

LANDMARK DESIGNATION REPORT



Milwaukee Avenue District

Predominantly the 1200- through 1600-blocks of North Milwaukee Avenue, the 1500-block of North Damen Avenue, and the 1900- through 2000-blocks of West North Avenue.

Preliminary Landmark Recommendation approved by the Commission on Chicago Landmarks, May 3, 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.

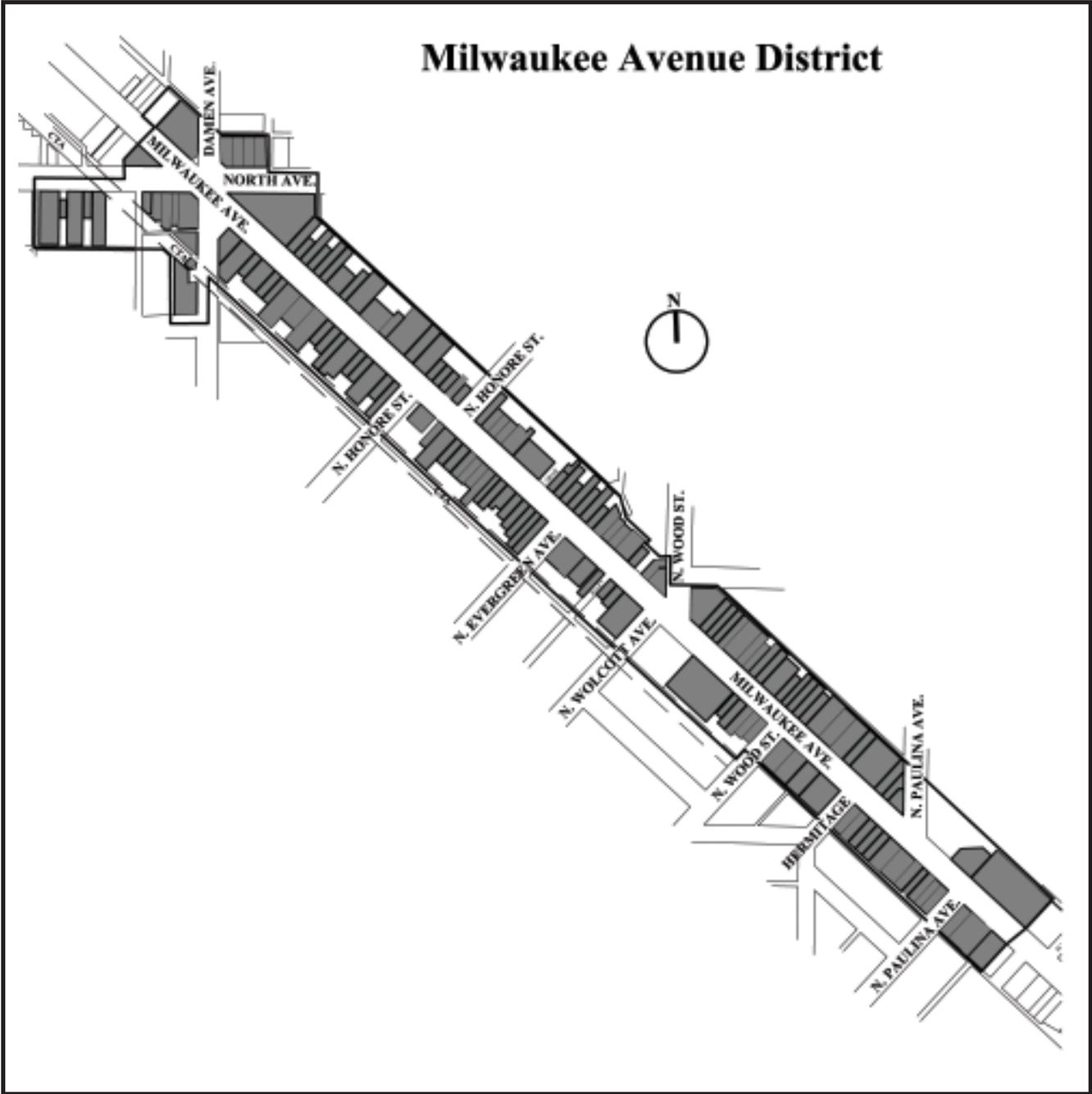
MILWAUKEE AVENUE DISTRICT

PREDOMINANTLY THE 1200- THROUGH 1600-BLOCKS OF NORTH MILWAUKEE AVENUE, THE 1500-BLOCK OF NORTH DAMEN AVENUE, AND THE 1900- THROUGH 2000-BLOCKS OF WEST NORTH AVENUE.

PERIOD OF SIGNIFICANCE: circa 1877 – 1929

Wicker Park's Milwaukee Avenue District, located in the West Town community area, is one of the finest historic commercial streets in Chicago. The district (map on page 2, building catalog begins on page 38), which began as an early trade route and matured into a commercial street, has played an important role in Chicago's economic development. Waves of immigration and shifting ethnic populations in the Milwaukee Avenue District convey important themes of the city's social history. Milwaukee Avenue functioned as "a city within the city," a vibrant and self-contained commercial district situated three miles from downtown Chicago.

The Milwaukee Avenue District retains a solid and exceptional group of historic neighborhood commercial buildings, with a broad range of architectural styles from the late-nineteenth through the early-twentieth centuries. As the district developed, larger and more diverse building types appeared, including banks, office buildings, and entertainment venues. The resulting rich mix of building types and styles gives the district a visually distinct and urban character within the neighborhood context of Chicago's Northwest Side.



The Milwaukee Avenue District is located in the Wicker Park neighborhood on the near Northwest Side of Chicago.

DISTRICT HISTORY AND DEVELOPMENT

The diagonal streets fanning out from downtown Chicago, including Milwaukee Avenue, have attracted commercial uses and developed distinctive streetscapes with their three-way intersections and six-point corners. Like other diagonal streets, the route which Milwaukee Avenue follows was first established as a trail by Native Americans. Early Chicago historian A. T. Andreas described it as “an old Indian trail northwest from Chicago” which became an important passage between Chicago and early settlements in the townships northwest of the city in the 1830s. The “crooked wagon track leading from Kinzie Street” passed through Jefferson Township, the western part of Niles, and on to Northfield. As the only route between Chicago and settlements northwest of the city, the trail was highly used; and as early as 1858, the *Chicago Tribune* described it as “constantly filled with vehicles of every type and description.” Like many early roads in Chicago, it was poorly drained and impassable in wet weather.

In 1848 Silas W. Sherman, an early settler of Northfield, successfully petitioned the State of Illinois to improve the condition of the trail. The State surveyed and established the route as the Northwest Plank Road and chartered an association of investors who were permitted to charge tolls in exchange for grading and planking the road from Chicago to Wheeling. The plank road became an important route for the transport of fresh produce into Chicago from rural areas northwest of the city.

Despite the importance of the plank road, the area which would become the Milwaukee Avenue District was undeveloped up to the 1860s. The transformation of this rural trade route into a thriving commercial district occurred in the late nineteenth and early-twentieth centuries. The development process may be considered in two phases. The first phase began after the Great Fire of 1871 and extended up to the introduction of the elevated train service to the area in 1895. During this period, Milwaukee Avenue became the commercial backbone to a growing ethnic neighborhood settled by German and Scandinavian immigrants.

The second phase of development may be considered to have begun with the introduction of the elevated train service in 1895 at Damen and North Avenue, and ended with the economic Depression in 1929. Business activity on the avenue diversified with the introduction of larger department stores, light manufacturing, banks, office buildings, and theatres. In this second phase, the Milwaukee Avenue District became a “city within the city,” some three miles from the Loop.

First Phase of Development

In 1851 the boundaries of Chicago were extended to Western and North Avenues, taking in a large section of undeveloped land including this portion of Milwaukee Avenue. In the 1860s industrial development along the North Branch of the Chicago River brought jobs that attracted German and Scandinavian immigrants to settle on the Northwest Side. At the time of the Great Fire in 1871, the Milwaukee Avenue District was only sparsely developed and emerged from the catastrophe unscathed. Eleven days after the fire, W.S. Johnston offered the Committee on Aid Society 200 lots on Milwaukee Avenue for the construction of cheap, temporary cottages



The west side of the 1500-block of Milwaukee Avenue.



The west side of the 1300-block of Milwaukee Avenue.



The east side of the 1400-block of Milwaukee Avenue



The west side of the 1300-block of Milwaukee Avenue

Built between the 1870s and 1920s, the Milwaukee Avenue District is one of Chicago's finest and most intact historic commercial streetscapes. The buildings include a wide variety of styles typical of the late-nineteenth and early-twentieth centuries.

for the homeless. For three years after the Fire, the area was outside of the boundaries enacted by the city within which masonry construction was required, thus this part of the Northwest Side attracted working-class homeowners drawn to the more affordable wood-frame constructed houses.

The commercial development of Milwaukee Avenue owes much to the successful development of the Wicker Park neighborhood. In the 1870s real estate developer and politician Charles Wicker laid out streets and subdivided his landholdings to the west of the Milwaukee Avenue District. With its distinctive triangular-shaped park, Wicker Park attracted middle- and upper-class German and Scandinavian immigrants who built large, high-style residences around the park and nearby streets in the 1880s and 1890s. Humboldt Park, less than a mile west of the Milwaukee and North Avenue intersection, was improved throughout the 1880s and contributed to the residential development to the area.

In 1872, the *Chicago Tribune* observed a “wonderful increase of business structures” that was transforming Milwaukee Avenue from a residential to commercial street. In 1875, T. A. Holland published a *Directory of Businesses on Milwaukee Avenue*, providing a valuable snapshot of the Milwaukee Avenue District in its earliest phase of development. The author described Milwaukee Avenue as one of the most important thoroughfares of Chicago on which “a large number of stores and buildings of a superior order have been erected, till now the avenue presents an almost unbroken front from Kinzie Street to North Avenue. Many of the stores are really elegant buildings, in which are kept immense stocks of everything used by families or individuals in almost any station in life.”

The *Directory* shows that the larger and more established businesses were located closer to the expanding city center at the southern end of Milwaukee Avenue in 1875. The section of Milwaukee Avenue within the proposed district appears to have been in the early stages of development at the northern frontier of what was then considered Milwaukee Avenue. The largest business in the district in 1875 was William Murbach’s grocery at Milwaukee and Robey (now Damen) Avenues, where a wide range of foods, beer, and wine, as well as feed for horses, could be had. Other businesses established in the district in 1875 included a meat market, butcher, another grocer, gunsmith, wagon maker, real estate dealer, and seven saloons. In 1888 the *Chicago Tribune* described the taverns along Milwaukee Avenue as “handsome shops, with well arranged show windows and all the finery of cut-glass and mahogany that the American saloonist delights in”; and observed that they were “well patronized, particularly in the evening, and all day long the pitcher trade is active.”

Though none of the buildings which housed this first generation of stores appears to have survived, Holland’s *Directory* shows that the character of Milwaukee Avenue as a low-cost, neighborhood alternative to downtown shops was well-established as early as 1875. The *Directory* observed that businesses on Milwaukee Avenue primarily served “the large resident portion of the northwest part of the city.” The author further noted that the buildings were owned by the shop keepers themselves who also lived above the store. According to Holland, the low overhead of this business model allowed the Milwaukee Avenue merchants to sell at lower prices than downtown retailers.

[F]

Established 1872.

JOHN A. MAYER,
PROPRIETOR

Wicker Park Drug Store.
[Deutsche Apotheke.]

DEALER IN

PURE DRUGS,

PATENT MEDICINES,
PERFUMERY.

*Toilet Articles, Fancy Goods, Sponges, Brushes, Chamois
Skins, Pure Cod Liver Oil, Pure Wines and
Liquors for Medical Purposes.*

Physicians Prescriptions Carefully and Accurately Compounded.

ALL AT LOW RATES.
CORNER OF MILWAUKEE AND NORTH AVENUES,
CHICAGO.

[G]

WILLIAM MARBACH,
DEALER IN

Choice Family Groceries,
CROCKERY,
FLOUR AND FEED, PRESSED HAY,

Produce and Provisions, Butter, Eggs, and Cheese.
Choice Teas and Coffees a Specialty.
Pure Wines and Liquors for family use.

Lager Beer & Cigars of good quality always on hand.

ALSO PROPRIETOR CITY SCALES & WEIGHMASTER.

Your Patronage Respectfully Solicited
And entire Satisfaction Guaranteed in all cases.

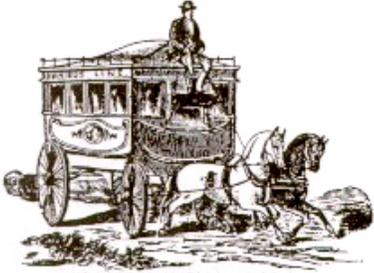
943 MILWAUKEE AVENUE
CORNER ROBEY STREET,
Chicago, Illinois.

Above left and right: Advertisements published in Holland's *Directory of Businesses on Milwaukee Avenue* in 1875 document the earliest commercial activity in the district.

208-A Holland's Milwaukee Avenue Directory.

A. STEINHAUS, *General Superintendent.* **HON. E. F. BUNYAN,** *Secretary and Treasurer.*

CITIZENS'
Omnibus Line.



Omnibus of Citizens' Line.

EMPHATICALLY THE BEST LINE

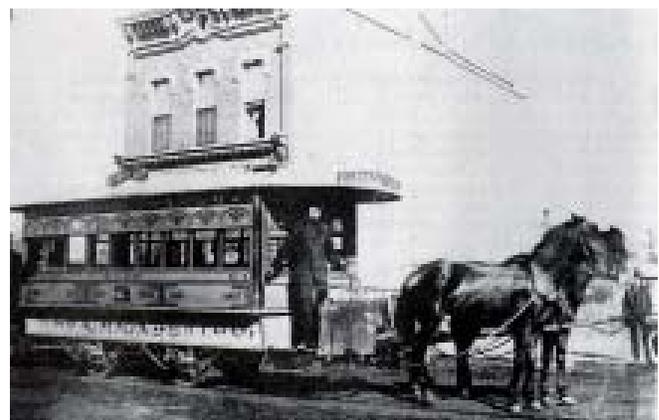
Ever Established on Milwaukee Ave.

'Busses of this line make the trip in about thirty minutes, and leave corner Lake and State Streets and the barn at Holstein five minutes apart.

Uphold the Citizens' Line by giving it your patronage.

N. B. ... Tickets can be had of the Drivers.

Left and below: Steinhouse's Citizen's Omnibus Line (left) operated horse-drawn coaches on Milwaukee Avenue in 1874. The trip from downtown to North and Damen Avenues took 36 minutes. The photo (below) shows a Milwaukee Avenue street car in the 1870s.



The commercial development of the district in the 1870s was aided by improvements to the street and mass transportation. In 1872, through special assessments on the businesses lining Milwaukee Avenue, the city removed the old rotted wood planking, paved Milwaukee Avenue with cedar blocks, and installed curbs and street lighting from Kinzie Street north to Damen Avenue. Though the planking had been removed, toll gates remained in operation as the last vestige of the Northwest Plank Road through the 1870s. In 1876, a business owner wrote to the *Chicago Tribune* that the tolls were a “nuisance and drain” on the commercial life of the street. The anti-toll sentiments boiled over in 1881, when a mob burned the toll gate at Fullerton and Milwaukee, thus freeing the street for commercial traffic.

Commercial growth of the Milwaukee Avenue District coincided with continuous improvements in public transportation. Horse-drawn cars operated on Milwaukee Avenue as early as the 1850s, yet the service remained unreliable until 1874 when Steinhouse’s Citizen’s Omnibus Line inaugurated service. The trip from State and Randolph Streets downtown to North and Damen Avenues took 36 minutes. In 1890 the horse cars were replaced with cable cars which ran on Milwaukee Avenue from downtown north to Campbell Avenue, three-quarters of a mile north of the district. Electric-powered streetcars replaced the cable-driven system in 1906. These improvements in the first phase of the district’s development established Milwaukee Avenue as a bustling commercial thoroughfare, as evidenced by a doubling of real estate values on the avenue in the 1870s.

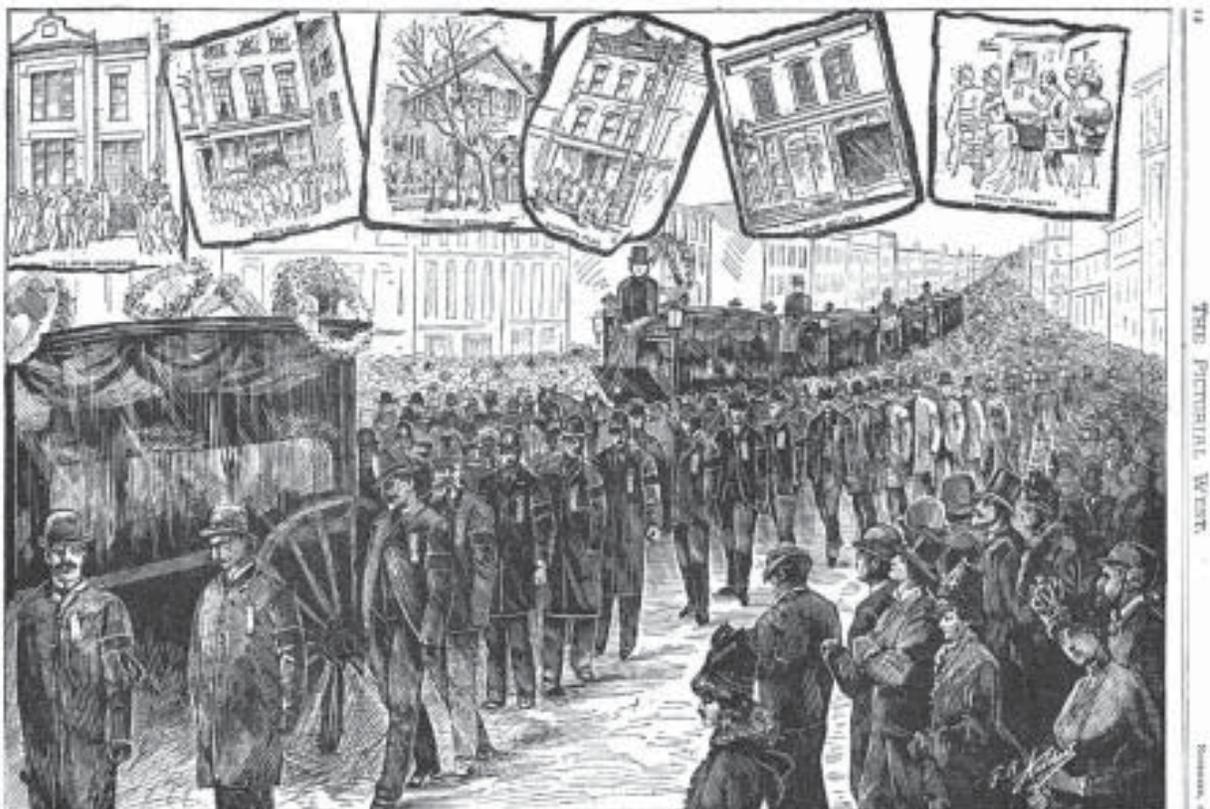
Nearly half of the extant buildings in the Milwaukee Avenue District were built between 1877 and 1895, in what may be considered its first phase of development. By the 1880s, the “unbroken front” of shops that Holland described in 1875 had made its way north to the intersection of Damen and North Avenues. The dense architectural character of the Milwaukee Avenue District evident today was already well-established by three- and four-story buildings occupying their entire building lots and with common party walls between them. The buildings tended to have narrow and deep plans, occupying only one or two lots. The valuable ground floor street level of the buildings was given over to storefronts, while the upper floors were used as flats or loft storage.

Throughout its history, immigration has been a driving force in the commercial development of the Milwaukee Avenue District. The Northwest Side has long been a port of entry for immigrants, first from Germany and Scandinavia, followed by Poles in the late nineteenth century, central and eastern European Jews in the early twentieth century, and finally Latin Americans in the late twentieth century. The many shops, services, and businesses on Milwaukee formed a “city within the city” three miles from downtown. Here, the daily necessities of food, medicine, clothing, banking, and entertainment could be accessed by neighborhood residents who tended to share a common ethnic background. This self-contained commercial district offered the immigrant communities which it served a familiar and affordable alternative to the elite commercial core downtown. As each of these groups became successful, they tended to migrate northwest along Milwaukee Avenue to newer neighborhoods, with better amenities and housing opportunities.



Above: Milwaukee Avenue looking south from Evergreen Avenue around 1900. The buildings in the foreground on both sides of the street survive.

Below: Following the Haymarket Tragedy in 1886, 200,000 mourners lined Milwaukee Avenue for the funeral procession of the men hanged for their involvement in the event. The procession travelled south on Milwaukee Avenue from Wolcott Avenue to downtown.



THE MARCH TO THE GRAVE.
The Funeral Procession of the Haymarket Martyrs—Passing Down Milwaukee Avenue—See page 14.

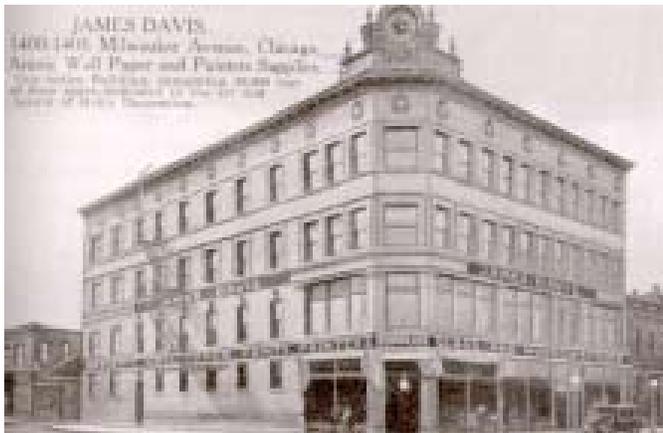
A Norwegian settler to Wicker Park described Milwaukee Avenue in the 1880s as a bustling community of workers, who in the “early morning hours between six and seven . . . came by the thousands, young and old of both sexes” to their places of employment. With its concentration of working people, Milwaukee Avenue became an important gathering place for the immigrant community. In addition to the many taverns, several social halls were located along Milwaukee Avenue. The first hall in the district was built in 1889 at the southwest corner of Milwaukee and Damen Avenues; it housed a branch of the Turnverein, a German ethnic organization that promoted physical and cultural education. A second hall was located in the building at 1400 N. Milwaukee Avenue, which dates from 1904. These buildings contained retail shops at street level, and large open rooms on upper floors which were used as gymnasiums and performance spaces. As early as 1883, the Columbia Rink (demolished) at 1455 N. Milwaukee offered indoor roller skating and served as a venue for political speeches and tent-revival style religious meetings.

In addition to entertainment, social halls and taverns provided a place for political debates, and the history of the Milwaukee Avenue District is particularly associated with the political agitation of the German ethnic community in the 1880s. In 1880 and 1881 the street car operators on the Milwaukee Avenue streetcar line went on strike for better wages, resulting in clashes with the police on the avenue which eventually required the intervention of federal troops. Attempts by temperance groups to restrict the consumption of alcohol on Sundays were met with opposition from the many German tavern owners and patrons on Milwaukee Avenue, and in 1872 a demonstration and parade was organized on the avenue at which free beer was provided. In 1904 department store clerks on the avenue organized, resulting in a strike at Wieboldt’s Department Store at 1275-1295 N. Milwaukee Avenue.

Perhaps the most significant historic event associated with the Milwaukee Avenue District was the Haymarket Tragedy of 1886. The eight anarchists convicted of murder were members of the German immigrant community who settled near the Milwaukee Avenue District. Adolph Fischer resided one block from the district at 1334 N. Dean Street, near Milwaukee and Paulina. The *Chicago Tribune* described Fischer’s frame cottage as part of a “very radical neighborhood.” Following the hanging of the eight men, labor and fraternal organizations sympathetic to their cause arranged a funeral procession on November 13, 1886. The city government permitted the procession on strict terms. The funeral cortege passed on Milwaukee Avenue from Wolcott Avenue and proceeded southeast to downtown. The *Tribune* reported that it was the “longest funeral procession ever witnessed in Chicago,” attended by more than 200,000.

Second Phase of Development

In 1895, the Northwest Branch of the Metropolitan Elevated Railroad (now the CTA Blue Line) was opened at Damen and North Avenues, ushering in what may be considered a second phase of development of the Milwaukee Avenue District. Public discussion about constructing an elevated train route on Milwaukee Avenue appeared in the *Chicago Tribune* as early as 1872. An editorial that year asked, “What farmer will come in on a street with an elevated railroad over his team? The loss of that trade will destroy half the value of the property, and the noise and general obstruction will materially damage the other half.” At the urging of business owners,



The second phase of historic development in the Milwaukee Avenue District saw the construction of larger commercial buildings, such as the Wieboldt's Department Store building (right) from 1898 at 1275-95 N. Milwaukee and the Davis Wallpaper and Painters Supply building (above) from 1904 at 1400 N. Milwaukee Ave., both of which remain.



More diverse building types appeared in the second phase of the district's development, including the Noel State Bank building from 1919 (above), at 1601-21 N. Milwaukee Ave. and the Northwest Tower office building (right) from 1928, at 1606-08 N. Milwaukee Ave., both of which still stand.



the elevated tracks were located at the alley just west of the avenue (rather than the street itself), preserving natural light and the pedestrian quality of the street. The elevated train provided quicker access to downtown and made the Milwaukee Avenue District more accessible from the growing neighborhoods to the north and west. The district's commercial importance was reflected in larger buildings housing a greater diversity of businesses.

Immigration continued to drive the economic life of the street. As the German and Scandinavian immigrant community began to move from Milwaukee Avenue, a large number of Polish immigrants settled in the area in the 1890s. With the headquarters of several Polish fraternal organizations and newspapers located on Milwaukee Avenue, the area became known as the "Polish Downtown." In the early decades of the twentieth century Jewish immigrants from central and eastern Europe settled in the district. Observing the growing diversity of ethnic immigrants settling along the avenue, a contemporary article in the *Chicago Tribune* compared a visit to Milwaukee Avenue to a "trip around the world. ... [where] for a couple of nickels the street railway will sell you a round-trip excursion ticket guaranteed to give you a glimpse of Ireland at Clinton street, of England at Desplaines, of France at Kinzie, to show you all to care to see of Germany and Scandinavia, with visits to Poland, Denmark, Hungary, Russia, Italy, Greece, and a great variety of interesting points, and then bring you safely back to the United States." During this period many of the skilled trades that had sustained the middle-class German and Scandinavian immigrant communities were being replaced by industrial processes, and as a result the ethnic neighborhood surrounding the Milwaukee Avenue District became more solidly working-class than the merchants and craftsmen of the first wave of settlers.

Land values continued to rise on Milwaukee Avenue in this second phase of development. In 1912 the *Chicago Tribune* observed that Milwaukee Avenue had experienced a "boom in values, which in some of the more favored parts [of the avenue] has been of a sensational character." The author cited examples from recent sales which showed that property values on the avenue had doubled within a year.

The Wieboldt's Department Store characterized the economic growth during this period of the district's development. It was housed in one of the largest buildings in the district at 1275-1295 N. Milwaukee Ave. The German-born William Wieboldt built up his fortune by adapting the department store retail model established in downtown Chicago to the working-class neighborhood clientele living near Milwaukee Avenue. Wieboldt started his first store (The Lion Store) on Milwaukee Avenue in a frame building in 1885. As the business grew, the Lion Store occupied larger buildings on the avenue, however in 1897 the building was destroyed by fire. Soon thereafter, Wieboldt began construction on a larger, four-story department store building which now stands at 1275-1295 N. Milwaukee. The *Chicago Tribune* noted that the store was a "landmark in the northwestern part of the city, especially among the poorer people." To attract the working-class clientele who lived in the area, Wieboldt's offered more competitively priced goods than the downtown stores. Neighborhood customers could also walk to the store, saving money on the train fare downtown and delivery of goods back home.

By the beginning of the 1910s, the Wieboldt store on Milwaukee Avenue in Chicago employed 700 people and grossed \$3 million in annual sales. In addition to Wieboldt's, the large base of

neighborhood shoppers sustained other department stores in the district, including the Moeller Brothers Store (at 1278 N. Milwaukee Ave., built 1895), Iverson's (in the block of four buildings from 1336 to 1352 N. Milwaukee Ave.), and Benson and Rixon's (1295-1299 N. Milwaukee Ave., demolished). In 1888, the *Chicago Tribune* observed that the merchants of Milwaukee Avenue "were not of the New England sort," but catered to ethnic immigrant customers. Nevertheless, the paper noted that "there is nothing European about the shops. These are fully inviting as those on State Street."

Light manufacturing also came to the Milwaukee Avenue District in the second phase of its development. Wall paper, window shades, and cigar factories were manufactured in the upper floors of loft buildings throughout the district. The types of goods manufactured generally reflected the dominant retail businesses on Milwaukee Avenue, which tended to be home furnishings and clothing. The district sustained a substantial garment and millinery industry, with numerous custom tailoring and garment manufacturing and retail clothing shops in the 1910s and 1920s. As industrial activity grew, the upper floors of small commercial buildings which originally served as residential flats were converted to workshops. In several buildings in the upper floor window openings were enlarged to admit more natural light and ventilation.

Another important development during this second phase in the 1910s and 1920s was the construction of small office buildings and banks in the district. The office buildings included the Palatine Building, an 8-story office building at Milwaukee and Paulina Avenues (1913); and the 12-story Northwest Tower at Milwaukee and Damen (1928). Banks that were built in the district during this period included the white terra cotta Noel State Bank (1919) at 1601 N. Milwaukee Ave., and the imposing six-story Home Bank and Trust (1925) building, just outside the district at Milwaukee and Division (a proposed Chicago Landmark). These office towers and bank buildings are important visual landmarks in the district, and they reflect its commercial prestige just before the onset of the national economic Depression of the 1930s.

Entertainment establishments were another feature in the district's later phase of development. From 1900 to 1920, seven movie theaters operated in the district, and two of these buildings survive. The 275-seat Try It / Wonderland Theater was housed from 1908-1913 in the two-story limestone building which stands at 1335 N. Milwaukee Avenue. Originally used as a store, the building was likely converted to a movie theater as the new form of entertainment grew in popularity. The other surviving theater building is the former Home/Bell Theater located at 1539 N. Milwaukee Ave. Unlike the Try It/Wonderland, this one-story structure was purpose-built for the screening of movies by architect David Saul Klafter in 1912, and contained 600 seats behind a Classical Revival-style facade. The Home/Bell operated until 1921. More compact and less ornate than the movie palaces which appeared in the 1920s, the Home/Bell is especially significant as an early building specifically designed for the exhibition of motion pictures, and in 1912 it represented an entirely new building type for what was an emerging form of entertainment.

Another distinctive building type in the district is the North Avenue Bath building at 2037 W. North Avenue (1921). Bath houses appeared in American cities in the late nineteenth century, and they generally consisted of two types. The first were operated by reform-minded municipal



Above: 1540 (left) and 1444 (right) N. Milwaukee Ave. are typical examples of small commercial buildings in the district with street-level storefronts and flats or loft spaces occupying upper floors.

Below and right: Details of the cast-iron storefront system at 1540 N. Milwaukee Ave. The foundry plate shows that it was manufactured in Chicago by J. Louis Pfau of the Aetna Iron Works.



governments as a public health measure, especially in poorer areas where many lived in cold water flats without bathing facilities. Municipal public baths were often free or charged a nominal fee. The North Avenue Baths fell into a second category of bath houses which were operated by private for-profit owners with better facilities. In addition to mere hygiene, the for-profit bath houses were a place for socializing and relaxation with steam rooms and cafes. Like many bath houses from the late-nineteenth and early twentieth centuries, the North Avenue Bath was located in a neighborhood with a high concentrations of immigrants from central and eastern Europe. The bath house was a part of the cultures of these ethnic groups that date back to their interactions with the Ottoman Empire. The Sanborn map for 1914 indicates that another bath building in the district was located at 1533 N. Milwaukee Ave., but does not survive.

By the 1920s, the Milwaukee Avenue District had reached a state of architectural and commercial maturity. In 1927, the local chamber of commerce made improvements to street lights, banned sidewalk vendors, and regulated signage in the district to ensure its status as a “modern, up-to-date” shopping district second only to the Loop. Just before the onset of the economic depression of 1929, business activity in the district included sales of \$30 million for food, \$5 million for shoes, \$5 million for furniture, and \$30 million for clothing. The great Depression and World War II interrupted the regular flow of immigrants settling in the area, resulting in a steady decline of population and business activity. Renewed interest and investment in the surrounding Wicker Park and Bucktown neighborhoods in the 1990s has led to a rejuvenation of the commercial character of the Milwaukee Avenue District as a diverse and vibrant shopping and entertainment corridor.

DESCRIPTION OF BUILDINGS

The individual building types and architectural styles in the Milwaukee Avenue District exemplify developments in commercial architecture from the late nineteenth through the early twentieth centuries. Architectural embellishment and high-quality materials and craftsmanship were employed in these commercial buildings to attract customers and to promote the businesses on the densely-built street. Taken together, the buildings form a visually rich ensemble with a distinct sense and a special character. The district’s architecture also conveys the history of Chicago’s commercial development and the industriousness of the immigrant communities who settled here.

Small Commercial Buildings

The most predominant building type in the district is made up of three- to four-story commercial buildings with a single retail storefront at the street level and storage lofts or residential flats on the upper floors. Approximately half of the buildings in the district fall into this category. These small commercial buildings were also the earliest buildings in the district, though they continued to be built through the 1920s. The small commercial buildings from the late nineteenth-century typically occupy one or two standard-size Chicago lots, making them between 25 and 50 feet in width. Later versions of this building type in the district tended to be wider, taking up three to four building lots.

To maximize the expensive commercial real estate, these small buildings fill their entire lots, with common party walls shared between neighboring buildings and front facades pushed to the sidewalks. In most cases, only the narrow front facades are visible, with the exception of those buildings located at corners. The relatively small size of these facades in relation to the entire building resulted in a greater concentration of architectural detail and character on building fronts.

The front facades of these small commercial buildings consist of two architecturally distinct components: a glazed storefront at street level, with upper stories clad in masonry with regular punched window openings. The storefront level typically consisted of a central entrance door flanked by large glazed areas for the display of goods and to admit light into the narrow and deep shops. Cast-iron storefronts, mass-produced in the late nineteenth century, were common and featured narrow support columns that maximized the window area. Other historic storefront designs consist of masonry or terra cotta clad piers and supporting lintels which frame shop windows. Typical of commercial buildings, several of the original storefronts have since been obscured or altered, though many retain the overall transparency of the original design as well as some historic details.

While the street level is given over to the storefront, the upper stories typically have masonry walls pierced with one-over-one double-hung sash windows detailed with stone lintels, often decorated with carved or incised ornament. Architectural embellishment on the upper portion of the facade consists of a variety of materials and forms including carved stone, molded brick, terra cotta, and corbelled brick masonry. Pressed metal cornices, dormers, turrets, and projecting bays are also a common architectural feature of many of the older commercial buildings of the district. Much of this applied architectural ornament was mass-produced and readily available to even modest commercial buildings. Shop owners used these architectural details to make their businesses stand out in the crowded street, and in several cases used these architectural details to inscribe the shop owner's name and the date of construction on the facade.

A noteworthy and rare Chicago example of the architectural potential of pressed metal decoration is found at 1329 to 1333 N. Milwaukee Ave. Here pressed metal is used not as a distinct detail, but as an entire facade cladding system, pressed into Classical Revival architectural forms. More typical examples of pressed metal architectural decoration common to the district include the three Gothic Revival styled bays from 1560 to 1564 N. Milwaukee Ave. and the pair of metal cornices at 1408 to 1410 N. Milwaukee Ave.

In their earliest versions, the small commercial buildings contained residential flats at the upper stories with a separate entrance and stairway located at one side of the building. The narrow and deep floor plans combined with the lack of windows at the side elevations made these flats poorly suited for living space. After the 1890s, upper stories were more often used as loft space for storage or light manufacturing. Larger upper floor windows and the lack of a separate side entrance often distinguish the loft buildings from those originally constructed with flats.



Neighborhood department store buildings in the district include the decorative sheet-metal-clad department store from 1898 at 1327-33 N. Milwaukee Ave. (top); the Wieboldt's department store building from 1898 at 1275-95 N. Milwaukee Ave. (left); the Iverson's department store buildings from the 1920s at 1336-52 N. Milwaukee Ave. (lower left); and the Moeller department store building from 1895 at 1278 N. Milwaukee Ave. (lower right).



Despite the comparatively small size of these commercial buildings, surviving groupings of 1870s and 1880s buildings visually convey the “unbroken front” of commercial blocks that T. A. Holland observed in 1875 *Directory* of the avenue. Good examples of these groups can be found from 1425 to 1439 and from 1534 to 1554 N. Milwaukee Ave. Though the individual facades vary in ornament and materials, the group is unified through common features such as the band of street-level storefronts, fenestration patterns, and the unified cornice line. The result is a unified streetscape, but with architectural variety.

From 1900 through the 1920s, the commercial buildings constructed in the district were wider, often taking up three to four building lots, though the height of the buildings typically remained at three to four stories. New exterior cladding systems such as glazed brick and terra cotta appeared at this time. Advances in steel construction eliminated the need for load-bearing masonry facades, allowing for much larger window openings on the upper stories. These new materials and technologies, combined with changes in architectural style, resulted in simpler facades in the small commercial buildings that were built in the early twentieth century.

The Milwaukee Avenue District was a thriving commercial street during its entire period of historic significance, a span of over fifty years. In that time, some of the buildings were changed, and, compared to the other building types found in the district, the small commercial buildings were altered more frequently. Changes to the small commercial buildings, particularly in the 1910s and 1920s, generally consisted of: replacement of street-level storefronts, replacement of entire building facades, reconfiguration and enlargement of upper floor windows, and expansion of buildings vertically by adding stories. These changes reflect a business owner’s desire to upgrade the appearance of the building or to increase its capacity. In many cases, changes made to the small commercial buildings during this period are significant due to their architectural and historical association with the development of the district, especially in terms of its long period of prosperity, the evolution of architectural fashions, advances in building materials and technology, and changes in building use.

Department Store Buildings

The district contains four neighborhood department store buildings built in the period from the 1880s to 1911. These include: the sheet metal-clad department store building at 1329-33 N. Milwaukee Ave. from 1898; the Moeller Department Store building at 1272-78 N. Milwaukee Ave. from 1895; the former Wieboldt’s Department Store at 1275-95 N. Milwaukee Ave. building from 1898; and the former Iverson’s Department Store building at 1336-38 N. Milwaukee Ave. from 1911.

In terms of building materials and overall form, these neighborhood department stores may be seen as an expansion of the small commercial store building type. They are all brick or stone masonry, three to four stories in height, with street-level storefronts, although typically much wider, occupying between three and nine building lots. And while the smaller commercial buildings typically contained differing uses on the upper floors, the department store buildings were completely dedicated to a single retail business. As a result, the exteriors tend to express less variation between street-level storefronts and upper floors. The department stores tend to have less applied exterior ornament than the smaller buildings, relying instead on their overall



Office buildings in the Milwaukee Avenue District include the 8-story Palatine Building from 1913 at 1286 N. Milwaukee Ave. (left); the 12-story Northwest Tower building from 1928 at 1606 N. Milwaukee Ave. (upper left and right); and the Flatiron building from 1913 at 1565-89 N. Milwaukee Ave. (lower right).

A number of buildings from the second phase of the District's development represent important historic building types typically found in other historic Chicago commercial districts.

The Noel State Bank Building from 1919 at 1601 N. Milwaukee Ave. is an important visual feature of the six corner intersection of Milwaukee, Damen, and North Avenues.



The former Home/Bell movie theater from 1912 at 1539 N. Milwaukee Ave., a rare example of an early movie theater and a precursor to the much larger movie palaces that appeared in the 1920s.



The former People's Gas Company Building at 1520 N. Milwaukee Ave. follows the tradition of high quality architecture favored by the utility. The building is also one of many in the District that was entirely re-fronted during the period of significance. It was constructed in 1921 as a commercial building. When the Gas Company acquired the property in 1924, they commissioned architect Herman Von Holst to re-design the facade.



size to stand out in the commercial street. The department stores also borrowed architectural treatments that were being developed for commercial office buildings and department stores in Chicago's Loop.

Banks and Small Office Buildings

The small office buildings in the district are prominent visual landmarks that demonstrate Milwaukee Avenue's status as a "a city within the city." Small office buildings reflect the growing economic diversity and prosperity of the district in its later phase of development.

William Wieboldt built the first of these in 1913 at 1286 N. Milwaukee Avenue. Architects Huehl, Schmid & Holmes squeezed eight stories onto a single 25'x100' lot. As a result of this small footprint, the Palatine Building is a tall and slender mini-skyscraper, and was described by a contemporary article in the *Chicago Tribune* "as one of the finest office buildings outside the Loop." The upper six floors, clad in brick, housed 17 offices on each floor for the administration of the Wieboldt's department store. The first two floors are clad in white terra cotta and contained storefronts.

In the same year, Peter C. Brooks commissioned Holabird & Roche to design the three-story Flatiron Building at the southeast corner of Milwaukee and North Avenues. Stores occupied the street level, with office spaces on the upper two floors. The exterior is clad in white, black and red terra cotta and pierced with large Chicago-school windows.

The best expression of the office towers in the Milwaukee Avenue District—and certainly one of the best neighborhood office building in Chicago—is the Northwest Tower at 1606 N. Milwaukee Ave. Built in 1928 at the northeast corner of Milwaukee and North Avenues, this speculative office tower was designed by the architecture firm of Perkins, Chatten, & Hammond. At 12-stories, the limestone-clad tower was built to the maximum height allowed by the zoning code, resulting in a contemporary headline on the completion of the tower that read "the skyscraper leaves the Loop." Each office space had windows, and was served with water, electricity, gas, compressed air (for dental offices), and a central vacuum. Bronze, marble and mosaic finishes decorated the lobby. The Northwest Tower was marketed to physicians, dentists, and lawyers who were assured of easy access to transportation (located next to the Damen Avenue elevated train stop) and a large neighborhood population in need of professional services. The small rooftop tower and bronze lantern serve as a prominent visual landmark at the northern end of the district.

Financing for the tower was provided by the Noel State Bank, which had its first building on the site of the tower before moving to the bank building at 1601 N. Milwaukee Avenue in 1919. Neighborhood banks were often responsible for the construction of 6- to 12-story neighborhood office skyscrapers on or near major commercial intersections in Chicago neighborhoods. Similar-sized buildings that still stand in Chicago are the Uptown Bank Building (1924, Marshall & Fox; 1928 addition, Huszagh and Hill), Hyde Park State Bank Building (1928, Karl M. Vitzthum), and West Town State Bank Building (1929-30, Mundie & Jensen), the latter being a designated Chicago Landmark.



Above and right: The North Avenue Bath building from 1924 at 2037-41 W. North Ave. features stylized fish and other aquatic-themed terra cotta ornament.

Below: The CTA Blue Line station house beneath the elevated tracks at 1556 N. Damen Ave. was built in 1894 by the Metropolitan West Side Elevated Railway Company.



Other Building Types

In addition to the shopping and office buildings, there are other buildings in the district that represent common building types found in Chicago's older commercial districts, and these include small movie theaters, banks, and non-commercial public buildings.

Theaters appeared in the district as early as the 1887 with the establishment of the Star Theater (demolished) at the site of the Columbia Rink at 1455 N. Milwaukee Ave. In 1911, the *Chicago Tribune* reported that The Star offered "only the best attractions in burlesque and vaudeville, and strictly enforces its rules requiring any word or phrase that would be objectionable to women and children to be carefully eliminated." By the 1910s there were seven small movie theaters in the district, only two of which survive. The Home/Bell Theater at 1539 N. Milwaukee Ave. built in 1912, is a very early example of a small neighborhood movie theater, a transitional form between the nickelodeons that preceded it and the large movie palaces that appeared in the 1920s. This one-story theater had seating for 600. The symmetrical Classical Revival-style facade features engaged pilasters, medallions, and half-round window openings. The second surviving theater, the Try It/Wonderland, was located in the circa 1900 two-story limestone-faced building at 1335 N. Milwaukee Ave. As with many early movie theaters, the building was likely originally built as a store, but converted to a movie house as the emerging form of entertainment became popular.

The Noel State Bank Building (now the Midwest Bank & Trust Company) was built in 1919 at the northwest corner of North and Damen Avenues. Illinois state law in the early twentieth century prohibited banks from building branches, resulting in the construction of many large and architecturally significant bank buildings in neighborhoods at the intersection of large commercial streets. The Noel State Bank Building is a fine example of these independent neighborhood financial institutions from this period. The structure occupies a triangular-shaped site and is a distinct visual feature of the district. Designed by Gardner C. Coughlen in a dignified Classical Revival-style, the design of the bank expresses an image of permanence and security. The exterior is clad entirely in ornamental terra cotta. Large windows are divided by engaged pilasters topped with Corinthian capitals, and a prominent cornice wraps around the rounded corners of the building.

The district contains other institutional buildings that fall outside the category of retail commerce, but which are fine representatives of historic building types found elsewhere in Chicago. The People's Gas Company Building at 1520 N. Milwaukee Ave. features a terra cotta Classical temple facade designed by Herman Von Holst in 1924. The utility operated service centers in several neighborhoods during the period, including two that are Chicago Landmarks in South Chicago and the Portage Park neighborhoods. The 1-story CTA Blue Line station house beneath the elevated tracks at 1556-58 N. Damen Ave. was built in 1894 by the Metropolitan West Side Elevated Railway Company. With its ornate pressed-brick facade, the station is one of the oldest-surviving historic elevated rail station houses in the city. Finally the three-story building at 2041 W. North Ave., designed by A. L. Levy & William Klein in 1924, is a very fine example of a bath house from the period. In the late-nineteenth and early-twentieth centuries, bath houses appeared in major urban centers like Chicago, especially in densely populated neighborhoods where they served hygienic, recreational, and social purposes. The Classical



The earliest architectural style found in the Milwaukee Avenue District is the Italianate. Excellent examples of the style include 1440 N. Milwaukee Ave. from c. 1880s (top right); 1360 N. Milwaukee Ave. from c. 1880s (lower right). Stone lintels with incised foliate ornament (top left) are a typical feature of the style.



Revival-style white terra cotta exterior, trimmed with pale blue and green, evokes cleanliness and hygiene. The highly stylized fish which decorate the parapet and window openings are another reference to the function of the building.

Architectural Styles

Buildings within the Milwaukee Avenue District display important architectural styles used for commercial buildings found in late nineteenth- and early twentieth century Chicago, including Italianate, Queen Anne, Chicago School Commercial, Arts and Crafts, Classical Revival, and Art Deco.

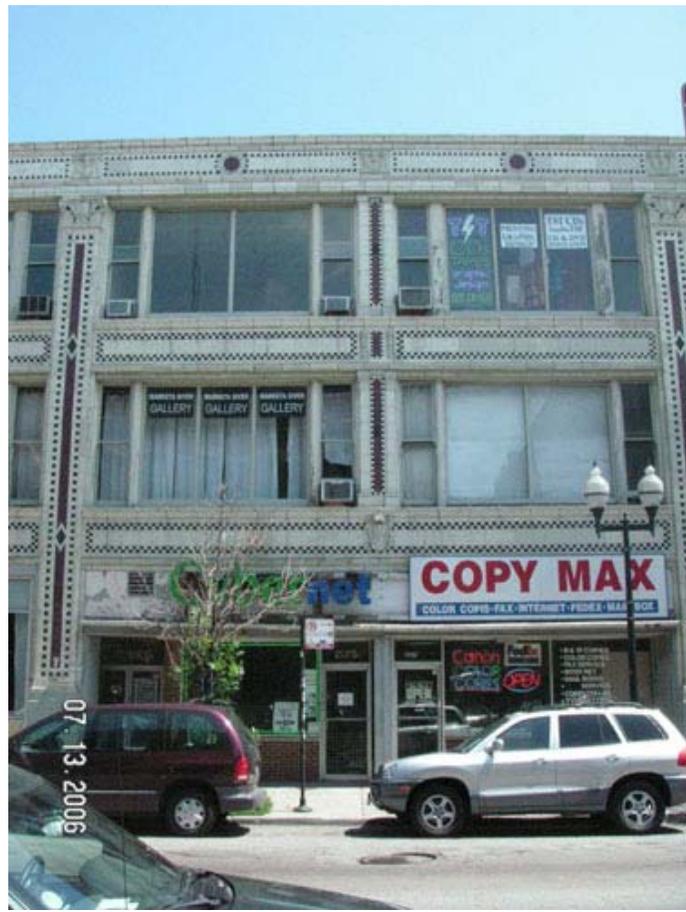
The **Italianate-style** was originally inspired by the villas of northern Italy. The early nineteenth century architect Andrew Jackson Downing helped popularize the style during the 1840s and 1850s with the publication of influential pattern books—publications illustrated with building designs, plans, and details that could be built by carpenters and builders using the book as a guide. The Italianate style’s easy adaptability in terms of materials and detailing made it nearly a national style by the Civil War era, and it remained popular into the 1880s for many types of commercial buildings, including both residential and commercial.

The Italianate was Chicago’s predominant architectural style during the 1870s and 1880s, an important period of development for the Milwaukee Avenue District. The earliest buildings in the proposed district are Italianate and are characterized by red brick walls and contrasting stone trim. Stone lintels with carved foliate ornament, and prominent cornices with brackets and dentil molding are common features of the style. Particularly good examples of the Italianate-style include the three-story brick store & flat building at 1418-20 N. Milwaukee Ave., built in 1879, and the 4-story stone-faced commercial building from the 1880s at 1538 N. Milwaukee Ave.

Eclecticism is the hallmark of the **Queen Anne-style**, which was popular in Chicago during the 1880s and 1890s. The name was coined in 19th-century England to describe asymmetrical buildings that combined medieval and classical forms and ornament. The sprawling manor houses of English architect Richard Norman Shaw from this period were well known to American architects of the period and served as an inspiration. In America, the Queen Anne originally was used for suburban houses and seaside resort cottages, but it quickly became a popular style for urban residences and commercial buildings.

Corner turrets, projecting bays, gabled rooflines, grouped windows, and a mixture of exterior building materials, including brick, terra cotta, stone, and metal—providing visual “texture” that continues to delight the eye. There are many Queen Anne-style buildings in the district; especially good examples include 1444 and 1462 N. Milwaukee Ave. and the three buildings from 1560 to 1564 N. Milwaukee Ave.

The department store buildings in the district show the influence of the **Chicago School** of commercial architecture. During the 1880’s and ’90s, Chicago architects designed buildings with exteriors clearly expressing their innovative steel-frame structural systems. Later identified as “Chicago School” buildings, they served as important precursors to 20th-century steel-and-



Later architectural styles represented in the district include the c. 1880s Queen Anne-style commercial building (top left) at 1560 N. Milwaukee Ave.; a fine example of the Chicago School of architecture is the 1913 Flatiron Building (top right) at 1565-69 N. Milwaukee Ave.; the Arts and Crafts-style store building with “Sullivanesque” detail from 1910 (lower left) is at 1521 N. Milwaukee Ave.; the Classical Revival-style detail from 1888 (lower right) is at 1431 N. Milwaukee Ave.



glass skyscrapers. Common features of these buildings include facades dominated by large window openings, vertical pilasters, recessed spandrel panels, and minimal use of ornament. The Wieboldt's department store building at 1275-95 N. Milwaukee Ave. from 1898 shows all the typical characteristics of this style. The Moeller's department store building at 1278 N. Milwaukee Ave. from 1895 also exhibits features of the Chicago School, with its three part facade organization of base, shaft, and capital.

The **Classical Revival-style** first became popular in the 1890s particularly due to the influence of the World's Columbian Exposition, held in Chicago in 1893, as was the 1909 *Plan of Chicago*. Buildings constructed in this style utilize a variety of Classical forms and details derived the architecture of ancient Greece and Rome and the buildings of later, Classical-influenced eras such as the Renaissance, Baroque, and Rococo periods. The style remained popular for institutional and large commercial buildings well into the 1920s. The Noel State Bank building at 1601 N. Milwaukee Ave. (1919), the North Avenue Bath building at 2041 W. North Ave. (1921), and the People's Gas Company Building at 1520 N. Milwaukee Ave. (1924) are very good examples of this style in terra cotta.

Buildings in the district from the 1910s and 1920s also show the influence of the **Arts and Crafts-style**. By the early 1900s, this broad aesthetic movement had taken hold of popular American imagination. Originating from progressive European architecture of the 1890s, the Arts & Crafts style emphasized simple ornament based on nature and avoidance of historic forms. The visual appearance of the building was based on the innate characteristics, color, and texture of its materials. Three buildings in the district are decorated with "Sullivan-esque" terra cotta. This mass-produced ornament based on interpretations of Louis Sullivan's ornamental style is associated with the Arts and Crafts aesthetic. Buildings such as those at 1542-46 N. Damen Ave. and 1306 N. Milwaukee Ave. exhibit influence of this style.

The **Art Deco-style** is the latest of the architectural styles represented in the district. Popular in the 1920s and 1930s, the style emphasized verticality, stripped down forms, and low relief ornament based on abstracted natural or geometric forms. The purest and most prominent example of this style is the Northwest Tower building at 1606 N. Milwaukee Ave. (1928), but other smaller iterations of the style include Edward Steinborn's brick storefront design at 1366 N. Milwaukee Ave., and Slupkowski & Piontek's commercial building at 1463 N. Milwaukee Ave., with its fine low relief carving, both from 1929.

In some cases, buildings in the district do not fall neatly into any one style, but display a variety of stylistic influences. This mixing of architectural motifs was especially common in the smaller commercial buildings of the late-nineteenth century where mass-produced architectural ornament was more readily combined.

In addition to presenting fine examples of historic styles of architecture, the buildings in the district exhibit fine historic building materials and skilled building craftsmanship. The carved stone, ornate brick masonry, and pressed metal ornament found in the older Queen-Anne and Italianate buildings convey solidity and skilled craftsmanship. Later stylistic developments such as the Art Deco and Craftsman-styles show the influence of new building techniques and

Examples of buildings which exhibit changes that were made during the period of historic significance and reflect the continuing evolution of the District:



1550 N. Milwaukee Ave. (above) was built in 1881 as a two-story commercial building. A year later, the third story was added. In 1919 the window openings were enlarged. The changes reflect the continued economic vitality of the district, which encouraged the enlargement and physical remodeling of building facades to reflect latest building design trends and adopt them to new uses.



1474 N. Milwaukee Ave. (above) was built in 1883. Historic construction permits for the building confirm that it was completely re-fronted in 1913.



1459 N. Milwaukee Ave. (above) was built in 1886. Maurice Niederman bought the building in 1922, and hired architects Koenigsberg & Weisfeld to remodel the building for his furniture and carpet store. The fine terra-cotta storefront dates from this period.



materials, specifically steel-frame construction and the rich ornamental possibilities of architectural terra cotta. The historic materials, details and craftsmanship found in the district are uncommon today.

Early Changes to Buildings in the District

Change is an inevitable condition of commercial districts that thrive over many decades, and several buildings in the Milwaukee Avenue District reveal later architectural changes made during the period of historic significance. Commercial prosperity, evolution of popular architectural tastes, new building materials and technologies, 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, 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 during the 1910s and 1920s, and earlier, and were made to buildings originally constructed in the 1870s through the 1890s.

The architectural density of the district restricted additions, and the narrow facades of the buildings limited the amount of the building exterior that could be changed. Where architectural changes did occur, these conditions tended to concentrate alterations to the front facades or expansion of the buildings vertically by adding stories. Another less extensive, but common, alteration found in the district was a change to the fenestration of upper stories.

The largest examples of re-fronted buildings includes the three neighboring buildings from 1342 to 1352 N. Milwaukee Ave. Building permits for these buildings show they were built between 1886 and 1894, yet the facades on all three buildings were changed in the 1920s. Other examples of completely re-fronted buildings in the district include 1306 N. Milwaukee Ave. (built c. 1880s and re-fronted in 1913), 1308 N. Milwaukee Ave. (built c. 1880s and re-fronted in 1913), 1437 N. Milwaukee Ave. (built 1886 and re-fronted c. 1910), and 1474 N. Milwaukee Ave. (built c. 1883 and re-fronted in 1913).

Changes to street-level storefronts have also been common in the district. A good example is at 1459 N. Milwaukee Ave. which was built in 1886. Maurice Niederman bought the building in 1922, and hired architects Koenigsberg & Weisfeld to remodel the building for his furniture and carpet store. The 1922 remodeling included an updated storefront design in terra cotta.

The addition of stories to buildings in the district was less common, but often occurred within five years of the original construction. In most cases the added stories were seamlessly integrated onto the original building. Good examples include 1336-38 N. Milwaukee Ave. which was built in 1911 and had 2 stories added in 1919; and 1400-06 N. Milwaukee Ave., which was built in 1904 and had 1-story added in 1909.

Changes in fenestration on upper floors were a more common alteration in the district. In most cases these involved replacing several small window openings with larger Chicago-school



1439 N. Milwaukee Ave.



1467 N. Milwaukee Ave.

Pressed metal, terra cotta, and masonry architectural details in the Milwaukee Avenue District reveal a high degree of craftsmanship in high quality materials.



2041 W. North Ave., North Avenue Baths Building



1463 N. Milwaukee Ave.



1462 N. Milwaukee Ave.



1323 N. Milwaukee Ave.



1302 N. Milwaukee Ave.

windows. The adoption of steel lintels in masonry construction permitted larger window openings than had not been possible in the 1880s. In the period before high output artificial lighting, the larger window openings permitted the conversion of upper floors from residential flats to retail or light manufacturing uses. Good examples of early re-fenestration in the district can be seen at 1310, 1328, 1351-55, and 1370 N. Milwaukee Ave. These window changes reflect the increased commercial development of the district in the 1910s and 1920s as upper floors residential flats were converted to lofts, workshops, and light manufacturing which required increased natural light and ventilation.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sec. 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation to the 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 Milwaukee Avenue 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 Milwaukee Avenue District is one of Chicago's finest and oldest intact historic commercial districts, with rich architecture and a long history spanning five decades of development from the late-nineteenth through the early twentieth centuries.
- The Milwaukee Avenue District has played an important role in the development and expansion of Chicago, serving as a hub and conduit for commercial activity, transportation, and the settlement of the Northwest Side.
- The Milwaukee Avenue District has served as a port of entry for generations of immigrants and conveys the history of the various ethnic communities who built, lived, and prospered on Milwaukee Avenue. The buildings serve as an important physical link to the social and cultural life of the many ethnic communities that have populated the neighborhood.
- Built predominantly between the early 1870s and 1929, the buildings within the Milwaukee Avenue District exemplify the importance of local shopping and professional service districts in the economic life of Chicago’s neighborhoods during this dynamic period in the city’s history.

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 commercial buildings in the Milwaukee Avenue District are fine examples of American commercial architecture from the late nineteenth and early twentieth centuries. The collection of buildings remains one of the finest and most intact such groupings in Chicago.
- The rich architectural character of the District reflects the commercial property owners who used high-quality materials and stylish facade designs to promote their businesses.
- The buildings within the Milwaukee Avenue District exemplify a broad range of historic styles of architecture, including the Italianate, Queen Anne, Classical Revival, Arts and Crafts, and Art Deco styles. These styles are representative of important periods of Chicago's development.
- The buildings within the Milwaukee Avenue District display exceptionally fine craftsmanship and detailing in brick, stone, terra cotta, pressed and cast metal.

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 streetscape in the Milwaukee Avenue District possesses an unusually intact and distinctive visual unity based on density, consistent scale, building setbacks, overall design, and use of materials and detailing.
- The Milwaukee Avenue District conveys important themes from Chicago's economic and social history, including ethnic immigration and neighborhood commercial development.
- The Milwaukee Avenue District possesses a distinct sense of place as a "city within the city" through its rich architecture and its continued economic vitality.

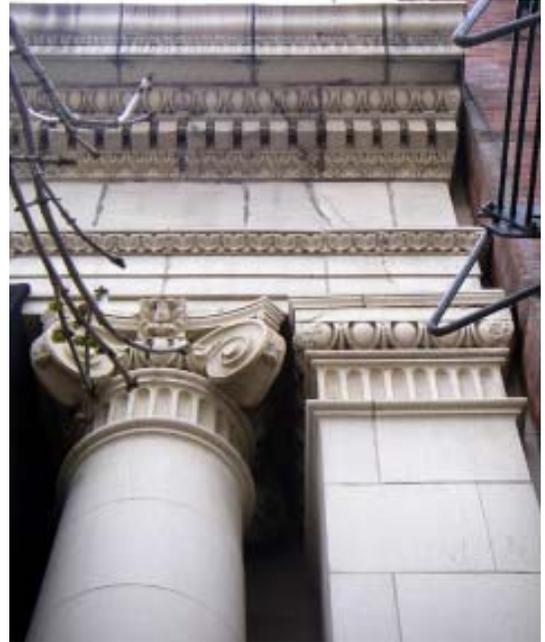
Criterion 7: Unique Visual Feature

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 Milwaukee Avenue District is a visually distinctive place in Chicago due to the abundance and quality of its historic commercial buildings which form a significant and unusually intact ensemble and streetscape.



1565-89 N. Milwaukee Ave., The Flatiron Building



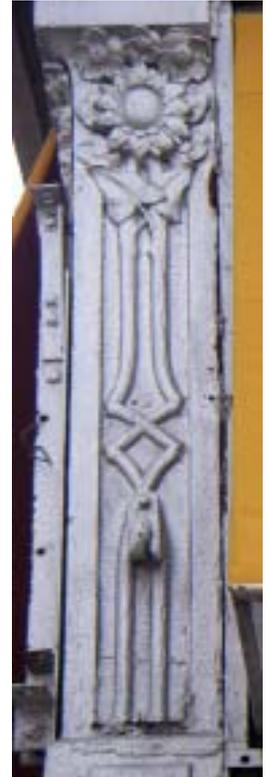
1520 N. Milwaukee Ave., former People's Gas, Light & Coke Co. Building



1308 N. Milwaukee Ave., former Rabinovitch and Ogus Millinery



1284 N. Milwaukee Ave.



1426 N. Milwaukee Ave.



1478 N. Milwaukee Ave.

- Milwaukee Avenue and its six-point intersection with Damen and North Avenues is a well-travelled transportation hub and point of orientation in Chicago.

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 historic commercial buildings survive throughout Chicago, it is rare to find commercial streetscapes from this period of the size, quality, and degree of physical integrity possessed by the Milwaukee Avenue District. The District possesses fine physical integrity in both its overall streetscape and in the majority of its individual buildings.

Most individual buildings retain the majority of physical characteristics that define their historic significance. These include historic wall materials, including brick and stone, as well as significant architectural details such as terra cotta ornament, carved and incised stone lintels, pressed metal window bays and cornices, and cast-iron store fronts. Although a number of buildings have had changes to historic storefronts (which is not an uncommon condition for commercial buildings), a majority retain the door and window configuration and overall transparency that were characteristics of their historic appearance. In some instances where storefronts have been covered with later materials, original historic cast-iron elements survive and later insensitive changes may be reversible.

As has been described in this report, many buildings in the district exhibit alterations that date from the period of historic significance. In addition to storefronts, these historic changes may include the replacement of front facades, the addition of stories, and the re-configuration of window openings. These early alterations reflect the historic development and economic prosperity of the district, during which time building technology, architectural style, and building functions and space needs evolved. In general, the age, historic material, craftsmanship, and integration of these historic alterations contributes to the overall physical integrity of the district.

There are also later building changes in the district which are not historically significant. The most common of these are inappropriate storefront alterations, replacement windows, and the loss of building cornices, beginning in the 1950s. For the most part, these alterations and losses are reversible, and the historic character of most of the buildings in the district is recoverable through rehabilitation and restoration.

Although a few buildings within the District were built after the period of historic significance, in general the building lot sizes, height, placement, and setback of the later buildings has respected the scale and character of the historic buildings. Many of these later buildings carry on the function of retail commerce, and the relationship of storefronts to the sidewalk, and the general configuration of door and window openings of these newer buildings remains consistent with the historic commercial buildings in the district. When seen as a “whole,” the new buildings do not detract from the overall character of the District and the historic streetscape.

The historic integrity of the Milwaukee Avenue District is also established by its continued function as an active neighborhood commercial street. The many retail stores, taverns, restaurants, and its easy access to public transportation reflects historic themes that established the district's popularity. The overall sense of place as a "city within the city" remains strong within the Milwaukee Avenue District.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the district. 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 district.

Based on its evaluation of the Milwaukee Avenue District, the Commission recommends that the significant features be identified as:

- all exterior building elevations, including rooflines, visible from the public rights-of-way.
- for the purposes of Sec. 2-120-825 only governing permits for demolition, the significant historical and architectural features shall be identified as all exterior elevations and the roof.



1520 N. Milwaukee Ave., former People's Gas, Light & Coke Co. Building

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ADDRESS RANGES

The Milwaukee Avenue District is comprised of buildings within the following address ranges:

1272-1612 N. Milwaukee Ave. (evens)
1273-1621 N. Milwaukee Ave. (odds)
1542-1610 N. Damen Ave. (evens)
1547-1607 N. Damen Ave. (odds)
1948-2016 W. North Ave. (evens)
1935-2043 W. North Ave. (odds)
2000-2006 W. Pierce Ave. (evens)
1416-1430 N. Honore St. (evens)
1500-1510 N. Honore St. (evens)
1417-1431 N. Honore St. (odds)
1501-1511 N. Honore St. (odds)
1800-1814 W. Evergreen Ave. (evens)
1801-1815 W. Evergreen Ave. (odds)
1386-1398 N. Wolcott Ave. (evens)
1389-1399 N. Wolcott Ave. (odds)
1330-1340 N. Wood St. (evens)
1406-1416 N. Wood St. (evens)
1331-1341 N. Wood St. (odds)
1401-1407 N. Wood St. (odds)
1753-1759 W. Beach Ave. (odds)
1286-1294 N. Hermitage Ave. (evens)
1287-1295 N. Hermitage Ave. (odds)
1326-1338 N. Paulina St. (evens)
1260-1270 N. Paulina St. (evens)
1323-1329 N. Paulina St. (odds)
1261-1271 N. Paulina St. (odds)

BUILDING CATALOG

The categorization of whether a property is contributing or non-contributing to the Milwaukee Avenue District represents a preliminary determination by the Landmarks 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 Landmarks Division staff or the Commission on Chicago Landmarks, nor does the Commission or the City Council adopt it as part of the designation.

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1275-1295 N. Milwaukee Ave.	4-story brick department store bldg.	Wieboldt's Department Store	1897-99, additions 1911, 1921-22	Robert C. Berlin / (L. Leach & Son)	Contributing
1278 N. Milwaukee Ave.	4-story limestone department store bldg.	Moeller Brothers Department Store	1895		Contributing
1282 N. Milwaukee Ave.	3-story brick store & flat bldg.	John F. Dugan	1887		Contributing
1284 N. Milwaukee Ave.	4-story brick commercial bldg.	De Belle's Millinery	c. 1880s		Contributing
1286 N. Milwaukee Ave.	8-story office bldg. (Palatine Bldg.)	William A. Wieboldt	1913	Huehl, Schmid & Holmes	Contributing
1287 N. Milwaukee Ave.	1-story commercial bldg.		c. 1980s		Non-contributing
1300 N. Milwaukee Ave.	3-story brick store & flat bldg.	B. Christensen	1887	Christian O. Hansen	Non-contributing
1302 N. Milwaukee Ave.	3-story brick store & loft bldg.	Mrs. Emile Johnson	1914	Troman & Johnson	Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1306 N. Milwaukee Ave.	4-story brick store & loft bldg.		c. 1910s	M. J. Marhouse	Contributing
1308 N. Milwaukee Ave.	3-story terra cotta commercial bldg.	Rabinovitch & Ogus, milliners	c. 1910s	David Saul Klafter / (W. J. Ratlidge)	Contributing
1310 N. Milwaukee Ave.	4-story brick store & loft bldg. (Re-fenstration c. 1910s)		c. 1880s		Potentially Contributing
1314-16 N. Milwaukee Ave.	3-story terra cotta store & loft bldg.	Mark Rosenberg	1924	Dubin & Eisenberg / (Julius Gann)	Contributing
1317 N. Milwaukee Ave.	1-story commercial bldg.		c. 1960s		Non-contributing
1318-20 N. Milwaukee Ave.	3-story brick store & loft bldg.	Uhlman, Nusbaum & Bernstein	1916	Maurice Spitzer / (H. M. Lipman)	Contributing
1321 N. Milwaukee Ave.	1-story commercial bldg.		n. d.		Non-contributing
1323 N. Milwaukee Ave.	3-story brick commercial bldg.	C. Schroeder	1885		Contributing
1324 N. Milwaukee Ave.	3-story brick store & loft bldg.	H. Dunstein	1916	Maurice Spitzer / (H. M. Lipman)	Contributing
1326 N. Milwaukee Ave.	3-story commercial bldg.		c.1880s		Potentially Contributing
1328 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fenstration c. 1910s)		c. 1880s		Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1330 N. Milwaukee Ave.	3-story brick store & flat bldg.		c. 1880s		Contributing
1332 N. Milwaukee Ave.	2-story glazed brick store & loft bldg.	National Tea Company	1909	Charles F. Sorensen (Holmes & Jordan)	Contributing
1327-33 N. Milwaukee Ave.	3-story pressed metal-clad department store bldg.	M. Krause	1898	Frommann & Jepsen	Contributing
1335 N. Milwaukee Ave.	2-story limestone movie theater		c. 1900s		Contributing
1336-38 N. Milwaukee Ave.	4-story brick department store bldg. (two stories added in 1919)	L.H. Zillmany	1911	Worthmann & Steinbach	Contributing
1342-44 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fronted c. 1910s)	H. P. Larson	1892		Contributing
1339-41 N. Milwaukee Ave.	2-story brick bank bldg.	Krause State Bank	1917	Frommann & Jepsen	Contributing
1343 N. Milwaukee Ave.	2-story brick store & loft bldg.		c. 1929		Contributing
1347 N. Milwaukee Ave.	4-story brick department store building	Carl Langendorf	1912	Maurice Spitzer / (William Bergman)	Contributing
1348 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fronted c. 1920s)	E. Schroeder	1895		Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1352 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fronted 1923)	F. C. Tumler	1886		Contributing
1351 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fenestration c. 1910s)	Robert Yoffke	1892		Potentially Contributing
1355 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fenestration c. 1910s)	Robert Yoffke	1892		Potentially Contributing
1357 N. Milwaukee Ave.	2-story brick store & loft bldg.	S. Singer	1911	S. Milton Euhberg	Contributing
1359 N. Milwaukee Ave.	1-story commercial bldg. (originally 4-stories)		c. 1910s		Non-contributing
1360 N. Milwaukee Ave.	3-story brick store & flat bldg.		c. 1880s		Contributing
1361 N. Milwaukee Ave.	1-story commercial bldg. (originally 4-stories)		c. 1910s		Non-contributing
1362 N. Milwaukee Ave.	1-story limestone commercial bldg.		c. 1940s		Non-contributing
1365 N. Milwaukee Ave.	1-story brick commercial bldg.		1949		Non-contributing
1366 N. Milwaukee Ave.	1-story brick store	Herman R. Misch	1929	Edward Steinborn / (Morris Handler)	Contributing (Facade only)

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1368 N. Milwaukee Ave.	1-story commercial bldg.	William Hoffman	1903	(H. Leuna)	Non-contributing
1369 N. Milwaukee Ave.	1-story bldg. (originally 2-stories)	Royal Theater	c. 1910s		Non-contributing
1370 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fenestration c. 1920s)	A. Mihlein	1886		Contributing
1371 N. Milwaukee Ave.	4-story brick store & flat bldg.		c. 1880s		Contributing
1372 N. Milwaukee Ave.	1-story commercial bldg.		c.1970s		Non-contributing
1373 N. Milwaukee Ave.	4-story brick store & flat bldg.	Roselia Speir	1893		Contributing
1375 N. Milwaukee Ave.	3-story brick store & loft bldg.	P. Sarin	1916	Otto Runde / (Stern Lemke)	Contributing
1379 N. Milwaukee Ave.	2-story brick warehouse	L. Sigman	1913	S. Milton Eichberg / (H. Sheehan Bros.)	Contributing
1383 N. Milwaukee Ave.	1-story commercial bldg.		c. 2000		Non-contributing
1385 N. Milwaukee Ave.	3-story brick store & flat bldg.	William Weber	1886		Contributing
1389 N. Milwaukee Ave.	4-story limestone store & flat bldg.	M. Friend	1894		Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1391 N. Milwaukee Ave.	4-story brick store & flat bldg.		1889		Potentially Contributing
1393-97 N. Milwaukee Ave.	4-story brick residential bldg.		c. 2005		Non-contributing
1400-06 N. Milwaukee Ave.	4-story brick commercial bldg. & hall (fourth story added 1909)	Edward Uihlein	1904	(William Ritchie)	Contributing
1401-07 N. Milwaukee Ave.	3-story brick store & loft bldg. (storefront is from 1926)		c. 1880s		Contributing
1409 N. Milwaukee Ave.	1-story commercial bldg. (originally 3-stories; storefront is from 1926)		c. 1880s		Non-contributing
1408 N. Milwaukee Ave.	2-story brick store & flat bldg.	H. Nedekind	1883		Contributing
1410 N. Milwaukee Ave.	2-story brick store & flat bldg.		c. 1880s		Contributing
1415 N. Milwaukee Ave.	3-story brick store & flat bldg.	Carl Heinz	1878		Contributing
1416 N. Milwaukee Ave.	1-story bank bldg.		c. 2000		Non-contributing
1417-19 N. Milwaukee Ave.	2-story brick store & loft bldg.	Max Fauber	1910	(Max Fauber)	Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1418-20 N. Milwaukee Ave.	3-story brick store & flat bldg.	Sachs Brothers	1879		Contributing
1421 N. Milwaukee Ave.	2-story brick store & flat bldg.		c. 1910		Contributing
1425 N. Milwaukee Ave.	4-story brick store & flat bldg.		c. 1880s		Contributing
1427 N. Milwaukee Ave.	4-story brick store & flat bldg.	George Strauss	1887		Contributing
1422-26 N. Milwaukee Ave.	3-story brick store & flat bldg.	Jacob Helmke	1881		Contributing
1429 N. Milwaukee Ave.	4-story brick store & flat bldg.	John Jensen	1887		Contributing
1431 N. Milwaukee Ave.	4-story brick store & flat bldg.	John Jensen	1888		Contributing
1435 N. Milwaukee Ave.	4-story brick store & loft bldg.	Wicker Furniture Co.	c. 1920s		Contributing
1437 N. Milwaukee Ave.	4-story brick store & loft bldg.	Wicker Furniture Co.	c. 1920s		Contributing
1438 N. Milwaukee Ave.	1-story brick store bldg. (Re-fronted c. 1950s)	George Strang	1909		Non-contributing
1439 N. Milwaukee Ave.	4-story brick store & flat bldg.	C. J. Zuehlke	1891		Contributing
1440 N. Milwaukee Ave.	4-story brick store & flat bldg.		c. 1880s		Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1441 N. Milwaukee Ave.	2-story brick commercial bldg.	L. Hoeft	1909	Fritz Lang	Contributing
1442 N. Milwaukee Ave.	1-story commercial bldg.		c. 2005		Non-contributing
1443 N. Milwaukee Ave.	2-story brick commercial bldg.		c. 1910s		Contributing
1444 N. Milwaukee Ave.	3-story brick store & flat bldg.	Frederick Bock	1892		Contributing
1446 N. Milwaukee Ave.	1-story brick commercial bldg.		c. 1980s		Non-contributing
1455 N. Milwaukee Ave.	2-story brick bank bldg.		c. 1990s		Non-contributing
1456 N. Milwaukee Ave.	4-story limestone residential bldg.		c. 2000		Non-contributing
1459 N. Milwaukee Ave.	4-story brick store & flat bldg. (storefront from 1922)	C. Giesecke	1886		Contributing
1463 N. Milwaukee Ave.	2-story limestone commercial bldg.	B. Wojlal	1929	Slupkowski & Piontek / (Janowski)	Contributing
1460 N. Milwaukee Ave.	3-story frame commercial bldg.	Henry Sweet	1885		Potentially Contributing
1462 N. Milwaukee Ave.	3-story brick store & flat bldg.	William Roese	1890	Worthmann & Neebe	Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1464 N. Milwaukee Ave.	3-story brick commercial bldg.	August Dettman	1881		Contributing
1466 N. Milwaukee Ave.	3-story brick store & loft bldg.	Louis Dierson	1905	Worthmann & Steinbach / (B. Baker)	Contributing
1467 N. Milwaukee Ave.	3-story brick store & flat bldg.	M. Fitzgerald	1895	Frederick R. Schock	Contributing
1469 N. Milwaukee Ave.	1-story commercial bldg.		c. 2000		Non-contributing
1470 N. Milwaukee Ave.	3-story brick store & flat bldg.		c. 1880s		Contributing
1471 N. Milwaukee Ave.	3-story brick store & flat bldg.		c. 1880s		Contributing
1472 N. Milwaukee Ave.	4-story brick store & flat bldg.		c. 1880s		Contributing
1474 N. Milwaukee Ave.	3-story brick store & loft bldg. (Re-fronted in 1913)	A. C. Louston	1883		Contributing
1478 N. Milwaukee Ave.	3-story limestone store & flat bldg.		c. 1880s		Contributing
1480-82 N. Milwaukee Ave.	1-story commercial bldg.		c. 1980s		Non-contributing
1501 N. Milwaukee Ave.	2-story frame commercial bldg.	Henry Leon	1881		Potentially Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1507 N. Milwaukee Ave.	3-story commercial & residential bldg.		c. 2000		Non-contributing
1509 N. Milwaukee Ave.	4-story brick store & loft bldg. (Re-fronted c. 1920s)	F. Hagerman	1884		Contributing
1511 N. Milwaukee Ave.	2-story brick store & flat bldg.	C. Kragel	1888		Contributing
1513 N. Milwaukee Ave.	4-story commercial & residential bldg.		c. 2000		Non-contributing
1515 N. Milwaukee Ave.	4-story commercial & residential bldg.		c. 2000		Non-contributing
1514 N. Milwaukee Ave.	3-story store & flat bldg.	Joseph Dercheimer	1902	(H. Olgen)	Contributing
1516 N. Milwaukee Ave.	3-story brick store & flat bldg.		c. 1880s		Contributing
1519 N. Milwaukee Ave.	2-story brick store & loft bldg.	R. C. Maurer	1912	Johan F. Knudson / (H. Clausen)	Contributing
1520 N. Milwaukee Ave.	1-story terra cotta commercial bldg. (Re-fronted in 1924)	P. O. Benson	1921	Jens J. Meldahl	Contributing
1521 N. Milwaukee Ave.	3-story glazed brick store & loft bldg.	Philip Lesman	1910	S. Milton Eichberg / (Innes & Steinseker)	Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1524 N. Milwaukee Ave.	4-story brick store & flat bldg.	William Dickinson	1891		Contributing
1526 N. Milwaukee Ave.	4-story brick store & flat bldg.	Mrs. A. Huelberger	1888		Contributing
1530-32 N. Milwaukee Ave.	2-story brick commercial bldg. (2 nd story added in 1928)	Henry Spitz	c. 1900	Otto Zippwald	Contributing
1525 N. Milwaukee Ave.	3-story brick store & flat bldg.		c. 1910s		Contributing
1529 N. Milwaukee Ave.	3-story glazed brick store & loft bldg.		c. 1910s		Contributing
1531-37 N. Milwaukee Ave.	4-story brick residential bldg.		c. 2000		Non-contributing
1534 N. Milwaukee Ave.	3-story brick store & flat bldg.	Leon Kuttner	1886		Contributing
1538 N. Milwaukee Ave.	4-story stone commercial bldg. (Storefront from 1925)		c 1880s		Contributing
1539 N. Milwaukee Ave.	1-story brick movie theater	R. Goldstein Bell Theater	1912	David Saul Klafter	Contributing
1540 N. Milwaukee Ave.	4-story store & flat bldg.		1877		Contributing
1542-48 N. Milwaukee Ave.	4-story store & flat bldg.		c. 1880s		Contributing
1543 N. Milwaukee Ave.	2-story brick store & loft bldg.	M. Kaplan	1911	Maurice Spitzer / (P. Jacobs)	Contributing

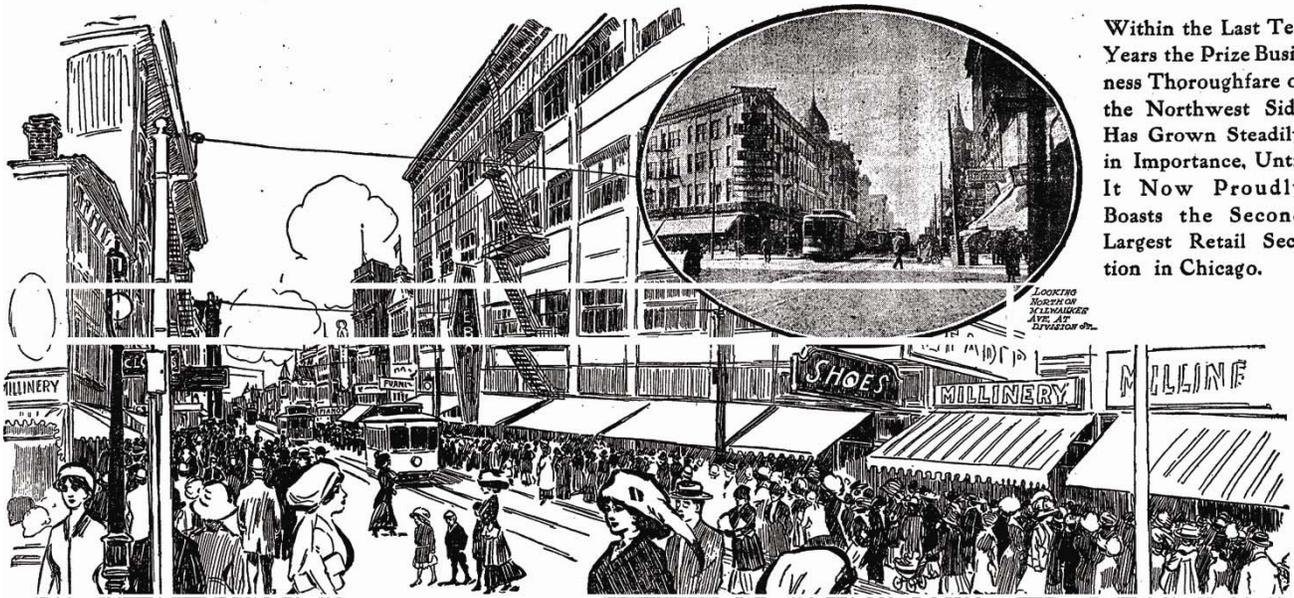
Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1547-49 N. Milwaukee Ave.	5-story residential bldg.		c. 2000		Non-contributing
1550 N. Milwaukee Ave.	4-story brick store & loft bldg. (Fourth story added 1882; re-fenestration c. 1910s)	J. Erickson	1881		Contributing
1552-54 N. Milwaukee Ave.	3-story brick store & loft bldg.	G. R. Benson	1919	Christian O. Hansen / (Menke & Fuhlberg)	Contributing
1551 N. Milwaukee Ave.	1-story brick commercial bldg.	Becky Sackleim	1927	Leroy & Klein / (W. B. Foley)	Non-contributing
1553 N. Milwaukee Ave.	2-story brick commercial bldg.	J. B. Scholl	1907	William Schulze/ (Bergman)	Non-contributing
1557 N. Milwaukee Ave.	4-story brick store & loft bldg. (Re-fronted c. 1910s)	Niels Hausen	1888		Contributing
1558 N. Milwaukee Ave.	1-story brick commercial bldg. (originally 3-stories)		c. 1880s		Non-contributing
1559 N. Milwaukee Ave.	1-story brick commercial bldg.		c. 2000		Non-contributing
1560 N. Milwaukee Ave.	3-story brick store & flat bldg.		c.1880s		Contributing
1561 N. Milwaukee Ave.	3-story brick store & loft bldg.	Ryan Brothers	1883		Potentially Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1562-64 N. Milwaukee Ave.	3-story brick store & flat bldg.	Charles Seegers	1878		Contributing
1563 N. Milwaukee Ave.	2-story brick store & flat bldg. (originally 3 stories)	Ryan Brothers	1886		Non-contributing
1565-89 N. Milwaukee Ave.	3-story terra cotta store & office bldg. (Flatiron Bldg.)	Peter C. Brooks	1913	Holabird & Roche / (J. P. & J. W. O'Connor)	Contributing
1566 N. Milwaukee Ave.	2-story brick store & flat bldg.		c. 1880s		Non-contributing
1570-72 N. Milwaukee Ave.	4-story brick store & flat bldg.		c. 1880s		Contributing
1574-76 N. Milwaukee Ave.	3-story brick store & flat bldg.		c. 1880s		Contributing
1601 N. Milwaukee Ave.	3-story terra cotta bank building	Noel State Bank	1919	Gardner C. Coughlen	Contributing
1606-08 N. Milwaukee Ave.	12-story office building (Northwest Tower)	Milnosa Building Corp.	1928	Perkins, Chatten, & Hammond / (R. F. Wilson & Co.)	Contributing
1948 W. North Ave.	1-story terra cotta store building		c. 1920s		Contributing
1950 W. North Ave.	4-story brick store & flat building	Patrick F. Flynn	1892		Contributing
1954 W. North Ave.	4-story brick store & flat building	Patrick F. Flynn	1889		Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1958 W. North Ave.	3-story brick store & flat building (originally 4-stories, mansard roof and attic story removed c. 1990s)	Patrick F. Flynn	1889		Contributing
2007 W. North Ave.	1-story brick store bldg. (originally 3 stories; storefront from 1924)	Jonathan Schmidt	1884		Non-contributing
2009 W. North Ave.	3-story brick store & flat bldg.		c. 1880s		Contributing
2011 W. North Ave.	3-story brick store & flat bldg.	Herman Elmhardt	1891		Contributing
2013 W. North Ave.	3-story stone store & flat bldg.	G. F. Bender	1889		Contributing
2023-25 W. North Ave.	2-story brick store & loft bldg.	Charles Menzel	1913	William Schulze / (Urlake & Thielberg)	Contributing
2027 W. North Ave.	2-story brick store & loft bldg.	John G. Heideman	1912	William Schulze / (H. Bergeman)	Contributing
2029-33 W. North Ave.	2-story brick garage	August Hinze	1912	(Menke & Thelberg)	Contributing
2035 W. North Ave.	3-story brick flat bldg.		c. 1880s		Contributing
2037-41 W. North Ave.	3-story terra cotta bath house (North Avenue Baths)	H. Kaplan	1921	A. L. Levy & William Klein / (Gamm Bros.)	Contributing

Address	Building Description	Original Owner	Original Date of Construction	Architect / (Builder)	Contributing
1542-56 N. Damen Ave.	2-story brick store & office bldg.	Otto Schulz	1912	(S. N. Nielson)	Contributing
1556-58 N. Damen Ave.	1-story brick station house	Metropolitan West Side Elevated Railway Co.	1894	(Jonathan Clark & Sons)	Contributing
1560-62 N. Damen Ave.	3-story brick store & loft bldg.		c. 1880s		Contributing
1564-72 N. Damen Ave.	3-story brick store & hall bldg.	Mr. Flynn	1889	William Ohlhaber	Contributing

Milwaukee Avenue Boom Offers Striking Proof That the Loop Cannot Longer Bind Hustling Chicago, Subway or No Subway



This illustration from March 26, 1911 accompanied a *Chicago Tribune* article on the booming retail activity on Milwaukee Avenue. The Wieboldt's Department Store Building at 1275-1295 N. Milwaukee dominates the right side of the drawing.

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Illustrations

Chicago History Museum, Haymarket Affair Digital Collection: p. 9 (bottom).

Chicago Tribune, March 26, 1911: p. 52.

Elaine A. Coorens, *Wicker Park from 1673 thru 1929*: pp. 9 (top), 11 (top left and right, lower right).

Department of Planning and Development: pp. 2 (district map), 4, 5, 14, 17, 19, 20, 22, 24, 26, 28, 30.

Greater Chicago Magazine. Vol. IV, no. 2, February 1929: pp. 11 (lower left), 19 (top left).

Holland's Milwaukee Avenue Directory: p. 7 (top and lower left).

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