

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 The Charles and Emma Brodt House

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

Name of Multiple Property Listing \_\_\_\_\_

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

## 2. Location

street & number 1436 W. Foster Avenue

☐

not for publication

city or town Chicago

☐

vicinity

state Illinois

county Cook

zip code 60640

## 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 State Historic Preservation Officer

Date \_\_\_\_\_

Illinois Department of Natural Resources - SHPO

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:

\_\_\_ 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 \_\_\_\_\_

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## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

- |                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input type="checkbox"/>            | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

### Category of Property

(Check only **one** box.)

- |                                     |             |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/>            | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1		<b>Total</b>

Number of contributing resources previously  
listed in the National Register

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

### Current Functions

(Enter categories from instructions.)

DOMESTIC/Single Dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Queen Anne/Shingle Style

### Materials

(Enter categories from instructions.)

foundation: Stone

walls: Wood

roof: Asphalt

other: \_\_\_\_\_

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**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 Charles and Emma Brodt House, located at 1436 W. Foster Avenue in Chicago, is a 3-story residence with no garage, located on the north side of the street in the center of the block. It is a rectangular building with a prominent front dormer. Walls are sheathed in wood clapboards that have molded edges on the first floor and wood shingles on the second and third floors. Windows are double-hung. Some openings have leaded or art glass. The roof is cross hipped; there are broad overhangs on the first floor porch and on the second floor.

The front entrance opens into a vestibule, then a large stair hall that accesses two parlors and a polygonal study. Toward the back is the dining room, service staircase, kitchen, mudroom, and a bathroom. The second floor has five bedrooms and one bathroom. The third floor is unfinished. The basement has a laundry room, storage room, studio, recreation room and workshop. The interior of the house has a variety of abundant Queen Anne detailing in the major public spaces that includes wood built-ins, paneling, ornamental columns, spindled screens and stained and leaded glass windows.

The house has a high degree of integrity with its exterior wood siding, front porch, bays and roof configuration intact, and interior configuration and detailing in all of the major public spaces and many of the private spaces.

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**Narrative Description**

**CONTEXT**

The Charles and Emma Brodt House is located in the Edgewater community of Chicago, which is in Lake View Township, Cook County, Illinois, approximately 8 miles north of the Loop business district. The Edgewater community's boundaries are West Devon Avenue on the north, North Ravenswood Avenue on the west, Lake Michigan on the east, and West Foster Avenue on the south. The Rogers Park community is north of Edgewater; Uptown is south, Lincoln Square and West Ridge are west. Several neighborhoods are included in the Edgewater community; Andersonville is in the southwest quadrant and 1436 W. Foster is located in an area sometimes known as "East Andersonville."

Today's Edgewater community was formerly known as Lake View, in Lake View Township. The area was sparsely settled before the late nineteenth century — the early settlers were celery farmers. Subdivision of the area occurred beginning in the mid-1850s; by the 1880s, developers began buying and subdividing the farm property, and the population grew from 2,000 in 1870 to

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45,000 in 1887.<sup>1</sup> Population continued to increase exponentially. Public service demands forced annexation by the City of Chicago in 1889.

Development of Edgewater began with the construction of mansions for the affluent along the lake and smaller single family residences farther west. Construction of apartment buildings followed.

Community areas were mapped out in the late 1920s and the area surrounding 1436 W. Foster was included in the Uptown community. In 1980, Edgewater became its own official community area after advocacy efforts by residents.

In 2024, population of Edgewater was 56,099. There are 29,459 occupied housing units; 10,924 owner occupied, and 18,535 renter occupied. There are 2,507 single family detached buildings.<sup>2</sup> While commercial areas developed, many streets in the community are residential.

## SETTING

The Brodt House is located mid-block on West Foster Avenue, between Clark Street on the west and Glenwood Avenue on the east. A contemporary three-story building housing Chicago Methodist Senior Services is on the south side of Foster at Glenwood. A few brick-faced, glass storefront commercial buildings are located on the north side of Foster and a limestone and brick bank building is located on the south side of Foster, both at the intersection with Clark Street. The stretch of West Foster Avenue in between Clark Street and Glenwood Avenue is exclusively residential; there are brick and greystone two flats and low rise apartment buildings on both sides of the street. Lots are 125' long on the block; most are narrow. In contrast, 1436 W. Foster enjoys a broad, 58' wide lot. The house is situated in the middle of its wide lot, with a setback in line with other buildings on West Foster Avenue, but with a generous rear yard due to there being no garage. 1436 W. Foster is the only frame building on the block.

Ground cover, shrubs and mature trees are planted at the raised/sloped front yard. Hardscape consists of a concrete embankment, with two concrete stairs leading from the sidewalk to a concrete landing. There are two small corner fences framing the landing. The landing opens to nine wood stairs that lead to the covered front porch. The corner fence and stairs are stained wood.

A chain link fence divides the front yard from the rear yard on the west side of the property. On the east side, there is a stained wood picket fence and gate that divide the front yard from the rear yard. Also on the east, a dirt path leads from two concrete stairs in the embankment to the fence. A concrete sidewalk leads from the gate to the rear yard. Ground cover, perennials and wildflowers are planted along the foundation of the house and in the side yard. The rear yard is enclosed with a chain link fence. A very large maple tree is situated on the northeast corner of the

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<sup>1</sup> "Lake View," *Encyclopedia of Chicago*,

<http://www.encyclopedia.chicagohistory.org/pages/715.html#:~:text=In%201889%2C%20however%2C%20despite%20a,burgeo ning%20commercial%20and%20recreational%20facilities.> (accessed February 12, 2025).

<sup>2</sup> "Edgewater," Community Data Snapshot, Chicago Community Area Series, Chicago Metropolitan Agency for Planning, July 2024.

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yard. There is a stone and concrete patio in the rear yard. A dirt path leads from the patio to the alley.

## **THE HOUSE**

### **Exterior**

The 3-story building at 1436 W. Foster Avenue is a wood frame house with brown clapboards that have molded edges on the first floor; there are brown wood shingles on the front gable and second and third floors. The house is topped by a cross-hipped roof. Both of the roofs on the first floor porch and on the second floor have broad overhangs. There is a front facing gable over the front porch on the south façade, a small gable on the west façade at the south end of the first floor, and gable roofs on the east and west façades of the third floor. There are bays on the east end of the first and second floors that wrap around the south and east facades, a smaller bay on the first floor of the west façade, one on the third floor of the south façade that functions like a dormer, and another on the first floor of the east façade.

A covered porch on the first floor extends the length of the front (south) façade and is supported by stop-fluted Tuscan columns — three on the west and two on the east. The columns are mounted on wood clapboard posts. The post on the west has the numbers “1436” mounted on it. The top of the posts, the floor of the porch and the handrail of the balustrade are painted red. The balustrade consists of woven wood strips in a basketweave pattern.

The rear of the house, the north façade, consists of an enclosed porch. The east façade/enclosed porch is stepped back from the east and west façades. At the northeast corner, between the enclosed porch and the bay on the east façade, brackets support the second floor between the bay and the setback section in the rear. The brackets are mounted diagonally and there is a pendant that hangs down in the center.

Almost all the windows are historic. On the first floor of the front facade, windows are double hung with storms. On the east wall of the first floor, they are 1/2 and 1/1 double hungs. The second floor of the front façade has a non-historic porch in poor condition; it has a balustrade with turned balusters and is accessed by a non-historic door in the southwest corner room. There are 2/1 windows with vertically divided lights in the upper sash that flank the door. On the three-sided bay at the east end of the second floor the window facing south is an 8/1 double hung with a glass storm, a historic vertically divided light window that faces southeast and a 2/1 double hung with storm that faces east. Vertically divided 2/2 windows are located on the southwest, south and southeast of the third floor. There are art glass windows on the first floor, west wall that light the first floor study and the main stair landing.

### **Interior**

The interior of the Brodt House retains an excellent degree of integrity. It encompasses 6,060 square feet, distributed among the basement, two full floors above and an unfinished third floor.

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The first floor of the Brodt House contains nine rooms. The front door opens to an entrance vestibule, which leads to the stair hall. The hall opens to a study on the southwest corner, the staircase to the second floor, and living room on the east. A door at the north end of the hall opens to a servants' staircase, the dining room on the east and the kitchen on the west. Another door leads to a bathroom at the far north end of the building and a small mudroom that opens to the exterior.

The entrance vestibule has original varnished paneled wood wainscot and painted and stenciled plaster walls. There is a radiator on the east wall and a sconce that has a silver backplate, candle cover and decorative glass shade. The east wall of the vestibule is curved. A cove ceiling has painted molding that follows the curved wall. A white back plate with no light fixture is located at the center of the ceiling.

A varnished paneled door containing a stained-glass window leads from the vestibule to the hall. It has historic brass doorknobs. The hall has wood strip floors, plaster walls, and white painted crown molding. A historic metal framed glass light fixture is suspended from the ceiling. The hall opens to a polygonal study on the southwest corner. The study is divided from the hall by a spandrel with fretwork and highly detailed, turned spindles. The south wall of the study has two double-hung windows with varnished wood frames, sills and louvered shutters. The west wall of the study has three joined glass-fronted built-in wood cabinets with shelves, bead molding, columns and historic locks and keys. There are drawers with historic hand pulls at the bottom of the cabinets. A stained art glass window is above the middle cabinet on the west wall and a stained-glass pendant light with a pull string is suspended from the ceiling.

The stairs leading to the second floor are opposite the north wall of the study. A varnished wood screen separates the study from the stairs. There is spandrel fretwork with carved spindles at the top, a plant or sculpture stand supported by a split curved base in the middle, and an opening containing the same balusters as the balustrade on the staircase. A column with horizontal detailing separates the spandrel fretwork.

The main staircase that leads to the second floor is on the west side of the hall, north of the study. Two stairs with varnished wood treads and risers leads to a landing. The first step is curved. The landing has a built-in varnished wood bench with a paneled back and sides. Two art glass windows are above the bench. There is carved wood ornament in the top corners and between the windows located over the bench. The newel post has carved panels, dentils, and foliate trim. The stringer that faces the hall has wood scrolls.

The east side of the hall opens into two rooms that would have served as two parlors when the building was constructed: the polygonal living room on the southeast and what is now referred to as the family room on the east. The two rooms are separated from the hall by three carved wood columns that have paneled square bases, fluted octagonal shafts and square capitals with a foliate design. There is spandrel fretwork with spindles and an open panel containing elaborate foliate whorls between the columns. Varnished wood paneling above the fretwork here and

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throughout the hall has beading. The living room has wood framed double hung windows with wood shutters on the east, southeast and south walls. There is a fireplace on the northeast wall. The ceiling is coved above the fireplace and there is painted crown that surrounds the room. Baseboard is varnished wood. There is an art glass pendant light hanging from the ceiling. The fireplace has a tile hearth and surround. Varnished wood fluted Ionic columns flank the mantel and a mirror over the fireplace. Above the mirror is a wood panel with festoons and ribbons topped with spindles and scrolls. The ornamental mantel is supported by brackets, flanked by rosettes. The firebox holds a Cole Hot Blast heater.

The north wall of the living room opens to a room that would have been the second parlor but is shown on the floor plans as the family room. The rooms are separated by a wall on the east and an opening that has the same spandrel fretwork as that in the hall. There is a column supporting the fretwork that matches the columns in the hall. This room has two double hung windows on the east wall. The ceiling is coved and the molding is painted white. Baseboard and window and door casings are varnished wood. Varnished wood pocket doors on the north wall open to the dining room.

There is a built-in varnished wood hall tree on the north side of the hall, facing the front entrance. The hall tree has a built-in bench with two drawers beneath it. Two fluted columns with acanthus leaf capitals flank the center panel that has a mirror and six metal hooks. The top of the hall tree has a triangular pediment supported by brackets and fretwork, surrounded by scrolls and flanked by wood urns. Behind the hall tree is a closet that opens west and turns south under the stairs. A double-hung window is located in the closet.

A door on the north side of the hall to the east of the hall tree and the closet leads to a small servants' hall that opens to a servant's staircase to the second floor and a paneled varnished wood door that opens to a staircase to the basement. The hall opens to the kitchen on the north. The floor in this hall is non-historic linoleum tile. The servants' stairs have varnished wood treads and risers, a newel post with rosettes and a ball cap, varnished wood stringers, and non-historic handrails. The kitchen has plaster walls, varnished wood wainscot, casing around windows and doors, and wood crown. The floor consists of two different linoleum tile patterns. Two double hung windows are on the west wall. The cabinets and appliances are not historic. There is an art glass pendant light hanging from the ceiling. A paneled wood door with two vertical windows and a glass transom on the north side of the kitchen opens to a small mudroom area that accesses the exterior. An opening on the east side of the kitchen leads to a small hall that has a built-in cabinet with open shelves and cabinets and drawers at the bottom. There is a window on the east wall. A glazed door on the northeast side of the kitchen leads to a non-historic bathroom. The floor is linoleum tile and there is a drop ceiling. A louvered door opens to a closet. The closet has painted wood casings. A window on the north wall of the bathroom has been boarded up.

Opposite the servants' stairs in the servant's hall, a door opens to the dining room. The dining room has been modified. A portion of the strip wood floor has been replaced and there is a non-historic drop ceiling. A fireplace on the west side of the room has the same hearth and surround tile as the fireplace in the living room. The elaborate wood mantel is topped by a mirror flanked by

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fluted pilasters topped by urns and an opening with spindles. There is historic paneled wainscot on the walls. A built-in varnished cabinet on the north wall has shelves, cabinet doors and a mirror with two glass-fronted cabinets, flanked by round stop-fluted engaged wood columns. The east wall has a polygonal bay with double-hung windows. Pocket doors open to the family room on the south wall. There is a swinging door on the north wall. Doors, window and door casings, wainscot, base molding, built-in cabinet and the fireplace mantel are all varnished wood.

The second floor is accessed from the main staircase and the servants' staircase. Both stairs lead to a hall that runs north-south and opens to five bedrooms: the primary bedroom and another bedroom on the south, a bedroom and bath on the east, a bedroom on the northeast and a bedroom/office on the northwest. The hall also opens to a closet on the south, a bath on the east, and the servants' stairs on the west. On the south end of the hall, the main stairs are open to the first floor and there is a balustrade that matches the stair balustrade that runs along the west side of the hall. All of the wood doors, casings and trim in the hall are original. There is historic wood flooring. The ceiling of the hallway is coved, with painted white crown molding and varnished picture molding that is located on top of the door casings. There is varnished wood spandrel fretwork with spindles that separates family's area from what would have been the service area: the service stairs and two servants' bedrooms at the north end of the hall. A pendant light fixture hangs at the top of the stairs.

On the south of the hall, south of the stairs, there is a small closet with varnished wood built-in drawers and shelves, and a door that opens to the southwest bedroom. The bedroom has a closet, non-historic bookshelves, and a door that opens to a non-historic exterior balcony. There are two double-hung windows that flank the door. Crown, door casings and baseboard molding are wood that is painted white. The floor is historic strip wood. Across the hall on the southeast is the primary bedroom.

The primary bedroom has angled walls that reflect the exterior bay. There are windows on the east, southeast and south walls. The window on the east is a 2/1 double-hung; the window on the south is an 8/1 double hung, and the single window in between on the southeast is located approximately 5' above the floor, is the same width as the other windows, and has vertical leading. There are non-historic shelves beneath it. There are three varnished wood paneled doors located on the north wall, a corner closet on the southwest wall, and non-historic shelves mounted to the walls of the room on either side of the windows. The room has a historic wood strip floor, varnished wood doors and window and door casings, and a painted baseboard. There is a pendant fixture suspended from the ceiling.

Doors on the north wall of the primary bedroom open to two closets that flank a narrow room with a historic marble counter and sink with metal fixtures. A door on the north wall of the room with the sink, originally opened to the bedroom on the north. This door is boarded over. There is a bare bulb light fixture mounted to the wall. This likely was a historic jack and jill bathroom in between bedrooms.



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The second floor hall that extends north opens to a bedroom on the east, just north of the primary bedroom. The bedroom has painted window and door casings and baseboard. There is a drop ceiling and a replacement parquet wood floor. There is a closet that has linoleum flooring. The door that led to the jack and jill room connecting it to the primary bedroom has been removed and boarded over, but the opening has painted casings and shelves. Immediately north of this bedroom is a bathroom. The bathroom has a historic varnished wood door, historic wood wainscot, a historic tub with a wood top rail and historic fixtures, a pedestal sink that might be historic, and a historic varnished wood medicine cabinet with a mirror, two drawers, and a non-historic light fixture. The floor of the room is non-historic, terra cotta tile. There is a pendant fixture suspended from the ceiling.

The bedrooms at the north end of the hall would likely have been servants' bedrooms. The room on the east has a non-historic parquet floor, painted baseboard molding, and white painted doors, window and door casings. There is a double hung window on the east wall. A closet, on the west wall, has linoleum tile flooring. A non-historic light fixture hangs from the ceiling. The bedroom/office on the west has a varnished wood door, window and door casings and baseboard. There is a drop ceiling with a non-historic light fixture. A 2/1 double hung window is on the west wall, and there are non-historic shelves on the north and south walls. The floor is non-historic linoleum tile.

The attic is reached from the servants' stairs. At the top of the stairs at the opening to the attic there is a wood railing with a wood newel post with rosettes and a ball cap and five turned balusters. There is a door that drops down to close off the stairs to conserve heat. The attic is unfinished. There are four vertically divided windows on the south wall and three windows on the east wall. Those on the east are divided by two vertical lines and a large "X."

The basement has a laundry room, a workshop, a utilities room with a furnace, a studio, a recreation room and a storage room. The floor is concrete, walls are exposed masonry and painted brick. The foundation is stone.

## **INTEGRITY**

On the interior, the floor plan, materials and details in the major public spaces are also intact. Original interior finishes and features include first floor varnished wood columns, spindles, ornamental fretwork, fireplaces, plaster walls, varnished wood trim and wainscoting, built-ins, paneled doors, pocket doors, hardware and many light fixtures. The original wood staircases with elaborate newel posts, and historic wood strip flooring are intact in the major spaces. Bathroom features remain on the second floor. Interior alterations are few and generally in secondary spaces. Some, but not all, casings and base molding on the second floor have been painted. Drop ceilings were added in a couple of rooms. Flooring may have been replaced in the dining room and was replaced in a second floor rear bedroom and the kitchen. In the rear of the house, east of the kitchen, a bathroom was added. These alterations do not compromise the overall historic integrity of the house, which is excellent.

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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.)

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.)

Architecture

### Period of Significance

### Significant Dates

1894

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation (if applicable)

### Architect/Builder

Unknown

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**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 Charles and Emma Brodt House at 1436 W. Foster Avenue in Chicago, built in 1894, is significant for its local architectural value and meets Criterion C for listing in the National Register of Historic Places. The architect for the house is unknown, but the building displays a high level of artistic value, craftsmanship and integrity. The Brodt House gains significance as an unusual blending of architectural styles, combining the Queen Anne Victorian-era style, the Shingle Style that was popular in the 1880s and 1890s (as defined in Vincent-Scully's book, *The Shingle Style*), and the Foursquare architectural type, which peaked in popularity from 1905-1915, but began being built ca. 1895. Because of its early date, the house reflects a transitional time when the Queen Anne architecture was popular but the American Foursquare was coming into vogue. Among the houses that were being built in Edgewater during this time, the Brodt House stands out as a particularly distinguished and unusual example of a house that combines the Queen Anne and the Shingle Styles and the form of the Foursquare.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

**The Charles and Emma Brodt House and the Development of the Edgewater Community**

The neighborhood known as Edgewater is located on the north side of Chicago, approximately six miles north of the Loop. In the 1920s, when the city of Chicago created community areas, Edgewater was included in the Uptown community. In 1980, Edgewater residents were successful in their request to have a separate and distinct community area created, and Edgewater was recognized as Community Area #77.

At the time the Brodt House was constructed in 1894, Edgewater had been part of Chicago for only six years. Before the late nineteenth century, the area was sparsely settled; those few who lived in the area farmed celery.<sup>3</sup> Subdivision of the area occurred beginning in the mid-1850s; by the 1880s, developers began buying and subdividing the farm property, and the population grew from 2,000 in 1870 to 45,000 in 1887.<sup>4</sup> This community area was originally located in Lake View Township, an independent suburb that had been first homesteaded by a Swiss emigrant, then settled by German, Luxembourg and Irish immigrants; Swedes settled in a nearby area they called Andersonville.<sup>5</sup> These groups built modest frame houses.

In August of 1858, Louis E. Henry subdivided the area surrounding the Brodt House. Henry was the first to do so. 1436 W. Foster was constructed in Lot 20 at the south end of Louis E. Henry's Subdivision.<sup>6</sup> Rascher's Map of 1887 shows divided lots but no buildings in the immediate area.<sup>7</sup> Louis Henry sold the land to S.H. Kerfoot who re-subdivided Lots 1-20 in 1889. Samuel H. Kerfoot was a pioneer Chicagoan, and the "oldest real estate dealer" in Chicago.<sup>8</sup> The property where 1436 W. Foster Avenue was later built was located in Lot 4 of

<sup>3</sup> "Edgewater," *Encyclopedia of Chicago*, [www.encyclopedia.chicagohistory.org/pages/413.html](http://www.encyclopedia.chicagohistory.org/pages/413.html) (accessed November 14, 2024).

<sup>4</sup> "Lake View," *Encyclopedia of Chicago*, <http://www.encyclopedia.chicagohistory.org/pages/715.html#:~:text=In%201889%2C%20however%2C%20despite%20a,burgeoning%20commercial%20and%20recreational%20facilities.> (accessed February 12, 2025).

<sup>5</sup> Stephen Bedell Clark, *The Lake View Saga 1837 – 1985*, Lake View Trust and Savings Bank, 1974, updated by Patrick Butler, 1985.

<sup>6</sup> L.E. Henry's Subd'n of SW ¼ - NW ¼ - Sec. 8-40-14, Cook County Recorder's Office Plat Book 541, p. 3.

<sup>7</sup> 1887 Rascher's Map: Sheet 39

<https://www.historicmapworks.com/Atlas/US/12043/Cook+County+1887+Lakeview+Township/> (accessed November 1, 2024).

<sup>8</sup> Kerfoot came to Chicago from Maryland in 1852 and opened what has come to be known as the oldest real estate firm in Chicago, Rees & Kerfoot. He was the first president of the original board of real estate and stockbrokers of the city and was the sole

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S.H. Kerfoot's Subdivision.<sup>9</sup> Kerfoot then sold the land to Zero Marx.<sup>10</sup> In 1890, Marx subdivided the land and created Zero Park Subdivision.<sup>11</sup> 1436 W. Foster is located in the east portion of Lot 62, and Lots 63 and 64 in Block 4 of the Zero Park Subdivision.<sup>12</sup> In 1891, Marx sold the property to Charles Brodt; the transaction was recorded on October 19, 1893. On September 16, 1894, Charles Brodt filed a permit application to build a two-story house for \$4,000 at 958 Foster Avenue (later, 1436 W. Foster Avenue).<sup>13</sup>

### Charles and Emma Brodt

Charles Brodt was born on July 9, 1847, in Germany. He later became a naturalized citizen of the United States. He married Emma Mueller on May 11, 1879; at the time of their marriage, he was 32 years old and she was 22. Emma was born in Illinois in February of 1857. Her parents were both born in Germany. In 1880, Charles and Emma were living at 1031 Fulton Street in Chicago; he was listed as working as a barber and she was keeping house. In 1889, they lived at 31 N. Campbell Avenue, and he worked as a barber at 190 Madison Avenue. In 1896, Charles lived at 958 Foster Avenue and worked as a barber at 176 Dearborn Street in Chicago.<sup>14</sup> They had four children.

Between 1905 and 1906, the Brodts sold their property on Foster, and in 1910 they were living around the corner a few blocks north of Foster at 5549 Wayne, still within the Lakeview community.<sup>15</sup> Charles Brodt died on June 18, 1912, at his home on Wayne in Chicago and is buried at Rosehill Cemetery. He was a Mason, and member of the Lessing Lodge No. 557, A.F. & A.M.<sup>16</sup>

Not long after Charles and Emma Brodt purchased their lot in 1894, improvements started in the area. Electric lamp posts were erected on Summerdale Avenue from Clark Street to Southport Avenue in 1896.<sup>17</sup> That same year, special assessments were issued for curbing, grading and macadamizing streets including 59<sup>th</sup> Street (later, Foster Avenue) from North Clark Street to Southport Avenue, and for water supply pipes. In 1898, Charles Brodt received a special assessment for curbing, grading and macadamizing 59<sup>th</sup> Street.<sup>18</sup>

The Brodts may have been the first to settle on Foster Avenue in this area. The 1900 United States Federal Census shows only the Brodt family living at 958 Foster and no others on their block.<sup>19</sup> By 1905, there were

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person to hold that office while it existed. Kerfoot laid out and subdivided several additions to the city. "Michigan Avenue Hotel," <https://chicagology.com/prefire/prefire028/> (accessed January 6, 2025); "Death of S.H. Kerfoot," *The Quill* (La Harpe, Illinois), December 31, 1896, 7.

<sup>9</sup> S.H. Kerfoot's Re-Subd'n of Lots 1-10, Cook County Recorder's Office Plat Book 541, p. 7.

<sup>10</sup> Zero Marx was the wealthy owner of Zero Marx Sign Works, located at 184 E. Madison Street in Chicago in 1879 and 215 W. Superior Street, Chicago in 1912. Marx died on December 31, 1913, in Rochester Minnesota. "Publishers' Notices," *The Jewish Advance*, October 10, 1879, 3; "Posts Guards to Keep His Sons Out," *Chicago Tribune*, November 14, 1912, 3; "Zero Marx, Sign Maker, Dead in Rochester, Minn., Hospital," *Chicago Tribune*, January 1, 1914, 21.

<sup>11</sup> Zero Park, Bng Zero Marx's Subdivision of Block 1 & 4, Cook County Recorder's Office Plat Book 541, p. 11.

<sup>12</sup> *Id.*

<sup>13</sup> "Charles Brandt," *The Economist, A Weekly Financial, Commercial and Real Estate Newspaper* XII, no. 12, September 22, 1894, 323; "Charles Bordt," *Real Estate & Building Journal* XXXVI, no. 38, September 22, 1894, 911.

<sup>14</sup> "Charles and Emma Brodt," Cook County, Illinois, U.S., Marriages Index, 1871 – 1920; 1880, 1900, 1910 United States Federal Census Reports; 1896 Chicago City Directory, 318.

<sup>15</sup> 5549 N. Wayne, ca. 1902, is a contributing building in the Lakewood Balmoral Historic District, listed on the National Register of Historic Places. It is a brick and stucco Foursquare house.

<sup>16</sup> "Brodt" [obit.], *Chicago Tribune*, June 20, 1912, 19.

<sup>17</sup> "Warrant No. 21, 042," *The Inter Ocean*, June 19, 1896, 155.

<sup>18</sup> "First Installment Warrant No. 20, 227," *The Inter Ocean*, June 19, 1896, 153; "Warrant No. 20, 541," *The Inter Ocean*, June 19, 1896, 154; Third Installment Warrant No. 20227," *The Inter Ocean*, June 17, 1898, 134.

<sup>19</sup> 1900 United States Federal Census for Charles Brodt.

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more residing there. The 1905 Sanborn Fire Insurance Map shows 958 (1436 W.) Foster on the block with five brick buildings a couple of lots to its west, and no buildings to its east. Scattered, frame and brick buildings are found on blocks to the north. A concentration of frame buildings is found along Wayne Avenue.

Prior to the Brodts moving to the area, in 1886, John Lewis Cochran (1857 – 1923) purchased land in the town of Lake View near Lake Michigan and developed an area he called “Edgewater.” Cochran first added improvements to the area, including sidewalks, sewers and streetlights before many houses were built. Cochran then designed mansions for wealthy homeowners along Lake Michigan who wanted an idyllic suburban setting away from the city, and later built more modest single family houses to the west. He formed the Edgewater Light Company to provide lighting for homes and streets that cost less than gas.<sup>20</sup>

Cochran heavily promoted the new subdivision in Chicago newspapers, advertising “Chicago’s only electric lighted suburb,” with “elegant houses of different modern and artistic designs, ranging in price from \$4,000 to \$10,000. Queen Anne and Colonial styles prevailing well built, having all the latest improvements in plumbing, fittings, and ventilation.” Features of the area included macadamized streets, stone sidewalks and stone curbing. Cochran noted the natural advantages of being on the lake shore, with undulating and dry ground, and well wooded. He touted the beautiful views of Lake Michigan, a perfect system of underground drainage, plentiful supply of pure water and admirable facilities of the beach for boating and bathing. Fine shade trees were on all the avenues and forest trees were in abundance.<sup>21</sup>

In 1889, despite the protests of its residents, Lake View was annexed to the city of Chicago, as part of the largest annexation in the city’s history, when four of five (and part of the fifth) incorporated townships surrounding Chicago were annexed. These included Hyde Park, Lake, Austin, and Jefferson.<sup>22</sup> The annexation brought additional residents and visitors to the area.

Cochran convinced the Chicago Milwaukee & St. Paul Railroad to open a stop on Bryn Mawr Avenue and he was involved in the formation of the Northwestern Elevated Railroad Company which, in 1900, built a partially elevated line that connected the area to downtown Chicago. In 1908, a connection was built to Howard Street, extending the line to Evanston. Increased transportation opportunities led to a surge of population in the area and the development of 2- and 3-flat and apartment buildings.<sup>23</sup>

Edgewater became one of the most prestigious residential areas in Chicago.<sup>24</sup> In 1898, the Saddle and Cycle Club, a private members-only club, moved to Foster Avenue at the lake. Wrigley Field was constructed in 1914. The Edgewater Beach Hotel, designed by architect Benjamin Marshall, opened in 1916 (demolished).<sup>25</sup> Adjacent to Lake Michigan, the area was increasingly becoming a desirable place to live.

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<sup>20</sup> “Lakewood Balmoral Historic District,” National Register of Historic Places Registration Form, December 21, 1998.

<sup>21</sup> “Edgewater” [advertisement], *Chicago Tribune*, October 6, 1889, 13; “Happiness” [advertisement], *Chicago Tribune*, September 18, 1892, “Suburban Real Estate,” *Chicago Tribune*, May 17, 1887.

<sup>22</sup> “Annexations and Additions to the City of Chicago,” *Encyclopedia of Chicago*, [www.encyclopedia.chicagohistory.org/pages/3716.html](http://www.encyclopedia.chicagohistory.org/pages/3716.html) (accessed January 13, 2025).

<sup>23</sup> “Edgewater,” *Encyclopedia of Chicago*.

<sup>24</sup> *Id.*

<sup>25</sup> The Edgewater Beach Apartments, which opened in 1928, are extant and that building was added to the National Register of Historic Places in 1994.

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The residential construction boom in the 1910s and 1920s resulted in the demolition of many single family homes in Edgewater and replacement by apartment hotels and larger apartment buildings. Later, high-rise apartment buildings were constructed.<sup>26</sup>

1436 W. Foster Avenue, built in 1894, is characteristic of the time period when the Lake View neighborhood was largely scattered single family residences, before flats and apartment buildings were constructed.

## Architecture

The Brodt House is one of many houses constructed in the growing and increasingly desirable Edgewater neighborhood that contains features characteristic of the period. There are some pure Queen Anne houses like 1502 W. Glenlake Avenue and 6250 N. Glenwood Avenue and several American Foursquares including 5347 N. Lakewood Avenue and 5422 N. Winthrop Avenue. Some combine characteristics. The Brodt House, however, stands apart as an early transitional building with some artful features not found elsewhere on houses in Edgewater. It is significant because of its excellent integrity and the distinctive way its stylistic characteristics are combined.

## Queen Anne

Buildings designed in the exuberant Queen Anne style are characterized by a picturesque outline, a multitude of geometric shapes and a great variety of colors and surface treatments. The Queen Anne is asymmetrical with its entrance set off to one side behind a broad sweeping porch. Hip, gable and conical roofs, balconies, towers or a projecting section resembling part of a tower, balustrades, spindles and pinnacles add architectural richness to these stately grandes dames. From roofs of varying heights project tall, patterned brick chimneys and dormers of different sizes and shapes. Windows tend to be large and double-hung, some curved and some set into projecting bays. Small oval windows, lancet windows, Palladian windows and dormers are used as accents. The surface treatment of the Queen Anne house is as rich and varied as its shape. Writing in the *Old House Journal* in 1977, Renee Kahn notes that "[t]he dominant decorative feature was texture and that a typical skin consisted of clapboarding or stone on the first floor and a shingled second story."<sup>27</sup> Shingles could be easily created with a bandsaw. The combination of stone, brick, clapboard and shingles provided endless possibilities. In the Brodt House, the first floor is sheathed in clapboards, but not flat clapboards. They were slim and custom designed with a molded edge that provides an unusual textured surface. Shingles sheath the rest of the house, providing the walls with a rich texture. In *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, Virginia McAlester points out that "[d]iffering wall textures are a hallmark of Queen Anne homes".<sup>28</sup>

Both the exterior and the interior of characteristic Queen Anne houses featured elaborate spindles, brackets, and curving trim. Scroll saws were used by Victorian-era millworks to create decorative elements and machine-driven lathes produced turned spindles. Great intricacy was possible to produce the variety of textures and detailing characteristic of Queen Anne houses. This is seen on the interior of the Brodt house, which has fretwork screens of spindles at the top of openings to rooms surrounding the stairhall and decorative stringers

<sup>26</sup> "Lakewood Balmoral Historic District."

<sup>27</sup> Renee Kahn, "The Queen Anne Style," *The Old House Journal* (January, 1977): 3. She points out that the bandsaw, which was developed after the Civil War, made it possible to turn out shingles in great quantity and variety.

<sup>28</sup> Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, (New York: Alfred A. Knopf, 2018): 348.

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at the staircase. The dominant feature of Queen Anne interior was the large squarish entrance hall lined with wood wainscoting and woodwork. It was designed to impress and envelope the visitor.<sup>29</sup> This is the case with the Brodt House, which features a mirrored built-in with brackets to hang coats next to the staircase. Columns flank the mirror, and the ensemble is topped by a small, bracketed pediment. At the foot of the turned staircase, raised three steps, is a landing with a bench. The bench is topped by two square beveled glass windows incorporating a curvilinear decorative pattern.

Architect-designed Queen Anne houses were favored by leading citizens in the community and may be found on prominent corners. One high style corner house in Edgewater is found at 1502 W. Glenlake Avenue. Smaller, simpler versions with less detailing but incorporating multiple gables, porches and bays are more prevalent than the fancier high style Queen Annes. Their designs were frequently taken from pattern books.<sup>30</sup> The simplified, less ornamented type is sometimes called Princess Anne.<sup>31</sup> These homes abound in Edgewater and include an example at 5804 N. Magnolia and at 1522 W. Glenlake avenues.

Writing in the *Old House Journal*, James C. Massey and Shirley Maxwell wrote in 2005 that "...it was the American Queen Anne, a ubiquitous symbol of prosperity, community and family life in the late 19<sup>th</sup> Century that won the heart of the nation. It popped up everywhere, in countless shapes, sizes, and configurations of building materials and decorative elements, in cities, suburbs and rural areas"<sup>32</sup> There are numerous variations on the Queen Anne house in Edgewater, but not with the specific refinements of the Brodt House — the woven balustrade on the front porch and the home's unusually rich custom surface textures.

Shingled wall surfaces are particularly prominent at the front of the Brodt house. These include the shingled second floor, the shingled front-facing shallow gable and the large, shingled 3<sup>rd</sup> story polygonal dormer. Shingled houses were labeled the "Shingle Style" by Yale University architectural historian Vincent Scully in 1955.<sup>33</sup> The Shingle Style, characterized by asymmetrical picturesque design, was a resort or seaside style adaptation of Queen Anne architecture. It is essentially a Queen Anne style building wrapped with shingled wall surfaces. That said, houses with shingled walls are commonly found on second stories of both Queen Anne and Foursquare houses in Edgewater and throughout the Chicago area. McAlester points out that Shingle Style houses have shingled walls without interruption at corners (no corner boards) and that shingled walls may occur on second story only.<sup>34</sup> The southeast corner bay has no corner boards. The shingles are found only on the second floor.

## **The American Foursquare**

The American Foursquare is more a form than a style, one that may incorporate various kinds of stylistic detailing, from Arts & Crafts to Colonial Revival. Generally, it is a simple square or rectangular house type and

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<sup>29</sup> Kahn, 4.

<sup>30</sup> New printing technology contributed to the spread of the Queen Anne style. Widely circulated plan books included Charles Palliser's *New Cottage Homes* published in 1887 and catalogs by George F. Barber in Knoxville, Tennessee. James C. and Shirley Maxwell, "Queen Anne: We Love Her So," *The Old House Journal* (March-April, 2005).

<sup>31</sup> Susan Benjamin, Architectural Historian and Editor, *Winnetka Architecture: Where Past is Present, A Guide to Timeless Styles* (Winnetka: Winnetka Historical Museum, 1988): 14.

<sup>32</sup> James C. Massey and Shirley Maxwell. "Queen Anne and Why We Love Her so Much." *Old House Journal*. March/April 2005, 90.

<sup>33</sup> Scully's book, *The Shingle Style*, published in 1955, came out in a second edition in 1971. Vincent J. Scully, Jr., *The Shingle Style and the Stick Style*, Revised Edition: Architectural Theory and Design from Downing to the Origins of Wright (New Haven: Yale University Press, 1971).

<sup>34</sup> McAlester, 374.

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modest compared to a Queen Anne house with its exuberant detailing. In its most typical form, the Foursquare stands 2-1/2 stories, has a porch extending across the front of the house and is topped by a hipped roof with dormers. The interior consists of four rooms on each floor. The first floor is laid out with a stairhall, a living room, a dining room and a kitchen at the rear of the hall, the second by four bedrooms and a bathroom. There is little if any applied ornamentation. Early examples may incorporate a bay window, a Queen Anne holdover. These were not pretentious houses and were ubiquitous, built all over the country in different sizes of various materials including brick, concrete block and wood.

The exterior of the Brodt house takes the form of an early American Foursquare. It stands 2-1/2 stories, with a broad porch across its entire front. On the exterior, however, it has references to Queen Anne architecture. Its front dormer is large and polygonal, not small and square. It has a bay extending around the southeast corner that reads like the section of a tower. On the interior, its floorplan and decorative detail is Queen Anne with no relationship to a Foursquare interior. This reflects that the house is an early example of a Foursquare. The Foursquare peaked in popularity between 1905 and 1915 but continued to be built until 1930. With advances in printing, transportation, mailing and mass manufacturing, the American Foursquare was produced by mail order houses including Sears, Montgomery Ward and Aladdin. American Foursquares were practical and affordable, especially popular among working- and middle-class families. They were not only produced by catalog companies but built by developers. It is common to find a street lined with stretches of Foursquares throughout historic neighborhoods in the city and suburbs. There are many such sections in Edgewater, where variations on the Foursquare theme abound. One area is found along the 5200 and 5300 blocks of Wayne Avenue, where there are a number of Foursquares, some with remnants of Queen Anne detailing. However, it is unusual to find one like the Brodt House that is high style—with a considerable amount of ornamental detail—that is a transitional example that retains features of the Queen Anne house but takes the form of a Foursquare.

### **Queen Anne Houses and the American Foursquare in Edgewater**

After reviewing all of the houses rated “orange” in the Chicago Historic Resources Survey plus others along the streets where they are located in the Edgewater Community Area, it is clear that the Charles and Emma Brodt House at 1436 W. Foster Avenue is important stylistically as a transitional house. The house combines elements of the American Foursquare and the Queen Anne style, with shingled exterior walls that are characteristic of what has come to be called the “Shingle Style.”

On the exterior, the house at 1436 W. Foster Avenue is a very early American Foursquare—with a rectangular front porch, broad overhangs and a central dormer. There are “Orange” rated Foursquares in Edgewater that are pure examples of the form, such as the house at 5422 N. Winthrop Avenue. The house at 1436 W. Foster Avenue, however, has holdover features of a Queen Anne on the exterior and an interior plan and detailing that is pure Queen Anne.

There are also several pure examples of Queen Anne houses in Edgewater. The brick houses at 1502 W. Glenlake Avenue and 6250 N. Glenwood Avenue have numerous features that define the style including a wraparound porch, corner tower and various rooflines. A smaller but richly-detailed example is found at 1450 N. Summerdale Avenue. The house at 5426 N. Lakewood Avenue, built in the 1890s, is labeled as Queen Anne in the Chicago Historic Resources Survey but its shape is rectangular and resembles an American



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Foursquare. Like the house at 1436 Foster, it is clapboard on the first floor and shingled on the second though these shingles are not molded. All three houses are Orange-rated buildings.

American Foursquares line block after block in Edgewater and they read as variations on a theme. Most are frame. Some are stucco on the first floor and shingled on the second. Some are clapboard with shingles on the second floor. It is not always clear why some Foursquares were included in the survey, and some were not because they are so similar. One house, at 5422 N. Winthrop Avenue that was built in 1895, is labeled in the survey as a Queen Anne yet has the characteristic features of an American Foursquare. There are three Foursquares worth special attention. The house at 5453 N. Lakewood Avenue was designed in 1898 by Holabird and Roche. It is somewhat transitional because of bays on each side of the second floor and a prominent dormer containing a Palladian window. The house at 6222 N. Lakewood Avenue, built in 1896, is also transitional. Sheathed in narrow clapboards, it has rounded corners on the first and second floor but no broad front porch extending across the front of the house. A third American Foursquare that is distinguished because of its design detail is located at 5347 N. Lakewood Avenue and was designed by Leon Stanhope in 1902. This stucco house, built later than the examples that are closer in design to 1436 W Foster, is a pure example of a Foursquare, with no rounded bays. Its detailing is Arts & Crafts.

A windshield survey was conducted of all the Chicago Historic Resources Survey (CHRS) orange-rated buildings in Edgewater that are Foursquares or Queen Annes. These buildings were photographed as were others that aren't orange-rated but have similar configurations to the house at 1436 W. Foster. Of those noted in the CHRS date from the 1890s to 1910, all stand 2-1/2 stories—some with dormers in front, some with windows in front-facing gables. All have porches, most extending across the fronts of the houses. Some houses in the community have projecting polygonal bays. Others incorporate towered elements. Materials vary, and some combine shingles and clapboards. The house at 1436 is unique in the community area because of its woven lattice work surrounding the porch instead of a railing and clapboards that are narrow and have beveled edges. Because the house has such excellent integrity, it stands out as being special even in a neighborhood that has homes with similar configurations.

## CONCLUSION

When compared in style and form to the many similar houses in Edgewater, the Brodt House stands out as a transitional design, early for an American Foursquare--which enjoyed its greatest popularity between 1905-1915. It is an important variation on the type because of its Queen Anne exterior references and pure Queen Anne interior. Plus, the house is distinguished because of its exceptional attention to detail—including strips of woven wood forming a knee wall on the porch and specially-designed molded clapboarding on the walls. Despite the deteriorating condition of the house, over the years it has retained its integrity and remains valued for its sense of time and place.

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"Zero Marx, Sign Maker, Dead in Rochester, Minn., Hospital." *Chicago Tribune*, January 1, 1914, 21.

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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):

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## 10. Geographical Data

**Acreage of Property** Less than one

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

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1 41.976422°

Latitude

-87.666176°

Longitude

3

Latitude

Longitude

2

Latitude

Longitude

4

Latitude

Longitude

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

The property is bounded on the south by Foster Avenue, and on the north by an alley that runs between North Clark Street and North Glenwood Avenue; it is bounded on the west by 1440 W. Foster Avenue and on the east by 1432 W. Foster Avenue. The property is situated between the street and an alley and two neighboring residences.

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

The nomination includes the property and the lot that is historically associated with it.

## 11. Form Prepared By

name/title Susan Benjamin and Jeanne Sylvester

date \_\_\_\_\_

organization Benjamin Historic Certifications

telephone 312.203.1808; 847.989.1237

street & number 711 Marion Avenue

[Ssbenjamin711@gmail.com](mailto:Ssbenjamin711@gmail.com);

email jeannemsylvester@gmail.com

city or town Highland Park

state IL zip code 60045

### Additional Documentation

Submit the following items with the completed form:

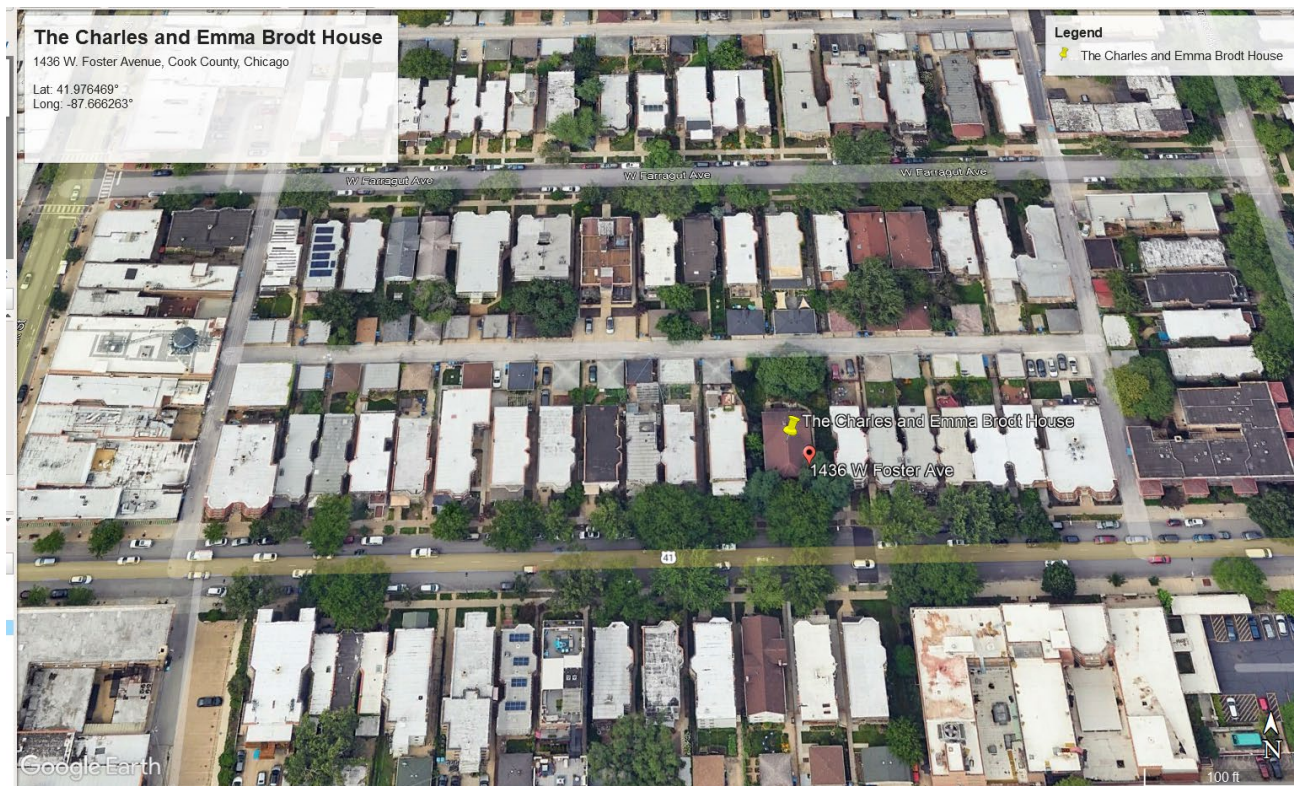
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### GIS Location Map





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The Charles and Emma Brodt House

Name of Property

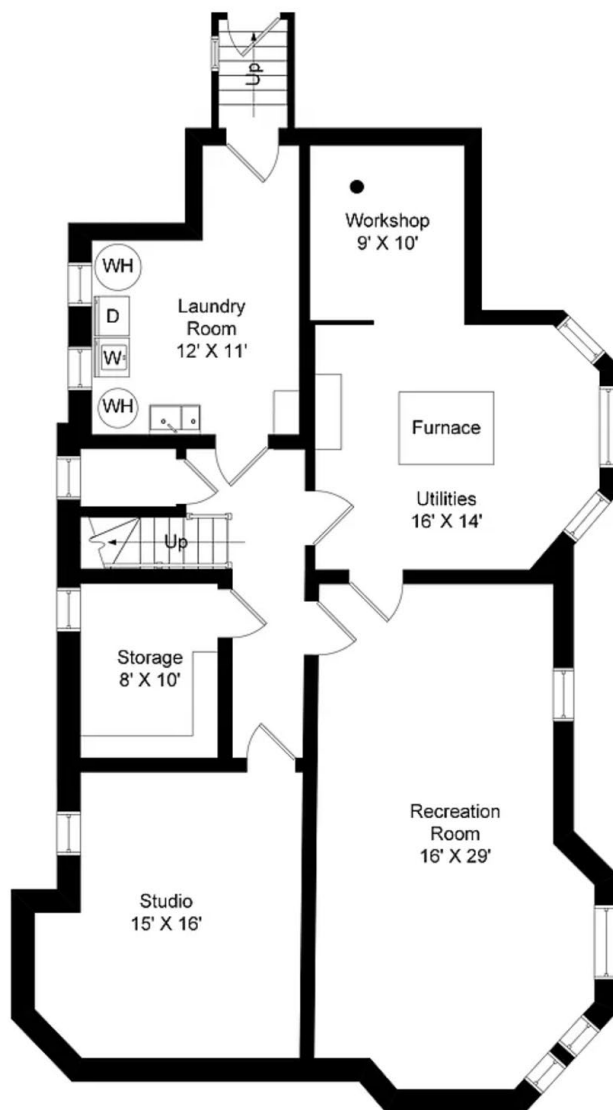
Cook, Illinois

County and State

## Floor Plans

1436 WEST FOSTER AVENUE – LOWER LEVEL

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**Basement**



The Charles and Emma Brodt House

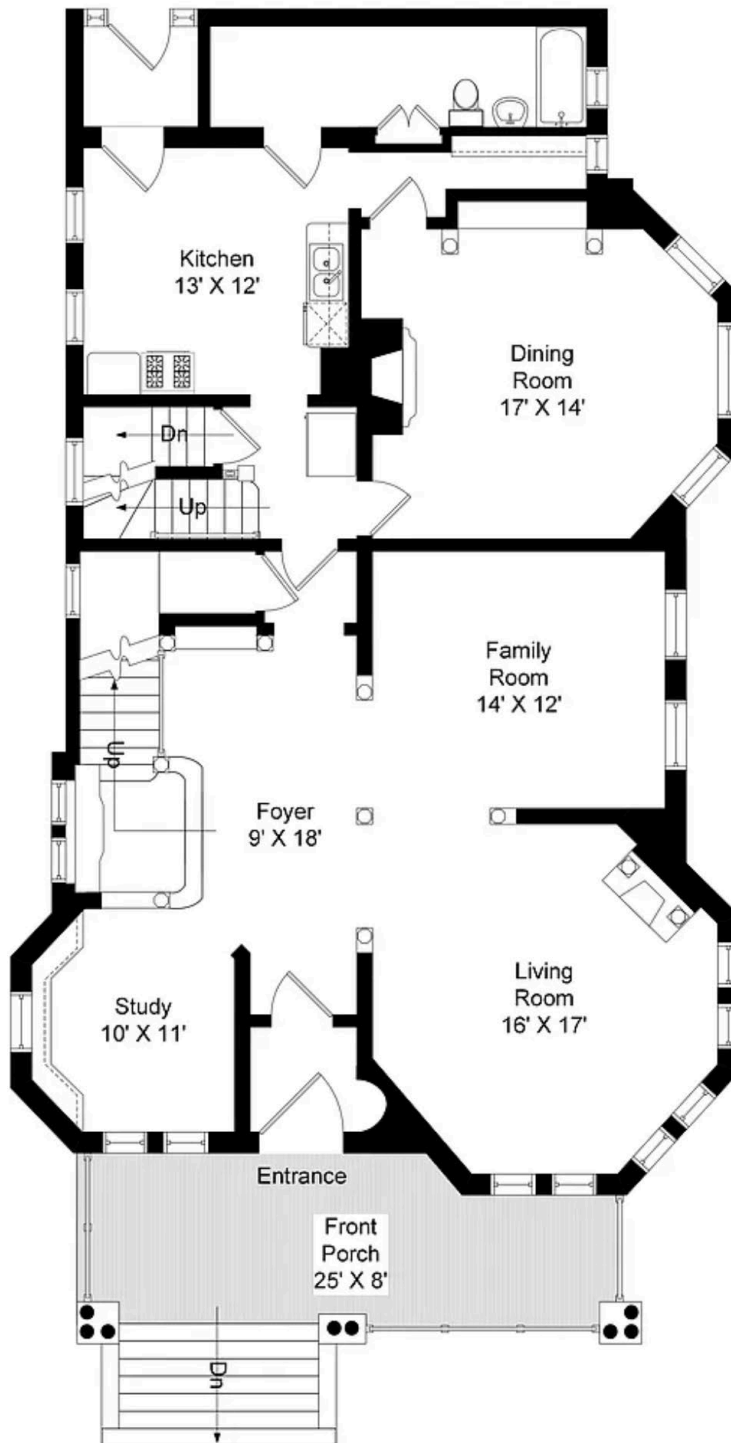
Name of Property

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1436 WEST FOSTER AVENUE – FIRST LEVE

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First Floor

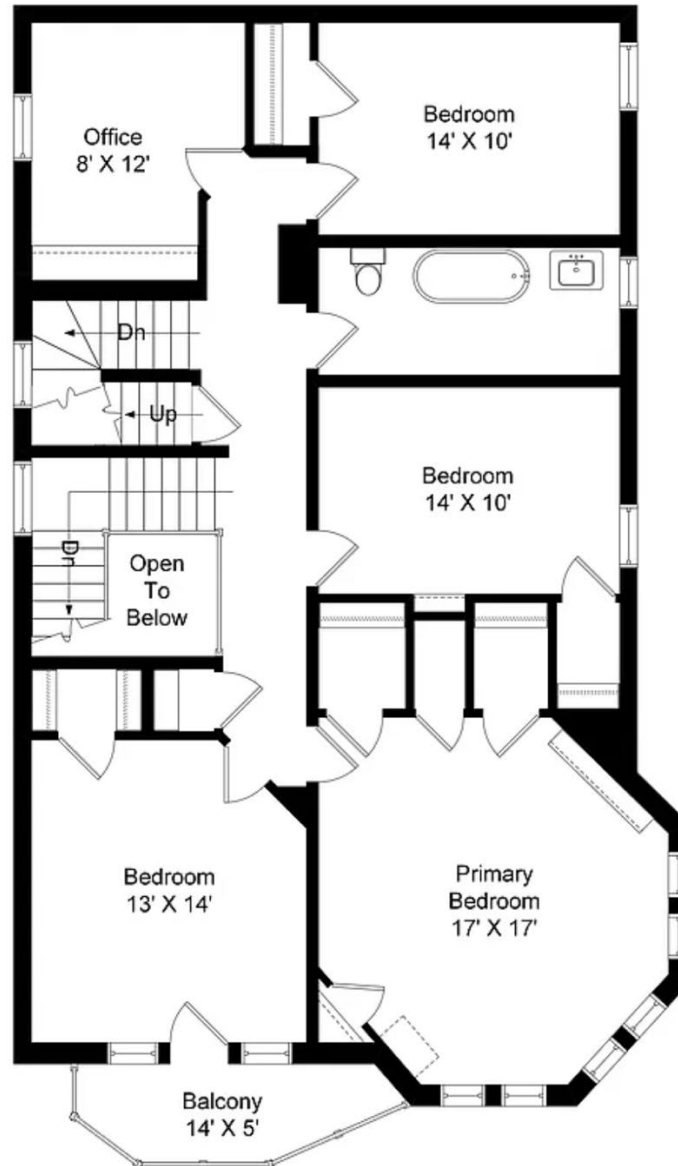
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County and State

1436 WEST FOSTER AVENUE – SECOND LEV  
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Second Floor

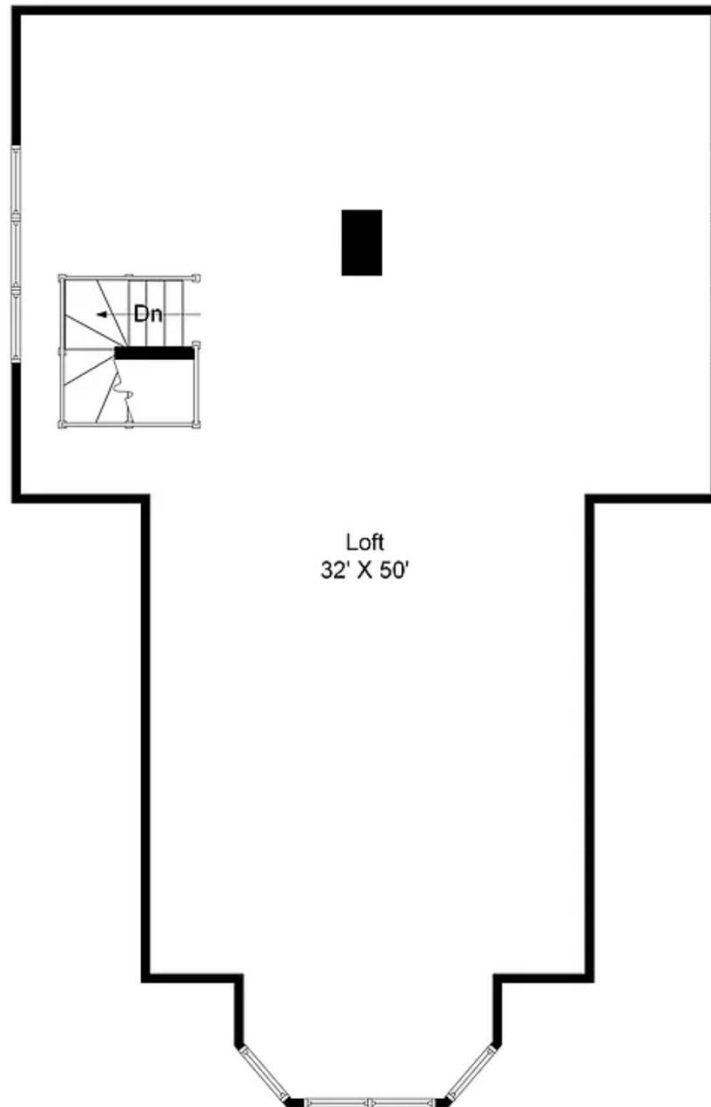
The Charles and Emma Brodt House  
Name of Property

Cook, Illinois  
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1436 WEST FOSTER AVENUE – THIRD LEV  
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Third Floor



The Charles and Emma Brodt House

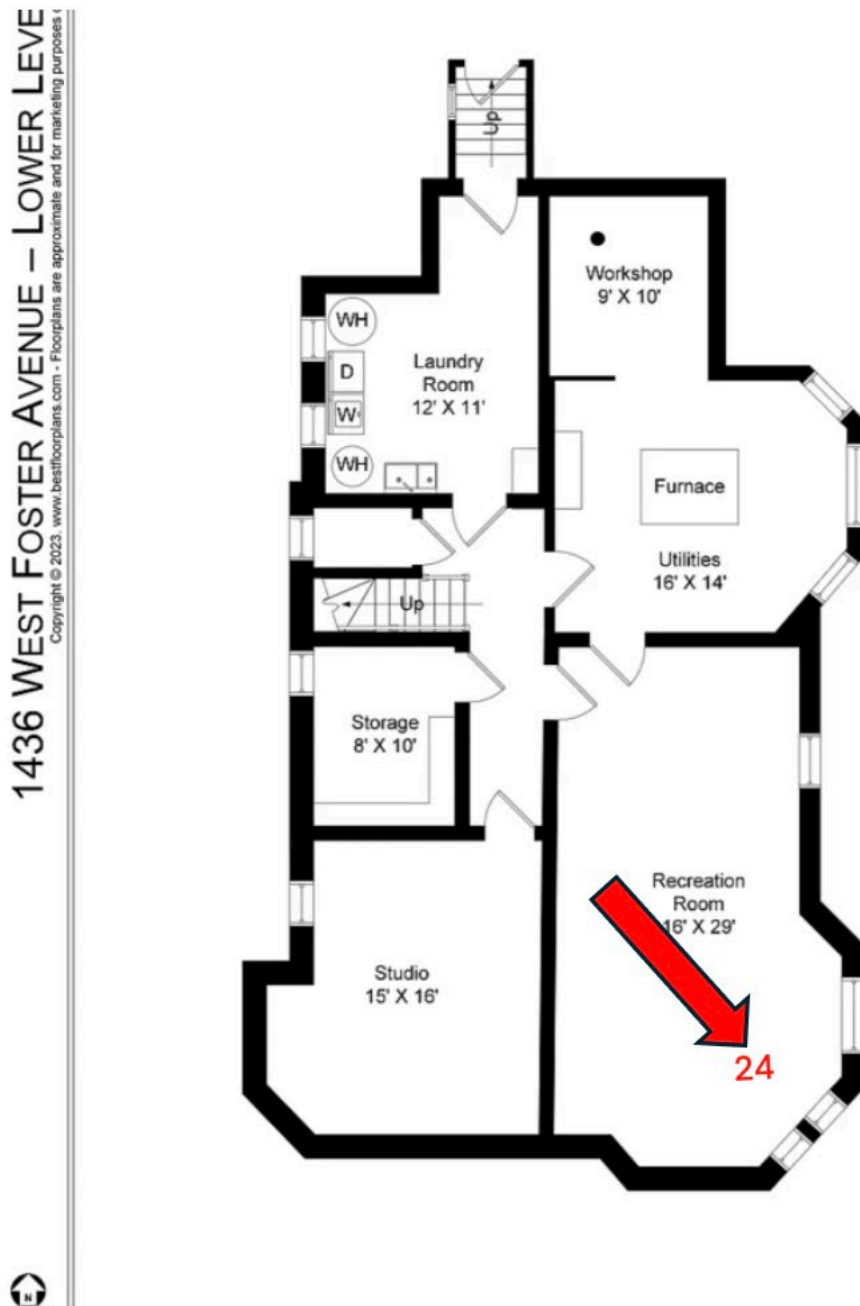
Name of Property

Cook, Illinois

County and State

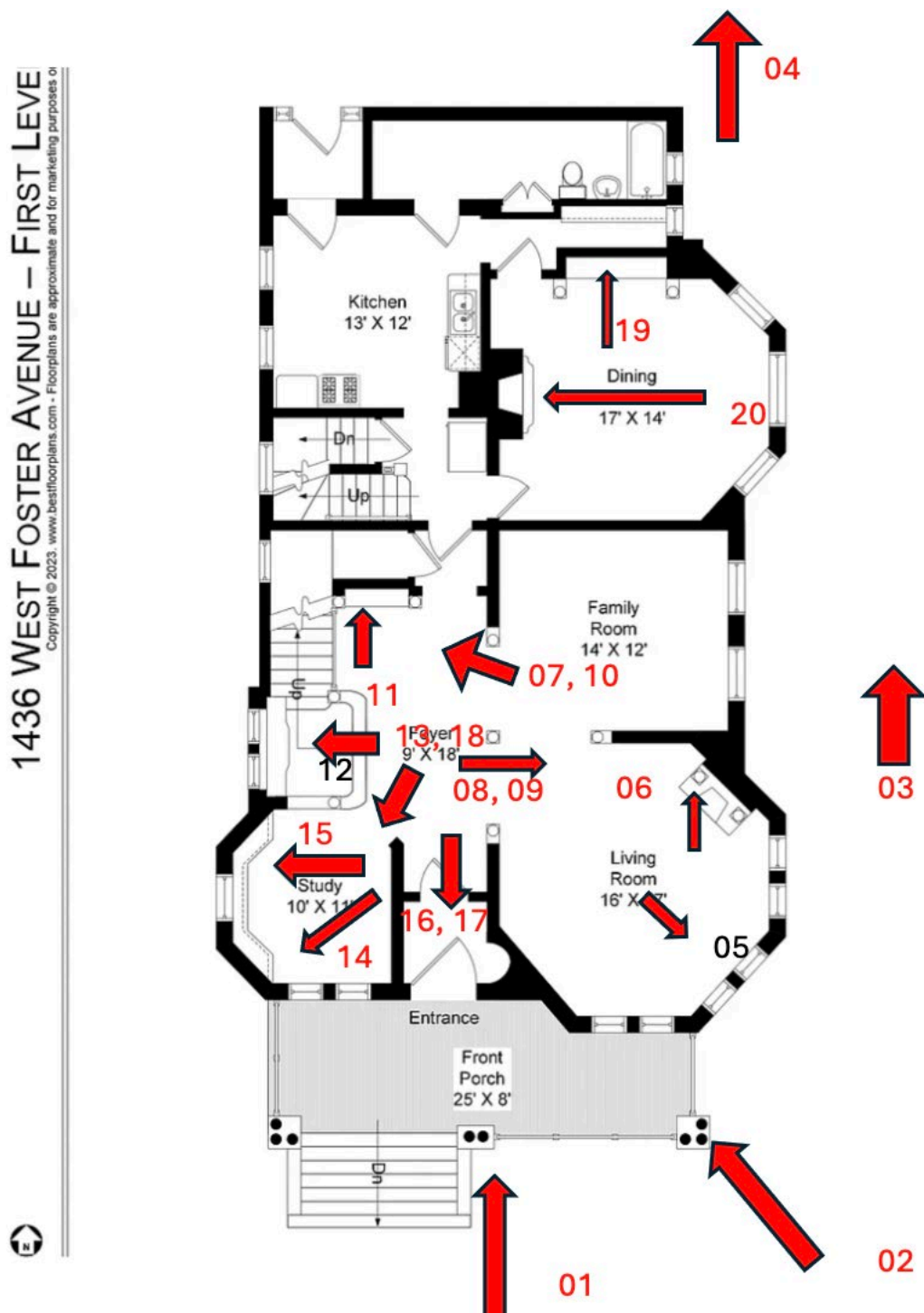
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

**Sketch Map for Photographs:**



The Charles and Emma Brodt House  
Name of Property

Cook, Illinois  
County and State

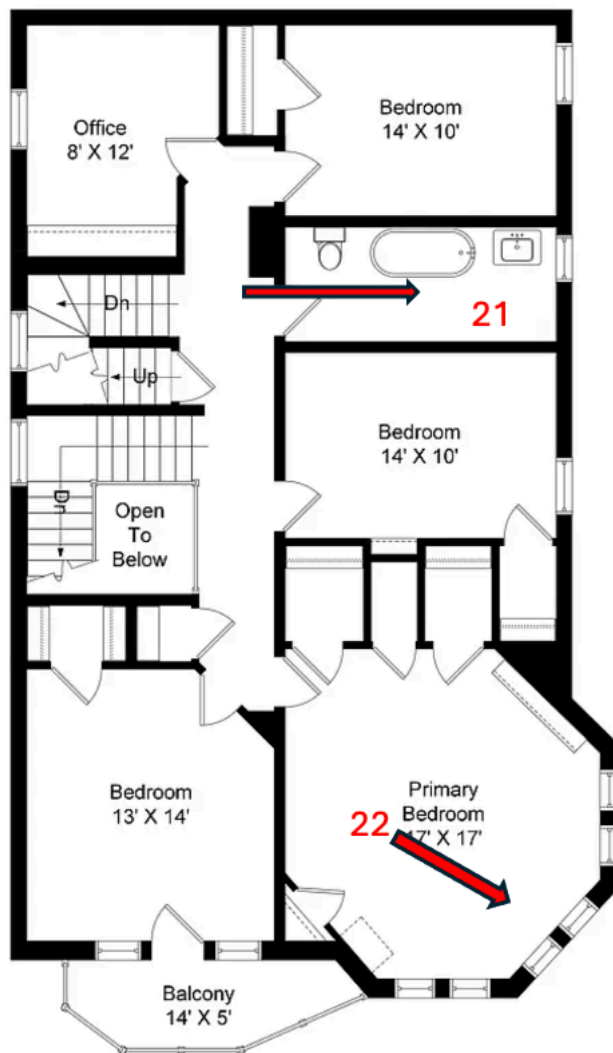


The Charles and Emma Brodt House  
Name of Property

Cook, Illinois  
County and State

1436 WEST FOSTER AVENUE – SECOND LEV

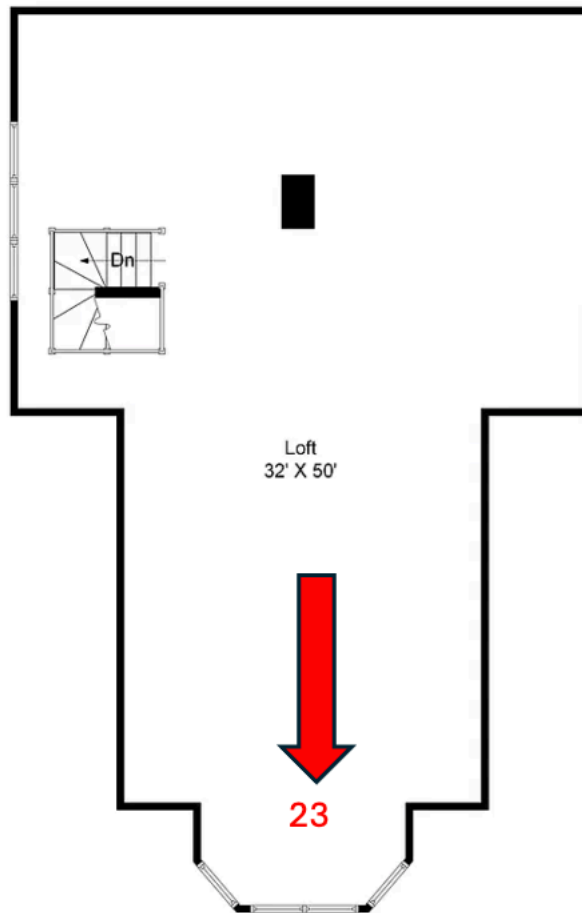
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The Charles and Emma Brodt House  
Name of Property

Cook, Illinois  
County and State

1436 WEST FOSTER AVENUE – THIRD LEV  
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The Charles and Emma Brodt House

Name of Property

Cook, Illinois

County and State

**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**

<b>Name of Property:</b>	<u>The Charles and Emma Brodt House</u>		
<b>City or Vicinity:</b>	<u>Chicago</u>		
<b>County:</b>	<u>Cook</u>	<b>State:</b>	<u>Illinois</u>
<b>Photographer:</b>	<u>Brad Lippitz of the Brad Lippitz Group @ Compass</u>		
<b>Date Photographed:</b>	<u>October 2023 and April, 2024</u>		

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

Photo 01 of 24:	Front façade looking north
Photo 02 of 24:	Front façade looking northwest
Photo 03 of 24:	East façade looking north
Photo 04 of 24:	Rear yard looking north
Photo 05 of 24:	Living room looking southeast
Photo 06 of 24:	Living room fireplace looking north
Photo 07 of 24:	Front hall looking northwest
Photo 08 of 24:	Detail of front hall fretwork
Photo 09 of 24:	Front hall looking east
Photo 10 of 24:	Stairs looking northwest
Photo 11 of 24:	Front hall; hall tree looking north
Photo 12 of 24:	Stair landing looking west
Photo 13 of 24:	Stairs looking southwest
Photo 14 of 24:	Study looking southwest
Photo 15 of 24:	Study looking northwest
Photo 16 of 24:	Front hall looking south
Photo 17 of 24:	Front door art glass
Photo 18 of 24:	Front hall looking southwest
Photo 19 of 24:	Dining room looking north
Photo 20 of 24:	Dining room looking west
Photo 21 of 24:	Second floor bath looking east
Photo 22 of 24:	Second floor primary bedroom looking southeast
Photo 23 of 24:	Attic looking south
Photo 24 of 24:	Basement

**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.



The Charles and Emma Brodt House  
1436 W. Foster Avenue, Chicago, Cook County  
National Register of Historic Places  
Illinois Department of Natural Resources  
Photographs



01 1436 W. Foster Avenue, Chicago - Front façade looking north



02 1436 W. Foster Avenue, Chicago - Front façade looking northwest





03 1436 W. Foster Avenue, Chicago - East façade looking north



04 1436 W. Foster Avenue, Chicago - Rear yard looking north





05 1436 W. Foster Avenue, Chicago - Living room looking east



06 1436 W. Foster Avenue, Chicago - Living room fireplace looking north



07 1436 W. Foster Avenue, Chicago - Front hall looking west



08 1436 W. Foster Avenue, Chicago - Detail of front hall fretwork

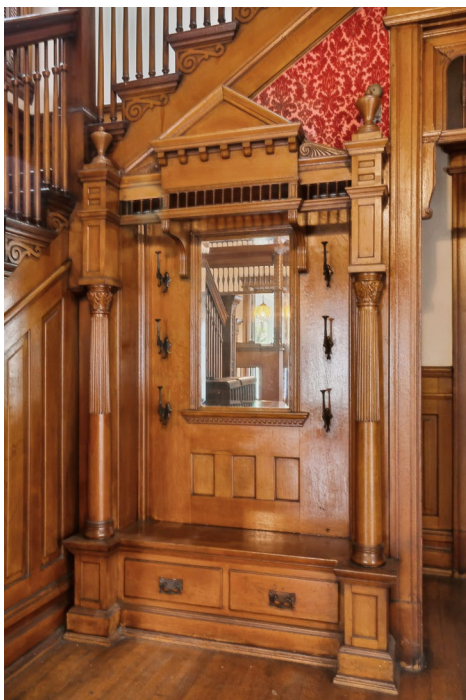




09 1436 W. Foster Avenue, Chicago - Front hall looking east



10 1436 W. Foster Avenue, Chicago - Stairs looking northwest



11 1436 W. Foster Avenue, Chicago - Hall tree looking north



12 1436 W. Foster Avenue, Chicago - Stair landing looking west





13 1436 W. Foster Avenue, Chicago - Stairs looking southwest



14 1436 W. Foster Avenue, Chicago - Study looking southwest

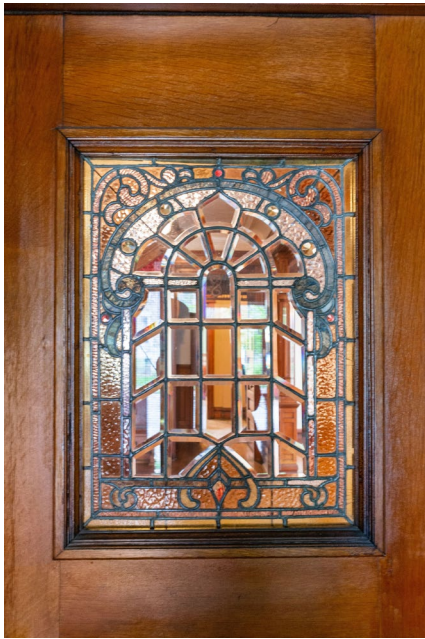


15 1436 W. Foster Avenue, Chicago - Study looking west



16 1436 W. Foster Avenue, Chicago - Front hall looking south





17 1436 W. Foster Avenue, Chicago - Front door art glass



18 1436 W. Foster Avenue, Chicago - Front hall looking southwest



19 1436 W. Foster Avenue, Chicago - Dining room looking north



20 1436 W. Foster Avenue, Chicago - Dining room looking west





21 1436 W. Foster Avenue, Chicago - Second floor bath looking east



22 1436 W. Foster Avenue, Chicago - Second floor primary bedroom looking



23 1436 W. Foster Avenue, Chicago - Attic looking south



24 1436 W. Foster Avenue, Chicago - Basement

## Owner and Local Elected Official Notification Information

*The State Historic Preservation Office is federally required to notify the property owner(s), as well as the chief elected officials of the county and municipal political jurisdiction in which the property is located. Please make sure the information is current.*

**Name & Address of Property Owner. If there are multiple owners, you may need to send a separate spreadsheet:**

Nancy Cox and Dr. Paul Epstein  
4409 Lealand  
Nashville, TN 37204-4233

**Name & Address of Chief Elected Official of Municipality (Mayor/ Village President):**

The Honorable Brandon Johnson, Mayor  
City of Chicago  
City Hall  
121 N. La Salle Street  
Chicago, Illinois 6060

**Name & Address of County Board Chairperson:**

The Honorable Toni Preckwinkle  
Cook County Board President  
118 N. Clark Street, #537  
Chicago, Illinois 60602