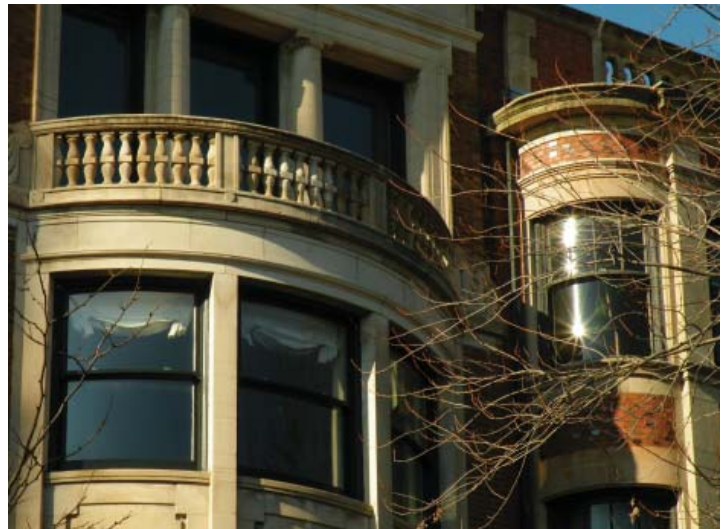


# PROPOSAL FOR CHICAGO LANDMARK



## Lincoln Park West–Fullerton District

Mainly 2300- Blocks of North Lincoln Park West and the  
300-Block of Fullerton Avenues

April, 2016



Tennis Players at the Aztec Tennis Club (c.1905). The club occupied the entire block that defines the district proposed in this document.

*Source: AztecClub1905 Courts-East CHM-DailyNews SDN-003713*

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**THE SHAKESPEARE** originally “Lincoln Court”

2236-56 N. Lincoln Park West

*Built:* 1910; for Frederick H. Gansbergen, Lincoln Park Commissioner

*Architects:* Dwight Heald Perkins & John Leonard Hamilton



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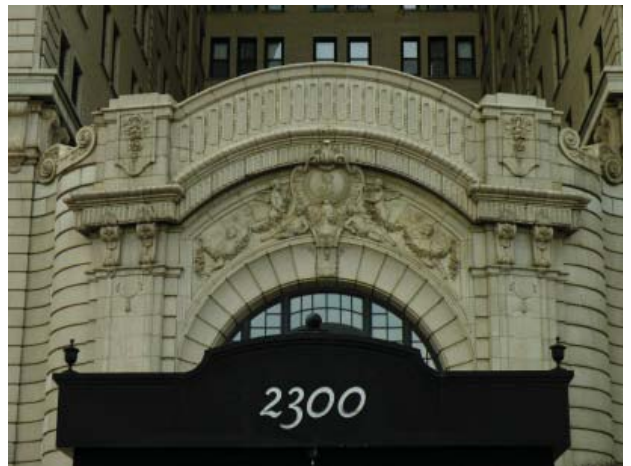
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BELDEN HOTEL, Chicago

Photo from advertisement for roofing company, 1928



**THE BELDEN-STRATFORD** originally “*The Belden Hotel*”

2300-12 N. Lincoln Park West

*Built:* 1922; for the Lott Hotel Company

*Architect:* Meyer Fridstine

Listed on National Register



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**Lincoln Park West Apartments**

2322-2330 Lincoln Park West  
Between Belden Avenue & Fullerton Parkway



**THE BRIGHTON** originally “Lincoln Park West Apartments”

2322-30 N. Lincoln Park West

*Built:* 1924

*Architect:* Reuben Arnold Northquist



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*Detail of Entrance, Apartment Building, Chicago*  
EDWIN A. SEIPP, Architect, Chicago



**2340 NORTH LINCOLN PARK WEST**

2332-40 N. Lincoln Park West

*Built:* 1913; for the Conrad Seipp family

*Architect:* Edwin A. Seipp



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NUMBERS 2342-2344 LINCOLN PARK WEST



HIS magnificent new concrete building will be ready for occupancy May 1st, 1917. It is, of course, absolutely fireproof. The first, second and third apartments will be for rent. Each apartment has a frontage of sixty feet, there being only one apartment to a floor.

These apartments are among the finest in the Lake Shore Drive district. The beautiful view from the upper floors, overlooking Lincoln Park and Lake Michigan adds measurably to the building.



## 2344 NORTH LINCOLN PARK WEST

2342-44 N. Lincoln Park West

*Built:* 1916

*Architects:* Karl Martin Vitzthum & Frederick Julius Teich



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*Architectural Record, 1922*



**THE AZTEC**

2346-2360 N. Lincoln Park West/300-321 W. Fullerton Ave.

*Built:* 1917; for Joseph E. Swanson, Ralph C. Otis, and William G. Hibbard

*Architect:* Andrew Sandegren



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**325 WEST FULLERTON PARKWAY**

321-27 W. Fullerton Ave.

*Built:* 1916; for Joseph E. Swanson

*Architect:* Andrew Sandegren



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**2355 NORTH COMMONWEALTH AVENUE**

2345-2359 N. Commonwealth Ave./329-33 W. Fullerton Ave.

*Built:* 1912; for Charles E. Rollins Jr. and Walter Schuttler

*Architect:* Benjamin Howard Marshall & Charles Eli Fox



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Lincoln Park West at Fullerton



Lincoln Park West at Commonwealth



Fullerton Avenue – Facing south from Lincoln Park



Lincoln Park West – Facing northwest



Lincoln Park West Avenue – Facing southwest from Lincoln Park

## **ADDITIONAL INFORMATION**

### **Brief History of Four Architects**

#### *Samuel Nichols Crowen (1873 – 1935)*

The earliest apartment building in the district, The Beclaire (1910 Sanborn) at 327 – 335 West Belden, was designed by German-born architect Samuel Nichols Crowen in 1907. Crowen immigrated to the United States with his family when he was young, living in New York and later in Colorado, before moving to Chicago around 1890. He apprenticed with architect Solon Spencer Beman, architect of George M. Pullman's railcar manufacturing town. After working with other prominent Chicago firms, he partnered with architect Henry H. Richards to form Crowen & Richards, which specialized in apartment flats and buildings.

During his career, Crowen designed many types of buildings across Chicago, but was best known for his apartment buildings. In 1897, Crowen founded his own firm, and worked alone until 1925. His career in Chicago had three main phases. During the early 1900s, he became a prominent architect in the design of apartment buildings. Many of his apartment designs can be found in the Sheridan Park neighborhood and are contributing buildings in the Sheridan Park National Register Historic District. Several of his apartment commissions, including The Beclaire, were for the real estate development company Reynolds & Britton, which invested in dozens of buildings in neighborhoods along Chicago's North Side.

In the 1910s and early 1920s, his practice shifted to industrial buildings such as the Cuneo Press building (demolished 1995), the Stewart-Warner factory building (demolished), and the A. B. Dick Company building (728 West Jackson Boulevard, extant). But he also designed many commercial buildings and theaters, like the Biograph Theater at 2433 North Lincoln Avenue, which he designed in 1914 (a Chicago Landmark). Late in his career, Crowen completed designs for office towers, which include the terra cotta clad Willoughby Tower at 8 South Michigan Avenue in 1929 (a contributing building in the Historic Michigan Avenue Boulevard District), and the Old Republic Title Building in Minneapolis (originally the Hodgson Tower, 1928, extant).

#### *Dwight & Hamilton (1905 – 1910)*

#### *Dwight Heald Perkins (1867 – 1941)*

Dwight Heald Perkins is significant to Chicago's architectural, social, and planning history for his dedication to the city's welfare and for his architectural work during the rise of the Prairie School. Born in Tennessee in 1867, Perkins moved with his family to Chicago at age twelve. Before completing high school he found work in the office of architect Frederick R. Schock. Soon after, he enrolled in the Massachusetts Institute of Technology's architecture program, and afterward remained in Boston as a university instructor and as an assistant in office of Henry Hobson Richardson (1838 – 1886). Perkins returned to Chicago in 1888 and worked briefly with Wheelock & Clay before becoming John Wellborn Root's personal assistant at Burnham & Root. Following Root's death in 1891, and during Daniel Burnham's engagement in the World's Columbian Exposition of 1893, Perkins became the manager of the firm's tremendous project schedule. Before leaving the firm, Perkins completed some of Root's last commissions, and some of Chicago's most recognized Chicago School style buildings including the Monadnock Block (a Chicago landmark).



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Perkins started his own firm in 1894, following a commission from the Steinway Piano Company for a new tower and hall. While the completed Steinway Building catered to the Beaux Arts Classicism that was popular after the 1893 fair, Perkins helped incite a new architectural movement that embraced the natural forms inspired by the Midwest prairie. He invited several of his friends to join him in a collaborative studio space in the attic of the Steinway Building. There, some of the architects that would later become synonymous with the Prairie School worked and developed new naturalistic themes that would define an original form of American architecture. Irving and Allen Pond, Frank Lloyd Wright, Robert Spencer, Perkins's cousin Marion Mahony, and Walter Burley Griffin all collaborated in Perkins's new studio space.

The civic and social responsibilities of architecture to the city became the focus of Perkins's early practice. The need for new supportive centers for poorer immigrant and working-class communities led Perkins to design settlement houses for both the University of Chicago and Northwestern University. In the 1890s, a new type of study that mapped abstract social problems in the physical city highlighted geographic disparities experienced between poor and more affluent neighborhoods. In 1904, Perkins and landscape architect Jens Jensen published a report calling for the development of small, but accessible, neighborhood parks and playgrounds, which would improve the health and well-being of underprivileged residents and especially children. By 1907, work on dozens of new parks brought green space, recreation facilities, baths, and social services to Chicago's neighborhoods. Perkins continued to promote an even larger series of forest preserves around Chicago.

In 1905, Perkins was appointed architect of the Board of Education, a position which allowed him to apply what he had learned designing settlement houses to the improvement of education. Over five years, he designed over 45 new public school buildings, including Carl Schurz in 1908 (a Chicago landmark), and created a legacy of school design standards.

### *John Leonard Hamilton (1878 – 1955)*

While Dwight Perkins is most famous for his school designs, he also designed numerous influential buildings in the Prairie style – a style which he had helped encourage. John Leonard Hamilton joined Perkins in 1905 under the name Perkins & Hamilton. Hamilton was born in Bloomington, Illinois in 1878. His father was former Illinois Governor John Marshall Hamilton. Hamilton graduated from the Chicago Manual Training School in 1895 and, like Perkins, entered the offices of D. H. Burnham & Co. He later joined the architectural department of the Board of Education under the direction of architect Normond Smith Patton, and then entered the offices of Frost & Granger, before joining Perkins.

### *Perkins & Hamilton (Firm 1905 – 1910)*

Perkins led the design of many of the firm's works between 1905 and 1910, while he was school board architect. Several commissions involved the design of field houses and other practical structures for the very parks that he had helped create. These new park structures allowed Perkins to apply his ideas for improving the city; the buildings emphasized the growing Prairie School style of architecture in form, while promoting social services and enhancements that reflected the rising progressive movement.

Across from the district, Lincoln Park has a wealth of structures and features designed by Perkins & Hamilton. At the time, Bryan Lathrop, businessman and president of the Graceland Cemetery Association was part of the Lincoln Park Commission. He supported having parks be free of buildings, but recognized some as necessary. Perkins later noted that, "it was with the keenly intelligent and sympathetic co-operation of Mr. Lathrop that the services of these architects were performed on these buildings." Perkins & Hamilton designed the South Pond Refectory, now known as Café Brauer, in 1908. It occupies a prominent location on the South Pond and



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represents some of the firm's best work. Its brickwork, Rookwood tiles, and overall seamless unity with the surrounding landscape make it immediately recognizable as a refined creation of the Prairie School movement. Perkins & Hamilton designed the boat house (1908), the American Institute of Architects gold-medal winning Lion House in Lincoln Park Zoo (1912, a Chicago landmark), the Fresh Air Sanitarium (1913, now the Theater on the Lake), North Pond Refectory (1913, occupied by North Pond Café), and even the familiar cast concrete lampposts that line Lincoln Park's roadways (1911). After 1911 the firm became Perkins, Fellows, and Hamilton with the addition of William Kinnie Fellows.

The Shakespeare Apartment building, originally called Lincoln Court, is but a short walk from both the Lion House and Café Brauer. The apartments were designed by Perkins & Hamilton in 1910 for Lincoln Park commissioner Frederick H. Gansberger. The apartment's wide roofline, foliate Sullivanesque terra cotta, and decorative brick and tile work reflect the form and Prairie School style, which Perkins carefully blended with finer elements inspired by the work of his friend, architect Louis Sullivan. The Shakespeare is perhaps the best example of residential work by Perkins & Hamilton, especially given its visual connection to Lincoln Park.

### *Marshall & Fox (1905 – 1926)*

#### *Benjamin Howard Marshall (1874 – 1944)*

The ever stylish man of luxury Benjamin Marshall was both an architect and a developer. He was influential in transforming the image of apartment life from informal and affordable to private and lavish. He designed mansions in the sky, which with numerous conveniences could rival the grand homes that affluent Chicagoans' had long desired and built. Marshall's apartment buildings were not based on rents or leases; instead residents in his developments owned their unit, a system which preceded the state passage of co-operative laws.

Marshall was born into an affluent family on Chicago's South Side in 1874. After studying at the prestigious Harvard School in Kenwood he entered the firm of Marble & Wilson as a clerk in 1893. Marshall became Horatio R. Wilson's partner in Wilson & Marshall after Oliver W. Marble's death in 1895. Seven years later, Marshall started his own firm, and designed numerous buildings and several theaters including the ornate yet ill-fated Iroquois Theater (1903). Despite the Iroquois tragedy, which led to stronger building and fire safety codes, Marshall continued successfully in private practice. He travelled Europe and the world extensively early in his career, before returning to Chicago and partnering with architect and structural specialist Charles Eli Fox in 1905.

#### *Charles Eli Fox (1870 – 1926)*

Charles Fox was born in Reading, Pennsylvania in 1870 and studied at the Massachusetts Institute of Technology. Upon arriving in Chicago 1891 he entered the offices of Holabird & Roche where he developed innovative steel construction methods that made the firm one of the most successful builders of towers in the city.

#### *Marshall & Fox (Firm 1905 – 1926)*

Benjamin Marshall focused on design and on building relationships with developers and clients, while Charles Fox created exacting plans that gave their buildings a rigid, lasting structure. Marshall & Fox designed a range of buildings in Chicago and across the country, including warehouses, commercial office buildings, banks, theaters, and mansions. These include many Chicago Landmarks such as The South Shore Country Club (1908, now the South Shore Cultural Center), The Blackstone Hotel (1910), Steger Building (1911), and The Drake Hotel (1920).



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Other notable buildings include the demolished Edgewater Beach Hotel (1924) and its Mississippi Gulf Coast sister hotel the Edgewater Gulf Hotel (1924).

Marshall & Fox were best known for their luxury hotels and apartment buildings, but it was their apartment buildings that developed and defined Chicago's North Side skyline during the 1910s and 1920s. The grand towers that line Lake Shore Drive and Lincoln Park gave affluent residents the feel of a private, well-staffed home, but with many modern conveniences. Technology and the many mechanical and electrical contraptions developed at the time fascinated Marshall, who implemented many gadgets into his buildings—from a car turntable in the porte-cochère of Drake Tower (1928-31, 179 East Lake Shore Drive, contributing building in the East Lake Shore Drive Historic District), to central vacuum systems, retractable roofs, and garbage chutes in other buildings. Marshall & Fox designed buildings for a lifestyle that was ahead of its time.

The firm's significance in developing Chicago's skyline is not limited to the row of elegant apartment houses along East Lake Shore Drive. There the firm helped transform the lakeside edge from what was essentially just landfill into some of the most valuable real estate in the city. But, before Marshall invested heavily in lakeshore land, he was commissioned to design a house for Albert Jerome Pardridge on the southwest corner of Fullerton and Commonwealth Avenues. Pardridge started a successful real estate company in 1905 with Harold Bradley, and managed large downtown office towers before focusing on high-end apartment houses. In 1917, Pardridge & Bradley published its influential guide *Directory to Apartments of the Better Class: Along the North Side of Chicago*, which included several apartment houses in the district. Pardridge's house overlooked the undeveloped block that became the district.

In 1912, Marshall & Fox were commissioned to design the first building on the former Aztec Tennis Club block, a three-story apartment house for insurance company head Charles E. Rollins, Jr. and Walter Schuttler of wagon making fame. The project was not one of Marshall's personal investments, but it was across from the home he had designed for Pardridge. The apartment house was the first on a block that, like East Lake Shore Drive, would quickly develop and in the course of a decade extend Chicago's skyline.

### *Andrew Sandegren (1867 – 1924)*

Andrew Sandegren was one of Chicago's most prolific architects of apartment flats and houses. He was born in Halmstad, Sweden in 1867 and studied at Katedralskolan (Cathedral School of Lund). He worked as an assistant to the engineer of the Halmstad–Nässjö railroad, and also as an assistant in the city architect's office in Halmstad. Sandegren came to the United States at the age of 19 and worked for architects in New York and Boston before arriving in Chicago in 1889. After working as a draftsman, Sandegren opened his own firm in 1893 and designed a variety of buildings across Chicago, from churches and hospitals, to hotels and his most notable work: apartment houses.

Sandegren designed four apartment houses in the district. The first was a small courtyard building in 1912 on Belden Avenue between Crowen's Beclaire and Perkins & Hamilton's The Shakespeare (originally known as Lincoln Court). His second commission in the district was on the northeast corner of Belden and Commonwealth in 1914 for F. A. Larson, publisher of the important Chicago Swedish newspaper Svenska Amerikanaren. Two years later, Sandegren designed an apartment house for Swedish-born real estate broker Frank A. Swanson at 325 West Fullerton. The following year Swanson, Ralph Otis, and William G. Hibbard commissioned Sandegren to design his finest apartment house, The Aztec, which stands proudly at the corner of Fullerton and Lincoln Park West overlooking Lincoln Park to the north and east.



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# BUILDING CATALOG

Historic District Proposal: Building Catalog						
Address	Date of Construction	Architect	Builder	Original owner	Name of Building (Historic Name)	Stories
2236-56 N. Lincoln Park West	1910	Dwight Heald Perkins & John Leonard Hamilton		Frederick H. Gansbergen	The Shakespeare [Lincoln Court]	3
2300-12 N. Lincoln Park West	1922	Meyer Fridstine	G. H. Gottschalk	Lott Hotel Company	Belden-Stratford [The Belden Hotel]	15
2314-20 N. Lincoln Park West	1978				<i>The Conservatory</i>	<i>Not included in district</i>
2322-30 N. Lincoln Park West	1924	Reuben Arnold Northquist	Adolph Lindstrom	Frank Mitchell	The Brighton [Lincoln Park West Apartments]	4
2332-40 N. Lincoln Park West	1913	Edwin A. Seipp	Muller Construction Co.	Edwin A. Seipp and the Conrad Seipp Family	2340 Lincoln Park West	5
2342-44 N. Lincoln Park West	1916	Karl Martin Vitzthum & Frederick Julius Teich	Henry L. Appel & Co.	Emma & Peter S. Theurer	[Lincoln Park Towers] 2344 N. Lincoln Park West	6
2346-2360 N. Lincoln Park West 300-321 W. Fullerton Ave.	1917	Andrew Sandegren	T. W. Swanson & Co.	Joseph E. Swanson, Ralph C. Otis, William G. Hibbard	The Aztec	4
2345-2359 N. Commonwealth Ave. 329-33 W. Fullerton Ave.	1912	Benjamin Howard Marshall Charles Eli Fox	F. B. Swanson Co.	Charles E. Rollins Jr., Walter Schuttler	2355 Commonwealth 325 Fullerton Parkway Apartments	4
321-27 W. Fullerton Ave.	1916	Andrew Sandegren	Roof & Pearson	Joseph E. Swanson		7



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## HISTORIC MAPS

