

LANDMARK DESIGNATION REPORT



Surf-Pine Grove District

Predominantly 400- and 500-Blocks of West Surf Street and
2800-Block of North Pine Grove Avenue

Preliminary Landmark recommendation approved by the Commission
on Chicago Landmarks, September 7, 2006



CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Planning and Development
Lori T. Healey, Commissioner

Cover (clockwise from top left): Graystone row houses on 2800-block, N. Pine Grove; entrance rotunda to Pine Grove Apartment Hotel, 2816-28 N. Pine Grove; House at 441 W. Surf; Commodore Apartments at 550-68 W. Surf; North side of W. Surf St., looking east from N. Pine Grove Ave.

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.

SURF-PINE GROVE DISTRICT

**PREDOMINANTLY 400- AND 500-BLOCKS OF WEST SURF STREET AND
2800-BLOCK OF NORTH PINE GROVE AVENUE**

PERIOD OF SIGNIFICANCE: 1890 - 1928

The Surf-Pine Grove District is a visually distinctive collection of single-family houses and apartment buildings in the Lake View community area that exemplifies the growth and development of this North Side neighborhood in the years following its annexation by Chicago in 1889. Many new residential areas emerged during Chicago's explosive population growth during the period of the late nineteenth and early twentieth centuries, up to the Great Depression of the 1930s, as the City grew outward into once-suburban areas and newcomers flooded into these newly developed neighborhoods. The Surf-Pine Grove District's buildings (district map on page 2, building catalog on page 42), with their handsome architectural designs, excellent use of traditional building materials, and fine craftsmanship, form a cohesive residential streetscape that exemplifies the best of this period of Chicago neighborhood development.

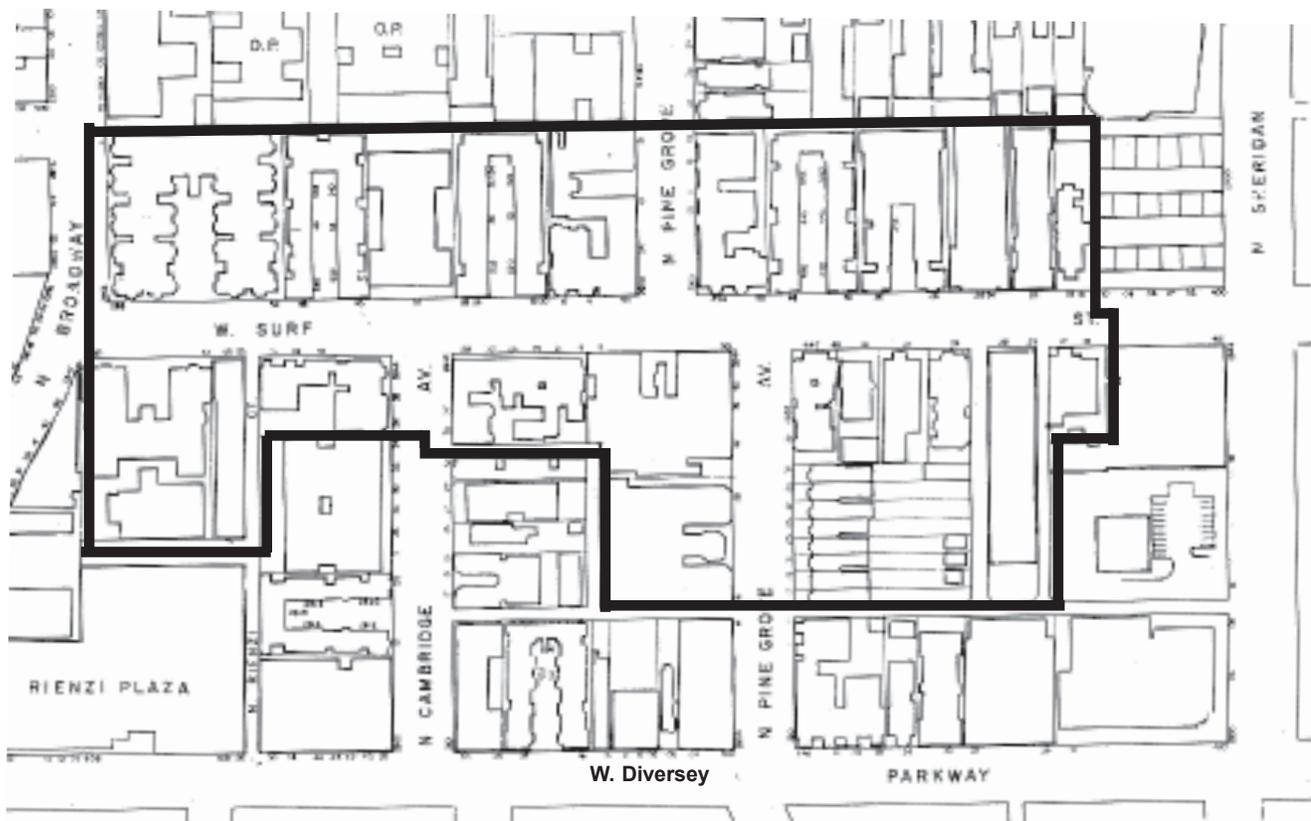
The growth of the East Lake View neighborhood, including this district, reflects the impact that improvements in mass transit, the northward expansion of Lincoln Park, and the rising popularity of apartment living had on real-estate development on Chicago's North Side. Improved public transportation was instrumental in transforming the sparsely-populated lakefront of a suburban town to a fashionable, densely populated, residential city neighborhood, first with large single-family houses and row houses, later with apartment buildings. Accompanied by rising land values and the increasing acceptance of apartment living, by 1930 these factors made the Surf-Pine Grove District a fashionable, attractive residential neighborhood of houses, low-rise "flat" buildings, taller apartment buildings, and apartment hotels.

HISTORY AND DEVELOPMENT OF EAST LAKE VIEW

The North Side community of Lake View that we know today is a fraction of the much larger Lake View Township that once extended as far north as Devon Avenue and west to the North Branch of the Chicago River. The first European settlers to the area were Swiss-born Conrad Sulzer and his wife Christine. In 1836, the Sulzers journeyed beyond the then-forests of the northern limits (roughly North Avenue) of the newly incorporated City of Chicago and established a 100-acre farm along the “Ridge,” near what is now the intersection of Montrose Avenue and Clark Street (now considered part of the Ravenswood neighborhood).

The sandy marsh land along the northern shores of Lake Michigan (the location of the Surf-Pine Grove District) remained vacant until 1853, when James Rees, a prominent surveyor and real estate speculator, bought 225 acres of lakefront property north of Belmont Avenue to develop as a country retreat. In 1854, Rees built a grand hotel with a veranda that offered a sweeping view of Lake Michigan. The hotel, located in the vicinity of what is now Grace Street and Sheridan Road, became known as the Lake View House, and the surrounding area was dubbed Lake View Township.

The Township of Lake View was officially organized in 1857. Its original boundaries stretched



— Surf-Pine Grove District boundaries



Opposite page: The Surf-Pine Grove District is located on the 400- and 500-blocks of W. Surf St. and the 2800-block of N. Pine Grove Ave. in the Lake View neighborhood on Chicago's North Side.

Top and bottom: Two streetscapes within the District.



The Surf-Pine Grove District consists of a mixture of both low-rise and tall residential buildings. Top: N. Pine Grove Ave., looking northwest. Bottom: W. Surf St., looking east.

from Fullerton Avenue north to Devon Avenue and from the lakefront west to the North Branch of the Chicago River. In 1865 when the Township was incorporated as the town of Lake View, much of the new township remained farmland. During these post-Civil War years, a number of wealthy Chicagoans were attracted to the beauty of the rural, unspoiled lakeshore and built large summer homes on multi-acre estates on the lakefront east of today's Broadway (then Evanston Avenue).

After the Chicago Fire of 1871, residential development across the then-City of Chicago boundary at Fullerton Avenue into Lake View was encouraged by the extension of city mass transit services into the suburb. In addition, real estate developers and individual property owners could meet demands for more affordable housing with less expensive wood-frame dwellings in Lake View. (As a suburban town, Lake View was initially not subject to City building code requirements which prohibited frame construction in Chicago after the Fire of 1871.) Still, Lake View as a whole remained sparsely populated, with streets for the most part unpaved with open ditches along either side.

In the 1880s and 1890s, the establishment of several large industrial plants, including brick and terra cotta manufacturers, along the southern and western boundaries of the neighborhood encouraged the development of nearby residential neighborhoods of moderately-priced wood-frame homes. Also during the 1880s, the earlier large lakefront estates began to be subdivided into residential subdivisions that attracted upper-middle-class Chicagoans to the suburb.

In 1887 the town of Lake View was incorporated as a city, electing its own mayor and city council. Two years later, in 1889, Lake View was annexed to the City of Chicago. Just before this annexation, the Lake View town council passed a fire ordinance requiring fireproof masonry construction for all public buildings and businesses, plus residential buildings taller than two stories, in the portion of the town bounded by Fullerton, Halsted, Belmont and Lake Michigan. These "fire limits" were kept upon annexation, and the area of east Lake View, including the Surf-Pine Grove District, developed during the next forty years as an urban neighborhood of handsome masonry houses and apartment buildings.

This development was encouraged by improvements in mass transportation. Within five years of annexation, by 1894 slow horsecar lines on Clark St. (then called Green Bay Rd.) and Halsted St. (two important north-south streets west of the Surf-Pine Grove District) were upgraded to electric streetcars, while in 1896 Broadway (then Evanston Avenue) saw its own streetcars electrified.

The early 1890s saw the Surf-Pine Grove District develop with both free-standing houses and groups of row houses. The 1894 Sanborn Fire Insurance Company atlas for the area, compiled by the company as an aid to insurance companies, shows that both Surf Street and Pine Grove Avenue (then known as Park Avenue) were then lined with suburban-type single-family houses set on large lots, a few urban-scaled row houses on Pine Grove, a scattering of undeveloped lots, and the Brewster Apartments at Diversey and Pine Grove

(designated an individual Chicago Landmark in 1982). The only buildings that remain from this earliest period of development along Surf and Pine Grove, besides the Brewster, are the brick house at 441 W. Surf, built in 1890 and the District's oldest building, and the eight graystone-clad row houses at 2817-31 N. Pine Grove, built the following year in 1891.

East Lake View's period as a predominantly single-family house neighborhood was brief. By 1900, and leading up to 1917, when the United States's entry in World War I interrupted private building construction for several years, the Surf-Pine Grove District saw the construction of several small-scale apartment buildings, including both three-flats and three-story corner apartment buildings, on lots left vacant by the first wave of single-family houses. These buildings include the brick three-flat at 415 W. Surf St., built in 1910; the three-story corner apartment building at the southeast corner of W. Surf St. and N. Cambridge Ave., constructed in 1905; and the three-story corner apartment building at the northeast corner of W. Surf St. and N. Pine Grove Ave., built in 1916.

This first period of apartment building construction in the Surf-Pine Grove District also was bookended by several large-scale high-rise apartment buildings that exemplify the tall residential buildings that would be built in east Lake View during the 1920s. Although not included in the District, a forerunner of later high-density development was the Brewster Apartments, which was built on the northwest corner of W. Diversey Parkway and N. Pine Grove Ave. in 1893. It arguably is the northernmost example of the tall apartment and hotel construction that took place in Chicago in the early 1890s, immediately prior to the World's Columbian Exposition of 1893, which encouraged a great deal of speculative building construction. (Noteworthy for its rusticated stone exterior and innovative interior atrium, the Brewster is already an individual Chicago Landmark, designated in 1982, and for that reason is not included in the District.)

Within the Surf-Pine Grove District itself, there are three pre-World War I tall buildings. In 1897, Ernest Lehman, the owner of the Fair Department Store on Chicago's State Street and also a real-estate developer, built the Lessing Apartments on the northeast corner of N. Broadway and W. Surf St. This 6 ½-story apartment building was joined in 1901 by the 9-story Lessing Annex, commissioned by Lehman's estate and located across the street on the southeast corner of N. Broadway and W. Surf St. These two grandly-scaled buildings (now known as the Commodore and Green Brier Apartments) are built around large landscaped courtyards and form a visually distinctive western entrance to the District. In 1917, the Surf Apartment Hotel was constructed on the southwest corner of W. Surf St. and N. Pine Grove Ave.; at 10 stories, the Surf (now owned by the Chicago Housing Authority) is the tallest building in the District.

During the 1920s, the Surf-Pine Grove District continued this earlier high-density development, encouraged by improved mass transit and the northward extension of Lincoln Park. By 1917, Chicago Motor Company buses on N. Sheridan Rd. linked East Lake View in general, and the District in particular, to Chicago's Loop, and this service was enhanced in 1924 when similar bus service to the Loop began to run along Diversey



The earliest buildings in the Surf-Pine Grove District are the single-family house at 441 W. Surf St. (top left), built in 1890 for brewer Gustav Hoffman by architect Edmund R. Krause, and (bottom) the eight row houses at 2817-31 N. Pine Grove Ave., designed by the Ostling Brothers architectural firm for two clients, C.F. Johnson and H. Strassheim. There are also several small-scale three flats in the District, including (top right) the three-flat at 415 W. Surf St., designed by Samuel N. Crowen in 1910 for W. M. Remy.



The District contains a number of finely-built “corner” and “courtyard” apartment buildings, plus several tall apartment buildings. Top: William H. Pruyn, Jr. designed the apartment building on the northeast corner of W. Surf St. and N. Pine Grove Ave. in 1916 for developer Walter J. Rinne. Bottom left: The Green Brier Apartments at 559 W. Surf St. were built in 1901 to designs provided by architect Edmund R. Krause. Bottom right: The Pine Grove Apartment Hotel was designed by Loewenberg & Loewenberg in 1922.

Ave. Between 1907 and 1915, the Lincoln Park Commissioners had built the long-planned extension of Lincoln Park on new manmade land along Lake View's lakefront, providing the developing neighborhood with one of its finest amenities. Buildings from this period of development include the Pine Grove Apartment Hotel, constructed in 1922 at 2816-28 N. Pine Grove Ave. and the 7-story apartment building at 424-26 W. Surf St., built in 1926.

The Great Depression of the 1930s, followed by World War II in the early 1940s, saw no new construction in East Lake View until the late 1940s. The next twenty years saw a great deal of redevelopment in the larger neighborhood as new apartment buildings were built on never-developed lots and on the sites of smaller-scale houses and flat buildings. The Surf-Pine Grove District has only one building from this later period of development, the "four-plus-one" apartment building at 530-34 W. Surf St., which replaced one of the neighborhood's early single-family houses circa 1968.

DEVELOPMENT HISTORY AND DESCRIPTION OF BUILDINGS

Today the handsome buildings of the Surf-Pine Grove District reflect the significant history of the development of East Lake View and the importance of several residential building types, including single-family houses, row houses, and apartment buildings, to Chicago neighborhoods as they rapidly developed in the late nineteenth and early twentieth centuries. Built in architectural styles that were important in the development of Chicago residential architecture during the period of the District's development, these buildings display fine craftsmanship in brick, stone, decorative metal, wood, and terra cotta. Even more significantly, the buildings found in the District form a coherent streetscape that exemplifies the significant architecture historically associated with East Lake View.

The oldest building in the Surf-Pine Grove District is the single-family house at 441 W. Surf St., built in 1890 for brewer Gustav Hoffman by architect Edmund R. Krause. Built of red pressed brick with gray limestone trim, the house is built in the visually spare French Neo-Grec architectural style espoused by the Ecole des Beaux-Arts in Paris during the 19th century. With its stone transom bars ornamenting windows and tall, narrow brick-and-stone gables, the house resembles early houses designed by noted architects Louis Sullivan and Henry H. Richardson. The building retains its finely-carved front porch and wood-paneled front door.

The next year, the Ostling Brothers architectural firm designed two sets of graystone-fronted row houses at 2817-31 N. Pine Grove Ave. Built for two separate clients, C. F. Johnson and H. Strassheim, these eight row houses are especially fine examples of the Richardsonian Romanesque architectural style. Boston architect Henry H. Richardson developed the style in the late 1870s and early 1880s as a personal interpretation of 11th- and 12th-century European architecture, and it became generally popular and widely used in the



Top: The Gustav Hoffman house at 441 W. Surf St., built in 1890, is a handsome red-brick house influenced by architectural principles taught at the Ecole des Beaux-Arts in Paris, at the time the leading architectural school in the world. Bottom left: The wooden entrance porch. Bottom right: The building's crisply-designed side gable.

late 1880s and early 1890s for all types of buildings, including houses.

Both sets of row houses share common visual characteristics, including common (2 ½-story) heights and set backs, rusticated stone fronts with rounded and three-sided bays, carved-stone entrance columns with intricate Romanesque-inspired capitals, wood-paneled doors, and pressed-metal cornices and dormers. Visual differences are relatively subtle and focus on building entrances. The Johnson-commissioned row houses, from 2817 to 2825 N. Pine Grove Ave., have squared-off porches with cast-iron step railings, while the Strassheim row houses, at 2827 through 2831 N. Pine Grove Ave., have stone step railings leading to round-arched porches.

The next oldest buildings in the Surf-Pine Grove District are the Commodore Apartments at 550 W. Surf St., built in 1897, and the Green Brier Apartments across the street at 559 W. Surf St., built in 1901. Originally known as the Lessing Apartments and Lessing Annex, the two buildings were built as investment properties for department store owner Ernest Lehman and his estate. (Lehman and his wife Augusta lived in the neighborhood at a grandly-scaled mansion on the southwest corner of N. Lakeview Ave. and W. Diversey Parkway, now the location of the Elks National Memorial Headquarters Building, built in 1924-26 and a designated Chicago Landmark.) The buildings' architect, Edmund R. Krause, designed many buildings for the Lehmans, including the Majestic Building and Theater (a designated Chicago Landmark) at 22 W. Monroe St., designed in 1906.

The Commodore is 6 1/2 stories in height, with a small penthouse, and is clad in richly-colored orange Roman brick with gray limestone trim. A C-shaped plan provides a finely-detailed Classical-style main entrance and simpler secondary entrances opening off a south-facing courtyard. A plethora of projecting bays creates a visually dynamic appearance and provides abundant light and air for the building's many apartments. The 9-story Green Brier has a C-shaped plan similar to that of the Commodore, with a north-facing courtyard and similar Classical-style entrance. Instead of the Commodore's orange brick and undulating walls, the Green Brier's light brown-brick walls are flat and ornamented with highly-contrasting white Classical-style window lintels.

The next generation of buildings in the Surf-Pine Grove District are handsomely-detailed three-flats and somewhat larger, low-rise corner apartment buildings, all built between 1905 and 1916. Meant to fit into the general visual character established for W. Surf St. by existing large-scale single-family houses, including the house at 441 W. Surf St., these buildings are typically 3 stories in height (usually above a raised basement), clad in brick of varying colors, and finely detailed with stone and terra-cotta decoration. They were designed in architectural styles popular during the early 1900s, including variations on both the Classical and Tudor styles, and typically have beautifully ornamented building entrances.

The W. M. Remey three-flat at 415 W. Surf St. is the earliest of the Surf-Pine Grove District's existing three-flats, built in 1910 to designs by architect Samuel N. Crowen.



Top: The H. Strassheim row houses at 2827-2831 N. Pine Grove Ave., designed by the Ostling Brothers for client H. Strassheim. Bottom: The Ostlings (Louis and Eric J.) also designed the neighboring row houses at 2817-2825 N. Pine Grove Ave. The client was C.F. Johnson. (The southernmost row house at 2817 N. Pine Grove is partially visible in this photograph.)



The Surf-Pine Grove District contains several handsome three-flats, including (top left and right) the Miehle three-flat at 429 W. Surf St., designed in 1914 by F. W. Thomson; and (bottom) the Christy three-flat at 414-16 W. Surf St., designed in 1915 by O.M. Christensen.

The building combines an Arts-and-Crafts use of brick with horizontal Prairie-style proportions and a touch of Art Nouveau-style entrance ornament. Its beautifully detailed first-floor facade has dark, purplish-brown brick laid in an in-and-out pattern meant to resemble rusticated stone, while upper-floors are clad in a lighter-hued red brick. A projecting three-story brick bay and light-colored stone edging connecting upper-floor windows adds visual interest, as does a Classical-style cornice.

North of the Remy three-flat is a beige-colored brick three-flat built in 1915 and designed by O.M. Christiansen with delicate swag ornamentation and side balconies. To the west (beyond the larger apartment building at 423-25 W. Surf St.) are two side-by-side three-flats at 429 and 435 W. Surf St., both built in 1914. Designed by F. W. Thomson, the 429 W. Surf building is clad in red brick with lavish white terra-cotta trim ornamenting the building entrance, three-story projecting bay, and upper-floor balconies with low-relief Classical-style ornament. Next door, the 435 W. Surf building, designed by William S. Klewer, is clad with yellow brick and ornamented with restrained Classical-style stone decoration.

The earliest of the District's small-scale corner apartment buildings is the 3-story apartment building on the southeast corner of W. Surf St. and N. Cambridge Ave., built in 1905 by developer William A. Doerr and designed by his brothers, Jacob F. and John P. Doerr. Designed with orange brick resembling in color the brick used eight years earlier by the Commodore Apartments, the Doerr-commissioned building has gray limestone entrances carved with attached columns, allegorical faces, pediments, and other Classical details. The building's Surf-Cambridge corner is accented with decorative brickwork, limestone ornament, and segmental-arched parapets that reflect a combination of Classical and Central European progressive architectural styles. The Doerr brothers designed the building's easternmost corner with face brick and curved it gently inwards in deference to the then-existing mansion at 501 W. Surf St., a subtle design feature found on a few other apartment buildings in the District.

Similar in its overall appearance to the Doerr apartment building, including orange brickwork and Classical-inspired building entrances, is the 3-story apartment building on the southeast corner of W. Surf St. and N. Pine Grove Ave., designed by architect N. Hallstrom in 1908 for J. W. Woodstrom. It has beautifully varied Classical-style entrance surrounds on both Surf and Pine Grove.

The last three corner apartment buildings in the Surf-Pine Grove District were built in the mid-1910s. Paul Frederick Olsen designed the brown-brick apartment building on the southwest corner of W. Surf St. and N. Cambridge Ave. in 1915 for owner Thomas Tagney. In 1916, William H. Pruyn, Jr. designed the apartment building on the northeast corner of W. Surf St. and N. Pine Grove Ave. for developer Walter J. Rinn with understated Tudor Revival-style ornamentation and green-tile roofing, while Roy F. France designed the building directly across Pine Grove with a handsomely detailed courtyard—a harbinger of later low-rise courtyard apartment buildings in the District—and delicate Federal-style details.



The Surf-Pine Grove District contains several very fine corner and courtyard apartment buildings. Two examples are (top) the corner apartment building on the southeast corner of W. Surf St. and N. Pine Grove Ave., designed in 1908 by N. Hallstrom; and (bottom) the courtyard apartment building at 540-48 W. Surf St., designed in 1928 by Raymond J. Gregori.



The District also contains a number of tall apartment buildings and apartment hotels, including (top left) the Commodore Apartments at 550 W. Surf St., designed in 1897 by Edmund R. Krause; (top right) the apartment building at 423-25 W. Surf St., built in 1922 to the designs of Grossman & Proskauer; (bottom left) the apartment building at 424-26 W. Surf St., designed in 1926 by Raymond J. Gregori; and (bottom right) the Surfway Apartment Hotel from 1924 by architects Rissman & Hirschfield.

The 1920s-era development of the Surf-Pine Grove District can be said to start in 1917 with the construction of the Surf Apartment Hotel. Located on the southwest corner of W. Surf St. and N. Pine Grove Ave., the 10-story building is the tallest building in the District. It replaced a large house, set on an expansive lot, dating from East Lake View's earliest period of development, and the Surf's construction exemplifies the increasingly urban character of the neighborhood by World War I. The building was one of the last designs by architect Horatio R. Wilson, and was designed in pale yellow brick and white terra cotta with delicate Classical-style ornament. The Surf is a grandly-scaled building with a low-rise, tile-domed entrance pavilion set within a tall, U-shaped courtyard facing Surf to the north. Built as an apartment hotel, it originally provided long-term housing with hotel amenities such as maid service, a common dining room, a penthouse café and ballroom, and a roof garden with individual sleeping cubicles that could be used by residents during hot summer nights.

In the Jazz-Age years of the 1920s, the Surf-Pine Grove District reached physical maturity with a group of low-rise courtyard apartment buildings, taller apartment buildings, and apartment hotels. Thomas R. Bishop designed the red-brick courtyard apartment building at 428-36 W. Surf St. in 1924. While overall a relatively simple design, the building's several entrances are handsomely detailed with Classical-style terra cotta. The architectural firm of Loewenberg and Loewenberg (Max L Loewenberg and Israel S. Loewenberg) designed two beige-colored brick courtyard apartment buildings at 438-48 W. Surf St. (1922) and 520-28 W. Surf St. (1924). All three were built in the increasingly popular "courtyard" apartment form, where a U-shaped plan provided landscaped open space visible from all apartments. Although much the same overall design, the 438-48 W. Surf building had simple Gothic-style ornament, while the 520-28 W. Surf building was ornamented with simple Classical-style decoration.

Loewenberg and Loewenberg also designed the Pine Grove Apartment Hotel at 2816-28 N. Pine Grove Ave. Designed in 1922, the Pine Grove is similar in overall form to the neighboring Surf Apartment Hotel to the north, with a domed entrance pavilion set within a U-shaped courtyard. But where the Surf has visually restrained Classical-style terra-cotta ornament, the Pine Grove has lavish, boldly profiled ornament, including roof parapets with four corner turrets and tile roofs, that harkens back to German Baroque precedents.

The same year, Grossman and Proskauer designed the Sheridan Surf Apartment Hotel at 423-25 W. Surf St. Nine stories in height, the Sheridan Surf has a two-story terra-cotta base and upper floors clad in brown brick. Boldly molded Classical-style ornament decorates the building's entrance and first-floor windows, while upper windows are detailed with low-relief, stylized Classical decoration.

In 1924, the Surfway Apartment Hotel was built at 555 W. Surf St. Designed by Rissman and Hirschfield, the 4-story building is arguably the most exuberantly-decorated and unusual building in the District, with an all-terra-cotta front facade detailed with round-arched first-floor windows, thin colonettes, floral and fruit swags, playful dolphins and other Adamesque-influenced detailing.



The architects who designed the Surf-Pine Grove District's buildings are mostly unsung in Chicago architectural histories, but their buildings have a decided visual appeal in their use of historic architectural styles. Top left: 517-29 W. Surf St./ 2835-45 N. Cambridge Ave. ((J.P. and J.P. Doerr); top right: Commodore Apartments (Edmund R. Krause); Middle left: Surfway Apartment Hotel (Rissman & Hirschfield); Middle right: 500-18 W. Surf St./2900-18 N. Pine Grove Ave. (Roy F. France); Bottom left: 424-26 W. Surf St. (Raymond J. Gregori); Bottom right: 428-36 W. Surf St. (Thomas R. Bishop).

Architect Raymond Gregori designed two buildings in the Surf-Pine Grove District for the Callner Construction Company. The first was the 7-story apartment building at 424-26 W. Surf St., built in 1926. Its visually eclectic facade combines decorative motives from a variety of historic styles, including Romanesque, Gothic, and Classical. Its recessed main entrance is especially picturesque with Romanesque-style columns and intricate decorative-metal grillwork. Two years later, in 1928, Gregori designed the courtyard building at 540-48 W. Surf St., with its contrasting red-brick and white-terra cotta facades. The building's ornament combines Classical-style balustrades, pedimented door surrounds, swag-decorated spandrels, ornamental shields, and green-tile roofs.

The last building built in the Surf-Pine Grove District before the economic downturn of the Great Depression was the 8-story apartment hotel at 420 W. Surf St., built in 1928. It was designed by Nathaniel Koenigsberg and Leon Weisfeld in the Georgian Revival style.

The "four-plus-one" apartment building at 530-34 W. Surf St., constructed circa 1968, is the only building built in the District since 1928. Although clad with brick, the building's overall form, architectural character, and detailing is different from the general visual character of the District.

District Architects

The architects that designed the buildings in the Surf-Pine Grove District are generally not well-known to everyday Chicagoans, but together they represent a group of Chicago architects that were well-respected in their day for providing well-constructed buildings, handsomely detailed in historic architectural styles, that appealed to fashion-conscious middle- and upper-middle-class Chicagoans.

Edmund R. Krause, the architect of the Hoffman house at 441 W. Surf St. and the Commodore and Green Briar apartment buildings at W. Surf St. and N. Broadway, was born in 1859 in Germany and trained there as an architect. Arriving in Chicago in 1885, he established a private architectural practice that soon attracted Ernest Lehman, the owner of the Fair Department Store and a real-estate investor. Lehman and his heirs would become arguably Krause's most important clients, commissioning a number of important buildings, including the Majestic Building and Theater in downtown Chicago (a designated Chicago Landmark) as well as the Commodore and Green Briar in the District.

Louis and Eric J. Ostling, partners in the **Ostling Brothers** architectural firm and the architects of the graystone row houses at 2817-31 N. Pine Grove Ave., designed a large number of speculative commercial and residential buildings throughout Chicago in the 1880s and 90s. **Thomas R. Bishop**, the designer of the courtyard apartment building at 428-36 W. Surf St., was the son of a contractor and designed apartment buildings in several Chicago neighborhoods, including Hyde Park on the South Side and Lake View and Buena Park on the North Side. **Jacob F. and John P. Doerr**, who designed the apartment building on the southeast corner of W. Surf St. and N. Cambridge Ave., were prolific designers of apartment buildings, often for their brother, developer William

Doerr, who was the developer of this building in the District. Historian Jean Block notes in her book, *Hyde Park Houses*: “The Doerr brothers built substantial, roomy apartments in a period when much that was done was cheap and shoddy.” **William H. Pruyn, Jr.** is noted by Block as being the son of a contractor who specialized in the design of investment properties such as the apartment building on the northeast corner of W. Surf St. and N. Pine Grove Ave., built in 1916 for developer Walter J. Rinn.

Pruyn had gotten his start in architecture working for **Horatio R. Wilson**, who by the 1910s was a “grand old man” among Chicago architects. Born in 1857, Wilson had come to Chicago in 1877 and been partners with Oliver Marble and Benjamin Marshall (the architect of the Drake and Blackstone Hotels) before practicing alone. He designed many residential buildings in Hyde Park and Kenwood, along with the Illinois Theater in downtown Chicago. The Surf Apartment Hotel on the southwest corner of W. Surf St. and N. Pine Grove Ave., built in 1917, was one of his last designs before his death the same year.

Other buildings in the Surf-Pine Grove District were designed by architects early in their careers. **Paul Frederick Olsen**, the designer of the apartment building on the southwest corner of W. Surf St. and N. Cambridge Ave. in 1915, went on to become an important architect of large-scale Chicago apartment buildings in the 1920s, including several in the Jeffrey-Cyril Historic District, listed on the National Register of Historic Places, in the South Shore community area. **Roy F. France**, the architect for the apartment building on the northwest corner of W. Surf St. and N. Pine Grove Ave., also designed apartment buildings in South Shore, along with other Chicago neighborhoods. France is best known today, however, for his work in Miami Beach, where he moved in the early 1930s. Several of Miami Beach’s finest Art Deco and early International Style hotels of the 1930s and 40s were designed by France.

The Remy three-flat at 415 W. Surf St. was designed in 1910 by **Samuel N. Crowen**, who designed other small apartment buildings in other North Side neighborhoods such as Buena Park and Sheridan Park. He is best known for his design of the Willoughby Tower, 8 S. Michigan Ave., designed in 1929 (a contributing building to the Historic Michigan Boulevard District) and the Biograph Theater at 2433-43 N. Lincoln Ave. (an individual Chicago Landmark), built in 1914 and infamous as the site for the killing of gangster John Dillinger.

Koenigsberg & Weisfeld, architects of the apartment hotel at 420 W. Surf St. (1928), and **Rissman & Hirschfield**, who designed the Surfway Apartment Hotel at 555 W. Surf St. (1924) are both noteworthy for their design of apartment hotels in Chicago. Rissman & Hirschfield designed the Cedar Hotel on N. State St. and the Knickerbocker Hotel on W. Walton St., while Koenigsberg & Weisfeld were the architects for the Art Deco-style Belle Shore Apartment Hotel at 1062 W. Bryn Mawr Ave., built in 1928-29 (a designated Chicago Landmark).

The architectural firm of **Loewenberg and Loewenberg**, formed by the partnership of Max L. Loewenberg and Israel S. Loewenberg, is responsible for the Surf-Pine Grove

District's courtyard apartment buildings at 438-48 W. Surf St. and 520-28 W. Surf St., built in 1922 and 1924, respectively, as well as the Pine Grove Apartment Hotel at 2816-28 N. Pine Grove Ave., built in 1922. The Loewenbergs were very much involved in Chicago's West Side Orthodox Jewish community and designed a number of buildings for Jewish institutions. The firm exists today as a prolific designer of high-rise apartment buildings in Chicago.

Raymond J. Gregori, the architect for the courtyard apartment building at 540-48 W. Surf St. and the apartment building at 424-26 W. Surf St., was noteworthy for his visually eclectic designs, giving a modernist "slant" to architectural motives from a variety of historic styles, including Romanesque and Gothic. His best-known Chicago building is arguably St. Pascal Roman Catholic Church at 6149 W. Irving Park Rd., built in 1930-31.

Taken as a whole, the Surf-Pine Grove District exemplifies the visual coherence and attractiveness of late 19th- and early 20th-century architectural design as applied to Chicago neighborhood buildings. Individual buildings are handsomely detailed with historic ornament and beautifully-crafted materials. They share a common range of scale, setbacks, and attitudes concerning use of traditional materials (brick, stone, wood, metal, and terra cotta) and historic architectural styles. The streetscape of the District exemplifies the ability of individual late 19th- and early 20th-century developers, architects, and builders to create a consistent and visually satisfying streetscape out of distinctively-designed individual buildings.

RESIDENTIAL BUILDINGS IN CHICAGO NEIGHBORHOODS IN THE LATE NINETEENTH AND EARLY TWENTIETH CENTURIES

The Surf-Pine Grove District, with its small-scale houses and tightly-spaced apartment buildings, reflects both the original spacious character of many Chicago neighborhoods during their initial years of residential development in the late nineteenth century and their increasing density and building scale that came during the early twentieth century. These neighborhoods, especially those along the Lake Michigan shoreline and with ready access to downtown through newly established mass transit, developed with buildings that reflected both the increasing land values of these areas and the middle- and upper-middle-class Chicagoans that wanted attractive yet affordable housing.

Single-family houses and row houses

In the United States, free-standing single-family houses were the first residential building type, and in much of the country remain the dominant type of housing today. In densely populated cities such as Chicago, however, such buildings began to be replaced in the late nineteenth century first by row houses, then by apartment buildings, so that there is a layering of older, smaller-scale buildings with later, larger-scale buildings that explain neighborhood development to both residents and visitors. In the Surf-Pine Grove District, the Hoffman house at 441 W. Surf St. and the graystone row houses at 2917-31 N. Pine Grove Ave. exemplify east Lake View's late 19th-century residential development, while



Details of the graystone row houses on N. Pine Grove Ave.

the District's apartment buildings reflect the neighborhood's later development in the years both before and after World War I.

The Hoffman house, with its generous scale built for only one family, reflects East Lake View's upper-middle-class origins in the years before and just after annexation to Chicago in 1889. The Pine Grove row houses, built as single-family houses but with a tighter, more efficient use of space, exemplify the beginnings of the neighborhood's transformation into a more densely populated urban community. Although now a minority of buildings in both the District in particular and in East Lake View in general, these buildings are important reminders of this early 19th-century history.

The historic development of apartment houses

The history of East Lake View in the 20th century is closely associated with the development of apartment buildings, and the Surf-Pine Grove District contains an exceptional collection of such buildings. Such buildings, including two-, three-, and six-flats, and a variety of other apartment building types, including corner, common corridor, and courtyard buildings, became staples in the development of late 19th- and early 20th-century Chicago neighborhoods. Also a part of this history in the east Lake View neighborhood is the rise in popularity of apartment hotels, which provided personal services to middle- and upper-middle-class residents without the financial outlay of personal servants. The Surf-Pine Grove District, with its especially handsome grouping of apartment buildings and hotels built principally between 1897 and 1928, is a visually distinctive example of this important aspect of Chicago neighborhood development.

The apartment building as a housing type is ancient, dating back at least to ancient Rome and its many *insulae*, or multi-story brick apartment blocks. In America however, apartment buildings did not begin to be built until the 19th century when both population growth and land and building costs worked together to create a need for multi-family residential buildings. In the country's early years of the late 18th and early 19th centuries, even its largest cities such as New York and Boston were made up mostly of single-family houses and row houses. Individuals and families that either did not want or could not afford such housing usually rented rooms in houses; the term "apartment" originally referred to a room in a house set aside for a separate occupant, rather than a coherent suite of rooms physically separate from others like it under a common roof and with common service spaces such as vestibules and hallways.

By the mid-19th century, land and building costs were changing the ways people lived. Initially the largest number of early multi-family buildings in industrial cities such as New York and Chicago were tenements housing numerous poor families, many of whom were immigrants. Apartment buildings had become known popularly as "French flats" due to the preponderance of apartment buildings in Paris and were seen as somehow un-American and not considered suitable housing. Small apartment buildings with relatively spacious apartments, such as those found in the buildings along Oakdale, began to be built only as middle- and upper-class tastes began to change. As single-family houses on individual lots became prohibitively expensive to all but the wealthy, and even attached

row houses began to be beyond the reach of middle-class incomes, apartment buildings became more acceptable. For working- and middle-class families, these buildings offered an alternative to tenement buildings and the overcrowded culture of the slums.

During the latter half of the 19th century, small walk-up apartment buildings of two- to five-stories began to be built in many American cities. For example, four- and five-story apartment buildings in New York began to rise next to brownstone and brick row houses. In Boston, freestanding wood “triple-deckers,” apartment buildings similar to Chicago’s three-flat buildings, became common. Many middle-class Washington D.C. residents dwelled in three-story attached brick buildings known locally as “rowhouse flats.”

These small apartment buildings in general had apartments with greater square footage and larger rooms than those in tenement buildings. Ventilation was better, with each room having at least one window, and up-to-date amenities such as steam heat were the rule. These buildings were most often built by commercial builders who soon developed standardized floor plans and apartment features based on local demand. They often were bought by individual owners who occupied one apartment while renting out others. This allowed many middle-class families to become home owners despite rising urban housing costs.

Various configurations of apartment buildings began to be developed in Chicago by builders and developers eager to cater to buyers. In the 1870s and 80s, the most common were small, two- and three-story buildings that were slightly narrower than one standard Chicago lot (approximately 25 feet) in width. Sometimes these buildings, especially those built along streets with streetcar lines, had shops on the first floor while apartments occupied upper floors. They were most often built of brick, sometimes with stone fronts, although wood remained common in outlying neighborhoods outside the so-called “fire limits,” where city building codes mandated masonry construction in the wake of the Fire of 1871. These apartment buildings were usually built in the then-popular Italianate or Queen Anne styles.

Small “flat” buildings

The Surf-Pine Grove District is a significant grouping of Chicago apartment buildings, counting 22 of the District’s 31 buildings. The District’s buildings form a coherent set of streetscapes that relate the history of residential real estate development in East Lake View during the late 19th and early 20th centuries. When the Surf-Pine Grove District began to be developed in the 1890s, small apartment buildings containing a variety of apartments, ranging from two or three apartments to more than a dozen, were becoming common in new middle- and working-class neighborhoods, and many residential streets were lined with such structures. These include the City’s ubiquitous “two-flats” and “three-flats,” as well as larger “six-flats” and “corner” apartment buildings.

Chicago “two-flats” and “three-flats,” as they have become known, were built with a wide variety of building details but usually followed certain basic configurations of form. They usually had rectangular floor plans with the narrow end facing the street, maximizing



Top left and right: The Remy three-flat at 415 W. Surf St., built in 1910, and a detail of its finely executed brickwork.



Left: The Koenig three-flat at 435 W. Surf St. (now a multi-unit apartment building), designed by William S. Klewer in 1914.

valuable street frontage, and were built one apartment per floor atop raised basements. Roofs typically were flat and brick, stone, or metal bays often projected towards the street, increasing available light and air for front rooms in the buildings. Wood or stone steps flanked with iron or stone railings typically led to a small front porch, with double doors set to one side of the building's front facade. The entrance doors, usually detailed with wood and glass panels, led to a small vestibule. The first-floor apartment opened directly onto this vestibule, while a staircase (accessed through a separate door) led to the upper-floor apartments. These buildings were detailed in a variety of architectural styles, but most commonly had ornamental treatments that used simplified Queen Anne, Romanesque or Classical-style details. The inherent visual qualities of building materials, such as rough-cut stone or the reds and browns of the brick commonly used for Chicago buildings, were often among the most striking visual qualities of such buildings built with modest budgets.

The Surf-Pine Grove District contains four three-flats that exemplify this type of small-scale apartment construction. All four are at the eastern end of the District near N. Sheridan Rd. All are clad in brick and use, to greater or lesser degrees, Classical detailing in their designs. The earliest is located at 415 W. Surf St., built by William M. Remy to designs prepared by Samuel N. Crowen. It is unusual in its mixture of Classical-style details, including a front entrance hood and cornice, with Arts-and-Crafts use of decorative brickwork and Art Nouveau-influenced decorative grillwork. The three-flat at 429 W. Surf St., designed by F. W. Thomson, is noteworthy for its finely designed Classical-style terra-cotta ornament, used predominantly as lunettes and spandrels, provided by the Northwestern Terra Cotta Company. The two three-flats at 414-16 and 435 W. Surf St., designed by O.M. Christensen and William S. Klewer, respectively, use similar blond-colored brick and spare Classical-style ornament.

Corner and courtyard apartment buildings

Most of the buildings in the Surf-Pine Grove District are larger apartment buildings built during the District's period of significance that are characterized by their overall configuration, such as "corner" and "courtyard" apartment buildings, but with an overall scale, use of historic architectural styles, and fine craftsmanship of materials that allowed these buildings to fit into the streetscape formed by the large single-family houses originally along both W. Surf St. and N. Pine Grove Ave. Corner apartment buildings typically had larger footprints than two- or three-flats and were often built over two or more standard-width Chicago lots. They were usually three- or four-stories in height with multiple entries to apartments, and located at street intersections, sometimes with storefronts on ground floors or in raised basement spaces. General architectural detailing of doors and windows were similar to those found on two- and three-flats, and rooflines were generally flat, hidden behind raised brick parapets and tiled "half-roofs." Ornamentation was concentrated around building entrances, which were often finely detailed with historic ornament such as Classical-style columns and pediments.

The Surf-Pine Grove District has several fine examples of corner apartment buildings. The earliest is located on the southeast corner of W. Surf St. and N. Cambridge Ave. and



Corner and courtyard apartment buildings are a mainstay of many Chicago residential neighborhood; the Surf-Pine Grove District has a distinguished collection. Top left: 539-53 W. Surf St./ 2838-44 N. Cambridge Ave., designed in 1915 by Paul Frederick Olsen. Top right: 500-18 W. Surf St./2900-18 N. Pine Grove Ave., designed in 1916 by Roy F. France. Left: 540-48 W. Surf St. by Raymond J. Gregori, built in 1928. Bottom right: Commodore Apartments, built in 1897 to designs by Edmund R. Krause. Bottom right: 520-28 W. Surf St. by Loewenberg and Loewenberg, built in 1924.



was designed for developer William P. Doerr by his brothers, Jacob and John Doerr. The building is distinctive for its richly-colored orange brick work and handsomely-detailed Classical-style entrance surrounds. Other corner buildings include the two built at the northeast and northwest corners of W. Surf St. and N. Pine Grove Ave. in 1916. Both have similar scale and configurations, and both are built of red brick with limestone trim. However, the eastern one, designed by William H. Pruyn, Jr., has patterned brick work and Tudor-style parapet details, while the western building, by Roy F. France, has delicately molded Adamesque ornamentation and a beautifully-proportioned courtyard off Pine Grove.

Courtyard apartment buildings were first built in the late 1890s and became most common in the 1920s. Rarer than corner apartment buildings, they tended to be built in higher-density lakefront neighborhoods and areas served by rapid transit. They are especially distinctive with their U- or E-shaped plans that wrapped apartments around landscaped courtyards that opened onto streets and provided additional light and air for a more densely laid-out building.

The Surf-Pine Grove District has a number of courtyard apartment buildings that display variations on this building type. The Commodore and Green Brier Apartments, built in 1897 and 1901, respectively, by architect Edmund R. Krause, are somewhat atypical as courtyard buildings in the District due to their height. More usual are the lower-scale, 3-story brick courtyard buildings built in the 1920s by various architects, including Thomas R. Bishop (428-36 W. Surf), Loewenberg and Loewenberg (438-48 W. Surf and 520-28 W. Surf), and Raymond Gregori (540-48 W. Surf). All three are U-shaped in their plans, with multiple building entries providing an intimate, home-like sequence of entry spaces for each apartment. Ornament is concentrated at the entrance to the courtyard with the use of retaining walls or pylons, around building entrances with finely-carved stone or modeled terra-cotta surrounds, and along rooftop parapets, and typically is Classical in style, although medieval ornament was also used. The lavish terra-cotta ornament on Gregori's 540-48 W. Surf building was provided by the Northwestern Terra Cotta Company.

Tall apartment buildings and apartment hotels

Besides being two of the Surf-Pine Grove District's most visually distinctive courtyard buildings, the Commodore and Green Brier Apartments are also two of several tall apartment buildings in the District. (The Brewster Apartments, already an individually designated Chicago Landmark and located at Diversey and Pine Grove just outside the District boundaries, is also an architecturally outstanding tall apartment building in the neighborhood.) Although only a small percentage of the District's structures, these tall buildings, ranging in height from 6 to 10 stories, are visually and historically significant to the District.

Although larger than other buildings in the District, these tall apartment buildings were designed to fit into their lower-scale neighborhoods through their architectural designs and use of traditional building materials. They were designed, as were the District's smaller buildings, in historic architectural styles. Their first two floors, visually the most



Tall apartment buildings and apartment hotels in the District include (top left) the Green Brier Apartments at 559 W. Surf St., designed in 1901 by Edmund R. Krause; (top right) the apartment hotel at 420 W. Surf St., designed by Koenigsberg & Weisfeld in 1928; and (left) the Surf Apartment Hotel at 501-17 W. Surf St., designed in 1917 by H.R. Wilson & Co.

prominent to passers-by, typically received the lion's-share of ornamentation. Cladding and detailing was done in materials such as brick, limestone, terra cotta, and decorative metal. For example, Raymond Gregori designed the 7-story 424-26 W. Surf St. building with an entrance replete with exotic medieval decoration, including charmingly-eccentric, Romanesque-influenced column capitals.

Several of the District's tall apartment buildings also functioned as apartment hotels, which developed as a response to changing demographics and financial abilities among middle- and upper-middle-class Chicagoans in the early twentieth century. Earlier in the City's history, cheaper land values and low servant wages allowed a broad range of households, from the most wealthy to the middle class, to afford individual houses staffed with at least one servant. The growing expense of both in the years immediately prior to World War I, however, encouraged many Chicagoans, initially loath to consider apartment living due to its social unrespectability, to reconsider.

Chicago hotels had always served a variety of patrons, from short-term visitors to the City to long-term residents, but apartment hotels as a specific building type combined aspects of both hotels and apartments. Usually larger in scale than Chicago's typical small 3-story apartment buildings, apartment hotels were often visually ornate with ornament based on historic architectural styles or, by the late 1920s, on innovative styles such as Art Deco. Apartments were small, ranging from studios to one- or two-bedroom suites that could be expanded or contracted based on residents' needs. Kitchenettes (often called "pantries") were provided for cooking, but room service was available, and residents typically had the use of a hotel dining room. Ballrooms and meeting rooms, typical of tourist and convention hotels, were absent. A variety of personal services, including maid service, were also available.

Apartment hotels provided small apartments with a level of amenities that appealed to single professionals, office workers, and childless couples, for whom the expense of maintaining a house was beyond their means. Built in fashionable neighborhoods, including the Near North Side, Hyde Park, and Lake View, apartment hotels satisfied a niche clientele in the City's housing market during the prosperous years of the 1920s.

The Surf-Pine Grove District has two large-scale apartment hotels, located back-to-back on N. Pine Grove Ave. The Surf Apartment Hotel, located on the southwest corner of W. Surf St. and N. Pine Grove Ave., was the first apartment hotel built in the District, dating from 1917. Designed by architect Horatio R. Wilson, the Surf had a visually glamorous presence on Surf with its red-tile-roofed entrance rotunda and fashionable cream-colored terra-cotta trim with delicately-molded Classical-style ornament. The Pine Grove Apartment Hotel, just to the south at 2816-28 N. Pine Grove Ave., was built in 1922 in the first flush of 1920s-era real-estate prosperity. It was similar to the Surf in its overall form, down to a central domed entrance rotunda, but was designed by architects Loewenberg and Loewenberg as a visually ornate building replete with Baroque-style terra-cotta ornament.

The Surfway Apartment Hotel at 555 W. Surf, built in 1924, is much smaller in scale than the Surf or Pine Grove, but was no less lavish in its public face. Four stories in height, the building's front facade is a remarkable expression of the decorative flexibility of terra cotta with its round-arched windows, delicately-molded colonettes, fruited swags, low-relief window surrounds and tiled half-roof. The building was designed by Rissman and Hirschfield, known for other beautifully detailed apartment hotel buildings in Chicago, including the Cedar Hotel on N. State St.

Other apartment hotels in the District were less lavish, but used historic architectural styles to impart an air of visual beauty and social respectability to their residents. The building at 420 W. Surf St., built in 1928 by Koenigsberg and Weisfeld, was designed in the Georgian Revival, an architectural style associated with "old-money Chicago," while across Surf, the Sheridan Surf Apartment Hotel at 423-25 W. Surf St., designed by Grossman and Proskauer, hid its considerable bulk behind the gentility of Classical Revival-style pediments and moldings.

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 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 Surf-Pine Grove 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 Surf-Pine Grove District exemplifies the high-quality middle- and upper-middle-class residential architecture constructed in Chicago's lakefront neighborhoods, including East Lake View, during the late 19th and early 20th centuries as the City expanded outward into once-suburban areas and as the number of middle-class residents greatly increased through the late 1920s.

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 Surf-Pine Grove District is a handsome and intact group of small-scale single-

family houses and row houses, somewhat larger “flat” buildings, tall apartment buildings, and apartment hotels, all significant residential building types in Chicago history, from the late 19th and early 20th centuries.

- The District reflects the importance of apartment building design to the development of Chicago’s lakefront neighborhoods in the early twentieth century.
- The District is distinctive for the fine detailing and craftsmanship of its buildings, which exemplify the importance of the Richardsonian Romanesque, Classical Revival, Arts and Crafts, and Tudor Revival architectural styles to the historic development of Chicago neighborhood architecture, and for the high-quality use of traditional building materials, including brick, limestone, decorative metal, wood, and terra cotta.

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 Surf-Pine Grove District is a significant grouping of residential buildings, including single-family houses, row houses, apartment buildings, and apartment hotels, in Chicago.
- The Surf-Pine Grove District displays a distinct visual unity based on a consistent scale, building setbacks, design, size, use of materials, and overall detailing.
- The Surf-Pine Grove District creates a distinctive and recognizable sense of place within the larger Lake View neighborhood.

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 residential buildings from the 1890s through the 1920s are found throughout Chicago, it is unusual to find a collection of residences that combine the historic visual character and overall integrity in the manner that the Surf-Pine Grove District possesses. All but one of the District’s 31 buildings were built before the building hiatus caused by the Great Depression and World War II. (Only one building, the “four-plus-one” apartment building at 530-34 W. Surf St., built circa 1968, has been preliminarily defined by Landmarks staff as non-contributing to the District.) The district demonstrates excellent integrity in both its overall streetscapes and individual buildings. The physical character of these buildings in terms of general scale, setback from the street, entries, and general door and window configuration have remained consistent and work together to provide the onlooker with a strong sense of the overall character of the historic streetscapes.



The buildings in the Surf-Pine Grove District has a plethora of beautifully executed details in a variety of traditional building materials, including brick, stone, decorative metal, wood, and terra cotta.



The District's buildings are ornamented with especially handsome terra-cotta detailing.

The District's buildings retain most of the physical characteristics that define their historic significance. These include historic wall materials, including brick and stone, as well as fine architectural details such as decorative metal, stone and wood porches; building entrances; balconies; cornices; stone entrance and window surrounds; and a variety of terra-cotta and stone ornament. Additionally, they continue to serve the same function a century or so after their construction with little discernable changes in style. Most importantly, the overall sense of place remains strong throughout the district.

One change to buildings in general within the District is the replacement of windows, although most newer windows, being one-over-one, double-hung sash, are visually compatible with typical windows of the period. Other relatively minor changes include glass-block infill in two small second-floor windows at 2823 N. Pine Grove Ave.; the loss of a cornice and other rooftop decorative elements at 420 W. Surf St.; painted terra cotta detailing at 424-26 and 425 W. Surf St.; changes to the main entrance of the Surf Apartment Hotel at 501-17 W. Surf St.; and loss of rooftop terra-cotta ornamental pieces on the Pine Grove Apartment Hotel at 2816-28 N. Pine Grove Ave. The three-flat at 435 W. Surf St. also has undergone exterior changes since its construction with the reconstruction of original stone balconies with brick and the reconfiguration of its original street-facing main entrance with a side entrance when the building was converted from its original floor-through apartments to smaller units.

Despite these alterations, the Surf-Pine Grove District retains a high degree of physical integrity and the ability to express its overall historic architectural and aesthetic value through its individual buildings and the visually consistent way they relate to each other. The District's streetscapes are coherent in general scale, setback, use of traditional materials, and the use of historic ornamental styles.

SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

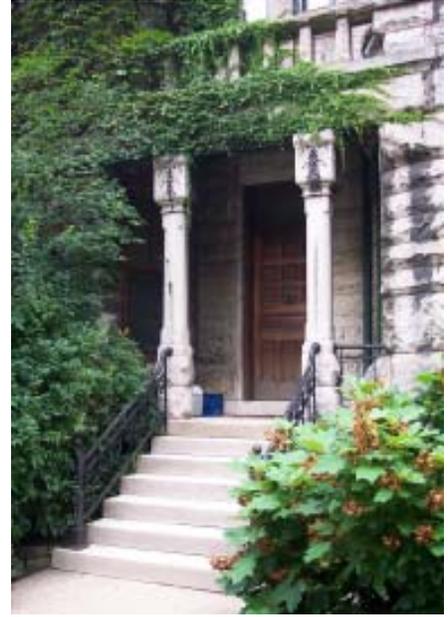
Whenever a building is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based on its evaluation of the Surf-Pine Grove District, the Commission recommends that the significant features be identified as:

- all exterior building elevations, including rooflines, visible from public rights-of-way.

SELECTED BIBLIOGRAPHY

- Baird & Warner. *A Portfolio of Fine Apartment Homes*. Chicago: Baird & Warner, 1928.
- Block, Jean F. *Hyde Park Houses*. Chicago: University of Chicago, 1978.
- Bluestone, Daniel. "Chicago's High-Rise Apartment Hotels." National Register of Historic Places multiple property documentation (not listed), 1996.
- Chicago Transit Authority. *Historical Information, 1859-1965*. Chicago: CTA, 1966.
- Chicago Tribune*, various dates.
- City of Chicago. Historic building permit records.
- Clark, Steven Bedell. *The Lakeview Saga*. Chicago: Lake View Trust, 1974.
- Croly, Herbert. "Some Apartment Houses in Chicago." *Architectural Record*, Vol. 21 (February 1907), pp. 119-130.
- De Wit, Wim. "Apartment Houses and Bungalows: Building the Flat City." *Chicago History Magazine*. Winter 1983-84, 18-29.
- Duis, Perry R. *Challenging Chicago: Coping with Everyday Life, 1837-1920*. Urbana: University of Illinois Press, 1998.
- Grossman, James R., Ann Durkin Keating, and Janice L. Reiff, eds. *The Encyclopedia of Chicago*. Chicago: University of Chicago Press, 2004.
- Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York: W.W. Norton & Company, 1998.
- Hunter, Christine. *Ranches, Rowhouses, & Railroad Flats*. New York: W. W. Norton, 1999.
- Keating, Ann Durkin. *Building Chicago: Suburban Developments and the Creation of a Divided Metropolis*. 2nd ed. Urbana: University of Illinois Press, 2002.
- Kitagawa, Evelyn M. and Karl E. Taeuber. *Local Community Fact Book Chicago Metropolitan Area 1960*. Chicago: Chicago Review Press, 1963.
- Mayer, Harold M. and Richard C. Wade, ed. *Chicago: Growth of a Metropolis*. Chicago: University of Chicago Press, 1969.
- McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1984.
- Pacyga, Dominic A., and Ellen Skerrett. *Chicago: City of Neighborhoods*. Chicago: Loyola University Press, 1986.
- Pardridge, A.J., and Harold Bradley. *Directory to Apartments of the Better Class along the North Side of Chicago*. Chicago: Pardridge and Bradley, 1917.
- Sanborn Fire Insurance Co. *Atlases for Chicago*. [online]. 1894, 1923, and 1950.
- Sinkevitch, Alice. *AIA Guide to Chicago*. San Diego: Harcourt Brace, 1993.
- Sniderman, Julia, and Laura Taylor. "Lincoln Park," National Register of Historic Places nomination form, 1991.
- Wagner, Robert, Paul Sprague Historic Preservation Services. "Lakeview Historic District." National Register of Historic Places nomination form, 1977.
- Westfall, Carroll William. "The Golden Age of Chicago Apartments." *Inland Architect*, Vol. 24, No. 9 (November 1980), pp. 18-26.
- Westfall, Carroll William. "Home at the Top: Domesticating Chicago's Tall Apartment Buildings." *Chicago History*, Vol. XIV, No. 1 (Spring 1985), pp. 20-39.
- Withey, Henry F., and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, 1970.



The Surf-Pine Grove District's buildings are especially noteworthy for the quality and variety of their building entrances.



Additional building entrances in the District.





Additional building details found in the Surf-Pine Grove District.



“Standard”
PLUMBING FIXTURES

Used in These Fine Apartments

The builders of the Pine Grove Apartments, just as the builders of many other fine hotels, apartments and public institutions in Chicago, selected “Standard” Plumbing Fixtures to assure reliable functioning and long satisfactory service.

Architects, Contractors and Plumbers of large or small buildings are invited to use the “Standard” showroom for demonstrating efficient plumbing fixtures to their clients.

Standard Sanitary Mfg. Co.,
Chicago Showroom:
14 N. Peoria St.

Pine Grove Apartments
2816-2828 Pine Grove Ave., Chicago

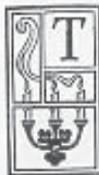
Architects and Engineers
Loewenberg and Loewenberg

Plumbing Contractors:
Noble and Thumm

Top: A historic photograph of the Commodore Apartments at 550 W. Surf St. soon after its construction in 1897. Bottom: a 1920s advertisement, published in the Feb. 25, 1923, edition of the *Chicago Tribune*, featuring the Pine Grove Apartment Hotel at 2816-28 N. Pine Grove Ave..



THE CHESTERFIELD APARTMENTS
Corner Surf Street and Pine Grove Avenue



HIS building is located on the northwest corner of Surf Street and Pine Grove Avenue, one block north of Lincoln Park, one block west of the Drive in the exclusive residential district, and is one block from the Broadway surface car lines. Motor busses on the Drive will soon be available for the trip down town.

The construction is of red Colonial brick with granite base and Bedford stone trimmings in Adams period design.

The apartments range in size from four rooms with one bath, to seven rooms with three baths. Extra servants' quarters and individual laundries with clothes driers are provided on main floor. The rooms are trimmed in old ivory throughout. The bathrooms have tile walls, built-in tubs and showers. All woodwork is of cabinet construction. Caen stone is used for fireplaces and vestibules, with silver fixtures. The building is heated by vacuum vapor system, and a garbage incinerator is provided. An annunciator system is installed in connection with an inter-communicating telephone system.

Rental Schedule: \$70-\$165 per month.

JOSEPH H. BUTTAS, Owner, 10 S. La Salle Street.

In 1917, A.J. Partridge & Harold Bradley, "brokers in Apartments of the Better Class," published a book, *Directory to Apartments of the Better Class Along the North Side of Chicago*, that included the building at 500-18 W. Surf St./2900-18 N. Pine Grove Ave., designed in 1916 by Roy F. French for developer Joseph H. Buttass.

BUILDING CATALOG

All buildings in the Surf-Pine Grove District are preliminarily identified as “contributing” to the district except 530-34 W. Surf St, which was built circa 1968. 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.

Building Address	Building Description	Const. Date	Architect	Original Owner
414-16 W. Surf St.	3-story apartment building	1915	O.M. Christianson	F.B. Christy
420 W. Surf St.	8-story brick apartment hotel	1928	Koenigsberg & Weisfeld	Apt Hotel
424-26 W. Surf St.	7-story brick apartment building	1926	Raymond J. Gregori	Callner Construction Co.
428-36 W. Surf St.	3-story brick courtyard apartment building	1924	Thomas R. Bishop	Harry Zisook
438-48 W. Surf St.	3-story brick courtyard apartment building	1922	Loewenberg and Loewenberg	Harry Zisook
450-56 W. Surf St. / 2901-19 N. Pine Grove Ave.	3-story corner apartment building	1916	William H. Pruyn, Jr.	Walter J. Rinne
500-18 W. Surf St. / 2900-18 N. Pine Grove Ave.	3-story brick courtyard apartment building	1916	Roy F. France	Joseph H. Buttas
520-28 W. Surf St.	3-story brick courtyard apartment building	1924	Loewenberg and Loewenberg	Benjamin B. Ritholz
530-34 W. Surf St.	5-story brick apartment building	c. 1968	not known	not known
540-48 W. Surf St.	3-story brick courtyard apartment building	1928	Raymond J. Gregori	Callner Construction Co.
550-68 W. Surf St. / 2853-70 N Broadway	6 1/2-story brick courtyard apartment building	1897	Edmond R. Krause	Ernest J. Lehman
415 W. Surf St.	3-story brick apartment building	1910	Samuel N. Crowen	W. M. Remy
423-25 W. Surf St.	9-story apartment hotel	1922	Grossman and Proskauer	Sheridan Surf Apartment Hotel
429 W. Surf St.	3-story brick apartment building	1914	F.W. Thomson	Robert and Anna Miehle
435 W. Surf St.	3-story brick apartment building	1914	William S. Klewer	H. Koenig
441 W. Surf St.	3-story single-family house	1890	Edmund R. Krause	Gustav Hoffman
445-47 W. Surf St./2835-37 N. Pine Grove Ave.	3-story corner apartment building	1908	N. Hallstrom	J.W. Woodstrom
501-17 W. Surf St. / 2832-44 N. Pine Grove Ave.	10-story brick apartment hotel	1917	H.R. Wilson & Co.	Dr. M.L. Blatt
517-29 W. Surf St./2835-45 N. Cambridge Ave.	3-story brick corner apartment building	1905	J. P. and J. P. Doerr	William P. Doerr
539-53 W. Surf St./2838-44 N. Cambridge Ave.	3-story brick corner apartment building	1915	Paul Frederick Olsen	Thomas Tagney
555 W. Surf St.	4-story terra-cotta-clad apartment hotel	1924	Rissman and Hirschfield	Surfway Hotel Co.
557-61 W. Surf St.	9-story brick courtyard apartment building	1901	Edmund R. Krause	E.J. Lehman
2816-28 N. Pine Grove Ave.	6-story brick hotel apartment hotel	1922	Loewenberg and Loewenberg	Robert Edelson & Hyland Reulleu
2817 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	C.F. Johnson
2819 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	C.F. Johnson
2821 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	C.F. Johnson
2823 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	C.F. Johnson
2825 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	C.F. Johnson
2827 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	H. Strassheim
2829 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	H. Strassheim
2831 N. Pine Grove Ave.	2 1/2-story graystone-fronted single family house	1891	Ostling Brothers	H. Strassheim

ADDRESS RANGES

The Surf-Pine Grove District is comprised of buildings with the following address ranges:

West Surf Street, 414 - 568 (evens)

West Surf Street, 413 - 571 (odds)

North Pine Grove Avenue, 2816 - 2918 (evens)

North Pine Grove Avenue, 2817 - 2919 (odds)

North Cambridge Avenue, 2836 - 2844 (evens)

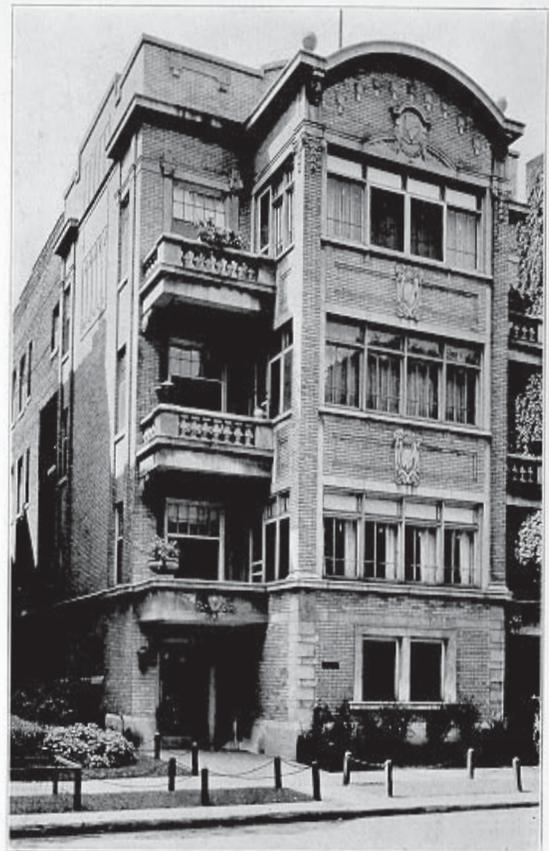
North Cambridge Avenue, 2835 - 2845 (odds)

North Broadway, 2853 - 2873 (odds)

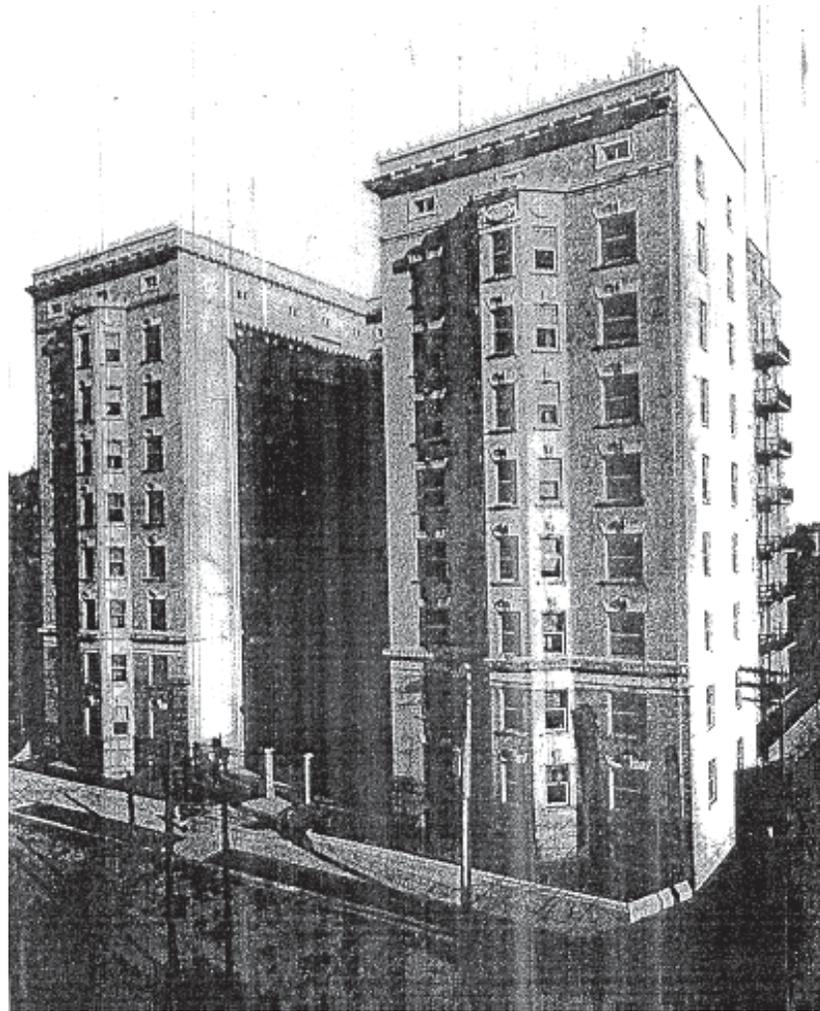
435 SURF STREET

FOUR-THIRTY-FIVE Surf Street is located just off Sheridan Road, one half block to the west, in a section of beauty and desirability. It is convenient to Lincoln Park, the yacht harbor, the golf links of the park, good transportation, amusements of various sorts, as well as having Chicago's loop district readily accessible. A shopping district is within walking distance.

The building is three stories in height and contains three apartments. Each apartment contains seven rooms and three baths, with sun parlor, enclosed sleeping porch and four open porches. The living room and dining room, of generous proportions, open upon Surf Street. There are three master bedrooms and two baths, as well as a maid's room and bath. One of the master bedrooms opens upon the sleeping porch, and one upon an open porch. The kitchens are large and well ventilated, and are fully equipped.

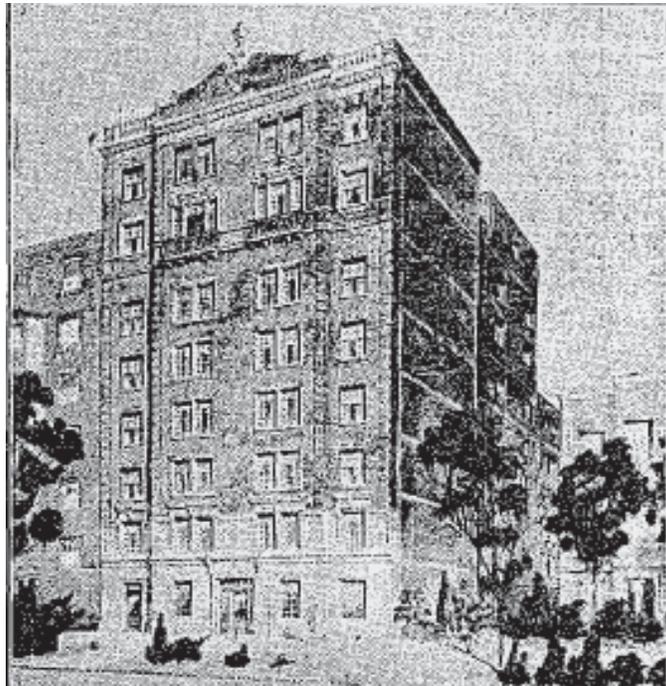


In 1928, the real-estate firm of Baird & Warner published photographs and descriptions of dozens of Chicago apartment buildings, including the three-flat at 435 W. Surf St., in *A Portfolio of Fine Apartment Homes*.



Top: The Green Brier Apartments at 559 W. Surf St., as shown in the national magazine *Architectural Record* in 1907.

Right: A rendering of the apartment building at 420 W. Surf St., published in the April 15, 1928, issue of the *Chicago Tribune*.



ACKNOWLEDGMENTS

CITY OF CHICAGO

Richard M. Daley, Mayor

Department of Planning and Development

Lori T. Healey, Commissioner

Brian Goeken, Deputy Commissioner for Landmarks

Project Staff

Terry Tatum, research, photography, and writing

Heidi Sperry, research and writing

Courtney Gray (intern), research

Matt Crawford, production assistance

Brian Goeken, editing

Illustrations

Courtesy Southeast Lake View Neighbors: cover (top right); pp. 3, 4, 7, 8, 10 (top), 12, 13 (top left, bottom), 15, 16 (top right, bottom left), 25 (top left, bottom), 27 (top left, bottom right), and 29.

Department of Planning and Development, Landmarks Division: cover (all but top right); pp. 10 (bottom left & right), 13 (top right), 16 (top left), 16 (bottom right), 18, 22, 25 (top right), 27 (top right, middle, bottom left), 33, 34, 37, 38, and 39.

From Croly, "Some Apartment Houses in Chicago:" pp. 40 (top) and 44 (top).

From *Chicago Tribune*, February 25, 1923: p. 40.

From Pardridge and Bradley, *Directory of Apartments of the Better Class Along the North Side of Chicago*: p. 41.

From Baird and Warner, *A Portfolio of Fine Apartment Homes*: p. 43.

From *Chicago Tribune*, April 15, 1928: p. 44.

COMMISSION ON CHICAGO LANDMARKS

David Mosen, Chairman
John W. Baird, Secretary
Lori T. Healey
Phyllis Ellin
Christopher R. Reed
Edward I. Torrez
Ben Weese
Lisa Willis
Ernest C. Wong

The Commission is staffed by the
Chicago Department of Planning and Development
33 N. LaSalle Street, Suite 1600, Chicago, IL 60602

312-744-3200; 744-2958 (TTY)
<http://www.cityofchicago.org/landmarks>

Printed September 2006; Revised and Reprinted May 2007.