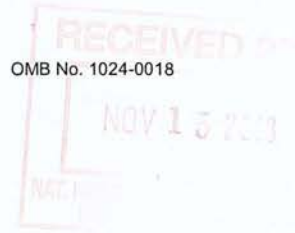


MP 3263



United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Hermosa Bungalow Historic District

other names/site number \_\_\_\_\_

Name of Multiple Property Listing "Chicago Bungalows" - Multiple Property Listing

(Enter "N/A" if property is not part of a multiple property listing)

## 2. Location

Roughly bounded by: North: W. Belmont Ave.; East: N. Lowell Ave.  
South: W. Diversey Ave.; West: N. Kolmar Ave.

not for publication

city or town Chicago

vicinity

state Illinois

county IL

zip code Cook

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: X A \_\_\_ B X C \_\_\_ D

Joan D. Apple Nov 9, 2018  
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Illinois Department of Natural Resources  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:) by \_\_\_\_\_

Babara Loggall 12-31-18  
Signature of the Keeper Date of Action

Hermosa Bungalow Historic District  
 Name of Property

Cook County, Illinois  
 County and State

**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

- 
- private
- public - Local
- public - State
- public - Federal

**Category of Property**  
 (Check only **one** box.)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
327	390*	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
327	390	<b>Total</b>
		*includes 305 garages

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

- Domestic/Single Dwelling
- Domestic/Multiple Dwelling
- Education/School
- 
- 
- 

**Current Functions**  
 (Enter categories from instructions.)

- Domestic/Single Dwelling
- Domestic/Multiple Dwelling
- Education/School
- 
- 
- 

**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

Other: Chicago Bungalow/Craftsman  
   
   
   
 

**Materials**  
 (Enter categories from instructions.)

foundation: Concrete  
 walls: Brick  
   
 roof: Asbestos and Asphalt Shingles  
 other:

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

---

### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

#### **Summary Paragraph**

The Hermosa Bungalow Historic District is located in Community Area 20 on the northwest side of Chicago, approximately 6 miles from the city's commercial center. The district is roughly bounded by W. Belmont Avenue to the north, N. Lowell Avenue to the east, W. Diversey Avenue to the south, and N. Kolmar Avenue to the west. The following areas are encompassed:

- N. Kolmar Avenue: 3100 block
- N. Kilbourn Avenue: 2800, 3000, 3100 blocks
- N. Kenneth Avenue: 2800, 2900, 3000, 3100 blocks
- N. Kostner Avenue: 2800, 2900, 3000, 3100 blocks
- N. Lowell Avenue: 3000, 3100 blocks

Brick Chicago bungalows form the bulk of the district, accounting for 298 of the 323 total contributing primary structures. The overall breakdown of contributing buildings and features in the district is as follows:

- 15 brick multi-unit apartment buildings
- 8 brick two-flats
- 1 school on the west side of the 2800 N. Kilbourn block
- 3 garages built between 1923 and 1929 and belonging to contributing primary structures

Non-contributing single-family structures built in the 1940s, 1950s, and 1970s are remarkably few, and include a brick multi-unit building, brick two-story homes, brick two-flats, Tudor revivals, and ranch-style homes. The primary era of development in the district was between 1925 and 1929, with 1927 marking the peak of construction. As a result, the patterns of growth are consistent with those of the era, both in terms of individual construction and larger-scale speculative development, underscoring the district's significance as a part of the larger nationwide trend in home construction. Accordingly, the predominant style chosen for single-family residences in the neighborhood was the bungalow, particularly the brick Chicago bungalow. Multifamily dwellings constructed in the era, whether brick two-flats or brick multi-unit apartment buildings, exhibit limestone accents and similar aesthetic features, particularly in materials and ornamentation. The result is a district that is strongly cohesive and unified.

---

### **Narrative Description**

Brick Chicago bungalows form the bulk of the Hermosa Bungalow Historic district and make up the majority of the primary structures built within the period of significance. The district has 35 known architects, though a few of those architects dominated the district. Homes in the district that did not use an architect instead used already-existing architectural plans. Although a variety of architects, developers, and plans contributed to the design and construction of the district, it maintained a uniform scale and cohesiveness throughout its periods of rapid growth with common features such as low-pitched roofs with overhanging eaves, banded or grouped fenestration, decorative brickwork and limestone detailing.

The Hermosa Bungalow Historic District contains 17 primary buildings constructed outside of the period of significance, and other non-contributing buildings have been altered in ways that are not easily reversible, rendering them non-contributing to the district. As is typical in most bungalow neighborhoods, there are some dormer additions and attic expansions. If dormers are set far enough back to leave the original façade intact, they do not

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

affect the historic character of the building to the extent that it will be non-contributing. A total of 67 bungalows with dormer/attic expansions/second story additions are conspicuous and/or too large to maintain the original appearance of the primary façade, and are thus non-contributing. An example of a noncontributing attic expansion is found at 2819 N. Kilbourn (IMAGE 1), and a second story addition can be seen at 3018 N. Kenneth (IMAGE 2). The remaining 323 contributing primary structures in the district—which include bungalows, two-flats, multi-unit apartment buildings, and a school building—retain much of their original fabric and appearance, as outlined by the registration requirements of the Chicago Bungalow Multiple Property Listing. In addition to these contributing primary buildings, there are also three contributing brick garages built within the period of significance that maintain much of their original fabric and appearance and anchor the ally they were built on, facing outward onto the street.

## **SITE AND SETTING**

The proposed Hermosa Bungalow Historic District is part of the Hermosa Community Area, located within Jefferson Township on the northwest side of Chicago, about six miles from the city's commercial center. The Hermosa Community Area contains both the Kelvyn Park and Hermosa neighborhoods, and shares its boundaries with five other community areas: Irving Park to the north, Avondale and Logan Square to the east, Humbolt Park to the south, and Belmont Cragin to the west. The neighborhood is bounded by W. Belmont Avenue to the north, railroad tracks to the east and south, and N. Kenton Avenue to the west. The neighborhood has clear and natural divisions due to the railroads and wider, busier streets along the north and west borders. The proposed district is located in the northern portion of the neighborhood.

Hermosa is a quiet, tree-lined neighborhood and remains insulated from heavy traffic with homes set back on their lots that do not front onto larger, bordering streets around the periphery of the neighborhood. The proposed Hermosa Bungalow Historic District is made up of both one-way and two-way streets, and bordered by a tree-lined boulevard (N. Kolmar Avenue) along the western edge. W. Belmont Avenue and W. Diversey Avenue bound the north and south parts of the district (respectively), but no homes front on those streets, only commercial properties that are separated by alleys from the rest of the district. This, and the collection of one-way streets, serve to prevent traffic and high speed driving through the neighborhood and increases safety for the families who live here. Barry Elementary School is located in the southwest corner of the district.

There are 25 block faces within the Hermosa Bungalow Historic District, each containing between 14 and 20 individual lots. The variation in the number of lots is largely due to a difference in street lengths (for example, all streets between W. Diversey and W. George are shorter than the streets between W. Barry and W. Wellington). Lot sizes in the district range from 25 feet wide to 60 feet wide, but the average size of interior lots is approximately 25 feet wide and 125 feet deep. Corner lots and lots occupied by two-flats and multi-unit dwellings are generally wider. All buildings in the district face east or west, with the exception of some primary entrances to multi-unit apartment buildings located along W. Barry Avenue, W. Wellington Avenue, and W. George Street. North-south streets in the district are designated one-way traffic, with the exception of N. Kostner and N. Kenneth, and are approximately 30 feet wide. The right-of-way on each block face includes street lawns fronting the street pavement, as well as sidewalks, which are consistently between 5 and 6 feet in depth. The majority of buildings are set back approximately 20 feet from sidewalks.

The garages in the district are a mix of brick and frame structures, generally measuring twenty-two by twenty-two feet. The vast majority are not contributing to the district as they have been altered extensively, have been replaced, or have been demolished. Generally, they occupy the rear portion of lots, with garages on interior lots facing the alleys, and some garages on corner lots facing out onto the street. Interior lots had undergone such extensive alterations and cladding that they have been excluded, but a few corner lot garages maintained integrity in form and materials, including face brick that matches the contributing primary structure that they belong to. Three of these early brick garages anchor alleys in the district, face the street, and were built during the period of significance.

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

They retain their integrity and belong to contributing buildings in the district, and are considered contributing structures as such. These garages belong to 2858 N. Kenneth (IMAGE 3), 2959 N. Kenneth, and 3101 N. Kenneth.

## **MATERIALS AND STYLISTIC VARIATION**

### **Overview**

Bungalow neighborhoods, typically diverse in terms of the occupations and ethnic makeup of their populations, were also commonly the result of a patchwork effort of developers and architects. Some of the most active architects in the district include Earnest Braucher, G. E. Pearson, L. J. Allison, and Dewey & Pavlovich. Many of these architects worked on multiple properties along block faces—sometimes in conjunction with a single developer—and most had contributed to other Chicago Bungalow Historic Districts in the city, such as North Mayfair, West Chatham, Brainerd, Rogers Park Manor, and Auburn Gresham. Despite the undeniable influence of a handful of architects and developers, a wide range of speculators and homeowners contributed to the district as a whole, and many developers worked without the direct involvement of an architect, such as Wm. Gode and G. H. Gustafson, using easily purchased and replicated plans. This has left a distinct but cohesive stamp on the neighborhood.

While bungalows make up the bulk of the buildings in the district, there are also a number of multi-family residential structures. Two-flats and larger apartment buildings were built alongside bungalows in the 1910s and 20s and can be found on many streets in the area. Because many were built during the same period and often by the same developers and architects, their style, setbacks, and materials contribute to the varied yet rhythmic streetscapes. Features such as projecting bays, grouped fenestration, creative and decorative brickwork, and limestone detailing help to visually connect them to neighboring bungalows, while allowing them to remain distinct. The two-flats within the proposed Hermosa Bungalow District are found on N. Kostner and N. Kenneth Avenues, and an example of these bungalow-like features can be seen in the two-flats from the 2812 and 2822 N. Kenneth where the buildings have similar forms and set-back entranceways, but each has distinct brick patterning, slightly varied parapet designs, and unique limestone detailing (IMAGE 4). Many preferred to purchase two-flats during this period (and even today) because they stretched beyond the concept of the single family home while reflecting the basic bungalow floor plan on each floor while helping to defray homeownership costs or provide housing for extended families.

The contributing bungalows in the district are one-and-one-half story structures that manifest all of the typical details and forms mentioned. The two most common street-facing roofline variations are the hipped roof (with or without a dormer) and the gable front roofline, which is sometimes clipped, as with 2851 N. Kostner (IMAGE 5). To add some interest to street faces, developers sometimes alternated pointed gable roofs with clipped gables or gabled roofs with hipped roofs. The majority of the roofs in the district are covered in either modern asphalt tile or asphalt sheet roofing over what was likely original asbestos shingle roofing.

There are several styles of bungalow, and they are relatively evenly distributed throughout the proposed Hermosa Bungalow District. Typical styles in the district include<sup>1</sup>:

- Flat bays: The simplest of the Chicago bungalow bay types, where the façade has no projection and the windows are set flush with the wall. When paired with an offset porch, the flat bay generally features one set of ribbon windows in a grouping of three or four windows into a single architectural frame. If there is a side entrance, the flat bay extends the length of the façade and may contain more than one grouping of windows or a longer span of ribbon windows. Most of the flat bay homes in the proposed district have offset front porches. Typical examples can be seen on the 2800 block of N. Kostner (IMAGE 6).

---

<sup>1</sup> Most descriptions in the following bullet points are taken from the “Chicago Bungalows” Multiple Property Nomination form.

Hermosa Bungalow Historic District  
 Name of Property

Cook County, Illinois  
 County and State

- Five-sided polygonal bays: The type of front bay most often associated with the Chicago bungalow, perhaps because it seems the most distinct or ornate of the styles. Although often referred to as octagonal bays, most are either three-sided or five-sided forms. Five-sided bays are generally protruding from the façade wall, and usually feature a pyramidal hipped roof. Protruding bays often have (or originally had) art glass and other elaborate details such as brick corbelling or decorative eaves. Examples can be seen along the 2800 block of Kenneth and at 2824 and 2828 N. Kostner (IMAGE 7).
- Three-sided polygonal bays: These tend to be simpler than the 5-sided bays, have longer sides, and can be integral or protruding from the façade wall. They generally have little ornamentation and offset front entrances. Examples can be seen at 2910 and 2912 N. Kenneth, and on the east side of the 3000 N. Lowell block (IMAGE 8).

Open front porches, while common in many Chicago bungalow neighborhoods, are a rarity in the district. This is because these porches were typically built in the 1910s and the vast majority of the bungalows in the proposed Hermosa district were developed in the 1920s.

Brick is, without a doubt, the most common material used in the neighborhood for both contributing and non-contributing structures. Buildings occupying corner lots are usually clad in face brick on both street-facing elevations, and are a mix of Chicago bungalows and multi-unit buildings. The apartment buildings, built within the period of significance, maintain the rhythm and setbacks of the bungalows that dominate the rest of the street. Buildings resting on interior lots feature face brick only on the primary façade, though it wraps around the corners to the side walls. By wrapping the face brick in this way, it gives the illusion to passersby that it clads the entire structure—an illusion further aided by the close grouping of the buildings. Face brick in the district ranges from tans to yellows to deep reds and browns, as is typical of bungalow districts, and is used decoratively as a means to give each home character, despite the similar massing and layout designs. Secondary materials include: limestone, used for brackets, window lintels and sills, copings, and decorative accents throughout the district; and wood elements used to construct gables, doors, window frames, and back porches, most of which are now enclosed.

While some of the bungalows and lot sizes are slightly larger than others, the general sizing and spacing of bungalows is consistent—the range in bungalow sizes can be seen in the inventory below, but differences are not dramatic. Even multi-family buildings and homes built after the period of significance, such as Tudor revivals (IMAGE 9) and raised ranches (IMAGE 10), are to scale with contributing buildings, appealing to the same tradition of working class homeowners.

**Complete Inventory for the Hermosa Bungalow Historic District**

**Please note:**

- *POS = Period of Significance*
- *All information was entered as it appeared on building permits. The information is imperfect due to errors made by the original recorders, or incomplete due to fading/illegible/missing permit information. It is as accurate as possible. There are question marks where the information is almost certainly misspelled on permit.*
- *Contributing garages are included and italicized. Sundry permits could not be located for contributing garages.*

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	2812 N KENNETH AVE	Brick Two-Flat	Brandt + Co.	x	Magnusen & Wold	23x46x28	10,000	1/2/23	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	2813 N KENNETH AVE	Brick Bungalow	G. Larsen	E. Braucher	E. Anderson	24x42x20	6,000	7/21/26	
Yes	2816 N KENNETH AVE	Brick Two-Flat	Brandt + Co.	x	Magnusen & Wold	23x46x28	10,000	1/2/23	
Yes	2817 N KENNETH AVE	Brick Bungalow	R. Ebeling	x	Glexner Cons. Co.	25x45x20	7,500	7/21/26	
No	2819 N KENNETH AVE	Brick Single-Family	x	x	x	x	x	c. 1945	
Yes	2820 N KENNETH AVE	Brick Two-Flat	P. Speekerman	x	A. Sodulund	25x56x28	9,000	6/28/27	
Yes	2822 N KENNETH AVE	Brick Two-Flat	P. Speikman	J. K. Neebe	A. Sodulund	24x55x30	8,000	10/18/27	
Yes	2823 N KENNETH AVE	Brick Bungalow	A. Kapel	x	R. Pit	25x62x18	7,000	10/17/27	
No	2824 N KENNETH AVE	Ranch	x	x	x	x	x	c. 1976	Out of POS
Yes	2825 N KENNETH AVE	Brick Bungalow	Norman Malcom	x	Owner	24x70x18	8,000	10/18/27	
Yes	2828 N KENNETH AVE	Brick Bungalow	A. Anderson	L. J. Allison	Doyen Const. Co.	25x46x20	7,000	4/21/26	
Yes	2829 N KENNETH AVE	Brick Bungalow	N. Malcolm	G. E. Pearson	J. Malcolm & Son	25x70x20	8,500	3/31/28	
Yes	2830 N KENNETH AVE	Brick Bungalow	A. Anderson	L. J. Allison	Doyen Const. Co.	25x46x20	7,000	4/21/26	
No	2831 N KENNETH AVE	Brick Bungalow	A. Kapel	x	R. Pit	25x62x18	7,000	10/17/27	Attic expansion
Yes	2834 N KENNETH AVE	Brick Bungalow	C. Stelmach	x	Wm. Gode	25x40x18	5,000	4/14/27	
Yes	2835 N KENNETH AVE	Brick Bungalow	H. Huizinga	x	H. Cook	29x45x20	9,000	11/8/26	
Yes	2836 N KENNETH AVE	Brick Bungalow	C. Stelmach	x	Wm. Gode	25x40x18	5,000	4/14/27	
Yes	2837 N KENNETH AVE	Brick Bungalow	H. Huizinga	x	H. Cook	29x45x20	9,000	11/8/26	
Yes	2840 N KENNETH AVE	Brick Bungalow	John A. Wolsfeld	x	Speedy Mason Co.	25x40x20	5,000	2/2/26	
No	2841 N KENNETH AVE	Brick Bungalow	(Caroline Stelman)	x	(W. Gode)	x	x	10/17/27	Large dormer addition
Yes	2842 N KENNETH AVE	Brick Bungalow	Geo Lambers	x	E. E. Whiting	24x50x18	7,000	4/14/27	
Yes	2843 N KENNETH AVE	Brick Bungalow	Caroline Stelmach	x	W. Gode	25x38x18	5,000	4/19/27	
Yes	2846 N KENNETH AVE	Brick Bungalow	Raffle & Malcolm	x	J. Malcolm	25x50x18	7,500	11/9/26	
Yes	2847 N KENNETH AVE	Brick Bungalow	Michael Thorp	x	Donen Const. Co.	24x48x18	6,500	10/17/27	

Heramosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	2848 N KENNETH AVE	Brick Bungalow	L. Jensen	Tilsen	A. Christensen	25x52x20	7,000	6/27/27	
Yes	2849 N KENNETH AVE	Brick Bungalow	Mr. Verkbaugen	x	Larsen & Olsen	25x48x18	7,000	3/9/28	
No	2852 N KENNETH AVE	Brick Bungalow	X	X	X	X	X	c. 1928	2nd story addition
No	2853 N KENNETH AVE	Ranch	x	x	x	x	x	c. 1972	Out of POS
Yes	2854 N KENNETH AVE	Brick Bungalow	Cecil	G. E. Pearson	W. H. Cooke	25x59x18	7,800	1/7/29	
Yes	2854 N KENNETH AVE	Brick Garage	x	x	x	x	x	c. 1929	One of three contributing garages
Yes	2855 N KENNETH AVE	Brick Bungalow	E. G. Clausen	x	J. E. Nielsen	25x56x16	5,500	7/21/26	
Yes	2858 N KENNETH AVE	Brick Bungalow	Cecil	G. E. Pearson	W. H. Cooke	25x59x18	7,800	1/7/29	
Yes	2859 N KENNETH AVE	Brick Multi-Unit	Chas Cecil	Slupkowski	x	25x96x28	36,000	1/19/28	
Yes	2900-4 N KENNETH AVE	Brick Multi-Unit	Krogh	E. Braucher	W. C. Sahlin	57x104x30	20,000	10/17/27	
Yes	2905 N KENNETH AVE	Brick Multi-Unit	x	x	x	x	x	C. 1927	
Yes	2906 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
Yes	2907 N KENNETH AVE	Brick Two-Flat	C. Stelmach	x	Wm. Gode	25x38x18	5,000	10/17/27	
No	2910 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Large dormer addition
Yes	2911 N KENNETH AVE	Brick Bungalow	T. English	L. J. Allison	D. P. John	25x52x20	6,000	10/17/27	
Yes	2912 N KENNETH AVE	Brick Bungalow	Harry Huisingo	x	W. H. Cooke	24x49x18	5,000	c. 1928	
No	2913 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1929	Attic expansion
Yes	2916 N KENNETH AVE	Brick Bungalow	A. Haga	G. E. Pearson	A. Larson	24x62x20	6,500	7/13/28	
No	2917 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1929	Attic expansion
No	2918 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Attic expansion
Yes	2919 N KENNETH AVE	Brick Bungalow	A. Kapel	x	R. Pit	25x62x18	7,000	1/19/28	
Yes	2922 N KENNETH AVE	Brick Bungalow	John Tap	A. Jacobs	V. Louduberg	24x54x20	7,000	1/19/28	
Yes	2923 N KENNETH AVE	Brick Bungalow	F. Sorensen	x	E. E. Whiting	24x47x18	5,000	1/19/28	



Heramosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	2924 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	x
Yes	2925 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1925	x
Yes	2928 N KENNETH AVE	Brick Bungalow	George Jay	A J Bueger	E. Lebrichi	24x51x20	6,000	2/11/27	
Yes	2929 N KENNETH AVE	Brick Bungalow	T. Bergerson	L. J. Allison	J. Augettot	24x49x28	9,000	6/27/27	
Yes	2930 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	x
Yes	2931 N KENNETH AVE	Brick Bungalow	A. Speckerman	Kneebe	A. Sodulund	25x51x20	5,000	1/19/28	
Yes	2934 N KENNETH AVE	Brick Bungalow	Geo. E. Lambers & Son	L. J. Allison	J. W. Eder	25x45x20	5,000	4/21/26	
Yes	2935 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1929	x
Yes	2936 N KENNETH AVE	Brick Bungalow	Raffle & Malcolm	x	John Malcolm	25x45x18	6,500	7/21/26	
Yes	2937 N KENNETH AVE	Brick Bungalow	L. R. Hodson	J. C. Saxl	F. E. Beater	23x42x18	5,800	7/23/25	
Yes	2940 N KENNETH AVE	Brick Bungalow	Geo. E. Lambers & Son	L. J. Allison	J. W. Eder	25x45x20	5,000	4/21/26	
No	2941 N KENNETH AVE	Brick Bungalow	L. R. Hodson	J. C. Saxl	F. E. Beater	23x42x18	5,800	7/23/25	Attic expansion
Yes	2942 N KENNETH AVE	Brick Bungalow	Caroline Stelmach	x	W. Gode	25x38x18	5,000	6/27/27	
Yes	2943 N KENNETH AVE	Brick Bungalow	Roffle & Malcolm	x	John Malcolm	25x45x18	6,500	11/10/26	
No	2946 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	2nd story addition
Yes	2947 N KENNETH AVE	Brick Bungalow	R. W. Summe	Brullas	E. E. Whiting	24x48x20	7,000	11/10/26	
Yes	2948 N KENNETH AVE	Brick Bungalow	Caroline Stelmach	x	W. Gode	25x38x18	5,000	6/27/27	
Yes	2949 N KENNETH AVE	Brick Bungalow	M. Frubery	Owner	Harry Johnson	25x62x20	6,500	10/17/27	
Yes	2952 N KENNETH AVE	Brick Bungalow	A. Sacu	E. Braucher	H. Muson	25x66x20	11/25/21	6/27/27	
Yes	2953 N KENNETH AVE	Brick Bungalow	C. J. Aiken	x	B. Houston Jr.	25x45x18	6,000	4/15/27	
Yes	2955 N KENNETH AVE	Brick Bungalow	Florence Olsen	x	J. Christensen	25x49x18	5,000	6/27/27	
No	2958 N KENNETH AVE	Tudor Revival	x	x	x	x	x	c. 1952	Out of POS
Yes	2959 N KENNETH AVE	Brick Multi-Unit	Jorwald Inderberg	A. Tocha	Harry Erickson	25x88x28	20,000	9/30/29	

Hermosa Bungalow Historic District  
 Name of Property

Cook County, Illinois  
 County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	2959 N KENNETH AVE	Brick Garage	x	x	x	x	x	c. 1929	One of three contributing garages
No	3001 N KENNETH AVE	Tudor Revival	x	x	x	x	x	c. 1943	Out of POS
Yes	3002 N KENNETH AVE	Brick Multi-Unit	x	x	x	x	x	C. 1927	x
No	3005 N KENNETH AVE	Tudor Revival	x	x	x	x	x	c. 1943	Out of POS
Yes	3006 N KENNETH AVE	Brick Bungalow	Niles Peterson	x	D. Donnel	24x45x20	8,000	4/22/26	
No	3007 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	2nd story addition
Yes	3010 N KENNETH AVE	Brick Bungalow	Jos. Anderson	x	E. E. Whiting	24x44x20	5,000	7/21/26	
Yes	3011 N KENNETH AVE	Brick Bungalow	Wm. Ehlers	x	J. E. Nielsen	25x45x18	6,500	7/21/26	
No	3012 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Attic expansion
Yes	3013 N KENNETH AVE	Brick Bungalow	J. Rodger	L. J. Allison	Drinkall & Stobles	25x48x18	6,250	9/5/28	
Yes	3016 N KENNETH AVE	Brick Bungalow	Jos. Anderson	x	E. E. Whiting	24x44x20	6,000	10/19/25	
Yes	3017 N KENNETH AVE	Brick Bungalow	H. Hurzinga	G. E. Pearson	W. H. Cooke	24x49x20	5,000	10/14/27	
No	3018 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	2nd story addition
No	3019 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	3022 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	x
No	3023 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	2nd story addition
Yes	3024 N KENNETH AVE	Brick Bungalow	H. Olsen	x	J. Christensen	24x45x18	6,000	7/2/25	
Yes	3025 N KENNETH AVE	Brick Bungalow	John Top	x	R. Pit	24x54x14	6,000	6/27/27	
Yes	3028 N KENNETH AVE	Brick Bungalow	H. Olsen	x	J. Christensen	24x45x18	6,000	7/2/25	
Yes	3029 N KENNETH AVE	Brick Bungalow	John Top	x	R. Pit	24x54x18	8,500	10/14/27	
Yes	3030 N KENNETH AVE	Brick Bungalow	Edward Walsh	L. J. Allison	E. Whiting	24x48x20	5,000	2/11/27	
Yes	3031 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	x
Yes	3034 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3035 N KENNETH AVE	Brick Bungalow	Herman Urt Vlugt	x	R. Pit	24x48x18	6,000	6/27/27	
Yes	3036 N KENNETH AVE	Brick Bungalow	Wm. O'May	x	E. E. Whiting	24x54x18	5,000	1/19/28	
No	3037 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Attic expansion
Yes	3040 N KENNETH AVE	Brick Bungalow	H. Rumminga	A. Jacobs	x	Not Recorded	5,000	7/22/25	
Yes	3041 N KENNETH AVE	Brick Bungalow	Jos. Anderon	x	E. E. Whiting	24x48x18	6,000	10/14/27	
Yes	3042 N KENNETH AVE	Brick Bungalow	John Torp	A. Jacobs	E. Lindeberg	24x54x18	7,000	1/19/28	
Yes	3043 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
Yes	3046 N KENNETH AVE	Brick Bungalow	Frank Malecki	G. E. Pearson	Markienicz Bros.	24x51x20	5,000	10/19/25	
Yes	3047 N KENNETH AVE	Brick Bungalow	H. E. Sorensen	x	M. Toheney	24x44x18	6,000	6/24/27	
Yes	3048 N KENNETH AVE	Brick Bungalow	Bowen & O. May	E. Braucher	E. Whiting	24x44x20	5,000	11/10/26	
Yes	3049 N KENNETH AVE	Brick Bungalow	J. G. H. Volh	x	G. Volh	24x55x18	8,500	Not on record (c. 1927)	
Yes	3052 N KENNETH AVE	Brick Bungalow	Fred Dahl	x	Wm. Gode	24x48x28	11,000	7/20/26	
No	3053 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	3054-58 N KENNETH AVE	Brick Multi-Unit	F. Mango	L. J. Allison	Jos. Busa & Son	54x88x36	40,000	2/19/29	
Yes	3055 N KENNETH AVE	Brick Bungalow	J. Baker Jr.	E. Braucher	J. Jaker	25x46x20	6,500	11/10/26	
Yes	3059 N KENNETH AVE	Brick Bungalow	J. Baker Jr.	E. Braucher	J. Jaker	25x46x20	6,500	11/10/26	
Yes	3100 N KENNETH AVE	Brick Bungalow	A. L. Hoch	x	A. J. Schorsch	24x39x18	5,000	10/19/25	
Yes	3101 N KENNETH AVE	Brick Bungalow	Robt. Stettler	L. J. Allison	x	25x47x20	7,000	10/20/25	
Yes	3101 N KENNETH AVE	Brick Garage	x	x	x	x	x	c. 1925	One of three contributing garages
No	3104 N KENNETH AVE	Brick Bungalow	A. L. Hoch	x	A. J. Schorsch	24x39x18	5,000	10/19/25	Large dormer addition
No	3105 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Attic expansion
Yes	3106 N KENNETH AVE	Brick Bungalow	Jos. Anderson	x	E. E. Whiting	25x44x18	6,000	7/22/25	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
No	3107 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Attic expansion
No	3110 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Attic expansion
Yes	3111 N KENNETH AVE	Brick Bungalow	S. Sorensen	x	E. E. Whiting	24x47x18	5,000	1/18/28	
Yes	3112 N KENNETH AVE	Brick Bungalow	E. M. Walsh	L. J. Allison	E. E. Whiting	25x45x20	5,000	7/20/26	
Yes	3113 N KENNETH AVE	Brick Two-Flat	C. Arborgast	x	Owner	24x42x30	8,000	10/20/25	
Yes	3116 N KENNETH AVE	Brick Bungalow	C. Olsen	A. Jacobs	P. M. Thompson	25x56x20	7,000	7/13/28	
Yes	3117 N KENNETH AVE	Brick Bungalow	H. Renunga	A. Jacobs	x	24x45x20	5,000	7/22/25	
Yes	3118 N KENNETH AVE	Brick Bungalow	J. Kearns	L. J. Allison	Reiche Bros	25x46x20	6,000	7/22/25	
No	3119 N KENNETH AVE	Brick Bungalow	H. Renunga	A. Jacobs	x	24x45x20	5,000	7/22/25	2nd story addition
Yes	3122 N KENNETH AVE	Brick Bungalow	Soderholm & Bodett	Owner	H. Erickson	24x61x20	7,500	10/14/27	
Yes	3123 N KENNETH AVE	Brick Bungalow	W. J. Harvey	L. J. Allison	Ringstad	25x48x20	7,000	10/20/25	
Yes	3124 N KENNETH AVE	Brick Bungalow	Edw. Walch	x	R. Pit	24x48x18	6,000	10/14/27	
No	3125 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Attic expansion
Yes	3128 N KENNETH AVE	Brick Bungalow	H. C. Barth	x	H. H. Behrens Co.	24x48x18	7,000	2/2/26	
Yes	3129 N KENNETH AVE	Brick Bungalow	Jos. Anderson	x	E. E. Whiting	24x48x18	6,000	6/24/27	
Yes	3130 N KENNETH AVE	Brick Bungalow	Fred Sorensen	x	N. Christensen	24x46x18	5,500	7/20/26	
Yes	3131 N KENNETH AVE	Brick Bungalow	Ed. Walsh	x	E. E. Whiting	24x48x18	5,000	11/10/26	
Yes	3135 N KENNETH AVE	Brick Bungalow	Jos. Anderson	x	E. E. Whiting	24x44x20	6,000	2/11//27	
No	3136 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	3137 N KENNETH AVE	Brick Bungalow	Fred Sorensen	x	N. Christensen	24x46x18	5,500	7/21/26	
Yes	3138 N KENNETH AVE	Brick Bungalow	John Baker Jr.	x	John Baker	23x41x20	6,000	2/2/26	
No	3140 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Attic expansion
Yes	3141 N KENNETH AVE	Brick Bungalow	F. A. Aronson	E. Braucher	H. A. Anderson	24x44x20	6,000	7/20/226	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3142 N KENNETH AVE	Brick Bungalow	John Baker Jr.	x	John Bolen	25x46x18	6,500	7/20/26	
Yes	3143 N KENNETH AVE	Brick Bungalow	John Baker Jr.	Brueger	Owner	24x46x20	6,500	4/23/26	
Yes	3146 N KENNETH AVE	Brick Bungalow	John Baker Jr.	x	John Bolen	25x46x18	6,500	7/20/26	
No	3147 N KENNETH AVE	Brick Bungalow	x	x	x	x	x	c. 1927	2nd story addition
Yes	2810 N KILBOURN AVE (2828 N. Kilbourn)	Brick School Building (Barry Elementary )	Board of Education	(Likely Edgar D. Martin)	A & E Anderson	368x90x30	350,000	6/28/27	No architect on permit. See narrative description for details.
Yes	2813 N KILBOURN AVE	Brick Bungalow	A. Johnson	Rederson	A. N. Jensen	25x63x20	6500	6/28/27	
Yes	2817 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
No	2819 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1929	Attic expansion
Yes	2823 N KILBOURN AVE	Brick Bungalow	Home Builders of Am.	J. R. Mouson	R. S. Wallace	24x46x18	6,000	7/16/28	
No	2825 N KILBOURN AVE	Brick Bungalow	R. Gaune	x	W. H. Cooke	25x60x18	7,000	10/18/27	Large dormer addition
Yes	2829 N KILBOURN AVE	Brick Bungalow	P. Paoli	Christensen & Hild	P. Vartek	24x64x20	9,000	10/18/27	
Yes	2831 N KILBOURN AVE	Brick Bungalow	P. Paoli	Christensen & Hild	P. Vartek	24x64x20	9,000	10/18/27	
Yes	2835 N KILBOURN AVE	Brick Bungalow	Dante Paoli	L. J. Allison	Paul Varteck	24x51x20	6,000	10/18/27	
Yes	2837 N KILBOURN AVE	Brick Bungalow	Raffel & Malcom	G. E. Pearson	J. Malcolm	25x45x20	7,000	2/3/26	
Yes	2841 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1929	
Yes	2843 N KILBOURN AVE	Brick Bungalow	Caroline Stelnach	x	W. Gade	25x38x18	5,000	4/19/27	
Yes	2847 N KILBOURN AVE	Brick Bungalow	Mr. Hoch	Fleischhasen	M. J. Taheny	25x56x20	5,500	10/18/27	
Yes	2849 N KILBOURN AVE	Brick Bungalow	Art Peterson	x	A. Christensen	25x54x18	7,000	3/12/28	
Yes	2853 N KILBOURN AVE	Brick Bungalow	Caroline Stelnach	x	W. Gade	25x38x18	5,000	4/19/27	
Yes	2855-59 N KILBOURN AVE	Brick Multi-Unit	John Roedigar	L. J. Allison	Christ H. Neilson	60x105x28	35,000	4/8/29	
Yes	3000-3006 N KILBOURN AVE	Brick Multi-Unit	C. Aikens	C. A. Netsche	C. Schreh	57x106x27	34,000	7/16/28	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3001 N KILBOURN AVE	Brick Bungalow	Bowen & O. May	E. Braucher	E. Whiting	24x44x20	5,000	7/23/26	
Yes	3005 N KILBOURN AVE	Brick Bungalow	Bowen & O. May	E. Braucher	E. Whiting	24x44x20	5,000	7/23/26	
Yes	3006 N KILBOURN AVE	Brick Bungalow	A. Piotrowski	x	M. Dyreyauwski	24x46x18	6,000	11/10/26	
Yes	3007 N KILBOURN AVE	Brick Bungalow	Jos. Anderson	E. Braucher	E. E. Whiting	24x44x20	6,500	7/23/26	
No	3010 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1926	Large dormer addition
Yes	3011 N KILBOURN AVE	Brick Bungalow	R. Ebeling	x	Glunxex Cons. Co.	24x44x18	7,500	10/19/25	
No	3012 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1925	2nd story addition
Yes	3013 N KILBOURN AVE	Brick Bungalow	Richard Ebeling	E. Braucher	Glexner Cons. Co.	25x44x18	7,000	10/19/25	
Yes	3016 N KILBOURN AVE	Brick Bungalow	Ben Gent	x	Thos. Robery	24x54x18	6,000	3/12/28	
Yes	3017 N KILBOURN AVE	Brick Bungalow	John Lierop	x	Pit & Ulvlantz	27x54x18	7,000	7/29/27	
Yes	3018 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
Yes	3019 N KILBOURN AVE	Brick Bungalow	Richard Ebeling	E. Braucher	Glexner Cons. Co.	25x44x18	7,000	7/22/25	
No	3022 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Attic expansion
No	3023 N KILBOURN AVE	Brick Bungalow	E. Behrens	Jacobs	M. Taheney	24x54x20	5,000	10/19/27	2nd story addition
Yes	3024 N KILBOURN AVE	Brick Bungalow	John Lverop	A. Jacobs	Dony	25x54x20	7,200	4/15/27	
No	3025 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Large dormer addition
Yes	3028 N KILBOURN AVE	Brick Bungalow	John Roldiger	G. E. Pearson	W. C. Sahlin	25x48x20	5,500	c. 1927	
Yes	3029 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
Yes	3030 N KILBOURN AVE	Brick Bungalow	Mr. Korthauer	x	Owner	24x44x28	5,000	2/3/26	
Yes	3031 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
No	3034 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1926	Attic expansion
Yes	3035 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
Yes	3036 N KILBOURN AVE	Brick Bungalow	John Roldiger	L. J. Allison	W. C. Sahlin	25x50x20	8,000	7/23/26	

Heramosa Bungalow Historic District  
 Name of Property

Cook County, Illinois  
 County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3037 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
Yes	3040 N KILBOURN AVE	Brick Bungalow	J. Torp	A. Jacobs	Doyen Bros.	25x50x20	7,000	4/15/27	
Yes	3041 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
Yes	3042 N KILBOURN AVE	Brick Bungalow	V. Barber	E. Braucher	K. Jorgensen	24x51x20	5,800	2/4/25	
Yes	3043 N KILBOURN AVE	Brick Bungalow	John Top	x	Owner	23x50x18	6,500	11/10/26	
Yes	3046 N KILBOURN AVE	Brick Bungalow	V. Barber	E. Braucher	K. Jorgensen	24x51x20	5,800	2/4/25	
Yes	3047 N KILBOURN AVE	Brick Bungalow	Jos. Anderson	E. Braucher	E. E. Whiting	25x44x20	6,500	7/23/26	
Yes	3048 N KILBOURN AVE	Brick Bungalow	Victor Johnson	x	x	24x54x20	6,000	2/11/27	
No	3049 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Large dormer addition
No	3052 N KILBOURN AVE	Brick Two-Story	x	x	x	x	x	c. 2000	Out of POS
Yes	3053 N KILBOURN AVE	Brick Bungalow	A. F. Voght	Dewey & Pavlovich	Owner	24x66x20	5,000	2/3/26	
Yes	3054 N KILBOURN AVE	Brick Bungalow	R. Ebeling	x	Glexner Cons. Co.	24x50x18	7,500	7/23/26	
No	3057 N KILBOURN AVE	Tudor Revival	x	x	x	x	x	c. 1950	Out of POS
Yes	3058 N KILBOURN AVE	Brick Bungalow	R. Ebeling	x	Glexner Cons. Co.	24x50x18	7,500	7/23/26	
No	3059 N KILBOURN AVE	Tudor Revival	x	x	x	x	x	c. 1950	Out of POS
Yes	3100 N KILBOURN AVE	Brick Bungalow	Gleixner Const. Co.	E. Braucher	Glencoe Cons. Co.	24x44x20	7,000	10/16/25	
Yes	3101 N KILBOURN AVE	Brick Bungalow	Westphal	E. Braucher	F. Strickenberg	25x46x20	6,500	9/17/24	
Yes	3104 N KILBOURN AVE	Brick Bungalow	Jos. Anderson	x	E. E. Whiting	24x44x20	6,000	2/3/26	
No	3105 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1924	Large dormer addition
Yes	3106 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1926	
Yes	3107 N KILBOURN AVE	Brick Bungalow	Bowen & O. May	x	John Duff	25x40x18	5,500	2/4/25	
No	3110 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1926	Large dormer addition
No	3111 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1925	Attic expansion

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3112 N KILBOURN AVE	Brick Bungalow	Bowen & O. May	E. Braucher	John Duff	25x41x18	5,500	7/23/25	
No	3113 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1926	Large dormer addition
Yes	3116 N KILBOURN AVE	Brick Bungalow	Frank Westfall	x	Albert J. Schorsh	25x47x20	6,000	2/4/25	
Yes	3117 N KILBOURN AVE	Brick Bungalow	Arthur L. Hoch	x	Albert J. Schorsh	24x47x18	6,000	10/16/25	
No	3118 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1925	Large dormer addition
Yes	3119 N KILBOURN AVE	Brick Bungalow	Albert Kaddatz	B. J. Bruno	C. W. Johnson	22x44x25	x	1/16/24	
Yes	3122 N KILBOURN AVE	Brick Bungalow	Joseph Anderson	E. E. Whitney	Owner	25x44x20	7,000	10/16/25	
No	3123 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1924	Attic expansion
Yes	3124 N KILBOURN AVE	Brick Bungalow	Michael Faheny	x	Owner	24x42x20	4,800	10/16/25	
No	3125 N KILBOURN AVE	Brick Bungalow	x	x	x	x	x	c. 1927	2nd story addition
Yes	3128 N KILBOURN AVE	Brick Bungalow	Frank Westfall	E. Braucher	Owner	24x46x20	5,500	2/4/25	
Yes	3129 N KILBOURN AVE	Brick Bungalow	Herman Uritlugh	x	P. Pit	25x52x18	6,000	10/19/27	
Yes	3130 N KILBOURN AVE	Brick Bungalow	Frank Westfall	E. Braucher	Owner	24x46x20	5,500	2/4/25	
No	3131 N KILBOURN AVE	Brick Bungalow	A. L. Hoch	x	A. Schorsch	24x39x18	5,000	7/22/25	2nd story addition
Yes	3134 N KILBOURN AVE	Brick Bungalow	Frank G. Westpfahal	x	A. J. Schorsch	24x44x18	7,500	4/8/25	
Yes	3135 N KILBOURN AVE	Brick Bungalow	A. L. Hoch	x	A. Schorsch	24x39x18	5,000	7/22/25	
Yes	3136 N KILBOURN AVE	Brick Bungalow	Frank G. Westpfahal	x	A. J. Schorsch	24x44x18	7,500	4/8/25	
Yes	3137 N KILBOURN AVE	Brick Bungalow	Ed. Walsh	x	R. Pit	24x48x18	5,600	10/19/27	
Yes	3140 N KILBOURN AVE	Brick Bungalow	Bowen & O. May	E. Braucher	John Duff	25x41x18	5,500	4/8/25	
Yes	3141 N KILBOURN AVE	Brick Bungalow	H. Vitulnet	G. E. Pearson	R. Pit	25x52x20	5,500	3/12/28	
Yes	3142 N KILBOURN AVE	Brick Bungalow	A. Miller	Owner	Owner	25x46x20	5,500	2/4/25	
Yes	3143 N KILBOURN AVE	Brick Bungalow	Westphal	E. Braucher	F. Strickenberg	25x46x20	6,500	9/17/24	
Yes	3146 N KILBOURN AVE	Brick Bungalow	A. L. Hoch	x	Schorsch	24x46x18	6,000	7/23/25	



Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3147 N KILBOURN AVE	Brick Bungalow	A. L. Hoch	x	Albert J. Schorsh	24x46x18	6,000	4/8/25	
Yes	3101-5 N KOLMAR AVE	Brick Multi-Unit	O. G. Riedel	Volutsche	W. Gade	60x106x28	29,000	10/19/27	
No	3107 N KOLMAR AVE	Brick Two-Flat	x	x	x	x	x	c. 1959	Out of POS
Yes	3111 N KOLMAR AVE	Brick Bungalow	H. Bergman	x	C. H. McCauley	24x48x25	12,500	11/12/26	
Yes	3113 N KOLMAR AVE	Brick Bungalow	O. Riedel	Gaerger	W. Galles	24x44x20	7,000	10/16/20	
Yes	3117 N KOLMAR AVE	Brick Bungalow	O. Riedel	Piontek	W. Galles	24x45x24	8,999	10/16/25	
Yes	3119 N KOLMAR AVE	Brick Bungalow	Jos. F. Hartan	x	Owner	22x40x20	5,500	10/16/25	
Yes	3123 N KOLMAR AVE	Brick Bungalow	x	x	x	x	x	c. 1926	
Yes	3125 N KOLMAR AVE	Brick Bungalow	Jacob Christman	E. Braucher	Gode	24x48x46	9,000	11/12/26	
Yes	3129 N KOLMAR AVE	Brick Bungalow	Joel Jembery	x	Kareczyk Son	24x45x18	5,500	11/18/21	
Yes	3131 N KOLMAR AVE	Brick Bungalow	A. B. Shearer	x	E. E. Whiting	24x44x20	5,000	7/23/26	
Yes	3135 N KOLMAR AVE	Brick Bungalow	P. Dhaner	E. Braucher	Owner	24x46x16	5,000	7/24/25	
Yes	3137 N KOLMAR AVE	Brick Bungalow	R. Eberling	B. J. Bruno	Gluxner Const. Co.	24x52x20	8,000	1/26/25	
Yes	3141 N KOLMAR AVE	Brick Bungalow	x	x	x	x	x	c. 1925	
Yes	3143 N KOLMAR AVE	Brick Bungalow	A. L. Hoch	x	Schorsch	24x46x18	6,000	7/24/25	
Yes	3147 N KOLMAR AVE	Brick Bungalow	A. L. Hoch	x	Schorsch	24x46x18	6,000	7/24/25	
Yes	2814 (2812) N KOSTNER AVE	Brick Bungalow	C. Cecil	G. E. Pearson	W. H. Cooke	25x51x18	8,000	5/22/29	
Yes	2815 N KOSTNER AVE	Brick Bungalow	Laura G. Larson	G. E. Pearson	J. W. Nielsen	24x52x20	6,000	10/11/27	
Yes	2816 N KOSTNER AVE	Brick Bungalow	R. W. Somme	L. J. Allison	John Christensen	24x48x20	6,000	7/21/25	
Yes	2818 N KOSTNER AVE	Brick Bungalow	R. W. Somme	L. J. Allison	John Christensen	24x48x20	6,000	7/21/25	
Yes	2819 N KOSTNER AVE	Brick Bungalow	Leonard E. Narrow	x	Wm. Gode	24x48x28	11,000	7/19/26	
Yes	2821 N KOSTNER AVE	Brick Bungalow	S. Palleson	G. E. Pearson	A. C. Christensen	24x50x20	4,500	10/21/25	
Yes	2822 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1929	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	2824 N KOSTNER AVE	Brick Bungalow	Edw. Wahl	G. E. Pearson	Chas. Christensen	25x59x20	8,000	12/3/29	
Yes	2825 N KOSTNER AVE	Brick Bungalow	B. Echlund	x	Scholin & Leinberg	24x42x18	5,000	10/21/25	
No	2827 N KOSTNER AVE	Brick Bungalow	B. Echlund	x	Scholin & Leinberg	24x42x18	5,000	10/21/25	Large dormer addition
Yes	2828 N KOSTNER AVE	Brick Bungalow	Edw. Wahl	G. E. Pearson	Chas. Christensen	25x59x20	8,000	c. 1929	
No	2830 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Large dormer addition
Yes	2831 N KOSTNER AVE	Brick Bungalow	H. Kindnesy	E. Braucher	J. W. Eder	24x43x20	5,000	10/3/23	
Yes	2833 N KOSTNER AVE	Brick Bungalow	A. Kopel	x	Doyer Cons. Co.	24x54x18	6,500	11/8/26	
Yes	2834 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1926	
Yes	2836 N KOSTNER AVE	Brick Bungalow	Home Builders of Am.	x	R. J. Wallace	24x46x18	6,000	11/8/26	
Yes	2837 N KOSTNER AVE	Brick Bungalow	A. Kopel	x	Doyer Cons. Co.	24x54x18	6,500	11/8/26	
Yes	2839 N KOSTNER AVE	Brick Bungalow	J. Krammer	Pierson	x	24x54x20	6,000	11/8/26	
Yes	2840 N KOSTNER AVE	Brick Bungalow	Mr. Verkbaiken	x	Larsen & Olsen	25x48x18	7,000	3/9/28	
No	2842 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	2843 N KOSTNER AVE	Brick Bungalow	C. A. Ericson	E. Braucher	Lindenschmidt Bros.	24x55x20	7,000	11/8/26	
Yes	2845 N KOSTNER AVE	Brick Bungalow	C. Jacobson	x	Paul Engle	24x45x18	5,500	9/26/21	
Yes	2846 N KOSTNER AVE	Brick Bungalow	A. Kapel	x	Doyer Const. Co.	25x53x18	6,500	6/23/27	
Yes	2848 N KOSTNER AVE	Brick Bungalow	Ray W. Summe	x	John Christensen	25x45x26	6,000	10/21/25	
No	2849 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1929	Large dormer addition
Yes	2851 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
Yes	2852 N KOSTNER AVE	Brick Bungalow	Mr. Ringvern	G. E. Pearson	J. Ringslad	25x45x20	7,000	4/13/27	
Yes	2854-58 N KOSTNER AVE	Brick Multi-Unit	Chas. Cecil	L. J. Allison	x	53x101x40	40,000	8/27/29	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	2855 - 2859 N KOSTNER AVE	Multi-Unit	Samuel Friedman	Goodstrand	Jensen	32x104x26	38,000	1/17/28	
Yes	2900 N KOSTNER AVE	Brick Multi-Unit	S. Ringoen	G. E. Pearson	C. S. Miller	26x64x30	20,000	9/4/28	
Yes	2904 N KOSTNER AVE	Brick Bungalow	S. Ringoen	G. E. Pearson	C. S. Miller	25x45x20	6,000	4/23/26	
Yes	2906 N KOSTNER AVE	Brick Bungalow	Caroline Stelman	x	Wm. Gode	24x38x20	5,200	10/11/27	
Yes	2910 N KOSTNER AVE	Brick Bungalow	B. Lambers	x	E. Schuk	24x50x18	10,000	10/11/27	
No	2912 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1927	Attic expansion
Yes	2916 N KOSTNER AVE	Brick Bungalow	Lars P. Larson	x	E. E. Whiting	24x50x20	6,000	3/9/28	
No	2918 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1927	2nd story addition
Yes	2922 N KOSTNER AVE	Brick Bungalow	Bernard Lambers	x	J. W. Eder	24x53x18	8,000	1/17/28	
Yes	2924 N KOSTNER AVE	Brick Bungalow	D. Lind	Paslovich	R. Laugobach	24x48x20	7,000	7/19/26	
Yes	2926 (2926) N KOSTNER AVE	Brick Bungalow	L. J. O'Donnell	Neebe	A. C. Christensen	25x62x20	7,000	5/31/28	
Yes	2930 N KOSTNER AVE	Brick Bungalow	J. W. Nielsen	E. Braucher	x	24x45x20	6,000	10/20/25	
Yes	2934 N KOSTNER AVE	Brick Bungalow	J. W. Nielsen	E. Braucher	x	24x45x20	6,000	10/20/25	
Yes	2936 N KOSTNER AVE	Brick Bungalow	E. Martensen	x	Doyen Const. Co.	25x48x18	6,500	10/11/27	
Yes	2940 N KOSTNER AVE	Brick Bungalow	Herm. J. Wendt	Redderson	David P. John	24x60x28	10,500	4/17/28	
Yes	2942 N KOSTNER AVE	Brick Bungalow	Louise Hass	G. E. Pearson	K. Larson	25x48x20	6,500	10/11/27	
Yes	2946 N KOSTNER AVE	Brick Bungalow	E. Sparesons	G. E. Pearson	J. Gundersen	25x48x20	6,000	10/29/28	
Yes	2948 N KOSTNER AVE	Brick Bungalow	E. Sparesons	G. E. Pearson	J. Gundersen	25x48x20	6,000	10/29/28	
Yes	2952 N KOSTNER AVE	Brick Bungalow	M. T. Neilsen	x	M. M. Steinhill	25x65x18	9,000	10/13/27	
Yes	2954-8 N KOSTNER AVE	Brick Multi-Unit	Caroline Stelmach	E. Nutche	Wm. Gode	57x101x28	30,000	4/17/28	
Yes	3000 N KOSTNER AVE	Brick Multi-Unit	Arthur Ries	Slupkowski	John Torp	25x96x28	22,000	10/13/27	
Yes	3001 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	
Yes	3004 N KOSTNER AVE	Brick Bungalow	A. P. Rees	G. E. Pearson	J. Kingstad	25x48x20	7,500	1/18/28	

Hermosa Bungalow Historic District  
 Name of Property

Cook County, Illinois  
 County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3005 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	
Yes	3006 N KOSTNER AVE	Brick Bungalow	Jos. Andersen	x	E. E. Whiting	24x40x20	6,000	10/13/27	
Yes	3007 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	
No	3010 N KOSTNER AVE	Brick Bungalow	Jos. Andersen	x	E. E. Whiting	24x40x20	6,000	10/13/27	Attic expansion
Yes	3011 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	
Yes	3012 N KOSTNER AVE	Brick Bungalow	Ben Gent	x	Thos. Robery	24x54x18	6,000	3/19/28	
Yes	3015 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	
Yes	3016 N KOSTNER AVE	Brick Bungalow	Hank Runing	x	N. J. Tahing	24x45x18	5,000	6/24/27	
No	3017 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	Large dormer addition
Yes	3018 N KOSTNER AVE	Brick Bungalow	Wm. H. Ort		G. E. Pearson Larsen	24x46x20	6,000	6/24/27	
Yes	3021 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	
Yes	3022 N KOSTNER AVE	Brick Bungalow	Wm. H. Ort		G. E. Pearson Larsen	24x46x20	6,000	6/24/27	
Yes	3024 N KOSTNER AVE	Brick Bungalow	H. Nitulugt	x	R. Pit	25x52x18	5,500	1/18/28	
Yes	3025 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	10/13/27	
No	3027 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1927	2nd story addition
Yes	3028 N KOSTNER AVE	Brick Bungalow	Ed. Sparisos		G. E. Pearson M. Johnson	25x48x20	8,000	10/13/27	
Yes	3030 N KOSTNER AVE	Brick Bungalow	J. Carter		Roos Waegelin S. Burian	25x49x20	5,500	4/13/27	
Yes	3034 N KOSTNER AVE	Brick Bungalow	Fred Sorensen		E. Braucher E. E. Whiting	24x47x20	5,000	10/13/27	
No	3036 N KOSTNER AVE	Brick Bungalow	Arthur Ries		G. E. Pearson J. Ringalad	25x48x20	6,000	2/14/27	Large dormer addition
No	3037 N KOSTNER AVE	Frame Two-Story	x	x	x	x	x	c. 1879	Out of POS

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
No	3040 N KOSTNER AVE	Brick Bungalow	Arthur Ries	G. E. Pearson	J. Ringalad	25x48x20	6,000	2/14/27	2nd story addition
Yes	3041 N KOSTNER AVE	Brick Bungalow	Caroline Stelmach	x	Wm. Gode	25x35x20	5,000	1/18/28	
Yes	3042 N KOSTNER AVE	Brick Bungalow	Mein & Kapfhamer	Jacobs	M. Taheney	24x54x20	5,700	1/18/28	
Yes	3043 N KOSTNER AVE	Brick Bungalow	Caroline Stelmach	x	Wm. Gode	25x35x20	5,000	1/18/28	
Yes	3046 N KOSTNER AVE	Brick Two-Flat	Milton V. Karancik	M. M. Fishman	W. S. Miller	24x53x30	8,500	5/31/28	
No	3047 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	6/24/27	Large dormer addition
No	3048 N KOSTNER AVE	Brick Two-Flat	x	x	x	x	x	x	Out of POS (or severely altered to look new)
Yes	3049 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	6/24/27	
Yes	3052 N KOSTNER AVE	Brick Bungalow	Hank Runing	x	N. J. Tahing	24x45x18	5,000	6/24/27	
No	3053 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	6/24/27	Large dormer addition
N/A	3054 N KOSTNER AVE	Empty Lot	x	x	x	x	x	N/A	
No	3055 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	6/24/27	Large dormer addition
Yes	3057 N KOSTNER AVE	Brick Bungalow	Joe Carp	x	G. H. Gustafson & Son	24x44x18	6,000	6/24/27	
No	3058 N KOSTNER AVE	Brick Multi-Unit	x	x	x	x	x	c. 1952	Out of POS
Yes	3100 N KOSTNER AVE	Brick Multi-Unit	A. Dyrness	Slupkowski & Pionteh	J. Torp	25x96x28	25,000	11/12/27	
Yes	3104 N KOSTNER AVE	Brick Bungalow	A. P. Rees	G. E. Pearson	J. Torp	25x48x20	5,500	Not on record (c. 1927)	
Yes	3105 N KOSTNER AVE	Brick Bungalow	Martha Hollzman (or Hollyman)	x	Lougabardi	25x45x18	7,000	11/8/26	
Yes	3106 N KOSTNER AVE	Brick Bungalow	M. J. Taheney	L. J. Allison	Owner	25x46x20	5,000	6/24/27	
Yes	3107 N KOSTNER AVE	Brick Bungalow	Martha Hollzman (or Hollyman)	x	Lougabardi	25x45x18	7,000	11/8/26	

Hermosa Bungalow Historic District  
 Name of Property

Cook County, Illinois  
 County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3110 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1926	
Yes	3111 N KOSTNER AVE	Brick Bungalow	Martha Holzman (or Hollyman)	x	Lougabardi	25x45x18	7,000	11/8/26	
Yes	3112 N KOSTNER AVE	Brick Bungalow	Leo Asquini	x	Val Asquini	25x48x18	6,000	7/19/26	
Yes	3113 N KOSTNER AVE	Brick Bungalow	Martha Holzman (or Hollyman)	x	Lougabardi	25x45x18	7,000	11/8/26	
Yes	3116 N KOSTNER AVE	Brick Bungalow	Ed. N. Walsh	L. J. Allison	Ray Pit	24x48x20	6,000	6/24/27	
Yes	3117 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
Yes	3118 N KOSTNER AVE	Brick Bungalow	E. Sparesus	G. E. Pearson	J. Gundersen	25x48x18	7,000	3/9/28	
Yes	3119 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1927	
No	3122 N KOSTNER AVE	Tudor Revival	x	x	x	x	x	c. 1943	Out of POS
Yes	3123 N KOSTNER AVE	Brick Bungalow	Harry Huizingar	Geo. Brawn Jr.	Wm. H. Cooke	24x53x18	4,500	8/27/29	
Yes	3124 N KOSTNER AVE	Brick Bungalow	E. Foss	G. E. Pearson	A. Larson	25x50x18	7,000	10/14/27	
Yes	3125 N KOSTNER AVE	Brick Bungalow	Harry Huizingar	Geo. Brawn Jr.	Wm. H. Cooke	24x53x18	4,500	8/27/29	
Yes	3128 N KOSTNER AVE	Brick Bungalow	Leo Asquini	x	Val Asquini	25x48x18	6,000	7/19/26	
Yes	3129 N KOSTNER AVE	Brick Bungalow	Harry Huizingar	Geo. Brawn Jr.	Wm. H. Cooke	24x53x18	4,500	8/27/29	
Yes	3130 N KOSTNER AVE	Brick Bungalow	David Whitelaw	H. L. Barrett	Johnson & Anderson	24x45x28	10,000	4/17/28	
Yes	3133 N KOSTNER AVE	Brick Bungalow	F. A. Prochl	x	Johnson	23x53x18	6,500	10/14/27	
Yes	3134 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
Yes	3135 N KOSTNER AVE	Brick Bungalow	F. A. Prochl	x	Johnson	23x53x18	6,500	10/14/27	
Yes	3136 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
No	3139 N KOSTNER AVE	Brick Two-Story	x	x	x	x	x	c. 1951	Out of POS
Yes	3140 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
Yes	3142 N KOSTNER AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
No	3143 N KOSTNER AVE	Brick Two-Story	x	x	x	x	x	c. 1948	Out of POS

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3146 N KOSTNER AVE	Brick Two-Flat	H. J. Jensen	E. Braucher	H. Entin	23x56x30	9,000	4/23/26	
Yes	3000 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
Yes	3001 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3003 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3004 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
No	3006 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	3007 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
No	3010 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Attic expansion
Yes	3011 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
No	3013 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	c. 1928	Attic expansion
No	3014 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	3017 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
No	3018 (3016) N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	25x48x20	5,000	9/4/28	Large dormer addition
Yes	3019 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3020 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	25x48x20	5,000	9/4/28	
Yes	3023 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3024 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
Yes	3025 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
No	3026 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	3030 N LOWELL AVE	Brick Bungalow	Caroline Stelmach	x	Wm. Gode	25x35x20	5,000	1/16/28	
Yes	3034 N LOWELL AVE	Brick Bungalow	Caroline Stelmach	x	Wm. Gode	25x35x20	5,000	1/16/28	
Yes	3035 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3036 N LOWELL AVE	Brick Bungalow	Caroline Stelmach	x	Wm. Gode	25x35x20	5,000	1/16/28	
Yes	3037 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3038 N LOWELL AVE	Brick Bungalow	Caroline Stelmach	x	Wm. Gode	25x35x20	5,000	1/16/28	
Yes	3041 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3042 N LOWELL AVE	Brick Bungalow	Caroline Stelmach	x	Wm. Gode	25x35x20	5,000	1/16/28	
Yes	3043 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3046 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
No	3047 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	c. 1928	Large dormer addition
Yes	3048 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
No	3049 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	c. 1928	Large dormer addition
Yes	3052 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
No	3053 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	2nd story addition
Yes	3054 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	
Yes	3055 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
No	3056 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1928	Large dormer addition
Yes	3057 N LOWELL AVE	Brick Bungalow	W. O. Olsen	Dewey & Pavlovich	Chas. Shafe	24x48x20	5,000	8/31/28	
Yes	3100 N LOWELL AVE	Brick Bungalow	Mr. Lukitz	E. Braucher	J. Pratscher	24x46x20	7,000	7/13/28	
Yes	3104 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1929	
No	3108 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1929	Large dormer addition
Yes	3110 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1929	
Yes	3112 N LOWELL AVE	Brick Bungalow	x	x	x	x	x	c. 1929	
Yes	3116 N LOWELL AVE	Brick Bungalow	M. L. Lukitz	E. Braucher	Pratscher	25x43x20	6,000	1/8/29	



Heramosa Bungalow Historic District  
 Name of Property

Cook County, Illinois  
 County and State

Contributing	Address	Type	Owner	Architect	Contractor	Net Area	Cost	Final Report Date	Notes
Yes	3118 N LOWELL AVE	Brick Bungalow	M. L. Lukitz	E. Braucher	Pratscher	25x43x20	6,000	1/8/29	
Yes	3122 N LOWELL AVE	Brick Bungalow	M. L. Lukitz	E. Braucher	Pratscher	25x43x20	6,000	1/8/29	
Yes	3124 N LOWELL AVE	Brick Bungalow	M. Lukitz	E. Braucher	Jos. Pratscher	24x43x18	6,000	5/22/29	
Yes	3128 N LOWELL AVE	Brick Bungalow	M. Lukitz	E. Braucher	Jos. Pratscher	24x43x18	6,000	5/22/29	
Yes	3130 N LOWELL AVE	Brick Bungalow	P. Dahamer	Brueger	R. Todd	21x54x20	6,000	5/22/29	
Yes	3132 N LOWELL AVE	Brick Bungalow	P. Dahamer	Brueger	R. Todd	21x54x20	6,000	5/22/29	
Yes	3134 N LOWELL AVE	Brick Bungalow	P. Dahamer	Brueger	R. Todd	21x54x20	6,000	5/22/29	
No	3138 N LOWELL AVE	Brick Two-Story	x	x	x	x	x	c. 1945	Out of POS
No	3142 N LOWELL AVE	Brick Two-Story	x	x	x	x	x	c. 1945	Out of POS

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Community Planning and Development

Architecture

**Period of Significance**

1920 - 1929

**Significant Dates**

N/A

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation** (if applicable)

N/A

**Architect/Builder**

E. Braucher, G. E. Pearson, L. J. Allison,  
Dewey & Pavlovich, et. al.

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Hermosa Bungalow Historic District meets the National Register Criteria outlined in the Chicago Bungalow Multiple Property Listing. With 323 contributing primary resources, 298 of which are brick Chicago bungalows, the district meets National Register Criterion A for local significance for being associated with events that contributed to broad patterns of Chicago history—the promotion of single family homeownership for city residents, countering the twentieth century trend towards increasing residential density that characterized Chicago’s contemporary apartments and tenements. For Criterion A, the years of significance are approximately 1920 to 1929, representing the first and last years of significance constructed within the district.

Possessed of a high degree of original architectural and urban integrity, the district also meets National Register Criterion C for local significance by embodying the characteristics of a distinctive type, period and method of residential construction—the bungalow. Early Chicago bungalow neighborhoods like Hermosa offered working class families the opportunity to own solid, thoughtfully designed homes and build communities within a quiet residential setting. While there was a wide range of architects, developers, builders, and ethnicities contributing to the tapestry of Hermosa, the steady, rhythmic streetscapes create a strong and consistent architectural fabric in the community. Hermosa was an opportunity for bungalow architects and developers to promote the attributes of the functioning, well-built, yet affordable Chicago bungalow.

The Hermosa Bungalow Historic District maintains a strictly residential urban pattern in sharp contrast to Chicago’s nineteenth century communities, where residential and commercial and industrial activities overlapped in the built environment. Thus, Hermosa and other bungalow neighborhoods, with their distinctive land use patterns that anticipated Chicago’s 1923 adoption of comprehensively zoned land uses and building restrictions, also represent a distinctive type as encompassed by National Register Criterion C. For Criterion C the years of significance are 1920 to 1929, indicating the dates of construction of the first and last significant buildings in the district. Other structures, such as Barry Elementary School (4540 N. Kolmar Avenue), multi-unit buildings, and brick two-flats built within the period of significance and possessing adequate architectural integrity are also contributing structures within this district.

## **HISTORICAL SUMMARY**

The development of the Hermosa neighborhood in the 1920s was characterized by the rise and enormous popularity of Chicago bungalow neighborhoods between 1907 and the early 1930s. During the first three decades of the twentieth century, Chicago’s population doubled as an additional 1.5 million residents settled into the city. During this same period, the number of owner-occupied housing units in Chicago rose from 86,435 in 1900 to 261,750 in 1930. The tens of thousands of one-and-one-half story brick bungalows built in the city’s outlying neighborhoods during this time stood at the forefront of the expansion of single-family homeownership. Built together, many times in entire blocks to form a veritable belt around the center city, the unprecedented form of the Chicago bungalow created an entirely novel form of Chicago urbanism.

### **Early Land Development**

The area known as Hermosa originally consisted of a tract of land between Fullerton, North, Pulaski, and Cicero Avenues. The first settlers were primarily Scotch immigrants who settled in the northern part of the territory in the 1870s and named their farming settlement “Kelvyn Grove” after the Eighth Lord Kelvyn of Scotland. Some German and Scandinavian farmers came to the area shortly afterward, setting up their farms around Armitage and Kenton Avenues. A public school was built as early as 1874, and by 1878, the parents finally had a tavern hotel to frequent at North and Grand Avenues—the first of many.

The largest subdivision was named after James A. Garfield, well known to Chicagoans both for securing the nomination for President of the United States at the 1880 Republican National Convention in Chicago, then for being shot and killed

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

just four months after his inauguration. Two years after the convention, he had a piece of what is now Hermosa named after him that was situated on the southwest quarter of Section 34 of Jefferson Township. The first house was built in Garfield that same year in 1882 by Mr. Latham, and developers James F. Keeney, E. S. Dreyer and Company, Frank Breit, and others also began erecting a number of additional residences. Dreyer was also busy constructing a large factory building that year that was purchased in 1884 by the Laminated Wood Company.<sup>2</sup> There were about thirty houses and fifty people in the area by this time and a second schoolhouse was built at the southeast corner of Armitage and Tripp Avenues, but no post office until November 6, 1885.<sup>3</sup> The first religious service was held in the new schoolhouse in 1885 as well, and that congregation later became the Hermosa Congregational Church, moving to a new location in 1887.

James Keeney and his company and family worked to grow the community and were very politically active at the time. Keeney also built the post office depot at his own expense—the name of the depot was first to be Garfield, which was struck out and replaced with Keeney, which was also struck out and replaced with Hermosa. The name Hermosa supposedly came from a Mr. Peebles, who was the Secretary to the Superintendent of the CM & StP Railway (the old Chicago & Pacific Railway), which means “beautiful” in Spanish. So, Hermosa became the name of the post office, then railroad stop, and finally, the name of the entire community, which grew to include the settlements of Pacific and Kelvyn Grove as well.<sup>4</sup>

Hermosa was annexed by Chicago in 1889, though little changed as a result. There were some needed municipal services added, some street paving, and a number of churches were founded, including St. Philomena Catholic Church, which quite controversially had to change its name in the 1960s because its patron saint was demoted by Vatican authorities.<sup>5</sup> The remainder of the 19<sup>th</sup> century was mostly characterized by the construction of simple worker’s cottages.<sup>6</sup> The first public library came to be around 1900 and was a rather unusual amenity for this outer community at the time. But this sleepy period came to an end when, beginning in 1907, streetcar lines running along North, Armitage, and Fullerton Avenues were extended to Hermosa.<sup>7</sup> The Hermosa Improvement Association was organized in 1912 to make needed improvements and create a Hermosa Park.<sup>8</sup> The population grew to 15,000 by 1920, and single-family homes—many Chicago bungalows—boomed in the 1920s.

## The Bungalow Years

Germans and Scandinavians, Poles and Austrians made up the bulk of the population of Hermosa in the 1920s. The area known as Kelvyn Park—a once sparsely inhabited area north of Fullerton Avenue and east of Kilbourn Avenue—flooded with bungalows and two-flats. The area south of this area also saw an influx of bungalows, two-flats, three-flats and small apartment buildings.<sup>9</sup> Industrial development continued during these years—a convenient location as Hermosa is surrounded on three sides by railroad tracks—and the tracks and industrial buildings resulted in many dead-end streets that created a strong community and stabilizing effect as the decades wore on. One of the industrial giants of the area was the Schwinn Bicycle Company’s headquarters, located at 1718 N. Kildare Avenue, and Schwinn manufacturing base at 1856 N. Kostner. Schwinn was located in Hermosa from 1895-1982.<sup>10</sup>

Brick Chicago bungalows, two-flats, and multi-unit buildings dominated much of Hermosa in the 1920s—a reflection the city’s booming growth during the first three decades of the century and the need to construct affordable housing. While many areas of the city responded either with luxury high-rise apartments or, at the other end of the spectrum, blocks of

<sup>2</sup> The Collectors’ Club of Chicago, ed. *Chicago’s Crabgrass Communities*, 1992, p. 201.

<sup>3</sup> Andreas, op. cit., p. 765.

<sup>4</sup> The Collectors’ Club of Chicago, ed. *Chicago’s Crabgrass Communities*, 1992, p. 202.

<sup>5</sup> Chicago Tribune, October 31, 1982.

<sup>6</sup> The Workers Cottage” (<http://tigger.uic.edu/depts/ahaa/imagebase/buildings/files/workerscottage/html>). ‘Field Guide to Chicago Area Buildings.’ Retrieved June 2, 2018

<sup>7</sup> The Collectors’ Club of Chicago, ed. *Chicago’s Crabgrass Communities*, 1992, p. 203.

<sup>8</sup> Hermosa On the Eve of the Second World’s Fair 1933: A History of Hermosa to Date. Chicago, IL: Hermosa Improvement Association, 1930.

<sup>9</sup> The Chicago Fact Book Consortium. Local Community Fact Book: Chicago Metropolitan Area, 1990. p. 82.

<sup>10</sup> “Schwinn Bicycles” (<http://www.craigslostchicago.com/lost-mfg.php>) Retrieved June 1, 2018.

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

tenement housing, these new districts of single-family homes provided an alternative, accessible form of living for the middle classes and new populations of immigrants seeking the American dream. Between 1910 and 1930, Chicago developers built tens of thousands of one and one-and-one-half-story brick bungalows on large tracts of land previously occupied by farms and prairie fields.<sup>11</sup> Developers began appealing directly to apartment house residents declaring that for the amount they were paying in rent they could actually own a home. These new bungalow neighborhoods represented a major innovation in Chicago urbanism where a new style of house, unprecedented in the previous century, provided Chicago homebuyers of moderate means with extraordinary levels of domestic comfort made possible through innovative systems of heating, plumbing, and electricity.

The bungalow form became a housing style that was national in scope, featured in popular magazines like *Ladies Home Journal*, *Good Housekeeping*, and *The Craftsman*, as well as in pattern books from Aladdin Homes of Bay City, Michigan, and Radford Architectural Company of Chicago. Building kits by Sears Roebuck, Montgomery Ward, and other companies encouraged further popularization of the form. Because Chicago's population was growing so quickly during the peak of the bungalow's popularity, the bungalow form is especially well represented in Chicago.

The first Chicago bungalow in the Hermosa Bungalow Historic District sprouted up in 1920 at 3113 N. Kolmar, and was designed by an architect with the last name Gaerger who, and as far as was able to be verified through permit research, built only this home in the proposed Hermosa Bungalow District (IMAGE 11). The typical plan of the Chicago bungalow mirrors the long and narrow rectangular shape of the standard Chicago lot with the gabled or dormered end of the house facing the street, but Gaerger went a different route. Though much less common, some Chicago style bungalows were designed with side-facing gables, and 3113 N. Kolmar is one of those. Beyond this, it is typical of the other bungalows in the district with a flat bay and offset front entrance, front-facing dormer, and brick and limestone detailing.

Buildings moved at a trickling pace in the early 1920s. Only 12 bungalows were completed from 1920-1924, though they were scattered around the district—on Kolmar, Kostner, Kenneth and Kilbourn blocks—verses developed all at once along a single street face (IMAGES 12, 13, 14, 15). Perhaps unsurprisingly, Earnest Braucher, possibly the city's most prolific Chicago-style bungalow architect of the 1910s and 20s, designed three of twelve. In 1925, the proposed Hermosa district hit the ground running with 57 new Chicago bungalows constructed by a range of architects and developers in a single year.<sup>12</sup> Commodore John Barry Elementary School was completed in 1927 to accommodate the hundreds of families flooding into the area, and growth continued until the collapse of the home building market and the onset of the Great Depression. This is typical in bungalow districts throughout the city and shows a trend of modest bungalow forms that begin in the 1910s and grow increasingly more decorative into the 1920s before coming to a screeching halt right around 1930. The railroads and industrial development separated the district from other communities, but also buffered it in a way that gave residents a sense of security. Many homes had 25-foot frontages, and the narrow distance between houses generated neighborliness on the blocks. Because the vast majority of the homes were constructed in such a short amount of time—about four years—the area is exceptionally cohesive in terms of building style and materials.

The homes in the district adhered to the unwritten rules regarding uniform setbacks and regular spacing between buildings that provided a feeling of continuity and community, and indeed many residents even worked at the same places. Building began to slowly rebound in the 1940s, and even homes built outside of the period of significance (post-1929) have similar massing and setbacks, maintaining the rhythm of the streetscapes and the ranches and Tudor revivals of the 1940s and 50s are constructed of materials like brick and limestone, keeping in harmony with their neighboring Chicago bungalows.

### **Trends of Architects and Developers in the District**

While the Chicago bungalows in the Hermosa area did little to counter the criticism over the general uniformity arising from building bungalows packed tightly onto adjacent city lots, the benefit to standardized construction was obvious. The

<sup>11</sup> Homer Hoyt, *One Hundred Years of Land Values in Chicago*, (Chicago: University of Chicago Press, 1933), 245.

<sup>12</sup> Chicago Ancient Building Permits, accessed on microfilm at the Chicago History Museum, January-February 2018.

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

average cost to construct one of these brick bungalows was only around \$5,000-\$7,000.<sup>13</sup> This was a great deal for developers, especially if they bought up several lots at a time and acted as their own contractor, as many did in Hermosa. Chicago bungalows typically measured around 24'x50'x20'<sup>14</sup>—and sold for \$8,000-\$9,000 each<sup>15</sup>—still a manageable sum for the working class families moving to the area.

The most prolific architects in the district were Earnest Braucher, who designed over 35 buildings with a variety of developers and contractors in the area; G. E. Pearson, who worked on close to 30 buildings with a various partners; Dewey & Pavlovich, who worked exclusively with contractor Chas. Shafe on 21 known buildings; and L. J. Allison, also with 21 buildings. All of these numbers are conservative, because while the majority of the original building permits were located for properties in the district, some were not, or were illegible. That said, the building trends are clear and not surprising when compared with other historic Chicago bungalow districts. Braucher, for example, who was responsible for designing the most homes in the district (and who was responsible for homes on all but two street faces in the district), was a very busy man during this period and architect of Chicago bungalows in neighborhoods all over the city, including the South Shore, West Chatham, Auburn Gresham, and Brainerd Bungalow Historic Districts, among others.

Earnest Braucher was a practicing architect for 57 years and provided plans for more than 13,000 homes and other buildings<sup>16</sup>, and, according to one obituary, “helped to design the mosaic work in the Chicago public library,” which likely refers to what is today the stunning Chicago Cultural Center. Ever a local architect, Braucher graduated in 1891 from the University of Illinois School of Architecture<sup>17</sup> and had offices at 6 N. Clark Street<sup>18</sup> in Chicago, then moved to 139 N. Clark Street in 1940 for a short while until illness took him to bring his practice to his home at 514 William Street in River Forest in 1941.<sup>19</sup> He remained there until he finally succumbed to a heart ailment at home in 1949.

Within the proposed Hermosa bungalow district, Braucher is responsible for designing homes on every single street face in the district with the exception of the 2800 block of Kilbourn and the 3000 block of Lowell. He did this work with a numerous developers and contractors, but often worked in clusters, designing several homes at the same time on a street face with the same developer and/or contractor. For example, at least 6 bungalows on the 3100 block of N. Lowell, were designed by Braucher in conjunction with developer M. Lukitz and contractor J. Pratscher between July 1928 and May 1929. Braucher’s first bungalow in the district is at 2831 N. Kostner—a simple, flat bay bungalow with an offset front entrance built in 1923, and, predictably, his later bungalows were more ornate, as seen with his final two bungalows at 3124 and 3128 N. Lowell, boasting three-sided polygonal bays and more decorative brickwork and limestone detailing.

G. E. Pearson, another workhorse, designed at least 29 buildings in the proposed district from 1925-1929. While he had a few regular contractors with whom he liked to work, such as Chas. Christensen and W. H. Cook, Pearson worked with at least a dozen others in the district, and numerous developers as well. Pearson’s bungalows had flat-front or polygonal bays with offset front entrances and he varied the brick colors and limestone patterns. His houses can be found all over the district, and he sometimes built two or three at a time with a particular developer. The trend to build only a couple of homes at a time is common in Hermosa, whereas in many other Chicago bungalow historic districts, larger groups are designed and built all at once.

While there is a uniformity that comes from building a single housing type along entire street faces, Chicago bungalows have subtle stylistic shifts to distinguish them from their neighbors, and developers and architects certainly play within the architectural boundaries. Some local variations include:

- Brick gable front: Gable front rooflines are less common than a downward sloping hipped roof. Gable front Chicago bungalows can be divided into two categories: true gable fronts and interrupted front gables. True gable

<sup>13</sup> Chicago Ancient Building Permits, accessed on microfilm at the Chicago History Museum, Jan-May 2018.

<sup>14</sup> Ibid.

<sup>15</sup> Classified Ad 9 – no title. (1923, Sep 06). Chicago Daily Tribune (1923-1963); and Classified ad 22, 1927, Apr 17.

<sup>16</sup> “Obituaries,” Chicago Daily Tribune. February 10, 1949. P. B7.

<sup>17</sup> “Death Notices,” Chicago Daily Tribune. February 9, 1949. P. 4.

<sup>18</sup> “News of the Architects,” Chicago Daily Tribune. August 4, 1940. P. 18.

<sup>19</sup> “News of the Architects,” Chicago Daily Tribune. April 20, 1941. P. 20.

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

fronts are an extension of the brick façade. The face brick continues, uninterrupted except for an attic window opening, to the top of the gable. An example of this can be seen at 3117 N. Kolmar, built and designed when the district was just ramping up in 1925 by an architect with the last name Piontek and contractor W. Galles. (IMAGE 16). While no other available building permits show evidence that Piontek designed other buildings, W. Galles was the contractor used to build the first bungalow in the district in 1920, built next door to this brick gable front home, but built five years earlier with a different architect.

- Extra-large front dormer: Most Chicago bungalows feature dormers on their front and rear elevations. Dormers provide light for the attic space, and their form and details vary considerably, including front gable, clipped front gable, hipped, and, occasionally, eyebrow-shaped. Bungalow dormers are frame elements, and they are often covered in clapboards or in asbestos or asphalt shingles that match the rest of the roof. Some dormers feature decorative wooden eaves, and most include small casements or double-hung windows in groups of two or three. While most bungalows in the district have dormers, there are numerous examples of unusually large original dormers in the Hermosa district. These dormers take over the majority of the hipped roof on top of protruding bays, or a large portion of the roof on the rare side gable bungalows in the district. Examples can be seen at 2848 and 3043 N. Kostner. While there are several of these in the district, they were designed by different architects (and for most no architect is attributed) and built by a different contractors. (IMAGE 17)
- Side gable: While the vast majority of bungalows have a front-facing gable, there are a handful of examples of side gables. The first bungalow in the district (3113 N. Kolmar) was designed with a side gable, and a few other can be found in the district, including one at 3052 N. Kenneth. (IMAGE 18)

## **A Growing Community**

Unlike many other bungalow districts, which tend to have a first wave of building these brick single-family homes in the mid-1910s and then gradually escalating the number of homes constructed up until the late 1920s, Chicago bungalows didn't really start to enter the district in earnest until the mid-1920s. Only 11 Chicago bungalows were built between from 1920 through 1924, with the first real wave of construction beginning in 1925 with 57 new homes constructed in various parts of the district.

A majority of the bungalows in the district were inhabited by first generation Americans, their parents having emigrated from countries including Poland, Ireland, France, Sweden, Germany, Czechoslovakia, England, Italy, Austria, Russia, and Scotland. Most homeowners were born in Illinois, other Midwestern states, or New York, though some had also emigrated directly from the countries listed above. Occupations in the neighborhood included: toolmaker, painter, secretary, editor, foreman, stenographer, engineer, carpenter, seamstress, bookkeeper, machinist, salesman, florist, manager at a meat packing facility, and more. While young women still living with their families were sometimes stenographers or bookkeepers, their mothers often did not work, indicating the shifting roles of women at this time.<sup>20</sup>

As in all bungalow districts in Chicago, some of these two-bedroom homes housed three generations and got creative with their living space. 2854 N. Kenneth Avenue, a 25x49x18' bungalow that still boasts some beautiful art glass in the district, once housed John and Anna Junker, their two daughters, a sister-in-law, a son-in-law, and a grandson, according to the 1930 U.S. Census. John immigrated from Germany and Anna from Austria, and the family business was a roofing company, which John owned. Their house was built for a mere \$5000 in 1927 and worth \$14,500 to the Junkers by 1930.

Contributing multi-unit buildings in the area had rental units ranging from \$55 to \$80/month, according to the 1930 U.S. Census. Tony and Jenny Iacullo raised their children, Marien and Edna, in an apartment building at 2954 N. Kostner Avenue, which they rented for \$65/month. Tony was born in Illinois (his parents were born in Italy), and was a chauffeur while Jennie (born in Africa with Italian parents) was the proprietor of a press shop.

## **Commodore John Barry Elementary School**

As families continued to flock to bungalow neighborhoods in the mid- to late-1920s, schools exploded, and in 1927, the

<sup>20</sup> 1930 Census. Chicago Ward 39, District 1368

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

City of Chicago needed to provide seats for 475,000 students in its public schools. To deal with this unprecedented population boom, 11 schools were built while students were away for the summer, and 5 more were set to open the first day of school. Even with this massive effort, a seat shortage of 27,000 was anticipated.<sup>21</sup> One of these new school buildings was built to help the overflowing from Kelvyn Park School in Hermosa, and construction was completed on Commodore John Barry Elementary—named after a naval hero from the Revolutionary war<sup>22</sup>—on June 28, 1927<sup>23</sup>, and its doors opened at 9am on September 6, 1927. The new school cost \$350,000 to build.<sup>24</sup>

This style of this school building, often called Collegiate Tudor Gothic, was very popular in the U.S. in the 1920s and 1930s. The design harkened to prestigious medieval English universities like Cambridge or Oxford that first used this style of architecture. The largest building boom in Chicago Public Schools history took place in the 1920s, and dozens of elementary schools were built in this style across Chicago—often built 4-7 miles outside of the city center in new bungalow belt neighborhoods. These buildings were often two-stories tall, and usually featured a flat roof, a long and narrow footprint, and ornamentation inspired by the Middle Ages.<sup>25</sup> Barry Elementary fits this description to a tee with its handsome dark brick, crenelated towers, and 368" x 90" x 30" footprint.<sup>26</sup>

The shorter, longer floor plans of these elementary schools was directly related to a new focus on health and hygiene in schools. The Victorian-era schools that came before were often tall and boxy with tight floor plans, less light, and little natural ventilation. Bathrooms were often located in the dark and dirty basement, near the boiler room. But by the early 1920s, Chicago architects were designing long, narrow buildings that allowed more natural light and natural cross breezes through the classrooms. The overall number of bathrooms increased and moved to the same floors as the classrooms. Tile walls and terrazzo floors meant the spaces could easily be cleaned to prevent disease.<sup>27</sup>

Today, Barry Elementary is a neighborhood serves approximately 800 students in pre-Kindergarten through Grade 6.

## Edgar D. Martin (1871–1951)

While no architect is listed on the original building permit, Edgar D. Martin was likely responsible for the design of Barry Elementary. Martin was the Supervisory Architect for the Board of Education from 1924-1925, responsible for overseeing the largest building campaign ever undertaken by the school system. More than \$100 million was appropriated to the building fund from 1924 and 1927. Martin's new position was expected to head three divisions: the Bureau of Architecture, the Bureau of Engineering, and the Bureau of Repairs. Martin is credited for the design of Ebinger Elementary School in Edison Park (IMAGE 19), which looks almost identical the Barry Elementary (IMAGE 20).

Born in Burlington, Iowa, Martin had studied engineering, mathematics and art in Paris. In 1906, he and architects Hugh M.G. Garden and Richard E. Schmidt formed the partnership of Schmidt, Garden & Martin. Known for designing handsome Prairie style buildings such as the Humboldt Park boat house and refectory, the firm specialized in hospitals and industrial buildings including the Montgomery Ward & Company Catalog House.

Between 1918 and 1923, Martin also served as the Illinois State Architect, and in this position he supervised the design of several large government buildings including the Illinois National Guard Armory which was located on E. Chicago Avenue (demolished in 1993 to make way for the Museum of Contemporary Art). He resigned from Schmidt, Garden and Martin in

<sup>21</sup> "Schools Open Today; S.R.O. Signs at Doors: Enrollment of 475,000 is Expected." Chicago Daily Tribune: Sept 6, 1927. P. 39.

<sup>22</sup> "School Honors War Hero: Barry's Exploits in Revolution Called Legion" Chicago Daily Tribune, Oct 14, 1965, p. w1.

<sup>23</sup> Chicago Ancient Building Permits, accessed on microfilm at the Chicago History Museum, Jan-July, 2018.

<sup>24</sup> Chicago Ancient Building Permits, accessed on microfilm at the Chicago History Museum, Jan-July, 2018.

<sup>25</sup> Chicago Architecture Foundation. History Lesson: The Evolution of Chicago Public School Design.

<http://www.architecture.org/architecture-chicago/topics-news/happening-caf/history-lesson-the-evolution-of-chicago-public-school-design/> (accessed July 2, 2018).

<sup>26</sup> Chicago Ancient Building Permits, accessed on microfilm at the Chicago History Museum, Jan-July, 2018.

<sup>27</sup> <http://interactive.wbez.org/curiouscity/chicago-public-schools/#at-work>



Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

1925, forming a partnership with the renowned firm of Pond and Pond, which then became known as Pond and Pond and Edgar Martin.

In heading up the building program for the Chicago Public Schools, Martin had to find a way to build quickly and inexpensively. He proposed using reinforced concrete in place of the steel framing that had traditionally been used. Martin worked closely with John C. Christensen who headed the Bureau of Architecture to prepare plans and construction documents for more than 30 buildings using the new system. Most of these buildings were rendered in handsome revival styles with terra cotta details. Martin's designs include Hirsch Junior High School (now Hirsch Metropolitan High School), as well as Hale, Nightingale, O'Keefe, Scammon, Peck, Lewis, Ruggles, and Coles elementary schools.

Martin resigned from his Board of Education position in July of 1925. The following spring, as the concrete forms were being removed from Nathan Hale School, it became apparent that some of the new building's floors were sagging and cracking. Engineering tests determined that the concrete structure would need a new foundation and supplementary steel framing. Extensive tests in all of the buildings that utilized the new framing system revealed that similar extensive repairs would be needed before they could be occupied. These schools became known as "the defectives," however, the structural problems were considered a flaw in the construction. Neither Martin nor Christensen (who headed the Bureau of Architecture under Martin and later succeeded him) was ever formally blamed for the defect.<sup>28</sup>

### **Hermosa from the Great Depression to Present Day**

By the 1930s, Hermosa's population had grown to over 23,500 residents, and was populated primarily by Germans, Scandinavians, Poles, Hungarians, and Austrians. After an expansive period, Hermosa's population began to decline, most prominently in the 1950s and 1960s.<sup>29</sup> By the 1960s, Puerto Ricans became the largest ethnicity in the area, but Hermosa was still mostly populated by older Polish, German, and Irish residents until the early 1980s. By 1980, the population had decreased below 20,000 and over a third of the population was Hispanic.<sup>30</sup>

In the 1980s, Hermosa's population swelled dramatically and the ethnic composition shifted radically, changing from 31 percent Hispanic in 1980 to 68 percent Hispanic in 1990. Puerto Ricans remained the largest ethnic group, with a substantial Mexican community also establishing roots in the area. Criminal activity and high unemployment rates in Hermosa in the 1970s and 80s resulted in residents banding together to create block clubs, church groups, and other organizations. To ensure safety and combat escalating gang problems, some groups began policing their blocks.

Today, Hermosa is a predominantly Hispanic, blue collar community with a sizable manufacturing base. Many of the people who reside in Hermosa have done so because of its convenient location to work, close proximity to downtown Chicago, and numerous public transportation options. In recent years, violent crime has subsided and Hermosa has seen some gentrification as surrounding areas, such as Logan Square and Avondale, have started to see rising housing prices and business activity. Hermosa is among the top 10 Chicago communities with the fastest increasing housing prices, with home prices having increased 33% since 2012-2014.<sup>31</sup> Trends in Hermosa show a 6% year-over-year rise in median sales price.<sup>32</sup>

---

## **9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

*\*See works cited in footnotes as well as:*

---

<sup>28</sup> <https://chicagohistoricschools.wordpress.com/2013/02/08/edgar-d-martin-1871-1951/>. Accessed July 2, 2018.

<sup>29</sup> Chicago Fact Book Consortium (1995). "CA 20-Hermosa." *In Local Community Fact Book: Chicago Metropolitan Area, 1990*. Chicago, IL: University of Illinois at Chicago. pp. 82-84.

<sup>30</sup> Chicago Fact Book Consortium (1995). "CA 20-Hermosa." *In Local Community Fact Book : Chicago Metropolitan Area, 1990*. Chicago, IL: University of Illinois at Chicago. pp. 82-84.

<sup>31</sup> Sullivan, Emmet. "The Latest Chicago Home Price Data". *Chicago Magazine*. <http://www.chicagomag.com/Chicago-Magazine/April-2014/chicago-neighborhoods/housing-data>. Accessed July 15, 2018.

<sup>32</sup> [https://www.trulia.com/real\\_estate/Hermosa-Chicago/2916/](https://www.trulia.com/real_estate/Hermosa-Chicago/2916/). Accessed July 15, 2018.

Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

- Abbott, Edith. *The Tenements of Chicago, 1908-1935* (Chicago: University of Chicago Press, 1936).
- Biggott, Joseph C. *From Cottage to Bungalow, Houses and the Working Class in Metropolitan Chicago, 1869-1929* (Chicago: University of Chicago Press, 2001).
- Building Brick Association of America. *One Hundred Bungalows* (Boston: Rogers & Manson, 1912).
- Clark, Clifford Edward Jr. *The American Family Home, 1800-1960* (Chapel Hill: University of North Carolina Press, 1986).
- Comstock, William T. *Bungalows, Camps and Mountain Houses* (New York: William T. Comstock, 1908).
- Eyre, Wilson. "The Purpose of the Bungalow," *Country Life in America*, 19 (February, 1911).
- Hoyt, Homer. *One Hundred Years of Land Values in Chicago* (Chicago: University of Chicago Press, 1933).
- Jacobsen, James E. "Des Moines Residential Growth and Development, 1900-1942; The Bungalow and the Square House," Multiple Property Documentation Form, (June, 2000).
- Karlen, Harvey M. *Chicago's Crabgrass Communities: The History of the Independent Suburbs and their Post Offices that Became Part of Chicago* (Chicago: The Collectors' Club of Chicago, 1992).
- King, Anthony D. *The Bungalow. The Production of a Global Culture* (London: Routledge & Kegan Paul, 1984).
- Lancaster, Clay. *The American Bungalow* (New York: Abbeville Press, 1985).
- Local Community Fact Book: Chicago Metropolitan Area (Chicago: The Chicago Fact Book Consortium, 1990).
- Pacyga, Dominic A. and Charles Shanabruch, Editors, *The Chicago Bungalow*, (Chicago: Arcadia Publishing, 2001).
- Prosser, Daniel J. "Chicago and the Bungalow Boom of the 1920s," *Chicago History*, 10 (Summer 1981).
- Radford Architectural Company. *Radford's Artistic Bungalows* (Chicago: The Radford Architectural Company, 1908).
- Riley, Phil M. "What is a Bungalow," *Country Life in America* 22 (July 15, 1912): 11-12, 48.
- Saylor, Henry H. *Bungalows: Their Design, Construction and Furnishing, with Suggestions also for Camps, Summer Homes and Cottages of Similar Character* (New York: McBride, Winston & Company, 1911).
- Sinkevitch, Alice. *AIA Guide to Chicago* (New York: Harcourt, Brace & Company, 1993).
- Stickley, Gustav. *Craftsman Homes, 1909, Reprint*, (New York: Random House, 1995).
- Webb, Warfield. "Why Bungalows Are So Popular," *Keith's Magazine* 33 (April 1915).
- White, Charles E. *The Bungalow Book* (New York: MacMillan Company, 1923).
- Winter, Robert. *The California Bungalow* (Los Angeles: Hennessey & Ingalls, 1980).
- Wright, Gwendolyn. *Moralism and the Model Home; Domestic Conflict and Cultural Conflict in Chicago, 1873-1913* (Chicago: University of Chicago Press, 1980).

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Chicago History Museum; Harold Washington Public Library, Chicago

Historic Resources Survey Number (if assigned):

**10. Geographical Data**

**Acreage of Property** 1024 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates<sup>12</sup>**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1	<u>41°56'18.87"N</u> Latitude	<u>87°44'26.59"W</u> Longitude	3	<u>41°55'55.02"N</u> Latitude	<u>87°44'6.88"W</u> Longitude
2	<u>41°56'19.00"N</u> Latitude	<u>87°44'7.01"W</u> Longitude	4	<u>41°55'54.59"N</u> Latitude	<u>87°44'25.72"W</u> Longitude

**Verbal Boundary Description** (Describe the boundaries of the property.)

\*See map of Hermosa Bungalow Historic District on the following page. All crossed out properties or street faces are noncontributing to the district, and the thick line surrounding the streets indicates the district boundaries. Images included separately with the nomination are all keyed to a map as well.

The district is roughly bounded by W. Belmont, N. Lowell, W. Diversey, & N. Kolmar Aves. The following areas are encompassed:

- N. Kolmar Avenue: 3100 block (east side only)
- N. Kilbourn Avenue: 2800, 3000 & 3100 blocks
- N. Kenneth Avenue: 2800, 2900, 3000 & 3100 blocks
- N. Kostner Avenue: 2800, 2900 (west side only), 3000 & 3100 blocks
- N. Lowell Avenue: 3000 & 3100 (west side only) blocks

**Boundary Justification** (Explain why the boundaries were selected.)

The district boundaries were determined by the criteria in the Chicago Bungalow Multiple Property Listing (MPL). Street faces are required to have a 2/3rds majority of contributing Chicago Bungalows.

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

Commercial and industrial buildings create clear boundaries on the north, south, and northeast ends of the district. The boundaries on the west and lower three-quarters of the east sides of the district were determined by a lack of critical mass of contributing bungalows. Some streets had no bungalows or were developed in the 1940s-60s, and others had Chicago bungalows, but did not have the majority needed to satisfy the requirements in the MPL.

**11. Form Prepared By**

name/title Carla Bruni date July 16, 2018  
organization Historic Chicago Bungalow Association telephone 847-401-3587  
street & number 53 W. Jackson Blvd. #740 email carlabruni@gmail.com  
city or town Chicago state IL zip code 60604

**Additional Documentation**

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable) N/A**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** Hermosa Bungalow Historic District  
**City or Vicinity:** Chicago  
**County:** Cook **State:** Illinois  
**Photographer:** Carla Bruni  
**Date Photographed:** January – June 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

**Contributing Street Faces (Images in separate file, not attached to nomination)**

Photo 1 of 25	2800 Block of N. Kenneth, east side, facing north
Photo 2 of 25	2800 Block of N. Kenneth, west side, facing south
Photo 3 of 25	2800 Block of N. Kilbourn, east side, facing south
Photo 4 of 25	2800 Block of N. Kostner, east side, facing north
Photo 5 of 25	2800 Block of N. Kostner, west side, facing north
Photo 6 of 25	2900 Block of N. Kenneth, east side, facing north
Photo 7 of 25	2900 Block of N. Kenneth, west side, facing north

Hermosa Bungalow Historic District

Cook County, Illinois

Name of Property

County and State

Photo 8 of 25	2900 Block of N. Kostner, west side, facing north
Photo 9 of 25	3000 Block of N. Kenneth, east side, facing north
Photo 10 of 25	3000 Block of N. Kenneth, west side, facing north
Photo 11 of 25	3000 Block of N. Kilbourn, east side, facing south
Photo 12 of 25	3000 Block of N. Kilbourn, west side, facing south
Photo 13 of 25	3000 Block of N. Kostner, east side, facing north
Photo 14 of 25	3000 Block of N. Kostner, west side, facing north
Photo 15 of 25	3000 Block of N. Lowell, east side, facing north
Photo 16 of 25	3000 Block of N. Lowell, west side, facing north
Photo 17 of 25	3100 Block of N. Kenneth, east side, facing north
Photo 18 of 25	3100 Block of N. Kenneth, west side, facing north
Photo 19 of 25	3100 Block of N. Kilbourn, east side, facing south
Photo 20 of 25	3100 Block of N. Kilbourn, west side, facing south
Photo 21 of 25	3100 Block of N. Kostner, east side, facing north
Photo 22 of 25	3100 Block of N. Kostner, west side, facing north
Photo 23 of 25	3100 Block of N. Kolmar, east side, facing north
Photo 24 of 25	Barry Elementary, N. Kilbourn, west side, facing south
Photo 25 of 25	Barry Elementary, N. Kolmar, east side, facing south

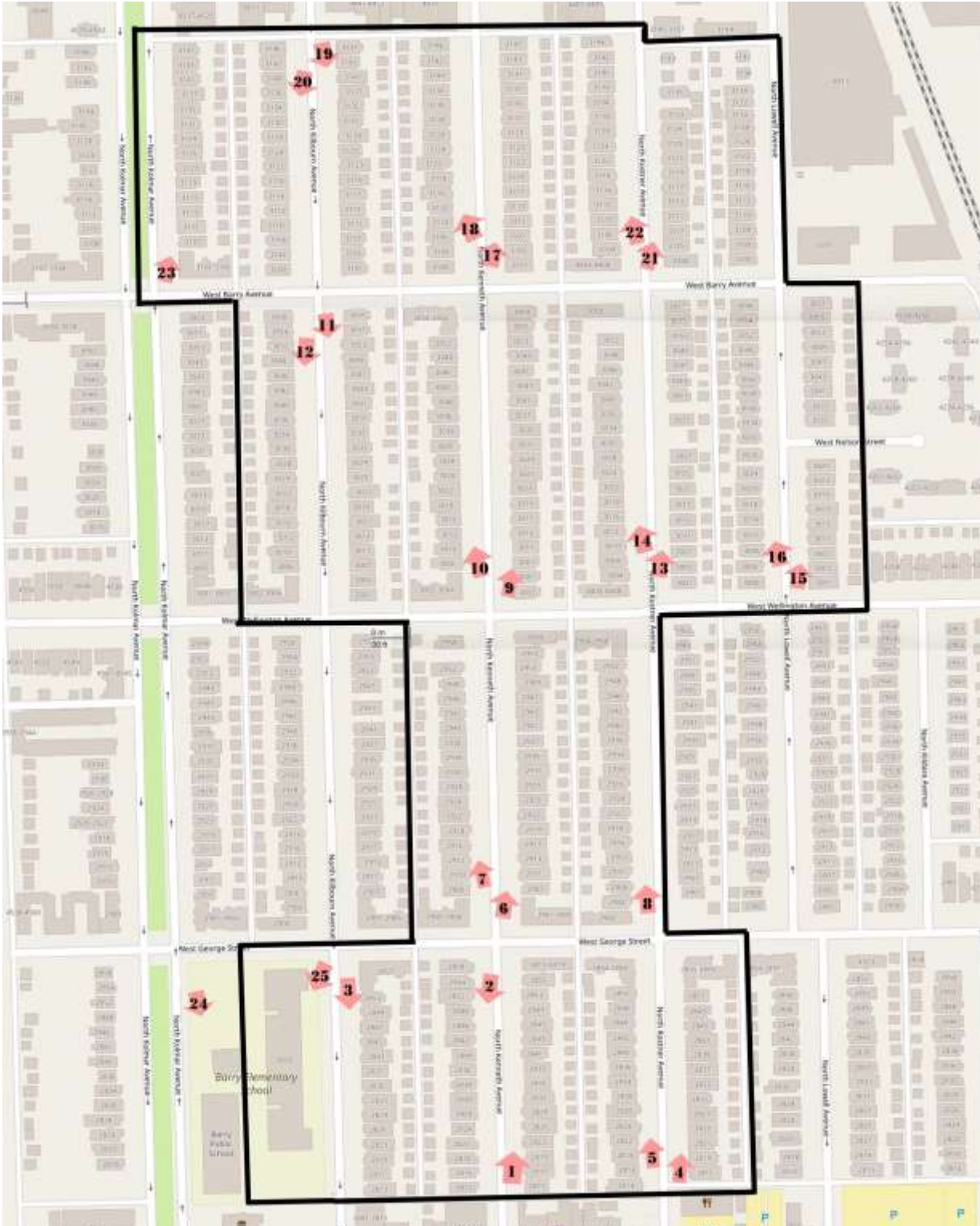
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

**Contributing Street Face Pictures Keyed to Map**



Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

**Local Location Map**



Chicago, with the Hermosa Bungalow Historic District outlined in red.

Hermosa Bungalow Historic District  
Name of Property

Cook County, Illinois  
County and State

**Latitude/Longitude GIS Map**



Hermosa Bungalow Historic District  
Chicago, Cook County

- |                  |               |
|------------------|---------------|
| 1. 41°56'18.87"N | 87°44'26.59"W |
| 2. 41°56'19.00"N | 87°44'7.01"W  |
| 3. 41°55'55.02"N | 87°44'6.88"W  |
| 4. 41°55'54.59"N | 87°44'25.72"W |



Hermosa Bungalow Historic District

Name of Property

Cook County, Illinois

County and State

**IMAGES (All keyed to map on next page, then actual images follow.)**

**Image 1 of 20:** An example of a bungalow that is noncontributing due to a large dormer addition at 2819 N. Kilbourn.

**Image 2 of 20:** An example of a bungalow that is noncontributing due to a second-story addition at 3018 N. Kenneth.

**Image 3 of 20:** An example of a contributing garage at 2858 Kenneth.

**Image 4 of 20:** Contributing two-flats at 2812 and 2822 N. Kenneth

**Image 5 of 20:** An example of a frame gabled roof with a clipped peak at 2851 N. Kostner.

**Image 6 of 20:** Flat bays with offset entrances, like these on the 2800 block of N. Kostner, are the most common style of bungalow in the district.

**Image 7 of 20:** Five-Sided polygonal bays on the 2800 block of N. Kostner.

**Image 8 of 20:** Three-sided polygonal bays on the 3000 block of N. Lowell.

**Image 9 of 20:** 1940s Tudor revival homes at 3001 and 3005 N. Kenneth are outside of the period of significance and therefore non-contributing, though their massing, materials and setbacks compliment the bungalows in the district.

**Image 10 of 20:** Non-contributing mid-century ranch homes like this one at 2853 N. Kenneth still match the scale, materials and setbacks of bungalows on the block and do not take away from the district as a whole.

**Image 11 of 20:** The first bungalow built in the district at 3113 N. Kolmar.

**Image 12 of 20:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the northwest portion of the district. Building in the district began in earnest in 1925.

**Image 13 of 20:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the south central portion of the district.

**Image 14 of 20:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the southeast portion of the district.

**Image 15 of 20:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the northeast portion of the district.

**Image 16 of 20:** Example of a contributing true gable front, which is an extension of the brick façade, at 3117 N. Kolmar.

**Image 17 of 20:** Extra-large front dormers like this one at 3111 N. Kolmar are relatively common in the district, though they were built by a variety of architects and developers.

**Image 18 of 20:** An example of a bungalow with a less common side-gable roof at 3052 N. Kenneth.

**Image 19 of 20:** Ebinger School, designed by architect Edgar Martin, is strikingly similar to Barry Elementary, giving further evidence that Barry may have been designed by Martin as well. No architect was listed on the ancient building permit.

**Image 20 of 20:** Barry Elementary School, view from N. Kilbourn.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Non-contributing properties are indicated with an "x"

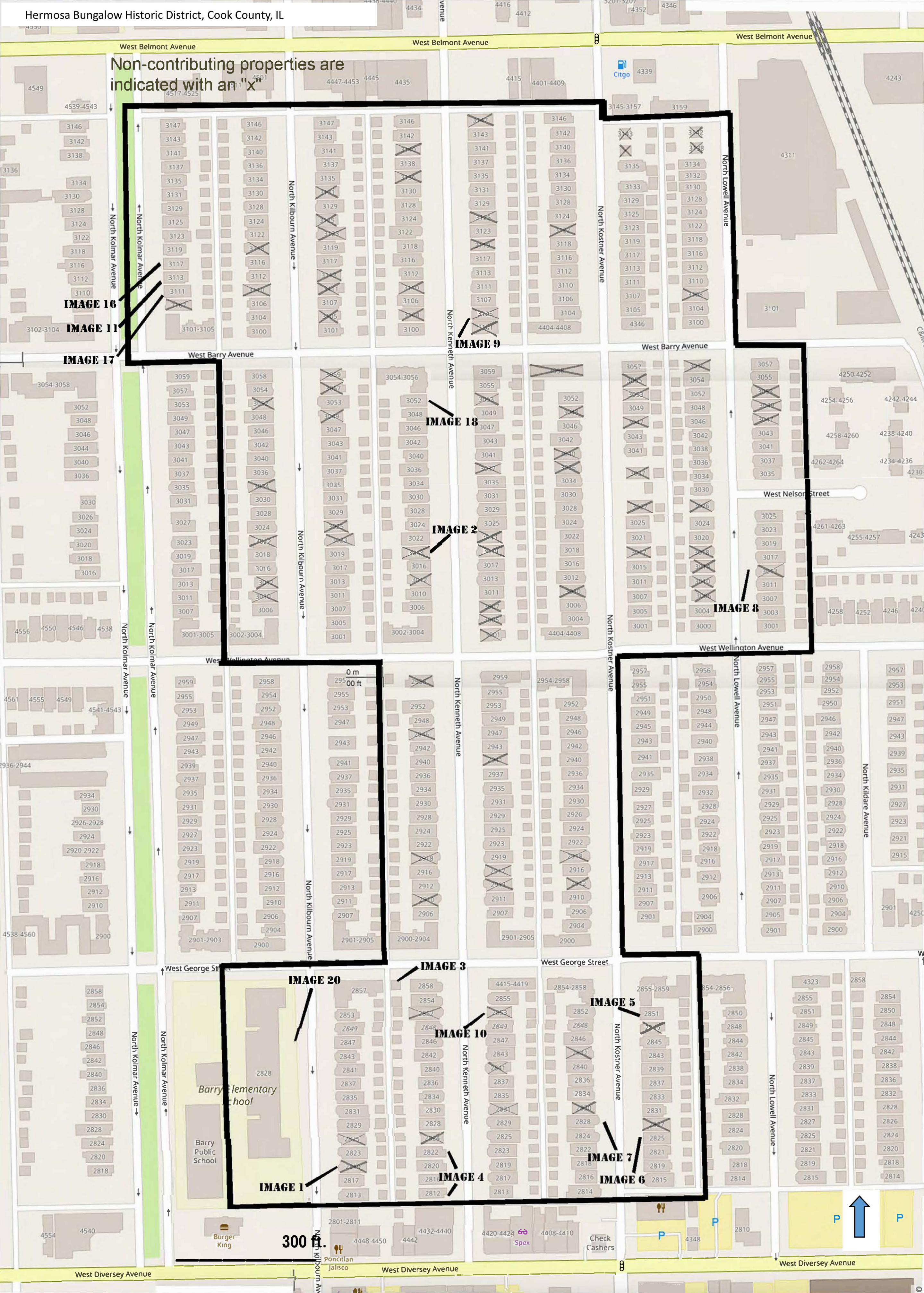


IMAGE 16

IMAGE 11

IMAGE 17

IMAGE 9

IMAGE 18

IMAGE 2

IMAGE 8

IMAGE 3

IMAGE 20

IMAGE 10

IMAGE 5

IMAGE 1

IMAGE 4

IMAGE 7

IMAGE 6

300 ft.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 45

### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

**IMAGE 1:** An example of a bungalow that is noncontributing due to a large dormer addition at 2819 N. Kilbourn.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 46

**IMAGE 2:** An example of a bungalow that is noncontributing due to a second-story addition at 3018 N. Kenneth.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District
Name of Property
Cook County, IL
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 47

**IMAGE 3:** An example of a contributing garage at 2858 Kenneth.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 48

**IMAGE 4:** Contributing two-flats at 2812 and 2822 N. Kenneth



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 49

**IMAGE 5:** An example of a frame gabled roof with a clipped peak at 2851 N. Kostner.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 50

**IMAGE 6:** Flat bays with offset entrances, like these on the 2800 block of N. Kostner, are the most common style of bungalow in the district.





United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 51

**IMAGE 7:** Five-sided polygonal bays on the 2800 block of N. Kostner.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 52

**IMAGE 8:** Three-sided polygonal bays on the 3000 block of N. Lowell.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 53

**IMAGE 9:** 1940s Tudor revival homes at 3001 and 3005 N. Kenneth are outside of the period of significance and therefore non-contributing, though their massing, materials and setbacks compliment the bungalows in the district.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 54

**IMAGE 10:** Non-contributing mid-century ranch homes like this one at 2853 N. Kenneth still match the scale, materials and setbacks of bungalows on the block and do not take away from the district as a whole.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 55

**IMAGE 11:** The first bungalow built in the district at 3113 N. Kolmar.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property  
Cook County, IL

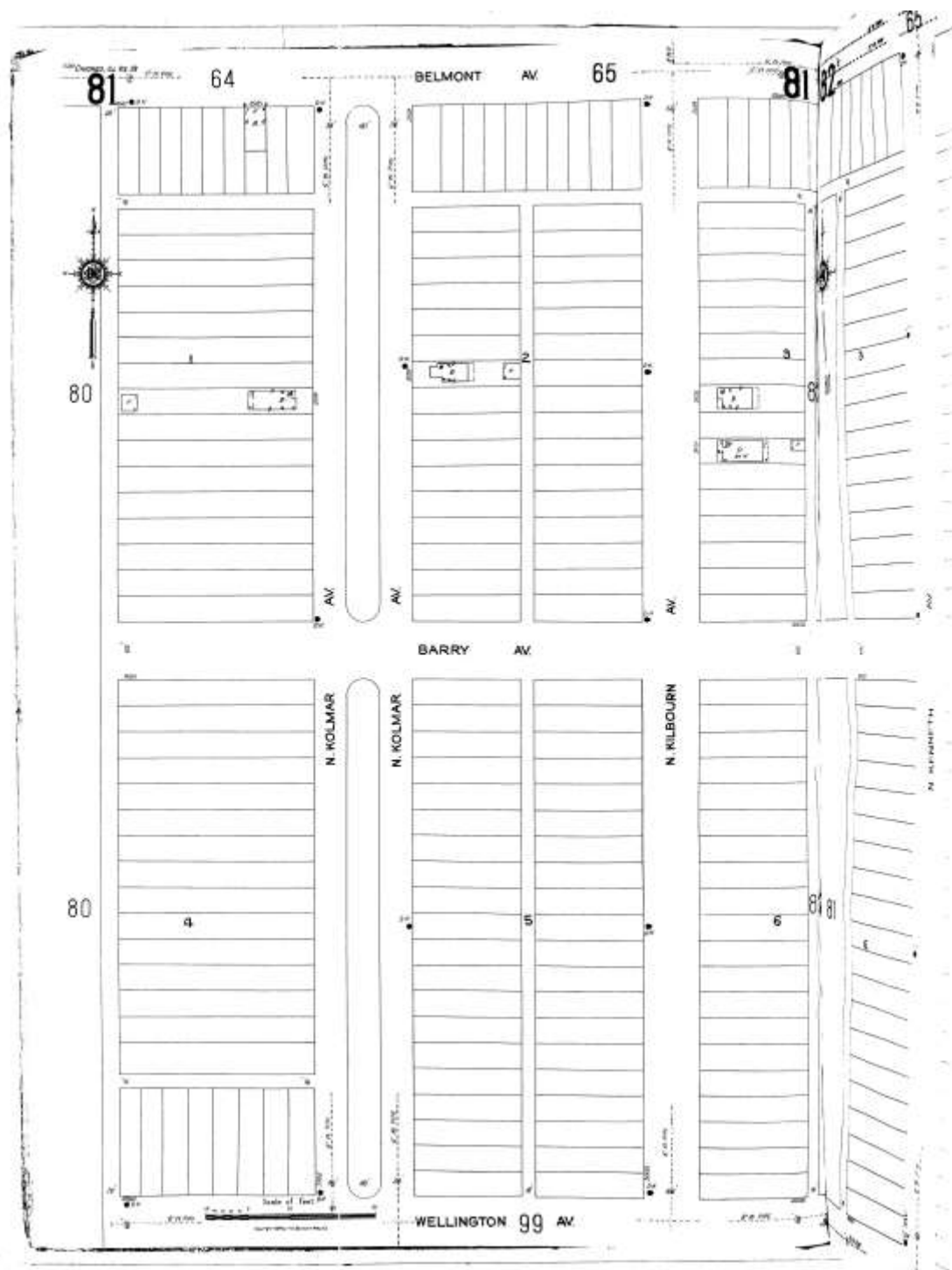
County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 56

**IMAGE 12:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the northwest portion of the district. Building in the district began in earnest in 1925.



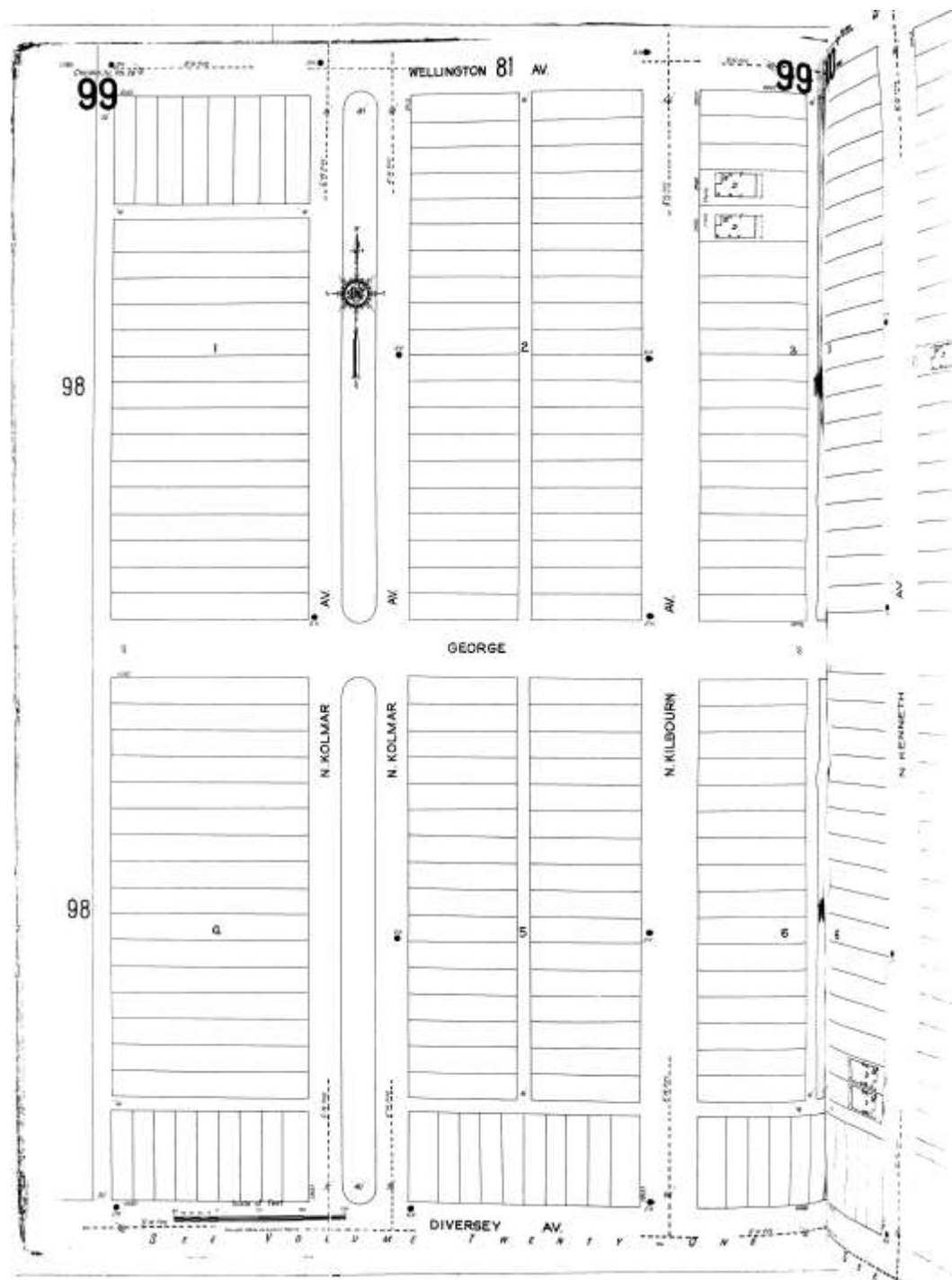
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District
Name of Property
Cook County, IL
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 57

**IMAGE 13:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the south central portion of the district.



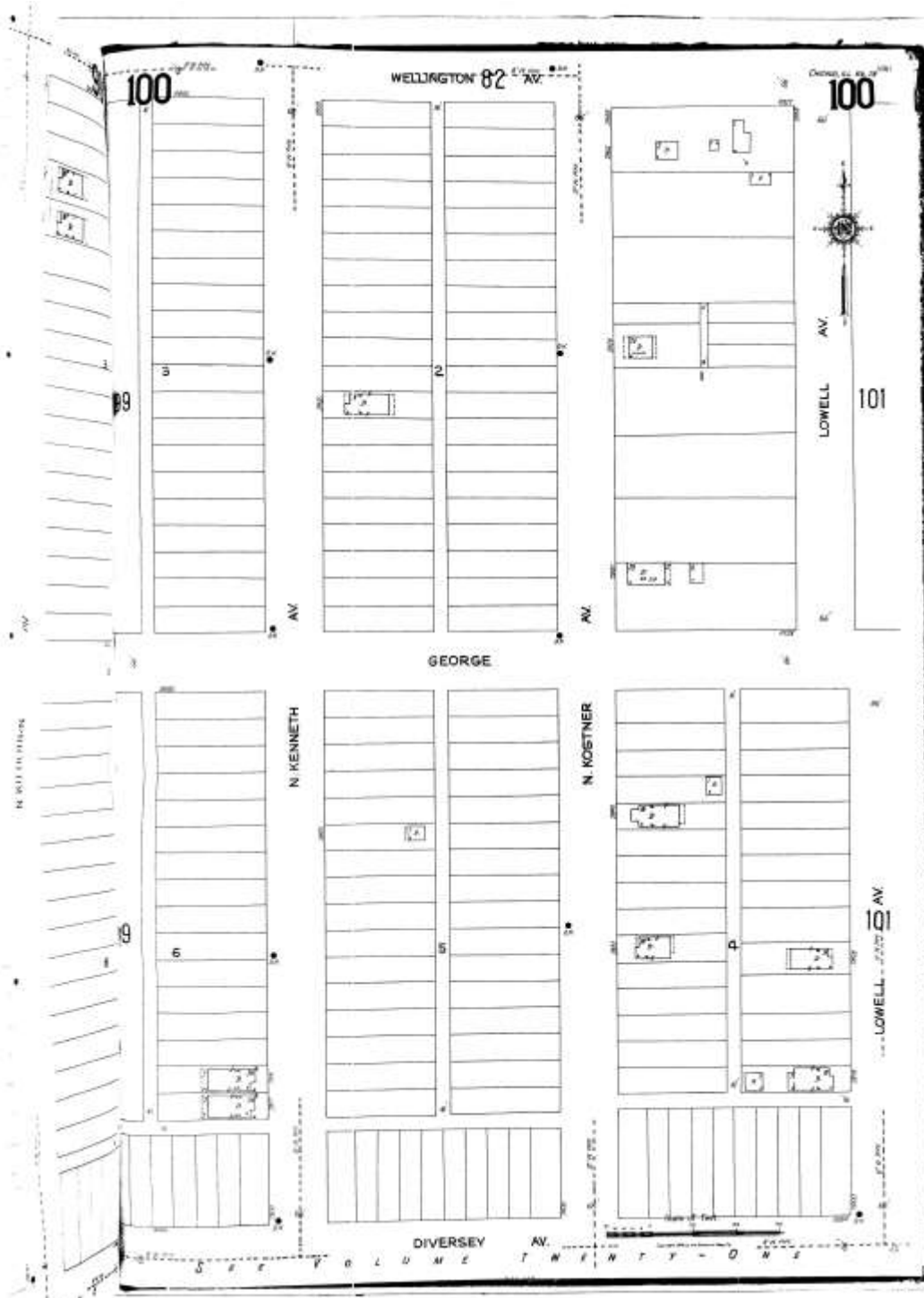
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District
Name of Property
Cook County, IL
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 58

**IMAGE 14:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the southeast portion of the district.





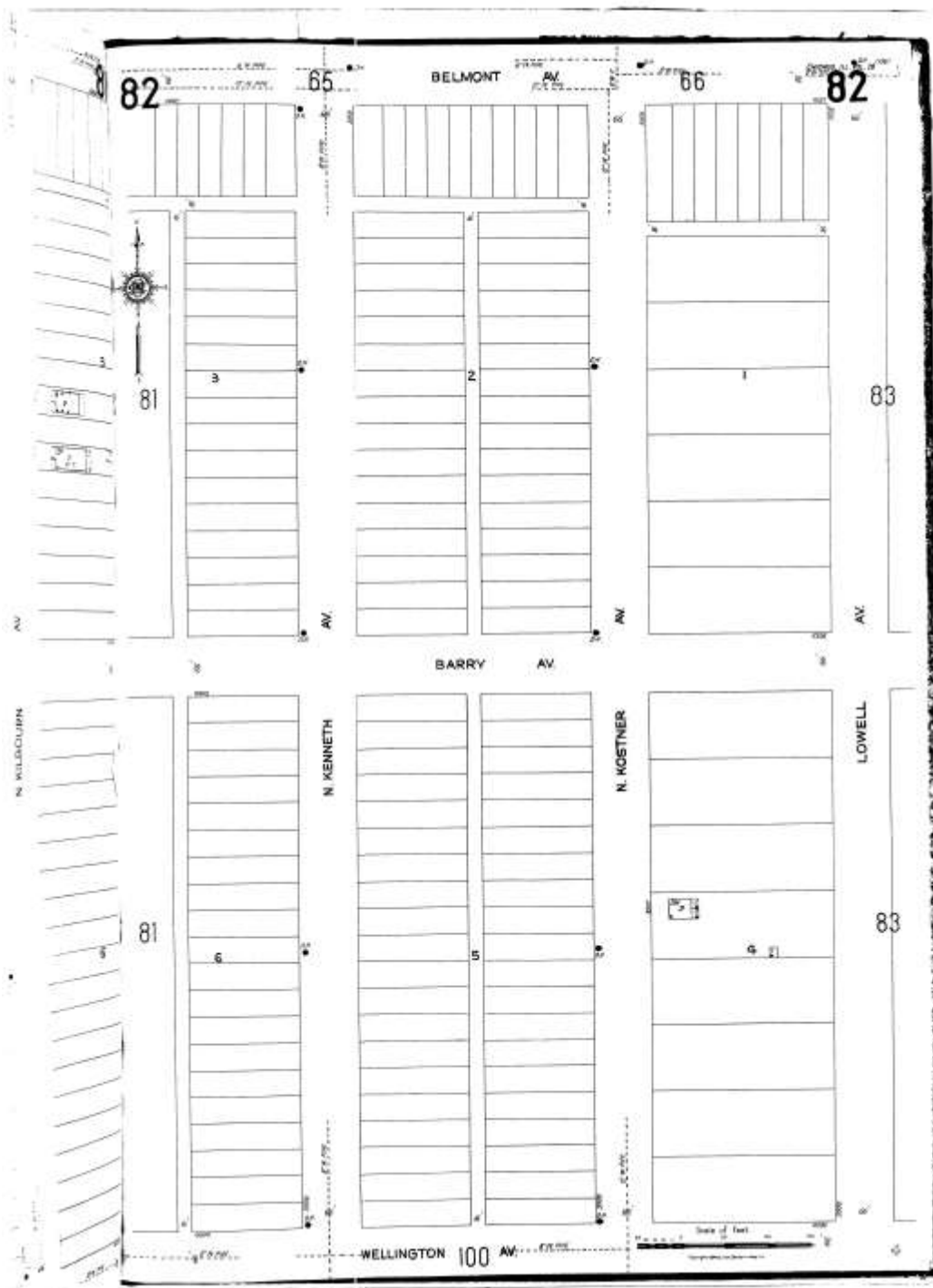
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District
Name of Property
Cook County, IL
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 59

**IMAGE 15:** 1924 Sanborn Fire Insurance Map showing the slow pace of growth in the northeast portion of the district.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 60

**IMAGE 16:** Example of a contributing true gable front, which is an extension of the brick façade, at 3117 N. Kolmar.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 61

**IMAGE 17:** Extra-large front dormers like this one at 3111 N. Kolmar are relatively common in the district, though they were built by a variety of architects and developers.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 62

**IMAGE 18:** An example of a bungalow with a less common side-gable roof at 3052 N. Kenneth.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation

Page 63

**IMAGE 19:** Ebinger School, designed by architect Edgar Martin, is strikingly similar to Barry Elementary, giving further evidence that Barry may have been designed by Martin as well. No architect was listed on the ancient building permit.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Brainerd Bungalow Historic District

Name of Property

Cook County, IL

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 64

**IMAGE 20:** Barry Elementary School, view from N. Kilbourn.





2825











2229

2229





2910

2910















3005



Call for more information  
at 800-452-4524















FOR SALE  
CALL [phone number]  
[agent name]











UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 11/15/2018      Date of Pending List: 12/10/2018      Date of 16th Day: 12/26/2018      Date of 45th Day: 12/31/2018      Date of Weekly List: 2/1/2019

Reference number:

Nominator:

Reason For Review:

- |                                       |  |  |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal       | <input type="checkbox"/> PDIL            | <input type="checkbox"/> Text/Data Issue         |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape       | <input type="checkbox"/> Photo                   |
| <input type="checkbox"/> Waiver       | <input type="checkbox"/> National        | <input checked="" type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period                  |
| <input type="checkbox"/> Other        | <input type="checkbox"/> TCP             | <input type="checkbox"/> Less than 50 years      |
|                                       | <input type="checkbox"/> CLG             |  |

Accept       Return       Reject      12/31/2018 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Barbara Wyatt      Discipline Historian

Telephone (202)354-2252      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.





## Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
www.dnr.illinois.gov

Bruce Rauner, Governor

Wayne A. Rosenthal, Director

November 9, 2018

Ms. Barbara Wyatt, National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed are the disks that contain the true and correct copies of the National Register nomination recommended for nomination by the Illinois Historic Sites Advisory Council at its October 26, 2018 meeting and signed by the Deputy State Historic Preservation Officer:

Larkin Home for Children, Elgin, Kane County  
Hermosa Bungalow Historic District, Chicago, Cook County  
Rochelle Downtown Historic District, Rochelle, Ogle County (includes USPS notification)

**Please note that that the following documentation is also included:**

**Reference Number 12000040, Chicago Park Boulevard System Historic District.** A new cover, disk with the corrected nomination, and 22 disks with photographs are included.

**Reference Number 100002826, Downtown Peoria Historic District.** A copy of the correspondence between the SHPO, the USPS and the GSA regarding the federally-owned property located within the district is included. A new cover and continuation sheets are included regarding the contributing designation of the properties at 124 ½ NE Adams Street (Annex) and 124 SW Adams Street (Block and Kuhl Department Store).

Please contact me at 217/785-4324 if you need any additional information. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp, Coordinator,  
Survey and National Register program  
Illinois State Historic Preservation Office/Illinois Department of Natural Resources  
Attachments