

*2001*  
*House and Garden Walk*



*Saturday, September 8, 2001*

*Presented By*  
*Logan Square Preservation*

# *1 3024 W. Logan Boulevard (cover photo)*

This residence displays the eclectic architectural style found in Logan Square. It was commissioned in 1908 by John E. Rustman, owner of the Jefferson Ice Company. Prior to annexation to the City of Chicago in 1889, this area was originally called Jefferson Township. When Mr. Rustman attended the 1893 Columbian Exposition in Chicago he was impressed with its Classical architecture, and he decided to have many of these features incorporated into his home. In 1908, he hired prominent Chicago architect, John Ahlschlager, who lived on Kedzie Boulevard, to design a grand home for his family. Mr. Ahlschlager had already designed several large houses in the area, including a castle-style home at 2819 W. Logan Boulevard for Anna Ryan, mother of Dan Ryan.

Homes of wealthy businessmen commonly were built as monuments to themselves and as outward signs of their prominence. Therefore, much of the cost of these homes was incorporated into the exterior facade, the entrance halls and the receiving rooms.

This property originally was built as a two-flat, not for rental income but as a second floor accommodation for his son when he later married. Such was the practice at the turn-of-the century of the wealthy keeping their families together.

As you look at the house, you are first impressed with its size and massive features. The side lot was designed to separate the home from the one next door and provide a feeling of a small estate.

The front facade consists of beautifully, hand-carved Indiana limestone with tall Gothic gables. Pedimented windows, carved balustrades over the front porch and side bay windows and porch columns, reflect the Classical style. The remaining three sides are finished with glazed, face brick, an extravagant feature considering the high cost of such brick. Most buildings used common Chicago brick on the sides and rear.

Straight bay windows on the front and curved bay windows on the sides allow additional light to enter the home. The roof is covered with the original glazed tile made by Ludowici-Celadon, a famous Chicago company still producing roof tiles. The glazed surface helped cool the home in the summer by reflecting the sun's rays and warm the home in the winter by preventing snow from sticking and exposing the roof to the warming rays of

the sun. Copper gutters and downspouts are original and add charm and lasting durability to the structure. A coach house in the rear resembles a miniature version of the house, with matching face brick, tile roof and copper gutters. The two large windows on the left housed carriages and the two higher, smaller windows on the right housed two horses.

As you enter the front hallway, note the hand carved Corinthian columns, faux-leather wainscoting, original plaster ceiling ornamentation and original gasolier (gas and electric) light fixtures with pink Steuben

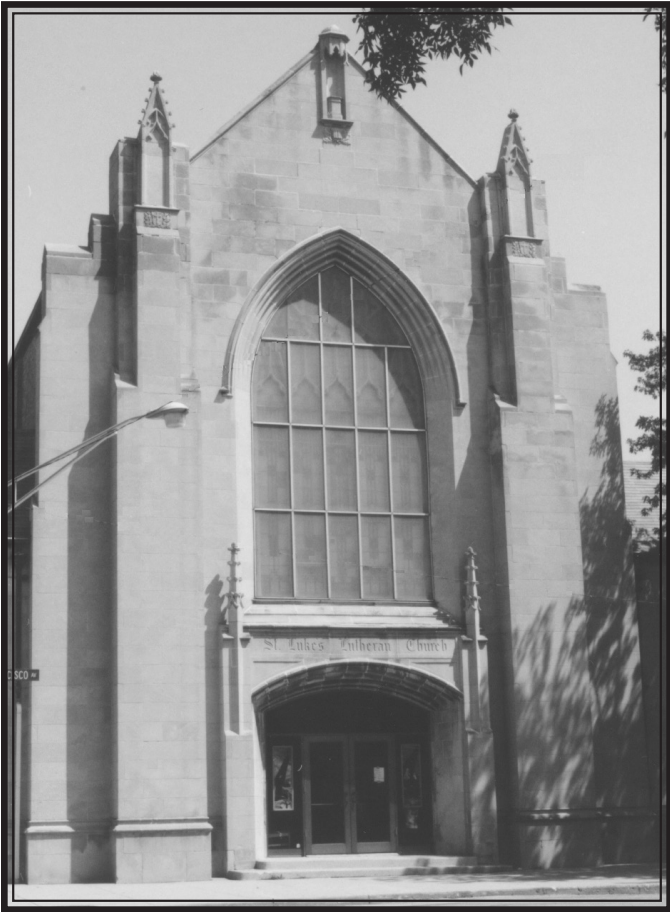


glass shades (see photo above). Since electricity was still in its infancy in 1908 and often not reliable, gas lighting was required as a backup. You will see other gasolier fixtures throughout the home. The front double parlor like the entry hall was designed to be impressive. 10 1/2 foot ceilings with ornate plaster medallions and walls covered in original damask fabric to hide any plaster hair cracks are all original.

All the rooms, except the kitchen and back bathroom, are original, with quartersawn oak woodwork, stained and cut glass windows and sliding pocket doors to provide privacy when entertaining guests.

Now step back in time to the early 1900's and become a guest of one of the communities leading businessmen.

## 2 *St Luke's Evangelical Lutheran Church* *2651 N. Francisco Avenue*



At a cost of \$150,000, a magnificent stone building rose where a street previously existed. It was 119 feet long and 38 feet wide, rising 69 feet into the air. The exterior is of Bedford limestone and the great westward facing stained glass window is surrounded with Gothic tracery, including prairie style geometry in the lower panels.

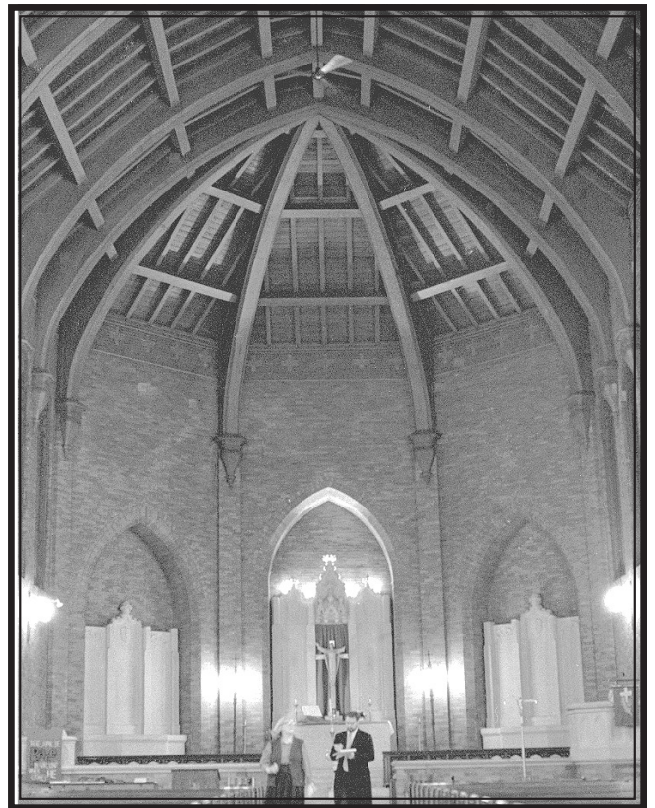
The interior sanctuary ceiling is constructed of wormy chestnut with boxed beams and panels. The altar, prayer station, pulpit and lectern are of fine-grained white marble. The floor is of terrazzo marble.

The original organ, a Moeller 3 manual, 26 rank instrument, was purchased in 1929 from the Fox Theater in St. Louis, Missouri. In 1987, it was replaced by an Opus 12, a 2 manual, 10 rank instrument built by the Levensen Organ Company of Davenport, Iowa. It has since been enlarged in two additional phases, adding a unique choir pitch organ and a carillon which struck the hour and half hour with Westminster Chimes, until 10 years ago when it stopped working. No repairs have been made, but hopefully someday it will chime the hours again.

A group of Scandinavian citizens organized a small congregation in 1898 and worshiped in a storefront at the corner of Diversey and Washtenaw Avenues. In March 1900, they moved to another storefront at the corner of Diversey and Rockwell. In June 1900, a parishioner donated an empty lot at the southeast corner of Francisco and Mariana (now Schubert) Avenues for a permanent chapel, "provided the cost of the building to be erected exceeded \$3,000". By September 1900, \$1,000 had been raised and construction began. Following the dedication on January 13, 1901, plans for a parsonage began and a \$2,500 bank loan was obtained.

Although the chapel was soon overcrowded, World War I prevented raising money for a larger building. In 1924, however, thoughts of a new church emerged again, but there was no adjacent land on which to build. Several influential citizens convinced the city to permanently close one block of Schubert Street and sell it to the church.

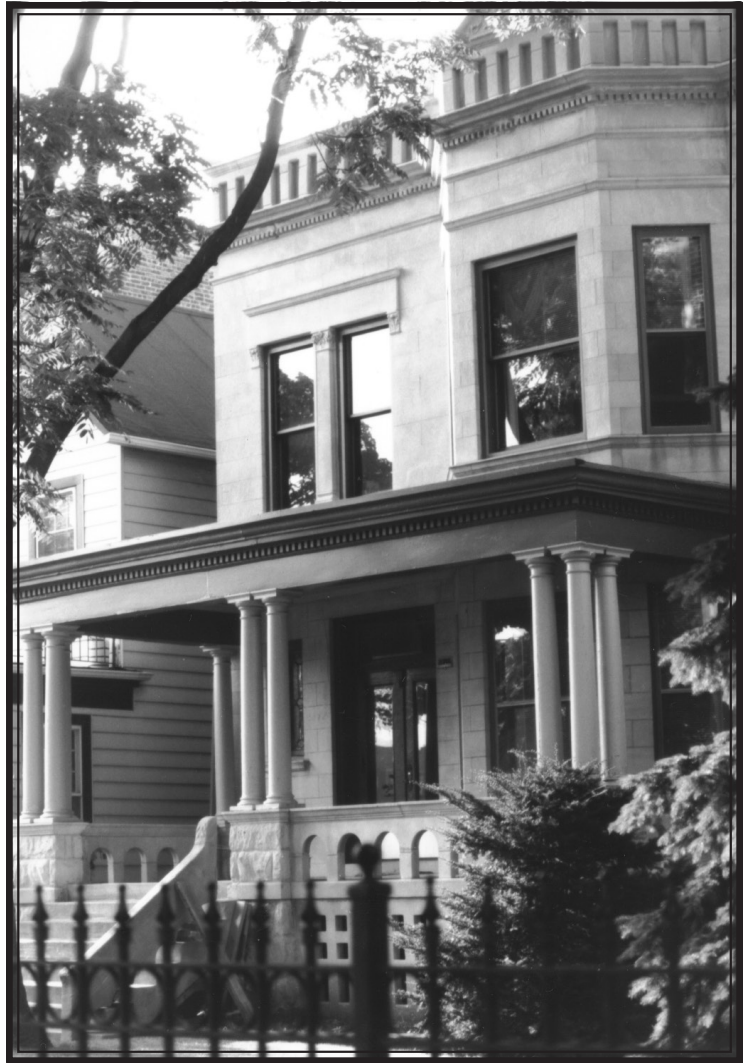
In 1925, Elmer F. Behrns was commissioned to design a Gothic church, reminiscent of the great cathedrals of Europe



### 3 2716 W. Logan Blvd.

This is an example of a Chicago greystone dressed up to sit on the boulevard. The large porch gives it a stately character, although the basic house is similar to those on side streets.

The front facade consists of dressed (smooth) stonework with rusticated (rough) stone bases supporting the porch columns. Tripartite (3) columns at the corners and bipartite (2) columns in front support the massive porch roof, which is decorated with a dentil (toothlike) molding. The dentil molding is repeated in the parapet wall at the top of the building along with a carved frieze. A decorative pilaster (vertical support pillar) can be seen between the double windows above the front door. The large bay windows allowed light to enter the home, at a time when electricity was still in its infancy.



### 4 2622 N. Washtenaw Ave.

This wood frame two-flat is a two-story version of the common one-story “workers cottage” seen on side streets throughout the neighborhood. Built in 1910, the apartments were constructed for blue-collar families who worked for the business owners whose homes were located on the boulevards.

The front steps and pipe railings have been reconstructed to match the original. The shingle facade was installed many years ago over what probably was typical wood siding, as a means of modernizing the building.

The present owner has made minor changes to the original interior floor plan, building a new stairway and eliminating the old rear staircase.



## 5 2508 N. Campbell

This home was built in 1883 as a farmhouse, on what was then Forest Street. Over the years, many owners have changed and remodeled the home, and the present owner has spent time undoing many previous renovations. The exterior siding and windows have been replaced to replicate the originals. Note the cottage-style shingles at the peak of the front facade.

The living room, dining room and guest rooms have been reconfigured and decorated to restore a gracious simplicity reminiscent of the original design. However, the kitchen/family room and the master bedroom suite have been opened up and modernized, using cathedral ceilings, exposed beams and sky lights to allow light to enter through former attic space. A window seat, fireplace and hardwood floors are new.



## 6 3043 W. Logan Blvd.



This traditional Chicago-style apartment building was designed in 1911 by F. O. DeMoney for contractor J. C. Couleur. Although similar to other 6-flat buildings on side streets, this structure was dressed up due to its placement on the boulevard. The facade features cut limestone ornamentation over the entry doors, brick and limestone accent panels, and elaborate prairie-style limestone planters atop the brick porches.

Recently renovated, replacement windows and porch doors have retained the original style and rail glass panels. The interior front of the apartment is essentially original with built in bookshelves and fireplaces. The rear has been modernized, however, with the old kitchen becoming a large master bedroom suite.



*Photo at right: Dr. Feltenstein, who had a medical office on Milwaukee Ave, is shown with his wife and daughter in front of their home at 3043 W. Logan with boulevard in background.*

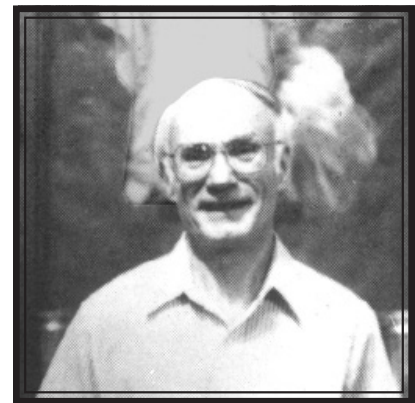
## 7 *Bethel Lutheran Church* *2101 N. Humboldt Boulevard*



various locations, including Gambrinus Hall and Scharlau's Hall on North Avenue. \$500 was raised in 1891 to purchase the one-story, wooden Christ Lutheran Church, located at Richmond and McLean, and they moved it to two lots recently purchased on Humboldt (now Logan Boulevard) at McLean (now Richmond Street). Soon after, a second story addition was added and later the entire building was raised and a new first story was constructed. Since most of the congregation spoke Norwegian, a minister was recruited from Norway to conduct services in the national language.

By 1906, the congregation had outgrown its church and two lots were purchased on Humboldt (now Humboldt Boulevard) and Dickens. The new brick church, which cost \$42,000 to build, was dedicated on December 8, 1907.

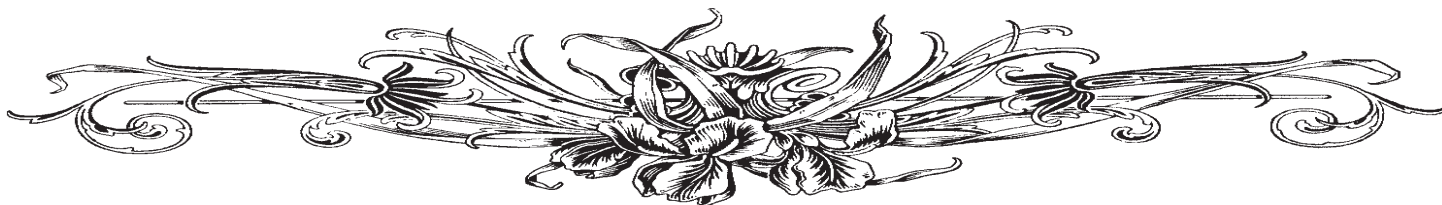
During the post World War II exodus of citizens from inner cities to suburbs, this previously strong Norwegian congregation began to decline. Because of continued support of many of the original family descendents the church has survived.



Norwegian immigrants originally settled in the neighborhood of Wells and Superior Streets and later moved northward and established their first church, now called Lakeview Lutheran Church, on Addison Street across from Wrigley Field. In 1870, a second migration of Norwegians settled at Milwaukee and Halsted Streets.

In 1880, a third migration settled near Humboldt Park. By 1889, they had organized a congregation, which met at

*Photo above: One of the stabilizing forces has been David Mayer, organist for the past 35 years, who has held his position longer than any pastor. Today we will enjoy organ recitals by Mr. Mayer at 12:30 PM, 2:30 PM and 4:30 PM in the sanctuary.*



## Gardens

A - 3024 W. Logan Blvd: Starting point for the walk. Large lot with original wrought iron fence. Flowerbeds accent the front, side and back.

B - 2634 N. Whipple St: Compact front and back gardens designed to make the most of limited space.

C - 2639 N. Whipple St: Visit the backyard to see a bluestone patio and sitting area amid vegetables, flowers and herbs.

D - 2954 W. Logan Blvd: Enter via gangway. Clever back deck garden built over a garage.

E - 2746 N. Richmond: 1996 City of Chicago Contest winner. This owner planned and tended backyard garden includes a Koi (gold fish) pond and many interesting annuals and perennials with different types of garden art. Note the two decks!

F - 2656 W. Logan Blvd: A bright, festive array of annuals and roses decorate the large, corner yard around the famous "Christmas House". Enter at side or front gate.

G - 2515 W. Logan Blvd: A garden of recently-planted trees adopted by members of the neighboring church. Several new varieties selected for urban hardiness and compacted soil conditions. Note the thick mulch around each tree which helps to establish healthy roots.

H - 2535 W. Logan Blvd: A mostly-shade garden whose foliage complements the colors of the house.

I - 2843 W. Logan Blvd: Almost a twin of the garden next door planted in a semicircular pattern. Plants selected for summer-long bloom with the aid of an underground sprinkler. Front yard only.

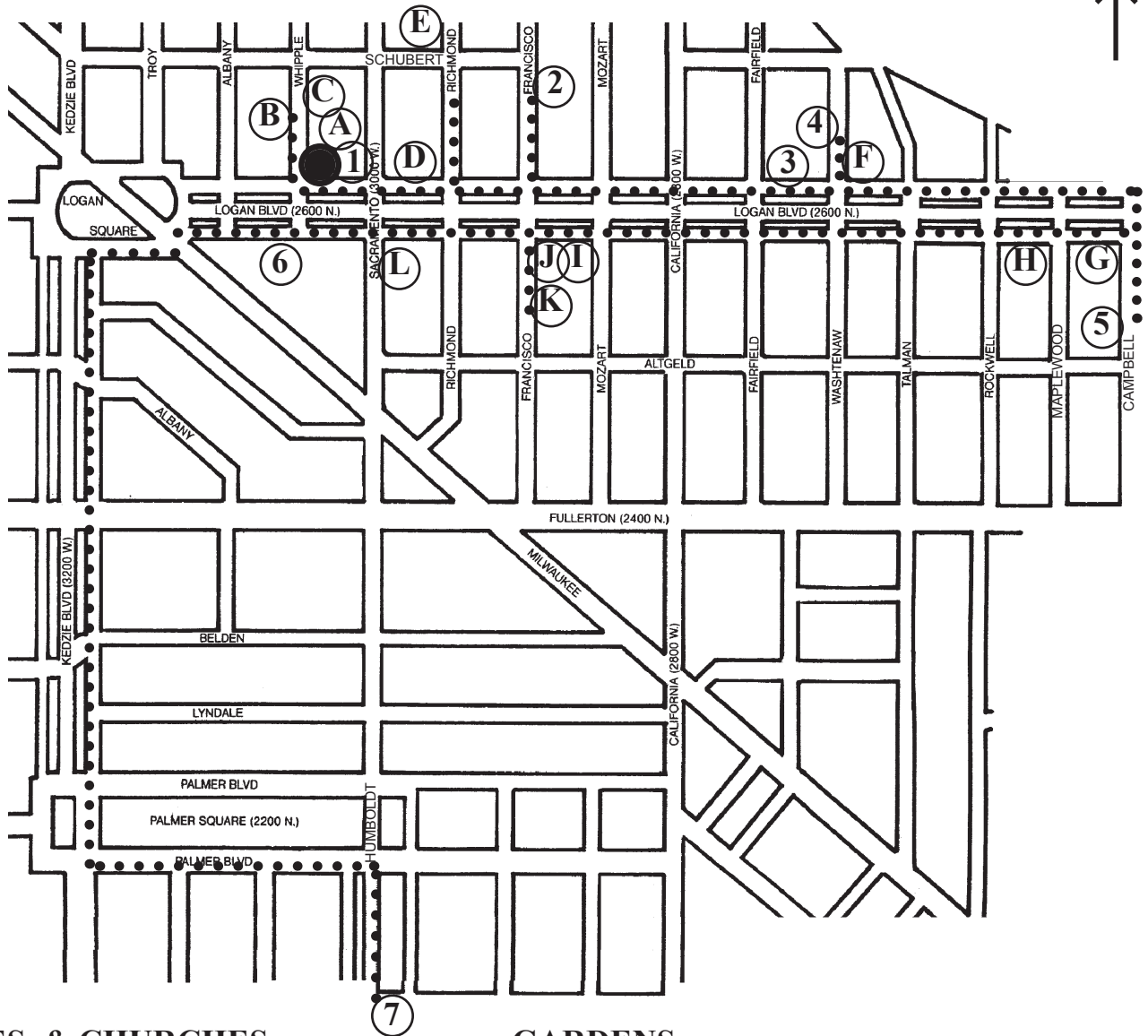
J - 2845 W. Logan Blvd: Front yard garden composed of low-maintenance perennials able to tolerate partial shade. Please stay on walkway.

K - 2533 N. Francisco Ave: Back yard garden featuring a patio built by the owners is surrounded with hardy perennials.

L - 2533 N. Sacramento Ave: The "Neighbors Garden". Follow the crushed stone path around a full lot of foliage and flowers assembled by volunteers. Note the compost tumbler in back.

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*No smoking or pets in gardens. Stay on walkways or designated lawn areas. Do not touch flowers, foliage or garden property. Please do not ask to use private bathrooms. Children must be closely supervised.*

# Walking Map



## HOUSES & CHURCHES

## GARDENS

● Starting point (3024 W. Logan)

- 1 3024 W. Logan Boulevard
- 2 St Luke's Lutheran Church (Restrooms)  
2651 N. Francisco
- 3 2716 W. Logan Boulevard
- 4 2622 N. Washtenaw Avenue
- 5 2508 N. Campbell Avenue
- 6 3043 W. Logan Boulevard
- 7 Bethel Lutheran Church (Restrooms)  
2101 N. Humboldt Boulevard

- A 3024 W. Logan Boulevard
- B 2634 N. Whipple Street
- C 2639 N. Whipple Street
- D 2954 W. Logan Boulevard
- E 2742 N. Richmond
- F 2656 W. Logan Boulevard
- G 2515 W. Logan Boulevard
- H 2535 W. Logan Boulevard
- I 2843 W. Logan Boulevard
- J 2845 W. Logan Boulevard
- K 2533 N. Francisco
- L 2533 N. Sacramento Avenue (Refreshments)