



# Office of the City Clerk



O2012-7148

Office of the City Clerk

## City Council Document Tracking Sheet

<b>Meeting Date:</b>	10/31/2012
<b>Sponsor(s):</b>	Mendoza, Susana A. (Clerk)
<b>Type:</b>	Ordinance
<b>Title:</b>	Historical landmark designation for Martin Schnitzius Cottage
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

October 26, 2012

The Honorable Susana Mendoza  
City Clerk  
City of Chicago  
Room 107, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

**RE: Recommendation for the Martin Schnitzius Cottage, 1925 N. Fremont St.**

Dear Clerk Mendoza:

We are filing with your office for introduction at the October 31, 2012, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the Martin Schnitzius Cottage be designated as a Chicago Landmark.

The material being submitted to you for this proposal includes the:

1. Recommendation of the Commission on Chicago Landmarks; and
2. Proposed Ordinance.

Thank you for your cooperation in this matter.

Sincerely,

Eleanor Esser Gorski, AIA  
Assistant Commissioner  
Historic Preservation Division  
Bureau of Planning and Zoning

encls.

cc: Alderman Michele Smith, 43<sup>rd</sup> Ward (*without enclosure*)

2012 OCT 26 AM 10:40  
CITY CLERK  
M

# ORDINANCE

## **Martin Schnitzius Cottage 1925 North Fremont Street**

**WHEREAS**, pursuant to the procedures set forth in the Municipal Code of Chicago (the “Municipal Code”), Sections 2-120-630 through -690, the Commission on Chicago Landmarks (the “Commission”) has determined that the Martin Schnitzius Cottage, located at 1925 North Fremont Street, Chicago, Illinois, as more precisely described in **Exhibit A** attached hereto and incorporated herein (the “Building”), satisfies two (2) criteria for landmark designation as set forth in Sections 2-120-620 (1) and (4) of the Municipal Code; and

**WHEREAS**, the Building exemplifies the importance of the “worker’s cottage” building type to the development of nineteenth– and early twentieth-century Chicago working- and middle-class neighborhoods. Worker’s cottages are commonly found in many Chicago neighborhoods and typically display a relatively restrained palette of decorative building materials and ornamentation, as well as varying degrees of historic physical integrity. Through its excellent degree of architectural detail, unusually wide variety of decorative building materials, and exceptional historic integrity, the Building is arguably one of the finest examples of the building type in Chicago; and

**WHEREAS**, the Building is exceptional in the context of Chicago residential architecture as a finely-detailed and exceptionally well-preserved worker’s cottage; and

**WHEREAS**, belying its relatively small scale, the Building is lavishly ornamented and crafted with a large and visually-impressive variety of decoration in a wide variety of materials, including pressed brick; painted and varnished wood; architectural terra cotta; stained glass; galvanized metal; and cast and wrought iron, all executed with excellent detailing, workmanship, and craftsmanship; and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Building has a “significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship and ability to express such historic, community, architectural, or aesthetic interest or value”; and

**WHEREAS**, on October 4, 2012, the Commission adopted a resolution recommending to the City Council of the City of Chicago that the Building be designated a Chicago Landmark; now, therefore,

### **Be It Ordained by the City Council of the City of Chicago:**

**SECTION 1.** The above recitals are expressly incorporated in and made a part of this ordinance as though fully set forth here.

**SECTION 2.** The Building is hereby designated a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

**SECTION 3.** For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are identified as:

- all exterior elevations, including rooflines, of the Building; and
- the Building's historic cast- and wrought-iron fence and its associated limestone curb that mark the front of the Building's lot.

(B) Additional Guidelines - General:

Primary elevations are typically the main facades or other portions of a building that face a street or open space, or are otherwise prominently visible, and possess architectural design or expression, composition, structural expression, workmanship, materials and/or features significant to the historic character of the property.

Secondary elevations are typically the side or rear facades or other portions of a building less prominently visible and that possess architectural design or expression, composition, workmanship, materials and/or features of lesser significance to preserving the historic character of the property.

- the primary elevation of the Building is the front (west) elevation of the Building, including rooflines, that faces North Fremont Street.
- the secondary elevations of the Building are the side (north and south) and rear (east) elevations of the Building.

The secondary elevations lack architectural detailing and consist of common brick exterior walls with punched window openings. In addition, the rear elevation has an enclosed porch and stairs without architectural distinction; the porch and stairs are not considered significant historical and architectural features for the purpose of this designation.

On secondary elevations of the Building depending on the actual scope, design and details of proposed changes, the Commission may approve new window openings. In addition, on the rear elevation, depending on its visibility from public view, the Commission may approve a new rear porch or addition with new stairs.

The rooflines of the Building are integral components of the Building's elevations. Rooflines are considered to be the portions of the roof and all existing or proposed rooftop additions, appurtenances, equipment, and other features, or attachments thereto, in public view.

Public view may be considered to be from such locations as streets, sidewalks, parks and open spaces, but not from public or private alleys.

**SECTION 4.** The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

**SECTION 5.** If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

**SECTION 6.** All ordinances, resolutions, motions or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 7.** This ordinance shall take effect upon its passage and approval.

**Exhibit A**  
**Martin Schnitzius Cottage**  
**1925 North Fremont Street**  
**Property Description**

**Legal Description:**

LOT 41 IN BLOCK 7 IN THE SUBDIVISION OF BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN(s):**

14-32-409-020-0000

**Commonly known as:**

1925 North Fremont Street  
Chicago, Illinois

**CITY OF CHICAGO  
COMMISSION ON CHICAGO LANDMARKS**

**October 4, 2012**

**RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT  
CHICAGO LANDMARK DESIGNATION BE ADOPTED FOR**

**MARTIN SCHNITZIUS COTTAGE  
1925 North Fremont Street**

**Docket No. 2012-10**

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**To the Mayor and Members of the City Council of the City of Chicago:**

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the “Municipal Code”), the Commission on Chicago Landmarks (the “Commission”) has determined that the Martin Schnitzius Cottage (the “Building”) is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following two (2) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
  
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

**I. BACKGROUND**

The formal landmark designation process for the Building began on June 7, 2012, when the Commission received a “preliminary summary of information” at the Commission’s regular meeting of June 7<sup>th</sup> from the Department of Housing and Economic Development (“HED”) summarizing the historical and architectural background of the Building. At said meeting, the Commission voted to approve a “preliminary landmark recommendation” for the Building, based on its finding that it appeared to meet two of the seven criteria for designation set forth in Section 2-120-620 of the Municipal Code, as well as the integrity criterion set forth in Section 2-120-630(ii) of the Municipal Code.

The Commission’s Landmark Designation Report for the Building, initially adopted by the Commission on June 7, and revised as of this date, which contains specific information about the Building’s architectural and historical significance, is incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of July 12, 2012, the Commission received a report from Andrew J. Mooney, Commissioner of the HED, stating that the proposed landmark designation of the Building supports the City’s overall planning goals and is consistent with the City’s governing

policies and plans. This report is incorporated herein and attached hereto as **Exhibit B** (the “HED Report”).

On July 27, 2012, the Commission officially requested consent to the proposed landmark designation from the Judith W. Spock Trust, the owner of the Building. On September 7, 2012, the Commission received a consent form, dated September 7, 2012, and signed by Judith Wood Spock, representing the owner of the Building, consenting to the proposed landmark designation of the Building.

## **II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS**

**WHEREAS**, the Building exemplifies the importance of the “worker’s cottage” building type to the development of nineteenth– and early twentieth-century Chicago working- and middle-class neighborhoods. Worker’s cottages are commonly found in many Chicago neighborhoods and typically display a relatively restrained palette of decorative building materials and ornamentation, as well as varying degrees of historic physical integrity. Through its excellent degree of architectural detail, unusually wide variety of decorative building materials, and exceptional historic integrity, the Building is arguably one of the finest examples of the building type in Chicago; and

**WHEREAS**, the Building is exceptional in the context of Chicago residential architecture as a finely-detailed and exceptionally well-preserved worker’s cottage; and

**WHEREAS**, belying its relatively small scale, the Building is lavishly ornamented and crafted with a large and visually-impressive variety of decoration in a wide variety of materials, including pressed brick; painted and varnished wood; architectural terra cotta; stained glass; galvanized metal; and cast and wrought iron, all executed with excellent detailing, workmanship, and craftsmanship; and

**WHEREAS**, the Building satisfies two (2) criteria for landmark designation set forth in Sections 2-120-620 (1) and (4) of the Municipal Code; and

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

### **THE COMMISSION ON CHICAGO LANDMARKS HEREBY:**

1. Incorporates the preamble and Sections I and II into its finding; and
2. Adopts the Designation Report, as revised, and dated as of this 4<sup>th</sup> day of October 2012; and
3. Finds, based on the Designation Report, HED Report and the entire record before the Commission, that the Building meets the two (2) criteria for landmark designation set forth in Sections 2-120-620 (1) and (4) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and

5. Finds that the significant historical and architectural features of the Building are identified as follows:

(A) the significant historical and architectural features of the Building are:

- All exterior elevations, including rooflines, of the Building; and
- the Building's historic cast- and wrought-iron fence and its associated limestone curb that mark the front of the building's lot.

(B) Additional Guidelines - General:

Primary elevations are typically the main facades or other portions of a building that face a street or open space, or are otherwise prominently visible, and possess architectural design or expression, composition, structural expression, workmanship, materials and/or features significant to the historic character of the property.

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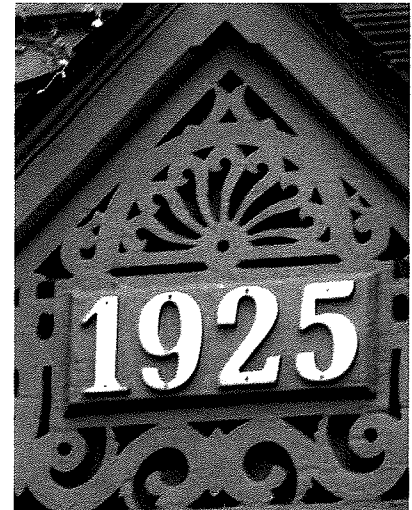


This recommendation was adopted unanimously (9-0).

  
Rafael M. León, Chairman  
Commission on Chicago Landmarks

Dated: 10/04/2012

LANDMARK DESIGNATION REPORT



**Martin Schnitzius Cottage**  
**1925 N. Fremont St.**

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**Final Landmark Recommendation adopted by the Commission on Chicago Landmarks, October 4, 2012**



**CITY OF CHICAGO**  
**Rahm Emanuel, Mayor**

**Department of Housing and Economic Development**  
**Andrew J. Mooney, Commissioner**

# **MARTIN SCHNITZIUS COTTAGE**

## **1925 N. FREMONT ST.**

**BUILT: 1891**

**ARCHITECTS: BETTINGHOFER & HERMANN**

In its high level of design and craftsmanship, the Martin Schnitzius Cottage is highly unusual in the context of Chicago residential architecture. It is a distinguished and exceptional example of a “worker’s cottage,” a common building type in the context of Chicago working- and middle-class neighborhoods that were developed in the nineteenth and early twentieth centuries. The cottage's design was influenced by the Queen Anne architectural style, a popular style of the 1880s and 1890s that favored visual richness and material complexity, and it is highly decorative, utilizing an exceptional range of building materials for ornamentation in a manner that is atypical for worker's cottages. The building is elaborately detailed with a front porch built of decorative wood and metal; a brick front bay ornamented with decorative wood and foliate-ornamented terra cotta; a bracketed cornice of pressed metal; wood paneled front doors; and a historic fence built of cast and wrought iron. In addition, the building’s excellent degree of exterior historic physical integrity, including the retention of its historic porch, cornice, front doors and front-yard fence, is highly unusual for this building type.

Taken as a whole, the Martin Schnitzius Cottage reflects the appreciation that Victorian-era Chicagoans had for highly-decorative, finely-crafted houses, even ones of modest scale. Located in the Sheffield neighborhood, which is part of the larger Lincoln Park community area, the building exemplifies, at a very high quality of design, craftsmanship, and historic physical integrity, the importance of such small-scale residential buildings to the history of Chicago working- and middle-class neighborhoods.

## BUILDING CONSTRUCTION

On March 12, 1891, a City of Chicago building permit was issued to Martin Schntizius for a “1-story dwelling, 20 x 54 x 18.” Despite the building permit’s description, the Martin Schnitzius Cottage as built is a one-and-a-half story building set atop a raised basement. As is typical of other worker’s cottages in Chicago, the building is rectangular with the short end of the building facing the street, and it has a footprint that occupies much of its narrow yet deep building lot.

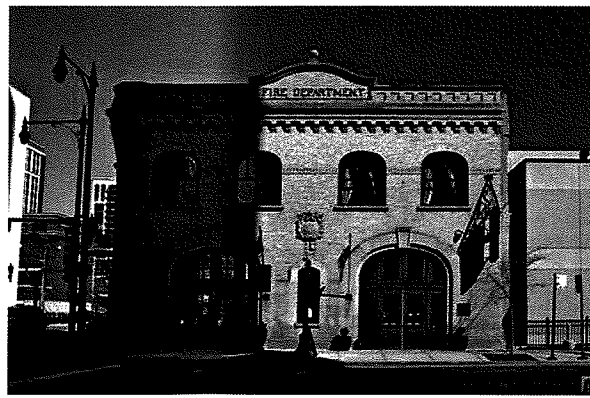
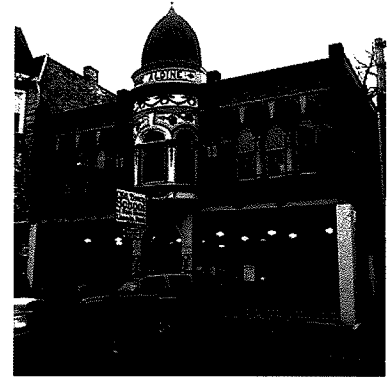
The Schnitzius Cottage’s front façade is built of red pressed brick while other elevations are common brick. Its front elevation is visually dominated by a three-sided brick bay, visually balanced by a double-door front entrance sheltered under a front-gabled porch with steps. The brick bay has a Chicago-style window—a tripartite window with a large fixed-pane center window and smaller flanking double-hung windows—set below a round-arched transom window filled with stained glass. The building’s front-gabled roof—typical of Chicago worker’s cottages—is more elaborate than most with horizontal “wings” that create a “false-front” visual appearance. Underneath this roof gable is a round-arched, double-hung second-story window.

Martin Schnitzius was a cooper, or barrel maker, with his business on nearby North Halsted Street. In its handsome design and exceptional detailing, Schnitzius’ new house visually reflected his success as a prosperous German-American businessman within the Lincoln Park community area on Chicago’s North Side. Extending west from Lake Michigan to the Chicago River, Lincoln Park historically developed as a largely residential area with a variety of housing types, including large mansions, smaller multi-story houses, modestly-scaled worker’s cottages, and both large and small apartment buildings, many of which were built by immigrant and first-generation American families. The portion of Lincoln Park south of Fullerton was part of the City of Chicago by 1853, although much of the western portion of the area, commonly known as Sheffield, where the Schnitzius Cottage is located, remained relatively undeveloped until the 1871 Fire and the subsequent extension of horse car lines into the area encouraged development.

Named for an early important property owner in the area, plant nursery owner Joseph Sheffield, the Sheffield neighborhood is mainly located west of Halsted Street between North and Fullerton avenues. The establishment of factories and warehouses along the North Branch of the Chicago River, at the western edge of the neighborhood, were important in directing the development of the neighborhood, as was the construction of the Northwestern Elevated Railroad through the area just west of Fremont Street in the 1890s. Sheffield’s residential streets were largely built up during the 1880s and 1890s with small-scale residential buildings, especially worker’s cottages, modest row houses, and small two- and three-flats. As a worker’s cottage, the Schnitzius Cottage exemplifies this small-scale residential development, while its exceptionally fine design and detailing transcends what was typical of the building type.



Bettinghofer & Hermann, the architects of the Schnitzius Cottage, also designed two commercial buildings in 1891 (the same year as the cottage) at (top left) 425 and (top right) 315 W. North Ave., a street that historically was an important German-American shopping street.



Center left: Later in his career, working alone, Joseph Bettinghofer was one of several architects credited with working on the design of St. Alphonsus Church at Lincoln, Wellington, and Southport. Center right: He also designed the Aldine Building at 909 W. Armitage Ave. (a contributing building in the Armitage-Halsted Chicago Landmark District). Center middle: Charles Hermann designed this “flatiron” commercial-residential building at 2780 N. Diversey Ave. in 1888. He later became Chicago City Architect and designed (bottom left) a firehouse for Engine Co. 98 at 202 E. Chicago Ave. (a contributing building to the Old Water Tower Chicago Landmark District) and (bottom right) Engine Co. 104 at 1401 S. Michigan Ave. (designated as a Chicago Landmark in 2003).

including pressed brick, brownstone and limestone, painted and varnished wood, and wrought- and cast-iron, as well as materials newly available in the late nineteenth century such as architectural terra cotta and galvanized metal used for cornices.

As Chicago grew from its origins as a frontier settlement in the mid-nineteenth century, the city developed residential neighborhoods that ringed the original town settlement at the mouth of the Chicago River. These neighborhoods were built up with a relatively small variety of building types, most commonly residential, commercial, and religious. Among these building types, the worker's cottage was one of the most prominent, used in great numbers to form small-scale residential streetscapes. Built both by individual property owners and as part of larger real-estate developments, worker's cottages became a distinctive element in working- and middle-class Chicago neighborhoods, and were built throughout the nineteenth and early twentieth centuries.

The “worker's cottage” property type developed in response to the grid-like subdivisions common to Chicago as the city spread in all directions across the flat northern Illinois prairie. These cottages are typically rectangular in overall plan, with the short side of the plan facing the street and the house itself fitting snugly within the confines of the typical narrow yet deep building lot. The city's relatively low land costs in many developing neighborhoods allowed single-family home ownership through cottages to be available for striving working- and middle-class families.

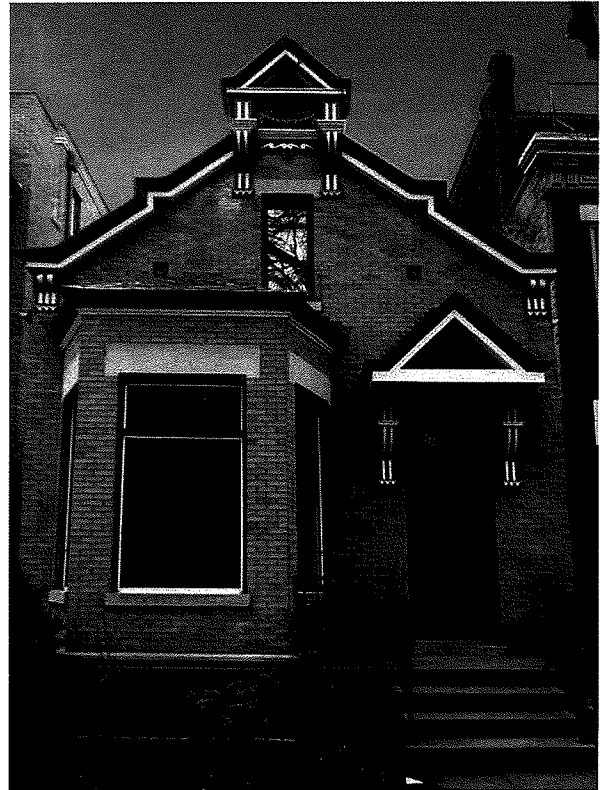
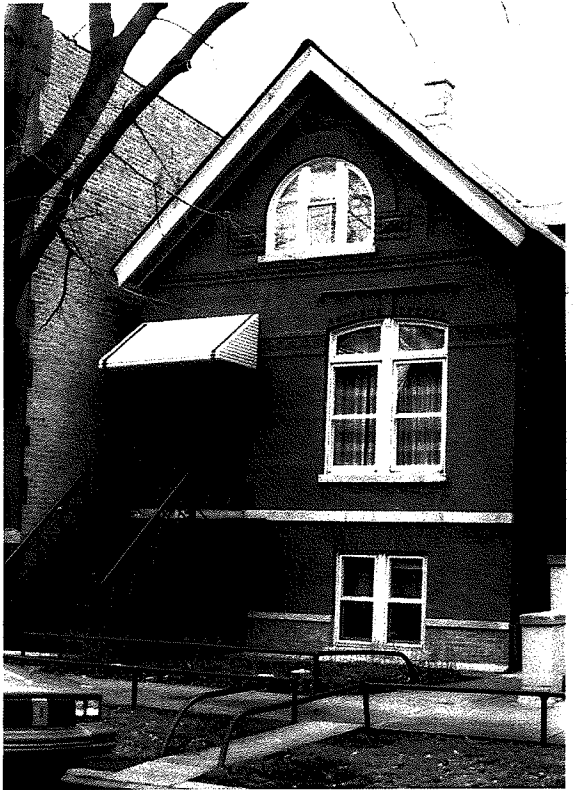
Worker's cottages are typically modestly-scaled buildings. They could be either one or one-and-a-half stories in height and typically had gabled roofs facing the street. Early Chicago cottages (built before the 1870s) typically were built of wood, while later cottages were more often built of brick, although this varied among neighborhoods and the requirements of City of Chicago building and fire codes. Although many early cottages were built against the ground itself with only modest pilings, it became common for them to be raised above the ground on more substantial foundations, creating basements lighted and ventilated with small windows. Front doors were typically to one side of the front facade, visually balanced by windows, typically in pairs, that were detailed with wood or (in the case of brick cottages) stone lintels. Front stoops were usually built of wood with cast-iron railings and posts. Often a pent roof or porch with wood posts and details sheltered the building's front entrance. If a cottage had a second floor or attic, it would be lighted by a single window nestled within the front gable and sometimes also small side dormers. Early cottages had wooden cornices supported with brackets or dentils. By the 1880s, pressed metal had replaced wood for most cornices.

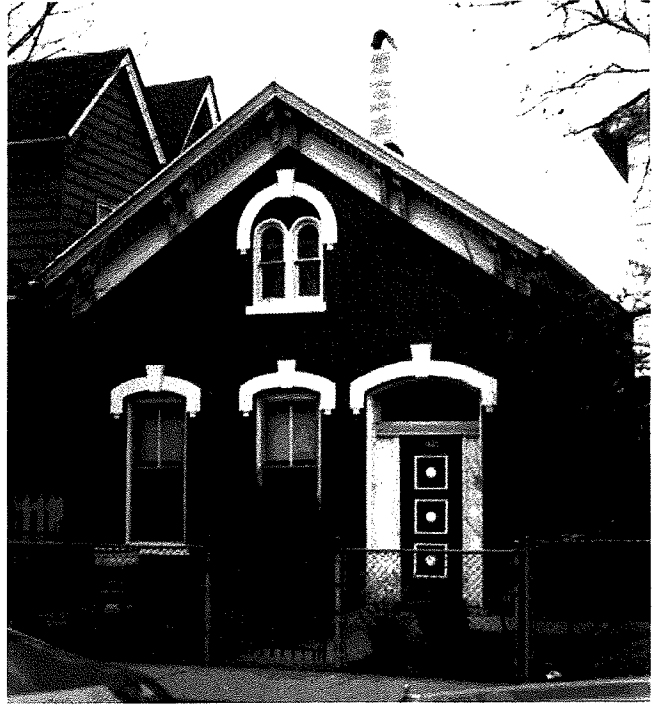
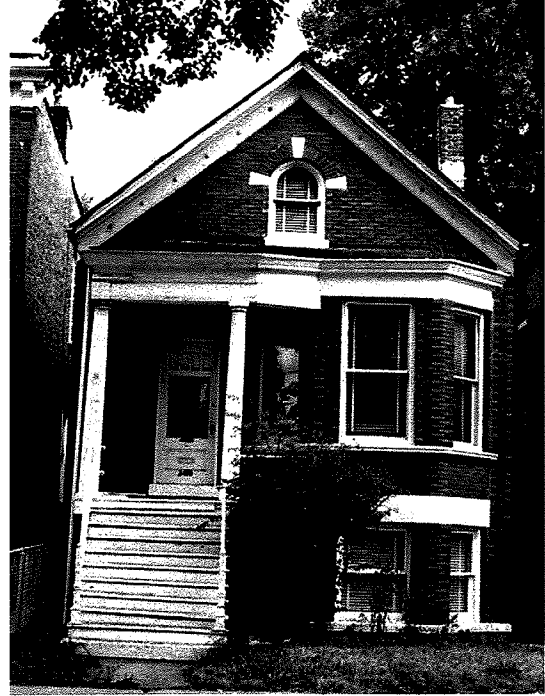
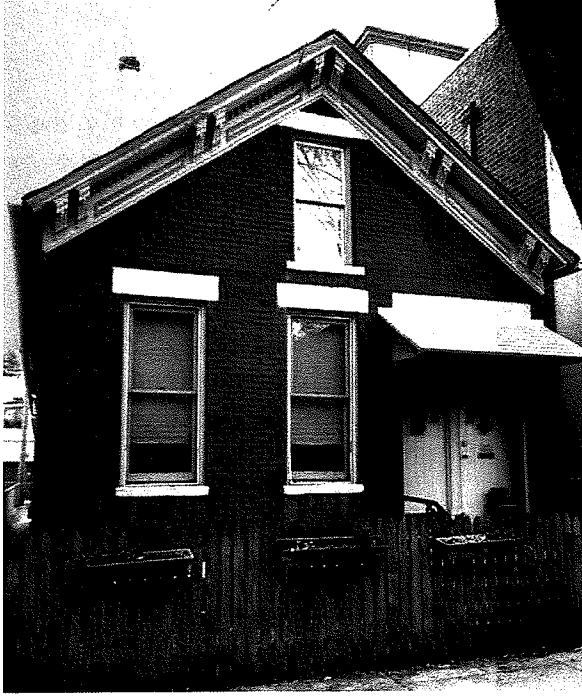
Such worker's cottages were standardized enough in their overall forms and details as to allow ease of construction. Yet they could also be personalized depending upon materials and ornament used. This building type reflects the importance of traditional building materials, including brick, stone, wood, and metal, along with more recently available materials such as terra cotta and pressed metal, in creating the overall appearance of Chicago neighborhoods. The earliest worker's cottages in Chicago from the 1830s through 1850s utilized Greek Revival details, including simple rectilinear door surrounds. Later cottages built in the 1860s through early 1880s were constructed with Italianate-derived ornament, including incised



Later cottages, especially those built after the 1871 Chicago Fire, were built of brick. Top: A simple Italianate-style cottage with stone keystones set within arched brick lintels.

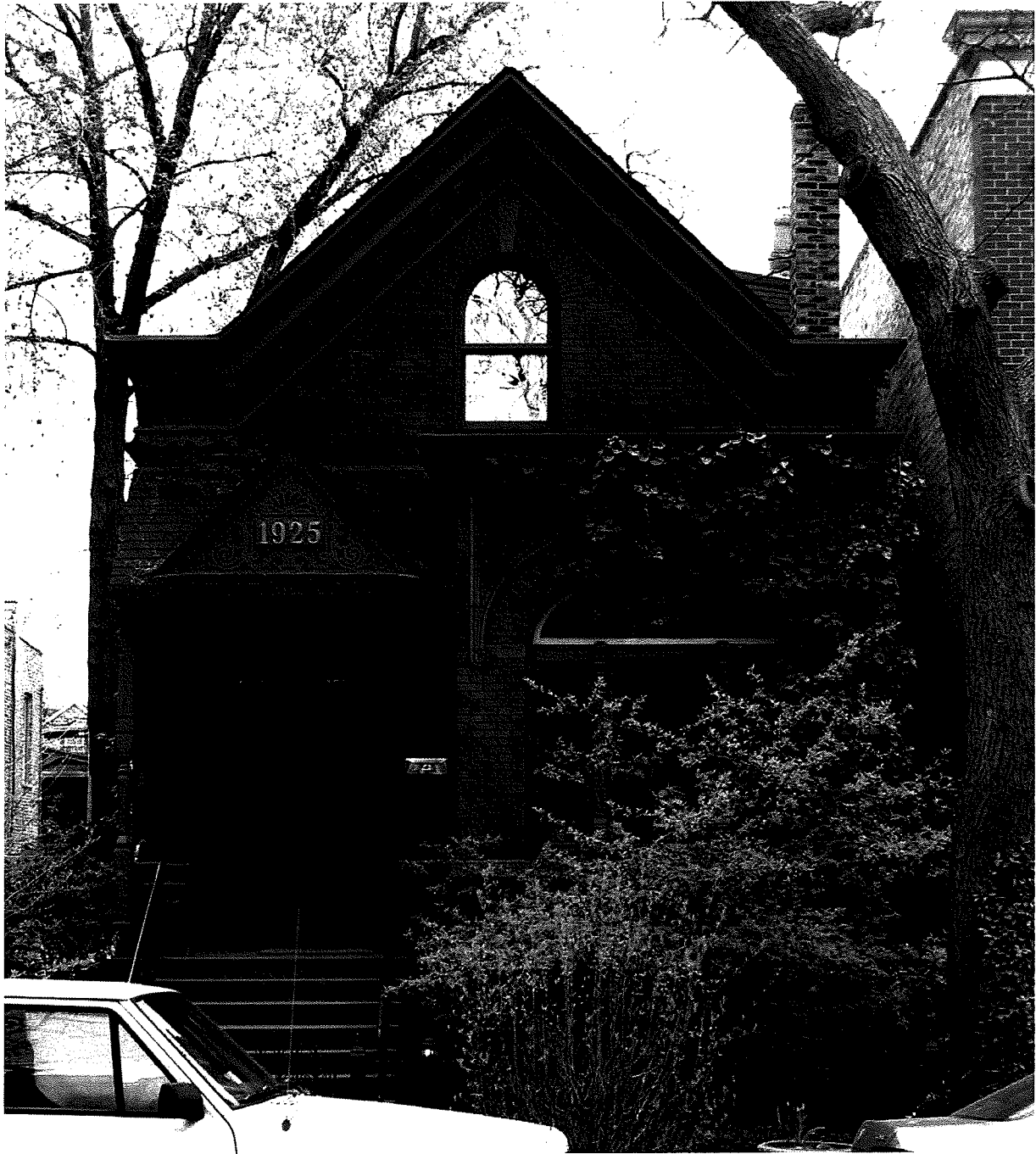
In the late 1880s and 1890s, cottages were often detailed with patterned brickwork or pressed-metal. Bottom left: A cottage at 2044 W. Iowa St. in the West Town community area. Bottom right: A cottage at 1952 N. Dayton St., located near the Schnitzius Cottage.





Other examples of worker's cottages with relatively simple designs include (clockwise from top left): 1861 N. Fremont, located in the Sheffield neighborhood; 2419 S. Ridgeway, in the South Lawndale community area on the West Side; 1621 N. Bell, in the West Town community area on the Northwest Side; and 2715 W. Haddon, near Humboldt Park, also on the Northwest Side.





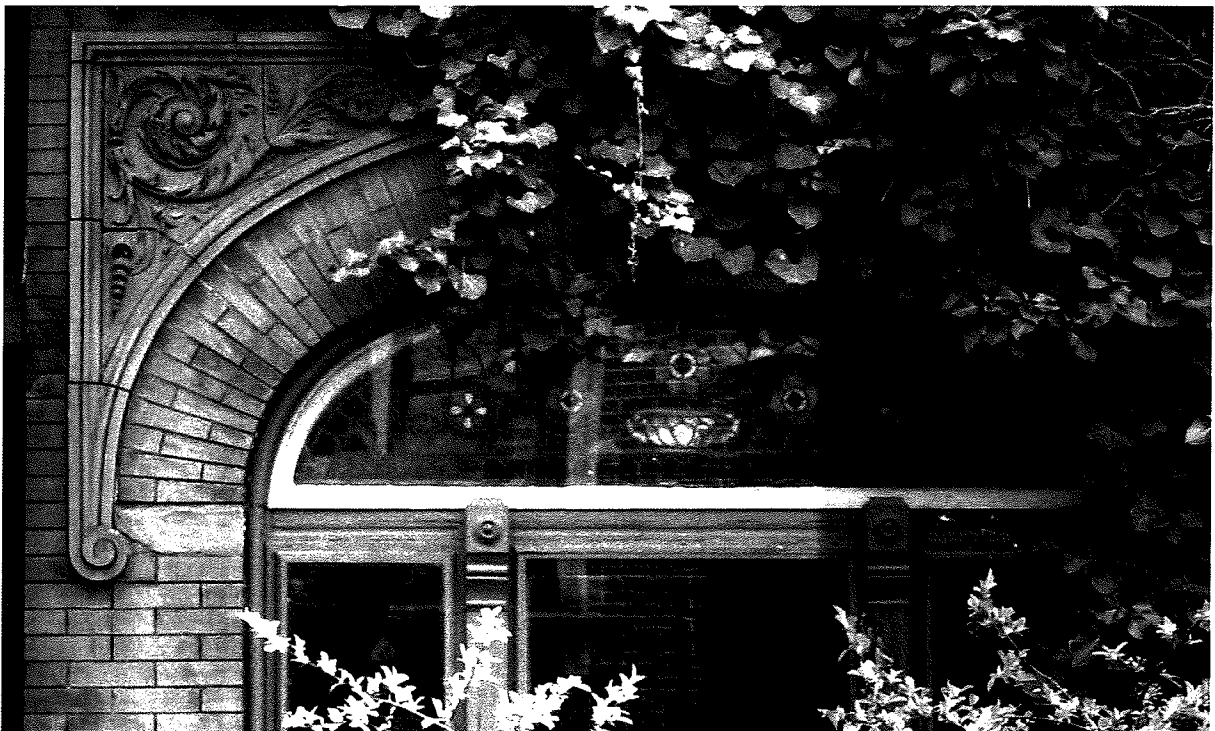
**The Martin Schnitzius Cottage is an unusual and atypical worker's cottage with its elaborate design and plethora of finely-crafted, well-preserved ornament.**



Details of the front porch's wood roof and cast- and wrought-iron railings.

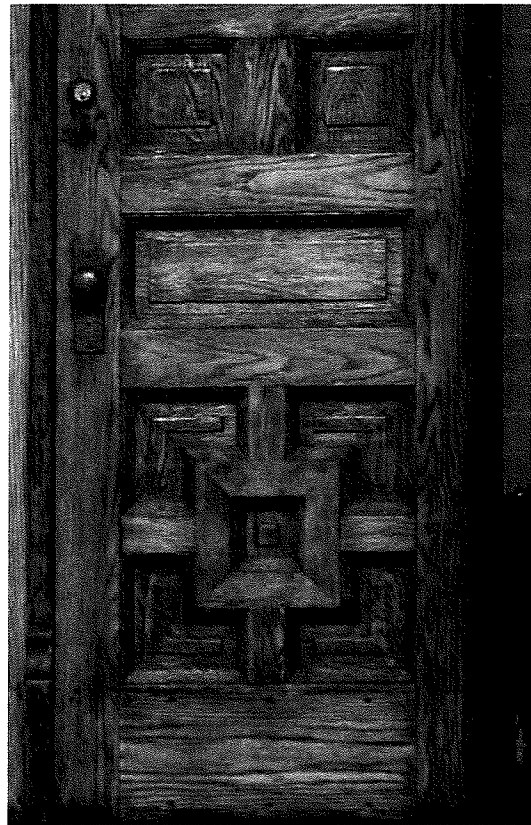


**Details of terra-cotta ornament flanking the projecting bay's stained-glass transom.**





**The Schnitzius Cottage retains all of its decorative-metal exterior detailing, highly unusual in the context of nineteenth-century Chicago residential buildings. Top: A view of the building's pressed-metal cornice, ornamented with brackets and dentils. Bottom: The building's cast- and wrought-iron front fence.**



Photographs of a variety of details on the Martin Schnitzius Cottage that are executed in wood, terra cotta and cast iron.

### **Additional Guidelines - General:**

Primary elevations are typically the main facades or other portions of a building that face a street or open space, or are otherwise prominently visible, and possess architectural design or expression, composition, structural expression, workmanship, materials and/or features significant to the historic character of the property. Secondary elevations are typically the side or rear facades or other portions of a building less prominently visible and that possess architectural design or expression, composition, workmanship, materials and/or features of lesser significance to preserving the historic character of the property.

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## **SELECTED BIBLIOGRAPHY**

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- "The Worker's Cottage," Field Guide to Chicago Area Buildings. Online resource developed as collaborative effort between the City Design Center at the University of Illinois at Chicago and the Chicago Teachers' Center of Northeastern Illinois University.





Detail of front fence.