

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.

1. Name of PropertyHistoric name: Casa Bonita ApartmentsOther names/site number: Casa Bonita Condominiums/Casa Bonita

Name of related multiple property listing:

N/A**2. Location**Street & number: 7340-7350 N. Ridge BlvdCity or town: Chicago State: Illinois County: 60645Not For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

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

I hereby certify that this ___ 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 ___ 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 ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

Signature of certifying official/Title: Deputy SHPO

Date

State or Federal agency/bureau or Tribal Government

Casa Bonita Apartments
Name of Property

Cook, IL
County and State

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:

- ___ 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:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

- Building(s) ☒
- ☐

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Name of Property

District

Site

☐

Structure

☐

Object

☐

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Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use Historic Functions

DOMESTIC/multiple dwelling

Current Functions

DOMESTIC/multiple dwelling

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7. Description

Architectural Classification

Late 19th and Early 20th Century Revivals: Spanish Revival-Renaissance

Materials:

Principal exterior materials of the property:

Foundation-concrete

Walls-cream colored terra cotta, brick

Roof-terra cotta, modified bitumen

Other: windows-metal/steel, steps-stone/marble, sconces- metal/wrought iron

Narrative Description

Summary Paragraph

Casa Bonita Apartments is located at the West Ridge/Rogers Park neighborhood in the Northwest of Chicago. The 170' façade faces east on North Ridge Boulevard extending for a half block between Jarvis and Fargo. Designed by Chicago architects Alexander V. Capraro and Morris L. Komar, Casa Bonita Apartments are classified as Late 19th and Early 20th Century Revivals: Spanish Revival-Renaissance style due to its grand symmetrical and highly ornamented, lavish carvings, sculpted columns, low pitch balustrades and the building's façade clad in cream colored glazed terra cotta. The Sunken U shaped and symmetrically landscaped courtyard has a reflecting pool with a sculptural centerpiece surrounded by urns, plantings, small lawns, mature trees and formal paths.

The building is constructed of brick and concrete with cream glazed terra cotta and brick façade. There are square towers and balustrades at the entry of the courtyard and a low-pitched red tile roof.

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Paired steel casement windows, both arched and flat are flanked by Spanish Baroque twisted columns. The applied relief ornamentation includes cherubs, flower motifs, faces, figures, animals, medallions, crests, cornices, brackets and pediments. There is intricately patterned tilework throughout entryways and around the pool. The building was converted from rental to condominiums in the 1970's. None of the 66 units were altered in the transition. Casa Bonita Apartments was constructed in 1928 and has an excellent condition courtyard and well-preserved building.

The nomination includes one contributing building and one contributing site (courtyard).

Narrative Description

Site and Setting

Building: The location of the building is mid-block on N. Ridge Boulevard. Casa Bonita is a court (u-shaped) building that is symmetrically designed. The primary façade is the east façade, which is the front of the building. The building can be divided into two sections that are separated by a projecting terra cotta cornice that runs the perimeter of the building.

Lower section: The sunken ground floor is the entryway level and is less ornate than the upper three floors.

Upper section: The upper three levels are emphasized by the focal windows with the engaged twisted terra cotta columns.

Courtyard: In the center of the symmetrically landscaped courtyard is a reflection pond accentuated by a statue of female water bearer and gardens. There are mature trees, plants, roses, formal pathways that lead to a second pond with fountains with bass relief crests at the u-bend of the courtyard.

Exterior Primary East Facade

The Primary East street façade offers different detailing than the courtyard, the extensive designs are in lower relief and seen around the border of the windows. There is a green ceramic tile section above the tower third floor window. The façade has two groupings of 3 descending flat arched niches; each originally fitted with iron light fixtures. A tower sits atop the third floor of each of 2 easternmost tiers facing both the street and courtyard, these two towers each have a loggia. There is another closed off south square tower. At the base of the 2 street towers are there are two niches carved with lions and extended curved ledges. 5 curved steps, with terra cotta balustrades and railing, lead to a sunken courtyard. The railings are topped with wrought iron and stained-glass fixtures and finally an urn.

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Courtyard Facade

The building is entered via 4 doorways, each leading to an entry vestibule. Windows flank the entryways and decorative detailing protrudes above the window and doorway cornices. Smooth terra cotta ashlar blocks constitute the ground level façade, the aqua colored plinth constructed of the same terra cotta as the rest of the building façade.

Halfway in the courtyard, there is a cherub relief with extended curved decorative ledge for plants. At the center of the end, of the u shape, there is a lighted cupola above the third floor, the base is decorated with a simple festoon. Above the ground floor, in the courtyard, as in the facade, there is a cornice that divides the simpler first floor detailing from the more embellished upper 3 floors of apartments in the building.

Exterior Floors 1-3

The apartment floors, 1-3 are above the ground level floor. The masonry walls are faced with cream colored glazed terra cotta cladding and terra cotta reliefs. The façade has 9 carved niches, (formerly had Moorish light fixtures) that run the length of the 3 floors and surround a wrought iron sconce. (except for the center niche). The decorations, terra cotta reliefs around the windows are described below in fenestration.

The third-floor window is topped off with an ornate parapet that guides your eye to the center west cupola base decorated with a simple festoon. There are finials placed atop the parapet around the courtyard.

Entrances

There are 4 entrances, 2 on each of the north and south courtyard facing façade. The entryways are identical; the doors are glass paned wooden French doors with matching sidelights. Around the doors are mirroring corbels and pediments with carved rams and floral motifs. The doorways are flanked with matching low relief engaged and high relief female sculptures. Above the doorways are decorative keystones with applied relief ornamentation surrounding them in a flat top area.

Fenestration

The windows are original steel casement, arched or flat and flanked by decorative columns and topped with various forms of terra cotta decorative relief. Four columns run the length of the courtyard facing window sets on all floors: the middle window the largest and the windows each side are narrower. There are crest reliefs above each center window on the first 2 floor window

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sets. The third-floor window set has a medallion of a Spanish Conquistador and a decorated arch with a crest bordered by 2 griffons. There is another angled window on side of the of the window set with an arched relief crest, if the window is near a staircase. Flat windows overlooking the courtyard are situated in each stairway, the window between the third-floor level in each stairway has arched panes. Terra cotta facing windows in the east elevation (street side) and leading to the staircase down to the courtyard are flat. The easternmost tiers have 2 sets (south elevation) or one set (north elevation) of stained-glass steel casement windows.

Roof/Towers

Sections of the roof visible from the courtyard and street side, the roof of towers and the cupola consist of regularly laid American Spanish Tile. The rest of the roofing hidden by the parapets consists of modified bitumen. Parapets have been counter flashed to terra cotta or clay tile coping with a layer of fiberglass coated with tar or roofing cement. The base of the center cupola is flanked by corbels at the base connecting it to the parapet. The corner towers on the street side façade have corbels beneath the eaves of the roof. The towers are separated from the floor with a cornice or frieze.

Interior:

Vestibules/Lobby

The 4 entrance doors lead to an entry vestibule. Each of the 4 vestibules opens to another set of glass paned wooden doors on the east and west side of the vestibule. The vestibule (3' x 5') is contained to the ground floor. A security door entry then leads to the lobby. It is possible to enter any of the vestibule doors to access the lobby. (See below.). The floor is original terrazzo. The u-shaped lobby is connected to all 10 tiers on the ground floor. A tier staircase is taken to access groups of apartments (8 front tiers with 6 apartments each and 2 back tiers with 9 apartments each). There are no other apartment connections on upper floors. This design has been a unique feature at Casa Bonita.

Ground Floor

The hallways have the same terrazzo floor as the vestibules. The walls are painted plaster and drywall with dark stained wood moldings. Both hallways lead to a corridor that connects the north and south side of the building. The corridor has an original ceramic tiled floor matching the pool area. The western wall of the corridor has glass panes overlooking the heated swimming pool, the eastern wall overlooks the courtyard. The south side hallway has storage rooms, party room,

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laundry room, janitor's closet and bike storage room. The north hallway has storage rooms, children's playroom, woodworking room, game room, exercise room and laundry room. The westernmost ends of the hallway have a women's locker room (south hallway) and men's locker room (north hallway). Both locker rooms include showers, steam room, and sauna. Each leads directly to the indoor heated swimming pool. The indoor swimming pool is 60' by 20'. The pool floor, walls, deck and wainscoting around the walls maintain the original ceramic tile finish. The overhead pool roof construction is of reinforced concrete in good structural condition. The timber beams serve more of a structural purpose as they are load bearing from the former putting green.

Floors 1-3

The carpeted stairs on the east and west lobbies, on north and south hallways lead to the 66 living units. There are no connecting hallways on the first, second and third floors. Each unit contains a decorative nonworking raised fireplace with Solomonic Columns and decorative elements, birch flooring in the kitchen, oak flooring throughout the rest of the unit. Many units have original 1920's purple and green tiled bathrooms. The 2 easternmost units have maintained stained glass steel casement windows.

There are 66 apartment units, on the south side: 30- one-bedroom units and 3- four-bedroom units and on the north side; 30 – two-bedroom units and 3- three-bedroom units. The one- and two-bedroom apartments have a 5 layouts and sizes.

Integrity

Casa Bonita maintains a high degree of integrity. It is still located in the original site with the original setting. The buildings design with a more minimal street façade and expansive decorative courtyard still retain the ornate terra cotta masonry structures. The Spanish tile on the roof has been restored to keep in line with its Spanish Revival aesthetic. Features of the courtyard, like the balustrade, parapet and the ornamentation over the windows and doors have been restored. The doors to the entryway are still original and have been maintained with constant care. The 996 multi-paned, steel casement windows are original, and the courtyard windows have been restored.

Over time, some modifications were made. The most extensive modification was the pool roof and pool wall. The pool roof, the former putting green on top, was previously accessible by two sets of wrought iron stairs that ascended the pool wall. The stairs were removed to maintain the integrity of the pool roof as well as to maximize security for the units with windows opening onto the pool roof. The pool wall was made lower and a pond incorporating the terra cotta capstones and foundation of the original wall and a three- dimensional character was created. There was an underground interconnecting water feature throughout the courtyard, currently 2 aspects of the water feature remain, the reflecting pool and the pond water feature near the capstone wall.

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In 1974, the west wall in pool area was replaced with sliding glass doors that lead to an outdoor patio.

In the rear of the building, the back staircases and porches were replaced/renovated. In 2009, all stairs were redone to meet city safety regulations.

The interiors of the entryways retain its original design with the terrazzo floors, wrought iron railings, stained wooden molding and doors in their original locations. Carpeted stairs have been replaced in kind and wooden moldings have been refinished.

The original floor plans of the apartments have been preserved even after the condominium conversion. The decorative fireplaces, arched hallway entryways, Solomonic columns and oak floors remain. Any updates come from alterations to the kitchens and some bathrooms depending on the unit owner. The Casa Bonita Apartments convey an excellent sense of setting and feeling due to the minimal changes that have been made.

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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.)

- ☐ 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

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Areas of Significance

Architecture

Period of Significance

1928

Significant Dates

1928

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Capraro, Alexander V.
Komar, Morris L.

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Statement of Significance Summary Paragraph

The Casa Bonita Apartments at 7340-7350 N Ridge Blvd in the West Ridge neighborhood of Chicago, Illinois satisfies Criterion C for the National Register of Historic Places. Constructed in 1928, is an outstanding local example of Spanish Revival-Renaissance Architecture. Designed by Alexander V. Capraro, Illinois's first licensed Italian American architect, partnered with Morris L. Komar, Casa Bonita embodies the distinctive characteristic style through its symmetrical composition, cream-glazed terra cotta cladding, elaborate low-relief carvings, balustrades, square towers and courtyard. The building's artistry reflects the technical mastery of Chicago's nationally prominent terra cotta industry and high aesthetic values of the period.

Casa Bonita is the only identified example of Spanish Revival-Renaissance architecture in the West Ridge neighborhood and one of the few remaining citywide. In 1995, Casa Bonita was ranked "ORANGE" in the Chicago Landmarks Survey; properties that possessed some architectural or historical association that made them potentially significant in the context of the surrounding community. It retains a high degree of integrity in location, design, materials, workmanship, feeling and association and stands as a distinguished and well-preserved representation of early 20th-century apartment architecture in Chicago.

Narrative Statement of Significance

Architectural Significance-Spanish Revival-Renaissance (Criterion C)

Casa Bonita exemplifies the Spanish Revival-Renaissance style, a highly ornamental variant of the broader Spanish Revival which also included Mission and Colonial movements popular in the United States during the 1920's. The style is characterized by symmetrical composition, elaborate terra cotta ornamentation, and decorative references to Mediterranean architectural traditions. At Casa Bonita, these include cream-glazed terra cotta cladding, intricately carved arches and columns, arcaded cornices, curvilinear details, balustrades, towers, cupola and gardens. Together, these elements create a vivid and distinctive image of Mediterranean luxury rarely seen in Chicago apartment architecture.

Casa Bonita stands out and apart not only for its stylish ambition, but also for the sophistication and harmony of its proportions. The symmetrical façade is richly ornamented with sculpted spiral columns, carved medallions, spandrel panels, and corbelled cornices, demonstrating a high level of artistic refinement. The extensive use of glazed terra cotta reflects both the technical mastery

of Chicago's then nationally prominent terra cotta industry and the period's emphasis on durable, fire-resistant materials capable of supporting intricate ornamental programs.

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The combination of ornamental richness, quality craftsmanship and disciplined composition elevates Casa Bonita as a **rare and distinguished example of Spanish Revival-Renaissance in Chicago**. As such, it represents one of the city's most elegant and well-preserved courtyard apartment buildings from the interwar era.

In summary, key character defining stand out features include:

- Cream-glazed terra cotta cladding with high relief ornamentation throughout
- A formally symmetrical, sunken courtyard
- Sculpted columns and medallions
- Arcaded cornices and balustrades
- A large interior swimming pool and architecturally distinctive interior spaces

Architects and Builder

Casa Bonita was designed by Alexander V. Capraro, Illinois's first licensed Italian American architect, in partnership with Morris L. Komar. Contemporary sources praised the design, noting its ornamental square towers, sunken garden, and massive wrought-iron entry gates, which lent the building an elite European character. The Selected Local Directory of Italians in Chicago described Casa Bonita as "one of the most beautiful buildings in the city of Chicago." Although Capraro and Komar designed additional commercial and residential buildings in West Ridge and beyond, Casa Bonita is the only extant example of their collaborative work that retains both architectural and historical integrity.

Developer Philip Banowitz invested approximately \$1,000,000 to construct the apartments, reflecting the prosperity of the late 1920s and the ambitions of Chicago's growing middle and upper-middle classes. Upon completion, the building offered state-of-the-art amenities, including a putting green with water features and sand traps, a driving range, handball courts, a table tennis room, and a 60-foot indoor swimming pool—luxuries that reinforced its identity as a premier residential property.

Historical Context

Casa Bonita reflects broader patterns in early 20th-century residential development in Chicago. At a time when perceptions of apartment living were shifting, wealthier urban residents began to embrace high-quality apartments that combined modern conveniences with architectural distinction. The European-inspired "French Flat" model and the suburban-style courtyard apartment, which offered landscaped green spaces within dense neighborhoods, both influenced Casa Bonita's design. With 66 units ranging in size from three to eight rooms, the building

accommodated a range of residents, while amenities such as on-site laundry facilities and private transportation services catered to middle- and upper-class expectations.

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Despite the economic challenges of the Great Depression, Casa Bonita maintained high occupancy, housing predominantly middle-class white-collar professionals. Although the property changed ownership multiple times, it remained stable in its socioeconomic profile. Later owners deferred significant maintenance, which paradoxically preserved the building's architectural integrity by avoiding unsympathetic alterations. In 1975, the Uptown Service Corporation purchased the building, modernized essential infrastructure, and converted it into condominiums, restoring its status as a desirable residential property. In 1977, Casa Bonita received a *City Beautiful Committee* award for enhancing Chicago's visual landscape through architecture and landscaping.

Regional and Comparative Context

The Spanish Revival-Renaissance style—including Mission, Colonial, and Renaissance variants—had a relatively brief but vigorous presence in Chicago between the 1910s and 1930s. According to the Chicago Landmarks Commission, the style was used for both residential and religious buildings, most notably in neighborhoods such as Beverly, Edison Park, and South Shore. More than half of Chicago's Spanish Revival buildings identified in the Chicago Historic Resources Survey were constructed in the 1920s, with virtually no new examples after the 1930s. With this regional context, Casa Bonita is significant as one of the very few surviving examples of the Spanish Renaissance Revival subtype in the city and the only identified example in the West Ridge neighborhood.

Casa Bonita differs from these better-known Spanish Revival examples in both building type and architectural intent. Rather than serving a public or commercial function, Casa Bonita is a purpose-built courtyard apartment building, designed to bring the visual richness and romantic imagery of Spanish Renaissance Revival architecture into a domestic, residential setting.

While sharing the stylistic vocabulary of its larger counterparts—stucco or terra-cotta-clad façades, sculptural ornament, and symmetrical composition—Casa Bonita adapts these elements on a more intimate scale. Its U-shaped plan and central courtyard establish a residential environment that emphasizes procession, enclosure, and community while distinguishing itself through unusually high-style execution.

While Spanish Renaissance Revival architecture in Chicago is most often expressed through monumental hotels and commercial buildings—such as the Shoreland Hotel and the Spanish Baroque-influenced resources of the Uptown Square Landmark District—Casa Bonita distinguishes itself as a rare, architecturally unified residential application of the style. The building translates the ornamental vocabulary of Spanish Renaissance Revival architecture into a mid-scale courtyard apartment building through disciplined massing, symmetrical façade composition, and extensive terra cotta articulation rather than vertical monumentality. Unlike Spanish Revival apartment buildings that appear as contributing elements within districts such as the Arlington-Deming Historic District, Casa Bonita functions as a singular architectural statement in which the style fully defines the building's form, spatial organization, and visual identity.

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Integrity

Casa Bonita retains an exceptional degree of integrity in location, design, materials, workmanship, feeling, and association. Providentially, the building has survived with its integrity intact. (See Integrity Detail under Narrative- Section 7 Page 9)

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9. Major Bibliographical References

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- Clark T.M. "Parisian Apartment Houses," *Inland Architect and News Record*. Vol. 50. (October 1907)), p. 48.
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- Cipriani, Lisi. *Italians in Chicago*: University of Illinois), 1933.
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- .

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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: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one-acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|----------------------|---------------------|
| 1. Latitude: 42.0153 | Longitude: -87.6848 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

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Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

Lot 6 (except the East 7 feet thereof taken for widening of Ridge Avenue and except the South 70 feet thereof measured on the West line) in the County Clerk's Division of part of the Southwest Fractional $\frac{1}{4}$ of the Fractional Section 30 North of the Indian Boundary Line in Township 41 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois.

Boundary Justification (Explain why the boundaries were selected.)

The above-described lot constitutes the property historically and currently associated with the Casa Bonita Apartment building at 7340 N. Ridge Blvd in Chicago.

11. Form Prepared By

name/title: Ellen Bushong/Andrea Pacheco 4/28/17. Amy Lloyd/Linda Bressler 9/18/25
organization: Loyola University/ Casa Bonita
street & number: 1032 W. Sheridan Rd and 7348 N Ridge Blvd
city or town: Chicago state: Illinois zip code: 60645
e-mail: amylloydart@gmail.com
telephone: Amy Lloyd 630-886-7465 /Linda Bressler 312-659-1739
date: _____

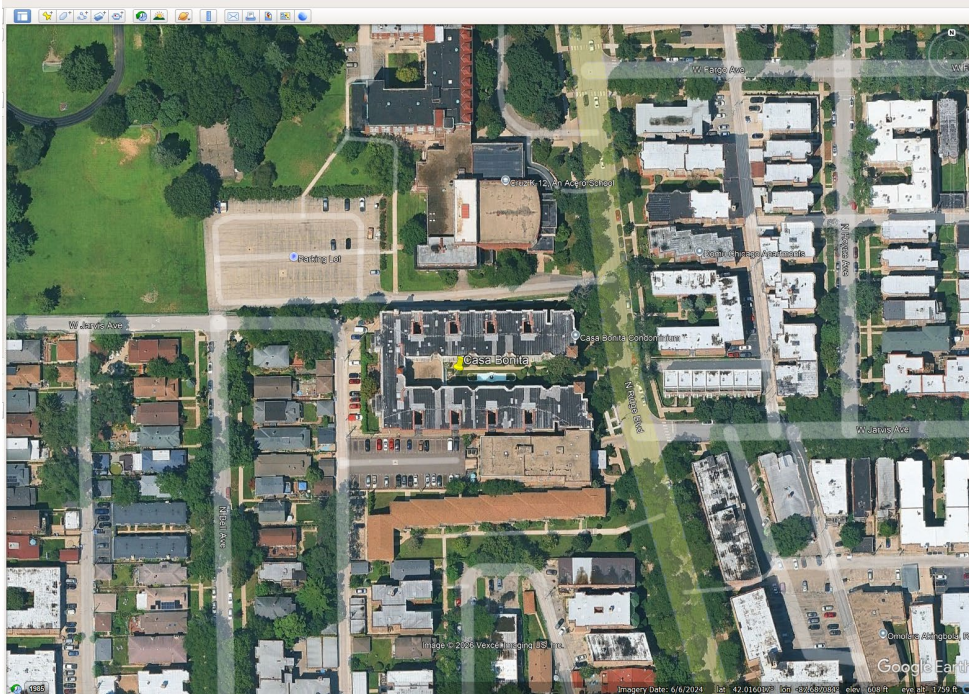
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Additional Documentation



Latitude: 42.0153

Longitude: -87.6848

Photo Log

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Name of Property

Photo 1

Name of Property: Casa Bonita

City: Chicago

County: Cook. State: Illinois

Photographer: James Iska

Date Photographed: September 6, 2025

Description: Front street façade lion niche with extended curved shelf and address plate, projecting cornice divider. Camera facing west at front of building.

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Photo 2

Name of Property: Casa Bonita

City: Chicago

County: Cook. State: Illinois

Photographer: Amy Lloyd

Date Photographed: February 18, 2026

Description: Front street 170 'façade. Decorative south square closed tower at north end at Jarvis St. Camera facing northwest at front of building.

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Photo 3

Photographer: Amy Lloyd

Date Photographed: September 18, 2025

Description: Front square towers with decorative lower relief designs, windows and loggia. Two groupings of three descending flat arched niches each originally fitted with iron light fixtures. Note First floor projecting terra cotta cornice separation that runs the perimeter of the building. Camera facing west from N. Ridge Blvd.

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Photo 4

Photographer: James Iska

Date Photographed: September 6, 2025

Description: Southeast square tower with loggia. 1 of 2 identical towers with decorative lower relief as compared to courtyard. Camera facing southwest

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Photo 5

Photographer: James Iska.

Date Photographed: September 6, 2025

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Description: Terracotta balustrades, railings, steel/stain glass lamps

Terracotta aqua plinth can be seen at base of railings. Camera facing southwest.

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Photo 6

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: Original decorative urn on end of railing entering the sunken courtyard. Note formal paths and detail at courtyard ground level beyond urn.

Camera facing southwest.

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Photo 7

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: Curved staircase leading to courtyard. Balustrades and terra cotta aqua plinth, lighting and urns. Camera facing east from courtyard.

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Photo 8

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: Symmetrical sunken courtyard view from steps. Mature gardens, formal pathways, perimeter ground floor cornice and highly ornamented columns and carvings. Camera facing west.

8 of 29

Photo 9

Photographer: James Iska.

Date Photographed: September 18, 2025

Description: Mid courtyard at reflecting pond/water bearer statue with water feature and mature gardens. Note ground floor cornice division and clear view of upper floors. Camera facing southwest.

9 of 29

Photo 10

Photographer: James Iska.

Date Photographed: September 18, 2025

Description: Mid courtyard at reflecting pond/water bearer statue. Mature gardens, side bed plantings, roses and pathways. Camera facing west.

10 of 29

Photo 11

Photographer: James Iska

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Date Photographed: September 6, 2025

Description: Courtyard facing west to cupola noting repeated rows of columns at right(north), parapets and finials at roof level.

11 of 29

Photo 12

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: One of four identical entrances in courtyard, 2 entrances on north wing and 2 on south wing. Glass paned wooden French doors with matching sidelights. Northeast entrance. Camera facing North.

12 of 29

Photo 13

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: Detail of Carvings at each door: female figure relief and ram pediment. Repeated at each entrance. Northeast entrance.

13 of 29

Photo 14

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: Detail of Carvings at each door: Spanish gentleman and cherub keystone with applied relief ornamentation and surrounding flat top area. Repeated at each of 4 entrances.

14 of 29

Photo 15

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: Cherub relief with shelf at wall at center of courtyard on each side, halfway into courtyard with decorative ledge for plants. Camera facing south.

15 of 29

Photo 16

Photographer: James Iska.

Date Photographed: September 6, 2025

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Description: Upper floors of south side center facing south above the ground floor level. Columns, steel casement window set variations (flat and arched) and relief detail variations can be seen. Carved niches 2 of 9 in photo, a Moorish light used to hang in niche, an iron/stain glass light fixture remains at the base of each side niche. The niches run 3 floors. The parapets, finials, low pitched red laid Spanish tile roof can be seen. Camera facing South.

16 of 29

Photo 17

Photographer: Amy Lloyd

Date Photographed: September 12, 2025

Description: Third-floor window set; steel casement, with a conquistador medallion, a decorated arch with a crest bordered by 2 griffons above third floor windows. Camera faces south from third floor.

17 of 29

Photo 18

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: The first and second floor window sets with 4 columns and terra cotta relief crests throughout building. Camera facing southwest.

18 of 29

Photo 19

Photographer: James Iska.

Date Photographed: September 6, 2025

Description: From the courtyard facing towards the cupola and the niches, the back of the U shape the second water feature. This niche had a Moorish lamp but never had the iron lamp at the base. The cupola lights up at night. Camera facing west.

19 of 29

Photo 20

Photographer: Amy Lloyd

Date Photographed: September 21, 2025

Description: The cupola with a simple festoon above what used to be the putting green, Cherub relief, lower decorative female relief and the second water feature which was a rebuilt using materials from previous staircase design. This pool wall roof renovation incorporated the terra cotta capstones and foundation of the original wall and staircase. Camera west facing.

20 of 29

Photo 21

Photographer: James Iska

Date Photographed: September 6, 2025

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Description: Indoor heated 60' x 20' pool. The overhead timber beams serve a structural purpose, load bearing from former putting green. The pool floor, walls, deck and wainscoting around the walls maintain the original ceramic tile. Photo facing southwest.

21 of 29

Photo 22

Photographer: James Iska

Date Photographed: October 5, 2025

Description: Original terrazzo floor in main southeast corridor with wrought iron railings. Same terrazzo in vestibules. Camera ground floor facing east.

22 of 29

Photo 23

Photographer: Amy Lloyd

Date Photographed: January 6, 2026

Description: Ground floor inside building towards vestibule, common hallway leading to all entrances and tiers.

23 of 29

Photo 24

Photographer: Amy Lloyd

Date Photographed: January 6, 2026

Description: Ground floor hallway. Common hallway leading to all tiers, games room, laundry, pool and all amenities. Northwest tier staircase noted.

24 of 29

Photo 25

Photographer: James Iska

Date Photographed: October 5, 2025

Description: Original nonworking raised fireplace with Solomonic Columns and decorative elements present in each unit. This is Unit 1B.

25 of 29

Photo 26

Photographer: James Iska

Date Photographed: October 5, 2025

Description: Main living room with fireplace, curved moldings, picture rails, original wood floors. Unit 1B, 8 rooms.

26 of 29

Photo 27

Photographer: James Iska

Date Photographed: October 5, 2025

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Description: Main living room, original wood floors, columns and arched plaster walls. Unit 1B,
8 rooms.

27 of 29

Photo 28

Photographer: James Iska

Date Photographed: October 5, 2025

Description: Many units have original 1920's purple and green tiled bathrooms. The 2 easternmost
units have maintained stained glass steel casement windows seen in this photo. Bathroom unit 1B.

28 of 29

Photo 29

Photographer: James Iska

Date Photographed: October 5, 2025

Description: Bathroom with another original tile color. Unit 1B.

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Photos

Photo 1

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Photo 2

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Photo 3

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Photo 4

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Photo 5

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Photo 6

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Photo 7

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Photo 8

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Photo 9

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Photo 14

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Photo 15

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Photo 16

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Photo 20

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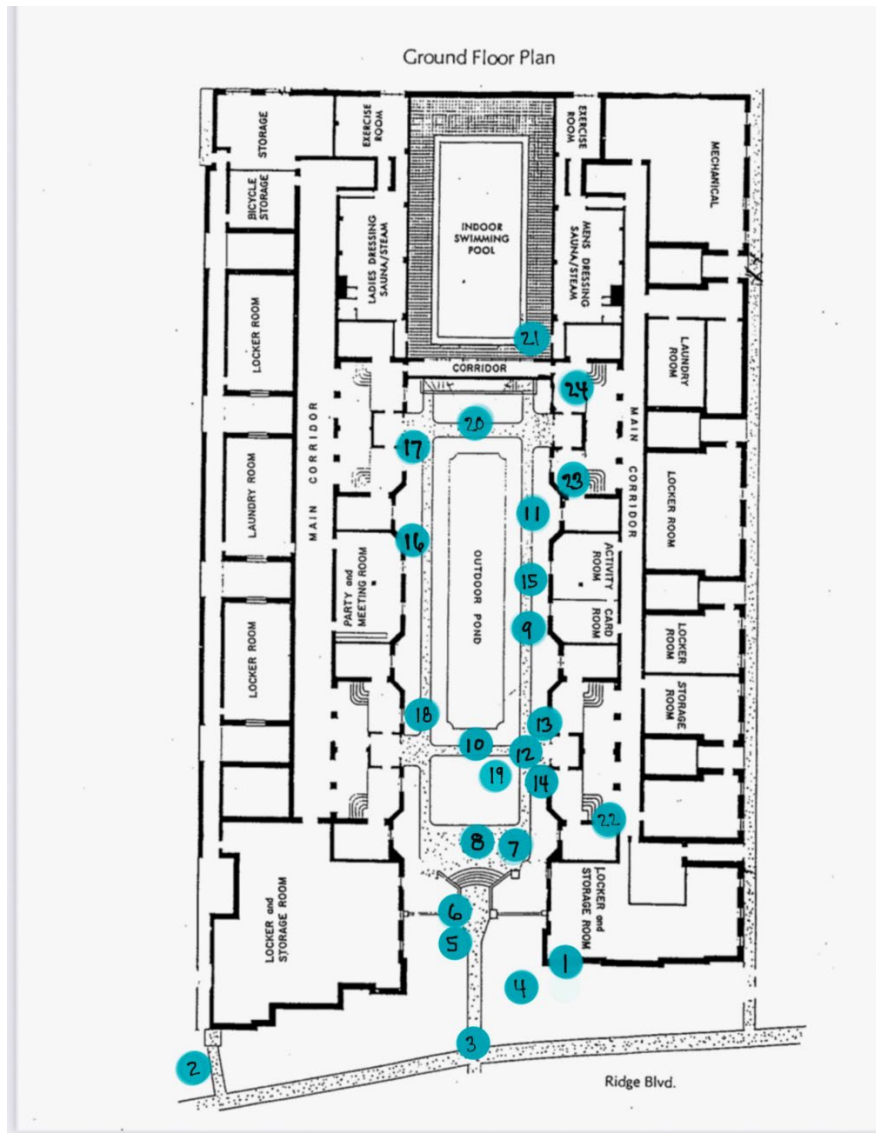
Casa Bonita Apartments

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Figures

Casa Bonita Photo Key Map; Ground Floor Plan



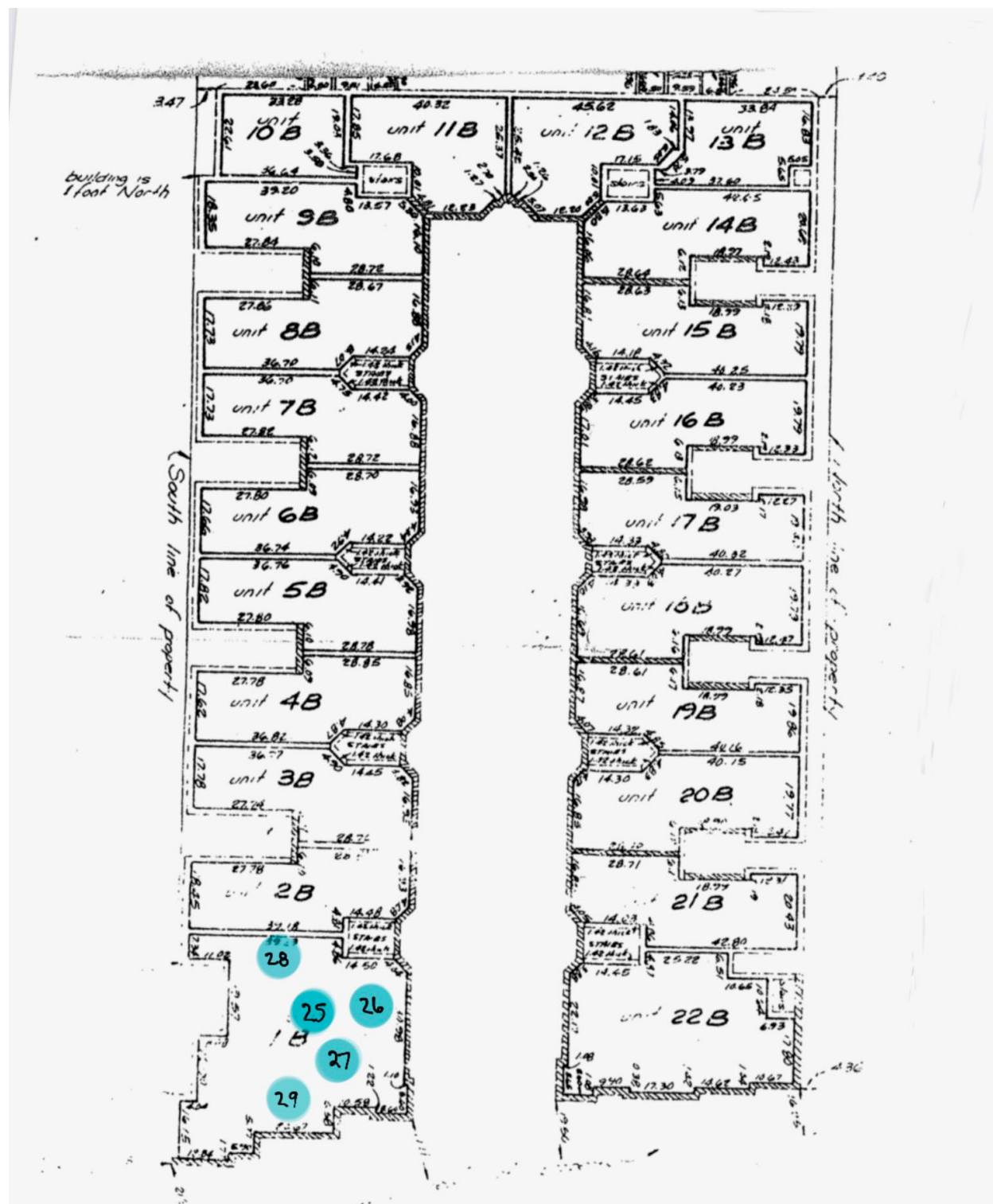
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Casa Bonita Photo Key Map; Apartment Level 2 Plan



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Figures

Figure 1: Roof building permit copy, builder Philip Banowitz dated August 16, 1928. Architects Capraro and Komar.

Self Recommended	Time Extended	Have Complied	Withdrawn
PLATE No.	USE DISTRICT	VOLUME DISTRICT	SPECIAL USE
9	Apt	2	
Date AUG - 1928			
Water App. 4859	Permit No. B 19532	File No. 171807	
Owner Philip Banowitz	Address Alaw 7642		
Location 7340-52 Ridge Av.			
Arch. G. V. Capraro & M. P. Komar	Contractor A. W. Anderson		
No. of Stories 3	Frame Brick Apts	Net Area 766 X 332 X 40	
Violation None			
Report 12-5-27 Prof. J. J. O'Laughlin 2/15/28 completed floor tract ok. Banned 4/11/28 Plastering OK 4/15/28 from Komar			
Cost 350000 P. 330 W. 107 ⁰⁰ Final Report 6/14/28 Komar			
Self Recommended	Time Extended	Have Complied	Withdrawn

Figure 2: Plat of Survey Casa Bonita

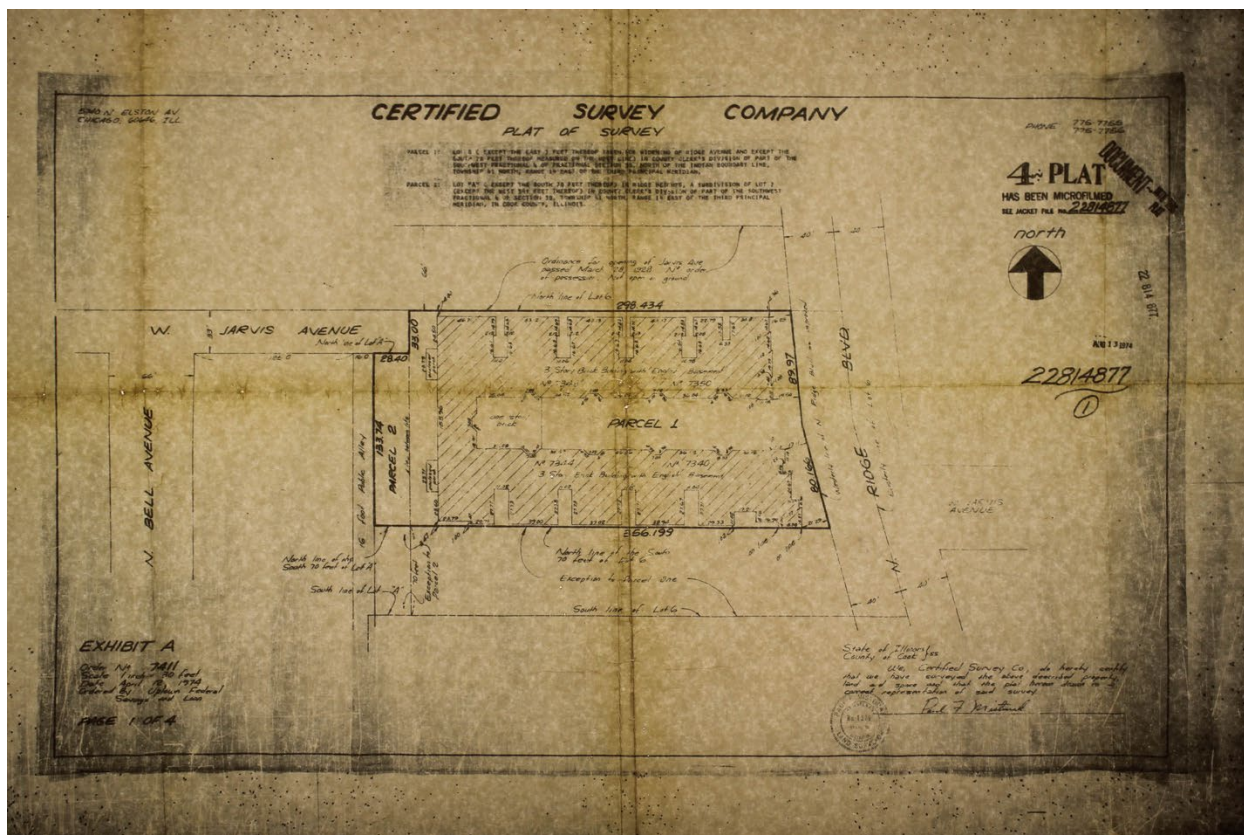
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Figure 3: Certified Survey Plat English Basement level. Dated April 1974 at the time of the condominium conversion.



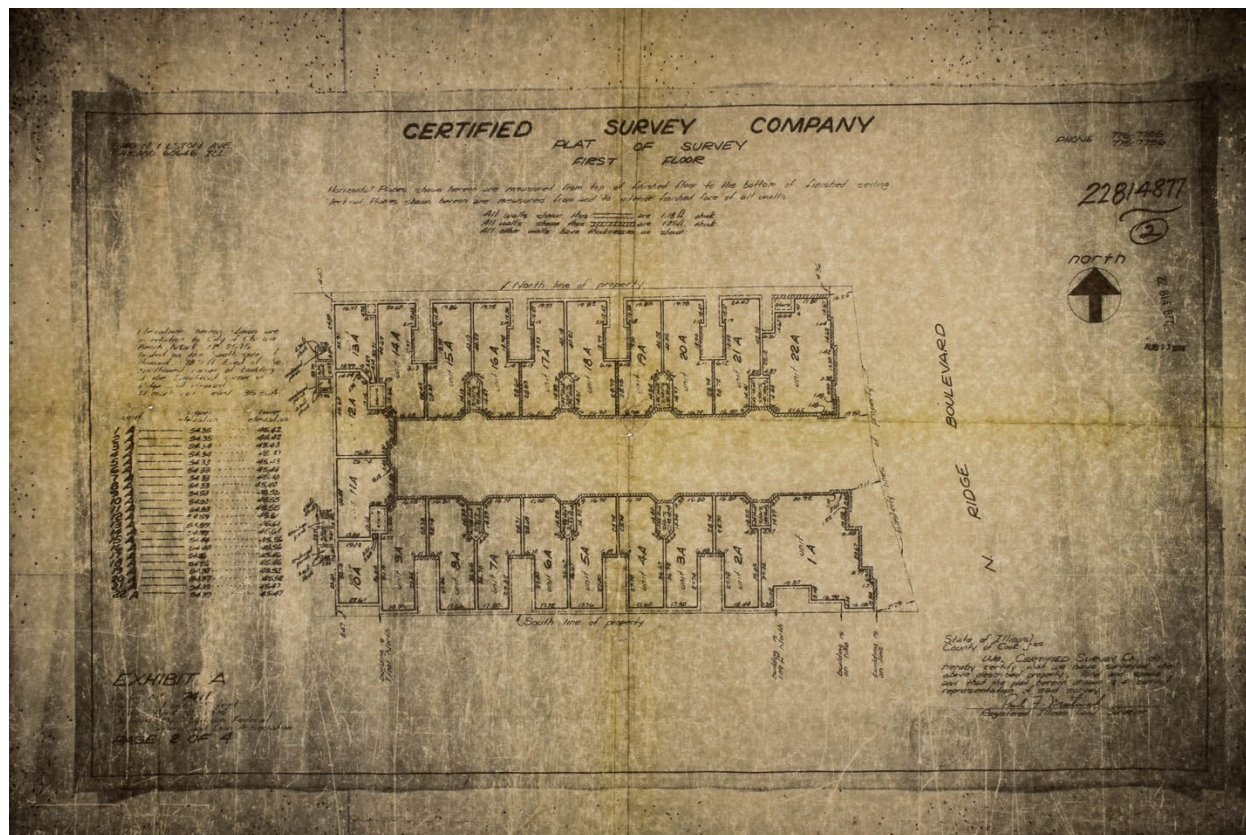
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Figure 4: Certified Survey Plat- First Floor. Dated April 1974 at the time of the condominium conversion.



Casa Bonita Apartments

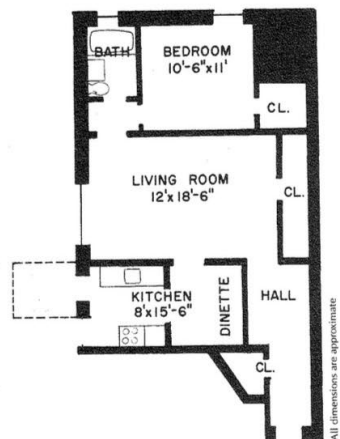
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Figure 5: Apartment layouts; 3 rooms (690 and 760 sq. ft.), 4 rooms (950, 975, 1075 sq. ft.), 5 rooms (1200 sq. ft.) and largest apartment layout 9 rooms (2700 sq.ft.).

3 rooms in the Casa. 690 Square Feet

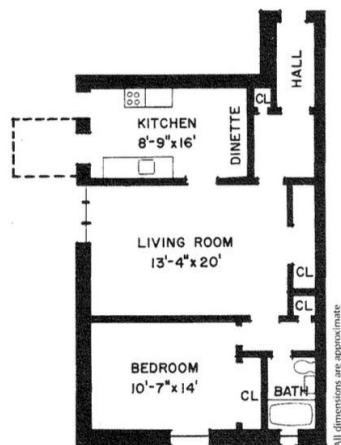


Casa Bonita

Condominium Sales Office
7348 N. Ridge Blvd.
Two blocks north of Touhy
Chicago, Illinois 60645
(312) 743-7450



3 rooms in the Casa. 760 Square Feet



Casa Bonita

Condominium Sales Office
7348 N. Ridge Blvd.
Two blocks north of Touhy
Chicago, Illinois 60645
(312) 743-7450

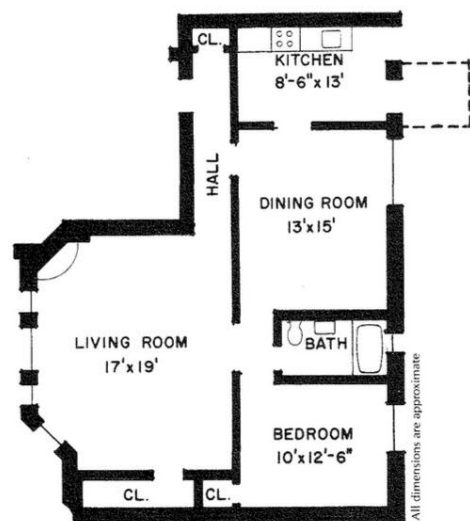


Casa Bonita Apartments

Name of Property

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4 rooms in the Casa. 950 Square Feet

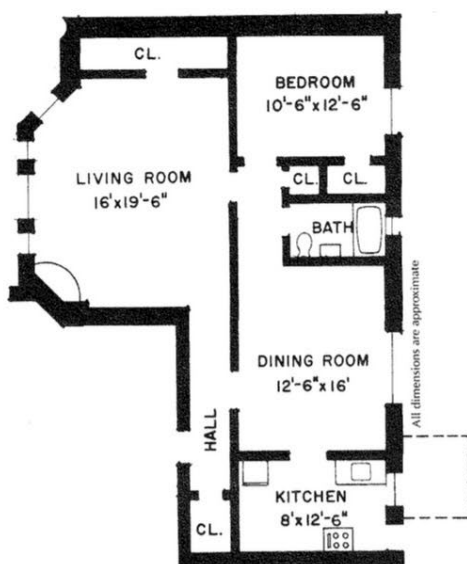


Casa Bonita

Condominium Sales Office
7348 N. Ridge Blvd.
Two blocks north of Touhy
Chicago, Illinois 60645
(312) 743-7450



4 rooms in the Casa. 975 Square Feet



Casa Bonita

Condominium Sales Office
7348 N. Ridge Blvd.
Two blocks north of Touhy
Chicago, Illinois 60645
(312) 743-7450

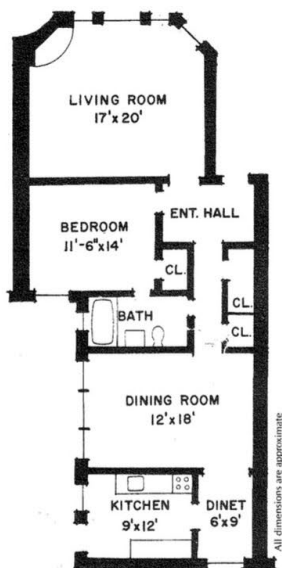


Casa Bonita Apartments

Name of Property

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4 rooms in the Casa. 1075 Square Feet

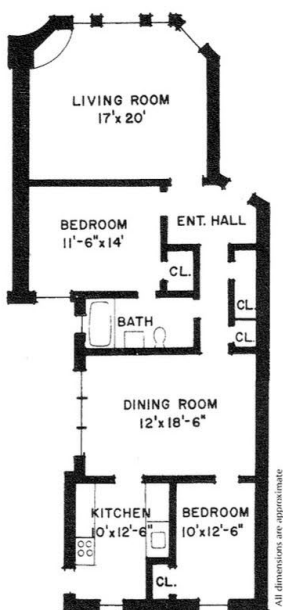


Casa Bonita

Condominium Sales Office
7348 N. Ridge Blvd.
Two blocks north of Touhy
Chicago, Illinois 60645
(312) 743-7450



5 rooms in the Casa. 1200 Square Feet



Casa Bonita

Condominium Sales Office
7348 N. Ridge Blvd.
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Chicago, Illinois 60645
(312) 743-7450

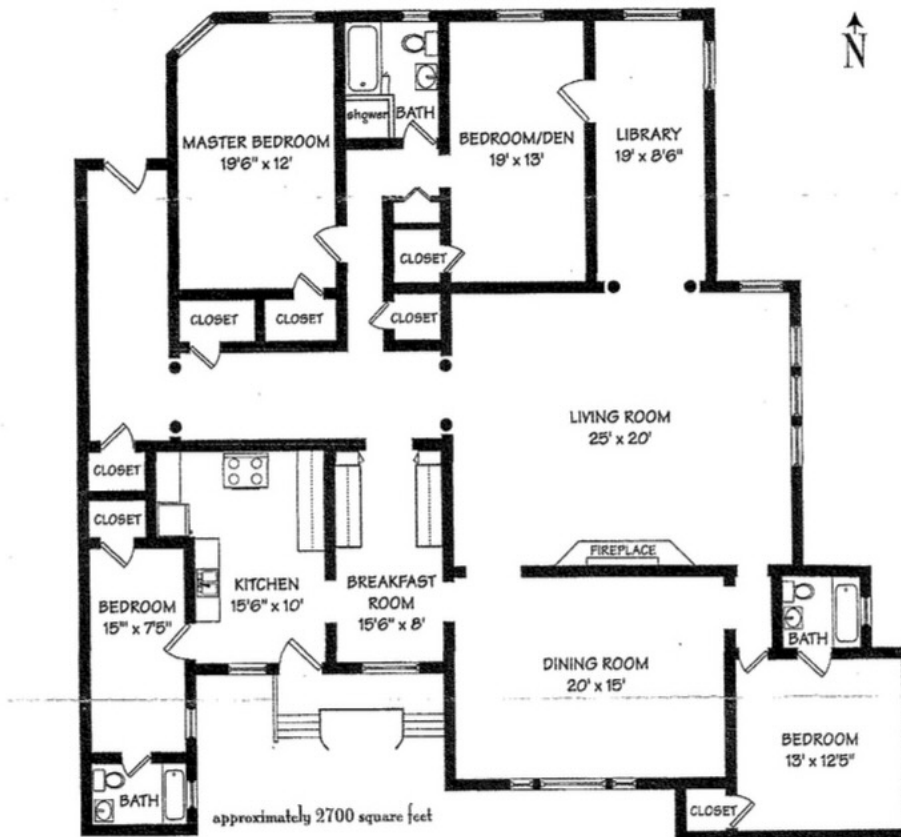


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Casa Bonita

7340 N. Ridge Avenue



Casa Bonita Apartments
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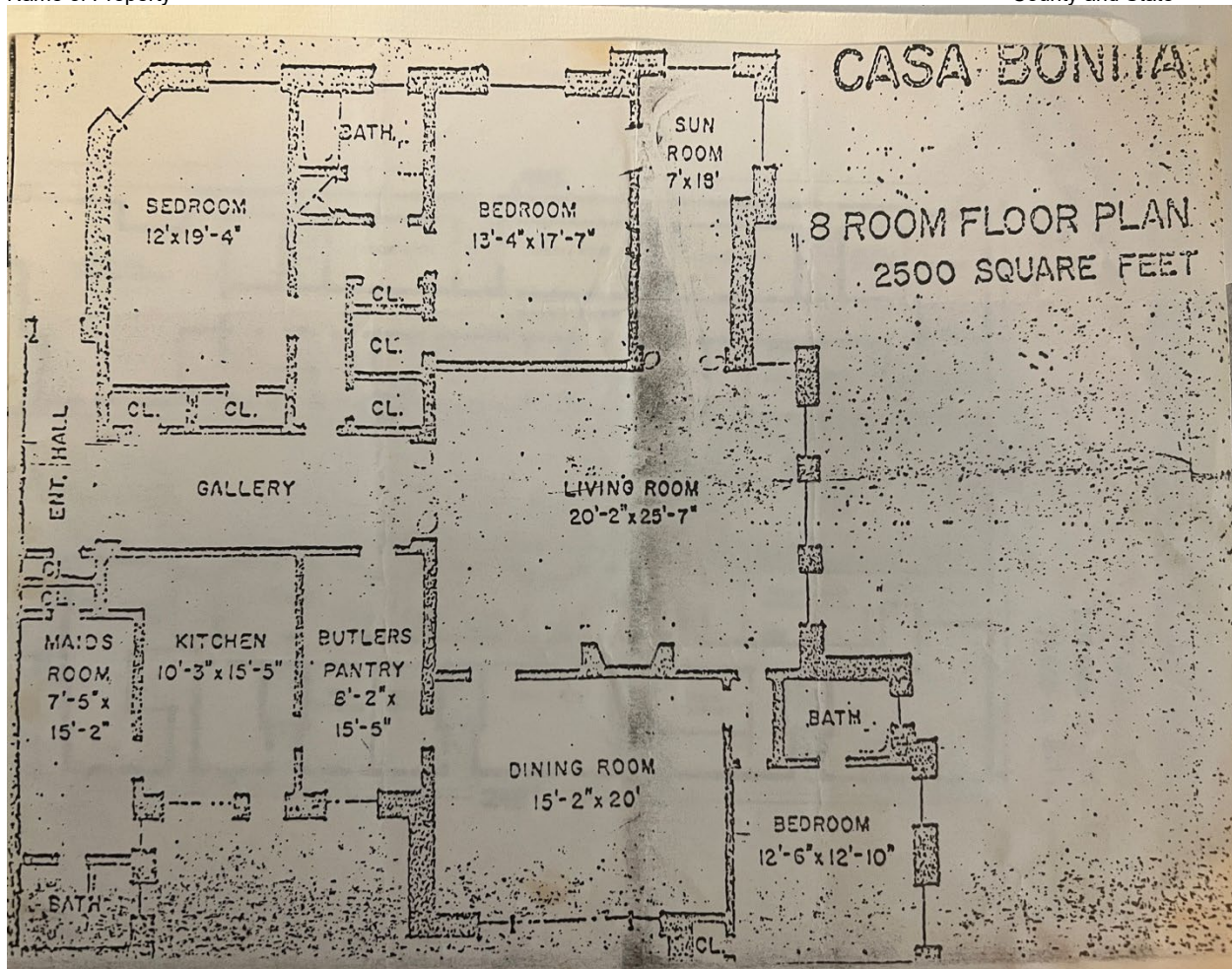


Figure 6: Older floor plan naming butler's pantry, maids room and 8 room apartment layout.

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Figure 7: Early Casa Bonita Flyer.



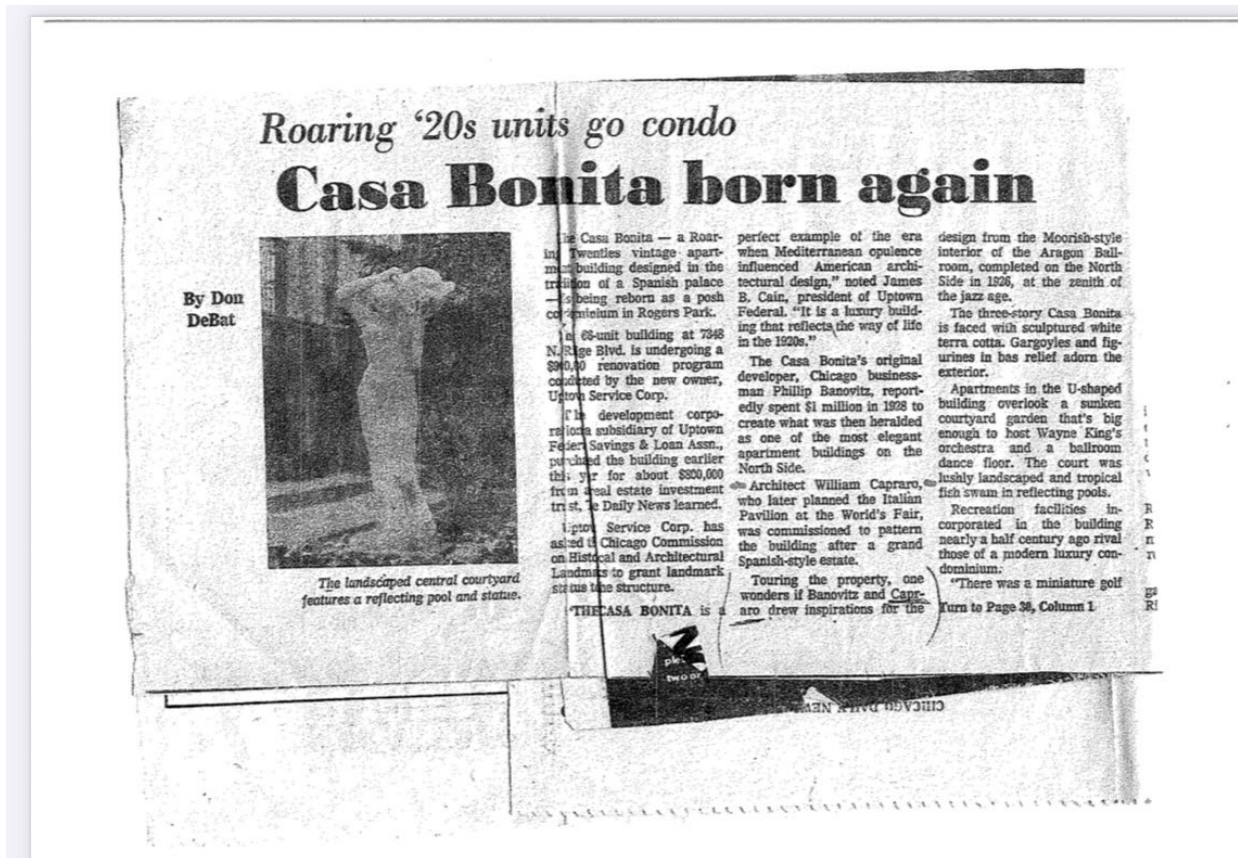
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Figure 8: Casa Bonita in the News



Casa Bonita Apartments
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Uptown district gets a facelift from namesake

Chicago Tribune (1963-Current file); Feb 15, 1975; ProQuest Historical Newspapers: Chicago Tribune
pg. N_A11

Uptown district gets a facelift from namesake

RESTORING apartment buildings is a noble ambition, but one frequently forgotten after the costs have been tallied. Fortunately for the Chicago's Uptown neighborhood, Uptown Federal Savings and Loan Association has found it a profitable venture.

A subsidiary of Uptown Federal, the Uptown Service Corporation, has purchased three old buildings, which, altho structurally sound, were breaking down mechanically. Cold radiators, no hot water, and outdated electrical systems left these buildings vulnerable in a competitive renting market.

Converting them to condominium apartments was Uptown's plan for breathing new life into the neighborhood, making a profit, and encouraging other people to make improvements.

FEDERAL legislation passed in 1965 enables federal saving and loan associations to form subsidiary corporations, limited in the amount of the association's assets they can use, for housing-related projects.

According to George Kochis, condominium conversion manager for Uptown, a marketability study is his first concern in the consideration of any conversion prospect. An analysis of the building's condition is made to determine the soundness of the structural and mechanical elements. Cost estimates for repairs and improve-

ments are gathered and studied.

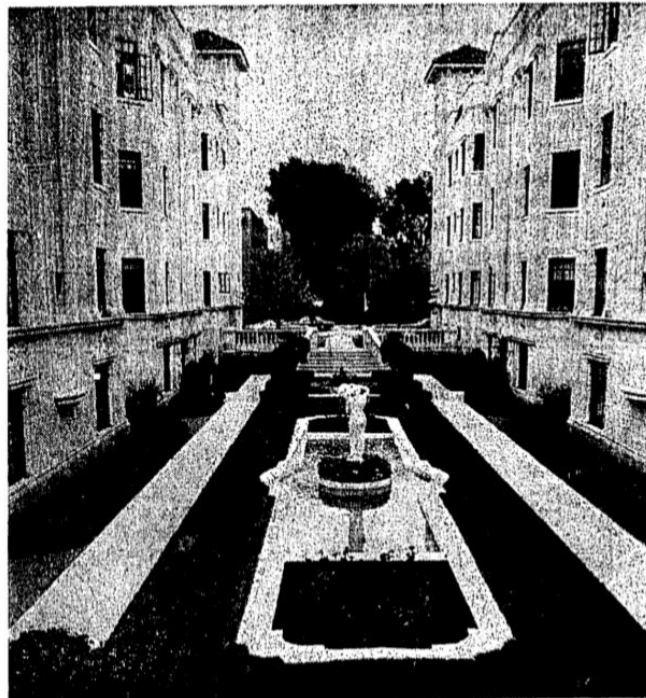
"This is the hardest part to assess," he said, "because you never know what you're going to get into once you break thru a wall."

Uptown Service Corporation's first two projects, six-flat conversions on Margate Terrace and Ainslie Street, have provided apartments offering 1,800 or more square feet of space and priced in the \$20,000 to \$40,000 range. A few units still are for sale in those projects.

ALTHO NOTABLE because they provide reasonable cost housing, these projects pale in comparison to the aesthetic appeal of Uptown's third venture, the restoration of a 66-unit building called Casa Bonita at 7348 Ridge Blvd.

Built in 1928 at a reputed cost of \$1 million, Casa Bonita was considered the height of luxury at the time. A private bus took residents downtown for shopping. A 60-foot long indoor swimming pool, indoor golf driving range, putting green, and handball courts rival many of the amenities offered in luxury developments today.

When Uptown Service Corporation bought the building, residents of 20 units elected to buy rather than move. Despite the extensive renovation planned, Uptown didn't encourage its tenants



Flowers, shrubs, and a reflective pond add to the charm of Casa Bonita, a condominium apartment conversion completed at 7348 Ridge Blvd. by the Uptown Service Corporation, a subsidiary of Uptown Federal Savings and Loan Association.

to move out of the building. "Some firms have mistakenly done this, losing the rents they could get during the renovation," said Kochis.

ALL THE hot water lines were replaced with copper plumbing, new hot water heaters were installed, the electrical service was updated, sidewalks were resurfaced, the rear parking space paved, and the exterior was tuckpointed and steam cleaned. Glass sliding doors were added to the

swimming pool area to offer poolside sunning. To date 42 of the units have been sold. The ones remaining range in price from \$20,500 to \$39,500.

Uptown also is involved in Rescorp (Renewal Effort Service Corporation) and NHS (Neighborhood Housing Services of Chicago), along with other savings and loan institutions in other urban renewal projects.

James Cain, president of Uptown Federal, said Uptown is looking for a 12-flat

in the Uptown, Lakeview, or Edgewater neighborhoods for another condominium conversion, "or a series of six flats."

And what has the institution learned after the dust has settled and the mortar dried? "Nothing surprised us about any of these projects," said Cain, "because we've been in the business of financing for many years."

Well, he did admit, one thing was disappointing—that costs couldn't be cut more.

Casa Bonita Apartments

Cook, IL

Name of Property

County and State

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