



# City of Chicago



O2021-3581

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Historical landmark designation for Halsted Willow Group of four buildings located at 1800 N Halsted St, 1732 N Halsted St, 1727-1729 N Halsted St, and 1733 N Halsted St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## ORDINANCE

### Halsted Willow Group

1800 N. Halsted Street  
1732 N. Halsted Street  
1727-1729 N. Halsted Street  
1733 N. Halsted Street

**WHEREAS**, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-620 through -690, the Commission on Chicago Landmarks (the "Commission") has determined that the Halsted Willow Group of four buildings (the "Group"), located at 1800 N. Halsted Street, 1732 N. Halsted Street, 1727-1729 N. Halsted Street and 1733 N. Halsted Street, Chicago, Illinois, as more precisely described in **Exhibit A**, attached hereto and incorporated herein, satisfies three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4), and (6) of the Municipal Code; and

**WHEREAS**, the Group is a significant group of nineteenth-century mixed use buildings, exemplifying the historic and architectural importance of such buildings to the economic and social history of Chicago; and,

**WHEREAS**, the buildings in the Group were built in the 1880s, a period of great growth for Chicago in general and the Lincoln Park community area in particular. They remain an important link to Chicago's economic and social history for both Chicago residents and visitors; and,

**WHEREAS**, the buildings in the Group were built and used by ethnic-German immigrants and descendants through the late nineteenth and early twentieth centuries, exemplifying the historic importance of Germans to Chicago and its neighborhoods; and,

**WHEREAS**, the Group is a significant group of Victorian-era store and flats buildings, exemplifying the importance of this commercial building type. One building also historically housed a third-floor public hall, a type of meeting hall of significance to Chicago's working- and middle-class neighborhoods; and,

**WHEREAS**, the buildings in the Group are fine and significant examples of neighborhood mixed-use buildings in the Italianate and Queen Anne architectural styles, both significant styles to the history of Chicago architecture and characteristic of the city's nineteenth-century architecture; and,

**WHEREAS**, the buildings in the Group are finely constructed and ornamented with brick, stone, terra cotta, and pressed metal, exemplifying the best of late nineteenth-century craftsmanship and use of building materials; and,

**WHEREAS**, the Group's buildings display a distinct visual unity based on a consistent scale and size, building setbacks, overall design, use of building materials and detailing; and,

**WHEREAS**, the buildings of the Group form an informal "gateway" to the residential neighborhoods east and west of Halsted due to their location, distinctive appearance and handsome design; and,

**WHEREAS**, consistent with Section 2-120-630 of the Municipal Code, the Group 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 August 5, 2021, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Group 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 hereby adopted as the findings of the City Council.

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

**SECTION 3.** For purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, the significant historical and architectural features of the Group are identified as:

- All exterior elevations, including rooflines, of the buildings visible from public rights of way.

**SECTION 4.** The Commission is hereby directed to create a suitable plaque appropriately identifying the Group 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**

	<b>PIN(s)</b>	<b>Address</b>
1	14-32-414-057-0000	1800 N. Halsted
2	14-32-426-036-0000	1732 N. Halsted
3	14-33-313-002-0000 14-33-313-003-0000	1727-1729 N. Halsted
4	14-33-313-001-0000	1733 N. Halsted

**CITY OF CHICAGO  
COMMISSION ON CHICAGO LANDMARKS**

**August 5, 2021**

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

**HALSTED WILLOW GROUP**

**1726-1808 N. Halsted Street (evens)  
1727-1733 N. Halsted Street (odds)  
800-812 W. Willow Street (evens)  
745-813 W. Willow Street (odds)**

**Docket No. 2021-05**

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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 Halsted Willow Group of four buildings (the "Group") is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Group, the Commission has found that it satisfies the following three (3) 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.*
6. *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.*

**I. BACKGROUND**

The formal landmark designation process for the Group began on December 3, 2020, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Group as a Chicago Landmark. The Commission found that the Group meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*). As part of the Preliminary Recommendation, the Commission preliminarily identified the "significant historical and architectural features" of the Group as:

- All exterior elevations, including rooflines, of the buildings visible from public rights of way.

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated December 3, 2020, the most current iteration of which is dated August 5, 2021, incorporated herein and attached hereto as **Exhibit A** (the "Designation Report").

At its regular meeting of January 7, 2021, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the "DPD Report") from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Group supports the City's overall planning goals and is consistent with the City's governing policies and plans.

In a letter dated February 4, 2021, the Commission officially requested the consent to the proposed landmark designation from the owners of property within the Group. The letter also requested the return of an enclosed written consent form indicating consent or non-consent by March 22, 2021.

At the end of the request-for-consent period, Commission staff had received two of four consents for designation and zero "non-consent" forms. Without written consents from all of the property owners, Section 2-120-650 of the *Chicago Landmarks Ordinance* required the Commission to hold a public hearing on the Preliminary Recommendation with respect to the designation of the Group as a Chicago landmark.

In a letter dated June 17, 2021, the Commission notified the owners of the properties within the Group of the virtual public hearing scheduled for July 12, 2021. A notice of the virtual hearing date and time was also posted on three signs in the public rights-of-way within the Group. In addition, the virtual public hearing date and time were published as a legal notice in the *Chicago Tribune*. The public hearing notice was also posted on the Department of Planning and Development's web site.

## **II. PUBLIC HEARING**

The hearing was convened, as scheduled and noticed, virtually, by way of Zoom on Monday, July 12, 2021, at 1:00 p.m. Commission member Tiara Hughes served as Hearing Officer, assisted by Michael Gaynor, Supervising Assistant Corporation Counsel of the Real Estate and Land Use Division of the City's Law Department, as legal counsel to the Commission, and Dijana Cuvalo, head of the Historic Preservation staff of the Bureau of Citywide Systems and Historic Preservation of the Department of Planning and Development. The hearing was conducted in accordance with the Emergency Rules Governing the Conduct of Remote Public Hearings on Landmark Designations, effective on July 7, 2021, and pursuant to that certain rule adopted by the Commission on Chicago Landmarks on June 4, 2020, governing the emergency rule-making powers of the Chairman of the Commission on Chicago Landmarks.

The Commission staff's presentation recommending the proposed landmark designation was given by Daniel Klaiber, Coordinating Planner.

At the conclusion of the staff presentation, the Commission's Rules and Regulations allow property owners, regardless of whether they request party status, to question the staff and/or the staff's expert. No property owners presented questions to staff, but an attorney representing the owner of 1827-29 N. Halsted did request and was granted party status and spoke against the designation.

Five members of the general public made statements in support of the landmark designation, including a representative of Landmarks Illinois as well as a representative of 2<sup>nd</sup> Ward Alderman Brian Hopkins' staff and 43<sup>rd</sup> Ward Alderman Michele Smith. No members of the general public spoke against the designation.

The transcript (the "Hearing Transcript") and related exhibits from the public hearing are attached hereto.

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

**WHEREAS**, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report, the DPD Report, the Hearing Transcript and all of the information on the proposed landmark designation of the Group; and

**WHEREAS**, the Halsted-Willow Group is a significant group of nineteenth-century mixed use buildings, exemplifying the historic and architectural importance of such buildings to the economic and social history of Chicago; and,

**WHEREAS**, the buildings in the Halsted-Willow Group were built in the 1880s, a period of great growth for Chicago in general and the Lincoln Park community area in particular. They remain an important link to Chicago's economic and social history for both Chicago residents and visitors; and,

**WHEREAS**, the buildings in the Halsted-Willow Group were built and used by ethnic-German immigrants and descendants through the late nineteenth and early twentieth centuries, exemplifying the historic importance of Germans to Chicago and its neighborhoods; and,

**WHEREAS**, the Halsted-Willow Group is a significant group of Victorian-era store and flats buildings, exemplifying the importance of this commercial building type. One building also historically housed a third-floor public hall, a type of meeting hall of significance to Chicago's working- and middle-class neighborhoods; and,

**WHEREAS**, the buildings in the Halsted-Willow Group are fine and significant examples of neighborhood mixed-use buildings in the Italianate and Queen Anne architectural styles, both significant styles to the history of Chicago architecture and characteristic of the city's nineteenth-century architecture; and,

**WHEREAS**, the buildings in the Halsted-Willow Group are finely constructed and ornamented with brick, stone, terra cotta, and pressed metal, exemplifying the best of late nineteenth-century craftsmanship and use of building materials; and,

WHEREAS, the Halsted-Willow Group's buildings display a distinct visual unity based on a consistent scale and size, building setbacks, overall design, use of building materials and detailing; and,

WHEREAS, the buildings of the Group form an informal "gateway" to the residential neighborhoods east and west of Halsted due to their location, distinctive appearance and handsome design; and,

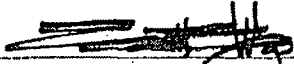
WHEREAS, the Group meets three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (6) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Group has 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. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I, II and III hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this August 5, 2021; and
3. Finds, based on the Designation Report, the DPD Report, the Hearing Transcript and the entire record before the Commission, that the Group meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (6) of the Municipal Code; and
4. Finds that the Group 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 Group are identified as follows:
  - All exterior elevations, including rooflines, of the buildings visible from public rights of way.
6. Recommends the designation of the Group a Chicago Landmark.

This recommendation was adopted 7-0 with one Commission member present but not voting.

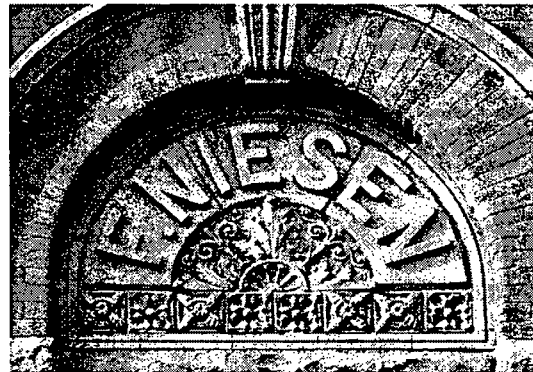
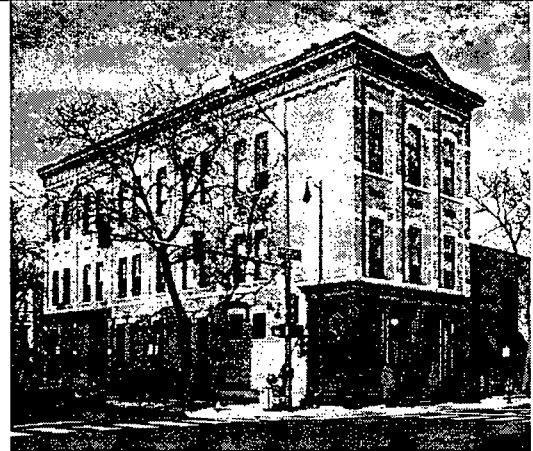
  
Ernest C. Wong, Chair  
Commission on Chicago Landmarks

Dated: August 5, 2021



## EXHIBIT A

# LANDMARK DESIGNATION REPORT



## Halsted-Willow Group

Four buildings located at the intersection of North Halsted and West Willow Streets, including 1727-1729 North Halsted, 1733 North Halsted, 1730-1732 North Halsted / 807 West Willow, and 1800 North Halsted

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Final Landmark Recommendation Adopted by the Commission on Chicago Landmarks, on August 5, 2021



CITY OF CHICAGO  
Lori E. Lightfoot, Mayor

Department of Planning and Development  
Maurice D. Cox, Commissioner

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# **HALSTED-WILLOW GROUP**

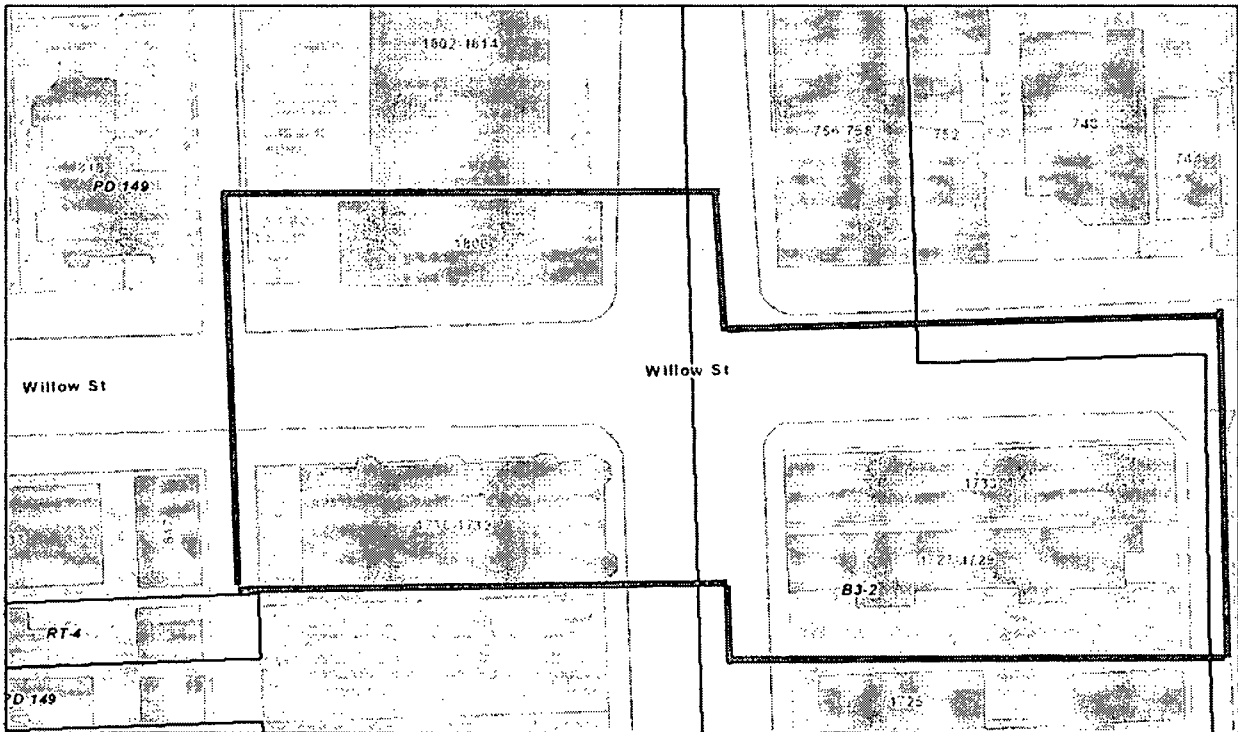
**FOUR BUILDINGS LOCATED AT THE INTERSECTION OF NORTH HALSTED AND WEST WILLOW STREETS, INCLUDING 1727-1729 NORTH HALSTED, 1733 NORTH HALSTED, 1730-1732 NORTH HALSTED / 807 WEST WILLOW, AND 1800 NORTH HALSTED**

**PERIOD OF SIGNIFICANCE: 1880 TO 1889**

The Halsted-Willow Group is an exemplary group of mixed-use buildings located in the western part of the Lincoln Park community area. Built in the 1880s, the buildings were designed in two architectural styles of significance to Chicago architecture, the Italianate and the Queen Anne, and they are handsomely detailed in these styles. The buildings were built as speculative commercial buildings meant to house street-level retail stores and upper-floor apartments and, in the case of 1800 North Halsted, an upper-floor "public hall" or meeting room where community groups such as fraternal organizations could meet. Their location at the intersection of Halsted and Willow streets provides a visual "gateway" into the surrounding residential neighborhoods. Taken together, these buildings create a sense of place that exemplifies the historical significance of neighborhood mixed-use buildings and the streetscapes they created.

Chicago neighborhoods from the late nineteenth century were comprised of a large number of residential buildings, ranging from small workers cottages to larger flat buildings, and a smaller number of mixed-use buildings. These "store and flats buildings," as they typically were called in City of Chicago building permit records, housed spaces for small-scale retailers and other commercial enterprises necessary to the functioning of 19<sup>th</sup>-century neighborhoods. Groceries, drugstores, saloons, and other retail establishments provided every-day shopping within easy walking distance for working- and middle-class Chicagoans. Without such buildings, nineteenth-century Chicago working-class neighborhoods could not have functioned. The Halsted-Willow Group is a small yet significant cluster of such mixed-use buildings.

The Lincoln Park community area grew over time as one of Chicago's major ethnic-German neighborhoods. The buildings in the Halsted-Willow Group were built by ethnic-German owners and occupied by businesses run by German immigrants and their descendants. As such, they exemplify the importance of Chicago's Germans, one of the largest ethnic communities in the city's history.



The Halsted-Willow Group is comprised of four mixed-use buildings clustered at the intersection of Halsted and Willow streets in the western part of the Lincoln Park community area (all current photographs courtesy Bob Segal)

## THE DEVELOPMENT OF THE LINCOLN PARK COMMUNITY AREA AND THE BUILDINGS IN THE HALSTED-WILLOW GROUP

The history of the Halsted-Willow Group as a significant group of neighborhood mixed-use buildings is part of the larger development of the western portion of the Lincoln Park community area—the area now commonly known as Sheffield—during the late nineteenth century. The boundaries of Lincoln Park are North Avenue on the south, Diversey Parkway on the north, Lake Michigan on the east, and the North Branch of the Chicago River to the west. It developed as a mostly residential neighborhood, with upper- and middle-class housing to the east near Lincoln Park—the community's namesake park situated along the shore of Lake Michigan—and middle- and working-class housing to the west. A swath of factories, an important source of neighborhood employment, was concentrated on the western edge of the community area, between Clybourn Avenue and the river, with additional factory buildings scattered along Fullerton, Armitage and other streets.

The Lincoln Park neighborhood north to Fullerton was part of the City of Chicago by 1853; this included the portion of Halsted located within the Halsted-Willow Group. Much of this area was first platted as Sheffield's Addition to Chicago, named for a leading property owner, Joseph Sheffield, who ran a local plant nursery. Another important early property owner was the McCormick Theological Seminary, which relocated in 1863 from its previous home in Indiana to property at Fullerton Avenue and Halsted Street.

Much of the western part of Lincoln Park remained rural until the 1870s, when the Chicago Fire of 1871 stimulated real estate development outside the fire zone. The more built-up eastern portion of the community area had been destroyed, and many residents rebuilt in areas untouched by the Fire, including the areas along Halsted and east and west of the street.

Although development subsequently was slowed by a national economic recession during the second half of the 1870s, the western portion of Lincoln Park began to see the construction of cottages, row houses, and small flat buildings along residential streets, while commercial buildings were built along arterial streets such as Halsted. As with most of Lincoln Park, the neighborhood developed as a predominantly German area, although a small Irish-American enclave developed near the parish of St. Vincent de Paul, newly established in 1875 four blocks west of Halsted at Sheffield and Webster avenues. The 1880s and 90s saw a quickening of the pace of real estate construction, and by 1900 the entire area was largely developed as a working-class and middle-class neighborhood.

*German immigrants and their descendants in Chicago and the Lincoln Park community area*  
German immigrants and their descendants became a strong part of the ethnic makeup of Chicago in general and the Lincoln Park community area in particular in the nineteenth century. Germans had been immigrating to North America since the 1700s, first, to the English colonies, then the nascent United States. But large numbers of Germans immigrated to the United States in the aftermath of failed democratic revolutions in Europe in 1848, and many of these so-called "forty-eighters" settled in Chicago, where they established businesses, clubs and institutions that catered to ethnic-German needs and which began to transform the still-small Midwestern city. Throughout the nineteenth century, many additional Germans left Europe for the economic and social opportunities, as well as the political freedoms, perceived as possible in the "New World" of America.

As early as 1850, ethnic-Germans comprised one-sixth of Chicago's population, while by 1900, 470,000 Chicagoans, or one-fourth of the city's residents, had either been born in Germany itself or one of the German-speaking European states or had at least one parent who had been born there. Into the twentieth century, Germans made up the largest ethnic group in Chicago. By the 1920s, reduced immigration from Germany had lessened the numbers and influence of ethnic-Germans in Chicago, complicated by American distaste for overt-German culture in the wake of World War I.

These ethnic-German Chicagoans had a tremendous impact on the life and culture of Chicago in the nineteenth and early twentieth centuries. As author Cristiane Herzig notes, writing for the *Encyclopedia of Chicago*:

Networks of German organizations built upon and reinforced an ethnic identity based on work, family life, and the ethnic neighborhood. This community took form in churches, organizations and clubs, newspapers, theaters, and political and cultural activities. It presented itself to the city at large in beer gardens, at fairs, bazaars and picnics, and in parades through neighborhood streets.

Ethnic-Germans also were quintessential craftsmen and entrepreneurs. As Herzig continues:

As late as 1880 Germans had such a large presence among shoemakers, bakers, butchers, cigar makers, furniture and wagon makers, coopers, and upholsterers that these more traditional crafts were considered "typically German."

The North and Northwest Sides were the geographic focus of ethnic-German life in Chicago in the nineteenth century. The *Encyclopedia of Chicago* notes that the area between Chicago and Fullerton avenues, both east and west of the North Branch of the Chicago River, was the epicenter of German-dominated neighborhoods, with North Avenue widely thought of as the "German Broadway." The buildings making up the Halsted-Willow Group exemplify this ethnic history so significant to Chicago.

With the wave of development in the Lincoln Park community area in the 1880s and 1890s, concentrations of German bakeries, tailor shops, butchers, woodworking shops, and other small businesses run by local residents began to flourish in the neighborhood. Many of the German immigrants who settled in the area used their skills to open small artisan businesses that served neighborhood needs as well as shaped the ethnic character of the area by offering specialty German goods and services. Small neighborhood businesses in Lincoln Park, as with other nineteenth-century Chicago neighborhoods, fostered a sense of community. Many neighborhood craft shops, retail stores, and other businesses provided employment for German immigrants. Saloons and public halls served as meeting places for cultural and social organizations, many of which did not have their own buildings. Saloons were family-friendly, and many contained spaces that were used for meetings about neighborhood concerns, concerts, balls, society meetings, and other functions. The buildings in the Halsted-Willow Group are, in microcosm, a reflection of this larger commercial and social history of the Lincoln Park community.

World War I affected the still largely ethnic-German Lincoln Park neighborhood. Looked upon by other Chicagoans with suspicion, German traditions and use of the German language were often abandoned. After the war, the dissolution of a German community in Lincoln Park escalated as Prohibition took effect in 1920. Saloons and beer gardens had been important components of German communities, so with the loss of these commercial establishments, the social cohesion of German community life began to change. During this time of German community erosion in Lincoln Park, many ethnic-Germans with the financial means moved to suburbs, as did many other children and grandchildren of a variety of ethnic immigrants.

Despite these changes, German culture was still present in Lincoln Park in the late 1920s. A 1929 article in the *Abendpost*, a German-language newspaper, celebrated the German heritage of North Avenue, a commercial district a few blocks south of Halsted and Willow, and claims that "even today, it is a Teutonic center." Even though the North Side was no longer as strongly German as before, many ethnic-Germans and their businesses survived for years in the neighborhood, sometimes passing down the business from father to son, and resulting in continuity in the neighborhood in the face of change.

#### *Halsted Street*

Halsted Street itself developed in stages, spurred by the growth of Lincoln Park in general, and the immediate Sheffield neighborhood in particular. The first important wave of development began with the subdivision of lots bordering the street during the late 1860s and early 1870s and the construction of small-scale residential and commercial buildings, built both of wood and masonry.

As with most commercial areas in Chicago, improvements in public transportation encouraged more intensive commercial development facing Halsted during the 1880s and 90s. A streetcar line pulled by horses ran along Armitage and Dickens Street (then known as Garfield Avenue) as early

as 1882. Located not far north of the Halsted-Willow intersection, this line ran as a loop with west-bound cars operating from Sedgwick along Dickens to Racine, then south to Armitage and east back to Sedgwick.

The late 1880s saw significant improvements to this line as well as an extension of the Halsted horse-car line. In 1886, the Dickens-Armitage loop was extended to the streetcar line on Clark Street, which was an important public transportation connection between the North Side and downtown Chicago. Along Halsted, the existing horse-car line was extended north from the Near West Side through the western portion of Lincoln Park the same year. The upgrading of both the Lincoln and Clark lines from horse-drawn cars to cable service two years later in 1888 made the entire area even more attractive and convenient to downtown.

#### *Building construction and description*

These improvements in transportation spurred significant residential construction in Lincoln Park, which in turn supported additional commercial development. The Halsted-Willow Group's buildings date from this period. With one exception, they are three-story red-brick buildings built in the Italianate style with contrasting Joliet-limestone lintels and bracketed cornices made of pressed metal. The exception, 1730-1732 North Halsted, was built in the Queen Anne style, also of red-brick construction, but with a variety of visually appealing ornament in terra cotta, stone, molded brick, and pressed metal, including some Romanesque-style round arches. The Italianate-style buildings are flat-fronted, while the Queen Anne-style building is embellished with pressed-metal oriel bays on upper floors.

#### **1727-1729 North Halsted Street**

**Built: circa 1880**

**Architect: not known**

This three-story brick mixed-use building was designed in the Italianate architectural style. No City of Chicago building permit was found for the building. The building is almost identical to its neighbor at 1733 North Halsted, which was built in 1880. As is typical of this type of building, it was built with a ground-floor storefront and upper-floor apartments. The front facade is red face brick, while side and rear elevations are red common brick. The storefront retains fluted cast-iron columns and a sense of transparency, but the current entrance to the building and storefront is recessed on the south side of the building in a plain two-story brick addition, set back from the street and non-historic. Upper-floor windows have one-over-one, double-hung sash that, while non-historic, most likely replicates the sash configuration of original windows.

Building ornamentation can be found on the front elevation. Contrasting Joliet-limestone bands, some painted white, connect upper-floor window sills and lintels, also of Joliet limestone. Second floor lintels have "peaked" profiles and carved rosettes set within double-lined diamonds, set in turn within the lintel peaks. Carved "saw tooth" details line the underside of these lintels. Third-floor windows have plain stone lintels and sills. Between second- and third-floor windows, spandrels are simply detailed with faceted and recessed brickwork.

The building retains a finely-detailed pressed-metal cornice. A wide entablature has a paneled frieze subdivided by molded brackets. At the center of the cornice, a triangular pediment continues the simple moldings of the top of the cornice. A sunburst pattern fills the pediment, which is topped by a simple finial.

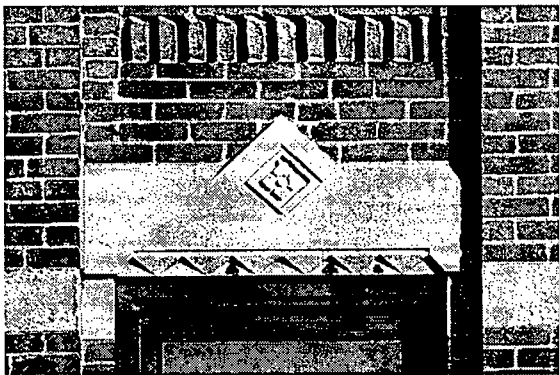
As of the time of the preparation of this report, the Boka restaurant occupied the building.

#### **1733 North Halsted Street**

**Constructed: 1880**

**Architect: not known**

This three-story mixed-use building in the Italianate style is located on the southeast corner of Halsted and Willow. It has a front elevation that is nearly identical to its neighbor at 1727-1729 North Halsted. Based on the physical similarities between the building, they most likely were built at or close to the same time, but positive documentation has not yet been found to confirm that attribution. No City of Chicago building permit was found for the building. Based on the physical



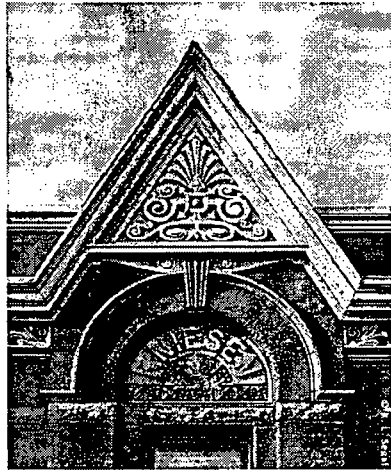
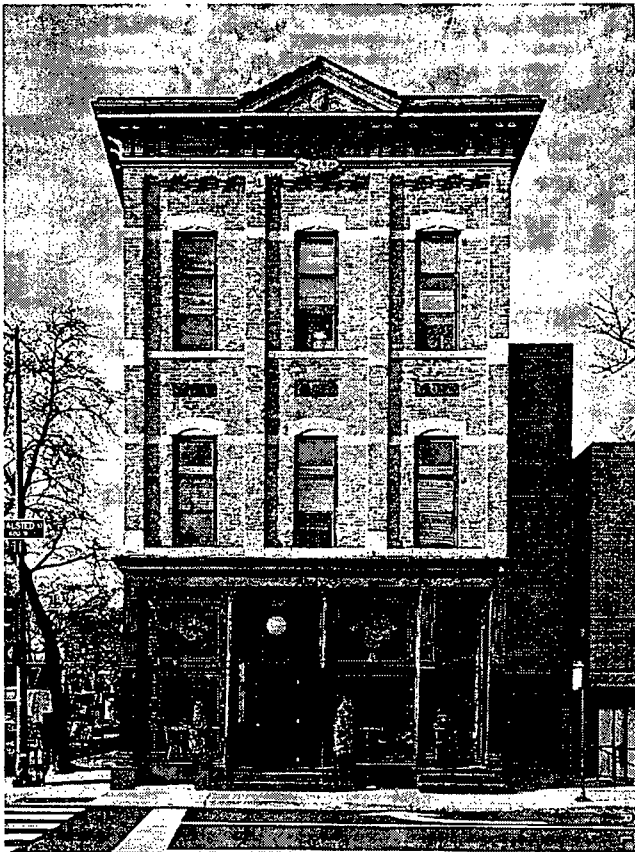
The buildings of the Halsted-Willow Group form a distinctive group of historic mixed-use buildings at an important intersection in the western part of the Lincoln Park community area. (Unless otherwise captioned, all current photographs of district buildings are courtesy Bob Segal.)

Top: the buildings at 1727-1729 and 1733 North Halsted Street were built in 1880 in the Italianate style. Bottom left: These side-by-side buildings are identical in their brick and stone detailing, including incised stone lintels and faceted brickwork. Bottom right: The building's cornices are slightly different; this one at 1727-1729 has a sunburst pattern in the central pediment.

Opposite top: The Queen Anne-style building at 1730-1732 North Halsted Street has finely-crafted pressed-metal oriel bays and cornice, along with decorative brick and terra cotta. Middle right: A close-up view of the building's central pressed-metal pediment and terra-cotta lunette, detailed with the name of the building's original owner, "F. Niesen."

Bottom left: The Italianate-style building at 1800 North Halsted Street was built to house first-floor retail, second-floor residential and a third-floor "public hall," or rental meeting space. Bottom right: The building's pressed-metal cornice bears a faint inscription, "L. Hammerstrom's Hall," indicating the building's original owner and the presence of a public hall.





evidence of an inscription found on the cornice pediment, the building's original owner was "C. Zuber" and the date of construction was 1880. The building's front (Halsted) facade has red face brick and Joliet-limestone trim similar to that of 1727-1729. The street elevation facing Willow is clad with red common brick, as are the rear (east) and south elevations.

The Halsted storefront, currently occupied by Pizza Capri, retains a sense of transparency. It has non-historic piers and paneling that obscure any historic columns or lintel, which may however be retained underneath. The storefront's original entrance, most likely at the building's corner, has been replaced by a storefront entrance at the south end of the storefront, most likely in the original location of the building entrance accessing upper-floor apartments. An exterior staircase in the narrow gangway between 1733 and 1727-1729 provides access to upper floors.

Facing Willow, an older storefront at the rear of the building has been bricked up, but a doorway has been retained. Ground-floor windows facing Willow are small and have narrow limestone sills and wide limestone lintels.

Upper-floor windows facing both Halsted and Willow retain their original rectangular openings. Sash is non-historic and is one-over-one, double-hung sash with transoms. Upper-floor ornament is almost identical to 1727-1729, including horizontal Joliet-limestone bands connecting Joliet-limestone window sills and lintels, second-floor "peaked" lintels with rosettes set within diamonds, and faceted brick ornament ornamenting spandrels between second- and third-floor windows.

The building's pressed-metal cornice is nearly identical with that found at 1727-1729, including frieze panels and brackets, moldings, and a triangular pediment with finial. The surface of the pediment is much smoother and visually simpler, however, with three rosettes defining the triangle of the pediment and no sunburst. This part of the cornice also has the date of the building (1880) and the name of the original owner (C. Zuber) incised into the surface.

### **1730-1732 North Halsted Street / 807 West Willow Street**

**Constructed: 1889**

**Architect: not known**

This three-story brick mixed-use building is the largest of the four buildings in the Halsted-Willow Group. It is located on the southwest corner of Halsted and Willow and was built by manufacturer Frank Niesen. As is typical, it was built with ground-floor storefronts and upper-floor apartments originally accessed from entrances facing both Halsted and Willow. Street elevations are clad with red face brick, while the south and rear (west) elevations are clad with red common brick. The building was designed in the Queen Anne architectural style, but also includes some Romanesque Revival-style details.

The building's storefronts retain a sense of transparency and original cast-iron columns and lintels. Columns are finely detailed with panels and interconnecting rosettes. Storefront lintels are ornamented with stylized foliate ornament, Greek-key moldings, and rosettes. The ground-floor retains Halsted Street entrances at historic locations, although two appear to not be regularly used due to the combination of ground-floor spaces into one retail space, currently occupied by Vinci restaurant.

The Willow Street elevation has a finished facade with red face brick and details both similar and different from the Halsted facade. Ground-floor windows are a combination of rectangular and round-arched openings. Pink sandstone is also used for lintels and sills for rectangular windows, while round-arched windows have sandstone sills and red-brick lintels. Here, ground-floor window sash consists of non-historic single panes of glass. A secondary entrance at 807 West Willow provides access to upper-floor apartments. This entrance is narrow and has a wood door inset with a large glass pane and topped by a glass transom, and the entrance is flanked by tall narrow windows. A combination of brick and sandstone form a door surround for this entrance, topped by a segmental arch.

Upper-floor windows facing both Halsted and Willow are a combination of flat windows punched through the brick facade and windows set within projecting pressed-metal oriel bays. Window sash is one-over-one, double-hung sash that, while non-historic, most likely replicates the sash configuration of original windows. Rusticated pink sandstone is used for sills and lintels for flat windows, and these sills and lintels continue as horizontal bands across the street facades. Oriel bays are constructed of pressed metal with a high degree of decoration, including panels, colonnettes, dentils, stylized-foliage spandrels, and simple moldings. The Halsted elevation has a pressed-metal cornice that continues oriel-bay moldings across the building's roofline, culminating in the center of the facade with a decorative gable detailed with foliate ornament and an abstracted Classical-style acroterion.

Other ornament on the Halsted elevation include brick panels and molded-brick rows under second-floor sills, a third-floor Romanesque-style round arch with a pink sandstone drip molding centered in the facade, and a sandstone lunette set within this round arch. The lunette is carved with "F. NIESEN," the original building owner's name.

The upper-floor facade of the building facing Willow is similarly detailed with red face brick cladding, pressed-metal oriel bays and rooftop cornice, brick piers and panels, and molded-brick rows. The oriel bays and cornice are similarly detailed with colonnettes, panels, stylized-foliage ornament and other Queen Anne-style ornament.

South and rear elevations are very simply detailed with no ornament. A rear first-floor addition appears non-historic; it has large windows, panels and simplified Classical-style moldings.

### **1800 North Halsted Street**

**Constructed: 1883**

**Architect: not known**

This three-story brick mixed-use building was built by owner Ludwig (Louis) Hammerstrom to house ground-floor retail, second-floor residential space, and a third-floor "public hall." (Some sources spell the original owner's name as "Hammerstroem," but the building's cornice is incised with "Hammerstrom," leaving out a second "e.") The building is located on the northwest corner of the Halsted-Willow intersection. It is built in the Italianate architectural style, similar yet different from the buildings at 1727-1729 and 1733 North Halsted. The building is clad on all sides by red common brick.

A ground-floor storefront facing Halsted, currently housing the Willow Room restaurant, retains a sense of transparency, as well as historic storefront colonnettes and piers, both with fluting, and a simple, wide lintel. The storefront entrance, now in the middle of the Halsted facade, may originally have been on the corner. The original entrance to upper floors retains steps, but no door.

The Willow elevation has tall, narrow, first-floor windows with single-pane sash and Joliet-limestone sills and lintels. Each lintel has a decorative profile with the outline of a drop hood with a keystone. There are two secondary entrances facing Willow, one with a non-historic glass door, the other with a non-historic wood door. It appears that, in between the doors, a portion of the wall has been infilled with common brick. (This may be where a grocer was located early in the building's history.)

Facing Halsted, the building's upper floors have rectangular windows with non-historic, one-over-one, double-hung sash with transoms; most likely, these windows originally had one-over-one, double-hung sash without transoms. Joliet-limestone bands serve as continuous sills and connect slightly-arched lintels, also made of Joliet limestone. Brick piers define the building's structural bays. Dark red terra-cotta blocks ornamented with rosettes are located between second- and third-floor windows. The building's pressed-metal cornice has a paneled frieze, brackets in singles and pairs, and a triangular pediment with a shield and stylized foliate ornament. Centered in the cornice, a portion of the frieze is incised "L. HAMMERSTROM'S," and hanging just below the cornice, is a small panel that bears the word "HALL," indicating the public hall built on the third floor.

The upper floors of the Willow elevation have regular rows of rectangular windows with Joliet-limestone flat drop-hooded lintels. Some of these lintels retain incised rosettes and vines. Brick piers create a regular vertical pattern. Recessed brick panels with dark-red terra-cotta rosettes are underneath third-floor windows. A pressed-metal cornice with panels and brackets ornaments the building's roofline, under which is decorative brick corbelling.

Previous research on 1800 North Halsted had placed the building's public hall on the second floor, a location typical for many neighborhood public-hall buildings. However, Michele Dougherty Johnson, oldest grandchild of Matt Schulien, whose family owned the building for many years, has stated, in email correspondence with neighborhood resident and historian Bob Segal, that the public hall was located on the third floor, while the second floor was residential:

I well remember what we called the "Lodge Hall" on the third floor. It hadn't been used in many years, and we kids used to sneak up there to play. Behind what was then the kitchen for the restaurant, there was a magnificent, sweeping staircase that led from the ground floor directly up to the back of the third-floor hall. It must have been quite grand in its day. The area at the base of the staircase was gradually turned into a storeroom of sorts, and I remember the 50-pound sacks of potatoes piled up there, in the middle of which white-aproned kitchen-helper Adolf sat peeling potatoes all day long.

The public hall space has since been converted to apartments.

## **THE IMPORTANCE OF MIXED-USE BUILDINGS TO CHICAGO NEIGHBORHOODS IN THE NINETEENTH CENTURY**

During the nineteenth century, Chicago developed as a series of tightly organized and built neighborhoods. Until electric streetcars and elevated lines were built in the 1890s and early 1900s, public transportation consisted chiefly of horse-drawn streetcars which were slow and unreliable. Although a major shopping district was located in downtown Chicago along State Street and Wabash Avenue, most Chicagoans shopped near their homes in small stores located along neighborhood shopping streets and scattered throughout residential neighborhoods. Here, the daily necessities of food, drinking, medicines, clothing, banking and other goods and services could be handled conveniently without leaving neighborhoods.

These local shopping districts were composed of buildings that typically fit the scale of their surrounding residential neighborhoods. Although individual mixed-use buildings often were built at most street intersections in nineteenth-century Chicago neighborhoods, concentrated areas of neighborhood commercial buildings developed along arterial streets with public transportation. These streets typically were those defining the mile sections and quarter-sections of the Chicago street grid into which the city was platted. These concentrations of store buildings were later recognized during the twentieth century when the City of Chicago adopted its first zoning ordinance in 1923, which encouraged the development of long continuous retail strips along the city's major arterial streets.

The buildings that comprise the Halsted-Willow Group exemplify these historic patterns of neighborhood development. They are located at the intersection of a major arterial street (Halsted) with a smaller-scale street (Willow) that provided vehicular and pedestrian penetration into the residential neighborhoods east and west of Halsted. It is important to note that, due to the platting and arrangement of streets in this part of Lincoln Park, that there historically were only two streets (Willow and Wisconsin) that intersected with Halsted between North Avenue (1600 North) and Armitage Avenue (2000 North). Wisconsin (formerly Clay) formed a T-intersection with Halsted, extending west but not east from Halsted, while Willow formed a full four-way intersection with Halsted. At a point in the past, probably during urban renewal, the Wisconsin-Halsted intersection was eliminated, and a portion of Wisconsin right-of-way now has a play lot. This leaves only Willow intersecting with Halsted for a half-mile. In addition, Willow is the only east-west street between Armitage and North that extends west as far as Sheffield and Clybourn and east to Larrabee.



Commercial streetscapes and mixed-use buildings are a significant part of the history of Chicago neighborhoods. Two examples are Armitage and Milwaukee avenues. Top: Armitage Avenue looking east from Bissell in 1910 (from Chicago History Museum, reprinted in Terry Tatum, "Armitage-Halsted District."). Bottom: Milwaukee Avenue looking south from Evergreen in 1900 (from Elaine A. Coorens, *Wicker Park from 1673 to 1979*, reprinted in Matt Crawford, "Milwaukee Avenue District.").

This is rather unusual in the context of the Chicago street grid, where it would be more typical to have at least 3, and maybe more, streets intersecting with this length of Halsted and extending east and west through the surrounding neighborhoods.

The Halsted-Willow intersection is truly an informal "gateway" into this residential portion of the larger Sheffield area as it developed during the nineteenth and early twentieth centuries. As such, the Halsted-Willow intersection and its historic buildings have great visual prominence within the physical context of the surrounding community.

## **BUILDING TYPES AND ARCHITECTURAL STYLES IN THE HALSTED-WILLOW GROUP**

The Halsted-Willow Group contains significant examples of mixed-use building types significant to Chicago neighborhoods. These buildings were designed in the Italianate and Queen Anne architectural styles, reflecting the importance of these styles to Chicago architecture. The individual building types and architectural styles in the district exemplify developments in mixed-use architecture from the late nineteenth century. Architectural embellishment and high-quality materials and craftsmanship were employed in these buildings to attract customers and to promote the businesses on densely-built Halsted. Taken together, these buildings form a visually handsome ensemble that convey to neighborhood residents and visitors alike an important sense of place and a special visual character. The district's architecture also conveys the history of Chicago's commercial development and the industriousness of the immigrant communities who settled here.

### *Building types*

Three of the buildings within the Halsted-Willow Group are "store-and-flats" buildings, a building type common yet vital to an understanding of Chicago neighborhood architecture. The term "store and flats" was typically used in City of Chicago historic building permits for buildings with ground-floor retail and upper-floor residential. The fourth district building is a "store, hall, and flats" building, a variation on a store and flats building that combines retail and (often) residential uses with an upper-floor rental meeting space.

In their general form and appearance, these buildings at Halsted and Willow exemplify physical characteristics typical of such property types. They were constructed on either one or two standard-size Chicago lots, making them between roughly 25 and 50 feet in width, and are three stories in height. All are built of brick in the 1880s, a period of great growth for the larger Lincoln Park community. These buildings fill their lots, with front facades pushed out to the edge of sidewalks.

The first floors of these buildings were built with storefronts originally with large display windows framed by cast-iron supports. Storefront entrances historically were flanked by shop windows with large panes of glass providing ample light for store interiors and display areas for goods sold. Cast-iron storefront systems, consisting of storefront bulkheads, posts and lintels, were mass-produced in the nineteenth century and often bought from catalogs. Some storefronts in the district have been modified from original configurations, but most retain their sense of transparency as well as original cast-iron posts and lintels.

While the street level of these buildings is given over to storefronts, the upper stories typically have masonry walls pierced with one-over-one double-hung sash windows detailed with stone sills and lintels, often decorated with carved or incised ornament. Separate entrances provide access to upper floors. The buildings in the district typically had apartments on upper floors. However, 1800 North Halsted also had "Hammerstrom's Hall" on the third floor. This "public hall" was a meeting space made available for rent to organizations of varying types, including fraternal organizations.

Victorian-era Chicagoans favored architecture made elaborate with applied ornament in a variety of materials, including molded brick, terra cotta, carved stone, and metal. The Italianate-style buildings in the group (1727-1729, 1733 and 1800 North Halsted) have stone window lintels with Italianate-style incised ornament, and are also embellished with "saw-tooth" brick detailing. 1730-1732 North Halsted has ornamental terra-cotta detailing as well as decorative brickwork. Much of this applied architectural ornament was mass-produced and readily available to even modest commercial buildings. Shop owners used these architectural details to make their businesses stand out in the crowded street.

All of the group's buildings have pressed-metal decoration—metal formed into decorative cornices and (in the case of 1730-1732 North Halsted) upper-floor oriel bays. Architectural metalwork ornamented with both geometric and foliate low-relief decoration could be bought ready-made from trade catalogs or local companies, and nineteenth-century architects and builders commonly embellished their buildings with metal ornament obtained in this manner.

#### *Architectural Styles*

Buildings within the Halsted-Willow Group display important architectural styles used for late nineteenth commercial buildings found in Chicago neighborhoods, including the Italianate and Queen Anne.

The **Italianate** style was originally inspired by the villas of northern Italy. The early 19th-century architect Andrew Jackson Downing helped popularize the style during the 1840s and 1850s with the publication of influential pattern books—publications illustrated with buildings designs, plans and details that could be built by carpenters and builders using the book as a construction guide—that included Italianate-style country and suburban houses. The Italianate 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 for many types of buildings, including both residential and commercial.

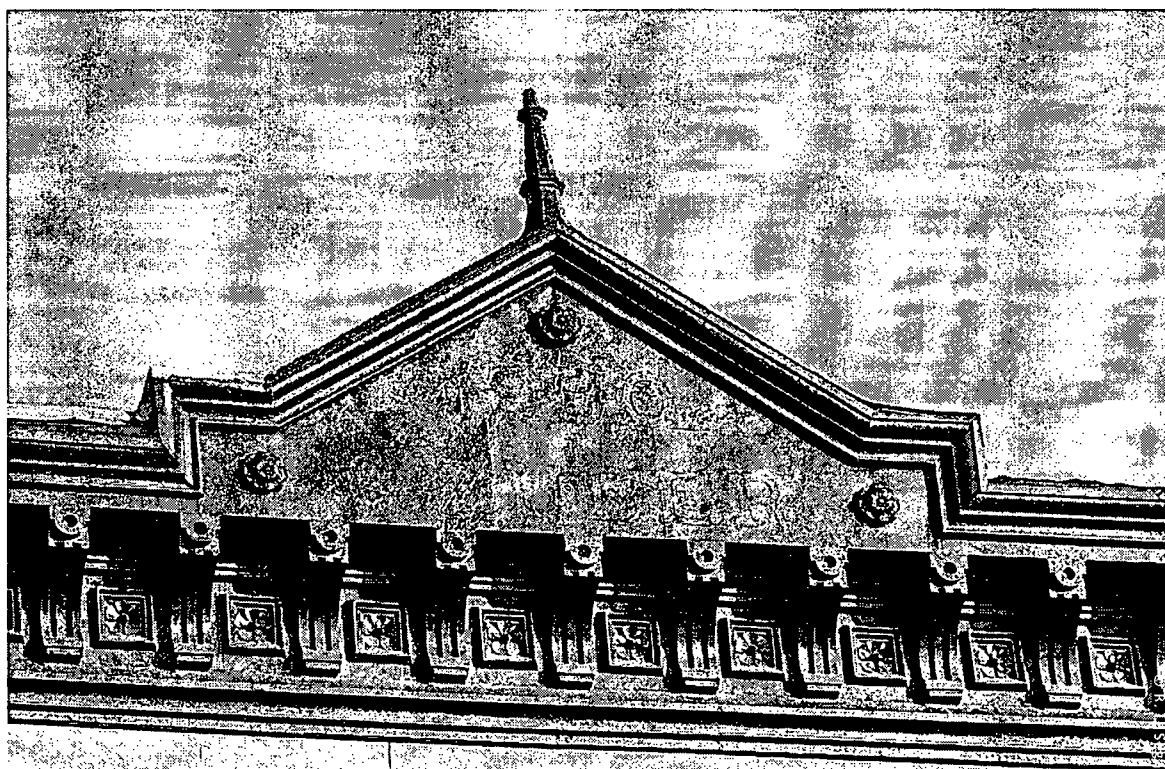
The Italianate was Chicago's predominant architectural style during the 1870s and 80s, during which time the Halsted-Willow Group was developed. The earliest buildings in the district—1727-1729, 1733, and 1800 North Halsted—are Italianate and are characterized by red brick walls and contrasting Joliet-limestone trim. Decoration consists of lintels with carved ornament and bracketed pressed-metal cornices.

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-style 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 and commercial buildings. Oriel bays and turrets created from pressed metal are common to Queen Anne buildings, and the 1730-1732 North Halsted building has handsome pressed-metal oriel bays. This building has other common characteristics of the Queen Anne style, including a mixture of exterior building materials, including brick, terra cotta, stone, and metal—providing visual "texture" that continues to delight the eye.

## **HALSTED-WILLOW DISTRICT OWNERS AND BUSINESSES OVER TIME**

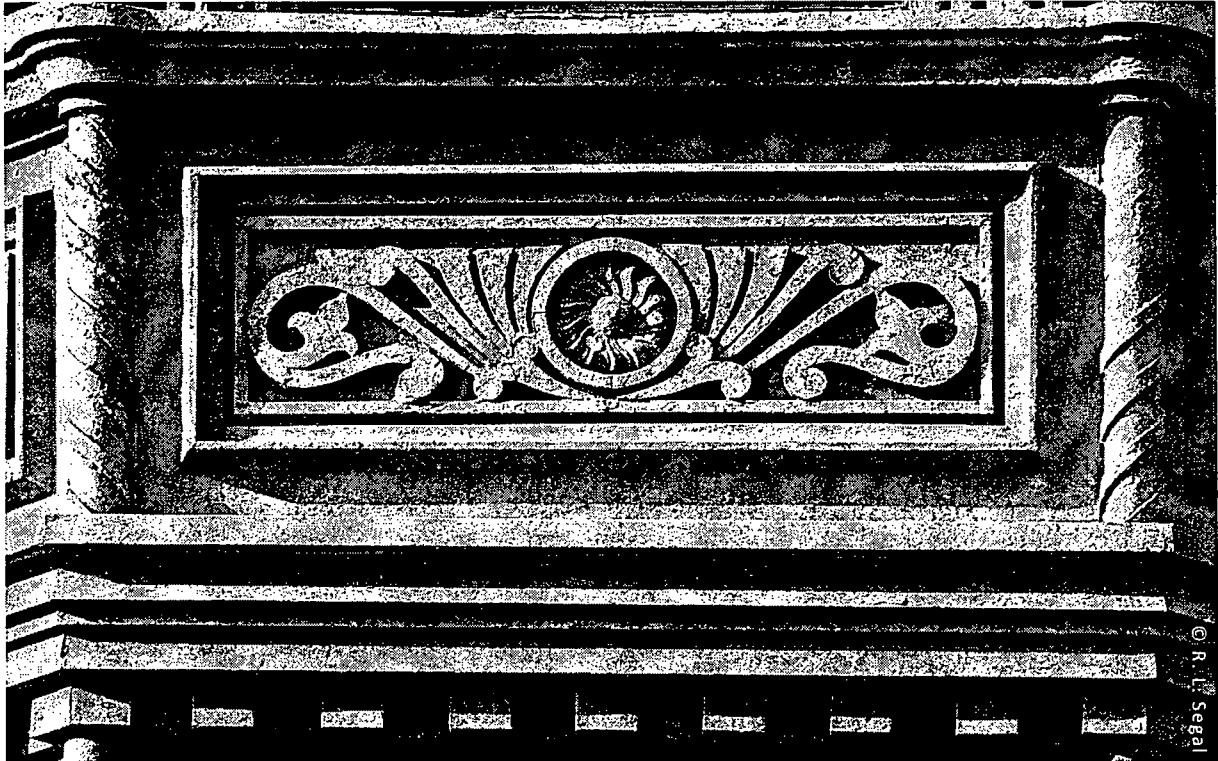
The buildings in the Halsted-Willow Group were built by ethnic-German immigrants and historically housed a variety of businesses, including saloons, a drugstore and a meat market. 1800 North Halsted also housed a "public hall" rented to local organizations. These commodities (food, drugs, alcohol) were the kinds of purchases to which residents wanted close and frequent access. Unlike other larger commercial districts in Chicago, such as Armitage Avenue to the north, Milwaukee Avenue on the Northwest Side, or 18th Street in the Pilsen neighborhood, the Halsted and Willow intersection is not a "transfer corner," or an intersection where people transfer from one public transit line to another, or begin their walk home. Instead, Halsted and Willow is a small pedestrian





The buildings at 1727-1729 and 1733 North Halsted Street (as well as 1800 North Halsted) are handsome examples of the Italianate architectural style, ornamented with stone, decorative brick and pressed metal. Bottom: The cornice of 1733 North Halsted.





The building at 1730-1732 North Halsted Street is a fine example of the Queen Anne architectural style, with Romanesque Revival embellishments. Bottom: A detail of one of the building's pressed-metal oriel bays.

commercial district surrounded by larger residential neighborhoods. It provided close-by commercial establishments that played important roles in residents' daily lives. This history of use exemplifies the general role that many such mixed-use buildings played in nineteenth and early twentieth-century Chicago neighborhoods.

The three-story Queen Anne-style building at 1730-32 North Halsted Street was built by Frank Niesen, a native of Wittlich, Germany, who immigrated to Chicago in 1854, where he became a vinegar manufacturer. After losing his Near North Side factory and offices during the Chicago Fire of 1871, Niesen built a new factory in the Lincoln Park neighborhood with his business partner, "Mr. Dieden." As reported in M.L. Ahern's *Political History of Chicago (Covering the Period 1837-1887)*, "the smoke [of the Chicago Fire] had hardly cleared away when he established himself at 756 Halsted, near Willow." Directories and the Robinson's Fire Insurance Atlas of 1886 show the Niesen & Dieden Vinegar Works operated out of a wood-frame building at 756 North Halsted (the pre-1909 address for 1730 North Halsted), while Niesen and his family lived next door in a separate wood-frame building at 758 North Halsted (the pre-1909 address for 1732 North Halsted).

In 1889, Niesen replaced these earlier buildings with a grander "store and flats" building that is today's 1730-1732 North Halsted building. Building decoration proclaims the owner's name in raised letters, representing how proud building owners often gave their names visual permanence through ornamentation.

Niesen also represented his community as a politician. He entered local politics in the 1870s and served as alderman for the 15th Ward. Other offices held include that of tax collector for the North Town [township] of Chicago from 1879 to 1880, and Cook County Board commissioner, starting in 1883.

Several businesses at the Halsted - Willow intersection provided neighborhood residents with a convenient place to socialize. Niesen's building at 1730-1732 North Halsted is listed in the 1906 Sanborn Fire Insurance Co. atlas as housing a saloon in the corner storefront. Across the street, the Hammerstrom's Hall building at 1800 North Halsted also was listed in the 1906 Sanborn as having a corner saloon. Over time the building developed a reputation as an important social center.

Ludwig (Louis) Hammerstrom, the original owner of 1800 North Halsted, was born in Prussia (a predecessor state to modern-day Germany), and he came to Chicago in 1856 where he found work as a bricklayer. In 1883 he built a three-story Italianate-style brick "store, flats and hall" building at 1800 North Halsted (760 North Halsted under the city's pre-1909 address numbering system). Hammerstrom rented out first-floor storefronts to saloonkeeper F.C. Schmidt and grocer William Hacker. The third floor contained a rental meeting hall, while Hammerstrom and his family occupied the second floor.

In late nineteenth-century ethnic-German neighborhoods, saloons and public meeting halls played prominent roles in almost all aspects of daily life. Residents patronized saloons to drink and socialize, and while doing so, they discussed neighborhood politics, made contacts useful in business, and to entertain themselves events such as lectures and concerts. Ethnic-German saloons were brightly lighted and family-friendly, and were important as neighborhood centers of community.

The cornice on the front of the 1800 North Halsted building, which reads "L. HAMMERSTROM'S HALL," proclaims the building's historic role as a public hall. In the late nineteenth and early twentieth centuries, Chicago had dozens of such privately-built public hall buildings. For example, by 1915 the city had several hundred of them listed in that year's city directory. Many of these buildings have been demolished over time.

A well-known and uncharacteristically grand public hall building that remains near Halsted and Willow is the Yondorf Black and Hall at North Avenue and Halsted Street, built in 1887 and designated a Chicago Landmark in 2001. Hammerstrom's building at 1800 North Halsted is much smaller than Yondorf, but its more modest scale is exemplary of the majority of such neighborhood-oriented public hall buildings.

Other types of businesses were located in Halsted-Willow Group buildings. In the 1727-1729 North Halsted building, Gustave Hundrieser ran a meat market for many years. Hundrieser came to the United States as a toddler with his parents in 1881. Through his young-adult life, Hundrieser worked as a provision clerk, then a cutter in the "Meats" industry, while marrying his wife Anna, having a son, and setting up a household on Willow Street. By 1914, Hundrieser had his own meat market at 1727-1729 North Halsted that he advertised in St. Vincent de Paul Church's *St. Vincent's Weekly*. In 1920, he still lived on Willow Street just blocks from his butcher shop, but the 1930 census shows that Anna Hundrieser had died and Gustave Hundrieser had moved out of the neighborhood.

Although Hundrieser moved away from the Lincoln Park neighborhood, as some Germans were doing in the 1920s, someone else took over the butcher shop. According to Polk's 1928 Directory, 1727-1729 N. Halsted housed a meat market owned by "Alex Kotnik."

Next door to Hundrieser's meat market, Louis J. Gespitz was the long-time owner of a drugstore at 1733 North Halsted, and he lived above the shop with his wife and son. As late as 1922 Gespitz advertised for a "Registered Assistant Pharmacist" who "must speak German." The need for a German-speaking pharmacist, even as late as 1922, illustrates in a small way how the area retained its German character and was still catering to a ethnic-German clientele in the 1920s. Although Gespitz died in 1925, his pharmacy was still listed in Polk's 1928 Directory under his name.

Saloons remained neighborhood institutions that fostered community for years. A local salon owner of importance was Joseph Schulien, who bought the building at 1800 North Halsted in 1916. A German-born immigrant, Schulien moved his existing saloon, located nearby at 724 West Willow (then 68 Willow), into the building, and he ran a saloon here for over 30 years before the business moved to Irving Park Road. Overseen by Joseph and assisted by sons Matt and Ed, Schulien's served as a place for neighborhood residents to relax, socialize, and be entertained.

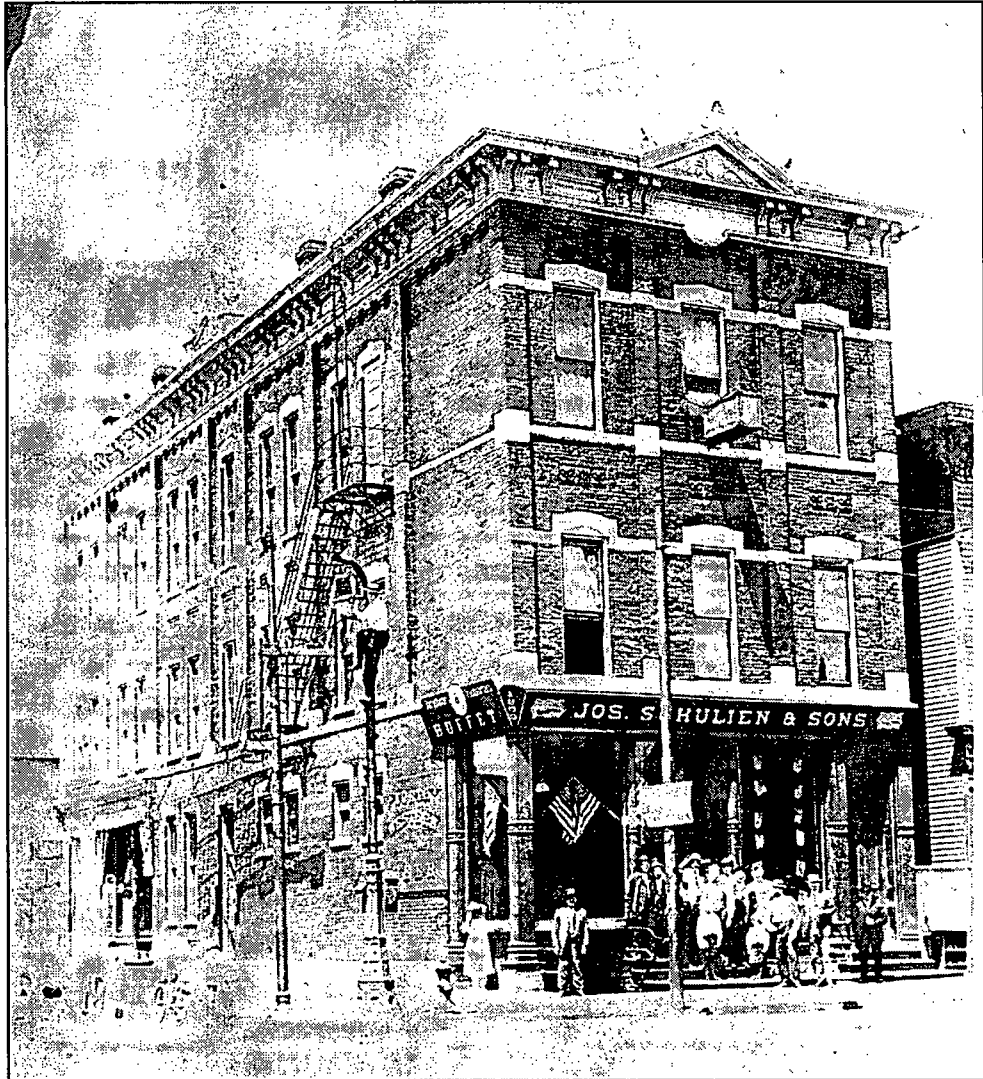
Matt Schulian, a magician dubbed "probably Chicago's most brilliant manipulator of cards" by the *Chicago Tribune*, was one of the saloon's biggest attractions. Described as "a blue-eyed . . . restaurateur in the German district," one of Matt's signature tricks was the "card against the wall." A customer would pick a card from a deck offered by Matt. Then the magician would throw the entire deck against the wall. The card picked by the customer would stick to the wall while the rest fell away.

The beginning of Prohibition in 1920 did not close Schulian's. The saloon's "front" was the grocers Friedman and Millstone. Trusted regulars became "club" members and were given keys that allowed free access to the building's basement where alcohol was served. A 1924 raid on the tavern resulted in the seizure of nearly one hundred men from the basement: "All were sitting around a radio set listening to atmospheric jazz and quaffing beer," noted the *Chicago Daily Tribune*.

In the 1920s and 1930s, new groups of immigrants, including Hungarians, began to replace Germans in the neighborhoods around the Halsted and Willow intersection. Despite this influx of non-German groups, the area remained German in popular thought, as well as practice. A 1938 article in the *Chicago Daily Tribune* described the "German district" surrounding Schulien's:

There are many German and Bavarian restaurants; also, of recent years, several Hungarian ones, due to an influx of Hungarians into the neighborhood. The groceries and delicatessens sell herrings and dill pickles from big tubs and vats; the big, soft German pretzels called *Schwaben* pretzels, and dark *bauernbrot*, which is like pumpernickel.

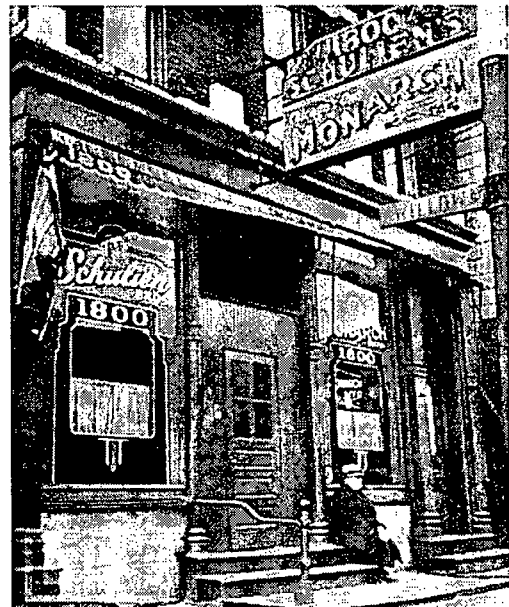
The Great Depression devastated the Lincoln Park community area economically, with businesses both large and small being affected and often closing. In the residential areas, owners subdivided properties into small apartments while neglecting them simultaneously. In the years following World War II, many of the factory jobs that had employed working-class neighborhood residents since the late nineteenth century began to disappear. Increasingly, long-time residents exchanged the old neighborhood for new suburban living.



The building at 1800 North Halsted was the location for many years of the Joseph Schulien & Sons saloon, run by German-born Joseph Schulien and his sons Matt and Ed.

Top: The building, circa 1918, soon after Schulien bought the building (courtesy the Schulien family; printed in John Tully, "Hammerstroem Hall" National Register of Historic Places draft nomination). Bottom left: The building's entrance, no date (from Tully, "Hammerstroem Hall").

Opposite top left: A Schulien Brothers matchbook (courtesy the Schulien family, printed in John Tully, "Hammerstroem Hall"). Opposite top left: Matt Schulien (from Tully, "Hammerstroem Hall"). Opposite bottom: An article and photographs on Matt Schulien as a noted Chicago magician, published in *Life* magazine, April 30, 1945.



ED MATT

# SCHULLEN BROTHERS

*Restaurant & Bar*

1800 N. HALSTAD WHITEHALL 9257-B

CHICAGO • ILLINOIS



*Life Goes to a Magicians' Hangout*

Matt Schullen's bar in Chicago is their rendezvous



## LATER HISTORY OF THE HALSTED-WILLOW GROUP

The 1950s and 1960s brought a wave of urban renewal to the Lincoln Park community area. Neighborhood associations, such as the Old Town Triangle Association (established 1948), the Lincoln Central Association (founded 1959) and the RANCH Triangle Community Conservation Association (established 1963), formed to combat what they saw as the decline of the area and to promote a sense of neighborhood community. Lincoln Park was a Chicago epicenter of government-run urban renewal in the 1960s and early 1970s, and a number of commercial streetscapes were removed during this process, including a portion of Halsted north of Armitage.

The intersection of Halsted and Willow survived this large scale urban renewal project largely intact, but part of the surrounding area was redeveloped, starting in 1978, with new housing as part of a privately-funded redevelopment scheme called Willow-Dayton Place. Led by John Baird of the Baird & Warner real-estate company and architect Aubrey Greenberg, the Willow-Dayton Place project built new modern-style residential buildings on Halsted and Dayton that, in the years since, have been a visual foil for the historic buildings on the west side of Halsted at its intersection with Willow.

Despite these changes, the neighborhood did not lose its status as a gateway for immigrants during the 1950s and 1960s. Bosnian immigrants settled in the area in the post-World War II years, and the public hall in the 1800 North Halsted building became a Muslim Religious Cultural Home and Bosnian American Cultural Center to serve this new immigrant community. The 1950 Sanborn fire insurance maps for the area show a bake shop in the 1730-1732 North Halsted building, while a drugstore continued to be at 1733 North Halsted.

In more recent years, potential redevelopment has threatened the building at 1800 North Halsted, encouraging the community to come together in an effort to preserve it and the other significant mixed-use buildings at the Halsted-Willow intersection. Instrumental community groups include the Lincoln Central Association and the Ranch Triangle Association.

## CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sections 2-120-690), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for an area, district, place, building, structure, work of art or other object with the City of Chicago if the Commission determines it meets two or more of the stated "criteria for designation," as well as possesses a significant degree of historic integrity to convey its significance.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Halsted-Willow Group be designated as a Chicago Landmark.

### ***Criterion 1: Value as an Example of City, State, or National Heritage***

*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 Halsted-Willow Group is a significant group of nineteenth-century mixed-use buildings, exemplifying the historic and architectural importance of such buildings to the economic and social history of Chicago.
- The buildings in the Halsted-Willow Group were built in the 1880s, a period of great growth for Chicago in general and the Lincoln Park community area in particular. They remain an important link to Chicago's economic and social history for both Chicago residents and visitors.

*Bosnian-American Cultural Association*

1800 N. HALSTED STREET • CHICAGO, IL  
PHONE: DElaware 7-2949

MEMBERSHIP CARD

MEMBERS NAME

Date of Admission..... Reg. No.....

*Muslim Religious and Cultural Home*

1800 NORTH HALSTED STREET • CHICAGO 14, ILLINOIS  
Phone DE 72949

March 19, 1960

OBAVIJEST

Čast nam je obavijestiti sve članove da Ramadan  
Bajram pada u ponedjeljak Marta 28, 1960.  
Klanjanje Bajram namaza obavlja se u ponedjeljak u 9 sati  
u jutro.  
Istovremeno javljamo da se bajramsko sijelo sa večerom  
biti održano u prostorijama našeg Doma, prve subote  
poslije Bajrama tj. Aprila 2, 1960.  
Početak u 7 sati na veče.

M. Selim

Odbor

MUSLIM RELIGIOUS AND CULTURAL HOME  
ILLINOIS

1800 N. HALSTED STREET, CHICAGO 14, COOK  
SEID KARIC

Kamil Y. Avdić	433 W. Roslyn Pl, Chicago 14, Ill.
Safet Sarich	3340 N. Avers St, Chicago, Ill.
Hasan Avdić	626 W. Belden St, Chicago 14, Ill.
Seid Karic	1909 N. Burling St, Chicago 14, Ill.
Omer Avdić	3930 Christiana St, Chicago, Ill.
Muharem Zulfić	2950 N. Sheffield St, Chicago, Ill.
Ismail Muhamed	2137 W. Present St, Chicago, Ill.

Maintains the House of Worship, Sunday school, Night school for  
English and Americanization and helps immigrants to adjust to  
the American way of life.

Membership card and other materials concerning the Islamic organizations, including the Bosnian-American Cultural Association and Muslim Religious Cultural Home, housed in the 1800 North Halsted Street building in the post-World War II era.

## Willow-Dayton Place

# Germ of an idea grows into a gem

By Susan Feyder

**WHAT BEGAN** as a rehabilitation project for a few old buildings in Lincoln Park has grown into Willow-Dayton Place — a residential and commercial development expected to cost \$10.5 million.

The announcement of the project last month by city officials was the result of several years' planning by Aubrey J. Greenberg & Associates. The architectural firm began acquiring land for the project, an area bounded by Halsted and Dayton streets and Wisconsin and Willow avenues, in 1970.

"Originally, we were going to go into the area, rehab some of the buildings, and get out," said William Kehoe, an architect with the Greenberg firm. "But we found that the condition of many of the buildings we had hoped to do wasn't as good as we thought."

Several of the buildings had been severely damaged by fire, and the architects preferred to raze those structures and add new buildings.

Initially planned as a small development, by 1974 the project had grown beyond the financial limits of the original investors, Kehoe said. That's when Greenberg sought out Baird & Warner, Inc., to head the investment group and develop the project.

**WILLOW-DAYTON** will be a 4.5-acre development combining five restored 93-year-old buildings with three new low-rise structures and 80 to 100 new townhouses. There will be 58 apartments in the buildings, plus 11,500 square feet of commercial space.

Apartment construction began late last year, work on the townhouses should begin this spring, and the entire project is scheduled for a spring, 1979 completion date.

Combining the old and new buildings has involved more complex planning than simply clearing the land and building from scratch, said John Baird, president of Baird & Warner. But the area lends itself to the unusual approach, he said.

"You've got some rehab going on to the south in the DePaul (University) area down Halsted," Baird explained. "And there's an urban renewal project

to the west. The two came together at our site. There were a lot of crummy old houses we acquired to assemble a package there — probably better than any place else."

**MOST OF THE** buildings torn down were flimsy frame structures close to 100 years old, he said.

Baird estimates that property values in the project area have doubled since the group began acquiring and clearing land.

"We tried to do it quietly, so that values would not go up," he added. "But eventually it began to get nosed around, and at one point we had to clear the west side of Dayton. That's when people knew something major was going on."

The developers estimate that \$2.5 million will be spent renovating the old structures and constructing the three apartment buildings, with an additional \$8 million earmarked for the townhouses. The entire complex will be privately financed, but the final mortgage commitment for the buildings is being insured by the Federal Housing Administration.

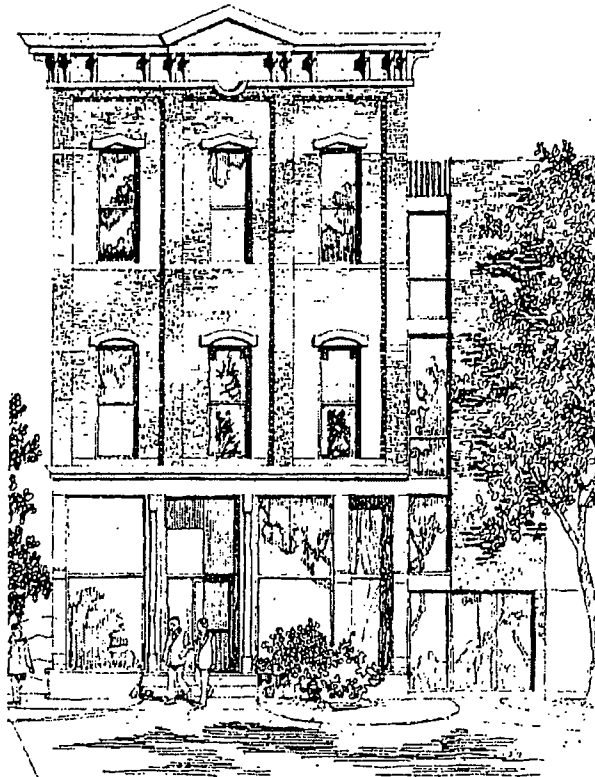
While the developers are receiving no government funds, Kehoe and Baird say the city was helpful in other ways. The city Department of Development and Planning helped with the preparation and approval of a planned unit development (PUD) application.

PUD status allows certain building and zoning requirements, Baird said. The result is a mix of building styles, open landscaped areas, and courtyards.

The city also has made improvements on Wisconsin Avenue and has cleared deteriorating areas east of the project, he said.

While the Greenberg firm won't try to copy the Victorian style of the restored structures, the architects have designed the new buildings to blend with their surroundings. The 58 apartments will have 22 different floor plans, and 14 of them will be loft units.

Some of the old buildings were converted from large apartments into small units. Floor plans for these buildings will aim "for some kind of middle ground between those extremes," Kehoe said.



Five turn-of-the-century Victorian structures are being restored at Willow-Dayton Place to provide a link to the architectural heritage of the west Lincoln Park area.

Preliminary estimates have set rents at \$285 to \$325 for one-bedroom, \$335 to \$375 for two-bedroom, and \$425 for three-bedroom units.

The townhouses, which have four different designs, have been tentatively

priced from the low \$60,000s to \$145,000.

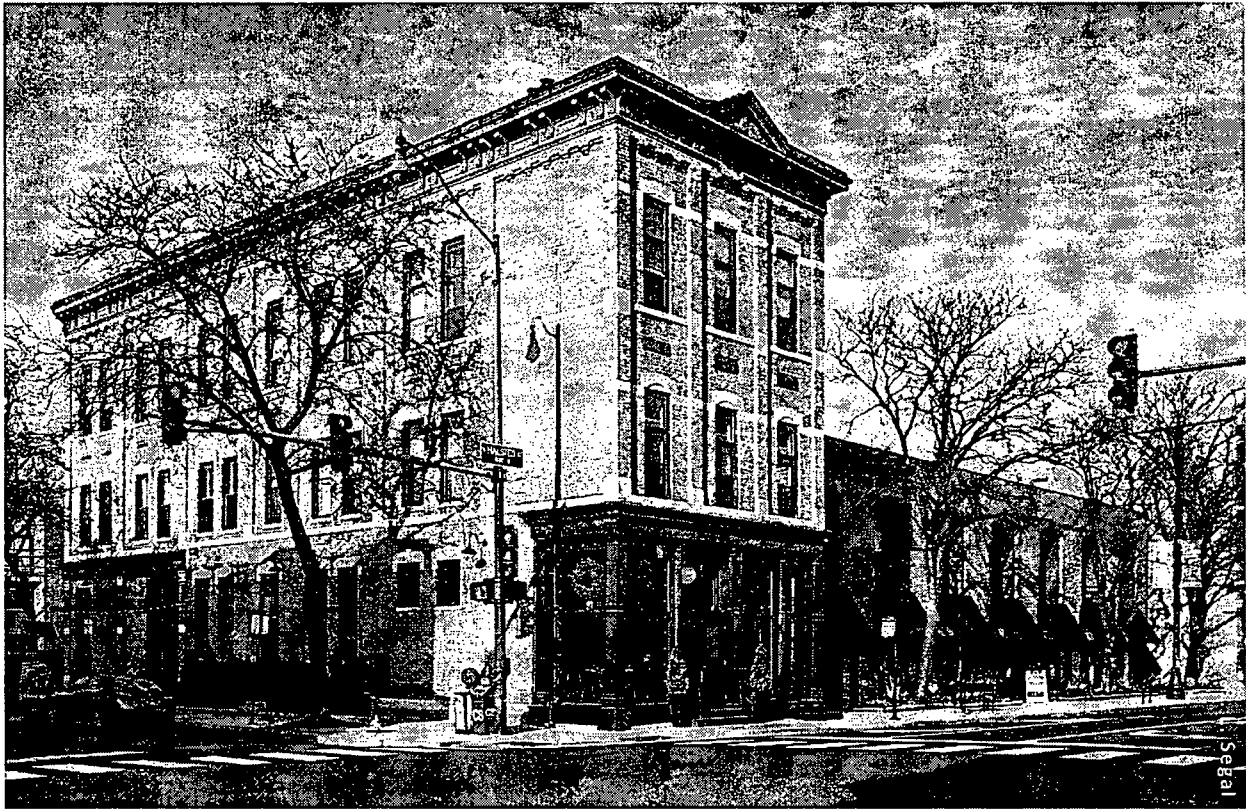
No commercial tenants have been signed yet, Baird said. The developers would like to have a restaurant occupy part of the space, and Baird envisions small shops — like those now in the area — for the rest of the project.

The 1800 North Halsted Street building was part of a larger urban-renewal effort in the Lincoln Park community in the late 1970s. Called Willow-Dayton Place and begun in 1978, this real-estate venture was the effort of John Baird and the Baird & Warner real-estate company and architect Aubrey Greenberg. It replaced a number of dilapidated buildings while preserving buildings such as 1800 North Halsted.

Top: A *Chicago Tribune* article on Willow-Dayton Place published on April 30, 1978.

Opposite top: 1800 North Halsted and adjacent buildings, date not known but most likely circa 1970, before the Willow-Dayton Place project (from Mollie Fullerton, Siobhan Heraty, and Nicole Stocker, "Halsted and Willow Historic District," National Register of Historic Places draft nomination). Opposite bottom: 1800 North Halsted and adjacent red-brick modern-style buildings built as part of Willow-Dayton Place, December 2018 (courtesy Bob Segal).





- The buildings in the Halsted-Willow Group were built and used by ethnic-German immigrants and descendants through the late nineteenth and early twentieth centuries, exemplifying the historic importance of Germans to Chicago and its neighborhoods.

#### ***Criterion 4: Exemplary Architecture***

*Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

- The Halsted-Willow Group is a significant group of Victorian-era store and flats buildings, exemplifying the importance of this commercial building type. One building also historically housed a third-floor public hall, a type of meeting hall of significance to Chicago's working- and middle-class neighborhoods.
- The buildings in the Halsted-Willow Group are fine and significant examples of neighborhood mixed-use buildings in the Italianate and Queen Anne architectural styles, both significant styles to the history of Chicago architecture and characteristic of the city's nineteenth-century architecture.
- The buildings in the Halsted-Willow Group are finely constructed and ornamented with brick, stone, terra cotta, and pressed metal, exemplifying the best of late nineteenth-century craftsmanship and use of building materials.

#### ***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 Halsted-Willow Group's buildings display a visual unity based on a consistent scale and size, building setbacks, overall design, use of building materials and detailing.
- The buildings of the Group form an informal "gateway" to the residential neighborhoods east and west of Halsted due to their location, appearance and handsome design.

#### ***Integrity Criteria***

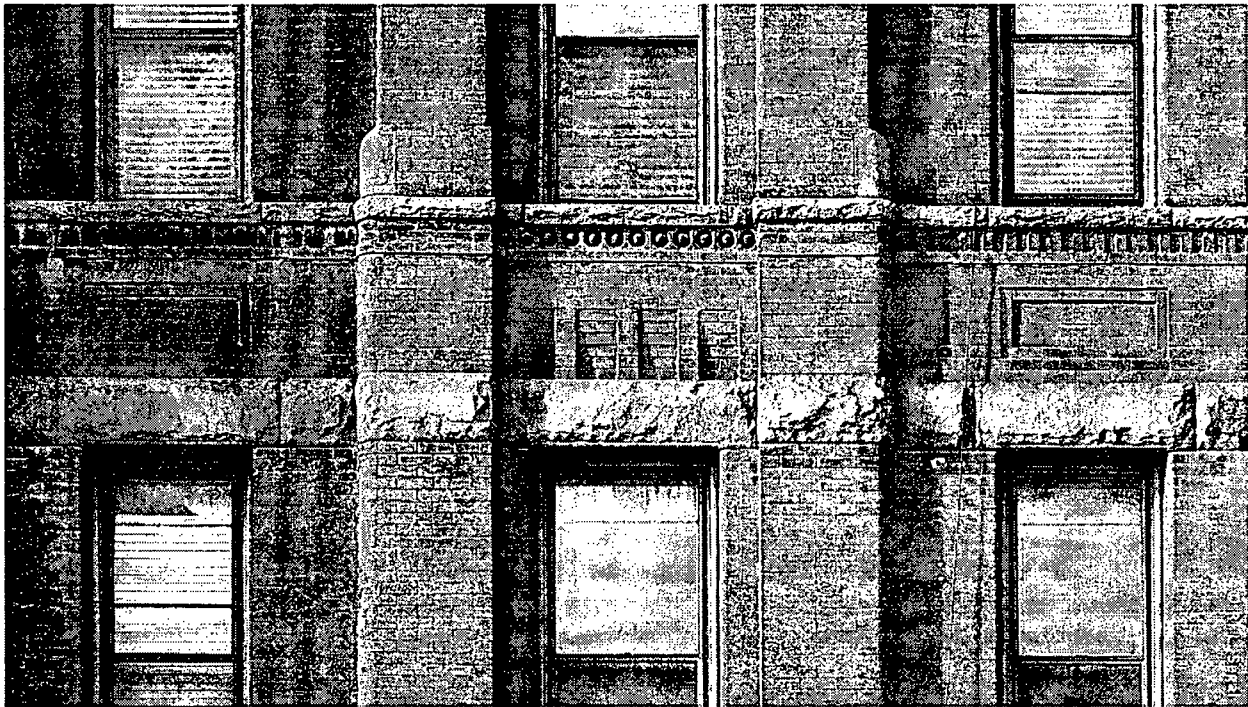
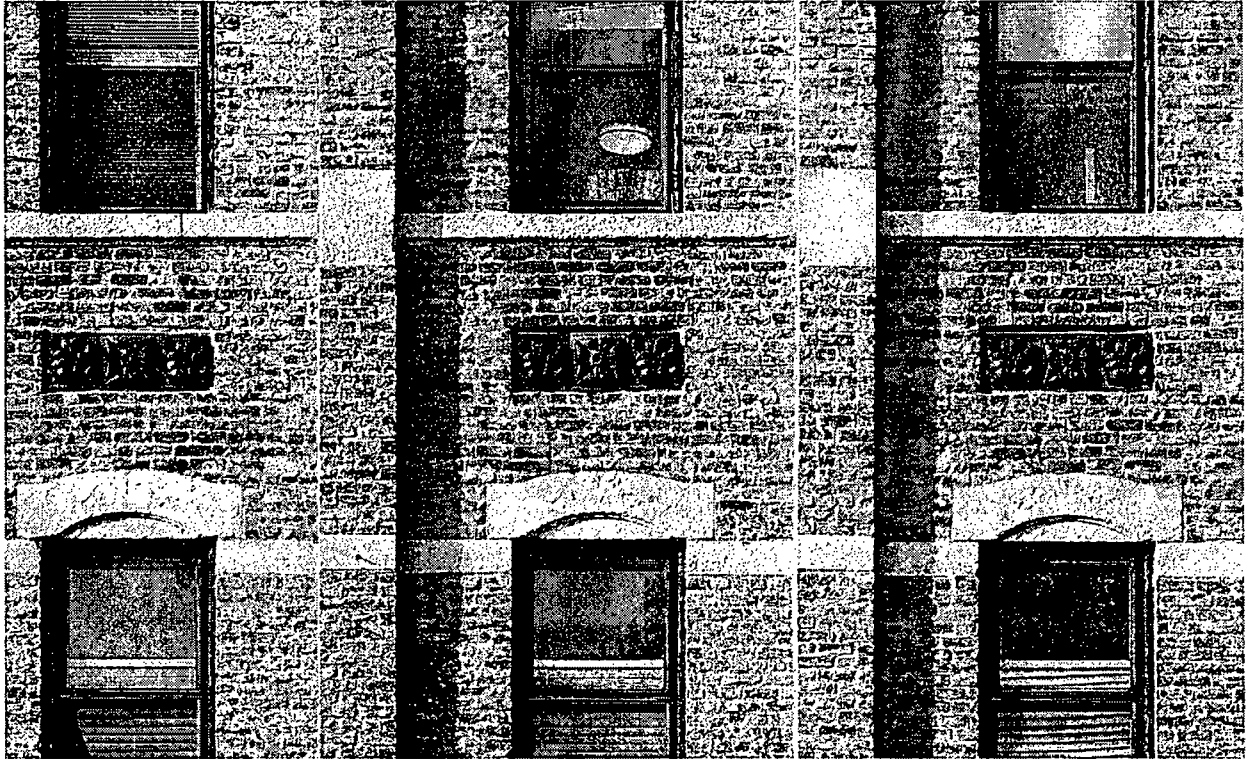
*The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architecture or aesthetic interest or value.*

The Halsted-Willow Group has excellent historic integrity. Its buildings retain their original sites, overall building forms and character-defining exterior and interior details. They retain historic window patterns and openings, as well as ornamental brick work, terra cotta and pressed metal.

Change is an inevitable condition of commercial buildings that thrive over many decades, and the buildings in the Halsted-Willow Group have had architectural changes made over time. Common changes include storefront alterations, especially store window sash and changes in store and upper-floor entrances. However, most of the buildings in the Group appear to have retained historic storefront framing elements, including columns, piers and lintels.

Another common change is window sash replacement. Windows in all four buildings appear to have been replaced over time. However, the most common current sash configuration—one-over-one, double-hung—is most likely identical to the historic sash configuration in all four buildings.

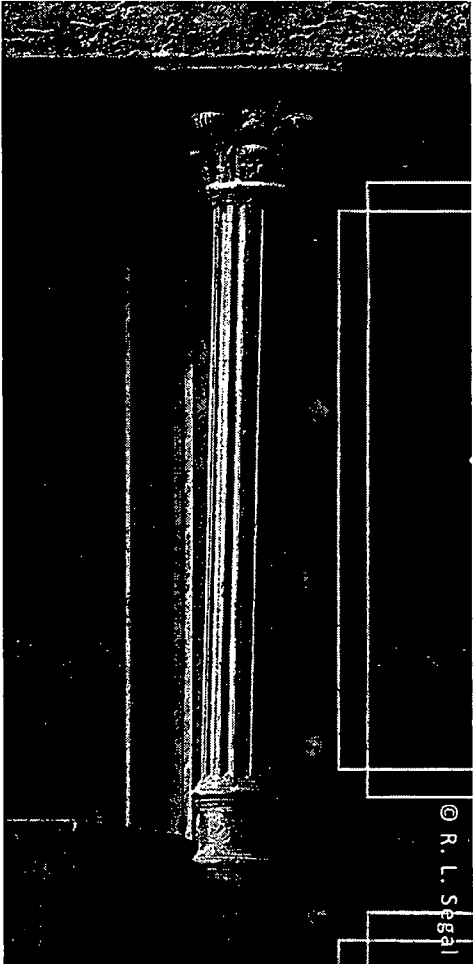
Despite changes, the Halsted-Willow Group retains more than sufficient historic integrity for Chicago Landmark designation. The Group is a significant group of 1880s-era mixed-use buildings that exemplify the importance of such commercial buildings to the economic and social life of Chicago neighborhoods over time. Occupied by ethnic-German businesses and patronized by Germans, the group's buildings reflect the importance of ethnic-German immigrants and their descend-



The Halsted-Willow District's buildings display handsome craftsmanship in brick, stone, and terra cotta. Top: 1800 North Halsted. Bottom: 1730-1732 North Halsted.



Several of the buildings in the Halsted-Willow Group also have handsome cast-iron storefront columns and lintels. Top: The storefront at 1800 North Halsted Street. Right: A storefront column from 1800 North Halsted.



ants to neighborhoods such as Lincoln Park. The buildings are excellent examples of small-scale mixed-use buildings in the Italianate and Queen Anne styles. The group's historic and architectural significance has been preserved in light of its buildings' locations, overall designs, settings, exterior materials, workmanship and the group's ability to express its historic and architectural value to the City of Chicago.

## SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever an area, district, place, building, structure, work of art or other object 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 upon its final evaluation of the Halsted-Willow Group, the Commission staff recommends that the significant features be identified as:

- All exterior elevations, including rooflines, of the buildings visible from public rights-of-way.

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## **ACKNOWLEDGMENTS**

### **CITY OF CHICAGO**

Lori E. Lightfoot, Mayor

### **Department of Planning and Development**

Maurice D. Cox, Commissioner

Kathleen Dickhut, Deputy Commissioner, First Deputy Commissioner's Office

### **Project Staff**

Terry Tatum (consultant), research, writing, and layout

Bob Segal, photography

Matt Crawford (project manager)

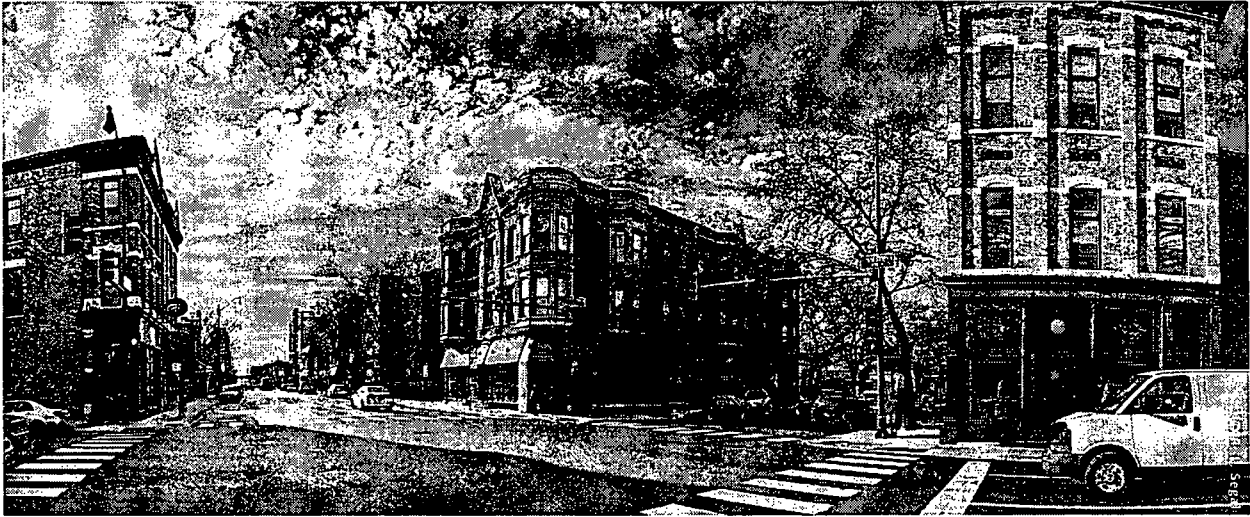
Daniel Klaiber (project manager)

This designation report could not have been written without prior research on the buildings in the Halsted-Willow Group undertaken by several people, including Loyola University Chicago students Mollie Fullerton, Siobhan Heraty, and Nicole Stocker; School of the Art Institute of Chicago student John Tully; and several neighborhood residents, including Deirdre Graziano and Bob Segal.

In addition, this designation report could not have been possible without the support and assistance of the Lincoln Central Association, the Ranch Triangle Association and Landmarks Illinois.

*The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development; Bureau of Citywide Systems, Sustainability and Historic Preservation, City Hall, 121 North LaSalle Street, Room 905, Chicago, IL 60602; (312-744-3200) phone; web site: <https://www.chicago.gov/city/en/depts/dcd/provdrs/hist.html>*

*This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within a designation ordinance adopted by the City Council should be regarded as final.*



**A panorama of the Halsted-Willow Group, taken from the north.**



## COMMISSION ON CHICAGO LANDMARKS

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The Commission is staffed by the:



Department of Planning and Development  
Bureau of Citywide Systems and Historic Preservation  
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Chicago, Illinois 60602  
(312) 744-3200 (TEL)  
[www.cityofchicago.org/landmarks](http://www.cityofchicago.org/landmarks)

December 2020, revised and reprinted August, 2021



## EXHIBIT B

### DEPARTMENT OF PLANNING AND DEVELOPMENT CITY OF CHICAGO

January 7, 2021

Report to the Commission on Chicago Landmarks

On the

**Halsted Willow Group**

**1726-1808 N. Halsted Street (evens)**

**1727-1733 N. Halsted Street (odds)**

**800-812 W. Willow Street (evens)**

**745-813 W. Willow Street (odds)**

**The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Halsted Willow Group supports the City's overall planning goals for the surrounding Lincoln Park Community Area and is consistent with the City's governing policies and plans.**

The Halsted Willow Group consists of four buildings located at the intersection of N. Halsted Street and W. Willow Street in the southwestern portion of the Lincoln Park Community Area. The buildings, each of which were built as three-story mixed-use structures with ground floor commercial uses and upper floor residential uses, were designed in the Queen Anne and Italianate styles and date to the 1880s. Built during the rapid growth of Post-Fire Chicago, the buildings date to Lincoln Park's early years during a period of substantial German immigration and settlement of the area. Collectively, the buildings were home to multiple small scale commercial establishments over many decades, anchoring the intersection as a local node of activity. Most notably, the building at 1800 N. Halsted Street was home to Schulien's, a well-known German tavern and restaurant that was particularly noted for owner Matt Schulien's magic tricks over many years.

The four buildings are located on three of the four corners of the intersection of N. Halsted Street and W. Willow Street. The buildings located at the southwest and northwest corners of the intersection, 1732 N. Halsted Street and 1800 N. Halsted Street, are zoned Planned Development 149 which requires that the owners of those two properties consent to landmark designation of the buildings. The two buildings located side-by-side on the southeast corner of the intersection, 1727 N. Halsted Street and 1733 N. Halsted Street, are zoned B3-2 (Community Shopping District). These zoning designations allow for the buildings to be used for a variety of commercial and upper floor residential uses. In addition, it should be noted that Willow Street is the southern end of the Halsted Pedestrian Street designation under the Chicago Zoning Ordinance which is intended to preserve and enhance Chicago's best pedestrian-oriented shopping districts by promoting transit, economic vitality and pedestrian safety and comfort through various zoning control measures.

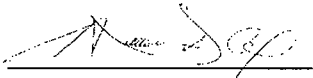
Surrounding land uses include a variety of residential, commercial and other mixed-use buildings along N. Halsted Street and residential uses on N. Burling Street to the east and N. Dayton Street to the west. A major institutional anchor, the Steppenwolf Theater, is located just to the south along N. Halsted Street. The proposed designation would join other designated Chicago landmarks located nearby in the Lincoln Park

Community Area, including: the Armitage-Halsted District (1870-1930, designated 2003); the Yondorf Block and Hall (1887, designated 2001) and the (Former) Mulligan Public School (1889-90, designated 2014).

The proposed landmark designation is consistent with the *Transit Friendly Development Guide – Station Area Typology* which was adopted by the Chicago Plan Commission in 2009. The *Guide's* purpose was to categorize each of the CTA's rail stations according to their type of station area context to help provide a framework for analyzing area land use goals. The Halsted Willow Group is located approximately two blocks north of the CTA's North and Clybourn Station which is typed "Major Activity Center" under the *Guide*. This type of station area serves a relatively wide range of densities, urban forms and land uses and the Halsted Willow Group of buildings enhance the pedestrian environment and promote access to transit, consistent with these goals.

Finally, the Halsted Willow Group of buildings is located within the boundaries of the Red and Purple Modernization Phase One Project Redevelopment Project Area. This large, generally linear, TIF District located on the north side of the City between approximately Division Street and Devon Avenue was created in 2016 to provide a funding mechanism to help support the CTA's ongoing Red and Purple Line transit corridor improvements.

Therefore, in conclusion, landmark designation of the Halsted Willow Group supports the City's overall planning and economic development goals for Chicago's Lincoln Park Community Area and is consistent with the City's governing policies and plans.



Maurice D. Cox, Commissioner  
Department of Planning and Development