cotta for either cladding or ornamentation.
- The District’s buildings exemplify exceptionally fine high-quality detailing and craftsmanship in the use of terra cotta, brick, and stone.

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 Chatham-Greater Grand Crossing Commercial District is a significant and unusual grouping of neighborhood commercial buildings in the context of Chicago neighborhood development.
- The buildings in the District display a distinct, overall visual unity based on a cohesive scale, design, use of materials (especially the use of architectural terra cotta for either cladding or ornamentation), and overall detailing that successfully create concentrated areas of neighborhood commercial buildings along the city’s major arterial streets.

- The District creates a distinctive and recognizable sense of place within the larger South Side Chatham and Greater Grand Crossing communities.

Criterion 7: Unique Visual Feature

Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Chicago.

- The buildings in the Chatham-Greater Grand Crossing Commercial District possess a striking visual presence along Cottage Grove Ave., 75th and 79th Streets and are strong visual “landmarks” on Chicago’s South Side.

Integrity Criterion

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, architectural or aesthetic interest or value.

While intact individual commercial buildings from the 1920s can be found throughout Chicago, it is less common to find such a large grouping of buildings concentrated along a major arterial commercial corridor from the period of similar size, high quality, use of materials and degree of physical integrity possessed by the Chatham-Greater Grand Crossing Commercial District. Overall, the District retains excellent integrity in both its streetscapes and its individual buildings. The buildings form a cohesive and visually-striking ensemble that remains one of the best-surviving neighborhood examples of the intensive neighborhood commercial districts that developed at the intersection of major arterial streets owing to the “transfer corners” of major streetcar lines.

Buildings in the District typically retain the majority of physical characteristics that define their historic significance. These include historic wall materials, as well as architectural details, especially in fine terra-cotta ornament, brick and limestone. Over time, many buildings have had changes to their storefronts, including metal-wire windows, window cages, glass block, masonry infill, and garage-style rolling doors on their buildings. In addition, large, more modern signage has been installed, sometimes obscuring original detailing and ornamentation. These kinds of ground-floor storefront changes are typical of historic neighborhood commercial buildings; however a majority retain historic storefront and window relationships and retains a sense of transparency that is characteristic of their historic appearance. Furthermore, the placement of contemporary non-historic materials around doorways and within window and storefront openings is largely reversible.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building, structure, object, or district 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 evaluation of the Chatham-Greater Grand Crossing Commercial District, the Commission recommends that, for the purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant features be identified as:

- All exterior elevations of the buildings, including rooflines, visible from public rights-of-way.

Additionally, for the purposes of Section 2-120-825 of the Municipal Code governing permits for demolition, the significant features shall be identified as:

- All exterior elevations and roofs.

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ADDRESS RANGES:

The Chatham-Greater Grand Crossing Commercial District is comprised of buildings with the following address ranges:

- 7439-41 S. Cottage Grove Ave.
- 7445-53 S. Cottage Grove Ave.
- 7455-59 S. Cottage Grove Ave. (802-810 E. 75th St.)
- 748-758 E. 75th St. (7450-58 S. Cottage Grove Ave.)
- 737-743 E. 75th St.
- 745-747 E. 75th St.
- 7500-04 S. Cottage Grove Ave. (749-759 E. 75th St.)
- 7600-7604 S. Cottage Grove Ave. (749-759 E. 76th St.)
- 7701-7705 S. Cottage Grove Ave. (801-811 E. 77th St.)
- 635-637 E. 79th St. (7901-7911 S. Champlain Ave.)
- 714-726 E. 79th St. (7850-7858 S. Evans Ave.)
- 734-744 E. 79th St. (7851-7859 S. Evans Ave.)
- 746-758 E. 79th St. (7850-7858 S. Cottage Grove Ave.)
- 735-737 E. 79th St. (7900-7911 S. Evans Ave.)
- 739 E. 79th St.
- 741-759 E. 79th St. (7900-7910 S. Cottage Grove Ave.)
- 8000-8008 S. Cottage Grove Ave. (743-757 E. 80th St.)
- 8026-8030 S. Cottage Grove Ave.
- 932-944 E. 79th St. (7853-7859 S. Ingleside Ave.)



A map of the proposed Chatham-Greater Grand Crossing Commercial District. The numbers correspond with those in the following Building Catalog.

BUILDING CATALOG

(Entry numbers refer to the District map on Page 27)

All buildings in the Chatham-Greater Grand Crossing Commercial District are preliminarily identified as “contributing” to the district. The categorization of whether a property is contributing or non-contributing to the District represents a preliminary analysis by the Landmarks Division staff only and is provided as guidance for property owners and the public to anticipate how these properties would be treated under the Chicago Landmarks Ordinance. Individual property owners have the right to petition the Commission on Chicago Landmarks 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, and the Commission reserves the right to make a final determination in accordance with the procedures established by the Ordinance and the Commission’s adopted Rules and Regulations.



**1. 7439-41 S. Cottage Grove Ave.
Architect: Edward G. McClellan
Built: 1924-25**

This Gothic Revival-style, cream-colored brick building at the northern end of the District has terra-cotta ornament produced by the Northwestern Terra Cotta Co., a nationally-important terra-cotta manufacturer located in Chicago. It originally housed the office of Chicago architect Edward G. McClellan, the building’s designer.



***Begin on Chinese Cafe at
7455 Cottage Grove Ave.***

Oldefest & Williams designed the \$150,000 Mannos building, work on which has just started at 7455 Cottage Grove. It will have four stores, an elaborate Chinese café with dancing floor, leased for twenty years at a term rental of \$132,000 to Mandol & Chandoe, operators of the Jack Rabbit Inn at Stony Island and 67th, and a billiard hall and offices. Nick Mannos is owner. Completion date is set for Feb. 1.

**2. 7445-53 S. Cottage Grove Ave. (Mannos Building)
Architects: Oldefest & Williams
Built: 1923-25**

This two-story building is clad with white terra cotta from the Midland Terra Cotta Co., one of Chicago's three major terra-cotta manufacturers. The building is accented with delicate pale green floral swags and medallions inset into a diaper-patterned parapet. In the 1920s the building (now Q Wig Beauty Supply) housed a street-level Piggly Wiggly grocery store, and on its upper floor the former Mah Jong Gardens, an entertainment nightspot with a Chinese café, dance hall and billiard room.



**3. 7455-59 S. Cottage Grove Ave.
Architects: Worthmann & Steinbach
Built: 1919-1920; alterations 1921, 1924**

One of two three-story buildings (see also #8) at the intersection of 75th St. and Cottage Grove Ave. constructed with dark red brick and carved limestone ornament. Designed in the Classical Revival style, its roofline is ornamented with crisp, curvilinear limestone “crests,” and its parapet inlaid with cartouches and a carved floral pattern. The building’s architects, Worthmann & Steinbach, were prolific architects in neighborhoods throughout the city and are especially noteworthy for their many church and religious building designs.



4. 748-758 E. 75th St. (Brookline Building)

Architects: Worthmann (1st fl.); Worthmann & Steinbach (2nd fl.)

Built: 1921 (1st fl. stores); 1922 (2nd fl. flats)

This Classical Revival-style building was originally occupied by the Great Atlantic & Pacific (A&P) grocery store chain (now A&L Supermarket Inc.). The building is named after the Brookline neighborhood that arose north of the intersection in the 1800s as part of the larger Greater Grand Crossing community area. The building is clad with red brick and accented with a white scalloped terra cotta roofline. The second story is heavily ornamented with asymmetrically-arranged terra cotta shields and cartouches accented with blue and green glaze, and a prominent corner crest decorated with the building's name and floral swags.



**5. 737-743 E. 75th St.
Architects: Kocher & McClellan
Built: 1916**

This extravagantly-detailed Classical Revival-style building is the former Mack Orenstein Furniture Store (now CMS Trophies & Plaques). The building's white terra-cotta cladding was produced by the Northwestern Terra Cotta Co. and is heavily embellished with swags, dentils, lion heads and floral medallions.



**6. 745 E. 75th St.
Architect: Swen Linderoth
Built: 1911**

The former J. H. Sandberg Clothing Store (now Scents of Sensation) is the second of two buildings in the District using Sullivanesque-style ornament. (see also #5) The building's modest parapet ornamentation was produced by the Midland Terra Cotta Co. of Chicago, which sold an extensive line of Sullivanesque ornament in the 1910s and 1920s. Built in 1911, the building is the oldest in the District.



**7. 7500-04 S. Cottage Grove Ave.
(Miller Building)
Architects: Worthmann & Steinbach
Built: 1912-1914**

This red-brick commercial/residential building with Classical Revival-style gray limestone ornamentation is similar to the building located diagonally across the 75th St.-Cottage Grove Ave. intersection (identified as Catalog #3) and is by the same architects, Worthmann & Steinbach. The roofline is punctuated by a curvilinear corner "crest" accented with Classical Revival-style cartouches.





**8. 7600-04 S. Cottage Grove Ave.
Architect: Z. Erol Smith
Built: 1927-1928**

This three-story mixed-use building is one of two adjacent buildings designed in the more visually-exotic Spanish Revival architectural style. It is a handsome cream-colored brick building embellished with olive-green matte-glazed terra cotta. The formal entrance leading to the upper stories and several upper-story window bays have oversized terra-cotta surrounds with embossed shields and ornamentation likely based on Spanish Colonial mission precedents. While some of the first-floor storefronts have been infilled with masonry, the changes are easily reversible; and the building retains the majority of its historic features.

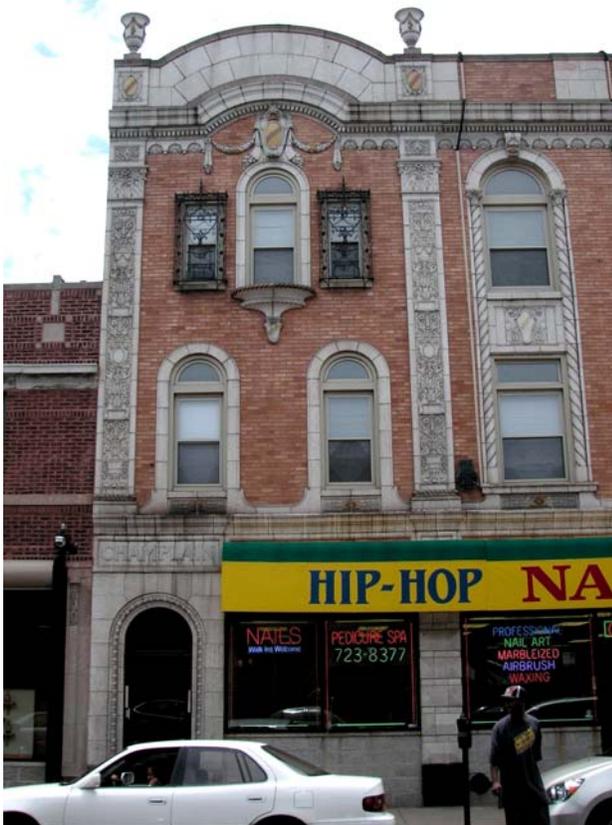


9. 7705 S. Cottage Grove Ave. (O'Hanley Building)
Architect: Pearson
Built: 1928

Built in the Renaissance Revival style with medieval influences, this three-story building originally housed the former O'Hanley Undertakers along with apartments. (It now houses the Chicago Area Project/South Shore Drill Team & Performing Arts Ensemble.) It is built of red brick with buff-colored terra-cotta ornament produced by the Northwestern Terra Cotta Co. of Chicago. The use of terra cotta includes detailed storefronts, surrounds, and window mullions of twisting columns and capitals decorated with pairs of dragons, and awning hoods with squatting gargoyle corbels. The building has a grand formal entrance decorated with animal imagery and is further embellished with quoins, turrets, balconets and a lacy crenellated frieze and parapet.



**10. 635 E. 79th St.
(Champlain Building)
Architect: Charles D. Faulkner
Built: 1927-28**



The Champlain Building on the southeast corner of 79th and Champlain sits along the northern edge of the former Chatham Fields neighborhood. This three-story mixed-use building is finely-detailed in the Renaissance Revival style. Designed by Charles D. Faulkner, the building (a former dry goods store, now Raad's Hair Design) is made of a deep orange brick accented with pale gray terra cotta manufactured by the Midland Terra-Cotta Co. The building has banks of compact, round-arched windows, Palladian windows and fan-shaped sills on the upper stories. It also has terra-cotta corbels and graceful wrought iron window screens on the third-story; and the building is capped with a curvilinear parapet and urns at the corners.



**11. 714-726 E. 79th St.
Architects: Kocher & Larson
Built: 1928-29**

This building (now Greater New Hope COGIC) is built in a French-influenced Renaissance Revival style. The three-story building is made of two-tone, cream-colored, wire brick and terra-cotta ornament manufactured by the Northwestern Terra Cotta Co. The building's brick is scored and laid on its short end to give the building a "checkerboard" appearance. The overall building resembles an ornate castle, extravagantly embellished with embossed stars, flowers and urns on its highly-ornate window mullions. The roofline is corbelled below a sloped roof, punctuated by multiple wall dormers. The formal upper-story entrance is marked by a complex roofline and a highly-ornate and pronounced corner turret with applied terra-cotta scrolls. The first-floor storefront (now Pretty Shoes & Co.) has been infilled with masonry and the changes are easily reversible; the building retains the majority of its historic features.



**12. 734-744 E. 79th St.
Architects: Kocher & Larson
Built: 1928-29**

Kocher & Larson designed this three-story building in a more visually-reserved Classical Revival style than many of the other buildings in the District. The building is constructed of red brick with bays of limestone rounded-panel pediments and urns ornamenting the parapet. The upper-story window surrounds have limestone quoining; and the building's corners are accented with limestone Ionic pilasters. While the first-floor storefront has been infilled with masonry, the changes are easily reversible; and the building retains the majority of its historic features. It currently houses Altimate Look Beauty Salon.



13. 746-758 E. 79th St. (Chatham State Bank Building)
Architect: Z. Erol Smith
Built: 1923-24

Originally housing the Chatham State Bank, and now housing Magic Beauty Supply, this three-story building is designed in a variation of the Gothic Revival style. Completed in 1924 by Chicago architect Z. Erol Smith, this red-brick building has cream-colored terra-cotta ribs and pointed-arch entries, flanked by sconces with Gothic-style tracery. It is believed that the terra cotta was supplied by the Northwestern Terra Cotta Co., since Chicago developers O'Connor, Burke & McDonald, commissioned Smith to build the almost identical Gage Park State Bank building on 59th St. and Kedzie Ave. (lower right photo) Masonry infill and insensitive signage on the storefront level are easily reversible; and the majority of its historic fabric is intact.



14. 735-737 E. 79th St.
Architect: Jacques J. Kocher
Built: 1925-26

Formerly a grocery store and bakery (now Walker's Monument & Stone Co.), this three-story building is made of red brick with cream-colored terra-cotta window quoining and panels of false balustrades on its parapet. The terra-cotta street-level window mullions and entrance to the upper-stories have Classical Revival-style detailing. While the storefronts have either been painted over or replaced with wood panelling, this is easily reversible; and a great majority of the building's historic fabric remains.



15. 739 E. 79th St.

Architects: Kocher & Larson

Built: 1922

This modest two-story, brick commercial building has a stylized, geometric, crenellated parapet; and vaguely Prairie-inspired limestone ornament. The building was built in 1922 by Kocher & Larson for Carroll, Schendorf & Boenicke, Inc., Real Estate (now Jo-Jo's Eldorado Lounge); and is the oldest building by the architectural firm in the District.



16. 741-759 E. 79th St. (Chatham Center)
Architects: Kocher & Larson
Built: 1925-26

The most visually extravagant building in the District is the Renaissance Revival-style Chatham Center, built by Kocher & Larson. This 4-story building, which originally housed the Chatfield Trust and Saving Bank, sits at the northeastern edge of the former Chatham Fields neighborhood at the intersection of Cottage Grove Ave. and 79th St. Chatham Center was specifically designed to be visually prominent and was the first of the large, visually-prominent, anchor buildings built in the District. The building is clad with terra cotta manufactured by the Northwestern Terra-Cotta Co. The terra cotta is formed to resemble cut limestone, with window divisions between the second and third floors made to resemble red marble. The building is greatly embellished with scrolls and twisted columns; and festooned with numerous shells, floral designs and a broad, lacy crenellated frieze and parapet edged with finials.



**17. 8000-08 S. Cottage Grove Ave.
Architects: Kocher & Larson
Built: 1929-30**

Anchoring the intersection of 80th St. and Cottage Grove Ave. is another Kocher & Larson design in the Classical Revival architectural style. The three-story mixed-use building was completed in 1930. It is visually distinguished by its two-toned, pale yellow-colored, terra-cotta cladding. The building is highly-ornate with terra-cotta floral medallions, twisted columns and cartouche embellishments. The building also possesses oversized, round-arched broken pediments with urns. The developer of the building, Ben Stevenson, also commissioned the Chatham Center (# 18) one block to the north.



**18. 8030 S. Cottage Grove Ave.
Architect: Charles D. Faulkner
Built: 1927**

Architect Charles D. Faulkner, the designer of the Champlain Building (# 12), also designed this two-story Renaissance Revival-style building at the southern end of the District. Built in 1927 for Glatt & Price Realtors (and now housing The World is Yours Child Care Center), this small graceful building is clad with gray-green terra cotta and has a false-arcade second-story of round-arched windows, a sloped green tile roof. The building's ornamentation has wrought-iron Juliet balconies, and a parapet adorned with panels of false balustrades and urns. The entrance is accented with twisted, beaded columns and polychrome floral door jambs and heraldic shield. While a portion of the building retains its storefronts, the other portion has a painted wood infill which can be easily reversible; and a great majority of its historic features.



**19. 932-944 E. 79th St.
Architect: E. K. Eugene
Built: 1928**

Located at the easternmost end of the District on the northeast corner of 79th St. and S. Ingleside Ave., this three-story, mixed-use building is a handsome French Gothic Revival-style, red-brick building with white and pale green terra-cotta ornament. The building has pointed-arch storefront windows and entryways embellished with kneeling caped monks, each grasping a book. The terra-cotta window surrounds on the upper stories have white terra-cotta tracery; and the building's crenellated parapet is also adorned with shields with a fleur-de-lis pattern. Although the storefronts have been replaced with masonry infill, this is easily reversible. The storefronts' terra-cotta mullions remain, which adds to the building's historic fabric.

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From *Chicago Tribune* Historical Archive: pp. 13 (top, middle, bot. left), 29 (bot. right).

Chicago History Museum, *Chicago Daily News* Collection: p. 6.

Commission on Chicago Landmarks/Department of Planning and Development: pp. 2, 4, 9, 11, 13 (bot. right), 16-17, 19, 21-22, 27-28, 29 (top, bot. left), 30-38, 39 (top, bot. left), 40-45.

Northwestern Architectural Archives, University of Minnesota; American Terra Cotta Company Digital Images Database: p. 39 (bot. right).

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