

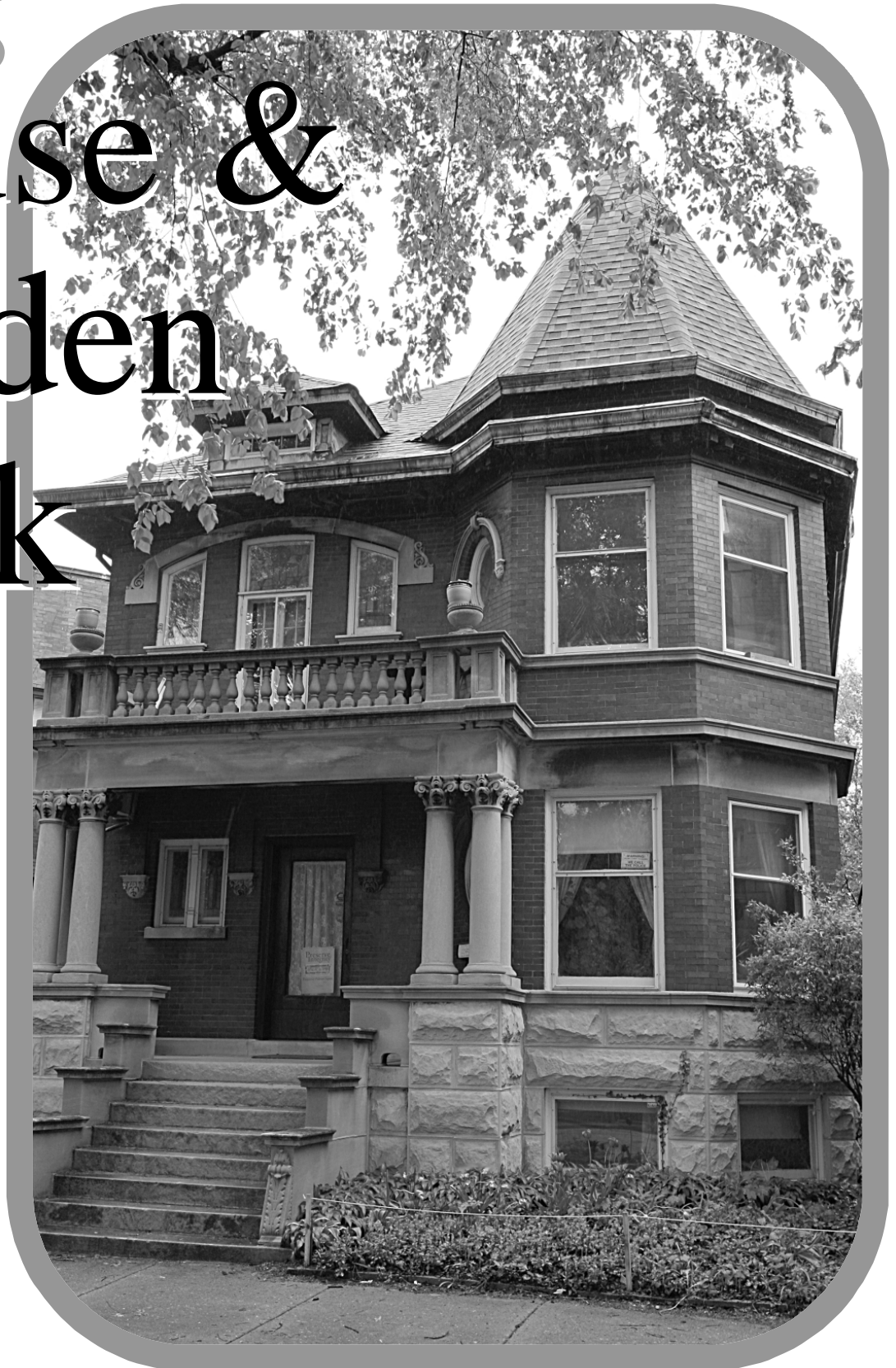
Logan Square Preservation's  
27th Annual

# House & Garden Walk

**Saturday,  
Sept. 6,  
2008**

**10 a.m. to 5 p.m.**

*Celebrating  
the new  
Logan  
Square  
Boulevards  
Historic  
District*



## Welcome To Logan Square

Welcome to the 27th Annual Logan Square House and Garden Walk. This year's House and Garden walk is dedicated to Mr. James "Jim" Gustafson, who was a dedicated leader of Logan Square Preservation and the annual House and Garden Walk for more than twenty-five years, staffing the ticket and will-call booth, with his welcoming smiles. Jim, you will be missed by your friends and neighbors in Logan Square.

This event, the largest educational and outreach effort of our not-for-profit organization, is staffed completely by volunteers from the organization, with over 100 such individuals and 800 to 1,200 attendees to this annual event. We wish to thank all of our volunteers and participants from over the years for their continued commitment to this organization and the cause of preservation in our neighborhood.

This year, our annual House & Garden Walk focuses on Palmer Square, named for John McAuley Palmer (1817-1900) who was governor of Illinois from 1869-1873 during which time he helped pass legislation creating Chicago's park system, laying the foundation for the city's "Emerald Necklace" of boulevards and parks. The houses featured on today's walk are all protected with landmark designation, while most of the religious structures are not protected, rated "orange," by the Chicago Historic Resources Survey, a designation they share with many noted landmarks. While the orange rating doesn't confer any protection, it does recognize the central role the buildings played, either city-wide or locally, in supporting the fabric of their neighborhoods.

Each year, Logan Square Preservation looks to the future, and to specific projects that greatly enhance and positively impact the community. Such efforts in the past were geared towards beautification and encouraging preservation. Recently, "The Logan Square Boulevards District" has been designated a Chicago Landmark, which assures measures of protection against destruction of the approximately 350 historic buildings that line the 2-1/4 mile district. Logan Square Preservation has also been instrumental in supporting the "Milwaukee-Diversey-Kimball Landmark District" of seven commercial buildings, in addition to the preservation and redevelopment of "The Chicago Printed String Building," with its unique Teco tile decoration, located on the northwest corner of Logan Boulevard and Elston Avenue, now home to Panera Bread and X-Sport Fitness and the restoration of the historic "Comfort Station" in the heart of Logan Square.

Other efforts include the preservation and reuse of the "Orbit Building" at Central Park and Milwaukee Avenue, the former "Florsheim Shoe Factory and Administration Building" (now "Shoemaker Lofts") at Belmont and Pulaski and "The Vassar Swiss Underwear Factory & Building" (also known as the "Frederick Cooper Lamp Factory Building") on Diversey Avenue, near the Kennedy Expressway.

Being one of a handful of preservation-related organizations, we've also formed alliances with such city and statewide preservation organizations, such as Landmarks Illinois-LPCI and Preservation Chicago, in addition to several Northwest community groups.

In the coming years ahead, we would like to further plans for a restoration of Logan Square proper designed by William LeBaron Jenny and the Monument, designed by Henry Bacon, as well as restoring the historic street lamp standards (with the "cattail design" cast into the base of the fixture), attributed to Jens Jensen, along the historic "Logan Square Boulevards Landmark District".

These efforts will perhaps directly and positively affect the character of Milwaukee Avenue from Western Avenue to Central Park Avenue. We look forward to continuing such efforts and ask for your support of our work and outreach efforts to make Logan Square and its surrounding neighborhoods an even greater community.

Welcome to historic Logan Square!

## House & Garden Walk 2008 Dedicated to James "Jim" Gustafson

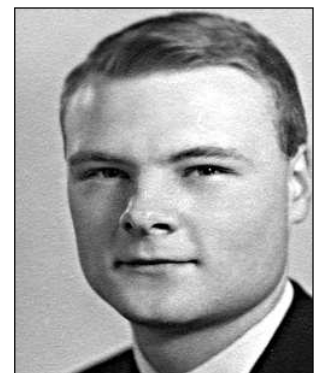


The 2008 House & Garden Walk is dedicated to James "Jim" Gustafson, a long time leader of Logan Square Preservation. Jim moved into the neighborhood in the late 1970s and served for many years as treasurer of LSP. He was a familiar sight for visitors to the yearly House & Garden Walk, manning the ticket booth.

Jim was also proud of his Logan Square home, volunteering it for numerous House & Garden Walks along with regular monthly meetings.

Jim and LSP President Lewis Coulson have for years been the backbone of the organization.

Jim will be truly missed.



# 1 St. Sylvester's Parish - 2571 N. Humboldt Blvd.

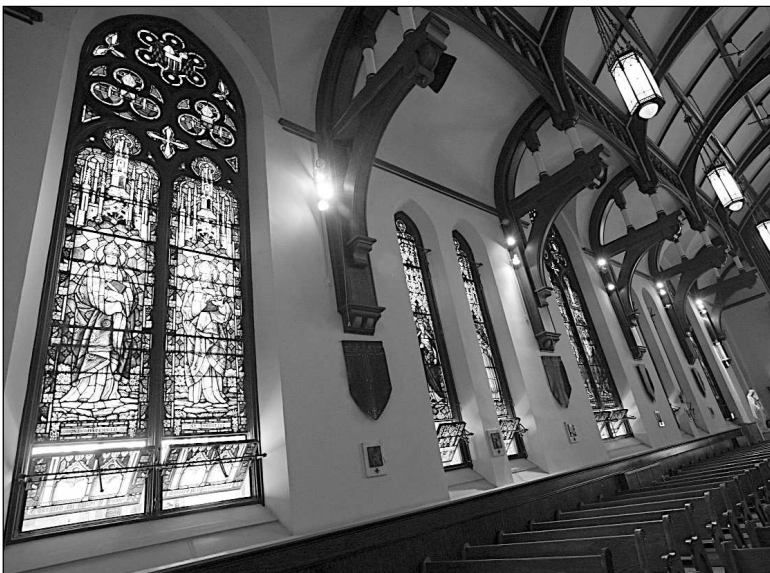


St. Sylvester's Parish has long been an Anchor in Palmer Square. Located at the eastern end of the square, the church was built in 1906 and designed by Architect Egan Prindevill in a Tudor Revival style.

The church's front façade is dominated by a bell tower and central art glass window out of face brick and accented with limestone trim and corbel bands. Side elevations differ, abandoning the mostly flat but highly detailed appearance in favor of expressing the undulating façade with buttresses which further define the narrow and slender pairs of elongated windows alternating with larger prototype windows that rise to the high gables which extend beyond the roofline in a beautifully undulating rhythm.

The church is part of a parish campus that includes an adjoining rectory and rear hall (currently unoccupied). On nearby parcels, the parish once was affiliated with a convent (now a condominium building) and the St. Sylvester School, 3027 W. Palmer Boulevard, which stands on the site of the former Schwinn mansion.

Inside, the church is distinguished by its wood corbels, trusses and vaulted ceiling and stately front altar, mirrored in the rear by a choir loft and organ.



## 2 3018 W. Palmer Boulevard

### *3rd Floor - Stairs Required*

This beautiful three-flat building, constructed of tapestry brick combining Prairie and Arts & Crafts elements, was extensively modified by a previous owner who removed the brick columns and second and third floor balconies, while the first floor terrace remains intact.

The balconies had begun to deteriorate as the building settled and, rather than repair them, they were dismantled, redefining the main façade of the structure.

Inside the building is largely preserved with intact art glass and woodwork. The building's entrance and drive carry through to a rear carriage house, almost serving as a port cochere. That carriage house once had two arched doorways for carriages that are still visible, though sealed with masonry of a different color.



## 3 3078 W. Palmer Boulevard



This beautiful classically styled greystone building, almost Chateausque in style, is sheathed in dressed limestone with a Federal-style porch. It is an excellent example of the eclectic style that is seen throughout the Logan Square Boulevards Landmark District.

The most significant feature of the single family building is a use of elegant rounded bays, almost castellated on the front corner in limestone, however executed in a restrained architectural vocabulary, then continued in a highly refined face-brick on the other principal elevations.

Inside, the home features preserved woodwork and art glass.



## 4 3080 W. Palmer Boulevard

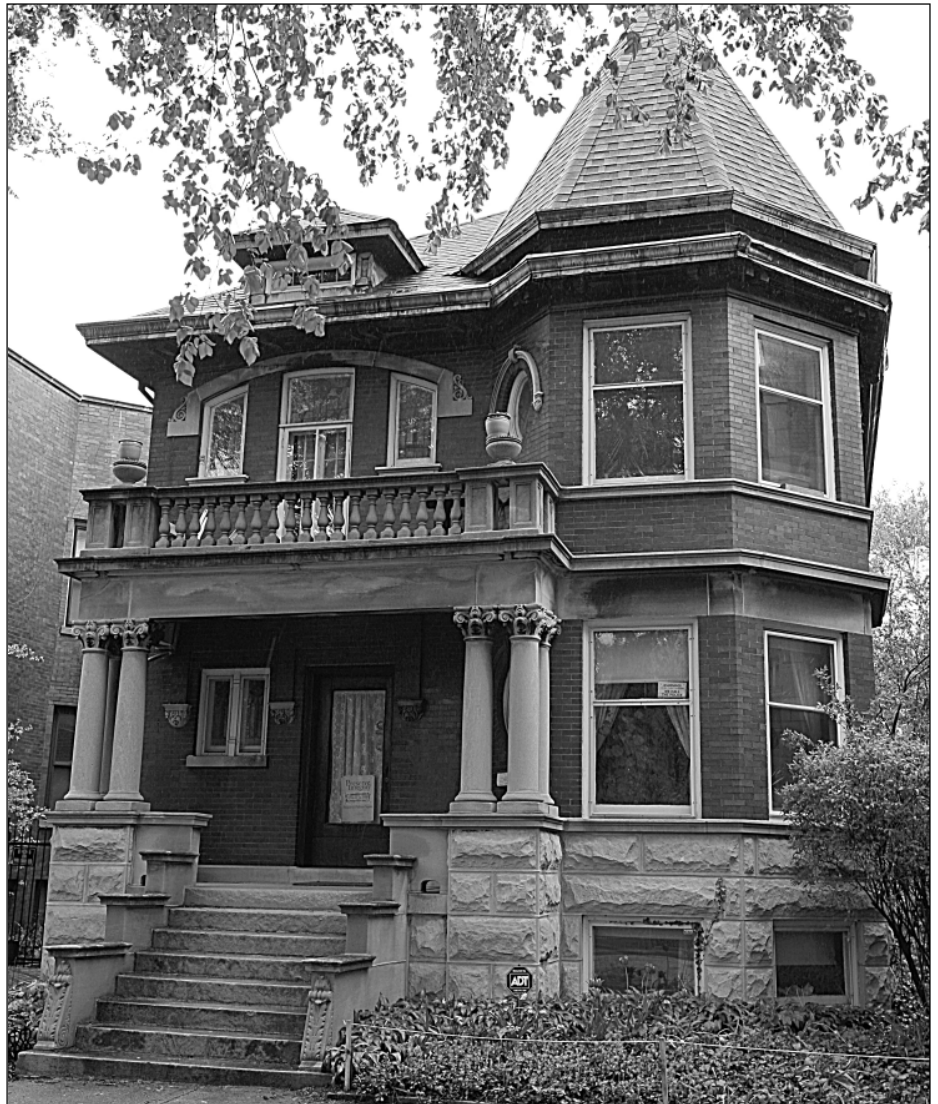
### *Home & Studio*

This beautiful single family home is another example of the eclecticism on display throughout the Logan Square Boulevards Landmark District. On its primary façade, classically rusticated limestone blocks with elegant, tooled borders graduate to face brick with limestone accents on the first and second floors.

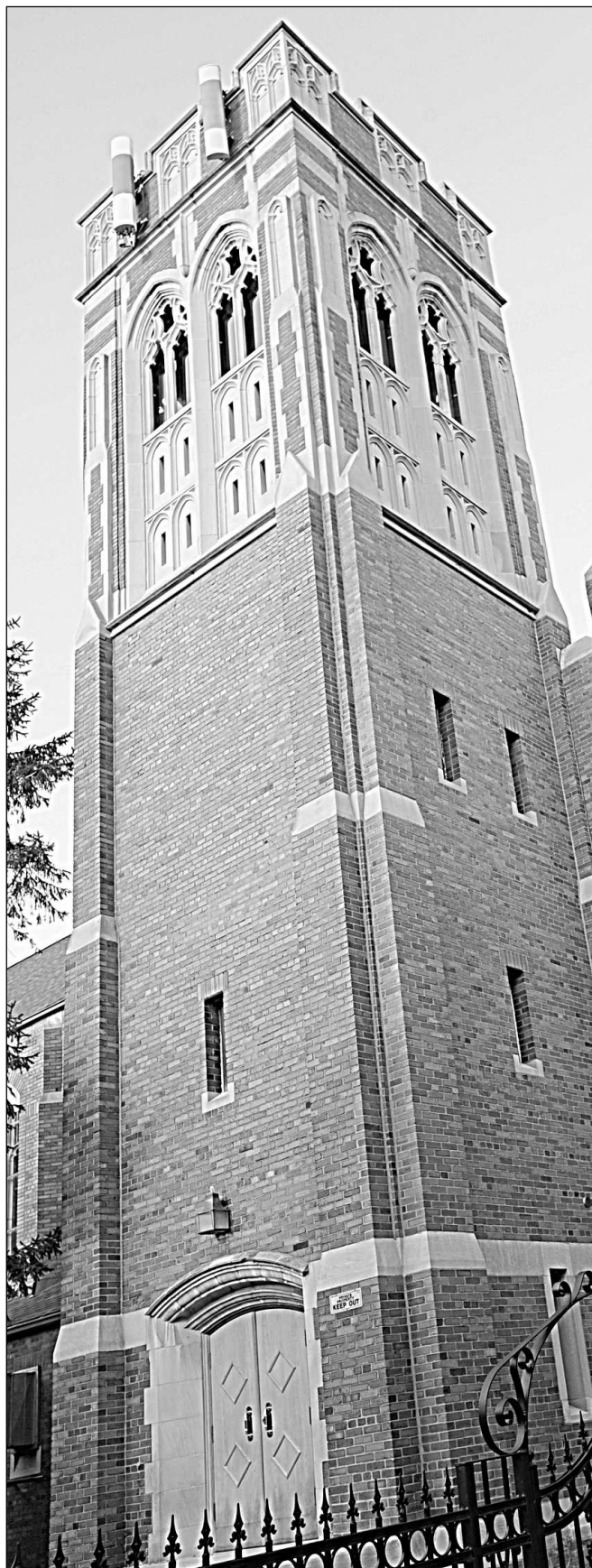
The home's exterior is executed in a Queen Anne-Victorian Style and has some Arts & Crafts-style overtones. It also features an elegant entryway with a limestone porch held up with groupings of three columns on each side creating a classical entry, distinct from the design of the rest of the home. The roofline is strongly accented with elongated eaves executed in copper with a double bracket. Of particular note is the corner octagonal bay with its beautiful detailing in brick and stone rising to a conical roof capped with a copper finial.

Inside, the home still features preserved woodwork and art glass, including a quarter-sawn oak dining room with a pastoral art glass scene.

The rear garage has been transformed into a studio where the owner creates artwork and indulges a passion for railroads.



## 5 Old Holy Resurrection Serbian Orthodox Church 3062 W. Palmer Boulevard



The grounds of Old Holy Resurrection Serbian Orthodox Church feature two church buildings, one, currently operating, is the larger of the two, sited on the east side of the property. It was built in 1923 and designed by the architecture firm of Lowe & Bollenbacher in a Tudor Revival style. It is dominated by its bell tower and central window.

The building is constructed of face brick accented with Indiana limestone. The church building suffered a fire before it was sold to the Serbian Orthodox Church in 1970, and only a few pews are to be found in the sanctuary, as most of the congregants stand through services.

The inside of the church has been rebuilt in an Orthodox style with fixtures, including a large brass central light fixture, imported from Serbia and decorated at the perimeter of the fixture with portraits of the saints, illuminated by small candle-like lamps. Also, the double-headed eagle is repeated in the castings of the fixture. An "Iconostas" has also been imported from Europe and many sacred portions of the service are held behind its beautifully emblazoned panels.

The older church building, not open to the public, located at 3070 W. Palmer Blvd., was built in 1910 by the architecture firm of Worthmann & Steinbach, for the First English Evangelical Church. It was also in a Tudor Revival style but with strong Arts & Crafts style influences. Worthmann & Steinbach were responsible for many buildings in Logan Square including six residences on Logan Boulevard and multiple churches throughout the community including St. John Berchman's Parish at 2521 W. Logan Blvd.



## 6 3104 W. Palmer Boulevard



This single family home is constructed in a traditional American Four Square style. It has elements of the Arts & Crafts style included in its overall design and detailing, but because proportions vary it becomes a little more eclectic.

The front porch features stylized brick and stone columns and a brick balustrade creating a screen that allows a private atmosphere and generous porch space before the front door.

On the inside, the home has rich finishes and carries a theme found in the central doorway with two sidelights beyond the front door to the inner door and archways through the front and second parlors, rendered in rich woodwork.

The staircase to the second floor features a grand art glass window depicting a pastoral scene dominated by a large estate or castle. There are also beautiful art glass windows throughout, some rendered in Victorian motifs, others in geometric forms and still others in more modern Prairie-school motifs.

The home relates to its neighbor at 3110 W. Palmer, also open today, which evokes similar Arts & Crafts details in its front porch.



## 7 3110 W. Palmer Boulevard

*2nd Floor - Stairs Required*



This two-flat building was constructed in an Arts & Crafts style and seems to relate to its neighbor, 3104 W. Palmer Blvd., also open today, picking up column accents on its front porch.

The building is an interpretation of the typical Chicago two-flat rendered with more impressive detailing in order to find its place on Palmer. There is a strong relationship between the front porch columns, the top parapet and the cornice.

The interior still features rich woodwork, a preserved music room with built-in cabinet, and a beautifully preserved dining room with oak beams and built-in cabinetry.





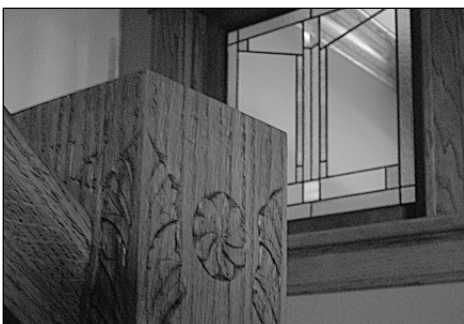
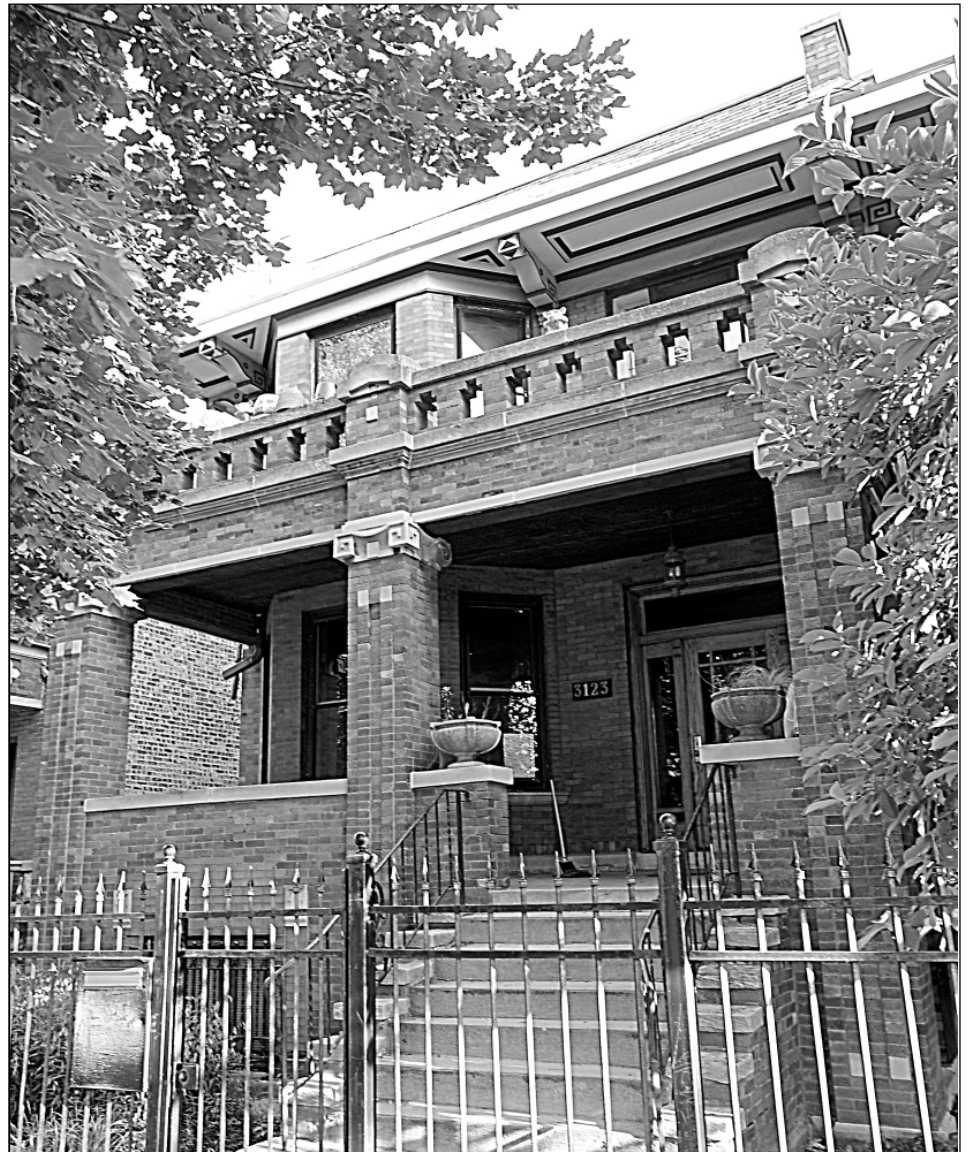
## 8 3123 W. Palmer Boulevard

This single family home, converted from a two-flat, uses a standard city lot in width, but takes it to another degree using available materials to create a form that is Secessionist with stylized Greek Ionic capitals featuring a Greek Key motif.

The front façade of the building creates an austere effect while carrying the Greek Key motif up to the roof brackets, creating a harmonious façade on a building that otherwise may seem more similar to those around it.

Inside, the owners have taken great pains to build a sun-filled space while restoring and accenting existing woodwork with new components where necessary. The owner also hand-carved all the newel posts on both front and rear stairways.

The new kitchen, executed in an Arts & Crafts style, features a 1920s stove and oven. Cabinetry elements are inspired by it and work to create a harmonious space.



## 9 3071 W. Palmer Boulevard



This single family home was built in an American Four Square style wrapped with a generous and elongated porch that continues across the driveway into a port-cochere giving the whole building a stately and unified appearance across this large city lot.

The building is made of finished face brick and features, Classical, Arts & Crafts and Prairie styling. Tapestry brick lines the whole perimeter of the first floor with bands of horizontal limestone which graduate to rich, red face brick banding on the second floor.

The building, built in 1908 as a single family home, was later divided into apartments. Some interior details, like stone Art Moderne fireplace mantels probably date from that era. The owners have returned it to its original layout, sometimes taking their cue from a neighboring house that is similar in design and plan.

Its current owners have also added art glass windows and made other modifications drawing on themes from their family history. They also constructed a pergola in the rear yard of wood supported by limestone columns salvaged from a long-demolished family farmhouse.



# 10 2063 N. Humboldt Boulevard



This American Four Square-style home was recently purchased by only its second owners. The original owners made few changes to the home's interior throughout their lives, leaving the interior largely intact.

The exterior does feature a porch that has since been in-filled to create an interior space. It is constructed of tapestry brick and detailing is executed in simple recessed panels with limestone accents.

The house is very tidy and modern for its era.



## Gardens

### **A Whipple Community Garden, Whipple & Dickens**

Asters, coneflowers and goldenrod are in full bloom at the front entry of this garden which was designed and planted by volunteers in 2004. These natives of the prairie are built on soil berms for extra height and drama. Raised beds in the garden center hold a mix of vegetables and herbs. A trellis frames a small meeting area and partially conceals the composting area.

### **B 3071 W. Palmer Blvd.**

Over 20 trees provide cooling shade and some fruit in this large garden which once had no trees at all. Aristocrat pear trees were selected for their tall and narrow form, nicely echoing the pergola built with columns from an old farmhouse. Currants, gooseberries and other fruit bushes succeed near a small vegetable garden.

### **C 2063 N. Humboldt Blvd.**

This sun-loving space

inspired the gardener to compose poetry:

*I would like to share my garden with all,  
it's small and lays in front of an old brick wall.  
Won't you stop a minute to enjoy and rest  
as you reminisce the life of the past.*

### **D 3078 W. Palmer Blvd.**

A two-level, above ground pond is the centerpiece of this backyard patio and outdoor dining room. A collection of ornamental trees, bright potted plants and perennials attract a wide variety of birds, including a rooster in the side yard who has found a permanent home.

### **E 3080 W. Palmer Blvd.**

Walk up the driveway-turned-patio and notice the found and recycled objects amid the trumpet vines, hibiscus and vegetables. A lion with tablet came from a school which was demolished in New York. The corner playhouse was built by the owner for his children. More

history of architecture and commerce is revealed inside the garage-turned-studio.

### **F 3104 W. Palmer Blvd.**

View this garden first from the second floor deck as you exit the house, then descend slowly to appreciate the many shades of green in the foliage. The new Arts & Crafts-style lattice fence defines the space and will eventually support clematis vines. Continue to the front garden to see a mix of hosta, begonias and ferns enjoying the shade.

### **G 3110 W. Palmer Blvd.**

This property features five gardens including two upstairs porches of container-grown plants, a green/white shade garden on the parkway, a collection of more than 50 perennials in the back and a kitchen garden of herbs and vegetables near the garage. Small trees and bushes create a succession of blooms and color through three seasons. Note the original hitching post for horses near the compost pile.

### **H 2256 N. Kedzie Blvd.**

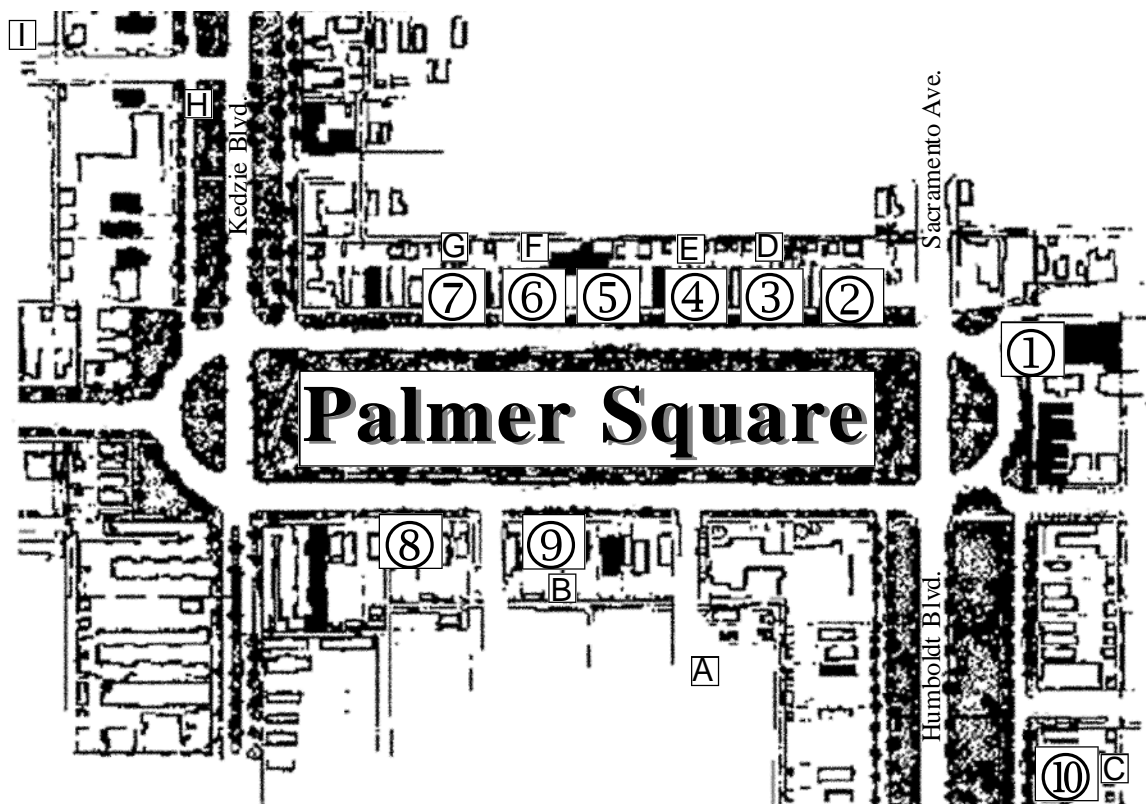
You may access the garden through a gate on Belden, about 100 feet west of Kedzie. Installed just this year, this back garden marks the completion of an addition on the home. With a combination of a grassy play area, a shady dining area and two patios, the design meets the needs of a busy family. A small fountain is placed near the brick porch where its peaceful sound can be privately enjoyed. On the north side of the house, reused house bricks give a new patio an antique look.

### **I 3230 W. Belden Ave.**

Step into this secluded space surrounded by a substantial privacy hedge to see a stylish seating area and outdoor dining "room". Four snow crab trees are pruned yearly to limit their size and allow sunlight to reach the potted plants.

*Please, no smoking or pets in the gardens. You are requested to stay on designated walkways. Surfaces may be slippery or uneven. Children should be closely supervised.*

# House & Garden Walk 2008 Tour Map



Numbers correspond to houses appearing in brochure.  
Letters correspond to gardens appearing on the final page of the brochure.

Map representational, not to scale.



## 27th Annual Logan Square House & Garden Walk September 6, 2008

Housewalk Committee  
Co-Chairs: Adam Natenshon, Andrew Schneider  
Palmer Square Coordinator: Michelle Warner  
Docent Chair: John Parizek  
Gardens Chair: Betsy Elsaesser  
Architecture Consultant: Ward Miller  
Publicity: Mike Bishop, Edward M. Bury  
Photos: Jason Brown

The Housewalk Committee would like to extend thanks to the many volunteers who donate their time to the committee, serve as docents, sell tickets or offer their homes for the walk.

Without them, the housewalk would not be possible.