

SPANISH CHARM IN CHICAGO'S SUBURBS:
SURVEY OF A 1920'S DEVELOPMENT IN PARK RIDGE, IL

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by

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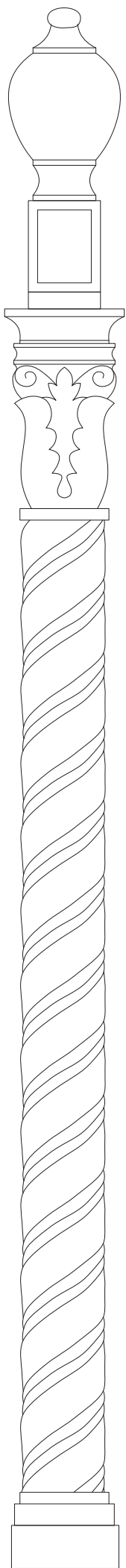
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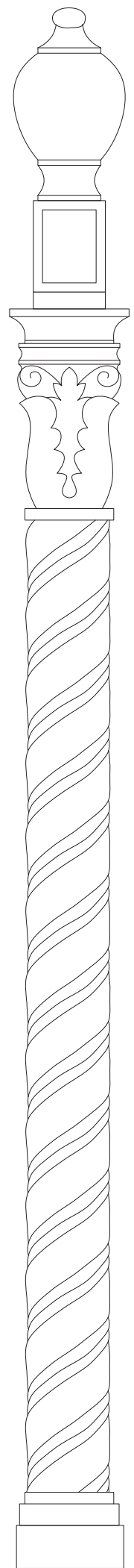
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Abstract

Park Ridge, once advertised as the ‘Queen of Suburbs’ began as an early settlement of farmers in the 1840’s and flourished with the opening of a brick manufacturing company a decade later. Residents were attracted to it due to its picturesque quality, proximity to Chicago, and excellent transportation. The town began to quickly grow in population and development with three major building booms creating a rich and diverse architectural fabric. This one of a kind community includes a hidden gem of a 1920’s development known as “Spanish Town”. This project was undertaken by developer William Durchslag of the Durchslag Real Estate Development Corporation and designed by a local architect, Benedict J. Bruns. Durchslag and Bruns together created eleven single-story stucco residences of Spanish Colonial Revival style concentrated in a small region of Kinsey’s Talcott Road Subdivision of Park Ridge, before the Great Depression hit in 1929. The Spanish Colonial Revival residences all share similar features and can easily be identified as a group. This architectural style was not as popular in the Midwest as it was in the southern states of California and Florida, which makes this early development project architecturally and historically significant on a local and national level. The principal mission of this document is to identify, document, and analyze properties within the “Spanish Town” neighborhood of Park Ridge, through conducting an architectural survey and historic research, for their significance and to help preserve this development.



Introduction



Objective

Park Ridge is known for being a park-like suburb of Chicago. The city attracted people due to its residential character, proximity to Chicago, and excellent transportation accessibility.¹ The town's increase in population was accompanied by development of amazing architecture built largely in three building booms: the 1880's—1890's, 1920's and 1950's—1970's.² These three periods are known for their distinct architecture of Queen Anne, Shingle, Vernacular, Bungalow, English, Georgian, Prairie, and Ranch.³ Such architecture can be easily seen in many towns surrounding Chicago. What is often missing on this list of architectural styles is Spanish Revival. This revival style with Spanish influences is not typical in the Midwestern region and is not recognized for its significance. The principal mission of this thesis is to identify, document, and analyze properties within the Spanish Town neighborhood of Park Ridge that are considered architecturally and historically significant. Other objectives are to:

- Recommend properties individually and as districts for their local significance;
- Serve as a baseline of information for future research in the city of Park Ridge;
- Inspire residents to learn more about the history of their homes and neighborhood to further develop preservation efforts; and, to
- Encourage homeowners to restore and adaptively reuse properties as oppose to demolition and new construction.

¹ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 1.

² Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 15-37.

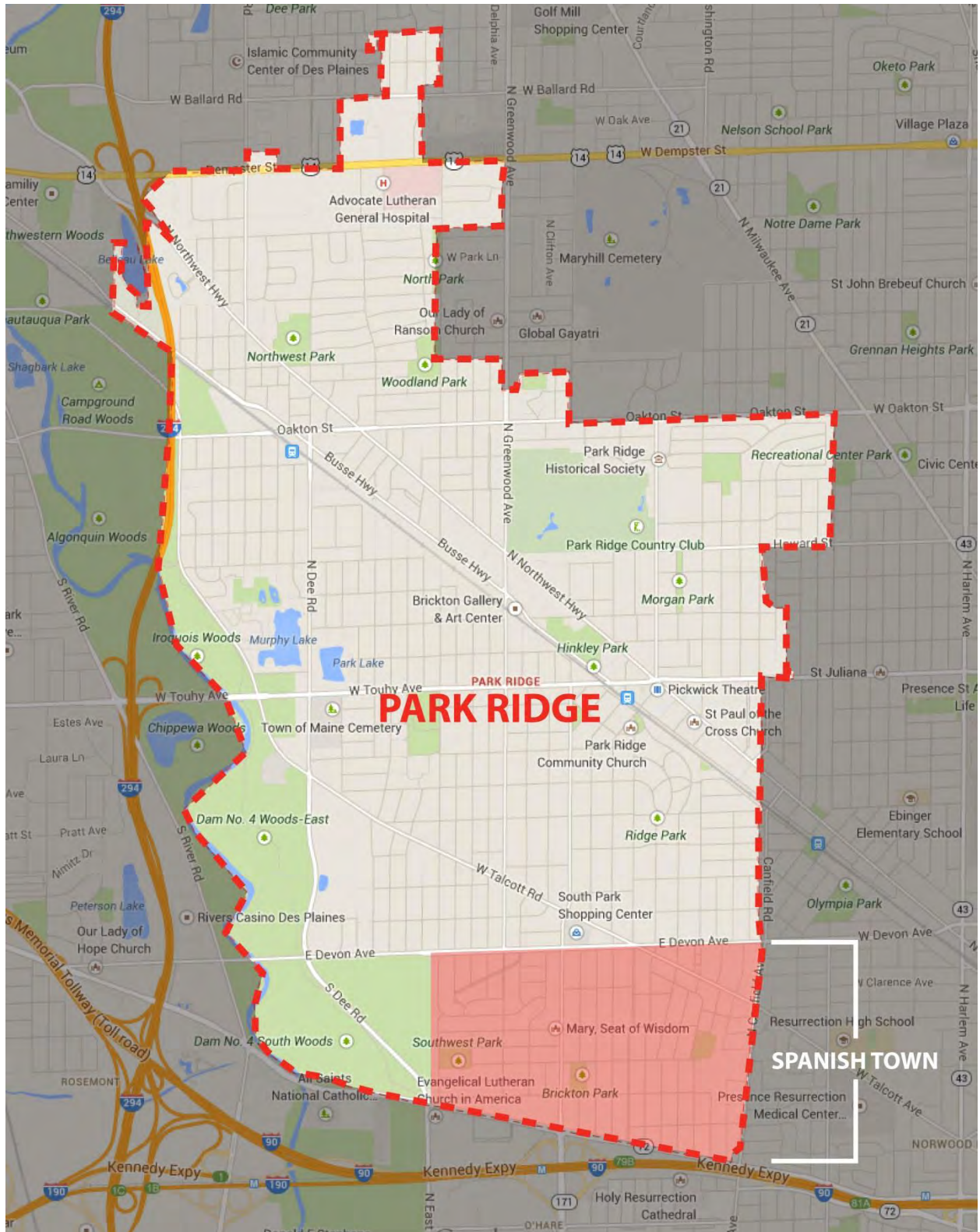
³ Ibid, pg. # 15-37.

Glance at Park Ridge

The City of Park Ridge is an affluent suburb of Chicago located about fourteen miles northwest of Chicago's downtown and only two miles east of O'Hare Airport. Park Ridge is 7.1 square miles in size, stretching from W. Higgins Road to past W. Dempster Street at its most northern points, with a major eastern boundary at Canfield Road, just west of N. Harlem Avenue, and bordering the Des Plaines River on its western edge. Almost half of the land use of Park Ridge is residential at forty eight percent, with only five percent zoned as commercial, with the remainder being divided between public spaces and transportation uses. Zoning decisions defined the city into today's prosperous single-family residential community with a population of 37,480 according to the 2010 Census Records.⁴ The city of Park Ridge belongs to Cook County and is split up into three different township governments including, Leyden, Maine, and Norwood, which are then divided into seven wards. The suburb functions under a Council-Mayor-City Manager form of government which combines elected and appointed administrative officials to produce a successful home rule community.⁵ The city is governed through ordinances which are adopted by the City Council, such as the recent Historic Preservation Ordinance, which came into effect in January of 2010 and serves to protect the historic fabric of the city and to educate its residents. The ordinance was successful in leading to Park Ridge being recognized as a Certified Local Government in 2012 by the National Park Service and the Illinois Historic Preservation Agency.

⁴ City of Park Ridge, "Park Ridge: A Wonderful Place," Park Ridge, 2013, accessed November 2013, <http://www.parkridge.us>.

⁵ Ibid



Map of Park Ridge, IL.
(Image from www.google.com/maps)

Historic Preservation in Park Ridge

Park Ridge has a rich and unique historic fabric, which begun development in the mid nineteenth century. Such an old city is bound to lose its earliest architecture due to the elements, subsequent development, and lack of a preservation ordinance. Officially, local preservation in Park Ridge did not exist in the government until 2010, but the city was recognized for its historic fabric at the national level as early as the 1970s. Properties listed earlier on the National Register of Historic Places include the Pickwick Theater, listed in 1975, and the Illinois Industrial School for Girls, listed in 1998. The Pickwick Theater is an Art Deco movie palace built in 1928 by the collaboration of Roscoe Harold Zook, William McCaughey, and the sculptor Alfonso Iannelli.⁶ The theater, located in the commercial center of the city, functions today as it was historically designed to and is a famous landmark of Park Ridge. The Illinois Industrial School for Girls was one of the first industrial schools for girls in the Chicago area and was located on forty acres of Park Ridge land. The educational and residential campus was composed of several buildings designed by Holabird & Roche beginning in 1908 in Colonial/Georgian Revival style.⁷

This short list of historically designated properties was expanded when the city of Park Ridge adopted its Historic Preservation Ordinance in January of 2010. Since then, there have been nine locally designated landmarks and no historic districts to date (early 2014). The locally designated properties include: the Pickwick Theater Building, the Clute House which is

⁶ Thomas G. Yanul and Paul E. Sprague, *Pickwick Theater Building*, PDF, Park Ridge, IL: National Register of Historic Places, 1975.

⁷ Catherine B. Squires, *Illinois Industrial School for Girls*, PDF, Park Ridge, IL: National Register of Historic Places, December 30, 1997.

associated with the artist's colony of Park Ridge, a Spanish Revival Architecture residence at 424 Talcott Place, the Helen Unseth House, town of Maine Cemetery, the Malone House, the Iannelli Home & Studio, a Tudor Revival residence at 519 Cedar Street designed by R. Harold Zook, and a Cotswold Cottage style building which is part of the Cedar Court homes.⁸ These properties provide a quick look at the architecture that Park Ridge has to offer and also reasons for preserving it. The City of Park Ridge realized that not every single old building can be a landmark but believes that those homes should receive some sort of recognition. Therefore, Park Ridge offers a certification to houses which are 100 years old, adding them to their "100-Year Old Home Honor Roll".⁹

The Historic Preservation Code was written into the ordinance and is successful in preserving and landmarking its historic buildings. The purposes of this code according to Article 23 of the Ordinance are to:

- A. Establish the Commission and its governing rules.
- B. Establish standards and a procedure for the designation of landmarks and historic districts.
- C. Establish standards and a procedure for reviewing requests to perform an alteration of a designated landmark and alterations within a designated historic district.
- D. Provide for appeals from decisions of the Director regarding proposed work on a designated landmark or historic district site.¹⁰

⁸ City of Park Ridge, "Park Ridge: Local Landmarks," Park Ridge, 2013, accessed November 2013, <http://www.parkridge.us>.

⁹ Ibid

¹⁰ *Article 23: Historic Preservation Code*, PDF, Park Ridge, IL: Department of Community Preservation and Development, 2010.

The Historic Preservation Code also helped to recognize Park Ridge as a Certified Local Government by the National Park Service and the Illinois Historic Preservation Agency in 2012. This program helps cities in preserving their historic fabric through local, state, and national partnerships by promoting historic preservation.

Historic preservation is also accomplished through city surveys of their structures. Surveys are produced to document existing buildings, identify potential landmarks and districts, and help educate the residents regarding historic preservation in their city. Park Ridge conducted a windshield survey in the 1970s of their whole town. The survey documented all the buildings through photography and an individual survey form for each property, and these records are located in the Planning Division of City Hall. Park Ridge relied on the 1970's survey to compile the *Comprehensive Plan for the City of Park Ridge* and *Article 23: Historic Preservation Code*.

Methodology

This thesis was begun with an interest in the architecture of Park Ridge, which is mostly zoned as single-family residential. The city does not currently have any historic district designations; however, this survey was conducted with a potential to raise awareness of the city's unique historic fabric and recommend eligible properties for historic listings, individual as well as districts. The "Spanish Town" neighborhood of Park Ridge was selected as the survey area due to its distinctive residential architecture and development history. "Spanish Town", known today as the South Park neighborhood, located at the southern edge of Park Ridge, directly north of the I-90 Kennedy Expressway.¹¹ The neighborhood spans from Higgins Road to Devon Avenue to the North, from Canfield Avenue to the Des Plaines River to the West. "Spanish Town" is divided into two different townships including Leyden and Norwood Park Townships. Leyden Township is located west of Cumberland Avenue and Norwood Park is located east of it. Both townships were chosen to conduct the survey. The methodology of this survey of "Spanish Town" can be broken down into five different categories: historic and archival research, development of the data form, windshield survey, mapping of all the surveyed properties within the boundaries of the survey area, and the preparation of a final survey report which includes a list of significant buildings eligible for historic designation.

¹¹ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 35.

Research

Historic and archival research was conducted of the city of Park Ridge and the “Spanish Town” neighborhood to learn more about its background and development. The research helped to select the boundaries of the “Spanish Town” neighborhood as the survey area for this project. The archival research focused on the city’s history, architecture, and its people including: architects, developers, builders, artists, and notable residents. These components help to determine the significance of the survey area. A substantial amount of the research was done in the City of Park Ridge using such resources as the Park Ridge Public Library, and the Community Preservation & Development Department at City Hall through their building permit cards, 1970s windshield survey, and local historic listing nominations. Other noteworthy resources include previous National Register of Historic Places nominations, newspaper articles, Cook County Tax Assessor records, and Sanborn Fire Insurance Maps. A full bibliography is located at the end of this thesis, which includes all the resources.

Data Form

A survey data form was developed prior to starting the windshield survey that was used to document the significant buildings surveyed. *The National Register Bulletin # 24: Guidelines for Local Surveyors* was used to help develop the survey data form. The form includes information regarding the property’s location: address, property index number, township, and zoning classification. Another category on the data form includes the building’s architectural description: date of construction, style, building materials, any additions or alterations, and whether it is new construction or vacant land. Next, the form distinguishes the individuals

involved in the building such as the architect, developer, and builder. Lastly, a building evaluation category is located at the end with a recommendation for individual or district eligibility and whether it has an existing historic designation. This survey data form helped to recognize patterns of the surveyed area and distinguish significant individual buildings as well as districts.

Windshield Survey

Once clear boundaries were identified and the survey area was selected, the type of survey was carefully chosen. In order to successfully survey the entire “Spanish Town” neighborhood, the windshield survey method, also known as a reconnaissance survey was selected. A windshield survey is conducted from a vehicle. It is not intended as a survey of each property individually, but rather surveys the neighborhood collectively and distinguishes urban patterns of development and significant individual buildings which are documented through photography, field notes, and mapping, prior to being selected for more detailed study in the survey data form.¹² For the purposes of this study, a survey was conducted in three separate sessions beginning with the eastern portion of the Norwood Park Township and working down to the western edge of the Leyden Township portion of the “Spanish Town” neighborhood. Most of this neighborhood is zoned as an R-2 Single-Family Residential District, with a few exceptions for Business Districts and a small R-4 Multi-Family Residential area. The windshield survey only looked at single-family residential buildings excluding religious, commercial, and

¹² Anne Derry et al., *Guidelines for Local Surveyors: A Basis for Preservation Planning*. *National Register Bulletin 24.*, PDF, Washington, DC: National Register of Historic Places, 1977.

multi-family structures, with a few exceptions of commercial buildings relevant to the “Spanish Town” project.



Map of South Park neighborhood of Park Ridge, IL.
(Image from www.google.com/maps)

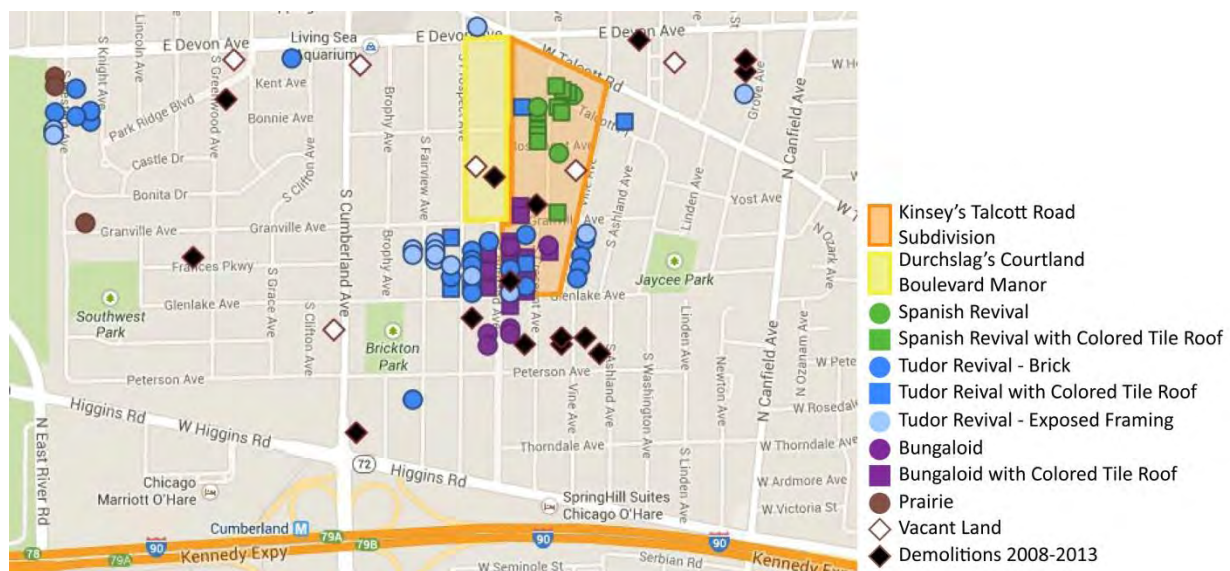
Mapping

The windshield survey was produced using base maps in the field printed from the GIS Consortium Library, which is an internet-based mapping database used by the city of Park Ridge among other surrounding cities and villages such as the Village of Des Plaines and the Village of Norridge.¹³ These base maps were marked with a color coding system in the field and used for note taking. Once the survey was completed, the base map from the field was translated into a digital map using Google Maps Engine Pro, another internet-based mapping application, where users can create and share their own maps.¹⁴ The map is separated into different categories

¹³ GIS Consortium, City of Park Ridge, accessed November 2013, <http://www.gisconsortium.org/public/>.

¹⁴ "Spanish Town Survey Findings Map," Google Maps Engine, accessed April 2014, https://mapsengine.google.com/map/edit?mid=zmNFnOlJM5_o.ktlv8CfqPQjo.

through the use of layers which map out all the significant properties selected during the windshield survey. The categories, based on architectural styles include: Spanish Colonial Revival homes, the Vernacular, the Tudor, the Prairie, vacant land, and new construction. The different styles are separated into layers which are color coded and marked with different shapes to symbolize some features that are common within each style. The map was especially helpful in analyzing the findings from the windshield survey and determining areas of significance in the surveyed neighborhood, as well as helping to distinguish patterns in the community. The map of findings contributed to creating boundaries for the recommended historic districts in the Spanish Town neighborhood.



Map of "Spanish Town" survey findings.
(Image from www.mapengine.google.com)

Final Survey Report

A final report was compiled which includes all the preliminary background and archival research, field survey with base maps and notes, access to the digital map, the survey data

form, a list of all the significant properties, and recommendations for historic individual and district designations. The City of Park Ridge was consulted throughout this process and the making of the final survey report included the Community Preservation & Development Department as well as the Historic Preservation Commission. This final survey report was produced for this thesis as a requirement for the completion of the author's Master of Science in Historic Preservation degree at the School of the Art Institute of Chicago.

Evaluation Criteria

All of the properties within the boundaries of the “Spanish Town” neighborhood were evaluated in the windshield survey. The criteria used to evaluate the properties in this section of Park Ridge for their significance was developed using the *National Register Bulletin: Guidelines for Local Surveys: A Basis for Preservation Planning*. A property’s significance was assessed using the *National Register Criteria for Evaluation* and *Park Ridge Historic Preservation Ordinance Criteria*. The *National Register Criteria for Evaluation* states that a structure or historic district must be at least 50 years old and:

- A. Associated with events that have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Have yielded, or may be likely to yield, information important in prehistory or history.¹⁵

These standards are used for evaluating properties and historic districts for listing in the National Register and must possess integrity of location, design, setting, materials,

¹⁵ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, PDF, Washington, DC: National Park Service, 1990.

workmanship, feelings, or association.¹⁶ The National Register defines integrity as “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.”¹⁷ The city of Park Ridge has developed their own criteria used for evaluating significance of properties and historic districts eligible for designation in addition to the *National Register Evaluation Criteria*. These criteria were also used in evaluating properties in the “Spanish Town” neighborhood. According to the *Park Ridge Historic Preservation Code*, the Landmark Designation Standards for designation are as follows:

- A. The site’s significance with respect to the historic, cultural, artistic, social, ethnic or other heritage of the nation, state or community.
- B. The site’s significance as it may be representative of an architectural or engineering type lending itself to the study of a style, period, craftsmanship, method of construction or use of indigenous materials.
- C. The site’s association with an important person or event in national, state or local history.
- D. The site’s identity as a notable work of a master builder, designer, architect or artist whose individual genius has influenced an era.
- E. The site’s identity as an established and familiar visual feature in the community owing to its unique location or physical characteristics.
- F. Criteria promulgated by the U.S. Department of the Interior for the National Register of Historic Places.

¹⁶ Ibid

¹⁷ *National Register Bulletin 16A: How to Complete the National Register Registration Form*, PDF, Washington, DC: National Park Service, 1997.

G. The preferences of the owner.

H. The economic and functional potentials of the site.¹⁸

The standards for designation of historic districts in Park Ridge according to the *Historic Preservation Code* include:

A. Any and all of the standards set forth in Landmark Designation Standards

B. Whether the properties, sites and structures taken together, represent one or more periods or styles of architecture reflective of the history of the City. (Each such property, site or structure will not necessarily be of such historic or architectural significance to be designated as a landmark).

C. Whether there exists homogeneity of architectural design or dates of construction throughout the proposed District.

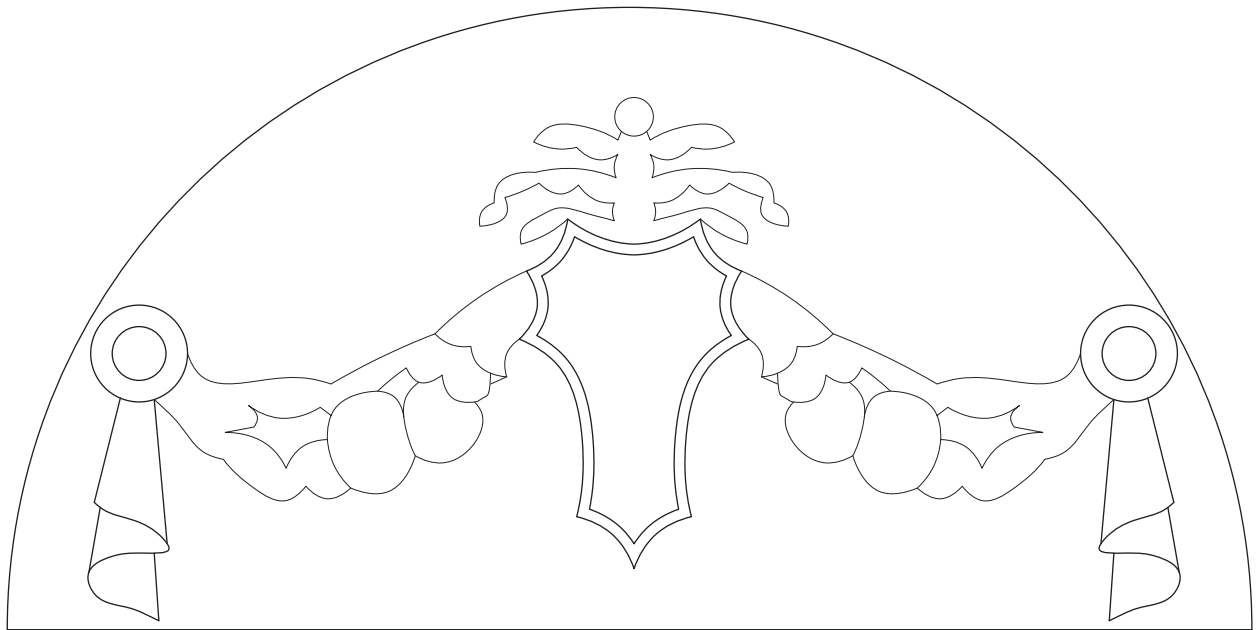
D. Whether the District is identifiable by clear and distinctive boundaries.

E. Whether there exist particular, distinguishing architectural or land use characteristics throughout the proposed District.¹⁹

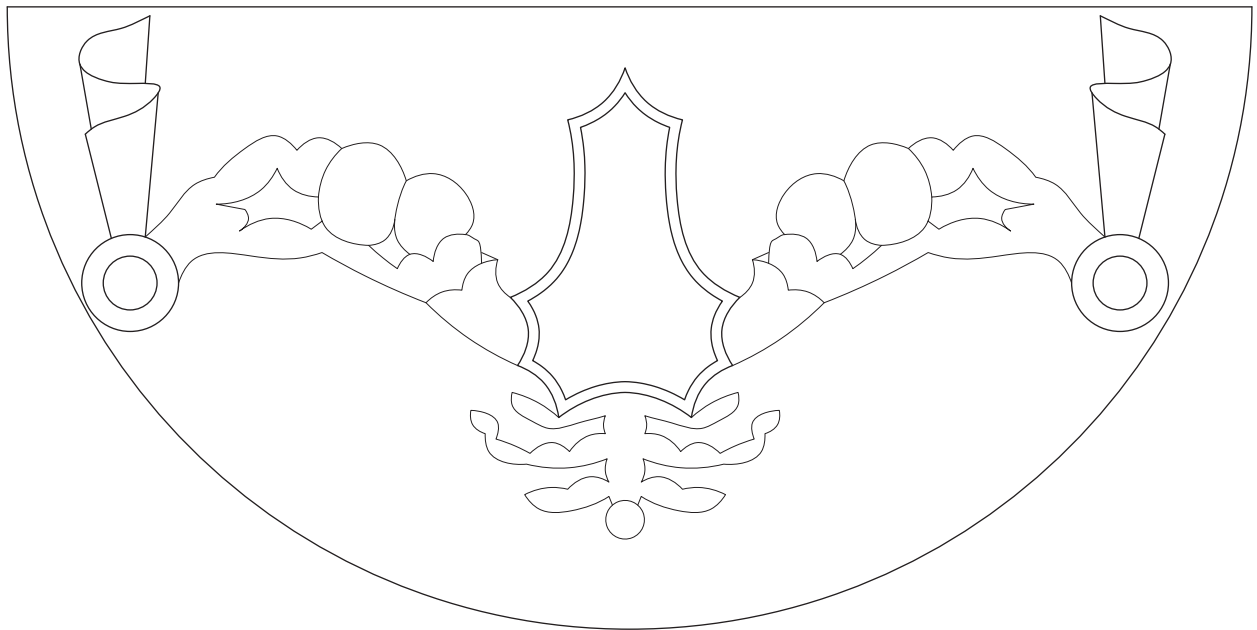
All of the above listed criteria were considered during evaluation of the structures in the “Spanish Town” neighborhood of Park Ridge. This thesis will serve as a baseline of information for the city of Park Ridge, its residents, and homeowners of the properties listed as eligible for designation.

¹⁸ Article 23: *Historic Preservation Code*, PDF, Park Ridge, IL: Department of Community Preservation and Development, 2010.

¹⁹ Ibid



“Spanish Town” Architecture



Architecture of “Spanish Town” in Park Ridge

The architecture of Park Ridge is rich and unique in its history and design. Styles date back to the 19th century including: Vernacular homesteads, Italianate, Queen Anne, and Shingle style houses. However, these 19th century styles are common in the central part of the city, around the train station, since that was developed first.²⁰ Park Ridge expanded in stages beginning in 1854 with the first subdivisions in the central area with later expansions surrounding that core. The “Spanish Town” portion of Park Ridge was subdivided from 1919 through 1932²¹ with most of its historic architecture dating from 1920 to 1933.²² Later subdivisions to the area include architecture dating from the 1940’s through current times. The architectural styles of “Spanish Town” include: 20th Century Vernacular, Bungalow, Craftsman, Spanish Colonial Revival, English Tudor, Georgian Revival, Prairie, Four-Square, and Spanish Influence architecture. Many of the residential structures in “Spanish Town” can be categorized into one of these styles because they exhibit many characteristics common to a specific style through its overall exterior design, use of materials, ornamentation, façade articulation, and other architectural features.

However, some buildings in “Spanish Town” have a mixture of exterior stylistic features not necessarily common to just one architectural style. These eclectically designed residences are categorized into building forms, each defined by its overall exterior shape and materials rather than its exterior architectural features.

²⁰ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 16-23.

²¹ Robert Charles Klove, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, diss., University of Chicago, 1942 (Chicago, IL: University of Chicago Libraries, 1942), fig. # 9.

²² Ibid, fig. # 3.

When construction resumed after World War II, styles based on historical precedents lost their popularity to new modern styles. The common building forms from that era in “Spanish Town” include: Minimalist Traditional, Ranch, Split Level, and McMansion.

The main resources used to help identify the architectural styles and building forms of the residential structures in the “Spanish Town” neighborhood of Park Ridge include: *A Field Guide to American Houses* by Virginia & Lee McAlester and *Preservation in Park Ridge* by Ann Budich along with several other publications regarding American Architecture.

ARCHITECTURAL STYLES:

Vernacular

Dutch Colonial Revival

Georgian Revival

Prairie

Craftsman

Bungalow

Spanish Colonial Revival

English Tudor

Vernacular



A local example of Vernacular style, 1525 Courtland Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

The word ‘vernacular’ means “common to a particular country or place”.²³ In the case of the “Spanish Town” neighborhood of Park Ridge, the term vernacular applies to structures built in the early 20th century without a singular style. However, these residences share common characteristics built using materials available in the region with modest ornament in order to appeal to working and middle class home buyers. These vernacular homes are usually two stories in height and built in brick, wooden clapboard, or stucco. Roof types include hip, gable, or gambrel, and many share a front porch with a side or central entrance. These modest, practical homes seen throughout Park Ridge appealed to the early 20th century home buying market.²⁴

²³ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 24.

²⁴ Ibid

Dutch Colonial Revival



A local example of Dutch Colonial Revival, 1608 Courtland Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

The Dutch Colonial Revival style of building is a subtype of the popular Colonial Revival style. Colonial Revival was a popular style for domestic building in the United States in the early 20th century. The term “Colonial Revival” encompasses the entire revival of early English and Dutch houses of the Atlantic seaboard. “The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes.”²⁵

Dutch Colonial Revival houses are most commonly classified with a gambrel roof shape, allowing a one and a half or a full two story building. Two types of gambrel roofs were used: front or cross gambrel and side gambrel. Front or cross gambrel was most frequently built from

²⁵ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 324.

1890 to 1920 and side gambrel was most popular from 1910 through the 1940's.²⁶ Because of the gambrel roof shape, which often came with flared eaves, this type of building is often referred to as a "barn house".²⁷ Common features include dormer windows or a continuous shed dormer with several windows, a full-width porch under overhanging eaves, symmetrical façade, gable-end chimneys, with siding being either wood clapboard or shingle, stone, or brick.

²⁶ Ibid, pg. # 325.

²⁷ "Original Vintage House Plans & Interiors," Antique Home Style, Dutch Colonial Revival, accessed January 2014, <http://www.antiquehomestyle.com/index.htm>.

Georgian Revival



A local example of Georgian Revival, 1821 Newton Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

Georgian Revival is a variation of the Neo-Colonial Mode. The original roots of the Georgian Revival style are in the Georgian Colonial architecture of the 1750's to 1780's. This revival gained popularity as part of the eclectic resurgence of historic styles during the early 20th century that influenced the design of many Chicago area buildings from 1893 through 1930.²⁸ The Georgian Revival style is a common architectural style of the domestic buildings in Park Ridge, mostly because it coincided with the real estate building boom of the city, but also because it is “regarded as a rich-looking style with the versatility to enhance domestic, commercial, or institutional structures”.²⁹

²⁸ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 31.

²⁹ *Ibid*, pg. # 32.

Common features of the Georgian Revival style include strictly rectangular plans and symmetrical facades. Walls are typically brick, trimmed in stone, with ornament that derives from Classical antiquity. The roofs were often hipped or gambrel in their type with chimneys located specifically to contribute to the overall symmetry of the façade. Projections such as bay windows were common attributes of the style, as were dormers, always keeping in mind the symmetry. The entrances, centrally located, were often decorated by a pediment and pilasters. The fenestration of the building mostly features rectangular, double-hung windows. The decorative features of this style focused on classical references including cornices, pediments, columns, pilasters, and molding.

Prairie



A local example of a Prairie residence, 1216 S. Western Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

The first American style not derived from European sources was the Prairie style of architecture. The Prairie style originated from the Midwest region, specifically Oak Park in Illinois, and is credited to Frank Lloyd Wright and his circle of architects, who called themselves “the 18”. The style began in the early 20th century and was common for domestic architecture throughout the region. Prairie style gained its highest popularity from 1900-1920 and later inspired many vernacular Prairie homes. Although Frank Lloyd Wright is best known as the main advocate of Prairie style, other prominent architects, designed in the style including, Walter Burley Griffin, Marion Mahoney Griffin, George W. Maher, William E. Drummond, William G. Purcell, and George Elmslie.³⁰

The most common attribute of Prairie Style architecture includes a strong horizontal appearance, designed to imitate the flat prairie terrain of the Midwestern region. Every aspect of design in the Prairie style was created in mind with the overall horizontal appearance by using such devices: “contrasting caps on porch and balcony railings, contrasting wood trim between stories, horizontal board-and-batten siding, contrasting colors on eaves and cornice,

³⁰ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 440.

and selective recessing of only the horizontal masonry joints”.³¹ The roofs were low-pitched, usually hipped, with wide overhanging eaves. The houses were usually two stories in height. The entrance was often hidden and not predominately visible from the exterior. The fenestration of the building used mostly casement windows arranged in a pattern to create a ribbon-like window effect. The windows were often decorated with stained glass abstracting forms of nature. Porches were a common feature of the style always supported by massive square or rectangular piers of masonry. Ornamentation in the Prairie style was very minimal, as were curvilinear forms. Rather, the design focused on right angles upholding the horizontal appearance.³²

³¹ Ibid

³² Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 36-37.

Craftsman



A local example of Craftsman, 1200 Grove Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

The origins of the American Craftsman style lie in the British Arts & Crafts Movement beginning in the 1850's. American roots lie in southern California dating back to the early 20th century. The style was primarily influenced by the work of two California brothers, Charles Sumner Greene and Henry Mather Greene. The brothers practiced together in Pasadena from 1893 to 1914 and created simple Craftsman-type bungalows beginning in 1903. The style flourished in building during the period from about 1905 to the 1920's, coinciding with the real estate building boom in Park Ridge. "Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings".³³ The Arts & Crafts Movement happening in England in the late 19th century "valued hand craftsmanship, natural materials and simplicity in design and detailing, and rejected Victorian era excesses and

³³ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 454.

mass production”.³⁴ These influences helped create what we know today as the Craftsman style of architecture, which spread quickly throughout the country due to publications in pattern books and popular magazines such as the *Western Architect*, *The Architect*, *House Beautiful*, *Architectural Record*, and many others.

Craftsman style buildings can be seen in the “Spanish Town” neighborhood of Park Ridge. These homes are usually masonry buildings, often clad in stucco, standing one or two stories in height, built in the bungalow form. They have low-pitched, gabled roofs with wide unenclosed eave overhangs. Roofs are sometimes hipped, imitating a feature common to the Prairie style. Wooden beams are often used as decorative elements such as roof rafters being exposed and beams or braces added under gables. Porches are a common feature, usually on the front façade either in full or partial-width. Columns are often used for porch roof supports, which is a distinct characteristic of the Craftsman style. The fenestration is similar to Prairie style homes, with casement windows sometimes arranged in a ribbon-like pattern and often featuring stained glass windows.³⁵

³⁴ *River Forest Historic and Architectural Survey*, PDF, River Forest, IL: Village of River Forest Historic Preservation Commission, August 9, 2013.

³⁵ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 453-454.

Bungalow



A local example of Bungalow style, 1512 Courtland Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

The term bungalow can be traced to India and the Hindustani adjective 'bangla', meaning "belonging to Bengal".³⁶ The 'bangla', a roadside shelter for shade on hot days, was used by the British in India to create a house that was one story in height with large encircling porches. This building form can be classified as an architectural style depending on its geographical location. The type spread from India to Australia and from there to California. More common styles of the bungalow building type include the California and Chicago Bungalows. Bungalows were built using local materials with minimal ornament, which differentiates them depending on their location. These affordable and modest dwellings were meant for the middle or working classes of citizens who could afford them. In the Chicago area,

³⁶ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles*(Cambridge, MA: M.I.T. Press, 1969), pg. # 218.

bungalows were starting to be built beginning in the 1910's with influences from the Craftsman and Prairie styles, and lasting until the 1940's. The Chicago Bungalow style lost its popularity after World War II with new styles such as ranches and split-levels dominating the building market.³⁷

The Chicago Bungalow can be characterized as a residence having one or one-and-half stories, often with a full basement. Common features of the style include a brick rectangular form with pitched roofs and either a dormer or windows in the gables of the roof. A front porch or a projected bay is a characteristic, but not a requirement, with side entrances. Ornament was often minimal in the Chicago Bungalow style but many homes feature simple decorative forms of stone on the façade.

³⁷ Joseph C. Bigott, "Bungalows," Encyclopedia of Chicago, accessed January 2014, <http://www.encyclopedia.chicagohistory.org/pages/186.html>.

Spanish Colonial Revival



A local example of Spanish Colonial Revival, 1337 S. Crescent Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

The architectural style of Spanish Colonial Revival originally has roots in Latin America, with precedents in Mission and Pueblo styles. The revival style first became popular in the United States due to its designs in the Panama-California Exposition, held in San Diego in 1915. Bertram Goodhue, the designer of the exhibition, was very familiar with the style as he had written a detailed study of Spanish Colonial architecture.³⁸ The Spanish Colonial Revival style soon became popular with architects in the United States, primarily in the southern states of California, Arizona, Texas, and Florida, because it was developed for mild winters using materials found originally in the southwest.³⁹ The Revival Movement soon spread to other parts

³⁸ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 418.

³⁹ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 27.

of the country and made its way to the Midwest, attaining its biggest popularity in the mid 1920's.

The Spanish Colonial Revival style appears in Park Ridge mostly in the South Park neighborhood because the area was being largely developed during the 1920's when the style was at its peak. It was particularly due here to William Durchslag, a local developer influenced by the architecture of Cuba. Common characteristics of the Spanish Colonial Revival buildings in Park Ridge include brightly colored tile roofs, exterior stucco finishes over brick, frequent use of arches, and use of columns and pilasters.⁴⁰ Most of these revival buildings are asymmetrical in design, one or at most two stories in height, with flat or gable roofs. Decorative architectural features include towers, arcaded wing walls, chimneys, and Spanish Colonial inspired ornament on the exterior façade. The interiors of the buildings often feature marble floors, sunken living rooms, and vaulted ceilings.⁴¹ The home pictured is an example of Spanish Colonial Revival architecture in the "Spanish Town" neighborhood of Park Ridge.

⁴⁰ "Spanish Town Being Erected at Park Ridge," *Chicago Daily Tribune* (1923-1963), May 1, 1927, accessed December 2013, <http://search.proquest.com/docview/180832176?accountid=26320>.

⁴¹ *Landmark Designation Application - 424 Talcott Place*, PDF, Park Ridge, IL: Department of Community Preservation and Development, June 1, 2011.

English Tudor



Local examples of English Tudor, 1521 S. Prospect Ave & 1516 S. Fairview Ave, Park Ridge, IL.
(Photos by Natalia Kwiatkowska)

In England, the Tudor style gained most popularity from 1485 through 1603 and its revival did not occur in the United States until the early 20th century.⁴² The Tudor Revival style became a prominent residential style during the 1920's, at the same time as the Spanish Colonial Revival. Its origins come from a variety of late Medieval English building traditions including thatch-roofed folk cottages and grand manor houses.⁴³ Many common characteristics of the English Tudor style are rooted in the late Medieval English prototypes but also are mixed

⁴² Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 29.

⁴³ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 358.

in with American Eclectic expressions and draw inspiration from Renaissance and Craftsman traditions.⁴⁴

The English Tudor style homes in Park Ridge are usually two stories in height with brick or stone wall cladding. These residential structures have steeply pitched gable roofs, with the front façade usually being dominated by one or more prominent cross gables.⁴⁵ Although this characteristic is common about fifty percent of the time, a notable feature of the English Tudor style is the exposed half-timber framing on the exterior façade. Decorative architectural features common to this style are rounded archway openings, chimneys, and a mixture of materials used for ornament. Many of the English Tudor homes in the “Spanish Town” neighborhood in Park Ridge feature colored tile roofs, an element they share in common with their neighbors in the Spanish Colonial Revival style. The structures pictured below are examples of the English Tudor homes found in Park Ridge.

BUILDING FORMS

Bungalow

Foursquare

Minimal Traditional

Ranch

Split-Level

McMansion

⁴⁴ Ibid, pg. # 356.

⁴⁵ Ibid, pg. # 355.

Bungalow



Local examples of a bungaloid residence, 1705 Courtland Ave, Park Ridge, IL.
(Photos by Natalia Kwiatkowska)

The term bungalow is referred to as a building type. Variations of this building form are classified as architectural styles, such as the above mentioned Chicago Bungalow. This type of building was most popular between 1900 and 1940. The bungalow form is classified as a one or one-and-half story building, often with a front porch/veranda or projecting bay. Common characteristics include dormers on the second story and a hip roof. The floor plan is usually rectangular and narrow in form with a shorter front elevation than its side. The entrance usually opens directly into the living room with minimal space used for hallways, maximizing efficiency and flow in circulation.⁴⁶

A variation of the bungalow building form is often referred to as bungaloid, which demonstrates influences and features of other architectural styles. These buildings are often brick one and half story hip roofed buildings with dormers facing the street.

⁴⁶ "Original Vintage House Plans & Interiors," Antique Home Style, Bungalow, accessed January 2014, <http://www.antiquehomestyle.com/index.htm>.

Foursquare



Local examples of foursquare residences, 1929 & 1932 S. Linden Ave, Park Ridge, IL.
(Photos by Natalia Kwiatkowska)

This building form is most commonly characterized by its simple cubic form and economical floor plan. Essentially a box, this form is usually two to two-and-half stories in height with a pyramidal-shaped hip roof with wide eaves. Dormers are a common feature of the foursquare, often centrally located on the façade. A full or partial-width porch is also a common characteristic on the front façade, with columns as porch roof supports. The foursquare building type is usually square in plan and in elevation, being two rooms deep by two rooms wide. The rooms on the first story are usually common areas, such as living room, dining room, and kitchen. The second floor houses the more private spaces of the home, including bedrooms and bathrooms. This building form was common beginning in the 1890's and lasted through the 1930's.⁴⁷

⁴⁷ "Original Vintage House Plans & Interiors," Antique Home Style, Foursquare, accessed January 2014, <http://www.antiquehomestyle.com/index.htm>.

Minimal Traditional



A local example of a minimalist traditional home, 1900 Courtland Ave, Park Ridge, IL.

(Photo by Natalia Kwiatkowska)

This modest building type gained popularity from the 1920's through the 1950's. The minimal traditional type is considered a "simplified form loosely based on the previously dominant Tudor style of the 1920's and 1930's".⁴⁸ This building type is often said to be a stripped down version of its precedent styles and their decorative elements.⁴⁹ These small affordable homes allowed homeowners to live in their traditional style home without the cost of an excessively large, elaborately ornamented residence. The small building form of the minimal traditional is often one to one-and-half stories in height with low-pitched gabled or hipped roofs. Eaves are close, rather than overhanging, and ornament is limited, emphasizing the simplicity of the design. These modest dwellings were often brick or clad in clapboards and painted white as seen in the "Spanish Town" neighborhood of Park Ridge.

⁴⁸ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 477.

⁴⁹ "Original Vintage House Plans & Interiors," *Antique Home Style, Minimal Traditional*, accessed January 2014, <http://www.antiquehomestyle.com/index.htm>.

Ranch



A local example of ranch, 20 Thorndale Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

A popular building type of American residential architecture is the ranch type. The ranch style gained popularity after the Minimal Traditional in the 1930's and continued its building until the 1980's. The goal of the ranch building was to create an open floor plan that "provided an easy living, unpretentious home to accommodate the modern American life".⁵⁰ Ranch homes are strictly one story in height with very low-pitched roofs and few decorative elements compared to earlier colonial styles. A common stylistic feature is its horizontal appearance as it is rectangular in floor plan, often facing its long side onto the street. These houses usually have an asymmetrical elevation, with a garage incorporated into the design.

⁵⁰ "Original Vintage House Plans & Interiors," Antique Home Style, Ranch, accessed January 2014, <http://www.antiquehomestyle.com/index.htm>.

Split Level



A local example of Split Level, 1801 S. Washington Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

The 1950's brought on a new building type that emerged from its predecessor, the Ranch. The Split Level is known for its half-story wings and sunken garages that accommodate the growing economy of an automobile. The half-story wings intercepted a two-story wing at mid-height, producing three levels of floor space in one residence. The first level was the noisy living and service area usually housing the garage, laundry, and a family room with a noisy television. The mid-level space was the quiet living and dining area, and the third level housed the bedrooms. The Split Level kept the horizontal appearance of the Ranch type along with its low-pitched roofs and overhanging eaves. The Split Level is most commonly known for creating an elaborate theory of interior planning, producing three separate spaces.⁵¹

⁵¹ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 481.

McMansion



A local example of an infill McMansion, 1824 Courtland Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)



Local examples of Greenfield McMansions, 1813-1825 Newton Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

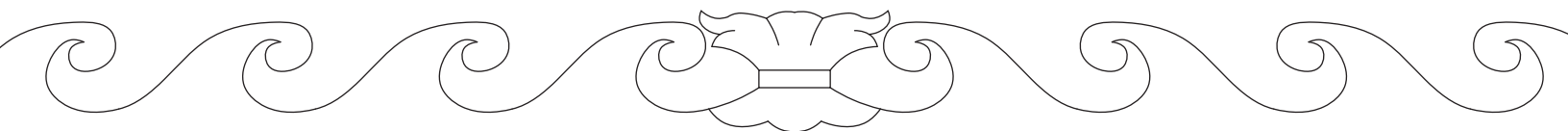
The term McMansion refers to a large modern house that is considered ostentatious and lacking in architectural integrity, built usually in a suburban development.⁵² However, it is considered a fairly new phenomenon of building with the first reference to the word dating to 1990. There are two types of McMansions: greenfield and infill. Greenfield McMansions are larger than average homes built on large parcels of vacant land. Infill McMansions, on the other hand, refer to the building of oversized structures in already built up areas in the form of: “new

⁵² Merriam-Webster, McMansion, accessed January 2014, <http://www.merriam-webster.com/>.

houses on vacant lots, tear downs replaced with a new house, or additions to existing houses”.⁵³ Such infill building of large homes produced an effect that is often out of scale and incompatible to the neighborhood. Therefore, it is impossible to write a distinct definition of the McMansion building type, as it differs in every region and appears in a variety of architectural styles. However, common features of the McMansion building type are large floor plans, multiple stories in height, usually multiple car garages with large driveways, and some type of an architectural feature such as a turret, veranda or tower. Other characteristic that define a McMansion refer to its context and how it relates to it. If the building is considered incompatible with its neighbors, particularly due to its scale, then it is often classified as a McMansion. There are multiple examples of infill McMansions visible in the “Spanish Town” neighborhood of Park Ridge.

⁵³ Jack L. Nasar and Arthur E. Stamps, III, "Infill McMansions: Style and the Psychophysics of Size," *Journal of Environmental Psychology* 29, no. 1 (March 2009): pg. # 1.

Historic Context



History & Development of Park Ridge

History of Park Ridge

The beginnings of the City of Park Ridge date to early explorers of the late 17th century. Europeans including Joliet, Marquette and LaSalle first explored the Chicago Metropolitan area when they were discovering the Mississippi River Valley. The pioneers traveled between the Des Plaines River and the Chicago River in their exploration quest.⁵⁴ The City of Park Ridge is conveniently located adjacent to the Des Plaines River, on arguably the highest point in Cook County; hence, the name ridge.⁵⁵ The history of Park Ridge is linked to transportation, as it is a common reason for settlement to develop around transport. Today, Park Ridge is in close proximity to an airport, highway, and railroad. However, the history of the town dates back to an earlier form of transportation, the opening of the Erie Canal in 1825.⁵⁶ The Erie Canal was created as a transportation system linking the eastern seaboard at New York City with the Great Lakes. The canal provided a route through the Hudson River, across the Erie Canal, and into the Great Lakes as a means for faster and more efficient travel and shipping used for trade.⁵⁷ This new form of transportation, a precedent for the later railroads, highways, and airports, was an early impetus for settlement in the Chicago metropolitan area as well as other parts of Illinois, Michigan, and Wisconsin.

⁵⁴ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 4.

⁵⁵ Orvis F. Jordan, *A History of Park Ridge* (Park Ridge, IL: George L. Scharringhausen, Jr., 1961), pg. # 1.

⁵⁶ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 3.

⁵⁷ "Erie Canal," History, Erie Canal opens, accessed December 2013, <http://www.history.com/this-day-in-history/erie-canal-opens>.

Early Settlements

The first settlers to arrive in today's Park Ridge were Indians. The end of the Black Hawk War in 1832 declared the area of Park Ridge, including the rest of northern Illinois, available for immigrant settlement.⁵⁸ As a result, the Indians were forced west of the Mississippi and the European settlers began settlement in 1832 and 1833 in today's Park Ridge area.⁵⁹ Some of the first settlers came due to the outcome of the end of the Black Hawk War, while others came looking for work in the increasing commercial industry of Chicago's metropolitan area, and others came in search of farmland. Because Park Ridge is on high ground, the area was good for farming, as opposed to the marshy soil of Chicago. Park Ridge during the 1830's had numerous qualities that attracted farmers, including, "good drainage, fertile soil, and the existence of woodland and prairie side by side."⁶⁰ Not only was the soil of Park Ridge suitable for farmland, it was also located on the banks of the Des Plaines River, which served as a water supply.⁶¹ It is hard to imagine what these early settlers saw when they entered the region of today's Park Ridge, but thankfully the Park Ridge Community Church Circle creates a picturesque visual in the *The History of Park Ridge*:

At the time the Indians left this region, Maine Township presented a most attractive and beautiful appearance. The winding course of the river running through groves of oak, sugar maple, hackberry, elm and hickory; festoons of wild grape vine or cables of the beautiful bittersweet; shrubbery here and there jutting out into the fertile prairie or following for short distances some of the many little creeks that flowed into the river from the west; stretching on either side for several miles were the undulating plains

⁵⁸ Robert Charles Klove, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, diss., University of Chicago, 1942 (Chicago, IL: University of Chicago Libraries, 1942), pg. # 69.

⁵⁹ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 4.

⁶⁰ Robert Charles Klove, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, diss., University of Chicago, 1942 (Chicago, IL: University of Chicago Libraries, 1942), pg. # 70.

⁶¹ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 4.

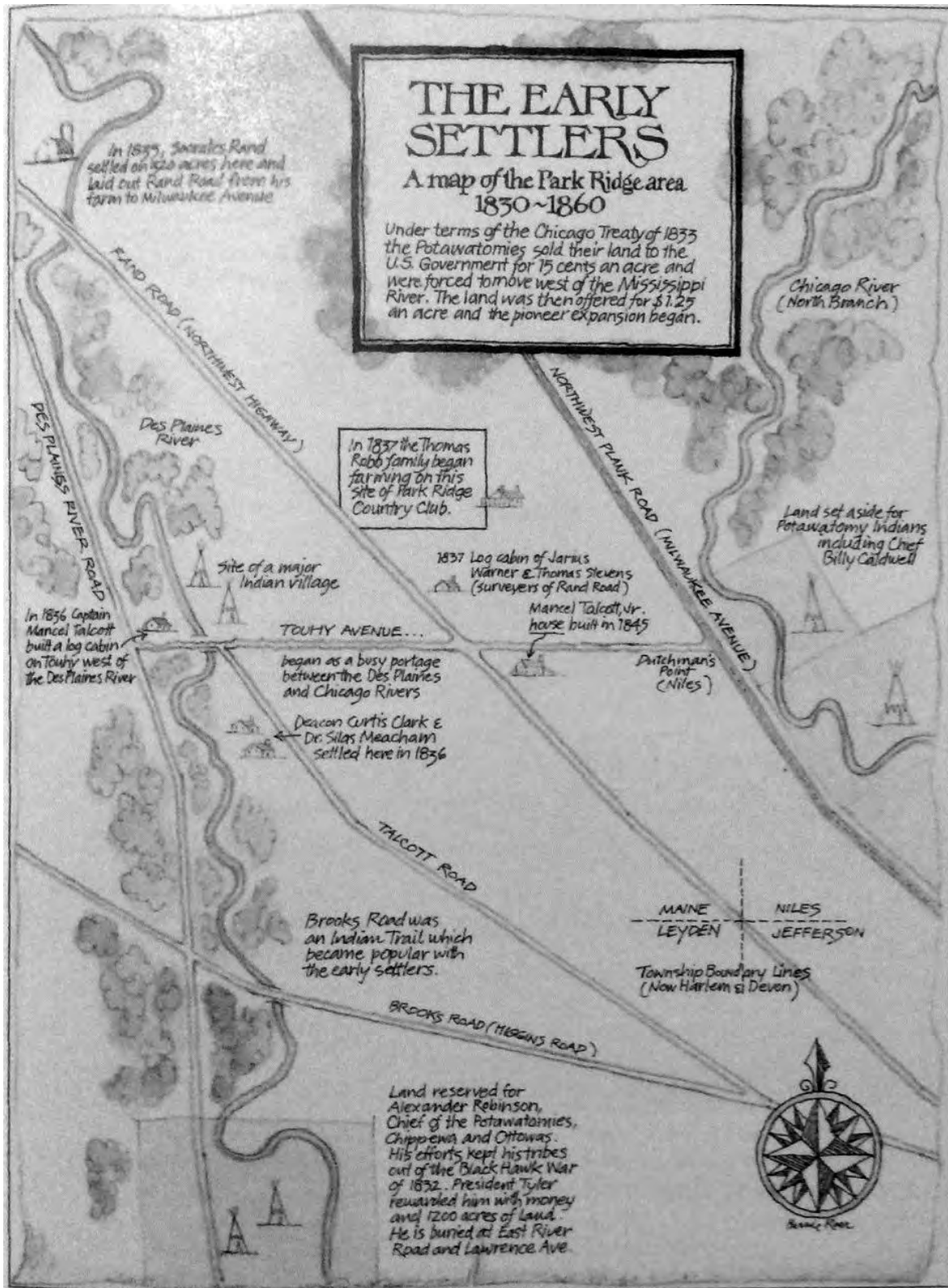
covered with luxuriant vegetation, the home of countless flocks of wild game, all conspiring to make a scene of surpassing beauty.⁶²

One of the very first known settlers was Captain Wright, a commissioned officer in the Vermont militia, who built a cabin in 1832, while many others followed from regions of New England, New York State and Germany.⁶³ Shortly after, two surveyors, Jarius Warner and Thomas Stevens temporarily settled in Park Ridge. They built a log cabin in 1837 on today's Northwest Highway Road, which was then called Rand Road. Another important early settler who had a large effect on the development of Park Ridge is Captain Mancel Talcott, who settled in 1836. However, it was his son, Mancel Talcott Jr., who had a great impact on the growth of Park Ridge. Talcott Jr. began as a farmer in today's downtown area of Park Ridge, but ventured on a gold mining quest to California and came back a wealthy man. Ann Budich in *Preservation in Park Ridge*, credits Talcott Jr. with: "establishing a stone dealership, serving as postmaster for the Monroe Precinct, constructing a bridge over the Des Plaines River, serving as a member of the Chicago City Council, and being involved in local banking."⁶⁴ Talcott Jr. led a life that awarded him the naming of a street, the Talcott Road, which bisects Park Ridge diagonally.

⁶² Park Ridge Community Church Circle, *The History of Park Ridge 1841-1926*(Chicago: Edison Press, 1926), pg. # 11.

⁶³ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 4.

⁶⁴ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 5.



An early settler's map of Park Ridge.
(Image from "Images of America: Park Ridge" David Barnes, pg. 11)

Expansion and Development

The 1850's brought on change, expansion, and development to the Park Ridge area. First, the area was formally named as Maine Township in 1850.⁶⁵ Today, Park Ridge is divided into three different townships including Maine, Leyden, and Norwood Park, which shows how the city has grown since 1850. Next, in 1851 was the beginning of the construction of the Illinois and Wisconsin Railroad, with its first operations in 1854.⁶⁶ The Illinois and Wisconsin Railroad was a predecessor to the Chicago and Northwestern Railway, recently purchased by the Union Pacific Railroad. The railway is one of the primary reasons for development and settlement of Park Ridge. It was not until 1852 that the first non-farm residences and stores were built in the area. It is clear that the creation of the railway and an increase in transportation is the reason for the increase of population in Park Ridge. The region of Park Ridge was slowly increasing in population during the late 19th century as opposed to the City of Chicago with numbers rising from approximately 30,000 in 1850 to almost 110,000 in 1860.⁶⁷

Park Ridge owed its development not only to the expansion of the railway to run through the region but also to an individual named George Penny, who had a major hand in the growth of the area as well as its railway. George Penny settled in Park Ridge in 1853 and formed a partnership with Robert Meacham, who had settled in the area seventeen years prior. Together, they established a brickyard company, known as Penny and Meacham; the company made use of the local red clay deposits and manufactured brick for the Chicago market. Records state that the company manufactured approximately five million bricks per year without the

⁶⁵ Ibid

⁶⁶ Robert Charles Klove, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, diss., University of Chicago, 1942 (Chicago, IL: University of Chicago Libraries, 1942), pg. # 70.

⁶⁷ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 6.

use of machinery.⁶⁸ Penny saw the need for faster and more efficient shipment of his products, which were in such high demand in the Chicago metropolitan area. Luckily, the Illinois and Wisconsin Railway was being laid through the area of Park Ridge and Penny persuaded the railway to stop in Park Ridge with the provision that he would build a railway station and maintain it for the next ten years. The railway not only served as a point of shipment for the manufactured brick but also for the produce from the local farms.⁶⁹ George Penny put the region of Park Ridge on the map: the small community of today's Park Ridge became known as Pennyville in 1854. Penny also co-founded its first major industry, even though the Penny and Meacham brick company closed in 1866 due to the lack of clay deposits. The town's name was changed at Mr. Penny's request to Brickton in 1858, until it was organized as the Village of Park Ridge in 1873.⁷⁰

By the time Park Ridge became organized in 1873, the town grew from a small agricultural settlement with a population of 400 into a business community due to the Industrial Revolution.⁷¹ The town continued to grow into an affluent suburb but was in need of public facilities and improvements; therefore, Park Ridge was incorporated as a city in 1910, with a population of over 2000.⁷² With this change came a new form of government, city government, which meant Park Ridge was governed by a mayor and aldermen instead of a

⁶⁸ Ibid

⁶⁹ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 4.

⁷⁰ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 7.

⁷¹ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 4.

⁷² Ibid

president and trustees.⁷³ The early 20th century and the city's new form of government brought new changes and improvements: the park system was incorporated in 1914 and an artist's colony was established that included artisans, sculptors, printers and musicians.⁷⁴ The center of the colony was an artist's studio called the Colony Crafts, established in 1910 by local artists Dulah Krehbiel and Beulah Clute.⁷⁵ New public institutions were opened such as the Edison Park Home and the Park Ridge School for Girls, both of which were devoted to the care of children.⁷⁶ Another public institution created during the same period was the Park Ridge Country Club, surrounded by golf courses and tennis courts. This establishment stands on the site of the alleged first family farm of Park Ridge, owned by the Robb family. The country club proved to be an attraction to visitors and appealed to new home owners making Park Ridge a model suburb. As Ann Budich mentions, "the quality and success of the country club further associated Park Ridge with the physical and social amenities that people perceived as making a desirable residential community."⁷⁷

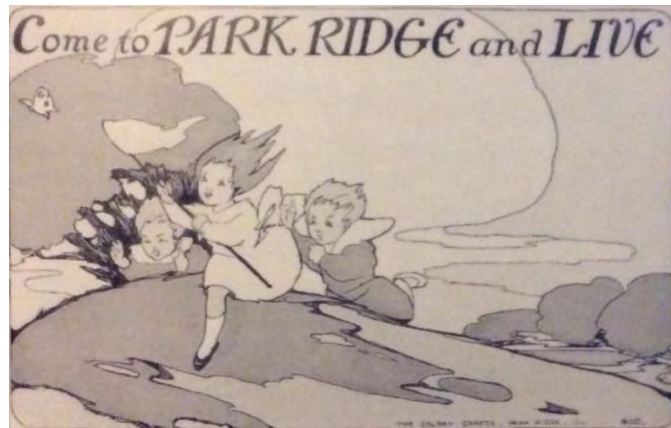
⁷³ City of Park Ridge, "Park Ridge: A Wonderful Place," Park Ridge, 2013, History, accessed November 2013, <http://www.parkridge.us>.

⁷⁴ Ibid

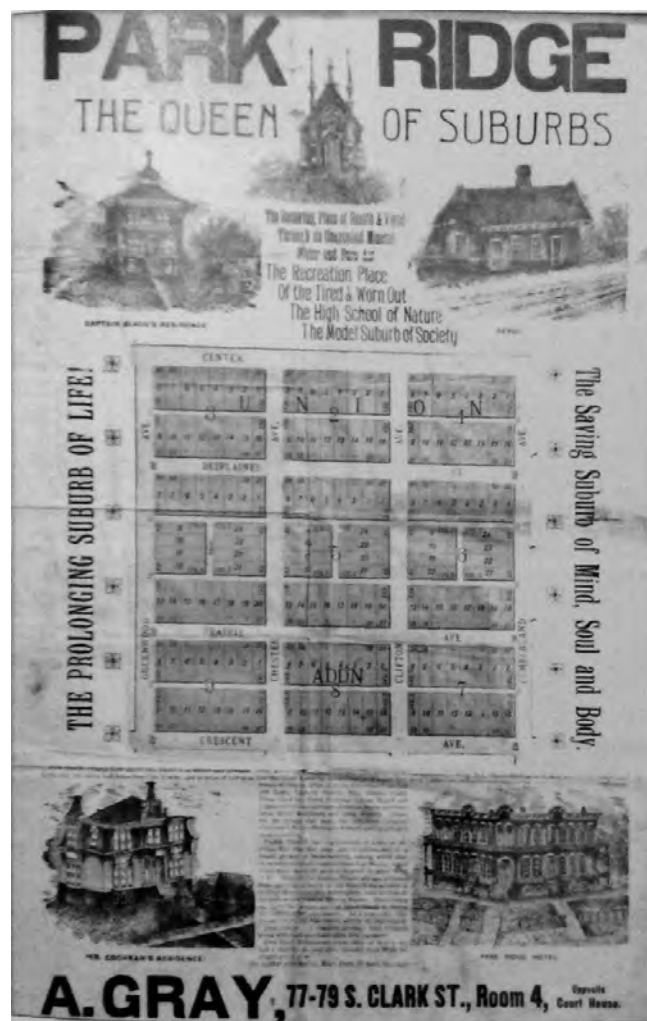
⁷⁵ David Barnes, *Images of America: Park Ridge* (Charleston, SC: Arcadia Publishing, 2010), pg. # 39.

⁷⁶ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 4.

⁷⁷ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 9.



Early advertisement of Park Ridge.
(Image from “Images of America: Park Ridge” David Barnes, pg. 39)



Early advertisement of Park Ridge.
(Image from "Images of America: Park Ridge" David Barnes, pg. 23)

Building Boom before the Depression

The 1920's were a decade of growth for the city of Park Ridge. The whole country of the United States went through numerous social changes after World War I and cities such as Chicago had a shortage of housing. Development companies were created overnight due to such a high demand for housing and developers began to look outside large cities, such as Chicago, for available land to develop. A large portion of Park Ridge was developed during the 1920's due to its close proximity to Chicago and the park-like quality of their community that attracted new developers and home-owners. Park Ridge created eighty six subdivisions in the 1920's alone, a number larger than any other decade in the history of the city.⁷⁸ Charles Klove suggests the reasons for premature subdividing,

Park Ridge was ripe for a speculative real estate boom for several reasons, among which were: (1) an actual need for additional lots because population had increased greatly during the previous two decades, and yet almost no subdividing had occurred since the boom of the early 1890's; (2) the most favorable location with reference to Chicago; and (3) a somewhat more attractive and higher quality existing residential use than in the other town.⁷⁹

Such a large proliferation of housing was quickly occupied by the large increase of population, which grew from 3383 people in 1920 to 10,417 in 1930.⁸⁰ The decade of the 1920's had a population increase of 208 percent.

Due to the large residential development of the 1920's, Park Ridge lost its farmland and old homesteads. Alongside new subdivisions and development of residences in the suburb, Park Ridge also experienced a creation of a commercial business district. As Ann Budich points out,

⁷⁸ Robert Charles Klove, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, diss., University of Chicago, 1942 (Chicago, IL: University of Chicago Libraries, 1942), pg. # 119-121.

⁷⁹ Ibid, pg. # 76.

⁸⁰ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 10.

“during this period two movie theaters, a new bank, and several large commercial structures were built. These buildings today principally make up the street facades along north and south Prospect Avenue, Main Street, and Northwest Highway.”⁸¹ The historically designated Pickwick Theater and Maine East High School were built during the decade of the 1920’s as a response to the population boom of the city. A large force that influenced the architecture and development of Park Ridge is the growth of the automobile in the United States during this period. Dealerships were expanding due to the large demand of the public and by 1928 Park Ridge was home to three large dealerships: the Cadillac-LaSalle, Buick, and Studebaker-Erskine.⁸²

Park Ridge was growing fast as a new city as seen through its population growth, development of residential and commercial districts, and new subdivisions. However, all the growth was halted in October of 1929 when the stock market crashed and the Great Depression began.⁸³ Based on the growth and demand for new housing earlier in that decade, Park Ridge had prematurely subdivided much of its land, which now stood empty or had development which was sparsely completed. The city of Park Ridge, alongside the whole country stood frozen in terms of development during the Great Depression.

Post World War II

The demand for new housing was reinvigorated when employment revived in the 1940’s due to the demands of war-time production during World War II. Douglas Aircraft, whose

⁸¹Ibid, pg. # 10.

⁸² Ibid, pg. # 11.

⁸³ Tracey Deutsch, "Great Depression," Encyclopedia of Chicago, accessed December 2013, <http://www.encyclopedia.chicagohistory.org/pages/542.html>.

factory and test flight airfield is currently O'Hare Field, was the largest employer in the northwest Chicago area, building airplanes for the Allies. Such an increase in employment developed a shortage of housing and the Federal government stepped in to help in a housing construction program in surrounding communities, including Park Ridge.⁸⁴ Due to the housing program created as a response to Douglas Aircraft and guaranteed V.A. loans for veterans returning home after the war, Park Ridge experienced more development in the southwest, west, and northwest portions of the city in the 1940's and '50's.⁸⁵ These subdivisions were filled mostly with residential buildings but these neighborhoods also included schools, parks, commercial business districts, and healthcare facilities.

Transportation entered the development force once again in the 1960's. O'Hare International Airport experienced tremendous expansion in that period and the Kennedy Expressway and Tri-State Tollway were constructed.⁸⁶ Park Ridge continued to become desirable for families and new homeowners due to its excellent transportation accessibility not only with other towns and Chicago's loop but other states and countries through O'Hare Airport. New construction of residential neighborhoods continued with single-family residences but a new form of residences entered Park Ridge, multi-family housing units began construction during the 1960's.

By 1970 the premature subdivisions of the 1920's were finally developed; therefore, slowing down the construction tremendously during the 1970's to present day. The 1970's are

⁸⁴ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 5.

⁸⁵ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 12.

⁸⁶ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 5.

also noteworthy because the U.S. Census measured the largest number of people ever in Park Ridge, with 43,166 people.⁸⁷ A new form of construction took precedence in the 1980's, including additions and remodeling of existing structures. With no more vacant land and no additions via annexation, Park Ridge became a fully developed and mature community in the 1980's and continues to be a mature and desirable city today.

FIGURE: Population and Household

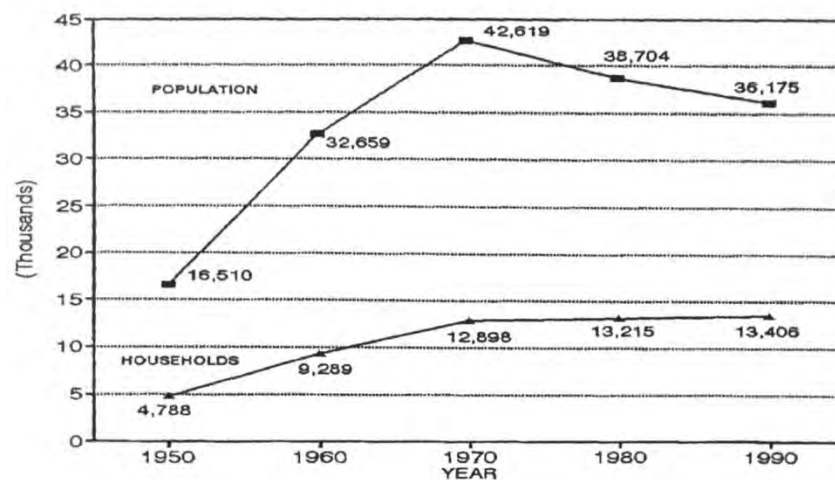


Table showing the relationship of population and houseland in Park Ridge.
(Image from "Comprehensive Plan", Teska Associates, pg. 5)

⁸⁷ City of Park Ridge, "Park Ridge: A Wonderful Place," Park Ridge, 2013, History, accessed November 2013, <http://www.parkridge.us>.

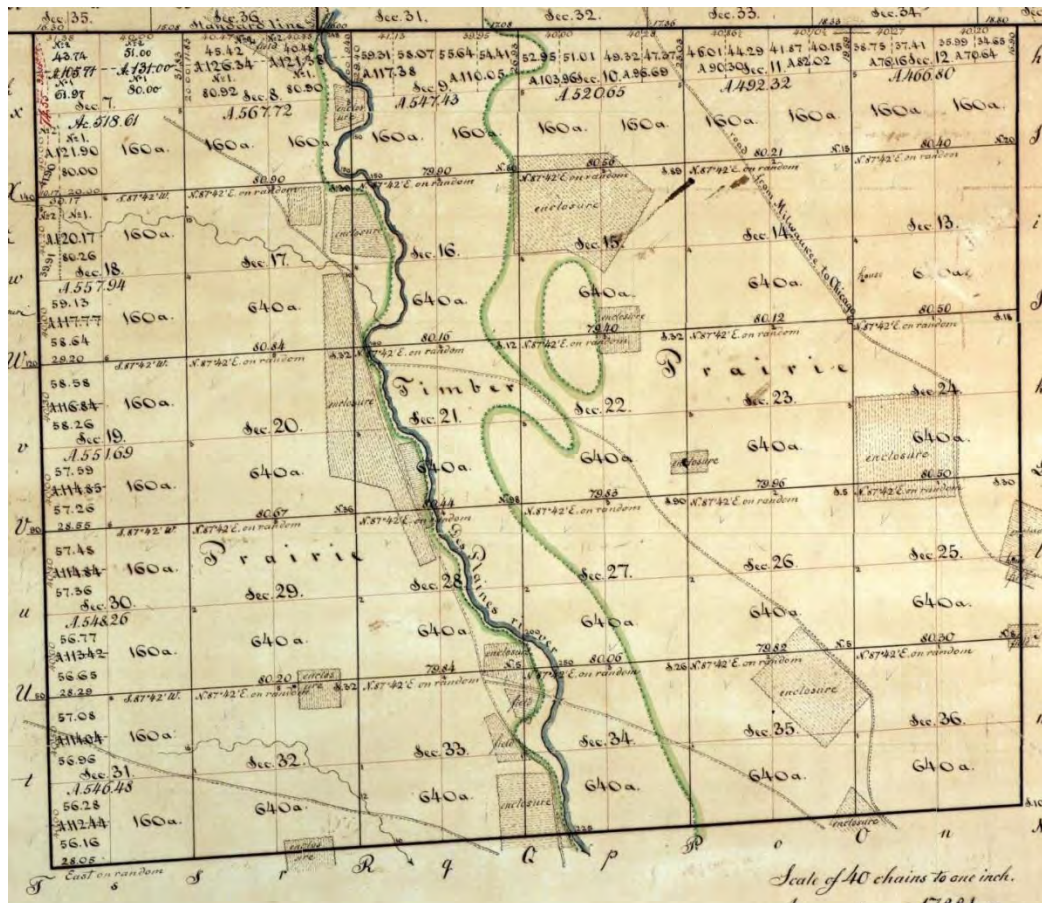
Understanding the Overall Character of the Neighborhood

The City of Park Ridge began as a farming community with early settlements located in today's center of the city. Park Ridge is bounded by the Des Plaines River on its western edge which was an ideal setting for early enclosures, as seen in early Federal Township Plat Map of Illinois.⁸⁸ The maps also show the early roads which ran through Park Ridge and classify the land as prairie with timber next to the river. Some of the early roads include: today's Milwaukee Avenue which was previously Northwest Plank Road, a road which ran from Milwaukee to Chicago; today's Northwest Highway which was called Rand Road; Talcott Road; Brooks Road which is known today as Higgins Road; Des Plaines River Road; and Touhy Avenue. These first roads, some of them being early Indian Trails, are where the first residents settled and from them the community grew North, and then South.

Development and expansion of Park Ridge flourished in the 20th century and became what it is today. The city is divided into different neighborhoods including: South Park, Hodges Park, Centennial Park, Maine Park, Northeast Park, Northwest Park, and North of Dempster as seen in the appendix. The land use of Park Ridge is mostly single-family residential with business, public & institutional, and parks & open space along other land uses. Some of the special districts include: Higgins Corridor, South Park, Touhy Corridor, Central Business District (Uptown), Busse Highway Corridor, Dee Park, and Lutheran General Hospital as seen in the appendix map. The main commercial district, also known as Uptown, and the Metra runs along Northwest Highway, which is one of the early roads of Park Ridge previously known as Rand

⁸⁸ Federal Township Plats of Illinois (1804-1891), accessed January 2014, http://landplats.ilsos.net/FTP_Illinois.html.

Road. The institutional buildings in Park Ridge including Advocate Lutheran General Hospital and Maine East High School are located in the northern most section of the city bordering Dempster Street and away from the center of the town.



Township Plat Map of Park Ridge.
(Image from Federal Township Plats of Illinois 1804-1891)

Subdivisions

Park Ridge began development with the first settlers in the 1830's but actual growth and expansion did not fully begin until after the Great Chicago Fire of 1871. The aftermath of the fire is one of the reasons that the number of new subdivisions in Park Ridge expanded from 2 to 10 in 1873. One of the early figures in Park Ridge who owned many of these early subdivisions was Mr. Ira Brown. Brown offered lots for just \$100 each, \$15 down, and \$5 monthly until all is paid off, which was considerably low for its time.⁸⁹ Park Ridge was prepared for a population increase and therefore expanded to numerous subdivisions. As Charles Klove argues,

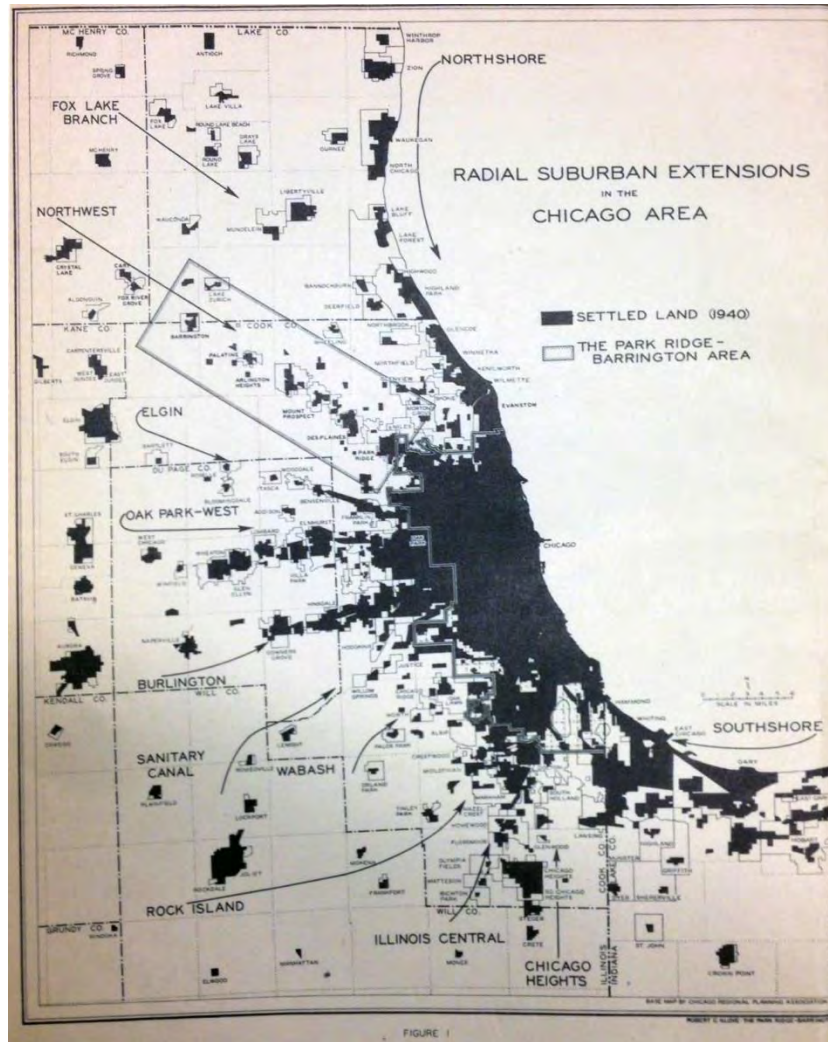
During the four years from 1873 through 1876 the subdivided area of Park Ridge was more than tripled with an addition of about 350 acres of block and lot subdivisions, yet population which in 1873 was 405 had grown in 1880 to only 457, or an increase of 52 persons.⁹⁰

Park Ridge experienced two other periods of intense subdivision activity. During the 1890's eleven new subdivisions were created in the community, even though portions of previously subdivided land still stood vacant.⁹¹ Another decade mentioned earlier for its building boom is the 1920's, with the largest number of subdivisions of any decade with a total of 86. Until the 1920's Park Ridge was not in a need of expansion; it was rather a time of filling in the previously subdivided but undeveloped land. Developers saw the appeal and opportunities of many suburbs northwest of Chicago, like Park Ridge, and came to subdivide more of the entire area.

⁸⁹ "Park Ridge," advertisement, *Chicago Daily Tribune (1872-1922)* (Chicago, IL), July 12, 1874.

⁹⁰ Robert Charles Klove, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, diss., University of Chicago, 1942 (Chicago, IL: University of Chicago Libraries, 1942), pg. # 72.

⁹¹ *Ibid*, pg. # 119-121.



Map of radial suburban extensions in the Chicago area in 1940.
 (Image from "The Park Ridge-Barrington Area: Study of Residential Land Use Patterns" by Charles Klove)

The 1920's brought developers such as Durchslag Real Estate Development Corporation who subdivided and built homes in the South Park neighborhood of Park Ridge.⁹² Another premier northwest suburban developer, L. A. Kinsey & Son's, subdivided much of the land in Park Ridge in the same South Park neighborhood.⁹³ Thomas H. Hulbert, was another figure

⁹² "Spanish Town Being Erected at Park Ridge," *Chicago Daily Tribune* (1923-1963), May 1, 1927, accessed December 2013, <http://search.proquest.com/docview/180832176?accountid=26320>.

⁹³ "Beautiful Homes Grace L. A. Kinsey & Son's Park Ridge Properties," *Greater Chicago Magazine*, September 1928.

instrumental in the development of the suburb, creating the Hulbert's Devonshire Terrace Subdivision in today's Centennial Park neighborhood.⁹⁴ With so many eager developers, new subdivisions appeared in rapid succession in Park Ridge. Consequently, history repeated itself and Park Ridge once again saw the premature subdivision of its undeveloped land in the 1920's as it did in the 1890's. Population did substantially grow from 3383 in 1920 to 10,417 in 1930; however, the rate of increase remained somewhat constant until the 1960's and '70's when the town reached maturity with a population high of 43,166 in 1970.⁹⁵ Again overly ambitious subdivisions were finally developed by the 1970's and no further expansions have been made due to no vacant land being available.

Charles Klove in his dissertation dating back to 1942, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, studied and analyzed the history and causes of the development of northwest Chicago cities including Park Ridge. Interestingly, Klove points out the disadvantages of premature subdivision in areas such as Park Ridge and suggested planning strategies on how to fill that vacant land.⁹⁶ However, as seen since the 1970's, Park Ridge has since become a mature and fully developed community. As a result, the problem today is not vacant, premature subdivision, but rather no vacant land, with the result that prospective buyers and developers seeking to build new houses have increased demolitions of historic single family residences, which is the reason for this thesis.

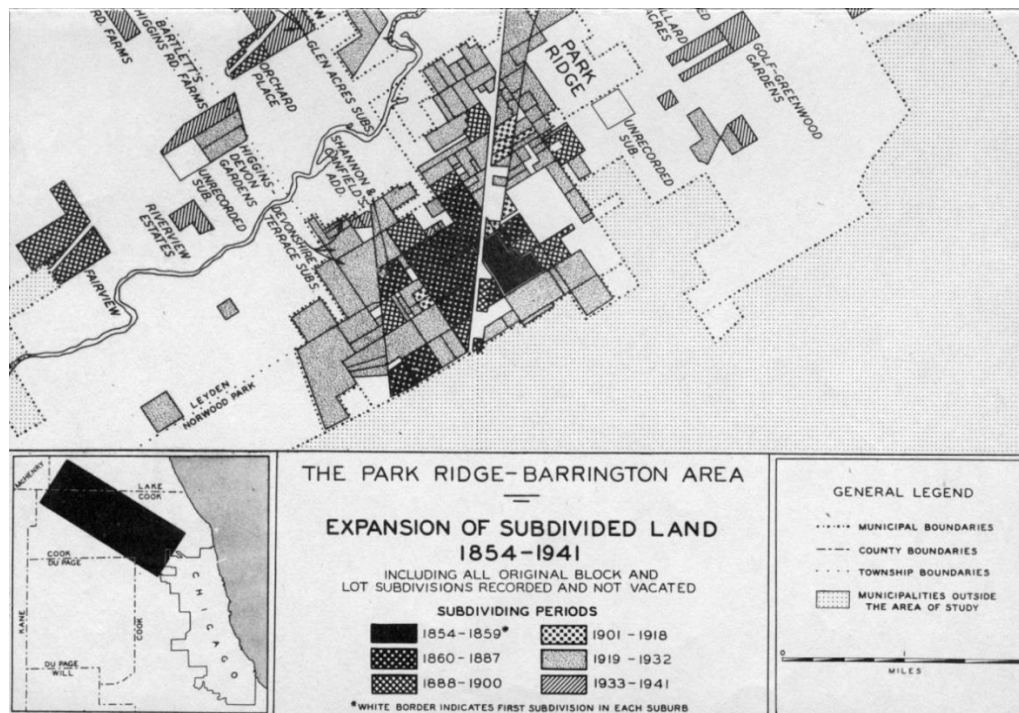
The City of Park Ridge has decided to develop a planning tool for the city through its Comprehensive Plan, first created in 1952 and revised in 1981 and 1996. The 1981

⁹⁴ "Devonshire Terrace Experiences Rapid Development," *Greater Chicago Magazine*, September 1928.

⁹⁵ City of Park Ridge, "Park Ridge: A Wonderful Place," Park Ridge, 2013, History, accessed November 2013, <http://www.parkridge.us>.

⁹⁶ Robert Charles Klove, *The Park Ridge-Barrington Area: A Study of Residential Patterns and Problems in Suburban Chicago*, diss., University of Chicago, 1942 (Chicago, IL: University of Chicago Libraries, 1942), pg. # 86.

Comprehensive Plan of Park Ridge was created “primarily as a strategy for preserving and enhancing the community’s residential environment”.⁹⁷ Subsequently, Park Ridge created a revised Comprehensive Plan, which was adopted in 1996 and is still the model that is in effect for the city. The 1996 *Comprehensive Plan* “presents a strategy for revitalizing all elements of the community to face the challenges of the twenty-first century.”⁹⁸ The primary focus of the community is to balance the preservation of its historic fabric alongside continuing economic development.



Expansion of Subdivided Land 1854-1941.

(Image from “The Park Ridge-Barrington Area: Study of Residential Land Use Patterns”, Charles Klove, map 6)

⁹⁷ Teska Associates, Inc., *Comprehensive Plan for the City of Park Ridge*, report (Park Ridge: City of Park Ridge, 1996), pg. # 8.

⁹⁸ Ibid

“Spanish Town” Project

Spanish Town is an early 1920’s development project led by William Durchslag of the Durchslag Real Estate Development Corporation and executed by a local architect, Benedict J. Bruns.⁹⁹ The planned development is located in the southernmost part of Park Ridge bounded by Devon Avenue to the north and Higgins Road to the south. The area includes land in two townships, Leyden and Norwood Park, with Cumberland Avenue being the dividing line. The surviving Spanish Town residences are located in the Norwood Park portion of Spanish Town, east of Cumberland Avenue, which is today’s South Park neighborhood of Park Ridge.

**SPANISH TOWN
BEING ERECTED
AT PARK RIDGE**

**11 Homes Nearly Done;
63 More Contemplated.**

“Spanish Town” advertisement in local newspaper.
(Image from “Spanish Town Being Erected in Park Ridge,” *Chicago Daily Tribune*, May 1927)

⁹⁹ *Landmark Designation Application - 424 Talcott Place*, PDF, Park Ridge, IL: Department of Community Preservation and Development, June 1, 2011.

Spanish Revival in the United States

The architectural style known as Spanish Revival and sometimes referred to as Spanish Eclectic, is most prevalent in the former Spanish colonies of the South, specifically California, Arizona, Texas, and Florida.¹⁰⁰ These areas have a large concentration of original Spanish Colonial, Mission, and Pueblo style buildings dating back to the 17th century, which influenced the future revival style.

The Spanish Colonial Revival style gained popularity throughout the United States due to the Panama-California Exposition at San Diego in 1915 and the Panama-Pacific International Exposition in San Francisco in 1915.¹⁰¹ The San Diego Exposition in particular became known for its elaborate Spanish Revival style architecture. Bertram Grosvenor Goodhue designed the San Diego Exposition by emphasizing the richness of Spanish architecture found in Latin America.¹⁰² Goodhue also authored a detailed study of Spanish Colonial architecture, Mexican Memories: The Record of a Slight Sojourn below the Yellow Rio Grande, making him well versed in the style, and its popularity started a fashion.

The Spanish Revival style was developed for the mild winters of southern climates using the available building materials found in the southern and southwestern states. The style was quickly adapted by architects from other parts of the country to fit their building needs in different climates. The Revival movement spread from Southern California and Florida into other parts of the country from 1915-1945, experiencing its greatest popularity in the mid-

¹⁰⁰ Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 418.

¹⁰¹ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 27.

¹⁰² Virginia McAlester and Lee A. McAlester, *A Field Guide to American Houses* (New York: Knopf Doubleday Publishing Group, 2002), pg. # 418.

1920's.¹⁰³ The publicity of the Panama-California Exposition inspired architects from all over the United States to design in the Spanish Revival style and look for influences in Latin America and Spain.

Spanish Revival in Park Ridge

The "Spanish Town" project was inspired not only by the San Diego Exposition, but also by the developer's recent trip to Cuba, where Durchslag was influenced by "Spanish Colonial architecture and the unique flavor of Cuba's cathedrals and monumental buildings that used neoclassical embellishments."¹⁰⁴ Durchslag decided on the vacant and prematurely subdivided land of Park Ridge as a perfect site for his new vision of creating a development with the charm of an old world Spanish community. Benedict J. Bruns, a local architect and resident of Park Ridge, was chosen by Durchslag to create his vision in Park Ridge. Bruns was known for designing single-family homes with an attention to detail and sensitivity to design.¹⁰⁵ He designed for the middle class in Park Ridge and Chicago's surrounding areas.

The Spanish Town project aimed to create a community with Old World charm. In order to achieve that, plans were made for single-family homes designed in the Spanish Colonial Revival style. These structures were single-story masonry buildings with a textured stucco finish on the interior and exterior. The homes feature colored tile roofs, stucco over brick, and balconies and loggia on the exterior. The interiors include five to six rooms with marble floors,

¹⁰³ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 27.

¹⁰⁴ *Landmark Designation Application - 424 Talcott Place*, PDF, Park Ridge, IL: Department of Community Preservation and Development, June 1, 2011.

¹⁰⁵ Ibid

arched doorways, vaulted ceilings, and sunken living rooms. Neoclassical and Moorish accents adorn the interiors as well as exteriors of these residences.¹⁰⁶

According to an article published in the *Chicago Daily Tribune* in May of 1927, there were 11 already completed single-family residences of the Spanish Town project and plans for 63 more residences, as well as a two-story commercial building built in the English Tudor style, featuring seven stores, seventeen apartments, and three doctor's offices.¹⁰⁷ The triangular site for the commercial building was to be on the six-corner intersection bounded by Devon Ave, Talcott Rd, and Courtland Ave, where the building still stands today, built in English Tudor Revival style at 604 E. Devon Ave. Although the project was called "Spanish Town", there were plans to include other architectural styles in this development, including English Tudor style architecture for some of the single-family residences in addition to the commercial building.

YEAR	# OF SUBDIVISIONS
1915	1
1916-1918	0
1919	1
1920	2
1921	4
1922	1
1923	7
1924	37
1925	13
1926	12
1927	3
1928	4
1929	3
1930-1938	0
1939	1
1940	1
1941	2

¹⁰⁶ "Spanish Town Being Erected at Park Ridge," *Chicago Daily Tribune* (1923-1963), May 1, 1927, accessed December 2013, <http://search.proquest.com/docview/180832176?accountid=26320>.

¹⁰⁷ Ibid

There are twelve buildings surviving today, which date from 1923 through 1929, and are located along Talcott Place and S. Crescent Avenue which, according to the 1927 *Chicago Tribune* article, is the first group of buildings created. Plans for the 63 additional buildings were never completed, most likely due to the stock market crash of October 1929, which led to the Great Depression. As Ann Budich mentions, “During the 1930’s the area south of the intersection of Talcott and Devon, that had been the area where Park Ridge was largely developing when the Depression came, stood half completed.”¹⁰⁸ Unfortunately, the Spanish Town project was never completed but Park Ridge has twelve surviving buildings of the development including one local landmark, 424 Talcott Place.¹⁰⁹



A local example of Spanish Colonial Revival, 424 Talcott Place, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

¹⁰⁸ Ann Budich, *Preservation in Park Ridge*, report (Park Ridge: Department of Community Preservation and Development), pg. # 11.

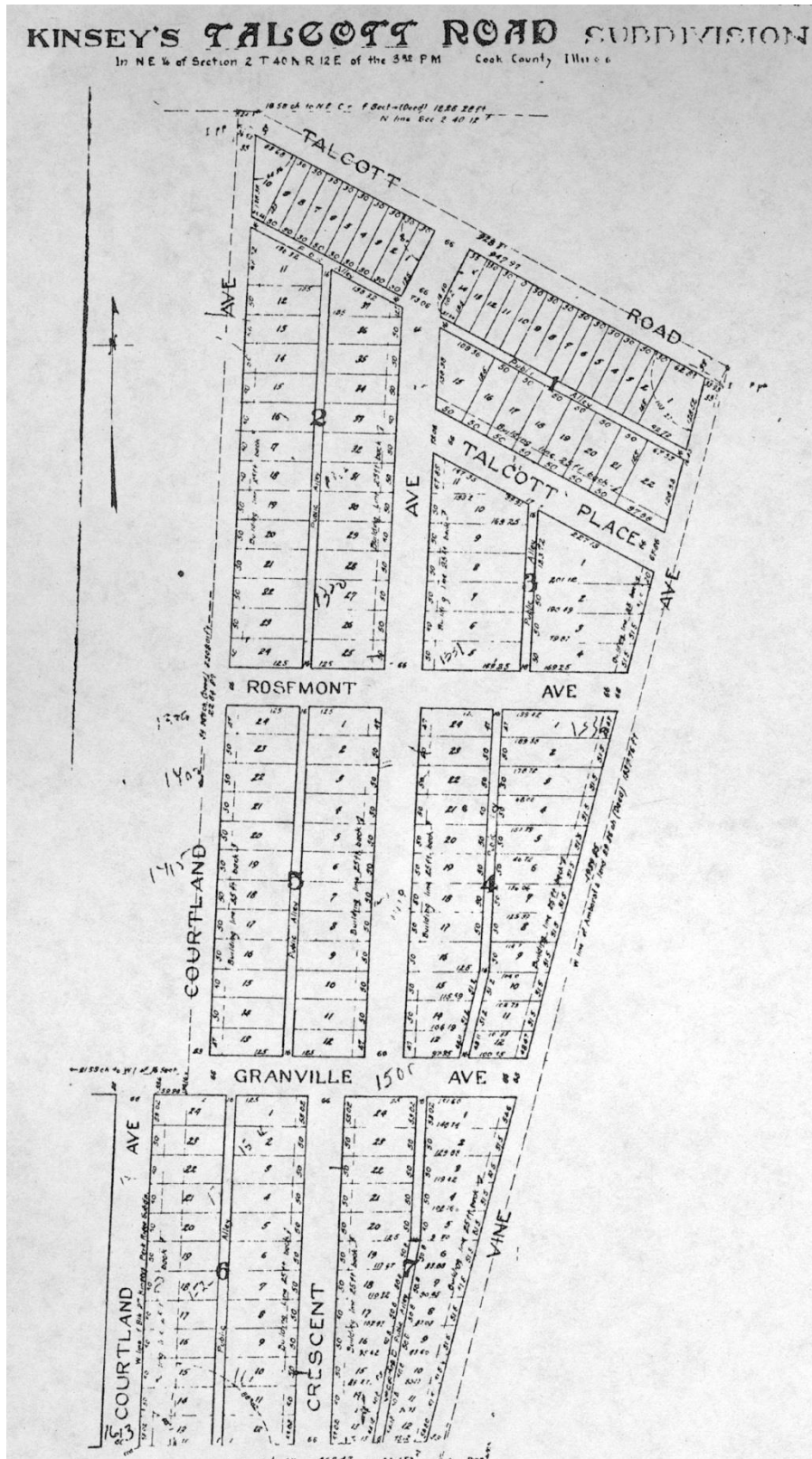
¹⁰⁹ *Landmark Designation Application - 424 Talcott Place*, PDF, Park Ridge, IL: Department of Community Preservation and Development, June 1, 2011.

The location of the “Spanish Town” development needs to be noted. William Durchslag chose Kinsey’s Talcott Road Subdivision of Park Ridge, dating from 1924 to build the twelve Spanish Colonial Revival residences. The developer, Louis Kinsey, owned much land not only in Park Ridge, but in the Chicago area. Kinsey’s Talcott Road Subdivision is bounded by Talcott Road to the North, Glenlake Ave to the South, Vine Ave to East, and Courtland Ave to the West.

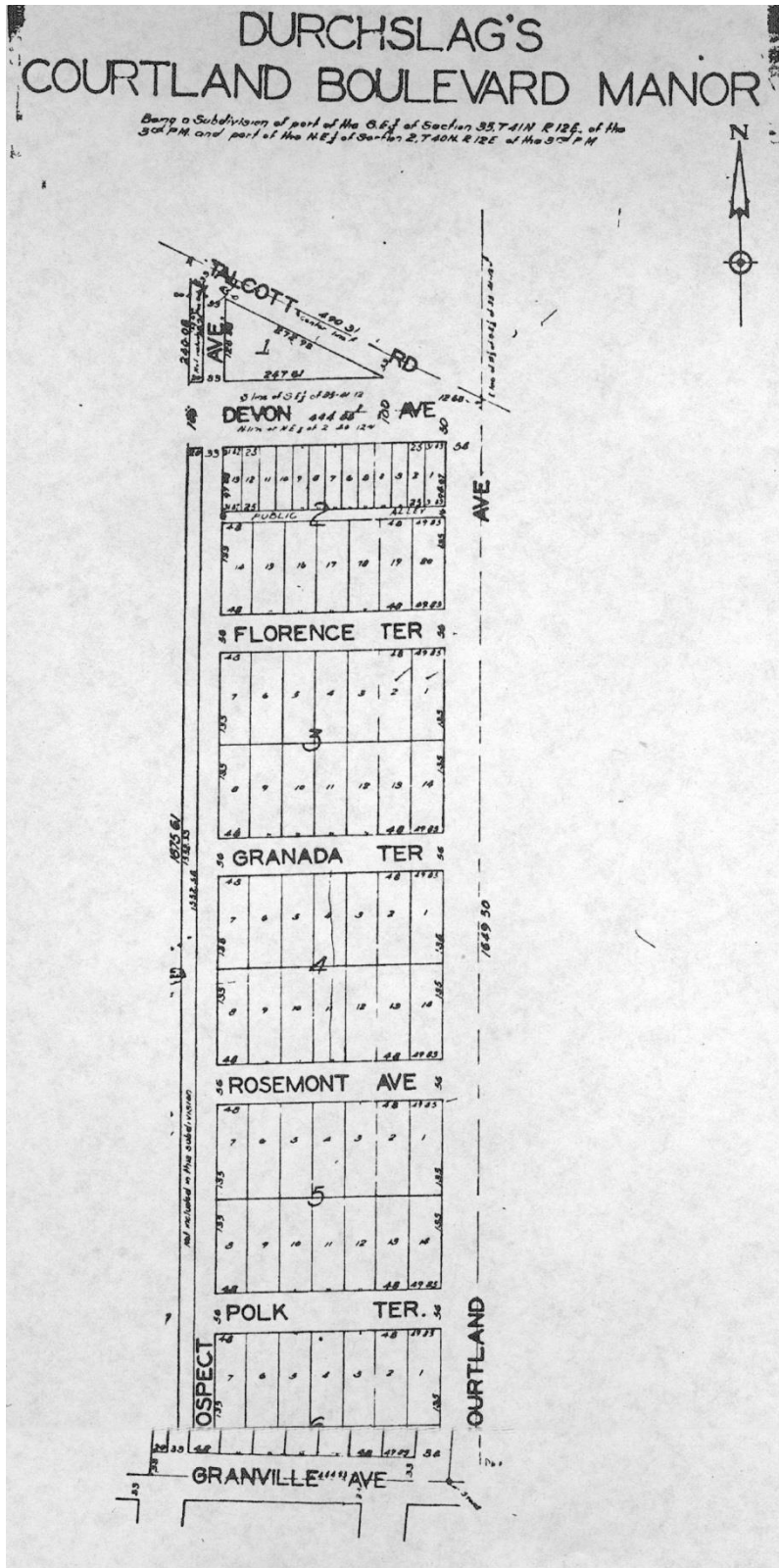
Interestingly enough, William Durchslag, developed his own subdivision three years later in 1927, called the Durchslag’s Courtland Boulevard Manor. Durchslag’s subdivision is located adjacent to Kinsey’s, directly west of it. It is bounded by Talcott Road to the North; including the triangular commercial building, part of his “Spanish Town” development. Boundaries include: Courtland Ave to the East, Granville Ave to the South, and S. Prospect Ave to the West. Kinsey’s Subdivision has not changed much since the 1920’s; however, Durchslag’s subdivision has noticeably been altered since 1927. There are three streets missing today: Florence Terrace, Granada Terrace, and Polk Terrace. Florence and Granada are cities in Italy and Spain, showing Durchslag’s interest in Spanish and Italian architecture.



Examples of Spanish Colonial Revival, 1320-1324-1328 S. Crescent Ave, Park Ridge, IL
(Photo by Natalia Kwiatkowska)



View of Kinsey's Talcott Road Subdivision.
(Image from Tract Books, Recorder of Deeds Office, Cook County)



View of Durchslag's Courtland Boulevard Manor.
(Image from Tract Books, Recorder of Deeds Office, Cook County)

Park Ridge's Spanish Revival architecture is not only limited to Durchslag and his "Spanish Town" project. Other developers, builders, and architects were also inspired by the San Diego Exposition and its beautiful building styles, they chose to create Spanish Revival style homes in Park Ridge. The Bjork Builders, along with architect Charles P. Rawson of Chicago, are credited with building two of the best Spanish type buildings in Park Ridge.¹¹⁰ Another figure, who just like Durchslag, built in the Spanish Revival style is Thomas H. Hulbert, a developer who owned and subdivided much of vacant land in Park Ridge during the 1920's. Hulbert's development lies in today's Devonshire Terrace Subdivision, north of Devon Avenue, featuring a few of Spanish Revival style homes.¹¹¹



Spanish Home in Park Ridge by Bjork Builders & architect C. P. Rawson of Chicago.
(Image from "Bjork Builds Beauty into Park Ridge," *Greater Chicago Magazine*, September 1928)

¹¹⁰ "Bjork Builds Beauty Into Park Ridge," *Greater Chicago Magazine*, September 1928.

¹¹¹ "Devonshire Terrace Experiences Rapid Development," *Greater Chicago Magazine*, September 1928.

Spanish Influence

Architects, builders, and developers in Park Ridge were strongly influenced by Spanish Revival styles of building. They used certain architectural features common to Spanish Revival styles and applied them to different building styles. Such features include clay barrel tile roofs, arched windows, columns and pilasters. A developer who created buildings with Spanish influence in Park Ridge is Louis A. Kinsey of the L. A. Kinsey & Son's Development.¹¹² The trend was so common that a thirteenth Spanish Colonial Revival residence was built in close proximity; however it was not part of Durchslag's "Spanish Town" project.



Example of Spanish Colonial Revival, 1433 S. Crescent Ave, Park Ridge, IL
(Photo by Natalia Kwiatkowska)

¹¹² "Beautiful Homes Grace L. A. Kinsey & Son's Park Ridge Properties," *Greater Chicago Magazine*, September 1928.

Significant Figures

Park Ridge is a city with a rich history filled with significant figures who resided, worked, and developed the region. Many of these significant figures are linked to the Park Ridge Artist's Colony, including the Kalo Shop and the Iannelli Studios. The Artist's Colony began in Park Ridge in 1897 when Frederick Richardson, an illustrator and an instructor at the School of the Art Institute, moved to the suburb and married Josephine Welles, daughter of the former Park Ridge mayor. Soon after, Pauline Clara Barck moved to Park Ridge and married the former Mayor Welles. Clara Barck Welles opened a shop in the community called the Kalo Arts Crafts Community and employed artists in her shop.¹¹³ Some of the significant artists associated with the Kalo Arts Crafts Community in Park Ridge include: Albert & Dulah Krehbiel of the Park Ridge Crafts, Grant Wood, and Beulah & Walter Marshall Clute.¹¹⁴

Another famous artist studio in Park Ridge belonged to Alfonso Iannelli, a famous sculptor and designer of the 20th century. Iannelli came to the Chicago area in 1914 to work with Frank Lloyd Wright on Midway Gardens and designed the famous "Sprite" sculptures. Soon after he purchased a property in Park Ridge with his wife and established the Iannelli Studios.¹¹⁵ Many significant artists and architects are associated with the Iannelli Studios including: Edgar

¹¹³ City of Park Ridge, "Art Colony," Park Ridge, accessed January 2014, www.parkridge.us/about/park_ridge_art_colony.aspx.

¹¹⁴ The Kalo Foundation of Park Ridge, "Kalo Foundation: About Us," The Kalo Foundation, accessed January 2014, http://www.kalofoundation.org/about_us.html.

¹¹⁵ City of Park Ridge, "Art Colony," Park Ridge, accessed January 2014, www.parkridge.us/about/park_ridge_art_colony.aspx.

Miller, Bruce Goff, John Lloyd Wright, Ruth Blackwell, R. Harold Zook, William F. McCaughey, Annette Cremin, Barry Byrne, and Oliver Rush.¹¹⁶

City of Park Ridge is associated with developers who contributed to the history of the city in addition to the many significant architects, artists, and builders. Developers are responsible for creating a built environment from the purchase of the land, creation of its subdivisions and financing a building project. Some of Park Ridge's instrumental developers include William Durchslag of the Durchslag Real Estate Development Corporation, Louis A. Kinsey of L. A. Kinsey & Son, and Thomas H. Hulbert. Thomas is responsible for the Devonshire Terrace Subdivision in Park Ridge, a development with Spanish Colonial Revival buildings outside of the "Spanish Town" region.

These developers hired architects and builders to complete their vision for their development projects. The architects included Benedict J. Bruns among others and builders, Oliver and Leonard Besinger, who resided in Park Ridge. Below are the biographies of several of the significant developers, architects, and builders who contributed to the architectural and historical development of the "Spanish Town" neighborhood of Park Ridge.

William Durchslag

The Durchslag Real Estate Development Corporation was owned by William Durchslag and is responsible for the 1920's "Spanish Town" project in Park Ridge. William Durchslag was born on July 28, 1882, in Austria-Hungary and moved to the Chicago region in 1899, receiving citizenship in 1903. William married his wife Bella at the age of 21 in 1904 and together they

¹¹⁶ *Landmark Designation Application - The Iannelli Home & Studio*, PDF, Park Ridge, IL: Department of Community Preservation and Development.

had four children, three boys and one daughter.¹¹⁷ William passed away in 1973, eleven years after his wife. During his career he had offices in several locations in Chicago, including an address at the corner of Milwaukee and California Ave¹¹⁸ and later at Clark St and Devon Ave¹¹⁹. The Durchslag family also resided in Chicago for most of their lives. William Durchslag, may have been related to Abe & Dora Durchslag, whose names appear on the land ownership records for several Spanish Colonial Revival residences in Park Ridge.

The 1920's "Spanish Town" project in Park Ridge is credited to William Durchslag. The Durchslag Real Estate Development Corporation is responsible for subdividing and developing large portions of today's South Park neighborhood and building its Spanish Revival and English Tudor style structures. These are mostly of residential use with one commercial exception. William Durchslag was inspired by Spanish Colonial architecture he saw during his trip to Cuba. He was exposed to the unique architectural features of Cuba's cathedrals and monuments that used neoclassical embellishments.¹²⁰ After his trip, Durchslag began to realize his vision of wanting to create a community with an old world charm.

Park Ridge was home to Durchslag's real estate company, at 606 E. Devon Ave. The building housed the real estate office for only one year, from 1930-1931.¹²¹ The two story commercial structure is an English Tudor style building, part of Durchslag's original "Spanish

¹¹⁷ United States, *U. S. Census of Population, 1930* (Washington: Government Printing Office, 1930), accessed January 2014, <http://www.fold3.com/image/90079192/>.

¹¹⁸ United States, *World War II Registration Card: Old Man's Draft* (1942), accessed January 2014, <http://www.fold3.com/image/280988732/>.

¹¹⁹ "Obituaries," *Chicago Daily Tribune* (1923-1963), April 28, 1962, accessed January 2014, <http://search.proquest.com/docview/183151366?accountid=26320>.

¹²⁰ *Landmark Designation Application - 424 Talcott Place*, PDF, Park Ridge, IL: Department of Community Preservation and Development, June 1, 2011.

¹²¹ *Park Ridge and Des Plaines City Directories 1930-1931*, McDonough & Company: City Directory Publishers, Chicago, IL.

Town” development and located within Durchslag’s Courtland Boulevard Manor Subdivision, on a triangular site.



English Tudor Commercial Building, 604-606 E. Devon Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

Louis A. Kinsey

The firm of L. A. Kinsey & Son was a development company in the real estate business for twenty four years. During their time, they developed thirty large residential subdivisions including a Kinsey Development in the “Spanish Town” neighborhood of Park Ridge. The firm operated with offices in Park Ridge, on the corner of Courtland and Peterson, approximately from 1929-1938.¹²² The L. A. Kinsey & Son Company strategically bought and developed land in close proximity and along the growth of Chicago’s Northwest side. Louis Kinsey is the primary developer of the company who made it a successful business by offering monthly payments to buy homes on his subdivisions. According to an article printed in the *Greater Chicago Magazine*,

¹²² *Park Ridge City Directories: 1929, 1934, 1936, 1937, 1939.*

“It is owing to the high principles lived up to by Mr. Kinsey and others of his type that Chicago has the lowest priced real estate of any of the larger cities of America.”¹²³ The architecture featured on the Kinsey Development in Park Ridge includes homes and bungalows designed in Spanish influenced styles. Kinsey is responsible for two identical buildings located next to each other in today’s South Park neighborhood that are strongly influenced by Spanish architecture. The buildings are a great example of architects using architectural features of Spanish architecture on different building types and styles.



Example of a Dutch Colonial Home with Spanish Influence, 1439 Courtland Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

¹²³ "Beautiful Homes Grace L. A. Kinsey & Son's Park Ridge Properties," *Greater Chicago Magazine*, September 1928, pg. # 20.

Benedict J. Bruns

Benedict J. Bruns was a well-known Chicago architect whose career lasted from the 1910's through the 1960's. Bruns was born in Manistee, Michigan on October 29, 1881, to a German immigrant father and a native Michigan mother. He was one of five children of whom three became involved in the architecture and design industry, following their father who was a cabinetmaker and builder.¹²⁴ Bruns was married to wife Elfrieda Fielssner and together they had two children, Dorothy and Constantine.¹²⁵ Benedict J. Bruns passed away in 1967 leaving behind hundreds of buildings designed in the Chicago area.

Bruns began his architectural career with the firm of Graham, Anderson, Probst, and White, but soon he opened his own practice in 1919.¹²⁶ Over the years he had offices at 1548 W. Belmont Ave, 1951 Irving Park Boulevard, and later at 3959 Lincoln Avenue. Bruns' practice flourished and during his career he employed as many as five draftsmen at one point.¹²⁷ His work was mostly residential structures with some commercial and religious designs, as well as government projects such as war worker's homes.¹²⁸ He specialized in middle class bungalows, experimenting with unique ornamentation such as: "various brick patterns, limestone detailing, and the incorporation of leaded art glass windows".¹²⁹ Bruns is known for being the primary architect in the Rogers Park Manor, West Ridge, and Norwood Park neighborhoods of

¹²⁴ Bill Daub, *Final Historic Designation Study Report: 47th Street Bungalow Historic District*, PDF, Milwaukee, Wisconsin.

¹²⁵ United States, *U. S. Census of Population, 1940* (Washington: Government Printing Office, 1940), accessed March 2014, www.ancestry.com.

¹²⁶ *River Forest Historic and Architectural Survey*, PDF, River Forest, IL: Village of River Forest Historic Preservation Commission, August 9, 2013.

¹²⁷ Beth Martin and Emily Ramsey, *National Register of Historic Places Registration Form: Rogers Park Manor Bungalow Historic District*, PDF, Chicago, IL: Historic Chicago Bungalow Association, October 3, 2005.

¹²⁸ "War Worker's Home," *Chicago Daily Tribune (1923-1963)* (Chicago, IL), October 4, 1942, accessed March 2014, ProQuest.

¹²⁹ Beth Martin and Emily Ramsey, *National Register of Historic Places Registration Form: Rogers Park Manor Bungalow Historic District*, PDF, Chicago, IL: Historic Chicago Bungalow Association, October 3, 2005.

Chicago.¹³⁰ He was also the primary architect of the “Spanish Town” neighborhood in Park Ridge, commissioned by William Durchslag of the Durchslag Real Estate Development Corporation. Benedict Bruns designed residential and commercial structures for the 1920’s “Spanish Town” development project in Spanish Colonial Revival, English Tudor, and Bungalow styles.¹³¹ Bruns became a resident of Park Ridge, and he lived at 726 Hastings Ave, north of the “Spanish Town” region, approximately from 1929-1932.¹³²



Spanish Colonial Revival Residence, 1309 S. Crescent Ave, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

¹³⁰ *River Forest Historic and Architectural Survey*, PDF, River Forest, IL: Village of River Forest Historic Preservation Commission, August 9, 2013.

¹³¹ For a full list of buildings designed by Benedict Bruns reference Appendix C

¹³² *Park Ridge City Directory 1930-1931*, McDonough & Company: City Directory Publishers, Chicago, IL.

Oliver Besinger

Oliver Besinger, known as Ollie, was a builder and real estate developer in the Chicago region. Ollie was born on October 10, 1884, in Illinois to a German father. He married Alma Meyer and together they had two children, Elaine and Leonard W. Besinger.¹³³ Ollie was listed in city directories under the business name of Besinger Co. in 1942 with offices at 7800 Higgins Road, Chicago. He died on November 30, 1967, in Hollywood, California leaving behind numerous building projects in the Chicago region, specializing in war worker's homes and government projects.¹³⁴ Oliver Besinger's name is seen on land ownership records for all twelve Spanish Revival residences in Park Ridge. Ollie is also known for working with the architect, Benedict J. Bruns, on numerous building and construction projects.

Leonard W. Besinger

Leonard Besinger, son of Oliver & Alma Besinger, followed his father and became a real estate agent, builder and contractor in the Chicago region. Born in Illinois in 1907, he married Esther Alfini in 1931 and together they had three sons and five daughters.¹³⁵ His son, Leonard Jr., followed in the building and development business of the family as well. Leonard Sr. worked for himself under Leonard W. Besinger & Associates after a partnership with Leo Cotter, at the Besinger-Cotter Company.¹³⁶ Leonard Besinger Sr. is known for several projects in the Chicago

¹³³ United States, *U. S. Census of Population, 1940* (Washington: Government Printing Office, 1940), accessed March 2014, www.ancestry.com.

¹³⁴ "War Worker's Home," *Chicago Daily Tribune (1923-1963)* (Chicago, IL), October 4, 1942, accessed March 2014, ProQuest.

¹³⁵ "Obituary," *Chicago Daily Tribune (1963-Current File)* (Chicago, IL), August 11, 1982, accessed March 2014, <http://search.proquest.com/docview/172864708?accountid=2632>.

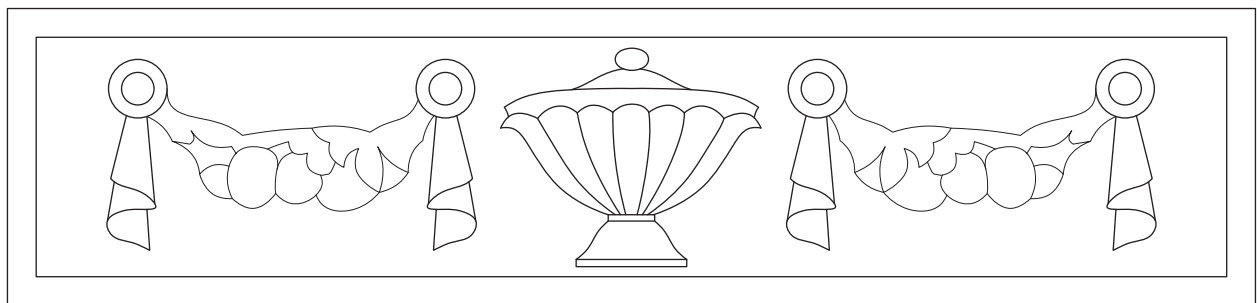
¹³⁶ "Plan 141 Homes for Workers in Big War Plants," *Chicago Daily Tribune (1923-1963)* (Chicago, IL), May 14, 1944, accessed March 2014, ProQuest.

region including Meadowdale, a subdivision in Carpentersville, and numerous government projects including war worker's homes, some of which were designed by architect Benedict J. Bruns. Leonard helped his father, Ollie Besinger, develop several of the Spanish Colonial Revival homes in Park Ridge. According to Park Ridge City Directories, Leonard Besinger resided in 430 Talcott Place for a short time, one of the twelve built Spanish Colonial Revival homes.



The Leonard Besinger Spanish Colonial Revival Residence, 430 Talcott Place, Park Ridge, IL.
(Photo by Natalia Kwiatkowska)

Survey Findings



Context of the Survey Findings

The “Spanish Town” neighborhood of Park Ridge proved to be an excellent example of the architecture and development of the Chicago region in the early 20th century. There are outstanding models of residential structures characteristic of several high-styles of architecture. In addition, there are residences developed in a less common style of architecture for the Midwest region, the Spanish Colonial Revival. These homes are exceptional in their form and appearance; therefore, these structures are significant to the city of Park Ridge. The “Spanish Town” trend is also significant in influencing other residential buildings and borrowing features of Spanish influence, in particular the colored tile roofs visible on English Tudor and Bungaloid residences among others in Park Ridge. This windshield survey has proven that the “Spanish Town” neighborhood of Park Ridge possesses residential structures of certain merit. These homes exemplify the best of a particular style of architecture and served as an influence on future trends in the community.

Significant Properties

There are a number of significant properties that the windshield survey helped to identify in Park Ridge. These residences possess significance to the city due to their architecture and help in the development of the city during its real estate building boom of the 1920's. The Spanish Colonial Revival residences in particular, are a unique development of their time. Although more residences built in the architectural styles of Spanish influence do exist in Park Ridge as well as other parts of Chicago and its region, they are not as individually or collectively unique as the twelve stucco buildings concentrated in one subdivision and developed by one developer. All of these characteristics including the unique Spanish Colonial Revival architecture, the combination of developer, architect and builder, their concentration, and their influence contribute to the significance of these "Spanish Villas", of which only one is currently (early 2014) designated as historically significant on local scale, at 424 Talcott Place.

Other significant structures in the "Spanish Town" development include high-style and unique residences of English Tudor and Bungalow variations with Spanish Revival details. These Spanish Colonial Revival style elements include rounded archway openings on doors and windows, ornamental elements, such as spiral columns, and particularly, colored tile roofs. The inspiration of the Spanish Revival was a common movement in United States in the early 20th century; however, it was primarily concentrated in the southern states of California and Florida where these structures are very common. Such an influence of Spanish architecture is significant in the city of Park Ridge due to its uniqueness in the Midwest region and its concentration in the "Spanish Town" neighborhood of Park Ridge.

Properties Eligible for Individual Historic Designation

The research and survey findings of this project have identified a collection of potentially significant residential properties in the South Park neighborhood of Park Ridge. The bulk of this research focused on the 1920's development known as "Spanish Town" with contributing figures including William Durchslag of the Durchslag Real Estate Development Corporation and the architect Benedict J. Bruns. The twelve properties originally built as part of the project are intact today with little alteration or addition on most of them. There are nine properties eligible for individual historic designation because they exhibit integrity in their design with little or no alterations or additions. Below is a list of Spanish Colonial Revival properties eligible for individual designation.

SPANISH COLONIAL REVIVAL	
420	Talcott Place
424	Talcott Place
428	Talcott Place
1304	S. Crescent Ave
1309	S. Crescent Ave
1320	S. Crescent Ave
1324	S. Crescent Ave
1328	S. Crescent Ave
1337	S. Crescent Ave

Properties Eligible for Historic District Designation

The City of Park Ridge currently does not have any districts designated as historic on local, state, or national levels. However, this windshield survey has proven that there are multiple opportunities for designation of historic districts within the South Park neighborhood of Park Ridge. The first recommendation for a historic district is the concentration of twelve stucco Spanish Colonial Revival buildings along Talcott Place and S. Crescent Avenue. The

buildings are all similar in style, featuring light colored stucco exteriors, colored tile roofs, rounded archway openings, pilasters, and one to two stories in height. A second recommendation is for a potential multiple resource district, the colored tile roof district. There are a total of twenty seven buildings which feature colored tile roofs in the South Park neighborhood of the city. These roofs are a common feature of Spanish Colonial Revival style and are significant in Park Ridge because they contribute to the spread of Spanish influence within the town. Other notable concentrations of style include Tudor Revival and there are numerous properties in Park Ridge built in this style. Another noteworthy building form of “Spanish Town” is the brick Bungalow, which is a unique variation of the form. There is a high concentration of these two noteworthy styles in a one block stretch of Courtland Avenue between Granville Avenue & Glenlake Avenue. Courtland Ave is a unique street in Park Ridge, because it features a two-way lane divided by a median of green which distinguishes it among the residential streets which run through Park Ridge. This one block stretch of Courtland Ave is significant because it features unique and high-style examples of the brick Bungalow variation and Tudor Revival with Spanish influences. The following are lists of properties in the Spanish Colonial Revival style, properties with colored tile roofs, a Spanish influence, and a detailed list of properties in the 1500 block of Courtland Avenue. Properties marked with an asterisk (*) feature colored tile roofs in addition to the separate list. The only Spanish Colonial Revival residence without a colored tile roof, 420 Talcott Place, features a flat roof with a decorative eave of colored tiles.

SPANISH COLONIAL REVIVAL	
1304	S. Crescent Ave *
1305	S. Crescent Ave *
1306	S. Crescent Ave *
1309	S. Crescent Ave *
1320	S. Crescent Ave *
1324	S. Crescent Ave *
1328	S. Crescent Ave *
1337	S. Crescent Ave *
420	Talcott Place
424	Talcott Place *
428	Talcott Place *
430	Talcott Place *

COURTLAND AVE	
1508	Courtland Ave
1509	Courtland Ave *
1512	Courtland Ave
1513	Courtland Ave
1516	Courtland Ave *
1517	Courtland Ave *
1520	Courtland Ave *
1525	Courtland Ave *
1528	Courtland Ave *
1529	Courtland Ave
1601	Courtland Ave *
1608	Courtland Ave *
1609	Courtland Ave
1613	Courtland Ave

COLORED TILE ROOF	
1305	Courtland Ave
1512	Courtland Ave
1621	Courtland Ave
1433	S. Crescent Ave
1517	S. Crescent Ave
1520	S. Crescent Ave
1524	S. Crescent Ave
1604	S. Crescent Ave
1612	S. Crescent Ave
1504	S. Prospect Ave
1608	S. Prospect Ave
314	Talcott Place

Recommendations for Preservation Planning

The City of Park Ridge has a rich history filled with significant figures and its built environment. However, even though private individuals have made historic preservation a priority for many years, the City has acquired new and practical tools in the form of a Certified Local Government and Historic Preservation Commission. Efforts which can help preservation planning in Park Ridge include historic designation, zoning regulation amendments, and design review guidelines. All of these initiatives provide a level of protection for historic buildings and are detailed below.

Preservation Recommendations

Historic designation needs to be made more attractive and rewarding to homeowners in the form of raising awareness of financial incentives which come with designation. Also, the City of Park Ridge can create financial incentives on the local scale to make historic designation more desirable and appealing to homeowners. Design review guidelines can help homeowners by identifying historically appropriate options for rehabilitations, new construction, and demolitions that will protect and enhance the historic fabric of Park Ridge. Lastly, zoning amendments can help protect historic buildings from alterations, additions, overcrowding of neighbors, and worst of all demolition. Zoning regulations can help by establishing specific usage and density districts and development regulations including permitted uses, lot coverage, lot dimensions and area, building size and height, setbacks, parking, landscaping and others.

These three preservation planning initiatives can help protect and enhance the historic fabric of the City of Park Ridge.

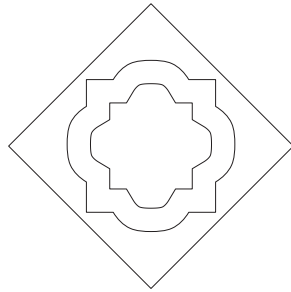
Demolition & McMansion Threat

The issue of demolition and the McMansion phenomenon has been an increasing problem in Park Ridge, as it has been all over the United States. Demolition records from the Community Planning and Development office at City Hall show an increase in teardowns since 2010. The 2008 real estate crash did affect the rate of new construction and demolition but the market has been reviving as is visible in the demolition records. In the last few years there have been numerous demolitions of historically significant buildings in the South Park neighborhood, because they were not designated and did not have any protection. Specifically two single-family residences, a stucco vernacular building and a brick vernacular building with colored tile roof, have been demolished. Both of those properties have been replaced with large residences classified as McMansions. Merriam-Webster dictionary defines McMansion as, “a very large house built in usually a suburban neighborhood or development; especially: one regarded critically as oversized or ostentatious”.¹³⁷ These infill McMansions occur in built up places with an established neighborhood feel. These residences are often out of scale compared to the built surroundings and are incompatible in materials and style with their context. Regulations can be adopted by certified local governments to prevent or minimize the impacts of infill McMansions especially when located in a historic fabric of a city and when it required demolition of part of the historic fabric. Below is a table showing the number of demolitions in

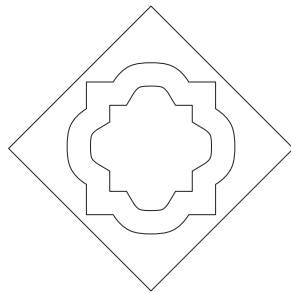
¹³⁷ Merriam-Webster, McMansion, accessed March 2014, <http://www.merriam-webster.com/>.

the past few years in Park Ridge and the “Spanish Town” neighborhood. Even though the South Park neighborhood represents only approximately 12 percent of the total area of Park Ridge, it has suffered over 11 percent of the demolitions in the city from 2008 through 2013. This points to the danger this neighborhood in particular faces, and further argues for its protection as a legally designated landmark district.

YEAR	DEMOLITIONS IN PARK RIDGE	DEMOLITIONS IN “SPANISH TOWN”
2008	35	4
2009	15	2
2010	8	0
2011	23	3
2012	26	4
2013	28	2
TOTAL	135	15



Conclusion



Conclusion

Park Ridge is one of Chicago's numerous suburbs, known for being located on a ridge of the Des Plaines River. The city is known for its convenient location bordering Chicago and close proximity to the O'Hare Airport, which helped its development and expansion throughout the years. Today, Park Ridge is a desirable and appealing home for families due to being home to many institutional buildings including the Maine East High School, and its park-like picturesque quality of a city located outside the limits of the busy City of Chicago. The large percentage of land zoned as single-family residential has helped the community maintain its appeal to families and homeowners. However, Park Ridge reached its development and expansion limit in the 1970's, which means there has been no vacant land to build for the last forty plus years. At the same time, the desire for new construction and bigger and taller homes has been increasing, especially in such an affluent suburb as Park Ridge. The outcome has been alterations and additions to existing residences, as well as demolition and new construction. However, awareness needs to be raised on the historical and architectural significance of these residences which are being lost in Park Ridge or hidden behind its additions. This thesis helps identify the significant architectural and development patterns in the South Park neighborhood of Park Ridge through historical research and a field survey.

Preservation efforts of Park Ridge began decades ago due to the passion of its residents interested in preserving its rich history. Recently, a historic preservation commission has been created along with the city being recognized as a certified local government. In so many communities such initiatives have helped to legally protect properties as locally and nationally

significant and have made them eligible for preservation programs and incentives. Now that Park Ridge has the legal tools to follow this model, and given the significance and vulnerability of the important historic resources in “Spanish Town”, it is hoped that this study will serve as a starting point for the preservation and protection of the historic architecture of Park Ridge.

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APPENDIX A: City of Park Ridge, IL Street Map



APPENDIX B: City of Park Ridge, IL Neighborhood Map



(Teska Associates, Inc. *Comprehensive Plan for the City of Park Ridge*. 1996)

APPENDIX C: List of Surveyed Properties (*) Colored Tile Roofs

ADDRESS	STYLE	DEVELOPER	ARCHITECT	BUILDER
1305 Courtland Ave *	Tudor			
1429 Courtland Ave	Dutch Colonial with Spanish Influences	L. A. Kinsey & Son's		
1439 Courtland Ave	Dutch Colonial with Spanish Influences	L. A. Kinsey & Son's		
1508 Courtland Ave	Tudor			
1509 Courtland Ave *	Vernacular			
1512 Courtland Ave *	Bungaloid			
1513 Courtland Ave	Vernacular			
1516 Courtland Ave *	Dutch Colonial with Spanish Influences			
1517 Courtland Ave *	Bungaloid with Spanish Influences			
1520 Courtland Ave *	Bungaloid with Spanish Influences			
1525 Courtland Ave *	Bungaloid with Spanish Influences			
1528 Courtland Ave *	Bungaloid with Spanish Influences			
1529 Courtland Ave	Tudor			
1601 Courtland Ave *	Vernacular			
1608 Courtland Ave *	Dutch Colonial with Spanish Influences			
1609 Courtland Ave	Bungaloid with Spanish Influences			
1613 Courtland Ave	Tudor			
1621 Courtland Ave *	Dutch Colonial	L. A. Kinsey & Son's		
1701 Courtland Ave	Dutch Cononial with Spanish Influences			
1704 Courtland Ave	Foursquare			
1705 Courtland Ave	Bungaloid with Spanish Influences			
1714 Courtland Ave	Tudor			
1304 S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger
1305 S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger
1306 S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger
1309 S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger
1320 S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger
1324 S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger

ADDRESS		STYLE	DEVELOPER	ARCHITECT	BUILDER
1328	S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger
1337	S. Crescent Ave *	Spanish Colonial Revival	Abe & William Durchslag	Benedict J. Bruns	Ollie Besinger
1433	S. Crescent Ave *	Spanish Colonial Revival			
1504	S. Crescent Ave	Tudor			
1513	S. Crescent Ave	Dutch Cononial with Spanish Influences			
1517	S. Crescent Ave *	Bungalow			
1520	S. Crescent Ave *	Bungalow			
1524	S. Crescent Ave *	Tudor			
1600	S. Crescent Ave	Dutch Colonial with Spanish Influences			
1604	S. Crescent Ave *	Bungalow			
1608	S. Crescent Ave	Tudor			
1612	S. Crescent Ave *	Bungalow			
1007	E. Devon Ave	Tudor			
1509	S. Fairview Ave	Tudor			
1512	S. Fairview Ave	Tudor			
1513	S. Fairview Ave	Tudor			
1516	S. Fairview Ave	Tudor			
1517	S. Fairview Ave	Tudor			
1521	S. Fairview Ave	Tudor			
1812	S. Fairview Ave	Tudor			
1200	Grove Ave	Vernacular			
1302	Grove Ave	Tudor			
1236	S. Knight Ave	Tudor			
1304	S. Knight Ave	Tudor			
1504	S. Prospect Ave *	Tudor			
1517	S. Prospect Ave	Tudor			
1521	S. Prospect Ave	Tudor			
1524	S. Prospect Ave	Tudor			
1525	S. Prospect Ave	Tudor			
1600	S. Prospect Ave	Tudor			

ADDRESS			STYLE	DEVELOPER	ARCHITECT	BUILDER
1601	S. Prospect Ave	Tudor				
1605	S. Prospect Ave	Tudor				
1608	S. Prospect Ave *	Tudor				
1609	S. Prospect Ave	Tudor				
1613	S. Prospect Ave	Tudor				
314	Talcott Place *	Tudor				
420	Talcott Place	Spanish Colonial Revival		Abe Durchslag	Benedict J. Bruns	Ollie Besinger
424	Talcott Place *	Spanish Colonial Revival		Abe Durchslag	Benedict J. Bruns	Ollie Besinger
428	Talcott Place *	Spanish Colonial Revival		Abe Durchslag	Benedict J. Bruns	Ollie Besinger
430	Talcott Place *	Spanish Colonial Revival		Abe Durchslag	Benedict J. Bruns	Ollie & Leonard W. Besinger
1503	Vine Ave	Tudor				
1507	Vine Ave	Tudor				
1519	Vine Ave	Tudor				
1527	Vine Ave	Tudor				
1535	Vine Ave	Tudor				
1223	S. Western Ave	Tudor				
1238	S. Western Ave	Tudor				
1301	S. Western Ave	Tudor				
1310	S. Western Ave	Tudor				
1314	S. Western Ave	Tudor				

APPENDIX D: Map of Spanish Colonial Revival Residences



(www.gisconsortium.org)

APPENDIX E: Individual Documentation of Spanish Revival Residences
(Photos by Natalia Kwiatkowska)

420 Talcott Place



424 Talcott Place



428 Talcott Place



430 Talcott Place



1304 S. Crescent Ave



1305 S. Crescent Ave



1306 S. Crescent Ave



1309 S. Crescent Ave



1320 S. Crescent Ave



1324 S. Crescent Ave



1328 S. Crescent Ave



1337 S. Crescent Ave



1433 S. Crescent Ave



(not related to Durchslag's "Spanish Town" development)

APPENDIX F: Secretary of Interior's Standards

The Secretary of the Interior's Standards and Guidelines for Preservation Planning

STANDARDS

Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence. The Standards for Planning discuss the relationship among these activities while the remaining activity standards consider how each activity should be carried out. The Professional Qualifications Standards discuss the education and experience required to carry out various activities.

Standards for Preservation Planning:

- Standard I. Preservation planning establishes historic contexts.
- Standard II. Preservation planning uses historic contexts to develop goals and priorities for the identification, evaluation, registration, and treatment of historic properties.
- Standard III. The results of preservation planning are made available for integration into broader planning processes.

Standards for Identification:

- Standard I. Identification of historic properties is undertaken to the degree required to make decisions.
- Standard II. Results of identification activities are integrated into the preservation planning process.
- Standard III. Identification activities include explicit procedures for record-keeping and information distribution.

Standards for Evaluation:

- Standard I. Evaluation of the significance of historic properties uses established criteria.
- Standard II. Evaluation of significance applies the criteria within historic contexts.
- Standard III. Evaluation results in a list or inventory of significant properties that is consulted in assigning registration and treatment priorities.
- Standard IV. Evaluation results are made available to the public.

Standards for Registration:

- Standard I. Registration is conducted according to stated procedures.
- Standard II. Registration information locates, describes, and justifies the significance and physical integrity of a historic property.
- Standard III. Registration information is accessible to the public.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are Preservation, Rehabilitation, Restoration, and Reconstruction, outlined below in hierarchical order and explained:

- **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- **Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work. (Both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.)
- **Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- **Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Standards for Preservation:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standards for Restoration:

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Standards for Reconstructing:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.