

LANDMARK DESIGNATION REPORT



Giles-Calumet District

3737 - 3847 South Giles Avenue (odds)

3800 - 3848 South Calumet Avenue (evens)

3831 - 3847 South Calumet Avenue (odds)

310 East 38th Street

**Preliminary Landmark Recommendation approved by the Commission
on Chicago Landmarks, July 10, 2008**



CITY OF CHICAGO
Richard M. Daley, Mayor

Department of Zoning and Land Use Planning
Patricia Scudiero, Commissioner

The Commission on Chicago Landmarks was established in 1968 by city ordinance. It consists of ten members, eight of whom are appointed by the Mayor by and with the the consent of the City Council of Chicago. The ninth member is the Commissioner of Zoning and Planning or his or her designee. The tenth member is the Commissioner of Community Development or his or her designee. 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.

GILES-CALUMET DISTRICT

CONSISTING OF THE FOLLOWING ADDRESSES:

3737 - 3847 SOUTH GILES AVE. (ODDS);

3800 - 3848 SOUTH CALUMET AVE. (EVENS);

3831 - 3847 SOUTH CALUMET AVE. (ODDS); 310 EAST 38TH ST.

PERIOD OF SIGNIFICANCE: 1885 – 1923

ARCHITECTS: VARIOUS (INCLUDING JOHN TURNER LONG, CHARLES M. PALMER, MYRON H. CHURCH, AND MICHAELSEN & ROGNSTAD)

The buildings of the Giles-Calumet District exemplify the early history of this southern portion of the Douglas community area as a late 19th- and early 20th-century neighborhood of handsome row houses, small free-standing houses and two-flats. These buildings are finely crafted and designed in a variety of architectural styles of importance to the history of Chicago neighborhood architecture, including Italianate, Queen Anne, Romanesque, and Classical Revival. The district also contains a group of row houses designed in the Flemish Revival style, which is a more unusual and rare style in the context of Chicago architecture.

The District's buildings reflect the efforts of early real estate speculators George A. Springer (and his sons Frank and Charles), Nimrod Lancaster, and Jean-Baptiste Valliquette, who originally owned and subdivided the land upon which the District is located. Springer and Valliquette were early pioneers in the area, owning houses immediately adjacent to the District that were built when the future neighborhood remained largely undeveloped prairie. (Both of these early houses were demolished many years ago.)

Springer and his sons were especially important in the development of the District, building the five groups of row houses that make up the core of the District. These were built in partnership with Lancaster, who provided land in exchange for lease money from the row houses, and were kept as rental properties until early in the 1900s. Two of these row house groups were designed by architect John Turner Long, who also designed the Yale Apartments and the Metropolitan Apostolic Community Church Building (both designated Chicago Landmarks). A

third group was designed by architect Charles M. Palmer, who designed a number of row houses located in the Astor Street Chicago Landmark District.

The District also exemplifies the later African-American history of the neighborhood after it became known as “Bronzeville,” through the house at 3800 S. Calumet, built in 1922-23 for Louis B. Anderson, alderman of the 2nd Ward and only the second African-American to serve in the Chicago City Council (elected 1917). The house was designed for Ald. Anderson by noteworthy architects Michaelson & Rognstad, who also designed the On Leong Merchants Association (a designated Chicago Landmark) in Chicago’s Chinatown neighborhood, as well as significant buildings in several Chicago parks.

DISTRICT HISTORY AND DEVELOPMENT

Until the 1880s, when the first buildings within the Giles-Calumet District were built, the part of Chicago’s South Side that includes the District was open prairie and farmland on the southern edge of the City. The area of the Douglas community area south of 31st St. to Pershing Rd. (3900 south) was not even annexed to the City until 1863. Although subdivisions in this newly-annexed area were platted and registered with the Cook County Recorder of Deeds both before and soon after annexation, extensive real estate development in and around the District (located at the southern end of the 1863 annexation area) lagged for roughly two decades.

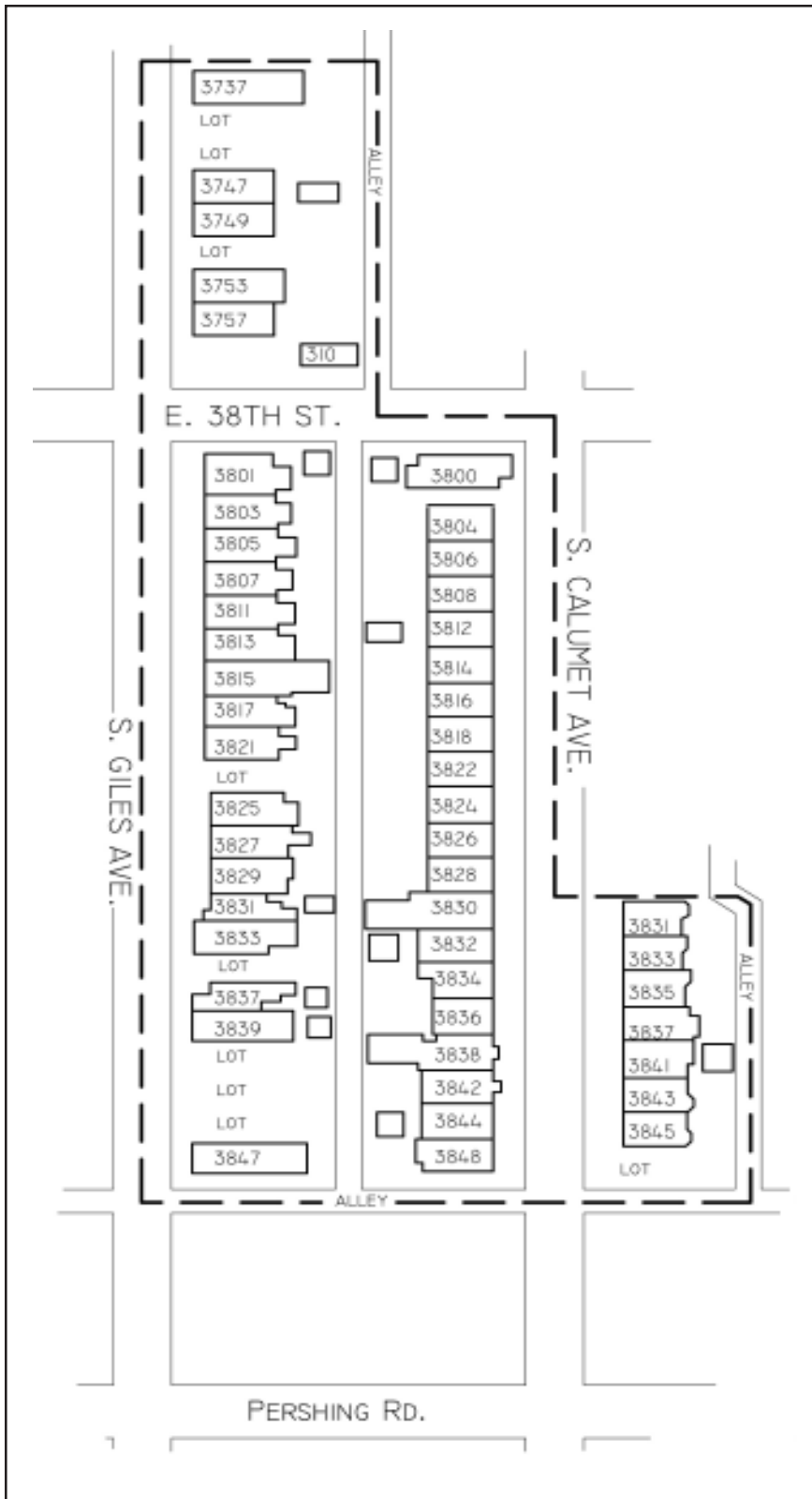
Instead, much of the land in this part of Douglas was bought by well-to-do men for both investment and for large estates for themselves. Two suburban-like estates, along with investment property, became the basis for the two subdivisions that underlie the District the Springer & Lancaster Subdivision and J.B. Valliquette’s Subdivision.

J.B. Valliquette’s Subdivision

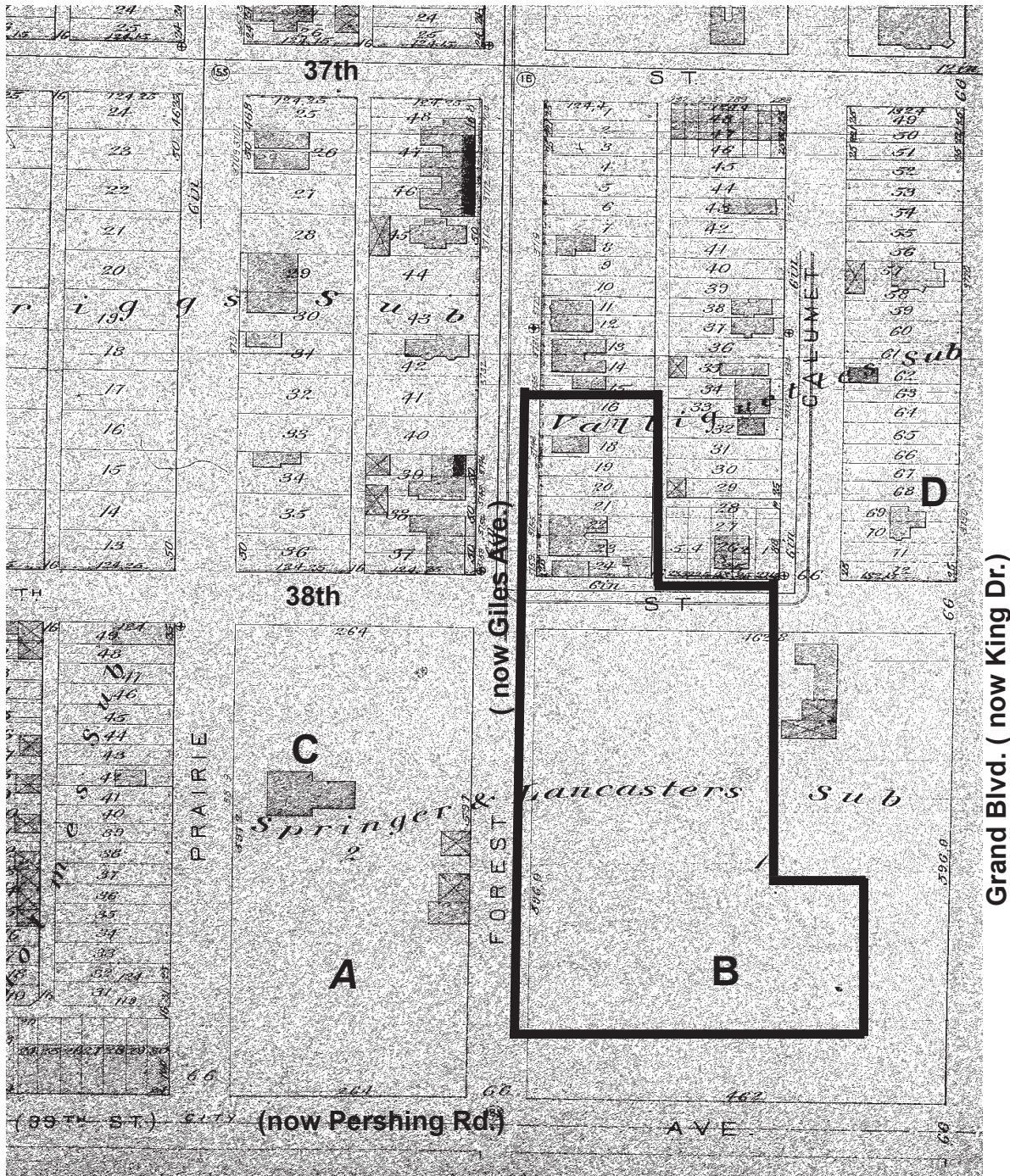
Jean-Baptiste (also known as John B.) Valliquette owned land bounded by today’s S. King Dr., E. 37th St., S. Giles Ave (then known as Forest Ave.) and E. 38th St. (The northernmost buildings within the District, north of 38th St., are located in this subdivision.) The property was subdivided and recorded as J. B. Valliquette’s Subdivision in 1859, four years before the land’s annexation to Chicago.

Valliquette was born in France and arrived in Chicago around 1848. He originally worked as a gardener, but soon went into the real-estate business, where he was quite successful according to contemporary newspaper accounts. The Great Fire of 1871 reduced his fortune somewhat, but he remained well-to-do. By 1875 he was living in a large house located on the north side of E. 38th St. between King Dr. (then known as Grand Boulevard) and Calumet Ave., just outside the boundaries of the District. (The house was demolished circa 1900.)

Valliquette was typical of most Chicago land subdividers in that he did not develop the land himself, but instead sold individual lots to buyers, who then built buildings on them.



The Giles-Calumet District is located in the Bronzeville neighborhood on Chicago's South Side. It consists of buildings on the 3700- and 3800-blocks of S. Giles Ave., the 3800-block of S. Calumet Ave., and the 300-block of E. 38th St.



The *Robinson's Fire Insurance Atlas* of 1886 shows the as-yet unsubdivided Springer & Lancaster Subdivision, bounded by E. 38th St., S. Prairie Ave., E. 39th St. (now Pershing Rd.), and S. Grand Blvd. (now King Dr.). Forest Ave. (the original name for today's S. Giles Ave.) runs through the subdivision, separating Springer's land to the west (labeled "A") from Lancaster's to the east (labeled "B"). S. Calumet Ave. had yet to be extended through the subdivision. The large building facing S. Prairie Ave. (marked "C") is George A. Springer's house (built circa 1868; now demolished), which occupied the city block now occupied by Wendell Phillips High School (a designated Chicago Landmark).

North of 38th St., between S. Forest (now Giles) Ave. and S. Grand Blvd. (now King Dr.), is the Valliquette Subdivision. Based on available documentation, Jean-Baptiste Valliquette's house (built circa 1875; now demolished) is believed to be the one on the north side of 38th St., between Calumet and Grand (marked "D").

The boundary of the Giles-Calumet District is roughly outlined in black.

The buildings in the District on the 3800-block of Giles, built on Valliquette-subdivided lots, were built by a variety of individuals, and all but one were built during the two-year period of 1885-1886. For example, the Italianate-style house at 3749 S. Giles was built in 1885 by Peter Welcome for his family, while the attached buildings at 3753 and 3755 S. Giles were built the same year by James Harmon as income-producing properties.

George A. Springer, his sons Charles E. and Frank G. Springer, and Nimrod Lancaster South of E. 38th Street, land within the Giles-Calumet District was developed as part of the Springer & Lancaster Subdivision, originally including the city blocks bounded by E. 38th St., S. Prairie Ave., W. Pershing Rd., and S. King Dr. **George A. Springer (circa 1816-1899)** was born in Maine. The son of a sea captain and shipbuilder, Springer left home at age 14. He eventually came to St. Louis, where he rose to become owner of several river boats.

In 1848, Springer sold his boats and moved to Chicago, where he soon became a real-estate speculator, partnering with Colonel James L. James. By 1863, Springer was prosperous enough that he acquired the land that became the western portion of the future Springer & Lancaster Subdivision, west of S. Giles Ave., where by 1868 he had built a large house facing S. Prairie Ave. (The house was demolished in the early 1900s for the expansion of neighboring Wendell Phillips High School.)

Although annexed to Chicago in 1863, this area was on the southern edge of the City and was sparsely populated, so that Springer's house, set amidst a large block of land, resembled a country estate. The house became the center of family life for Springer and his large family, including sons **Charles E. and Frank G. Springer**, who would be instrumental in the development of row houses in the Giles-Calumet District. During his life, the elder Springer had three wives and eight children, and newspaper articles from the 1870s, 1880s, and 1890s report numerous parties and social events at the house.

Nimrod Lancaster

Springer and his sons would be the most active developers working in the Giles-Calumet District. However, the person that would provide the land upon which the Springers would build was **Nimrod Lancaster (circa 1825-1895)**. Lancaster owned the eastern portion of the future Springer & Lancaster Subdivision, including the land in the District south of E. 38th St. Lancaster had been a miner before coming to Chicago, where he invested in real estate. City directories indicate that Lancaster never lived in or near the Giles-Calumet District, but instead bought the land as an investment.

According to later newspaper accounts, Lancaster had authorized Springer as far back as 1852 to handle real-estate ventures on his behalf. So it made sense that the two, owning adjacent parcels of land, would join forces to plat the Springer & Lancaster Subdivision in 1875. Development did not begin, however, until 1885, when Lancaster himself took out a building permit for six brick row houses at 3831 through 3841 S. Giles Ave. Designed with both Italianate and Queen Anne architectural details, these six row houses were the first row houses to be built in the District and set a pattern of development followed by

All but one of the District's buildings north of E. 38th St. were built during a three-year period (1885-87). Right: The Welcome house was built in the Italianate architectural style in 1885. Bottom left: This Italianate-style two-flat at 3753 S. Giles Ave. was built for James Hannon and also constructed in 1885. Bottom right: The Curtis house at 3747 S. Giles Ave., built two years later, has Richardsonian Romanesque-style details such as the round-arched entrance and first-floor window.



Springer and his sons over the next six years. (Two of the houses, at 3835 and 3841 S. Giles Ave., have been demolished.)

In 1886, the next set of row houses in the Giles-Calumet District were built at 3832 through 3848 S. Calumet Ave. The permit, issued to Frank G. and Charles E. Springer (two of George A. Springer's sons), called for seven 2-story brick row houses. They were designed by Charles M. Palmer. Soon after, in 1889, the two Springer sons constructed eight two-story brick row houses at 3831 through 3847 S. Calumet Ave, designed by John Turner Long. Then, in 1891, Frank G. Springer had John Turner Long design eleven 2-story brick row houses at 3804 through 3828 S. Calumet Ave.

The last properties built by the Springer family went up in 1892 when Charles E. Springer commissioned thirteen 3-story brick row houses from architect Myron H. Church. Larger and more visually impressive than the earlier, two-story red brick row houses erected by the Springers, these were built of light brown brick in the unusual, for Chicago, Flemish Revival style at 3801 through 3829 S. Calumet Ave. (The house at 3823 S. Calumet Ave. has been demolished.)

These row houses were conceived as rental housing, which is somewhat unusual in the context of Chicago neighborhood development where it was more common for developers to build houses for sale. It appears from available historical records that Lancaster continued to own the land while leasing it to the Springers for the construction of row houses.

This business arrangement came to an end in the early 1900s, after the deaths of both Nimrod Lancaster and George A. Springer, when Lancaster's heirs sued Springer's children for mismanagement of the subdivision's finances. It was in 1901 that the portion of the Springer & Lancaster Subdivision containing the four groups of row houses was resubdivided as the Lancaster Estate Resubdivision, and the row houses subsequently sold to individual owners.

Later district history

By the time of the construction of the last group of row houses in 1892, the Giles-Calumet District was largely built out. However, four existing buildings in the District were built somewhat later in the early 20th century. The house at 3830 S. Calumet Ave., built in 1906 by William H. Chamberlain, filled a gap between two existing rows of houses built by the Springers. Built in 1904, the two-story house at 310 W. 38th St. was built by W. L. Lomax. The small one-story store building at 3847 S. Giles Ave., built in 1913, is the only non-residential building in the District.

Perhaps the most historically significant later building in the Giles-Calumet District is the two-story brick house at 3800 S. Calumet Ave. Designed by Michaelsen & Rognstad, it was built in 1922-23 by **Louis B. Anderson (1870-1946)**, who was then the Republican alderman of the 2nd Ward and the second African-American alderman in Chicago history. Anderson was born in Petersburg, Virginia, and came to Chicago in 1892 as secretary to

The core of the Giles-Calumet District consists of five sets of row houses built between 1886 and 1892 on the 3800-blocks of S. Giles and Calumet Aves. Right: The earliest of these row houses were built in 1886 at 3831 through 3839 S. Giles Ave. by Nimrod Lancaster. Middle: Charles and Frank Springer built these Queen Anne-style row houses at 3832 through 3848 S. Calumet Ave. in 1888, designed by Charles M. Palmer. Bottom: The following year, the Springers constructed this set of row houses across the street at 3831 through 3845 S. Calumet Ave., designed by John Turner Long.





Top: The fourth group of row houses built in the District were commissioned by Frank Springer and built at 3804 through 3828 S. Giles Ave. in 1891, designed by John Turner Long. Bottom: Designed by Myron H. Church, the last group of row houses in the District were built by Charles Springer the following year in the Flemish Revival architectural style and are located at 3801 through 3829 S. Giles Ave.



A handful of buildings in the Giles-Calumet District were built in the early 1900s. These include: (top left) the Lomax house at 310 E. 38th St., built in 1904 and designed by Sidney Lovell; (top right) the Chamberlain house at 3830 S. Calumet Ave., built in 1906 and designed by John E. Youngberg; and (bottom) the Louis B. Anderson house, built in 1922-23 for the second African-American alderman in Chicago history. The Anderson house was designed by architects Michaelsen & Rognstad.

Moses P. Handy, promoter general of the World's Columbian Exposition held the following year. Anderson then worked briefly at the Chicago Inter-Ocean newspaper and out West for Col. William J. Cody, better known as "Buffalo Bill."

Upon his return to Chicago, Anderson studied law at the Chicago Kent School of Law. Upon graduation, he served seventeen years as an assistant state's attorney (1898-1914) and one year as assistant corporation counsel to Mayor Fred Busse (1916-1917). In 1917, he was elected alderman from the 2nd Ward, the second African-American (after Oscar DePriest) to serve in City Council. Anderson served in the City Council until 1933 when he retired after failing to win election to the United States House of Representatives. After building the house at 3800 S. Calumet Ave. in 1922-23, Anderson lived there until his death in 1946.

DESCRIPTION OF DISTRICT BUILDINGS

The buildings in the Giles-Calumet District make up a handsome and significant grouping of late 19th- and early 20th-century buildings that exemplify the importance of historically-derived architectural styles in the history of Chicago's neighborhoods. The District especially contains an unusual collection of finely-crafted row houses, a type of small-scale residential architecture that was popular in densely-populated Chicago neighborhoods in the late 19th century. The District's buildings are built of brick with a variety of stone, wood, and decorative metal trim and ornamentation. The district's single-family houses and small apartment buildings exhibit a mix of stylistic influences and display fine craftsmanship in their ornamentation and use of traditional building materials such as brick, stone, and decorative metal.

Several of the oldest buildings in the District are located in the 3700-block of S. Giles Ave. Peter Welcome built the two-story brick Italianate-style house at 3749 S. Giles Ave. in 1885 for his family. Designed by James Fitzgerald, the house is distinguished by continuous stone lintels ornamented with small incised rosettes and by a boldly-profiled pressed-metal cornice. The same year, James Hannon commissioned two attached brick flat buildings, each two stories in height. Both are designed in a simplified version of the Italianate style and are built of brick with continuous stone lintels. In 1887, Charles H. Curtis built the Richardsonian Romanesque-style house at 3747 S. Giles Ave. Built of red brick, it is distinguished by a round-arched entrance with rusticated stone trim and a similarly-detailed first-floor window.

The core of the Giles-Calumet District is comprised of five groups of brick row houses. These were built during a six-year period from 1886 to 1892 by Nimrod Lancaster and the Springer family. The first set of row houses, commissioned by Lancaster himself in 1886, was an (originally) six-house group at 3831 through 3841 S. Giles Ave. (The houses originally at 3835 and 3841 have been demolished.) These were built as relatively modest Italianate-style houses with continuous stone lintels and pressed-metal cornices extending

across the entire group. The houses at 3831 and 3837 also have projecting bays, supported by brick corbelling, that enframe second-floor windows on each house.

Two years later, in 1888, Frank G. and Charles E. Springer, two of George A. Springer's sons, took out a building permit for seven two-story brick row houses. Built at 3832 through 3848 S. Calumet Ave. and designed by architect Charles M. Palmer, this set of row houses forms a symmetrically-designed unit, with an individually-designed central row house and flanking mirror-image houses. Slight variations in the projection of wall planes between houses add subtle visual interest.

These row houses display elements of the Queen Anne and Richardsonian Romanesque architectural styles. Queen Anne elements include textured-brick, which was used for lintels and a variety of decoration, including checkerboard patterns. Windows provide visual interest as well through a variety of sizes and sash patterns, typical of the Queen Anne style. Somewhat unusual for small-scale Chicago houses and flat buildings, most of these row houses have centrally-placed entrances, instead of entrances placed off-center. Three of these entrances (central and end houses) are round-arched with textured-brick voussoirs, exemplifying the Richardsonian Romanesque style.

Across the street at 3831 through 3845 S. Calumet Ave. are the third-oldest group of row houses built in the District. Originally eight in all, these two-story brick row houses were designed by architect John Turner Long and built by Frank G. and Charles E. Springer in 1889. (The southernmost row house at 3847 S. Calumet has been demolished.) These row houses have a similar overall configuration as the earlier (1888) row houses across the street in that they originally had a symmetrical configuration centered on two central houses flanked by mirror-image houses. Changes in wall planes and corbelled piers also provide subtle visual differentiation between houses.

The overall design and detailing of these row houses shows the increasing popularity of the Richardsonian Romanesque architectural style. Here, round-arched openings are used for a number of windows and recessed entrances, while continuous rusticated-stone lintels and sills run from house to house. Decorative brick is used for drip moldings, lintels, and waffle patterns. Stone carved with Romanesque foliate patterns and decorative-metal cornices are also found in the group. One original stone stoop with cast-iron railings remains at 3831 S. Calumet Ave.

In 1891, Frank G. Springer took out a building permit for eleven two-story houses located at 3804 through 3828 S. Calumet Ave. Designed by John Turner Long, these red-brick row houses exhibit both Queen Anne and Richardsonian Romanesque detailing. The group is symmetrical, and wall planes push out and in to provide visual variety. Queen Anne influences can be seen in the variety of window openings and the decorative brick diaper pattern ornamenting several houses. Round-arched windows and continuous rusticated-stone lintels show the influence of the Richardsonian Romanesque.

The last group of row houses was built the following year, in 1892, at 3801 through 3829 S. Giles Ave. Charles E. Springer took out the building permit for what would be the largest set of row houses in the Giles-Calumet District. Thirteen 3-story brick row houses were designed by architect Myron H. Church in the Flemish Revival architectural style, unusual in the context of Chicago neighborhood architecture. (One of the row houses, at 3823, has been demolished.) These houses have gray limestone contrasting with light brown brick, while alternating houses have distinctive Flemish stepped or rounded gables. Several houses also have carved stone lintels over first-floor windows and entrances.

In the years following the construction of these groups of row houses, several other small buildings were built on remaining lots. A two-story brick house at 310 E. 38th St. was constructed in 1904 by W. L. Lomax and designed by architect Sidney Lovell. This house has simple Arts-and-Crafts detailing in its cornice and entrance pent roof. Two years later, in 1906, William H. Chamberlain commissioned a two-story brick house from architect John E. Youngberg that was built at 3830 S. Calumet Ave. on a vacant lot remaining from the construction of row houses on the block. This house takes visual cues from these row houses, being two-stories in height and brick. Simple oriel bay windows supported by brick corbels and decorative brickwork in the rooftop parapet are the building's chief exterior ornament. At 3847 S. Giles Ave. is the District's only non-residential building, a one-story brick store designed by Harry E. Stevens and built in 1913.

The last building constructed in the Giles-Calumet District is the two-story brick house located at 3800 S. Calumet Ave. It was built for Alderman Louis B. Anderson in 1922-23 and was designed by Michaelsen & Rognstad. It is a sharp-edged, cubic design with abstracted limestone quoins accenting building corners. A side entrance facing E. 38th St. has a round-arched pent roof in the Colonial Revival architectural style.

ARCHITECTURAL STYLES

The buildings in the Giles-Calumet District were designed in architectural styles popular during the period of its development, including Italianate, Queen Anne, Romanesque Revival, and Classical Revival. In addition, an architectural style somewhat unusual in the context of Chicago neighborhood architecture Flemish Revival also can be found in the District.

Such visual eclecticism is a characteristic of much late 19th- and early 20th-century architecture, especially those buildings found in Chicago residential neighborhoods. Many small-scale Chicago buildings of this period are not pure examples of any one style, but incorporate ornamental features that are associated with a combination of architectural styles. Elements from each style were often used sparingly or in a somewhat simplified fashion to embellish the basic forms of the buildings. These architectural styles give the buildings in the Giles-Calumet District much of their visual richness and character.

Italianate

The Italianate style was originally inspired by the villas of northern Italy. The 19th-century architect Andrew Jackson Downing helped popularize the style during the 1840s and 1850s with the publication of influential pattern books that included Italianate-style country and suburban houses. The style's easy adaptability in terms of materials and detailing made it a nearly national style by the Civil War era and it remained popular into the 1880s.

The Italianate was Chicago's predominant architectural style during the 1870s and 1880s. When used for brick houses and small apartment buildings in Chicago, the style was usually characterized by light-colored stone lintels incised with abstracted rosettes and foliate details and by boldly-molded pressed-metal cornices. The house at 3749 S. Giles Ave. is a fine example of the Italianate style as commonly used for Chicago neighborhood buildings.

Queen Anne

Eclecticism is the hallmark of the Queen Anne style, which was popular in Chicago during the 1880s and 1890s. The name was coined in England to describe asymmetrical buildings that combined medieval and classical forms and ornament. The sprawling manor houses of 19th-century English architect Richard Norman Shaw were well known to American architects of the period and served as an inspiration.

In America, the Queen Anne originally was used for suburban houses and seaside resort cottages, but it quickly became a popular style for urban residences, both brick and wood-frame buildings. Queen Anne-style houses and other buildings in this style often include projecting bays, gabled rooflines, and a mixture of exterior building materials, including brick, stone, and metal. With their mixture of materials, textures, and window openings, the row houses at 3832 through 3848 S. Calumet Ave. display the influence of the Queen Anne style.

Richardsonian Romanesque

Richardsonian Romanesque architecture, based on 10th- and 11th-century medieval architecture, was inspired by the popularity of buildings designed by Boston architect Henry Hobson Richardson during the late 1870s and 1880s. Richardsonian Romanesque buildings typically have masonry walls of either brick or rough-faced stone, round-arched doors and windows, and short robust-looking columns with floral capitals. The style commonly was used for churches and public buildings, as its rough masonry surfaces projected a sense of strength and permanence, but it also proved popular for urban residences.

The Richardsonian Romanesque style was commonly used in Chicago during the late 1880s and 1890s. In the District, the row houses at 3831 through 3845 S. Calumet Ave. and, to a lesser extent, those at 3804 through 3828 S. Calumet Ave. display aspects of the style, especially round-arched windows and entrances.



The buildings in the Giles-Calumet District were designed in a variety of architectural styles of significance to the history of Chicago architecture. These include: (top left) the Italianate style, here used for one of the two-flats built for James Hannon at 3757 S. Giles Ave.; (top right) the Queen Anne style as exemplified by the row house at 3842 S. Calumet Ave.; and (bottom) the Richardsonian Romanesque style, seen in a group of row houses at 3831 through 3845 S. Calumet Ave.



Top: The row houses at 3801 through 3829 S. Giles Ave. were designed by architect Myron Church in the Flemish Revival style, based on traditional urban architecture in Holland and Belgium, and an unusual architectural style for Chicago buildings.

Right: The Anderson house at 3800 S. Calumet Ave. displays the influence of the Colonial Revival style with its round-arched pent roof over the front door and its stylized limestone quoins that visually define the building's corners.



Flemish Revival

The row houses at 3801 through 3829 S. Giles Ave. are fine and unusual examples, in the context of Chicago neighborhood architecture, of the Flemish Revival architectural style. Also known as Dutch Renaissance Revival, this style is based on the urban architecture of Holland and Flanders (present-day Belgium). It typically is comprised of contrasting dark brick walls and light-colored stone trim, usually used for visually dramatic stone voussours (individual blocks within a lintel). Stepped and rounded gables give rooflines a dramatic profiles. Other examples of the architectural style in Chicago include the former Chicago Varnish Company Building (a designated Chicago Landmark) at Dearborn and Kinzie, designed by architect Henry Ives Cobb and built in 1895, and row houses in the McCormick Row House Chicago Landmark District in Chicago's Lincoln Park neighborhood.

Colonial Revival

In the aftermath of the 1876 Centennial Exposition, Americans began to be interested in the architecture of colonial America. By the 1910s and 20s, this interest in Colonial-era buildings, with their emphasis on cubic, rectilinear forms, simple masonry and Classically-inspired ornament, had become popular for the design of both grand and modest houses and buildings through the United States. The house at 3800 S. Calumet Ave., with its contrasting quoins and round-arched pent entrance roof, is an example of the Colonial Revival style.

DISTRICT ARCHITECTS

In general, the architects that designed the buildings in the Giles-Calumet District are less well-known to everyday Chicagoans than are such architectural luminaries as Frank Lloyd Wright, Louis Sullivan, and Daniel H. Burnham. Together, however, they form 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.

Born in Henry County, Indiana, **John Turner Long (1847-1922)** came to Chicago as a young man. He was employed as a draftsman in the offices of both William W. Boyington and Adler & Sullivan in the early 1880s. After a brief period of designing buildings in Kansas for the Chicago, Rock Island & Pacific Railroad, Long returned to the Chicago area, where he completed the largest body of work in his career. He is credited with numerous school and church buildings in Evanston and in many South Side neighborhoods. They include the Hemenway Methodist Episcopal Church in Evanston, and such Chicago Landmarks as the Yale Apartments (1892) on S. Yale Ave., the Horace Horton Mansion (1890) in the Longwood Drive District, and the 111th St. Train Station (1891) in the Beverly/Morgan Park Railroad District.

In the Giles-Calumet District, Long designed two sets of row houses, those at 3831 through 3845 S. Calumet Ave. (1889) and at 3804 through 3828 S. Calumet Ave. (1891).

Long's involvement with these Springer family properties probably stemmed from his design for the 41st Street Presbyterian Church, located nearby at 4100 S. King Dr. Long had just designed the church in 1888, and George A. Springer was a founding member and trustee of the church. Now known as the Metropolitan Apostolic Community Church, the church building is a designated Chicago Landmark.

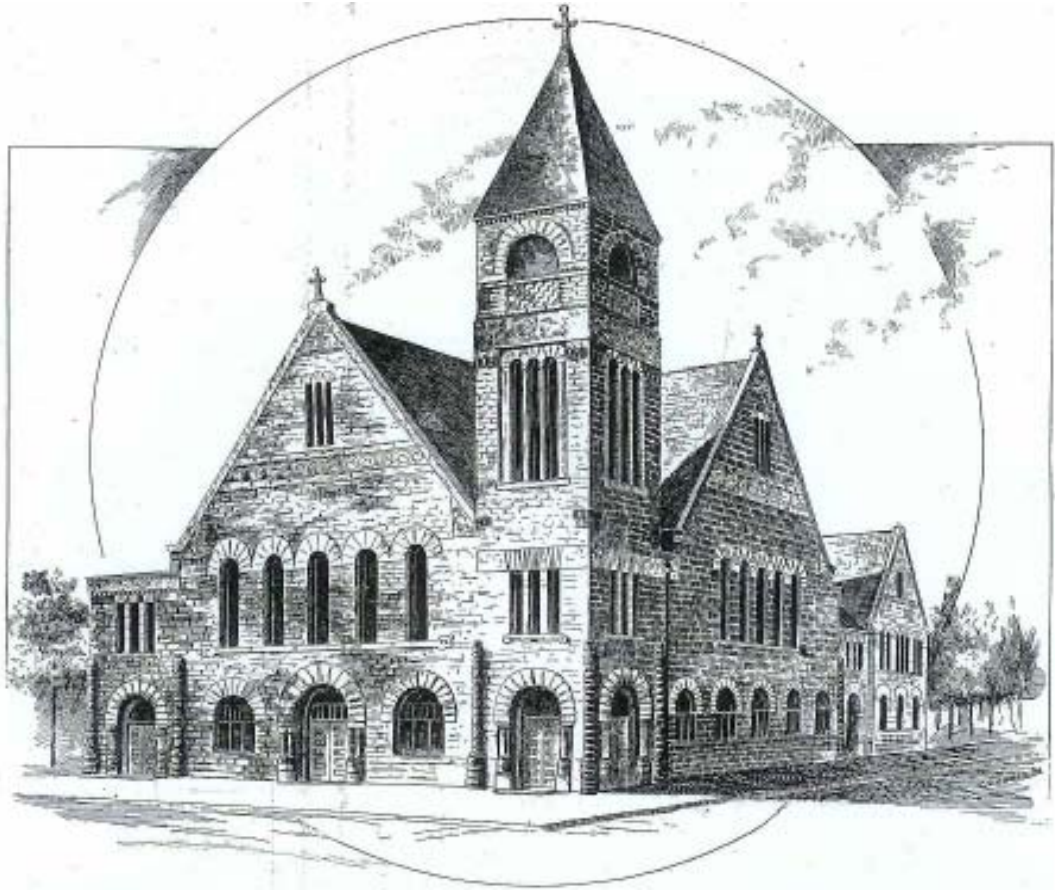
Charles M. Palmer (1848-1927) designed the row houses at 3832 through 3848 S. Calumet Ave. Born in Michigan, Palmer worked for pioneering Chicago architect John Van Osdel and had been an architect in Chicago for at least two decades before receiving this commission in 1888. He is best known for work commissioned by real-estate developer and hotel owner Potter Palmer (no relation), who commissioned many commercial and residential buildings from architect Palmer. Among these are several Richardsonian Romanesque row houses located in the Astor Street Chicago Landmark District at 1316 through 1322 N. Astor St and 25 E. Banks St., designed a year later in 1889. In 1872, Palmer also designed a cast-iron-fronted building at 27 W. Adams (one of only two such buildings to survive in Chicago) that has long housed the Berghoff Restaurant.

Myron Henry Church (1852-?), the architect for the Flemish Revival-style row houses at 3801 through 3829 S. Giles Ave., was born in Detroit, Michigan. As a young man, he worked in the shipyards of the Wyandotte Iron & Ship Building Works before turning to architecture. He worked for several Detroit firms before coming to Chicago in 1876. He established his own architectural practice in 1889. From 1892 to 1901, he partnered with Christopher Frank Jobson in the firm of Church & Jobson. A resident of the Edgewater neighborhood, Church designed many buildings there, including the Gunder House (now the North Lakeside Cultural Center) at 6219 N. Sheridan Rd., built in 1910.

The architectural firm of **Michaelsen & Rognstad** designed the Anderson house at 3800 S. Calumet Ave. **Christian S. Michaelsen (1888-1960)** was born in Chicago, the son of a building contractor of Norwegian descent. He attended the public schools and received his first training in the building trades working with his father. In 1905 he began training as a draftsman in the office of Arthur Huen and then from 1910 to 1913 worked for Chicago's most prolific "society architect," Howard Van Doren Shaw. While in Shaw's employ, Michaelsen's previous experience in construction led the latter to work in the area of structural engineering for the office.

Sigurd Anton Rognstad (1892-1937) also was born in Chicago. From the age of 18, Rognstad worked as a free-lance draftsman, and in 1915 he joined architect Frederick W. Perkins as a designer and a draftsman. In 1920 he formed a partnership with Michaelsen that would last 17 years. Michaelsen provided expertise in structural engineering and oversaw the business operations of the office; Rognstad was responsible for the interior and exterior stylistic designs of their work.

Perhaps Michaelsen & Rognstad's best-known work is the On Leong Merchants' Association Building at 2216 S. Wentworth Ave. Built in 1928, this extravagantly-



Noteworthy buildings designed by architects working in the Giles-Calumet District include: (top) the Metropolitan Apostolic Community Church (formerly 41st Street Presbyterian Church) at 4100 S. King Dr., designed by John Turner Long and a designated Chicago Landmark; and a Richardsonian Romanesque-style row house at 1316 N. Astor St., designed by Charles M. Palmer and part of the Astor Street Chicago Landmark District.



Top: The architectural firm of Michaelsen & Rognstad, the designers of the Anderson house, are noteworthy for their designs for buildings commissioned for the West Park Commission, including the Garfield Park Fieldhouse. Bottom: They also designed the On Leong Merchants Association building, a designated Chicago Landmark in the Chinatown neighborhood.

detailed building was designed in a “Chinese” style. The firm also remodeled other buildings in the Chinatown neighborhood for Chinese restaurants.

Michaelsen & Rognstad also served as the architects for the West Park Commission from 1927 to 1929. This period was an especially productive one in the history of the West Park Commission, as the agency embarked upon an ambitious building program in its parks, thanks to the passage of a \$10,000,000 bond issue in 1927. Michaelsen & Rognstad produced twelve distinctive buildings for the West Park Commission, including the Spanish Baroque Revival-style West Park Commission Administration Building in Garfield Park (100 N. Central Park Ave.; built 1928), the Georgian Revival-style Austin Town Hall Park Fieldhouse (5626 W. Lake St.; built 1929), and an addition to the Shedd Park Fieldhouse (3600 W. 23rd St.; built 1928; a designated Chicago Landmark).

CHICAGO ROW HOUSE DESIGN AND CONSTRUCTION

The Giles-Calumet District contains fine and unusual examples of the high-quality residential row houses constructed in many Chicago neighborhoods in the late 19th and early 20th centuries. Through their compact forms and historic detailing, they reflect the taste of Chicagoans of the period for well-crafted houses based on traditional architectural styles.

Early in the City’s history, most Chicagoans lived in free-standing houses. In fact, Chicago’s motto, “Urbs in Horto,” translated as “The City in a Garden,” refers to the early settlement’s pattern of development of free-standing houses set amidst private gardens.

As early as the 1860s, however, a few “row houses,” or groups of adjacent houses built with common “party walls” and usually with a unified design, were built in or near downtown Chicago where property values encouraged more intensive use of land. One prominent group of these row houses was located on Park Row, just east of Michigan Avenue at approximately the location of Roosevelt Road today. Row houses such as these began to give Chicago a more urban character, similar to that of more established Eastern cities such as Baltimore, Boston, New York, and Philadelphia. Almost all of these earliest row houses were destroyed in the Chicago Fire of 1871 or lost subsequently to redevelopment.

As the City rebuilt and land values increased in the aftermath of the Fire, real estate investors subdivided ever-larger sections of land into residential lots usually 20 to 25 feet in width. In order to maximize the use of ever-more expensive land, architects began to alter their designs from the free-standing dwellings of the pre-Fire era to more compact, though often equally elaborate, row houses. In fashionable and densely-developed lakefront neighborhoods such as the Near North Side, Lincoln Park, and Hyde Park, row houses were a common building type built in the 1880s through the early 1900s.



Row houses are significant in the history and development of a number of Chicago neighborhoods. Top: Aldine Square, designed in the 1870s and now demolished, was long a distinctive enclave in the Douglas neighborhood. Middle: The Fremont Row House Chicago Landmark District in the Lincoln Park community area consists of twenty row houses designed by architect Edward Burling in 1875. The Greenwood Row House District, located in the Hyde Park neighborhood, were designed by Joseph Brompton for noteworthy developer S. E. Gross in 1903.

In addition, stricter fire codes went into effect that eliminated wooden structures within a “fire limits” boundary that was established immediately after the Fire. Although little of the South Side was touched by the Fire, the fire limits boundary included all of the South Side down to the then-southern city boundary at Pershing Road, including the Giles-Calumet District. This brought about the construction of masonry buildings.

The earliest of these row house developments, up through the early 1880s, were Italianate-style row houses such as those found in the Burling and Fremont Row House Chicago Landmark Districts in Chicago’s North-Side Lincoln Park neighborhood. Over time, however, fashion turned to other architectural styles, including the Queen Anne, Romanesque Revival and Classical Revival styles. Nimrod Lancaster, George Springer, and Springer’s sons, the developers of the row houses in the Giles-Calumet District, understood that such fashionably up-to-date houses would be appealing to the middle-class renters to whom they were marketing.

Taken as a whole, the Giles-Calumet 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 common concepts regarding architectural scale, setbacks, and attitudes concerning use of traditional materials (brick, stone, wood, and metal) 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 and groups of buildings.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sec. 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation 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, as set forth in the Municipal Code of Chicago (Sec. 2-120-620) and (Sec. 2-120-630).

The following were considered by the Commission on Chicago Landmarks in determining whether to recommend that the Giles-Calumet 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 Giles-Calumet District exemplifies the high-quality residential architecture constructed in Chicago's neighborhoods in general, and the South Side in particular, during the late 19th and early 20th centuries.

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 Giles-Calumet District is a visually-distinctive group of single-family houses, row houses, and small flat buildings built between 1885 and 1923.
- The District is distinctive for its examples of architectural styles of importance in the history of Chicago architecture, including Italianate, Queen Anne, Richardsonian Romanesque, Flemish Revival, and Colonial Revival.
- The District contains an unusual grouping of row houses, a building type of importance to Chicago architectural history.
- The row houses at 3801 through 3829 S. Giles Ave. are designed in the Flemish Revival architectural style, unusual and visually distinctive in the context of Chicago neighborhood architecture.
- The District's buildings exhibit fine detailing and craftsmanship in a variety of traditional building materials, including brick, stone, and decorative metal.

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.

- The Giles-Calumet District contains buildings by several architects of significance to Chicago architectural history, including John Turner Long, Charles M. Palmer and the firm of Michaelsen & Rognstad.
- John Turner Long, the architect of two groups of row houses on S. Calumet Ave., designed such significant buildings as the Yale Apartments and the Metropolitan Apostolic Community Church, both Chicago Landmarks.
- Charles M. Palmer, the architect of one group of row houses on S. Calumet Ave., was a significant architect in the late 19th century, designing row houses in the Astor Street Chicago Landmark District as well as the building at 27 W. Adams, one of the buildings housing the renowned Berghoff restaurant and one of only two known cast-iron-fronted buildings remaining in Chicago.

- Michaelsen & Rognstad, the architects of the Anderson house at 3800 S. Calumet Ave., designed the On Leong Merchants' Association Building (a designated Chicago Landmark) as well as numerous important buildings built by the West Park Commission, including the Garfield Park Fieldhouse (popularly known as the "Gold Dome building").

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 Giles-Calumet District is distinctive for its cluster of five groups of masonry row houses, one of the best such collections in Chicago.
- The single-family houses, row houses, and small flat buildings in the District exhibit a consistently high quality of design and craftsmanship using traditional building materials.
- Through the consistent scale, setting, setbacks, overall design, use of materials, and detailing of its buildings, the District exemplifies the handsome development of Chicago's Douglas neighborhood during the late 19th and early 20th centuries.

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 1880s through the 1920s are found throughout Chicago, streetscapes that combine the historic character, visual presence, and overall integrity that the Giles-Calumet District possesses are relatively rare, especially in South Side lakefront neighborhoods where twentieth-century redevelopment has altered the original visual character of many areas. All of the structures in the District were built within the relatively short period from 1885 to 1923. The District demonstrates fine integrity in both its overall streetscapes and individual buildings. The physical character of these buildings in terms of 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.

Most buildings retain many 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 masonry details. Additionally, they continue to serve the same function a century or so after their construction with few discernable changes in style. Most importantly, the overall sense of place remains strong throughout the District.

Typical changes to buildings within the District include relatively minor changes such as the replacement of window sash, doors, and porch elements. Some original double-hung



The buildings within the Giles-Calumet District display fine craftsmanship and detailing with historic building materials, including brick, stone, and decorative metal. This and facing page: Details from several of the District's buildings.



window sashes have been replaced with later double-hung sash. Original stone stoops have been replaced with concrete, while some original cast-iron railings have been replaced with later metal railings. Some metal cornices have been removed and parapets have been rebuilt. In addition, four out of 45 original row houses have been demolished.

Despite these alterations, the Giles-Calumet District retains the ability to express its historic community, architectural, and aesthetic value through its individual buildings, uniform setback, and the coherent way they relate to each other.

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 Giles-Calumet District, the Commission recommends that, for purposes of § 2-120-740 of the Municipal Code, the significant historical and architectural features of the District be identified as:

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

Additionally, for the purposes of § 2-120-825 of the Municipal Code specifically and only governing permits for demolition, the significant historical and architectural features of the District shall be identified as:

- all exterior elevations and roofs of each building and row house.

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ADDRESS RANGES

The Giles-Calumet District is comprised of buildings within the following address ranges:

- S. Giles Ave., 3735 – 3849 (odds)
- S. Calumet Ave., 3800 – 3848 (evens)
- S. Calumet Ave., 3831 – 3849 (odds)
- E. 38th St., 300 – 312 (evens)
- E. 38th St., 301 – 319 (odds)

BUILDING CATALOG

The categorization of whether a property is contributing, non-contributing, or potentially contributing to the Giles-Calumet 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 | Description | Original Owner | Date | Architect (if known) | Contributing/ Non-contributing/ Potentially contributing |
|--------------------------------|-------------------------|---------------------|-----------|-----------------------|--|
| 3737 S. Giles Ave. | 2-story brick house | Lucy R. Puryear | 1886 | | Potentially contributing |
| 3741 S. Giles Ave. | | | | | Non-contributing |
| 3743 S. Giles Ave. | | | | | Non-contributing |
| 3747 S. Giles Ave. | 2 story brick house | Charles H. Curtis | 1887 | | Contributing |
| 3749 S. Giles Ave. | 2 story brick house | Peter A. Welcome | 1885 | James Fitzgerald | Contributing |
| 3751 S. Giles Ave. | | | | | Non-contributing |
| 3753 S. Giles Ave. | 2-story two-flat | James Hannon | 1885 | | Contributing |
| 3757 S. Giles Ave. | 2-story two-flat | James Hannon | 1885 | | Contributing |
| 3759 S. Giles Ave. | | | | | Non-contributing |
| 310 E. 38 th Street | 2 story brick house | W.L. Lomax | 1904 | Sidney Lovell | Contributing |
| 3801 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3803 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3805 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3807 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3811 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3813 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3815 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3817 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3821 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3823 S. Giles Ave. | | | | | Non-contributing |
| 3825 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3827 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3829 S. Giles Ave. | 3 story brick row house | Charles E. Springer | 1892 | Myron H. Church | Contributing |
| 3831 S. Giles Ave. | 2 story brick row house | Nimrod Lancaster | 1886 | | Contributing |
| 3833 S. Giles Ave. | 2 story brick row house | Nimrod Lancaster | 1886 | | Contributing |
| 3835 S. Giles Ave. | | | | | Non-contributing |
| 3837 S. Giles Ave. | 2 story brick row house | Nimrod Lancaster | 1886 | | Contributing |
| 3839 S. Giles Ave. | 2 story brick row house | Nimrod Lancaster | 1886 | | Contributing |
| 3841 S. Giles Ave. | | | | | Non-contributing |
| 3843 S. Giles Ave. | | | | | Non-contributing |
| 3845 S. Giles Ave. | | | | | Non-contributing |
| 3847 S. Giles Ave. | 1 story brick store | C. T. Dixon | 1913 | Harry E. Stevens | Contributing |
| | | | | | |
| 3800 S. Calumet Ave. | 2 story brick house | Louis B. Anderson | 1922-1923 | Michaelsen & Rognstad | Contributing |
| 3804 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3806 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3808 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3810 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3814 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3816 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3818 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3822 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3824 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3826 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |
| 3828 S. Calumet Ave. | 2 story brick row house | Frank G. Springer | 1891 | John T. Long | Contributing |

| Building Address | Description | Original Owner | Date | Architect (if known) | Contributing/ Non-contributing/ Potentially contributing |
|-------------------------|-------------------------|----------------------------------|-------------|---------------------------------|---|
| 3830 S. Calumet Ave. | 2 story brick house | William H. Chamberlain | 1906 | John E. Youngberg | Contributing |
| 3832 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1888 | Charles M. Palmer | Contributing |
| 3834 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1888 | Charles M. Palmer | Contributing |
| 3836 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1888 | Charles M. Palmer | Contributing |
| 3838 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1888 | Charles M. Palmer | Contributing |
| 3842 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1888 | Charles M. Palmer | Contributing |
| 3844 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1888 | Charles M. Palmer | Contributing |
| 3848 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1888 | Charles M. Palmer | Contributing |
| | | | | | |
| 3831 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1889 | John T. Long | Contributing |
| 3833 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1889 | John T. Long | Contributing |
| 3835 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1889 | John T. Long | Contributing |
| 3837 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1889 | John T. Long | Contributing |
| 3841 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1889 | John T. Long | Contributing |
| 3843 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1889 | John T. Long | Contributing |
| 3845 S. Calumet Ave. | 2 story brick row house | Frank G. and Charles E. Springer | 1889 | John T. Long | Contributing |
| 3847 S. Calumet Ave. | | | | | Non-contributing |

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From *The Graphic*, January 3, 1891: p. 19 (top).

Barbara Crane for the Commission on Chicago Landmarks: p. 19 (bottom).

Chicago Historic Resources Survey: p. 20 (top).

From American Terra Cotta Company papers, Northwest Architectural Archives, University of Minneapolis Libraries: p. 20 (bottom).

From Lowe, *Lost Chicago*: p. 22 (top).

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