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Court
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 X New Submission _____ Amended Submission

A. Name of Multiple Property Listing

Chicago Courtyard Apartment Buildings

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- The Residential Landscape in Chicago and the Cultural and Architectural Responses to Multi-Family Dwellings (1880-1930)
- Evolution of the Chicago Courtyard Apartment as a Distinct Building Type (1889-1969)
- Characteristics of the Chicago Courtyard Apartment Building

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

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I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

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Date of Action

**United States Department of the Interior
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Courtyard Apartment Buildings in Chicago, 1889-1969
Name of Multiple Property Listing

Chicago, Cook County, Illinois
State

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E. STATEMENT OF HISTORIC CONTEXTS

CHICAGO COURTYARD APARTMENT BUILDINGS: STATEMENT OF HISTORIC CONTEXTS

Summary Statement

The Chicago courtyard apartment building is a multi-family residential building type that emerged in the late-nineteenth and early-twentieth centuries as one of the most popular architectural solutions to the city’s increasing population growth. After an early period of experimentation beginning in the 1880s, the Chicago courtyard apartment building type matured in the 1910s and 1920s and became commonplace across the city. After a near halt in private development in the 1930s and early 1940s, Chicago builders returned to constructing new courtyard apartment buildings in the late 1940s to address the city’s post-World War II housing shortage, using as a template the basic forms of the early twentieth century courtyard apartment building but updating its construction methods and aesthetic themes to respond to tastes of Chicagoans in the post-war era.

Private developers constructed thousands of courtyard apartment buildings in nearly every residential neighborhood in Chicago, and they became a fixture of the city’s multi-family housing stock. Although the largest and most architecturally distinctive courtyard apartments were concentrated in more affluent lakefront neighborhoods on the far north and south sides of the city—including Rogers Park, West Ridge, Hyde Park and South Shore—impressive examples were also constructed along Chicago’s expansive boulevard system and adjacent to parks, where private courtyards merged with public green space. Courtyard apartment buildings in middle- and working-class neighborhoods throughout the city tended to be more restrained, with minimal architectural detailing rendered in brick, stone, or terra cotta, but still represented a marked improvement over the crowded tenement buildings that plagued the city’s densest neighborhoods in the nineteenth century.

By the early 1910s, the Chicago courtyard apartment building evolved into a recognizable type with a specific set of distinguishing characteristics. Courtyard apartment buildings were typically two- to five-stories tall above a raised basement level, and were always of fireproof masonry construction, displaying highly finished brick, stone, and, sometimes, terra cotta cladding at street- and courtyard-facing facades and common brick on less visible side and rear facades. The courtyard, the building’s defining feature, was open to the street and used by residents for accessing multiple entries, each connecting usually no more than two apartments per floor. Elevators were rare and included in only the most luxurious residences. Inside, the typical apartment benefited from ample sunlight and cross ventilation, with windows facing the street, the courtyard, and side/rear light wells. Typical courtyard apartments had dedicated living rooms, bedrooms, kitchens, and bathrooms with the modern conveniences of electricity,

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hot and cold running water, and radiator heat. Secondary stairwells serving each apartment tier were located at the building’s sides and rear. Basements almost never housed apartments but were instead used for laundry, equipment, and storage.

Though courtyard apartments were not unique to Chicago—multi-unit structures arranged around landscaped courts were built in many late nineteenth- and early twentieth-century American urban centers, notably in New York, Boston, and Los Angeles—these residential buildings became ubiquitous in Chicago as the city wrestled to provide housing for its rapidly increasing population. At the height of its popularity in 1929, the type had developed into an easily replicable model that could be modified for a variety of sites, sizes, and users. Courtyard apartment buildings were constructed mid-block on residential streets as well as at corners; small commercial shops were often located at sidewalk level along more heavily trafficked streets. Larger sites could accommodate sprawling examples with multiple courts, while smaller sites could be improved with smaller single courts or open-faced “half courts” inserted into the narrowest of residential lots. Some examples, usually larger complexes that spanned full city blocks, displayed inner entry courts that were fully open at both ends or were composed of groups of courtyard buildings placed within larger interconnecting landscapes.

Chicago courtyard apartment buildings were most commonly three stories tall, constructed with three apartment levels above unfinished raised basements. Taller examples were most often constructed in lakefront neighborhoods, and two-story examples were usually restricted to less affluent neighborhoods. Though Los Angeles’ one-story courtyard apartment buildings are well known, the authors have not identified any single-story courtyard apartments in Chicago.

Chicago’s courtyard apartment buildings were typically built as rental housing using private investment, although several examples built after 1929 utilized funding from newly created government housing programs. The sizes of apartments could vary from humble one-bedroom dwellings to “stacked” mansions with rambling suites of living and dining spaces, multiple bedrooms and bathrooms, and quarters for live-in servants. A handful of 1910s and 1920s examples were purpose-built as residential hotels offering furnished apartments, room and maid service, and public amenity spaces for short term rental; these courtyard hotels usually later converted to more conventional apartment leasing structures. And starting in the 1940s, Chicago residents in search of housing found on offer a variety of courtyard apartment options both for rent and for purchase as cooperatives and condominiums.

Though most courtyard apartment buildings in Chicago were spare in appearance, for many of the city’s architects these commissions became opportunities to demonstrate the richness and whimsy of popular architectural styles and materials of their day. Perhaps alluding to the French “chateau” and English “manor house” antecedents of the type, the most popular architectural styles used on Chicago courtyard

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apartment buildings of the 1910s and 1920s drew from picturesque late Medieval and early Renaissance European architecture and its many American “revivals,” most notably the Tudor Revival Style, which referenced English vernacular and royal court buildings of the 15th and 16th centuries. Pre-Depression era courtyard apartment buildings also displayed features of the exuberant European-inspired Classical Revival, Gothic Revival, Romanesque Revival, and Spanish Revival Styles and the Art Nouveau Style, as well as the contemporary American Craftsman and Prairie Styles.

Following World War II, courtyard apartment construction experienced its own renaissance with a younger generation of Chicago builders and architects. Stylistically, post-war courtyard apartments ranged from restrained versions of the American Colonial Revival style to streamlined modern.

This document owes a debt to the research and analysis of two contemporary scholars of the Chicago courtyard apartment building, Daniel Bluestone and Richard Gnat. Daniel Bluestone of the University of Virginia and Boston University published two essays uncovering this building type in the *Journal of the Society of Architectural Historians*: “Chicago’s Mecca Flat Blues” in December 1998, and “Framing Landscape While Building Density: Chicago Courtyard Apartments, 1891-1929” in December 2017. Richard Gnat of Kansas State University further discussed Chicago courtyard apartment buildings and suggested a definitional structure of their subtypes in his essay, “The Chicago Courtyard Apartment Building: A Sustainable Model Type,” which he presented at the 2010 Annual Meeting of the Association of Collegiate Schools of Architecture.¹ Bluestone and Gnat remain the foremost authorities on Chicago courtyard apartments, and this document relies on much of their scholarship and nomenclature, particularly for examples of the type constructed prior to 1930.

Naming Chicago’s “Courtyard Apartment Buildings”

Though the term “courtyard apartment building” used by Bluestone and Gnat is useful in describing this Chicago building type, there were in fact a plethora of names for this new multi-unit residential building used by early- to mid-twentieth century newspapers and architecture journals, including most notably “court building” and “court style building,” but also buildings described as “court apartment,” “courtyard,” “French court style,” “garden apartment,” “garden court,” “hollow court,” “open court,” and the straightforward “U-shape” and “U-shaped.” However, to remain consistent with contemporary scholarship by Daniel Bluestone and Richard Gnat, this document maintains their use of the general descriptor “courtyard apartment building.”

¹ Richard R. Gnat, “The Chicago Courtyard Apartment Building: A Type/Variant Analysis,” Annual Meeting of the Association of Collegiate Schools of Architecture, 2010, https://www.acsa-arch.org/proceeding/98th-acsa-annual-meeting-proceedings-rebuilding/?fwp_proceeding_chapter_author=richard-gnat, accessed 11/10/2025.

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ASSOCIATED HISTORIC CONTEXT SUMMARY

The Residential Landscape in Chicago and the Cultural and Architectural Responses to Multi-Family Dwellings (1880-1930)

Early Residential Development in Chicago and the Bias Against Multi-Family Dwellings

Like many large American cities, Chicago initially developed in the early- to mid-nineteenth century as a city primarily of single-family homes. Even after the Chicago Fire of 1871, which essentially wiped the slate clean for many of the city’s oldest neighborhoods, the rebuilding of Chicago’s residential landscape continued to be shaped by what historian Daniel Bluestone calls an “entrenched social and cultural prejudice against apartment living.” Apartment buildings, Bluestone argued, “were often viewed as unwelcome intrusions on the landscape of single-family residential neighborhoods... Critics feared that apartment living would destroy the cherished ideals of domesticity, child rearing, and familial privacy, eroding the institution of the nuclear family and fabric of American society.”²

Even as population growth and economic and social changes led more Chicagoans to choose apartment living, the transition from a city largely built up with houses to one with great swaths of multi-residential buildings did not come easily. Like Americans in other parts of the country, Chicago residents were predisposed favorably towards living in houses and less so towards apartment life. Victorian-era Americans placed great philosophical value on home life, and single-family houses, whether detached or row houses, were seen as morally superior to multi-residential buildings.³ At the lower end of the spectrum, multi-family living was generally associated with tenement houses that crowded the slums of larger cities like New York, best documented by journalist and social reformer Jacob A. Riis in his 1890 book, *How the Other Half Lives: Studies Among the Tenements of New York*. However, the stigma extended even to well-appointed upscale apartment buildings, which developers dubbed “French flats,” that began appearing in Chicago in the 1880s. In 1881, the *Chicago Daily Tribune* noted,

The tenement-house system in New York is rapidly extending among the people of comfortable means. In former years only the poor lived in layers but now French flats are habituating well-to-do people to the same kind of life...It is impossible that a population living in sardine-boxes should have either the physical or moral vigor of people who have door-years of their own. For exceptional cases of old people without

² Daniel Bluestone, “Chicago’s High-Rise Apartment Hotels,” unpublished draft of National Register Multiple Property Documentation Form, 1996.

³ The observation that Chicagoans of means were reluctant to embrace apartment living is generally found in histories of apartment living. One of these is Carroll William Westfall, "Chicago's Better Tall Apartment Buildings, 1871-1923," Number III in "The Development of American Apartment Houses from the Civil War to the Depression" series, *Architectura*, Vol. 21, no. 2 (1991), pp. 177-179.

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children, bachelors and transitory tenants, French flats are admirable, but as a general proposition, Chicago wants no tenement-houses for rich or poor.⁴

Multi-residential development came later in Chicago than it did in New York, where the crush of residents quickly forced builders to construct more densely. Chicago had more space, fewer people and less pressing market forces pushing for higher density. Until the 1870s, Chicagoans had not seen a need for multi-residential buildings except for boardinghouses and apartments above stores for the working poor, or hotels for the transient, whether short- or long-term.⁵ By the late nineteenth century, however, the strong economic incentives to multi-residential living that had transformed New York were emerging in Chicago. First, land values in desirable areas, especially near downtown offices and commerce, increased so that single-family living in those areas no longer made economic sense. Existing homes were increasingly swept away and replaced by buildings of greater height and density. Better transportation options, including street railways and commuter trains, made it possible for those who absolutely demanded single-family home life to find it at a distance from urban downtowns, leaving neighborhoods closer to the center city to be redeveloped with apartment buildings and commercial structures.⁶ Most importantly, by 1890, Chicago had become the second-largest city in the country, with a population of over one million residents. The only efficient and cost-effective way to house this growing population was in multi-family buildings.⁷

Early Multi-Family Buildings in Chicago

The first generation of upper income "French flats" constructed in Chicago were typically three to six floors high, although they could rise higher thanks to the new availability of elevators. Popular locations were South Michigan Avenue in and near downtown and adjacent to Prairie Avenue and its mansions, and the Near North Side, especially around the cluster of mansions on Rush Street and Wabash Avenue commonly known as "McCormickville." Built of brick and stone, these early upscale apartment buildings were designed in a variety of elegant styles, including Queen Anne, Victorian Gothic, and Romanesque Revival. Many had multiple entrances and building forms such as multiple bays and gables that allowed them to pass visually as attached row houses, while others had a single main entrance and more straightforward, even simple massing. Apartments were typically on a single floor, with public and private rooms adjacent to each other, which scandalized some observers.⁸ These French flats offered up-to-date

⁴Chicago Daily Tribune, April 24, 1881, p. 18.

⁵ Westfall, "The Golden Age of Chicago Apartments," p. 18; Croly, "Some Apartment Houses in Chicago," *Architectural Record*, Vol. 21 (February 1907), pp. 119-120.

⁶ General information about the physical development of Chicago is gleaned from various sources, including Mayer and Wade, *Chicago: Growth of a Metropolis*.

⁷ Daniel Bluestone, "Framing Landscape While Building Density: Chicago Courtyard Apartments, 1891-1929," *Journal of the Society of Architectural Historians*, Dec. 2017 Vol 76 No. 4, 506.

⁸ Gwendolyn Wright. *Building the Dream: A Social History of Housing in America*. New York: Pantheon Books, 1981, p.146.

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amenities and building services that made them attractive for families wanting to shed the responsibilities of house ownership.

The development of “French flats” in Chicago began in the early 1880s, although few examples from this era are extant. One of the earliest documented examples in Chicago that survives is the Hotel St. Benedict Flats (1882, James J. Egan, Chicago Landmark and National Register-listed) at 42-50 E. Chicago Avenue.⁹ The number of high-end apartment buildings increased through the late 1880s and accelerated in the years leading up to the 1893 World’s Columbian Exposition, when a flood of new apartments were erected on Chicago’s South Side to house visitors to the fair. These buildings were later converted to long-term housing and helped to spur the construction of apartment buildings throughout the city, including the McConnell Apartments (1897, Holabird & Roche) at 1210 N. Astor St and the Yale Apartments (1892-1893, John T. Long) at 6565 S. Yale Avenue.¹⁰

In working-class and middle-class neighborhoods across the city, small-scale flat buildings with two to six units provided a modicum of additional density in the late nineteenth century while maintaining a residential scale. The most common flat building was the “two-flat,” a two-story building with an overall rectangular footprint—narrow yet deep to fit a standard Chicago building lot—and one apartment on each floor. The city’s earliest documented two-flats appear to date from the 1870s. Flat buildings built in the 1870s were either built of wood or brick. Because restrictive city building codes forbade wood-frame construction within a “fire zone” radiating out from the Loop, a large percentage of nineteenth-century two-flats were masonry in construction. Wood-frame two-flats, however, can readily be found in neighborhoods such as Lake View, which had developed as independent suburbs before being annexed to Chicago in the late 1880s.

Brick two-flats in Chicago are typically faced with brick or stone. Stone-faced two-flats, usually clad in gray Indiana limestone, became commonly known as “greystones.” Designed with either Classical or Romanesque details, greystones are found in greatest quantities in Chicago neighborhoods that developed largely in the 1890s or early 1900s.

If built with a recognizable style, two-flats exemplify styles in fashion at the time of their construction. 1870s-era two-flats were typically designed in the Italianate Style, with incised lintels and bracketed cornices. The Italianate transitioned in the 1880s to Queen Anne with eclectic building details and ornament. In the 1890s, the Romanesque, with rough-faced stone, medieval-decorated columns and round arches, became more common. As noted by Daniel Bluestone, free-standing two-flat and three-flat

⁹ Meredith Taussig, "Hotel St. Benedict Flats," Chicago Landmark designation report, 1985, revised 1986.

¹⁰ Alice Sinkevitch and Laurie McGovern Peterson, *AIA Guide to Chicago*. Urbana: University of Illinois Press, 2014. Terry Tatum, "Yale Apartments," Chicago Landmark designation report, 2002, 2.

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buildings served to “ease the transition from house to apartment,” in the city’s established residential neighborhoods, where they “were often simply disguised as single-family mansions.”¹¹

In Chicago’s poorest neighborhoods, multiple families in the late nineteenth century lived under one roof by economic necessity, not by choice. Worker’s cottages and other existing structures in less desirable neighborhoods were carved into makeshift one- and two-room apartments, and landlords often added tenements to the rear of these lots to maximize their profits. By the turn of the century, increasing land values and population growth led to the hasty construction of dark, unsanitary and overcrowded tenement buildings that lacked proper plumbing and ventilation. These buildings followed the model of the typical “dumbbell” or “double-decker” plan of New York tenements, which Chicago social reformer and activist Jane Addams called “a certain and appalling evil.”¹² Because they occupied 100 percent of their lots, with little or no space between buildings, these tenements deprived residents of sunlight, fresh air, and any outdoor space for gardening or recreation.

1902 Chicago Tenement House Ordinance and the Challenge of Building Density

Despite the growing number of multi-family dwellings constructed in Chicago in the 1890s, many residents continued to cling to the romanticized notion of the single family home, not just for the elite but also for Chicago’s vast working class population. A September 1896 article in the *Chicago Tribune* proudly proclaimed:

Chicago is a city of working-men’s homes...They are in the neighborhood of the factories and on the outskirts of the city. They are not large and they are far from pretentious, but their name is legion and they furnish the only possible solution of the troublesome [housing] problem....There is no tenement district in Chicago...Between [the worker’s cottage] and rooms of the tenement house there is a difference as wide as possible. It is a home, which the tenement is not. There is fresh air and sunlight. There is a place for children to play and for the father to sit with his pipe at the end of a day’s work.¹³

This idealization of the single-family home frustrated the city’s leading housing reformers, who were working to improve conditions and promote the construction of modern, well-built apartment buildings and the creation of green spaces in Chicago’s working-class neighborhoods. In a 1902 article titled “The Housing Problem in Chicago,” Jane Addams noted, “for a long time we have made a sort of fetich [sic] of the house, and have come to believe that a man has a sense of being home only when he is within four

¹¹ Bluestone, “Framing Landscape While Building Density,” 506.

¹² Tenement Conditions in Chicago, page 43.

¹³ “Chicago—The City of Homes for the Wage Earner,” *Chicago Tribune*, September 13, 1896, 41.

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walls standing alone upon one piece of ground... we are timid and would rather be uncomfortable in a little house than to start in some reasonable way in building apartments.”¹⁴

Addams and other housing reformers in Chicago formed the City Homes Association in 1900 to advocate for improvements in housing and the creation of small parks and playgrounds across the city. The association quickly went to work. In 1901 it published *Tenement Conditions in Chicago*, a groundbreaking study that documented the deplorable conditions in the city’s densely populated tenement districts and made recommendations for new legislation to ensure that new tenements met minimum standards for light, ventilation, sanitation, and safety. “Chicago is both uninformed and unprepared for the future,” the authors of the report warned. “If the six hundred tenements built each year in Chicago are to be a benefit instead of an injury to the city, there must be a comprehensive code of laws that will insure...light, air, and a sufficient amount of space to every human being.”¹⁵

Chicago’s city council heeded the warning, and the Tenement House Ordinance was passed in 1902. Despite its name, the ordinance set minimum standards for construction of *all* new multi-family housing in the city, regardless of size or location, by defining “tenement” as any building that housed two or more families in separate apartments, “including all apartment buildings, flat buildings, residential hotels, etc.”¹⁶ Recognizing that the use of the word “tenement” would further stigmatize apartment living for middle- and upper-class residents, developers and progressive reformers unsuccessfully petitioned the council to reconsider the language in the ordinance. “We wish to be up to date and to have apartment building environments which, even in name, will be something of which the city can be proud,” the Chicago Builders and Owners Association told the *Chicago Tribune* in May 1902. “We desire to substitute the word ‘apartment’ for the word ‘tenement’ wherever it occurs in this ordinance.”¹⁷

Chicago’s 1902 Tenement House Ordinance established that all new multi-family buildings be constructed with fireproof exterior walls. Interior construction for buildings between four and five stories was required to be slow-burning heavy timber, and buildings over five stories were required to have fire-proof interior framing. Maximum lot coverage was limited to 75 percent for interior lots, 85 percent for corner lots without rear alleys, and 90 percent for corner lots with rear alleys. New buildings were required to have at least two flights of stairs accessible to every unit, and entrances on the alley or a street. Every habitable room in every apartment was required to have at least one window for light and ventilation, and windows were required to have at least ten square feet of glass. Public corridors were also required to have exterior

¹⁴ Jane Addams and Mr. De Forest, “The Housing Problem in Chicago,” *The Annals of the American Academy of Political and Social Science*, July 1902, vo. 20.

¹⁵ *Tenement Conditions in Chicago*, 162.

¹⁶ 1902 Tenement Ordinance

¹⁷ “Bar Word ‘Tenement’,” *Chicago Tribune*, May 30, 1902, 3.

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windows. On the interior, the ordinance set minimum room sizes and ceiling heights and required running water and toilets in every unit.

The 1902 ordinance also established the different types of “courts” that could be used to satisfy new lot coverage and window requirements, including an “inner court” (entirely surrounded by the building), a “lot line court” (bounded on one side and both ends) and an “outer court” (extending to the street). Every court was to be “open and unobstructed at every point thereof from the bottom thereof to the sky.”¹⁸

By their nature, the smaller flat buildings proliferating in Chicago easily met the requirements outlined in the 1902 ordinance. However, constructing higher density multi-family buildings that could keep pace with the city’s booming population while meeting the new building code presented architects with a new design challenge. Ultimately, the restrictions outlined in the 1902 Tenement House Ordinance would give rise to one of the most distinctive, successful, and enduring residential building types in Chicago—the courtyard apartment building.

Evolution of the Chicago Courtyard Apartment Building as a Distinct Building Type

Early Chicago Courtyard Apartment Buildings (1889-1902)

Widespread construction of Chicago courtyard apartments did not begin in earnest until the early 1900s; however, several apartment buildings completed in the late 1800s served as important precedents to the Chicago courtyard apartment building. The largest and most prominent of these was the Mecca Hotel (Figures 5-8), designed by architects Willoughby J. Edbrooke and Franklin Pierce Burnham and completed in 1892 at 34th Street between Dearborn and State Streets on the city’s South Side. Originally constructed as a hotel for visitors to the World’s Columbian Exposition, the four-story building was arranged in a U-shape around a landscaped central courtyard. On the interior, apartments in the Mecca’s two primary wings were arranged around grand interior atria with “promenade balconies,” providing space for residents and visitors to “see and be seen.”¹⁹ The ground floor also incorporated space for twelve stores. With ninety-eight apartments contained in less than half of a standard Chicago block, the Mecca served as a powerful early illustration of the density that could be accomplished through the construction of courtyard apartments. The *Chicago Tribune* noted in 1891 that the Mecca’s population “would be sufficient for a fair-sized village,” and that the same population housed separately in cottages would cover two five-acre blocks.²⁰

The Arizona Apartments (Figures 9-10), designed by Treat & Foltz and also completed in 1892, was another early example that helped to establish the courtyard apartment form, with a generous landscaped

¹⁸ 1902 Tenement Ordinance

¹⁹ Bluestone, “Framing Landscape While Building Density,” 512.

²⁰ “Mecca of Flat-Seekers,” *Chicago Tribune*, September 12, 1891, 8.

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courtyard that occupied 20 percent of the entire site. The four-story Arizona housed fifty-five apartments that were accessed by seven separate entrances that opened into the courtyard and on the street. The following year, Treat & Foltz completed designs for another apartment building—the Tudor—that rose to five stories but also featured a 25-foot front lawn in addition to a landscaped court (Figures 11-12). This setback helped to “merge the mass of the apartment building into the form of the established single-family residential landscape.”²¹ However, unlike the Mecca and the Arizona, the Tudor’s upper floor apartments were accessed through a central lobby and elevator, reducing the sense of privacy for residents.

Although the construction of the Mecca Hotel, the Arizona Apartments, and the Tudor Apartments generated significant press coverage (both for sheer size and architectural ingenuity), a more modest development—the Pelham Apartments at 332 W. Dickens Avenue (Figures 3-4)—appears to be the earliest documented example of a courtyard apartment constructed in Chicago. Designed by architect H. B. Seely and completed in 1889, the four-story masonry building included all the defining features that would characterize the average courtyard apartment building in the 1910s and 1920s. An article in the *Inter Ocean* from May 2, 1889 noted that the “principal feature” of the building was its “large south court, surrounded by three, four, five, and six room apartments.” Separate entrances arranged around the court provided access to tiers of apartments, which were finished “in the most modern style and complete in every particular,” including up-to-date kitchens with gas ranges and hot water—still something of a novelty in 1889.²²

Two buildings designed by architect Frank Lloyd Wright in 1895—the Francis Apartments in the Bronzeville neighborhood (demolished 1971, Figures 13-14) and Francisco Terrace in the East Garfield Park neighborhood (demolished 1974, Figures 15-18)—served as early precedents for the courtyard apartment form. Francisco Terrace, promoted as a “model tenement,” is particularly notable as one of the earliest attempts at designing courtyard buildings for working class residents. The two-story building housed forty-six four-room apartments arranged around an interior courtyard, which was accessed through a portal framed by an ornamental terra cotta arch. The Francis Apartments, a four-story building which served as middle income housing, featured a more modest courtyard and ground floor storefronts that faced 43rd Street.²³

By the late 1890s, these early examples of courtyard apartments had already begun to shape the future of multi-family housing in Chicago. In an 1897 article in the *Chicago Tribune* titled “Chicago as It Will be One Hundred Years from Today,” the city’s Health Commissioner Dr. Arthur R. Reynolds predicted that “the flat house will have evolved until it is quite different from that of today...there will be erected great buildings surrounded by gardens...The wings will face courts, and every room will possess one or more

²¹ Bluestone, “Framing Landscape While Building Density,” 514.

²² “New Apartment House,” *The Inter Ocean*, May 26, 1889, 18.

²³ Richard R. Gnat, “The Chicago Courtyard Apartment Building: A Type/Variant Analysis, pp10-11. Dennis Byrne, “W. Siders Out to Save Rare Wright Building,” *Chicago Daily News*, December 9, 1971, 22.

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windows that will permit the occupant to look up at the sky and down to the ground.”²⁴ Writing in the *Brickbuilder* in 1898, Chicago architect Irving K. Pond made a similar prediction, stating:

The problem of the tenement house will not be solved until two or more adjacent lots, even to the extent of a city block, had been utilized for one scheme of building, and, by means of the courtyard, sometimes amounting almost to a park, all light wells will have been banished...It is probable that the highest type of apartment building is to develop along this line, that is, about a courtyard or garden.²⁵

Reynolds and Pond were correct in predicting that architects and builders in Chicago would embrace the courtyard form as an efficient and attractive model for building density, but the implementation would be much faster than they anticipated. Examples of courtyard apartments constructed before the 1902 Tenement House Ordinance, but very much in keeping with the ordinance’s requirements, include the Amarilla Apartments at 121-141 E. Garfield Boulevard (1899, demolished, see Figures 19-20) and Boulevard Terrace at 21-25 E. Garfield Boulevard (1901, Figures 21-22), both designed by architect Henry K. Holsman; the Wadeford at 3414-3424 N. Elaine Place (1901, (Figures 23-24); and the Mignon at 4410-4416 N. Paulina Street (1901, Figures 25-26), designed by Samuel N. Crowen. All these buildings included generous landscaped courtyards, multiple private entrances on the courtyard and street elevations, and solid masonry exteriors with a high level of architectural detail, which would become standard in Chicago courtyard apartment buildings going forward.

Rise of the Chicago Courtyard Apartment (1902-1930)

In the years immediately following passage of the Tenement House Ordinance, courtyard apartment buildings began appearing with more regularity throughout the city as architects and developers worked within the constraints of the new building code. These constraints also ensured that, from the beginning, courtyard apartments would be remarkably consistent as a building type. The requirements for fireproof construction limited the height of most courtyard buildings to four stories, with the majority being three stories set above a raised basement. To avoid common hallways that wasted space and triggered additional code requirements, architects designed courtyard apartments arranged around a series of separate entrances, which enhanced privacy and conveyed a more domestic character. Because each unit was required to have access to two stairs, front and rear entry sequences in courtyard apartment buildings developed to effectively separate public (courtyard) and service (rear) entrances. To meet light and ventilation requirements, apartments were typically limited to two units per floor at each entry, with each apartment spanning the width of its building section. Living rooms and dining rooms were placed along the courtyard or street side, which offered the best views, with bedrooms, kitchens and baths to the rear. Although some examples incorporated interior courts that were separated from the street, architects

²⁴ Bluestone, “Framing Landscape While Building Density,” 513.

²⁵ Irving K. Pond, “Architecture of Apartment Buildings,” *Brickbuilder* 7 (June 1898), 116.

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quickly developed a strong preference for the exterior court, which visually connected the building to the larger residential landscape.²⁶ Two impressive later exceptions to this trend, both completed in 1929, were the Marshall Field Garden Apartments (Figures 107-108) at W. Blackhawk Street and N. Sedgwick Street and the Michigan Boulevard Garden Apartments (Figures 109-111) at E. 47th Street and Michigan Avenue.

Within this framework, a surprising amount of variety was still possible through creative planning and architectural embellishments. While a majority of Chicago courtyard apartments exhibit a standard U-shaped plan, the overall size and plan of courtyard buildings could vary significantly depending on the size and shape of the lot and its location on the block (mid-block or corner). Architects designed the street and courtyard facing facades of courtyard apartments in a variety of architectural styles—including Gothic Revival, Georgian Revival, Renaissance Revival, Tudor Revival, Spanish Revival, Craftsman, and Prairie—that differentiated their buildings while still connecting them with the residential character of their surroundings. Projecting bays were often incorporated to enliven the primary facades and flood the apartments with light. Architectural elements such as ornamental gates, balustrades, and fountains were often added to the landscaped courtyard spaces as well.

As courtyard apartments proliferated across the city, they quickly gained national attention, with architects and progressive activists praising the Chicago courtyard apartment building as a model for apartment design. In 1907 Herbert Croly,²⁷ progressive thought leader and editor of *The Architectural Record*, applauded Chicago's distinctive approach, particularly when compared with multi-family buildings in New York City:

These [apartment] houses are not published because they are extraordinary pieces of architectural design. They are published because they are typical of the better class of apartment housing now being built in Chicago, and because...they really look like pleasant and appropriate places to live. They prove that, in Chicago at least, the tenant of a flat can retain many of the advantages which in New York belong almost exclusively to the owner of a private dwelling. He can obtain space, air, light, a court in which his children may play, green grass and flower beds, and a habitation which looks like the residence of refined and civilized people.²⁸

Croly's article highlighted eight Chicago courtyard apartment buildings, six of which were three-story examples with a typical U-shaped plan. These included Norman (or Normond) Courts (1905, demolished, Figures 29-30) at 4628-4640 S. Lake Park Avenue and the Patio (1905) at 820-834 W. 51st Street, both designed by architect Henry L. Newhouse; Georgian Court (1905, demolished) at Clark and LaSalle

²⁶ Gnat, 8, 12-13.

²⁷ Croly, who served as editor of *The Architectural Record* from 1900-1914, was a leading progressive journalist and is considered one of the founders of modern liberalism in the United States. He founded the *New Republic* in 1914 and published several influential books, including *The Promise of American Life* (1909) and *Progressive Democracy* (1914).

²⁸ Herbert Croly, "Some Apartment Houses in Chicago," *Architectural Record*, 122-128.

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Streets, designed by Bortz & Hetherington, and The Alvah (1905, demolished, Figures 31-32) at 4436-4448 S. Drexel Boulevard, designed by Andrew Sandegren. Croly was particularly pleased with these “low buildings,” designed in the Gothic and Georgian styles and “arranged around courts so liberal in size that even the rooms on the bottom of the court obtain an abundance of light and air.” The separate entrances, he also noted, gave tenants much more privacy than a typical tall apartment building, where residents were funneled into a single entrance and traveled through the building via elevators and common corridors, where they could be “jostled and annoyed by unsuitable neighbors.”²⁹

By 1920, Chicago’s population had grown to over 2.7 million residents, prompting construction of thousands of new courtyard apartments in neighborhoods across the city over the next decade. In 1922, *American Builder* reported that “Chicago has a type of apartment that is peculiar to itself. This is the court type which has many features to recommend it...each day sees ground broken for a dozen or more of these large apartment buildings.”³⁰

By the early 1920s, the architects designing courtyard apartments in Chicago had developed a defined set of modular templates that could accommodate a variety of sites. The standard courtyard apartment, which could be located mid-block or on a corner lot, featured a U-shaped plan framing a central open courtyard. The wings of most U-shaped courtyard buildings were perpendicular to the street, but on some larger, mid-block examples, the wings telescoped outward to create a more inviting central court. Developers who could assemble large parcels built S-shaped courtyard buildings—a standard U-shaped structure with an extra wing added to one side—and “double” courtyard buildings—two U-shaped structures joined together to create an M-shaped plan, with narrow light courts between the center sections—and even larger “triple” courtyard buildings.

On the other end of the spectrum, “half court” buildings were developed for narrower lots, typically 50-100 feet wide. Frank Chouteau Brown, writing in *The Architectural Record* in 1922, observed that the half court type was “laid out quite as though it were one half of a courtyard development” and illustrated how far developers would go to build densely with the courtyard model on “a very deep, narrow lot.”³¹

Courtyard buildings located on residential streets housed only apartments, with basement spaces typically used for storage and mechanical rooms. On corner lots along major commercial thoroughfares, architects often incorporated ground floor commercial storefronts to generate additional revenue for owners. Typically, these mixed use courtyard buildings were built with an S-shaped plan, with storefronts housed in the extra wing facing the commercial street and the landscaped courtyard on a residential cross street.

²⁹ Ibid, 128-130.

³⁰ “Variety in Apartment Building Construction,” *American Builder*, June 1922.

³¹ Frank Chouteau Brown, “Tendencies in Apartment House Design: Part VII – Courtyard Plans,” *The Architectural Record*, Vol LI, 1922, 70

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As with most residential architecture in Chicago, the largest and most architecturally distinctive courtyard apartment buildings were typically located in desirable lakefront neighborhoods and catered to upper-class residents. However, as Daniel Bluestone has observed, “as courtyard apartments proliferated, it was possible to find courtyard buildings intended for people of different economic circumstances in a single neighborhood or on a single block.”³² Courtyard apartments for the middle class exhibited the same exterior form as luxury examples and could often only be distinguished by their more restrained architectural detailing and smaller, minimally landscaped courtyards. The primary differences between middle-class and luxury courtyard buildings were concealed on the interior. More affordable options featured small apartments (three to four rooms) with minimal detailing and often incorporated space saving elements like Murphy beds and kitchenettes. Courtyard apartments that catered to affluent residents were designed to mimic gracious single-family homes, with multiple living spaces, larger and more numerous bedrooms and bathrooms, and often small servants’ quarters.

The Pattington Apartments at 660-676 W. Irving Park Road (Figures 27-28), a double courtyard building designed by David E. Postle and completed in 1904, is perhaps the best known example of an extant luxury courtyard apartment building in Chicago. Despite its sprawling size, the building housed only 72 apartments, ranging from six rooms (1,400 square feet) to nine rooms (2,500 square feet), all of which were “finished with oak and mahogany woods, carefully detailed hardware, plaster cornices” and included a butler’s pantry and maid’s room. Concrete soundproofing was installed between the floors to ensure that residents were not disturbed by their neighbors, and the building housed a tearoom, a separate automobile room (where residents could have their cars washed and serviced), and a private telephone system. In 1903, the *Inland Architect* described the building as “more like a group of large private mansions with beautiful private parks binding them together in one social circle.”³³

Construction of courtyard apartments accelerated through the 1920s to keep pace with Chicago’s rapidly growing population, as Chicagoans fully embraced apartment living. In 1928, 80.7 percent of the total housing units constructed in the city were apartments. Although only 19 percent of Chicago’s residential structures had more than two units, these larger apartment buildings housed nearly half of the city’s households. Courtyard apartments in particular exemplified “humane urban density and scale” that “significantly redefined urban living in Chicago.”³⁴

Chicago Courtyard Apartments After 1930

The onset of the Great Depression in October 1929 halted most residential building construction across the United States through the 1930s. While previous scholarly analysis suggests that courtyard apartment

³² Bluestone, “Framing Landscape While Building Density,” 529.

³³ National Register of Historic Places, Pattington Apartments, Chicago, Cook County, IL, National Register #80001349, 2.

³⁴ “The Trend Toward Apartment House Living,” *Building Developer*, Vol. IV, June 1929, 39. Bluestone, “Framing Landscape While Building Density,” 530.

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buildings ceased to be built in Chicago in any meaningful numbers after 1930, this is not the case. The Federal Housing Administration, created in 1934 as part of the National Housing Act, gave private lenders lower rates and longer lending periods to encourage construction of new housing. In Chicago, this led to a number of large, privately owned housing developments, several of which were built using the courtyard model.

Among the first of these Depression-era courtyard developments was Granville Gardens at 6200-6242 N. Hoyne Avenue (1938, Figures 112-113), a group of four buildings arranged around two nearly enclosed interior courtyards. As noted in the *AIA Guide to Chicago*, Granville Gardens, designed in a “stripped down Art Deco style,” was “Chicago’s first large, privately financed housing complex since the onset of the Great Depression and the first built under direct government supervision.”³⁵

On June 26, 1938, the *Chicago Tribune* announced the construction of the an enclosed court complex at 4901 N. Wolcott Avenue (Figures 114-116), “the third largest privately owned group of flats announced for construction in Chicago in the last decade.”³⁶ Inspired by European Modernism and designed by architect Christian S. Michaelsen, the development spans an entire city block and features three U-shaped courtyard apartment buildings—one long courtyard building that frames the block on three sides, with two smaller buildings in between—that together house 147 apartments. As the *Chicago Tribune* article noted, all the buildings were “three stories, of face brick exterior and stone trim. They will cover only 40 per cent of the land, leaving balance for walks, trees, and shrubs. The general plan provides for a large open parkway with three spacious courts leading to the streets.”³⁷

Although America’s entry into World War II in 1941 further delayed substantial new privately funded residential development in the early 1940s, starting in 1946 and continuing through the 1960s, Chicago newspapers and periodicals reported the construction of dozens of new courtyard apartment buildings, many of which have been confirmed to be extant. In their overall massing, plan, and circulation patterns, these post-war examples are a clear continuation of the Chicago courtyard building types constructed in the 1910s and 1920s. Not surprisingly, post-war courtyard apartment buildings were constructed primarily on the outskirts of the city, where there was still space to build and where populations were rising. Like their predecessors, these buildings were designed to blend with the style and scale of the buildings around them—courtyard apartments constructed after 1945 were streamlined and restrained, serving as a compliment to the Raised Ranches, Cape Cods, Chicago Georgians, and post-war flat buildings that were popular in the period.

³⁵ Alice Sinkevitch and Laurie McGovern Peterson, *AIA Guide to Chicago*. Urbana: University of Illinois Press, 2014, 21-252.

³⁶ Al Chase, “Work to Begin Soon on Flats in Wolcott St,” *Chicago Sunday Tribune*, June 26, 1938, 14.

³⁷ Ibid.

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Continuing on the trend created by FHA housing developments in the 1930s, post-war courtyard apartment buildings were more often built as multi-building complexes, particularly in the 1940s and early 1950s. A notable example of this trend is Merrion Square (Figure 124-125), a group of six Art Moderne courtyard apartment buildings near the corner of South Jeffrey Boulevard and E. 72nd Street in the South Shore neighborhood. Completed in 1948 by architect and builder Martin H. Braun, the buildings feature a telescoping U-shaped plan with angular projecting bays along the courtyard, corner windows, and horizontal brick banding between the window openings. The courtyard entrances are flanked by fluted panels and topped by curved metal canopies. Large glass block windows above the entrances provide light to the stair halls.³⁸ An even larger courtyard complex, featuring eight Neo-Georgian U-shaped buildings, was designed by architect Harold A. Stahl and constructed north of Winnemac Park in Lincoln Square in 1950 (Figures 126-127).³⁹

In contrast to the exuberant revivalist ornamentation exhibited by their early twentieth century predecessors, post-war courtyard apartment buildings generally featured planar brick walls with little or no ornament and punched window openings, which often wrapped around corners. Projecting bays, when incorporated, were angular, and facades often featured brick banding to emphasize the building's horizontality. Entrances along the courtyards were typically framed in simple geometric surrounds and often protected by small metal canopies, with glass block windows marking the stair halls above. Many architects utilized contrasting brick to add visual interest to otherwise austere courtyard facades. At 7423-7437 N. Ridge Boulevard (1957, Figures 132-133), buff colored brick walls contrast with orange brick panels between window openings and at entrances. The building at 1829 W. 104th Street (1958, Figures 134-135) was designed with continuous bands of brown roman brick between window openings, set against a light brick background. In the 1950s and 1960s, numerous courtyard apartments featured stacked glazed brick (often light blue) between window openings, around entrances, and at corners.

One important feature that differentiated post-war courtyard apartments from pre-war examples was the incorporation of dedicated off-street parking for residents. A handful of pre-1930 courtyard apartment buildings were constructed with standalone garages, but they were a rare amenity. The economic prosperity of the post-war era, coupled with the construction of the Interstate Highway System, led to a surge in demand for automobiles, and middle-class families across the country embraced the freedom and mobility that car ownership offered. When the City of Chicago passed the first major revision of its 1923 zoning ordinance in 1942, it included the first requirements for off-street parking in new residential buildings, which mandated that apartment buildings provide one parking space for every three units.⁴⁰

³⁸ "108 Apartment Project Will Cost 1 ½ Million," *Chicago Tribune*, September 7, 1947, 16.

³⁹ "Flat Buildings on Hoyne Av. To Be Begun Soon," *Chicago Tribune*, November 25, 1949, 11.

⁴⁰ Daniel Kay Hertz, "The Life, Death, and Rebirth of Moderate-Density Apartment Buildings in Chicago," October 13, 2025, <https://daniel-kay-hertz.ghost.io/the-life-death-and-rebirth-of-moderate-density-apartment-buildings-in-chicago/>, accessed December 12, 2025.

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Architects and developers of courtyard apartments typically met this requirement by pulling the rear of the building back from the lot line, allowing for parking off the alley. Consequently, post-war courtyard apartments generally have shallower, wider courts than examples built in the 1910s and 1920s.

When the Chicago zoning ordinance was amended again in 1957 to require one off-street parking space for every two units, creating courtyard apartments with the necessary density while meeting the city’s parking requirements became more difficult. Courtyard apartments continued to be constructed in Chicago throughout the 1960s, but they were increasingly eclipsed by new residential models that incorporated parking, particularly in densely populated areas.⁴¹ After reaching its peak in 1950, the city’s population declined precipitously between 1960 and 1970, from 3,550,404 to 3,366,957, and the demand for private multi-family residential developments like courtyard apartments waned by the late 1960s.⁴²

Characteristics of the Chicago Courtyard Apartment Building

Neighborhoods and Sites

Although Chicago courtyard apartment buildings were constructed in nearly all the city’s 77 community areas, their distribution was influenced by broader residential development patterns that shaped the city through the twentieth century. Larger numbers of the type can be found in neighborhoods near the edges of the city where more undeveloped parcels were available, including Rogers Park, Edgewater, and West Ridge to the north, Chatham and South Shore to the south, and North Lawndale and Austin to the west. Clusters of courtyard apartment buildings can also be found along the city’s park boulevard system, where their street-facing courtyards connected to the surrounding greenspace. In mature neighborhoods closer to the city center, construction of courtyard apartment buildings was more scattered, with new courtyard buildings replacing existing single-family or smaller multi-family buildings to accommodate the growing numbers of residents through the 1910s and 1920s. During the post-war period, modern iterations of the courtyard apartment building were built as new infill in established neighborhoods and in less-developed areas at the edges of the city.

The modular nature of the courtyard apartment type allowed architects and developers to adapt the design of the courtyard building to a range of sites, from wide lots spanning multiple parcels to narrow single parcel lots. U-shaped single court buildings could be placed mid-block or at corner lots. Half court buildings constructed mid-block resulted in more private courtyards that were contained by the adjacent

⁴¹ Ibid.

⁴² United States Census Bureau, <https://www.census.gov/about/history/historical-censuses-and-surveys/decade-facts.1960.html#list-tab-2036066290> and <https://www.census.gov/about/history/historical-censuses-and-surveys/decade-facts.1970.html#list-tab-2036066290>, accessed December 15, 2025.

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buildings, while those placed at corner lots featured more public courtyards directly facing the street. Two half courtyard buildings constructed at the northeast and southeast corners of S. Hale Avenue and W. 105th Street in 1928 (Figures 98-101) each feature simple, open courtyards facing 105th Street, creating a large swath of publicly accessible green space that spans the street. Larger multi-court buildings could extend across entire block faces—the courtyard apartment building at 4101-4121 N. Sheridan Road, designed by Robert Kane and built in 1916, features a serpentine plan that stretches from Belle Plaine Avenue to West Gordon Terrace.

Although most courtyard buildings were constructed on rectangular lots, architects also developed creative variations of the type to accommodate irregular sites. The courtyard apartment building at 3726-3730 W. Douglas Boulevard (1921) combines a single courtyard with a wide half courtyard to accommodate a curving intersection at the connection of Douglas and Independence Boulevards in North Lawndale. In the Hyde Park neighborhood, a narrow third wing and second courtyard were added to a single court building at 1516-1534 E. 59th Street (1924) to maximize the number of units on an irregular site abutting a train line.

In particular, early twentieth-century courtyard apartment developments took full advantage of any attractive vistas that were adjacent to their sites, including those that faced the city's expansive system of parks and those located along the shores of Lake Michigan. Many lakeside buildings, such as the double court South Shore Beach Apartments (1923, Figures 68-69) at 7425 S. South Shore Drive and the single-plus-double court 1029-1949 W. North Shore Avenue, positioned their courtyards eastward out toward the lake, creating fully private courtyards, often with private boardwalks and beaches.

Exterior Characteristics

While the overall massing and layout of courtyard apartments is generally formulaic, with the number of courtyards for each building determined largely by the size and shape of the site, courtyard apartment designs are often differentiated through exterior design features, including applied ornament, variation in rooflines and exterior materials, and projecting bays or balconies. The level of architectural detailing seen on courtyard apartment buildings ranges from minimal to exuberant. Cost-efficient examples often feature brick-clad exteriors with simple detailing at the base, roofline, and entrance bays, while high-end luxury courtyard buildings feature highly detailed street-facing and courtyard-facing elevations enlivened with projecting bays and towers, elaborate entrance and window surrounds, and an abundance of applied ornament.

Like other early twentieth-century apartment buildings in Chicago, the typical courtyard apartment features ornamental detailing at the base and roofline. The ground floor or raised basement is often

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delineated with limestone, terra cotta, or brick stringcourses, and sometimes features banded rustication or a different material than the exterior walls of the upper stories. Upper sections of primary elevations are also enlivened by stringcourses, frieze bands, or other detailing, and stepped or crenelated parapet walls are common.

The entrances of courtyard apartment buildings are generally marked by ornamental surrounds of brick, stone, or terra cotta. Some examples also include projecting canopies or small entrance porches—usually restricted to at entrances within the courtyard—to protect residents from the elements. Tower Court (1899), an early courtyard building at 6210-6216 S. Dorchester Avenue, contains narrow limestone entrance porches with corner columns and Gothic detailing at the entrances on the north and south courtyard-facing elevations. The upper stories of entrance bays also sometimes feature additional architectural details. . At the Cleveland Apartments at 835-843 W. Barry Street and the Roosevelt Apartments at 847-855 W. Barry Street, identical single court buildings completed in 1912, the second and third stories of the entrance bays are slightly recessed within a round arch opening supported by brick pilasters.

Entrances are often placed within projecting square or polygonal bays, which establishes a pleasing rhythm along the elevations and helps to define entry points. Projecting window bays also provide additional light and views of the street or courtyard. The Forrestville at 1414-1434 W. Lunt Avenue (Figures 54-55), a 62-unit Tudor Revival courtyard apartment building completed in 1915, features a profusion of full-height polygonal window bays along courtyard-facing elevations; larger window bays mark the street-facing elevations of the building at end units that did not fully face the courtyard. The design of the bays at 1747-1759 E. 67th Street (c. 1915), exhibit a more subtle differentiation at the street-facing and courtyard facing elevations, with simple square bays facing the street and three-sided bays with canted side walls facing the courtyard.

Some courtyard buildings also include open balconies or terraces—either inset or projecting from the wall—that provide private outdoor space in addition to the shared space of the courtyard. The Albemarle Apartments at 5514-5526 S. Cornell Avenue (1912) features inset balconies facing the courtyard, while enclosed sun porches provide a light-filled private space for units that faced the street. Many post-war courtyard buildings feature balconies and patios with sliding glass doors facing the courtyard.

Like other apartment buildings in Chicago, courtyard apartments facing commercial streets were often designed with storefronts on the ground floor at the street-facing elevations. These storefronts helped building owners to maximize rental income in ground-floor or basement spaces of the building that faced the street, which were not ideal for residential use. Courtyard buildings containing storefronts were often located on corner lots, with the elevation facing the commercial street presenting as a typical mixed-use

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building and the courtyard facing an adjacent residential street. The building at 4621-4625 N. Lincoln Avenue/2257-2267 W. Eastwood Avenue illustrates this divide between mixed-use and residential that often characterized courtyard apartment buildings with commercial spaces. The Lincoln Avenue elevation contains ground-floor storefronts separated by a central residential entry that provides access to the units on the second and third floors, and blends in well with the surrounding commercial buildings on the block. The west end of the building, which faces Eastwood Avenue, contains the single courtyard; although storefronts are also present on the ground floor of the east and west wings of this section, the remainder presents as a standard residential courtyard building. Access to apartments in these more programmatically complex developments could vary. The commercial wings of S-shaped courtyard buildings sometimes housed upper floor apartments connected by common corridors, such as 4745-4753 N. Monticello Avenue / 3617-3627 W. Lawrence Avenue (1924), but the main residential courtyard block exhibit tiers of apartments with separate entrances.

In rare instances—for example at 5041-5049 W. Fullerton Boulevard (1929) and 7901-7907 S. Phillips Avenue / 2433-2443 E 79th Street (1929)—the resident courtyard was fully separated from the public street by a shared entry lobby through which residents must pass to access their individual apartment stairwell entries in the courtyard beyond.

Courtyard Characteristics

The landscaped courtyard is the most important character-defining feature of Chicago’s courtyard apartment buildings. As noted by Daniel Bluestone, while courtyard apartments were constructed by “private developers and not by the city,” the intentional incorporation of “breathing space” in these private developments “responded to, and appropriated, the reform power of [Chicago’s] contemporary small park and playgrounds movement” by bringing the push for open space from the neighborhood level “to the individual block and building lot.”⁴³ However, the size and complexity of courtyards varied widely, from small and spare to expansive and exuberant.

Courtyard Size and Configuration

The width and depth of the courtyard was largely determined by the size of the lot on which the building was constructed, but also by the class of resident that the developer sought to attract. For buildings in working class neighborhoods that were squeezed onto narrow lots, the courtyard could be no more than a glorified light well, open to the street. The Callner Building at 2827 W. Lyndale, completed in 1912, was constructed on a 50-foot-wide lot and features a central courtyard less than six feet wide, with only enough

⁴³ Bluestone, “Framing Landscape While Building Density,” 519-520.

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space for a paved walkway connecting to the courtyard entrances. In contrast, luxury courtyard apartments were typically designed with oversized courtyards that were often referenced as miniature parks. Each of the two courts at the Pattington Apartments measure 60 feet by 135 feet; the building itself covers just 60 percent of its lot. The Plymouth Court Apartments at 5311-5329 N. Kenmore Avenue, designed by John R. Fugard and completed in 1912, features an astonishingly large courtyard measuring 100 feet by 115 feet—the width of four standard Chicago lots. Advertisements for the building claimed it was the “largest court in the city.”⁴⁴ That these high-end developments could afford to leave so much of the site open only underscored their prestige.

Developers who procured unusually deep lots, often on blocks that did not conform to Chicago’s typical grid system, constructed large courtyard apartment buildings with extremely long courtyards. On the north side of the city, the Parliament House at 510-534 West Addison Street (c. 1928) was constructed on a roughly 400-foot by 125-foot lot, with a U-shaped building housing 13 tiers of apartments. The Patio Apartments at 1618 W. Granville Avenue (1926, Figures 83-85) extends the full length of the 375-foot-long block. Gated entryways at Granville Avenue and Thome Avenue provide access to the central courtyard and 14 tiers of apartments. On the south side of the city, three long courtyard apartment buildings were clustered along one block of Lake Park Avenue in the Kenwood neighborhood: the Norman (or Normond) Court Apartments (1905, demolished), the Tuileries at 4612-4628 S. Lake Park Avenue (1910, Figures 41-42), and the Lake Park Building at 4631-4637 S. Lake Park Avenue (1915, Figures 58-59). A number of examples were also concentrated along Drexel Boulevard in the Kenwood and Bronzeville neighborhoods, including 4420-4428 S. Drexel Boulevard (c. 1927), 4520-4528 S. Drexel Boulevard (c. 1927), and 4828-4848 S. Drexel Boulevard (1926, Figures 96-97). Because lots along Chicago’s park boulevard system were often platted with generous setbacks, these buildings in particular—held back from the public way, wrapped around an open courtyard, and facing a landscaped swath of open space—epitomize the goals reflected in Chicago’s first adopted motto, “Urbs in horto,” or “city in a garden.”

“S-shaped” courtyard apartment buildings, often constructed on irregular corner lots that faced both a commercial and a residential street, generally feature shallower courtyards. Extant examples from the 1920s include 3215 N. Karlov Avenue/4052-4058 W. Belmont Avenue, 837 E. 52nd Street, 2855-2859 N. Kostner Avenue, 6101-6105 N. Talman Avenue/2612-2618 W. Glenlake Avenue, and 6100-6104 N. Rockwell Street/2604-2610 W. Glenlake Avenue.

Such extremes in courtyard sizes tend to be the exception rather than the rule. In general, even the most modest courtyard apartment buildings were designed with courtyards generous enough to accommodate a modicum of green space, and all but the most luxurious examples did not sacrifice rentable square

⁴⁴ Advertisement *Chicago Tribune*, April 6, 1913. Not surprisingly, in the post-World War II period, the expansive courtyard at Plymouth Court Apartment was converted to a parking lot for residents.

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footage for open space. Changes in the Chicago building code in 1902 limited building coverage on most lots to 75 percent, with higher percentages (up to 90 percent) on corner lots. By the 1920s, courtyard apartment developers had solved the problem of building on narrow lots by constructing “half court” buildings that only enclosed the lot on two sides, striking a better balance between open space, lot coverage, and building density. For “full court” buildings, landscaped courtyards typically covered between 20 and 40 percent of the courtyard apartment site.⁴⁵ As noted by Chicago preservation planner Lawrence Shure in his studies of courtyard apartments in Rogers Park, developers constructing courtyard apartment buildings in established residential neighborhoods often complied with the front yard setbacks established in the original subdivision. On blocks that had been initially subdivided for large single-family homes, the setback could be substantial (30-40 feet in some cases), but adhering to these established norms helped courtyard apartment buildings blend in with the architectural character of the surrounding buildings and assuaged neighborhood residents’ concerns about an invasion of apartments.⁴⁶

Beginning in the 1920s, some builders removed rear apartments from their courtyard building designs, creating two independent apartment buildings linked by “open ended” courtyards. Many open-ended examples like the Patio Apartments at 1608-1622 W. Granville Avenue (1927) and the later Mayfair Gardens at 7347-7365 N Sheridan Road (1948, Figures 120-121) are located on longer lots that span full blocks, creating separate courtyard access points at both ends. The Lake Park Building at 4631-4637 S. Lake Park Avenue (1915) opens to the street at one end but is enclosed by railroad lines at the rear. To prevent views into an unsightly public alley, the builder of an open-ended courtyard building at 4201-4211 N. Keystone Avenue (1924, Figures 74-76) terminated the rear of the courtyard using a decorative brick wall with a discreet alley service door. As the popularity of the courtyard apartment building type waned in the 1950s and 1960s, the inherent simplicity and replicability of open-ended buildings with very spare shared courtyards linking streets and sidewalks back to rear alleys made them popular for Chicago builders in growing neighborhoods on the Far South and Far Northwest Sides.

Courtyard Features

The landscape within the courtyard generally includes (at a minimum) hard surface pathways that connect the public sidewalk to court-facing entrances, framed by areas of lawn or landscaped planting beds. Decorative elements and permanent landscape features were also incorporated into courtyard designs constructed before World War II, with the most elaborate treatments reserved for luxury developments with sizeable courts.

⁴⁵ Daniel Bluestone, “The Chicago Alternative: Vernacular Forms for the Garden City,” in *Landscapes of Housing: Design and Planning in the History of Environmental Thought*, edited by Jeanne Haffner, Routledge, 2021).

⁴⁶ Larry Shure, “U-Court Apartments in Rogers Park,” *Ultra Local Geography*, August 5, 2011, <https://ultralocal.blogspot.com/2011/08/u-court-apartments-in-rogers-park.html>, accessed March 11, 2026.

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The most common of these courtyard elements is the decorative entryway, which courtyard apartment architects often used to frame and enhance the opening between the courtyard and the street. In general, these entryways were not designed to prevent access into the courtyard (although many have since been modified to serve that purpose) but were intended to clearly delineate the public right of way or semi-public front yard from the more private space of the courtyard.⁴⁷ Entryways are typically constructed with materials—brick, stone, and terra cotta—that are consistent with the architecture of the building. The simplest examples consist of low masonry walls that flank the central walkway and connect to the building on each side. Typically, these walls have short square piers topped with planters or masonry ornament. Taller piers or columns could be used to frame the center walkway, as shown in the Tudor Revival building at 1545-1553 W. 83rd Street (c. 1925). Taller entryways in simple courtyard buildings sometimes feature wrought iron fencing framed by masonry piers, which discouraged passerby from wandering in while maintaining views into the courtyard. In Classical Revival Style examples, stone balustrades are sometimes used in place of solid garden walls. More elaborate entryways incorporate roofed pavilions flanked by low walls, which serve as inviting entrance points to the courtyards and compliment the architecture of the buildings. Examples of these pavilions can be seen at the double court building at 4441-4455 N. Damen Avenue (c. 1920), the open-ended court building at 4631-4637 S. Lake Park Avenue (1915), and the single court building at 1530-1542 N. Kedzie Avenue (c. 1920). Classical and Renaissance Revival buildings often feature arcaded “screens” that span the full width of the opening and frame views of the courtyard. The Classical Revival Style building at 7405-7415 N. Damen (1927) features a substantial brick and stone arcade with round-arched openings flanking a central stone entry surround, which is framed by paired pilasters and topped with a broken pediment.

Decorative fountains serve as a focal point within the courtyard landscape, even in some middle-income developments. Examples include the Garden Court Apartments at 1643-1653 E. 85th Place (1928) and the open-ended courtyard building at 4201-4211 N. Keystone Avenue (1925). While most fountains are located at the center or toward the back of the court, to be enjoyed only by residents, the fountain at the single court building at 1101-1123 E. Hyde Park Boulevard sits at the street-facing opening of the courtyard and serves a dual function as a type of entryway. The center fountain at 1029-1049 W. North Shore Avenue (1924) remains but has been converted into a planter, and in some buildings, such as 427-439 E. Oakwood Boulevard, the original courtyard fountain appears to have been removed and replaced with a planting bed.

Fountains are more commonly found in luxury courtyard apartment buildings, often as only one component of a carefully landscaped court packed with specially designed features. Many of the largest

⁴⁷ Larry Shure, “Entrance to Courtyards,” *Ultra Local Geography*, July 7, 2011, <https://ultralocal.blogspot.com/2011/06/entrances-to-courtyard-apartments.html>, accessed Mart 10, 2026.

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and most elaborate courtyards are associated with buildings constructed in the late 1890s and early 1900s, when the building type was most often marketed to wealthy households as a luxurious alternative to single-family homes. The Chateau, a single court building on Sheridan Avenue designed by architect Paul Gerhardt (1906, demolished, Figures 37-38), boasted a courtyard that measured an astounding 250 feet by 80 feet, which developer Albert Fuchs referred to as a large park. In addition to a fountain, pergolas, and a landscaped lawn with copious trees and flower beds, a meandering lily pond with goldfish extended nearly the full depth of the court.⁴⁸ A photograph of the Norman Court Apartments at 4628-4640 S. Lake Park Avenue (1905, demolished), published in *Architectural Record* in 1907, shows within its courtyard a series of outdoor walks, terraces, and gardens, and a sunken fountain, divided into separate outdoor rooms by stone balustrades, all overlooked by private apartment balconies.⁴⁹ The Plymouth Court Apartments at 5311-5329 N. Kenmore Avenue (1912), originally featured a large sunken garden in its courtyard; the garden was subsequently paved for use as a parking lot.

Although later luxury courtyard apartment buildings tended to be more restrained with landscape features, there were notable exceptions, particularly in the late 1920s. The Casa Bonita at 7340-7350 N. Ridge Boulevard (1928, Figures 102-103) is an excellent intact 1920s courtyard building that retains the original courtyard vision of its architects Alexander Capraro and Morris Komar. Before its completion, the project was celebrated in a September 25, 1927, *Chicago Tribune* article not just for its exuberant Spanish Renaissance Revival architectural style and its terra cotta facades but also for its novel sunken garden. “There will be a large sunken garden in the main court,” the piece read, “entrance to which will be obtained through a massive gate of ornamental iron, with terra cotta balustrades on each end. In the garden will be two aquariums and a large electrically lighted fountain.”⁵⁰ The Casa Bonita’s ornate courtyard features, including its planting beds and center fountain, remain in place today.

Merging Public and Private Landscapes - Courtyards at Indian Boundary Park

As noted above, courtyard apartment buildings constructed along Chicago’s expansive park boulevard system (which was developed between 1869 and 1942) were uniquely positioned to provide residents not only private open space but easy access to public parks and parkways. However, one notable and exceptional grouping of three courtyard apartments constructed between 1925 and 1927 in the West Ridge community of Chicago—known as Park Manor, Park Castles, and Park Gables—expanded on the idea of courtyards as parks by physically merging the courtyard space of their private developments with the public space of an adjacent city park.

⁴⁸ Bluestone, “Framing Landscape,” 520.

⁴⁹ Some Apartment Houses in Chicago, *Architectural Record*,

⁵⁰ “Sunken Garden Features Ridge Apartment,” *Chicago Tribune*, September 25, 1927, 91.

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Indian Boundary Park, the largest of the four original parks established by the Ridge Avenue Park District, was a seven-acre park first established in 1915 at the corner of Lunt Avenue and Rockwell Street. In the early 1920s, the park was expanded eastward and enlarged to over 13 acres. Landscape architect Richard F. Gloede oversaw the completion of the park's picturesque design through the 1920s, which included a winding system of pathways surrounded by formal planting beds, a lagoon with an island, a small zoo, tennis courts, and a Tudor Revival-style fieldhouse designed by architect Clarence Hatzfeld and completed in 1929.⁵¹

The expansion of the park provided an opportunity for local real estate developers Earl G. Gubbins and Allan E. McDonnell, who specialized in the development of luxury co-operative apartment buildings on the north side of Chicago. Although most co-operatives were concentrated along the city's lakefront, Gubbins and McDonnell believed that "high-quality [co-operative] buildings overlooking Indian Boundary Park" would appeal to "middle-class Chicagoans who might not want—or might not be able to afford—to buy a house or more expensive lakefront co-operative apartment."⁵²

In 1925, Gubbins and McDonnell purchased the property directly east of the new eastern boundary of Indian Boundary Park and hired architect James F. Densen to design two large apartment buildings—Park Manor, a Tudor Revival style courtyard apartment at 2415-2437 W. Greenleaf Avenue, and Park Crest, a Georgian Revival-style standard apartment building at 2420-2434 W. Lunt Avenue. The following year, Gubbins and McDonnell, along with a third partner, Irvin A. Blietz, started work on a Park Castles (Figures 86-87), a massive double courtyard building also designed by Densen. The building was designed to emulate a Medieval English castle, with prominent corner towers, crenelated parapets, and "an original moat-like fountain."⁵³

All three buildings were directly adjacent to and accessible to the park itself, with no street separating the private and public greenspace. The generous landscaped courtyards of Park Manor and Park Castles merged seamlessly with Indian Boundary Park, providing residents with an "extended front yard" that included acres of walking paths, picturesque landscaping, and a lagoon.⁵⁴

Gubbins, McDonnell, and Blietz's final and most ambitious co-operative development along Indian Boundary Park was Park Gables, a Tudor Revival Style double courtyard building constructed at 2438-2484 W. Estes Avenue, on the northeast end of the park. The *Chicago Tribune*, announcing the development on February 20, 1927, highlighted its many "club-like" amenities, which included a large

⁵¹ Indian Boundary Park, Chicago, Cook County, IL National Register of Historic Places, NPS #95000485, p. 11-14.

⁵² Julia Bachrach, "Home on the Park," June 3, 2019, <https://www.jbachrach.com/blog/2019/6/3/home-on-the-park>, accessed March 15, 2026.

⁵³ Ibid.

⁵⁴ Indian Boundary Park, Chicago, Cook County, IL National Register of Historic Places, NPS #95000485, p. 16

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indoor swimming pool, a handball court, an indoor putting green, and a fully equipped gym, all housed in the building's basement. Above ground, the building adhered to the standard characteristics of a high-class courtyard apartment building, including two landscaped courtyards, each 80 feet wide, and 73 apartments arranged in vertical tiers and accessed by separate entrances.⁵⁵ Like Gubbins, McDonnell, and Blietz's previous developments, the building was designed to be directly adjacent to the park, with no street in between. This vision was threatened when plans for an extension of W. Estes Avenue from N. Rockwell Street to N. Western Avenue were revealed by the Ridge Avenue Park Board. As landscape historian Julia Bachrach notes, local residents and a representative of Gubbins, McDonnell and Blietz successfully petitioned the board to block the extension, and the Estes Avenue extension was only partially completed to maintain the connection between Park Gables and Indian Boundary Park.⁵⁶

Post-World War II Courtyard Characteristics

Based on the examples identified during the research for this Multiple Property Listing, courtyards in buildings constructed after World War II exhibit the same general configurations that were established by developers prior to 1930, but on a larger scale. In the 1950s and 1960s, when many Chicagoans were fleeing the city for nearby suburbs, developers of courtyard apartment buildings sought to imbue their projects with a more suburban character. Post-war courtyard apartment buildings typically occupied a much smaller percentage of their lots than examples from the 1910s and 1920s, with generous front yard setbacks and wide, open courtyards with large lawns and minimal plantings. They were frequently located in lower-density residential neighborhoods on the outskirts of the city, where large parcels of land were more affordable, and were often surrounded by single family homes. In single court and half court buildings particularly, post-war courtyards were much more visible and connected to the street, often with little or no separation between public and private spaces. The half court building at 1731-1751 W. 95th Place (Figures 122-123), designed by architects Simpson & Peck and completed in 1948, overlooks a wide expanse of lawn, dotted with mature trees, that measures 100 feet by 200 feet. Typical of courtyard apartment buildings constructed after changes to the Chicago zoning laws in 1942, the rear of 1731-1751 W. 95th Place is pulled back from the alley to accommodate off -street parking for residents.

A group of four single court buildings completed in 1948 on the 2200 block of W. Farwell Avenue and W. Morse Avenue (Figures 117-119), in the West Ridge community on the Far North Side of Chicago, illustrates the shift towards lower density and more open space in post-World War II courtyard developments. The two larger buildings at the interior of the block (2214-2228 W. Farwell and 2213-2233 W. Morse) are situated on 125 by 200-foot lots. The buildings are set back 25 feet from the street,

⁵⁵ Phillip Hampson, "Co-Op at Indian Boundary Park Resembles Club," *Chicago Tribune*, February 20, 1927, 43.

⁵⁶ Julia Bachrach, "Home on the Park," June 3, 2019, <https://www.jbachrach.com/blog/2019/6/3/home-on-the-park>, accessed March 15, 2026.

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maintaining the subdivision’s established front yard setback, and 30 feet from the alley to accommodating parking. The wide and shallow U-shape of each building frames the courtyard, which is minimally separated from the front yard and public sidewalk by a low brick wall lined with shallow planting beds. The courtyard is primarily lawn, with pathways connecting the four separate entrances and narrow planting bed located along the perimeter.

The two smaller buildings (2200-2010 W. Farwell and 2201-2211 W. Morse), along the west side of N. Bell Avenue, are situated on 125-foot wide lots, but feature similar setbacks on both street-facing sides and at the rear. The courtyards are slightly raised, and accessed by a central set of concrete steps framed by simple brick lantern posts. Narrow planting beds with undulating stone borders flank the steps, extending to each of the building’s wings. Walkways divide the courtyard space into four quadrants of lawn, and the three entrances along the courtyard are accessed by concrete steps framed by brick posts. The buildings, designed by architect Harold A. Stahl for the Fred J. Walsh Company, were developed as co-operative apartments, with five-room units costing approximately \$12,000.⁵⁷

The patterns for courtyard design established in the 1940s—wider, shallower courtyards, less density and lot coverage that allowed for more open space, and more visual connection to the street—largely continued through the 1950s and 1960s. The Williamsburg Apartments at 5225-6265 N. Cicero Avenue (Figures 139-140), designed by Ray Basso & Associates and completed in 1959, is an extreme example, with a courtyard measuring over 350 feet wide. Three semicircular walkways connect to the nine courtyard-facing entrances, which are set under Colonial Revival porticos. Even on narrower lots that did not allow for expansive courts, post-war examples incorporated generous front lawns and parking at the rear, as seen in the half court building at 6140 N. Richmond Street, completed in 1965.

Although few post-war building strayed from these established patterns, one notable outlier is the Lake Terrace Apartments, a single court building at 3001-3009 E. 79th Street completed in 1968 (Figures 151-152). The building itself is irregularly shaped, with angled sides and a curving façade framing the shallow semi-circular courtyard. Like other post-war examples, the building is set back from the street and the alley. The front yards at the east and west ends of the building flow seamlessly into the courtyard. To date, this is the only example of a curved courtyard apartment building that the authors have identified.

Architectural Styles of Chicago Courtyard Apartments

Stylistically, courtyard apartment buildings in Chicago reflect the major trends in multi-residential architecture from the late nineteenth through the mid-twentieth centuries. Most examples, which date from

⁵⁷ “3 ½ Millions to be Spent for Housing,” *Chicago Tribune*, January 25, 1948, 196.

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the 1900s through the early 1930s, feature Tudor Revival, Classical Revival, or Renaissance or Spanish Revival detailing, with a smaller number exhibiting elements of the Craftsman, Prairie, Art Deco, and Art Moderne Styles. Post-war examples almost exclusively exhibit the stripped-down aesthetic of Mid-century Modernism, although smaller numbers were designed in the Colonial Revival Style, reflecting its enduring popularity in residential architecture.

Tudor Revival was the style of choice for many courtyard apartment architects, and numerous examples of Tudor-style courtyard buildings can be found in Chicago. An impressive early 1920s example of the style along the lakefront remains at 1029-1049 W. North Shore Avenue in the Rogers Park community area. Completed in 1924 and designed by Leichenko & Esser, the building contains three courtyards—a large main courtyard facing North Shore Avenue and two smaller courtyards facing the lake. The street-facing elevations and the elevations facing the main courtyard are enlivened with multiple projecting window bays topped with crenelated and triangular pediments. Terra cotta detailing—including corner quoins, label molds, and foliate crests and panels—mark the window openings and entrances, which are recessed beneath inset porches. The main courtyard of the building also retains its historic landscape features, including a low balustrade marking the entrance to the courtyard and a central fountain.

A picturesque example of a Tudor Revival courtyard apartment is located at 8521 S. Ellis Avenue (1929). The building includes an unusual corner bay topped with a polygonal tower, and steeply pitched gables with decorative half-timbering atop the other bays along the street-facing and courtyard facing elevations. These half-timbered gables and the rough-face stone detailing at the courtyard entrance gives the building a rustic aspect, while the multi-story ashlar limestone window and entrance surrounds are reminiscent of more formal iterations of the style.

Another popular historic revival style for courtyard apartment buildings in the 1920s was the Spanish Revival Style. Some of the most ornate examples of the courtyard apartment type in Chicago were designed in this style, including Casa Bonita at 7340-7350 N. Ridge Boulevard (1928) and the Patio Apartments at 1618 W. Granville Avenue (1926). Casa Bonita, designed by Alexander Capraro and Morris Komar, is a rare example of a courtyard apartment building rendered entirely in terra cotta. The principal elevations of the building are encrusted with Spanish Renaissance Revival terra cotta ornament, including window surrounds with twisted engaged columns, entrance surrounds with intricate brackets, pediments, and cartouches, and pinnacles atop the pediments at the roofline. The street-facing elevations are marked by two square corner towers that flank the entrance to the building's expansive sunken courtyard, which retains its historic reflecting pool. Units are accessed via below-grade entrances on the courtyard elevations; a one-story enclosure with flat roof at the back of the courtyard houses the building's swimming pool.

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While not as extravagant as Casa Bonita, the Patio Apartments at 1618 W. Granville Avenue (1926), designed by Robert C. Ostergren, features Mission and Spanish Renaissance Revival detailing and a distinctive layout. The complex consists of two long, narrow blocks extending from W. Granville Avenue to W. Thome Avenue, which are separated by a center courtyard. Instead of a rear courtyard section, the blocks are connected via ornamental terra cotta gates that face Granville and Thome avenues. The building's buff brick exterior is enlivened with terra cotta and stone detailing at the roofline and at the entrances, which are placed within recessed bays topped with ceramic-tile roofs on the courtyard elevations. As at Casa Bonita, the entrances to the courtyard are flanked by square corner towers capped with pyramidal ceramic-tile-clad roofs.

Although less numerous than the historic revival styles, there are several exceptional Prairie-Style courtyard apartment buildings that were constructed in Chicago in the early decades of the twentieth century, which reflects the relative popularity of the style in the city and throughout the Midwest. Among the finest examples in the city is the Gansbergen Apartments at 2230-2258 N. Lincoln Park West, completed in 1911. The building was designed by Perkins & Hamilton, a Chicago-based architecture firm led by noted Prairie-School architect and urban planner Dwight H. Perkins. The massive S-shaped building contains a center public courtyard facing Lincoln Park, as well as two landscaped private courtyards accessed through the rear alley. The base of the building is clad in red face brick along the principal facades, with buff-yellow brick covering the upper stories. Red brick and terra cotta are also used to highlight the geometric detailing that marks the third story of the building. Square projecting bays facing Lincoln Park West feature third-floor sunrooms with rows of round-arch windows, and entrances feature segmental-arch openings with Sullivanesque terra cotta ornament.

In keeping with broader architectural trends, historic revival-style courtyard apartment designs were joined by more minimalist courtyard buildings displaying elements of Art Deco and Art Moderne in the 1930s and 1940s. A late Art Moderne example at 2637-2747 W. Fitch Avenue, completed in 1950, features a stripped-down red brick exterior with horizontal brick banding at the base and windows. Shallow, slightly projecting bays are located at the corners and rear of the courtyard and are marked with corner-wrapping windows and wide three-part window groupings that further emphasize the horizontality of the building. Simple ashlar stonework surrounds the entrances, and the tall, narrow window openings above are filled with glass block.

In the decades following World War II, new courtyard apartment buildings in Chicago were almost exclusively Mid-Century Modern Style designs, although a smaller number of Colonial Revival courtyard buildings were also built during this period. Mid-Century Style courtyard designs eschewed applied ornament, instead creating visual interest through variation of exterior materials, fenestration patterns, and balconies and entrance canopies. The Hillcrest Apartments at 1822-1838 W. 107th Street (Figures 136-

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138), a large two-story single court building designed by C. W. Marshall and completed in 1959, is a typical example. The buff brick exterior of the building is largely unadorned, with the exception of the contrasting brick cladding that frames the bands of ribbon windows at the street-facing elevations and at the corners of the rear courtyard elevation. Entrances to the building are pulled forward in projecting one-story bays, and flat aluminum-clad canopies extend out from the bays to protect residents entering the building. Narrow vertical windows placed above the entrance bays provide a contrast to the building's overall horizontal emphasis. Similar design elements were used for a pair of identical courtyard buildings at 5200-218 N. Delphia Avenue and 5201-5219 N. Potawatomie Avenue on the far Northwest Side, with horizontal and vertical bands of rust-colored stone serving as accents to the buff-colored exterior. These buildings also featured projecting balconies and ground-floor patios that flanked the courtyard entrances.

Courtyard Apartment Architects

The architects who designed Chicago's courtyard apartment buildings ranged from large, well-known firms like Schmidt, Garden & Martin and Perkins & Hamilton to more modest architects who designed flats and other small apartment buildings in the city. Many early courtyard apartment buildings constructed in the period between 1900 and 1917—called the “golden age of Chicago apartments”—were luxury buildings designed by prominent local architects.⁵⁸ English-born architect James Edmund Oldaker Pridmore, who was best-known for his theaters, also designed multiple high-end apartment buildings in Chicago's Woodlawn, Austin, Edgewater, and Logan Square neighborhoods. In 1908, real estate developer Samuel Dalton commissioned Pridmore to design a luxury courtyard apartment building at the southeast corner of Bryn Mawr and Kenmore Avenues in the city's Edgewater neighborhood. Pridmore's elaborately detailed Tudor-Revival design for the building, named the Manor House (Figures 39-40), was inspired by English country houses, and included crenellated towers and terra cotta entrance surrounds with Gothic and Classical detailing.⁵⁹ Each of the six palatial apartments in the building faced the landscaped center courtyard, and contained four bedrooms, three bathrooms, two parlors, an “Orangerie,” a modern kitchen, and servants' quarters.⁶⁰

Another early designer of courtyard apartments in the city was Samuel N. Crowen, a self-taught architect who worked at some of the city's largest firms before establishing his own office in 1894.⁶¹ Crowen specialized in apartment design in the early decades of the twentieth century and was known for embracing a wide variety of styles in his work. His design for an S-shaped courtyard building at 4400-4406 N. Paulina

⁵⁸ National Register of Historic Places, Manor House, Chicago, Cook County, Illinois, National Register #87001290, Section 8, Page 2.

⁵⁹ Henry F. Withey, A.I.A and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey & Ingalls, Inc., 1970), 490.

⁶⁰ Manor House National Register Nomination, Section 8, Page 4-5.

⁶¹ Withey, 151.

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Street in the Uptown neighborhood (completed 1905, Figures 35-36) exhibits the buff brick exterior and restrained geometric detailing of the Prairie Style and is one of several Prairie Style apartment buildings he designed in the city. The building culminates in a flat roof with curved, overhanging eaves that connect seamlessly with a wide stucco frieze marked by geometric brick roundels placed above the third-story windows.

The Pattington Apartments at 660-700 W. Irving Park Road, one of the earliest and most significant courtyard apartment buildings in Chicago, was designed by Elgin architect David E. Postle, who was known for his high-end residential designs in that city. The Pattington was the largest courtyard apartment in Chicago when it was completed in 1904, and its elegant Classical design set the standard for luxury courtyard buildings in the city.

By the late 1910s, courtyard apartment buildings in Chicago had evolved from high-end residences to a preferred housing type for middle-class families, and more modest courtyard buildings proliferated throughout the city during the building boom of the 1920s. Most courtyard apartments constructed during this period were the work of small local firms that specialized in multi-family residential design, although more prominent architects also continued to design some courtyard buildings. Several of these smaller firms designed multiple courtyard apartments in the city, often clustered within a single neighborhood and constructed within a few years of each other.

Among these smaller firms was the office of architect Maurice L. Bein, who was a prolific designer of courtyard apartments and other multi-family residential buildings in the city. Born in Russia in 1897, Bein immigrated to Chicago with his family as a child. In his teens he studied art at Hull House and the Art Institute of Chicago before enrolling in the Armour Institute's architecture program. In 1920, after one year of study, Bein passed his architectural board exams and became a licensed architect in Illinois. Following a brief period working at the firm of Alschuler and Pridmore, Bein established his own firm, focusing his practice on apartment buildings and residential hotels. During his short career, Bein designed numerous courtyard apartment buildings in Chicago, including 1421-1429 W. Birchwood Avenue (1924); 4745-4753 N. Monticello Avenue (1924); 3233-3235 W. Washington Boulevard (1924); 1506-1508 W. Fargo Avenue (1925); 5415-5425 S. Woodlawn Avenue (1926); 1519-1527 W. Farwell Avenue (1926); and 5935-5944 W. Roosevelt Road (1928). Bein transitioned his firm from architecture to general contracting in 1930. He relocated to California in 1941 and died in Los Angeles in 1978.⁶²

Another minor firm who designed multiple courtyard apartments in the 1920s in Chicago was Lautz & Christensen. The firm's lead designer, William H. Lautz, Jr., was a graduate of the Armour Institute and

⁶² "Maurice L. Bein (1897-1978) Papers, 1920-1936," finding aid, Art Institute of Chicago Archives, 2001.

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served as an instructor at the school in the 1920s and 1930s.⁶³ Like Maurice Bein, Lautz & Christensen specialized in small-scale residential and commercial buildings, and designed courtyard apartments at 1831-1835 W. 104th Street (1927); 9107-9109 S. Beverly Boulevard (1929, Figures 104-105); and 10439-10445 S. Hale Avenue (1928).

Other architects known to have designed multiple courtyard apartment buildings in Chicago include early twentieth-century designers J. S. Aroner, James, F. Denson, A. L. Himmelblau, Leichenko & Esser, and Omar & Lilienthal, as well as post-war architects Eric Hall, Bernard Krauss, Simpson & Peck, and Edward Steinborn.

⁶³ Armour Institute of Technology, *The Cycle* (Chicago: Armour Institute of Technology, 1934), 29.

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F. ASSOCIATED PROPERTY TYPES

CHICAGO COURTYARD APARTMENT CHARACTERISTICS

All Chicago courtyard apartment buildings share certain traits that, taken together, separate them from other apartment buildings, flat buildings, and single-family homes found in the city:

- Generally two to five stories tall (often over a raised basement). Five-story examples such as the Michigan Boulevard Garden Apartments and the Marshall Field Apartments appear to be rare, and these examples feature an interior court that is completely enclosed by the buildings. No one-story examples have been discovered by the authors to date.
- Masonry construction with face brick, stone, or terra cotta ornamentation on the primary street-facing and courtyard-facing facades.
- At least one courtyard open to the street and enclosed by the building on at least two sides. In the cases of some “half court” examples located at street corners, courtyards were open to both intersecting streets. Alternately, some half courts were open to side alleys.

The depth and width of courtyards, their level of paving and landscaping, the extent of their front and rear access, and their relationship to other buildings in larger complex could vary, but courtyards always conveyed a sense of an intentional primary architectural space set apart from the building’s street-façade.

- Ground-level public entries on primary elevations.
- Primary access to apartments through interior stairs, with apartment entrances at each landing.
- Stacked apartment tiers arranged around interior stairs.

MAJOR SUBTYPES

The primary distinguishing characteristic of Chicago courtyard apartment buildings is the spatial relationship between the building and courtyard. A list of sub-types with extant representative examples is below.

It is anticipated that the vast majority of Chicago courtyard apartments will fall under the major subtypes types listed below, based on the research completed to date. However, atypical subtypes may exist that do not fit these categories. These buildings should be eligible for listing under this Multiple Property Listing

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provided they exhibit all the defining characteristics of a courtyard apartment building as outlined in the registration requirements.

Single Court

Characterized by a single courtyard open to the street and enclosed by the building on three sides.

- The Wadeford, 3414-3424 N. Elaine Place (1901)
- The Mignon, 4410-4416 N. Paulina Street (1901)
- 4400-4406 N. Paulina Street (1905)
- Manor House, 1021-1029 W. Bryn Mawr Avenue (1908)
- The Tuileries, 4612-4628 S. Lake Park Avenue (1910)
- Tudor Mansions, 3611-3629 N. Pine Grove Avenue (1913)
- Preuss Court Apartments, 2516-2526 N. Kedzie Boulevard (1915)
- Washington Manor, 5113-5123 W. Washington Boulevard (1922)
- South Shore Beach Apartments, 7425 S. South Shore Drive (1923)
- 4101-4109 N. Keystone Avenue (1924)
- Patio Apartments, 1618 W. Granville Avenue (1926)
- 6718-6722 S. Throop Street (1927)
- Garden Court Apartments, 1643-1653 E. 85th Place (1928)
- Casa Bonita, 7340-7350 N. Ridge Boulevard (1928)
- Granville Gardens, 6200-6242 N. Hoyne Avenue (1938)
- Wolcott Apartments, 4901-4959 N. Wolcott Avenue (1938)
- 2212-2230 W. Farwell Avenue and 2213-2231 W. Morse Avenue (1948)
- Merrion Square, 2024-2060 E. 72nd Place and 2025-2061 E. 72nd Street (1948)
- 2104-2124 W. Foster Avenue, 2103-2123 and 2104-2124 W. Farragut Avenue, 2115-2123 W. Berwyn Avenue (1950)
- 7363-7383 N. Winchester Avenue (1951)
- 7423-7437 N. Ridge Avenue (1957)
- Hillcrest Apartments, 1822-1838 W. 107th Street (1959)
- Williamsburg Apartments, 6225-6265 N. Cicero Avenue (1959)

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S-Shaped Court

Characterized by a single courtyard with one additional wing located to one side, separated by a narrow light court.

- 4745-4753 N. Monticello Avenue / 3617-3627 W. Lawrence Avenue (1924)
- 5401-5416 W. Washington Boulevard (1925)
- 3212-3226 W. Diversey Avenue (c.1925)
- 3213-3223 W. Diversey Avenue (c. 1925)
- 2433 E. 79th Street (c. 1924)
- 5201-5209 W. Washington Boulevard / 52-62 N. Laramie Avenue (c.1926)
- 9107-9109 S. Beverly Boulevard (1929)
- 7901-7907 S. Phillips Avenue / 2433-2443 E. 79th Street (1929)

Double Court (M-Shaped)

Characterized by two U-shaped structures joined together to create an M-shaped plan, often with a narrow light court between the center section.

- Pattington Apartments, 660-700 W. Irving Park Road (1903)
- 911-923 S. Independence Boulevard (1910)
- 718-750 W. Irving Park Road (1914)
- Forestville and Wakefield Apartments, 1414-1434 W. Lunt Avenue (1915)
- 913-935 W. Sunnyside Avenue (1919)
- Yates Apartments, 7131-7145 S Yates Boulevard (1923)
- Tower Court, 1801-1809 E. 67 Street (1924)
- 6938-6958 S. Jeffrey Boulevard (1925)
- 2656 E. 73rd Street (c. 1925)
- 2438-2484 W. Fitch Avenue (c. 1925)
- 4830-4848 S Drexel Boulevard (1928)

Triple Court

Characterized by three U-shaped structures joined together to create a three-courtyard plan, often with narrow light courts between the blocks.

- Country Shore Apartments, 2301-2339 W. 70th Place (1923)

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Half Court

Characterized by an L-shaped building with a long side courtyard open to the street or alley.

- 5528-5532 S. Cornell Avenue (1911)
- 3550-3554 W. Franklin Boulevard (1926)
- Beverly Crest Apartments, 10453 S. Hale Avenue (1928) and
- Indian Head Apartments, 10501-10507 S. Hale Avenue (1929)
- 1731-1751 W. 95th Place (1948)
- Ridgewood Apartments, 7361-7365 N. Ridge Boulevard (1954)
- 1829 W. 104th Street (1958)
- 7027-7929 S. East End Avenue (1964)
- 2740 W. Pratt Boulevard (1965)
- 10425 S. Hale Avenue (1968)

Enclosed Court Building / Complex

Characterized by a building or complex of buildings that fully enclosed the courtyards on all sides, with portals or openings on the street to allow entry into the courts.

- Boulevard Terrace, 21-35 E. Garfield Avenue (1901)
- 5209 W. Washington Boulevard / 52-62 N. Laramie Avenue (c.1926)
- 2337-2345 N. Geneva Terrace (1927)
- 5041-5049 W. Fullerton Boulevard (1929)
- 7901-7907 S. Phillips Avenue / 2433-2443 E 79th Street (1929)
- Marshall Field Garden Apartments, W. Blackhawk Street and N. Sedgwick Avenue (1929)
- Michigan Boulevard Garden Apartments/Rosenwald Court, E. 47th Street and S. Michigan Avenue (1929)

Open Ended Court

Characterized by identical structures, designed and built at the same time, which frame the courtyard and two sides, with openings at each end.

- 4631-4637 S. Lake Park Avenue (1915)
- 4201-4211 N. Keystone Avenue (1924)
- Mayfair Garden Apartments, 7347-7365 N. Sheridan Road (1948)

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PROPERTY TYPE SIGNIFICANCE

Chicago courtyard apartment buildings are locally significant under National Register Criterion C for Architecture.⁶⁴ The development of the courtyard apartment building by Chicago’s architects and developers was a specific design response to the city’s growing need for housing starting in the late nineteenth century and remained a common residential planning solution through the mid-twentieth century. Occupying the middle ground between the idealized single-family home and the demonized tenement house, the courtyard apartment provided what architectural historian Daniel Bluestone called “humane urban density,” bridging the divide between urban and suburban living with attractive, efficient apartments organized around a central, shared greenspace.

The Chicago courtyard apartment’s distinctive form reflected progressive improvements in the design of multi-family buildings that were codified in Chicago’s 1902 Tenement House Ordinance. Units organized around multiple staircase tiers instead of long corridors met the ordinance’s strict fire safety codes, while narrow projecting wings accommodated light and ventilation requirements. Landscaped courtyards provided literal breathing space for residents, while visually connecting courtyard buildings to the surrounding residential environment.

The architects who designed courtyard apartment buildings in Chicago developed a defined set of modular templates that could accommodate a variety of sites and serve residents from a range of economic backgrounds. The modular nature of the courtyard apartment template allowed for a diverse array of sub-types based on the number and location of courtyards, from L-shaped half courts on narrow lots to sprawling double and triple court buildings that spanned multiple city lots. Architectural embellishments also ranged widely on courtyard apartment buildings. Early twentieth-century examples often boasted historical-revival-style detailing, while post-war courtyard apartment buildings reflected the influence of European Modernism.

PROPERTY TYPE REGISTRATION REQUIREMENTS

It is anticipated that most properties will be individually listed under this MPD. To qualify for individual registration, a property must exhibit all the following defining characteristics of a Chicago courtyard apartment building:

- Masonry construction with exterior walls of brick, stone, or terra-cotta;
- Two to five stories tall (not including raised basement);
- At least one courtyard open to the street and enclosed by the building (or group of buildings) on at least two sides; and

⁶⁴ U.S. Department of the Interior, *Best Practices Review – Area of Significance: Community Planning and Development* (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2025), 1.

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- Ground-level entries organized around vertical stair halls.

All individually eligible properties must retain architectural integrity, meaning they must be readily identifiable as Chicago courtyard apartment buildings.

When considering a property's individual integrity, particular attention should be paid to the integrity of the features that define it as an example of a Chicago courtyard apartment building type: the property's building footprint, including courtyard; street-facing and courtyard facades and rooflines; and common interior spaces (primary entry vestibules and stair halls). Although higher-end Chicago courtyard apartment buildings often featured large units with specialized spaces, decorative trim, built-ins, and fireplaces, most were designed for working class residents and the private apartments were modest in size with minimal decorative features. In Chicago courtyard apartment buildings that have remained rental apartments, unit layouts have often been modified and new finishes installed. A more generous consideration of integrity should be given to these private spaces that may have changed over time after heavy use by multiple tenants.

Eligible properties must retain the following to qualify for individual listing:

- Original building and courtyard footprint
- Original roofline
- Original exterior masonry cladding and architectural details on primary elevations (courtyard and street-facing)
- Original fenestration pattern on primary elevations (courtyard and street-facing), with historic masonry window openings and masonry door surrounds largely intact.
- Original primary circulation patterns, including entrance vestibules and primary stairs.
- Stacked tiers of apartment units around primary stair halls (typically 1-3 per floor) with entrances at each landing.

Any one of the following significant alterations could prevent individual listing:

- Substantial additions or alterations to the building's original footprint
- Substantial rooftop additions or alterations to the building's original rooflines
- Substantial modifications to original door and window openings on primary elevations, such as enlargement or masonry infill in multiple existing openings or introduction of multiple new openings
- Substantial removal/modification of original architectural detailing on primary facades (courtyard and street-facing)
- Recladding or painting of primary facades (courtyard and street-facing)
- Introduction of balconies on primary facades (courtyard and street-facing)
- New construction that partially or completely infills the open courtyard space

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- Removal or reconfiguration of primary interior circulation patterns (entrance vestibules and primary stair halls)

Contiguous groupings of courtyard apartment buildings designed by the same architect and developer noted in this Multiple Property Listing (such as the courtyard apartment buildings along Indian Boundary Park) can be nominated under this Multiple Property Listing, utilizing the same property type registration requirements outlined for individual listing. There may be other examples of multiple courtyard apartment buildings designed by the same architect and constructed as contiguous, functionally related complexes that have not been identified during the preparation of this Multiple Property Listing. These types of complexes could also be nominated under this MPD, utilizing the same property type registration required for individual listing.

Certain neighborhoods in Chicago contain higher concentrations of courtyard apartment buildings that, although designed and constructed separately by different architects and different developers, together may constitute cohesive historic districts. The MPD could be amended in the future to establish requirements for these types of courtyard apartment districts.

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G. GEOGRAPHICAL DATA

This Multiple Property Documentation Form encompasses the City of Chicago.

H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

Methodology

To establish the survey area, characteristics, and dates of this building type and to establish registration requirements, the authors have used the following sources and methods:

- Sanborn Maps, Google
- Maps, and Google Street View
- National Register nominations and Chicago local landmark designation reports, both individual listings and historic district nominations
- Historic building permits and title information
- Chicago Historic Resources Survey (c/o the Commission on Chicago Landmarks)
- Local newspaper archival research for articles, display ads, classified ads, etc.
- Art Institute of Chicago's Ryerson-Burnham Library, Chicago Public Library, and University of Illinois-Chicago for articles, publications, etc.
- Avery Index, Google Books, HathiTrust, Internet Archive, and JSTOR for articles, publications, etc.
- Online property listings

As noted in the introduction, the Chicago courtyard apartment building is a ubiquitous building type in the city's residential neighborhoods, and the authors had no difficulty in locating hundreds of examples for analysis. While it may be impossible to definitively determine oldest/newest, largest/smallest, or most unique examples, Chicago's most visible and best-known courtyard apartment buildings tend to be congregated together in the city's lakefront neighborhoods, in the streets around Chicago's large parks and boulevards, and in neighborhoods which saw heavy development in the 1920s and in the post-war period. In addition, the authors used newspaper and journal research, National Register nominations, and Chicago Landmark designations to identify as wide as possible a spectrum of courtyard apartment buildings from the late 1880s through the late 1960s.

An inventory of selected extant examples of Chicago courtyard apartment buildings is attached. This inventory demonstrates the wide variety of examples of this type in size, location, style, and date. The inventory examples have been surveyed from the exterior and have not been assessed for individual National Register eligibility. From the exterior, these properties appear to be good examples of this

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building type but additional study will be necessary to determine their individual National Register eligibility under the registration requirements of this MPDF.

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Inventory of Selected Extant Examples

*** These examples have been surveyed from the exterior and have not been assessed for individual National Register eligibility. From the exterior these properties appear to be good examples of this building type but additional study will be necessary to determine their individual National Register eligibility under the registration requirements of this MPD.*

Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
326-334 W Dickens Ave / 2100-2106 N Clark St	The Pelham	07 - Lincoln Park	1889	4.5	Tudor Revival	Single Court	H. B. Seely
6210-6216 S Dorchester	Tower Court	42 - Woodlawn	1899	4.5	Chateausque	Single Court	Norman Cummings (also owner)
21-35 E Garfield Blvd	Boulevard Terrace	40 - Washington Park	1901	4.5		Enclosed Court	Henry K. Holzman
3414-3424 N Elaine Pl	The Wadeford	Lake View	1901	3.5		Single Court	
4410-4416 N Paulina St	The Mignon	03 - Uptown	1901	3.5	Classical Revival	Single Court	Samuel N. Crowen
660-700 W Irving Park Road	Pattington Apartments	03 - Uptown	1903	4.5	Renaissance Revival	Double Court	David E. Postle
1216-1220 N Dearborn St	The Kenyon Court (or The Kuhn)	08 - Near North Side	1904	3.5	Classical Revival	Single Court	
200-216 E Garfield Blvd		40 - Washington Park	1905	3.5	Classical Revival	Single Court + S-Shaped Court + Half-Court	
3142-3150 W Logan Blvd / 2601-2607 N Milwaukee Ave / 2627 N Kedzie Blvd		22 - Logan Square	1905	3	Classical Revival	S-Shaped Court	Schock & Swanson
4400-4406 N Paulina St		03 - Uptown	1905	3.5	Prairie / Art Nouveau	Single Court	Samuel N. Crowen
215-219 S Central Park Blvd	Watson Apartments	27 - East Garfield Park	1906	3.5		Single Court	
1021-1029 W Bryn Mawr Ave	Manor House	77 - Edgewater	1908	3.5	Tudor Revival	Single Court	J.E.O. Pridmore
4716-4720 S Michigan Ave		38 - Grand Boulevard	1908	3.5		Single Court	
3700-3708 Dr. Martin Luther King, Jr. Dr		35 - Douglas	1900s	3.5	Classical Revival	Single Court	
4612-4628 S Lake Park Ave	The Tuilleries	39 - Kenwood	1910	3.5		Single Court	
4706-4712 N Racine Ave		03 - Uptown	1910	3.5		Single Court	
911-923 S Independence Blvd		29 - North Lawndale	1910	3.5		Double Court	
2230-2258 N Lincoln Park West	Gansbergen Apartments	07 - Lincoln Park	1911	3.5		S-Shaped Court	Perkins & Hamilton
5528-5532 S Cornell Ave		41 - Hyde Park	1911	3.5		Half Court	
2104-2118 W North Ave	Harriett Apartments	24 - West Town	1912	3.5	Tudor Revival	Single Court	
2827-2829 W Lyndale Ave	Callner Building	22 - Logan Square	1912	3.5		Single Court	
3123-3127 W Douglas Blvd		29 - North Lawndale	1912	3.5		Single Court	E.J. Patelsky (or Patelski)
5514-5526 S Cornell Ave	Albemarle Apartments	41 - Hyde Park	1912	3.5		Single Court	
6101 S Kimbark Ave		42 - Woodlawn	1912	3.5		Single Court	
718-728 W Sheridan Rd	Sheridan Court Apartments	06 - Lake View	1912	3.5		Single Court	
835-843 W Barry Ave	Cleveland Apartments	06 - Lake View	1912	3.5		Single Court	
847-855 W Barry Ave	Roosevelt Apartments	06 - Lake View	1912	3.5		Single Court	

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*** These examples have been surveyed from the exterior and have not been assessed for individual National Register eligibility. From the exterior these properties appear to be good examples of this building type but additional study will be necessary to determine their individual National Register eligibility under the registration requirements of this MPD.*

Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
200-214 N Central Ave		25 - Austin	1913	3.5		Single Court	Frank O. (or F. O.) De Money
3536-3544 W Jackson Blvd	Watson Apartments	27 - East Garfield Park	1913	3.5		Single Court	
3611-3629 N Pine Grove Ave	Tudor Mansions	06 - Lake View	1913	3.5		Single Court	
1059-1103 W North Shore Ave		01 - Rogers Park	1914	3.5		Half Court	
3007-3025 W Logan Blvd	The Julian	22 - Logan Square	1914	4		S-Shaped Court	J.J. Cerny
4601-17 N Dover St / 1360-68 W Wilson Ave	Sharon Court	03 - Uptown	1914	3.5		S-Shaped Court	A. Forster
718-750 W Irving Park Rd	Kellshore Hotel / Irving Courts at Reside	03 - Uptown	1914	3.5		Double Court	E. Norman Bridges
1414-1434 W Lunt Ave	Forrestville (or Forestville) and Wakefield Apartments	01 - Rogers Park	1915	3.5		Double Court	John A. Nyden
2516-2526 N Kedzie Blvd	Preuss Court Apartments	22 - Logan Square	1915	3.5		Single Court	Charles Sorenson
4631-4637 S Lake Park Ave	Lake Park Building	04 - Kenwood	1915	3.5		Open Ended Court	
839-841 N Sacramento Blvd		24 - West Town	1915	3.5		Half Court	
2217-2223 E 70th St		43 - South Shore	1916	3.5		Single Court	
3124 W Ainslie St / 4901-4903 N Troy St		14 - Albany Park	1916	3.5		S-Shaped Court	
3437-3447 W Madison St		27 - East Garfield Park	1916	3.5 / 4		Single Court	
4101-4121 N Sheridan Rd		03 - Uptown	1916	3.5		S-Shaped Court	Robert Kane
427-439 E Oakwood Blvd		38 - Grand Boulevard	1916	3.5		Single Court	
821-829 E 49th St		39 - Kenwood	1916	3.5		Single Court	
3727-3729 N Keeler Ave		16 - Irving Park	1917	3.5		Half Court	
1707-1721 E 67th St	The Parkways	43 - South Shore	1919	3.5	Tudor Revival	S-Shaped Court	A.E. Durard
4915-4933 N Kedzie Ave		14 - Albany Park	1919	3.5		Double Court	
6249-6259 N Sheridan Rd	Sherburne Beach Apartments	77 - Edgewater	1919	3.5	Tudor Revival	Single Court	Thomas E. Bishop & Co.
813-823 W Cornelia Ave	Cornelia Manor Apartments	06- Lake View	1919	3.5		Single Court	
1200-1212 W Waveland / 3700-3710 N Racine Ave		06 - Lake View	1900s-1910s	3.5	Art Nouveau / Tudor Revival	S-Shaped Court	
5946-5956 W Lake St		25 - Austin	1910s	3.5		Single Court	George Hansen
4344-4352 N Winchester Ave		05 - North Center	1910s	3.5		S-Shaped Court	
4816-4822 S Dorchester Ave		39 - Kenwood	1910s	3.5	Classical Revival	Single Court	
902-934 W Sunnyside Ave	Sunny Court	03 - Uptown	1920	3.5		Double Court	
3726-3730 W Douglas Blvd / 1333-1339 S Independence Blvd	Fountain View Apartments	29 - North Lawndale	1921	4		Single Court + Half Court	

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Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
4116-4136 N Sheridan Rd	Hampshire Manor	03 - Uptown	1921	3.5	Tudor Revival	Double Court + Enclosed Court	John A. Lundstrom
5113-5123 W Washington Blvd	Washington Manor	25 - Austin	1922	3.5		Single Court	J.S. Aroner
5500-5518 W Washington Blvd / 100-108 N Pine Ave		25 - Austin	1922	3.5	Classical Revival	S-Shaped Court	Schmidt, Garden & Martin
2301-2339 E 70th Pl	Country Shore Apartments	43 - South Shore	1923	3.5	Tudor Revival	Triple Court	Albert S. Hecht
2900-2914 N Mildred Ave	Gladstone Apartments	06 - Lake View	1923	3.5	Tudor Revival	Single Court	
3121 W Ainslie St / 4853-4859 N Troy St		14 - Albany Park	1923	3.5		S-Shaped Court	
3600-3608 N Pine Grove Ave	Pelham Manor Apartments	06 - Lake View	1923	4.5		Single Court	Eric E. Hall
4900-4908 N St Louis Ave		14 - Albany Park	1923	3.5		Single Court	
4922-4930 N Kedzie Ave		14 - Albany Park	1923	3.5		Single Court	
5032-5052 W Washington Blvd		25 - Austin	1923	3.5	Tudor Revival	Double Court	A. L. Himmelblau
5049-5061 W Washington Blvd		25 - Austin	1923	3.5		S-Shaped Court	J. S. Aroner
5416-5426 W Washington Blvd		25 - Austin	1923	3.5	Tudor Revival	S-Shaped Court	James E. Dueson (or Dulson?)
5449-5457 W Washington Blvd		25 - Austin	1923	3.5		S-Shaped Court	A. L. Himmelblau
6800-6820 S Dorchester Ave		43 - South Shore	1923	3.5		Double Court	
7131-7145 S Yates Blvd	Yates Apartments	43 - South Shore	1923	3.5		Double Court	Leichenko & Esser
7131-7151 S Bennett Ave	Berenice Apartments	43 - South Shore	1923	3.5	Tudor Revival	Double Court	
7201-7219 S Yates Blvd	Shore Drive Apartments	43 - South Shore	1923	4 / 5		Double Court + S-Shaped Court	
7425 S South Shore Dr	South Shore Beach Apartments / Lakeside Terrace / Lakeside Manor Apartments	43 - South Shore	1923	4.5		Single Court	Eric E. Hall
7600-7614 S South Shore Dr	Tudor Manor Apartments	43 - South Shore	1923	3.5	Tudor Revival	S-Shaped Court	Leichenko & Esser
1029-1049 W North Shore Ave		01 - Rogers Park	1924	3.5	Tudor Revival	Single Court + Double Court	Leichenko & Esser
1118-1128 E Hyde Park Blvd		39 - Kenwood	1924	3.5		Single Court	
1421-1429 W Birchwood Ave		01 - Rogers Park	1924	3.5	Tudor Revival	Single Court	Maurice L. Bein
1516-1534 E 59th St		41 - Hyde Park	1924	3.5		Double Court / Single Court + Half Court	
1801-1809 E 67th St	Tower Court	43 - South Shore	1924	3.5	Tudor Revival	Double Court	Erol Smith

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Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
2-18 S Mayfield Ave	Mayfield Apartments	25 - Austin	1924	3.5	Tudor Revival	S-Shaped Court	Leichenko & Esser
2322-2330 N Lincoln Park West	Lincoln Park West Apartments	07 - Lincoln Park	1924	4.5		Single Court	
2534-2542 N Kedzie Blvd		22 - Logan Square	1924	3.5	Classical Revival	Single Court	Lowenberg & Lowenberg
3233-3235 W Washington Blvd		27 - East Garfield Park	1924	3.5		Half Court	Maurice L. Bein
4101-4109 N Keystone Ave		16 - Irving Park	1924	2.5	Tudor Revival	Single Court	
4201-4211 N Keystone Ave		16 - Irving Park	1924	2.5		Open Ended Court	
4745-4753 N Monticello Ave / 3617-3627 W Lawrence Ave		14 - Albany Park	1924	3.5	Classical Revival / Prairie	Single Court	Maurice L. Bein
5020-5040 S Woodlawn Ave		39 - Kenwood	1924	3.5		Single Court	
507-513 W Aldine Ave	507 Aldine Apartments	06 - Lake View	1924	3.5	Georgian Revival	Single Court	Omar & Lilienthal
510-534 W Addison St	Parliament House	06 - Lake View	1924	3.5	Classical Revival	Single Court	
1506-1508 W Fargo Ave		01 - Rogers Park	1925	3.5	Classical Revival	Half Court	Maurice L. Bein
214-224 S Hamlin Blvd		26 - West Garfield Park	1925	4.5	Spanish Revival	Single Court	
2415-2437 W Greenleaf Ave	Park Manor	02 - West Ridge	1925	3.5	Tudor Revival	Single Court	James F. Denson
3600-3612 W Garfield Square Dr	Franklin and Central Park Apartments / also maybe the Broadview Apartments	23 - Humboldt Park	1925	3.5	Tudor Revival	Single Court	J. S. Aroner
4043-4055 W School St		16 - Irving Park	1925	3.5		S-Shaped Court	
5401-5415 W Washington Blvd / 56-58 N Long Ave		25 - Austin	1925	3.5		S-Shaped Court	Edward Steinborn
8210-8214 S Langley Ave		44 - Chatham	1925	3.5		Single Court	
1618 W Granville Ave	Patio Apartments	77 - Edgewater	1926	3.5	Spanish	Single Court	Robert C. Ostergren
2416-2458 W Greenleaf Ave	Park Castles	02 - West Ridge	1926	3.5	Tudor Revival	Double Court	James F. Denson
2724-2728 W Lunt Ave		02 - West Ridge	1926	3.5	Tudor Revival	Single Court	
3515-3527 W Franklin Blvd / 431-445 N Drake Ave		23 - Humboldt Park	1926	3.5	Spanish Revival	S-Shaped Court	
5201-5209 W Washington Blvd / 52-62 N Laramie Ave		25 - Austin	1926	3.5	Classical Revival	S-Shaped Court + Enclosed Court	
5415-5425 S Woodlawn Ave		41 - Hyde Park	1926	4		Single Court	Maurice L. Bein
7122-7136 S Bennett Ave	Claybourn Apartments	43 - South Shore	1926	3.5	Spanish Revival	Single Court	Erol Smith
1413-1419 W 90th Street	Brainerd Apartments	73 - Washington Heights	1927	3.5	Tudor Revival	Single Court	

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Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
1538-1544 W Thorndale Ave		77 - Edgewater	1927	3.5		Half Court	
1646 W Farwell Ave		01 - Rogers Park	1927	3.5	Spanish Revival	Single Court	
1810 W Chase Ave		01 - Rogers Park	1927	3.5	Georgian Revival	Single Court	
1831-1835 W 104th St	Maplewood Apartments	72 - Beverly	1927	3	Tudor Revival	Half Court	Lantz & Christensen
1944-1950 N Spaulding Ave		22 - Logan Square	1927	3.5		Single Court	
2337-2345 N Geneva Terrace	Fullerton Court Apartments	07 - Lincoln Park	1927	3.5		Single Court (H-shaped) + Enclosed Court	
2438-2484 W Estes Ave	Park Gables	02 - West Ridge	1927	3.5	Tudor Revival	Double Court	Clarence Hatzfeld
2836-2844 N Francisco Ave		21 - Avondale	1927	3.5		Single Court	
3432-3440 W Franklin Blvd		23 - Humboldt Park	1927	3.5	Classical Revival	Single Court	J. S. Aroner
4101-4113 N Kedzie Ave	James Court Apartments	16 - Irving Park	1927	3.5	Tudor Revival	S-Shaped Court	Halperin & Braun (Morton Leviton)
4928-4948 W Quincy St / 215-221 S Laverne Ave		25 - Austin	1927	3.5	Tudor Revival	Double Court + S-Shaped Court	? Jacovs
6718-6722 S Throop St		67 - West Englewood	1927	2.5	Tudor Revival	Single Court	Ernest Braucher
7914-7918 S Hermitage Ave		71 - Auburn Gresham	1927	3.5	Tudor Revival	Single Court	
8039-8049 S Chappel Ave		44 - Chatham	1927	2.5	Spanish Revival	Single Court	
8307-8311 S Ingleside		44 - Chatham	1927	3.5		Half Court	
917-919 E 78th Street	Bonnie Home Apartments	69 - Greater Grand Crossing	1927	3.5	Tudor Revival	Single Court	
10439-10445 S Hale Ave	Castle View Apartments	72 - Beverly	1928	3.5	Spanish Revival	Half Court	Lautz & Christensen
10453 S Hale Ave	Beverly Crest Apartments	72 - Beverly	1928	3.5	Tudor Revival	Half Court	Charles S. Archer
1108-1120 E 82nd St		45 - Avalon Park	1928	3.5		Single Court	Edward Steinborn
1519-1527 W Farwell Ave		01 - Rogers Park	1928	3.5	Tudor Revival	Single Court	Maurice L. Bein
1643-1653 E 85th Pl	Garden Court Apartments	45 - Avalon Park	1928	2	Tudor Revival	Single Court	
1962 E 73rd Pl		43 - South Shore	1928	3.5	Spanish Revival	Single Court	
2100-2110 W Fargo Ave		01 - Rogers Park	1928	3.5	Tudor Revival	S-Shaped Court	Cable & Spitz
2237-2251 W 111th St		75 - Morgan Park	1928	4	Tudor Revival	S-Shaped Court	Stott & Larson
2855-2859 N Kostner Ave		20 - Hermosa	1928	2.5	Tudor Revival	S-Shaped Court	
4400-4412 N Ashland Ave		03 - Uptown	1928	3.5		Single Court	
4652-4660 N Milwaukee Ave		15 - Portage Park	1928	3.5		Single Court	
4801-4809 N Fairfield Ave		15 - Portage Park	1928	3.5	Tudor Revival	Single Court	
4830-4848 S Drexel Blvd		39 - Kenwood	1928	3.5	Tudor Revival	Double Court	
5327-5335 S Dorchester Ave		41 - Hyde Park	1928	3.5		Single Court	A.V. Carpraro
6230-6232 S Claremont Ave	Tyler Apartments	66 - Chicago Lawn	1928	3.5		Half Court	C. Hauber
6820-6822 S Michigan Ave		69 - Greater Grand Crossing	1928	3 / 3.5		Half Court	Salzman Engineering Co.

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Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
7340-7350 N Ridge Blvd	Casa Bonita	02 - West Ridge	1928	3.5	Spanish Revival	Single Court	Alexander Capraro & Morris Komar
7625-7633 S East End Ave		43 - South Shore	1928	3.5		Single Court	
7635-7643 S East End Ave		43 - South Shore	1928	3.5		Single Court	
7645-7657 S East End Ave		43 - South Shore	1928	3.5		Single Court	
8014-8022 S Paxton Ave		46 - South Chicago	1928	3.5	Spanish Revival	Single Court	Lindblad & Carlson
8101-8107 S Paulina St	Paulina Court Apartments	71 - Auburn Gresham	1928	3.5		S-Shaped Court	
8242-8246 S Drexel Ave / 850-856 E 83rd St		44 - Chatham	1928	4	Tudor Revival	S-Shaped Court	
8300-8308 S Justine St		71 - Auburn Gresham	1928	4	Tudor Revival	S-Shaped Court	
8316-8324 S Ingleside Ave	Ingleside Court	44 - Chatham	1928	3.5		Single Court	Edward G. McClellan
10501-10507 S Hale Ave	Indian Head Apartments	72 - Beverly	1929	3.5	Tudor Revival	Half Court	Charles S. Archer
10627-10633 S Hale Ave		72 - Beverly	1929	3.5		Single Court	Doerr & Doerr
11117-11139 S Longwood Dr		75 - Morgan Park	1929	3.5	Tudor Revival	Single Court	
1336-1452 N Sedgwick St	Marshall Field Garden Apartments	8 - Near North Side	1929	5		Enclosed Court Complex	Andrew J. Thomas
2548-2558 W Fitch Ave	Hurlburt Towers	02 - West Ridge	1929	4	Tudor Revival	Single Court	Edward H. Nordlie Co.
4205-4215 N Kedvale Ave	Kedral Tower Apartments	16 - Irving Park	1929	3.5	Tudor Revival	Single Court	
4648 S Michigan Ave	Michigan Boulevard Garden Apartments / Rosenwald Court Apartments	38 - Grand Boulevard	1929	5		Enclosed Court Complex	Ernest A. Grunsfeld, Jr.
5041-5049 W. Fullerton Avenue		19 - Belmont Cragin	1929	3.5	Tudor Revival	Enclosed Court	
5936-5944 W Roosevelt Rd / 1149-1153 S Mason Ave		25 - Austin	1929	3 / 3.5		Single Court	Maurice L. Bein
7901-7907 S Phillips Ave / 2433-2443 E 79th Street		46 - South Chicago	1929	3	Chateausque	S-Shaped Court + Enclosed Court	Norman H. Kandl
8008-8014 S Honore St		71 - Auburn Gresham	1929	2.5	Tudor Revival	Single Court	
8251-8261 S Ellis Ave		44 - Chatham	1929	3.5	Tudor Revival	Single Court	
9107-9109 S Beverly Blvd / 1733-1743 W 91st St		73 - Washington Heights	1929	3		S-Shaped Court	Lautz & Christensen
1006-1022 S Monitor Ave		25 - Austin	1910s-1920s	2.5	Spanish Revival	Double Court	
10920-10930 S Vernon Ave		49 - Roseland	1910s-1920s	3.5		Single Court	
1217-1221 S Independence Blvd		29 - North Lawndale	1910s-1920s	3.5		Single Court	
1441-1451 W Argyle St		03 - Uptown	1910s-1920s	2.5		Single Court	
1530-1542 N Kedzie Ave		23 - Humboldt Park	1910s-1920s	3.5	Tudor Revival	Single Court	

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Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
1633-1641 W 83rd St / 8300 S Marshfield Ave		71 - Auburn Gresham	1910s-1920s	3.5	Tudor Revival	Single Court	
1718-1732 E 70th St		43 - South Shore	1910s-1920s	3.5	Tudor Revival	Single Court	
1746-1756 E 72nd St		43 - South Shore	1910s-1920s	4	Tudor Revival	Single Court	
204-208 W 70th St / 6950-6958 S Wentworth Ave		69 - Greater Grand Crossing	1910s-1920s	3.5		S-Shaped Court	
2043-2057 W Pierce Ave		24 - West Town	1910s-1920s	3.5	Tudor Revival	Double Court (or two Single Courts)	
2200-2208 S Marshall Blvd		30 - South Lawndale	1910s-1920s	3.5 / 4		S-Shaped Court	
2414 N California Ave		22 - Logan Square	1910s-1920s	2.5		Half Court	
2539-2545 W 67th St		66 - Chicago Lawn	1910s-1920s	2.5		Single Court	
2917-2919 W 24th Blvd		30 - South Lawndale	1910s-1920s	3.5		Half Court	
301-307 N Central Park Ave		27 - East Garfield Park	1910s-1920s	3.5		Single Court	
3032-3036 W 55th St		63 - Gage Park	1910s-1920s	2.5		Single Court	
3105-3111 N Lockwood Ave / 5254-5258 W Barry Ave		19 - Belmont Cragin	1910s-1920s	2.5	Tudor Revival	S-Shaped Court	
3305-3315 W Diversey Ave / 2752-2762 N Spaulding Ave		22 - Logan Square	1910s-1920s	4		S-Shaped Court	
3603-3609 Dr. Martin Luther King, Jr. Dr		35 - Douglas	1910s-1920s	3.5		Single Court	
4031-4033 S Drexel Blvd		36 - Oakland	1910s-1920s	4		Half Court	
410-414 S Hamlin Blvd		26 - West Garfield Park	1910s-1920s	3.5		Half Court	
4220-4228 S Michigan Ave		38 - Grand Boulevard	1910s-1920s	3.5		Single Court	
4240-4248 S Michigan Ave		38 - Grand Boulevard	1910s-1920s	3.5		Single Court	
4416-4426 N Clifton		03 - Uptown	1910s-1920s	3.5		Single Court	
4441-4455 N Damen Ave		03 - Uptown	1910s-1920s	3.5		Double Court	
4900-4918 S Drexel Blvd / 831-841 E 49th St		39 - Kenwood	1910s-1920s	3.5	Classical Revival	S-Shaped Court / Two Single Courts	
5210-5218 S Drexel Ave		41 - Hyde Park	1910s-1920s	4		Single Court	

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Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
5726-5744 Dr. Martin Luther King, Jr. Dr	Parkville Condominium	40 - Washington Park	1910s-1920s	3.5		Single Court	
6152 S Marlin Luther King Jr Dr		40 - Washington Park	1910s-1920s	3.5		Single Court	
6301 N Kenmore Ave	Kenmore-Rosemont Apartments	77 - Edgewater	1910s-1920s	3.5	Tudor Revival	Half Court	Oman & Lilienthal
6938-6954 S Jeffery Blvd / 1950 E 70th St	Castle Court Apartments	43 - South Shore	1910s-1920s	3.5	Tudor Revival	Double Court	
704-706 S Independence Blvd	Balforia Apartments	26 - West Garfield Park	1910s-1920s	3.5		Half Court	
709-715 W Garfield Blvd		68 - Englewood	1910s-1920s	3.5		Single Court	
8148-8158 S Ingleside Ave / 914-922 E 82nd Street		44 - Chatham	1910s-1920s	3.5	Tudor Revival	S-Shaped Court + Half Court	
865-887 W Cornelia Ave		06 - Lake View	1910s-1920s	3.5		Single Court	
925 E Marquette Rd		42 - Woodlawn	1910s-1920s	3.5	Tudor Revival	S-Shaped Court	
941 E Hyde Park Blvd		41 - Hyde Park	1910s-1920s	3.5		S-Shaped Court	
1545-1553 W 83rd St		71 - Auburn Gresham	1920s	3.5	Tudor Revival	S-Shaped Court	
3149 N Springfield Ave		21 - Avondale	1930	3.5	Classical Revival	Half Court	J.J. Schwartz
3436-3438 N Keeler Ave		16 - Irving Park	1930	3.5		Half Court	
6848-6858 S Throop Street		67 - West Englewood	1930	3.5		Single Court	
4901 N Wolcott Ave		04 - Lincoln Square	1938	3.5	Moderne / Art Deco	Enclosed Court Complex	Christian S. Michaelsen
6200 N Hoyne Ave	Granville Garden Apartments	02 - West Ridge	1938	3.5	Moderne / Art Deco	Enclosed Court Complex	Rissman & Hirschfeld
1731-1751 W 95th Pl		72 - Beverly	1948	3	Moderne / Art Deco	Half Court	Simpson & Peck
2 Buildings - 2212-2230 W Farwell Ave + 2213-2231 W Morse Ave		02 - West Ridge	1948	3.5	Modern	Single Court	Arthur Schreiber
6 Buildings - 2024-2034 + 2038-2048 + 2050-2060 E 72nd Pl; 2025-2035 + 2039-2045 + 2051-2061 E 72nd St	Merrion Square	43 - South Shore	1948	3.5	Moderne / Art Deco	Single Court	Martin H. Braun, architect and builder
7347-7365 N Sheridan Rd	Mayfair Garden Apartments	01 - Rogers Park	1948	3.5	Modern	Open Ended Court	Houlihan & Marks
6412-6418 N Damen Ave		02 - West Ridge	1949	3.5	Modern	Half Court	William Reichert
2637-2647 W Fitch Ave		02 - West Ridge	1950	3.5	Moderne / Art Deco	Single Court	

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Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
8 Buildings - 2104-2112 + 2116-2124 W Foster Ave; 2103-2111 + 2115-2123 W Farragut Ave; 2104-2112 + 2116-2124 W Farragut Ave; 2103-2111 + 2115-2123 W Berwyn Ave		04 - Lincoln Square	1950	2	Georgian Revival	Single Court	Harold A. Stahl
7320-7330 N Ridge Blvd		02 - West Ridge	1951	2.5	Moderne / Art Deco	Half Court	Simpson & Peck
7363-7371 + 7375-7383 N Winchester Ave		01 - Rogers Park	1951	2.5	Moderne / Art Deco	Single Court	Simpson & Peck
6201-6209 N Francisco Ave		02 - West Ridge	1952	3.5	Modern	Half Court	Bernard Krauss
10410 S Walden Pkwy		72 - Beverly	1953	2.5	Colonial Revival	Half Court	Luther & Christensen
7361-7365 N Ridge Blvd	Ridgewood Apartments	01 - Rogers Park	1954	3.5	Modern	Half Court	
2508-2524 W 111th St		75 - Morgan Park	1955	3.5	Modern	Single Court	
2431-2459 W Lunt Ave		02 - West Ridge	1957	3.5	Modern	Single Court	Whalley & Gould
7423-7437 N Ridge Blvd		01 - Rogers Park	1957	4	Modern	Single Court	Bernard Krauss
9052-9058 S Bishop Street		73 - Washington Heights	1957	2.5	Modern	Half Court	
1829 W 104th St		72 - Beverly	1958	3	Modern	Half Court	
1822-1838 W 107th Street	Hillcrest Apartments	72 - Beverly	1959	2 / 2.5	Moderne / Art Deco	Single Court	C.W. Marshall
6225-6265 N Cicero Ave	Williamsburg Apartments	12 - Forest Glen	1959	2.5	Colonial Revival	Single Court	Ray Basso & Associates
10948-10958 S Western Ave		75 - Morgan Park	1960	2.5	Modern	Half Court (two adjacent)	Carl Federici
1319-1327 W Sherwin Ave		01 - Rogers Park	1960	3	Modern	Enclosed Court	Ronald Handler
8757-8771 S Beverly Blvd	Beverly View Apartments	71 - Auburn Gresham	1962	2.5	Modern	Single Court	
9117-9123 S Cottage Grove Ave		44 - Chatham	1962	3	Modern	Open Ended Court	
956-960 E 85th St		44 - Chatham	1962	2	Modern	Single Court	
8237 S Drexel Ave		44 - Chatham	1963	2.5 / 3.5	Modern	Half Court	
4400-4418 W 55th St		62 - West Elsdon	1964	3	Modern	Half Court (two adjacent)	
7027-7029 S East End Ave		43 - South Shore	1964	3	Modern	Half Court	
7406-7410 N Harlem Ave		09 - Edison Park	1964	2.5	Modern	Open Ended Court	
2740 W Pratt Blvd		02 - West Ridge	1965	3	Modern	Half Court	
2826-2830 N Natoma Ave		18 - Montclare	1965	2.5	Modern	Single Court	Werner Associates
5767-5779 N Northwest Hwy		10 - Norwood Park	1965	3	Modern	Half Court	
9140-9160 S Cottage Grove Ave	Fountain Court Apartments	44 - Chatham	1966	3	Modern	Double Court	
1844-1846 W Birchwood Ave		01 - Rogers Park	1967	3	Modern	Half Court	
3051-3055 W 59th St		66 - Chicago Lawn	1967	3	Modern	Half Court	

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Chicago Courtyard Apartment Buildings
Inventory of Selected Extant Examples

*** These examples have been surveyed from the exterior and have not been assessed for individual National Register eligibility. From the exterior these properties appear to be good examples of this building type but additional study will be necessary to determine their individual National Register eligibility under the registration requirements of this MPD.*

Address	Historic Name	Community Area	Date	No. of stories	Architectural Style	Subtype	Architect
5222-5226 N Delphia Ave		76 - O'Hare	1967	3	Modern	Open Ended Court	
7549-7559 W Belmont Ave		17 - Dunning	1967	2.5		Half Court	
10425 S Hale Ave	Beverly East Condominiums	72 - Beverly	1968	3	Modern	Half Court	
3001-3007 E 79th St	Lake Terrace Apartments	46 - South Chicago	1968	3	Modern	Single Court (Curved)	
5200-5218 N Delphia Ave		76 - O'Hare	1968	3	Modern	Single Court	Robert J. Cwiak & Associates
6441 W Higgins Ave		10 - Norwood Park	1968	3	Modern	Half Court	
2954-2956 W 59th St		63 - Gage Park	1950s-1960s	3	Modern	Half Court	
7900-7906 S Wabash Ave		44 - Chatham	1950s-1960s	3		Single Court	
2121 E 87th St		48 - Calumet Heights	1960s	3	Modern	Single Court	
2207-2219 E 87th St		48 - Calumet Heights	1960s	3	Modern	Single Court	
3847-3853 W 47th St		57 - Archer Heights	1960s	3	Modern	Single Court	

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Figure 1. Chicago Courtyard Apartments - Major Subtypes



Single Court

Characterized by a single courtyard open to the street and enclosed by the building on three sides.



Half Court

Characterized by an L-shaped building with a long side courtyard open to the street or alley.



S-Shaped Court

Characterized by a single courtyard with one additional wing located to one side, often separated by a narrow light court.



Double Court (M-Shaped)

Characterized by two U-shaped structures joined together to create an M-shaped plan, often with a narrow light court between the center section.



Triple Court

Characterized by three U-shaped structures joined together to create a three-courtyard plan, often with narrow light courts between the blocks.



Enclosed Court

Characterized by a building that fully enclosed the courtyard on all sides, with portals or openings on the street to allow entry into the court.



Open Ended Court

Characterized by identical structures, designed and built at the same time, which frame the courtyard and two sides, with openings at each end.

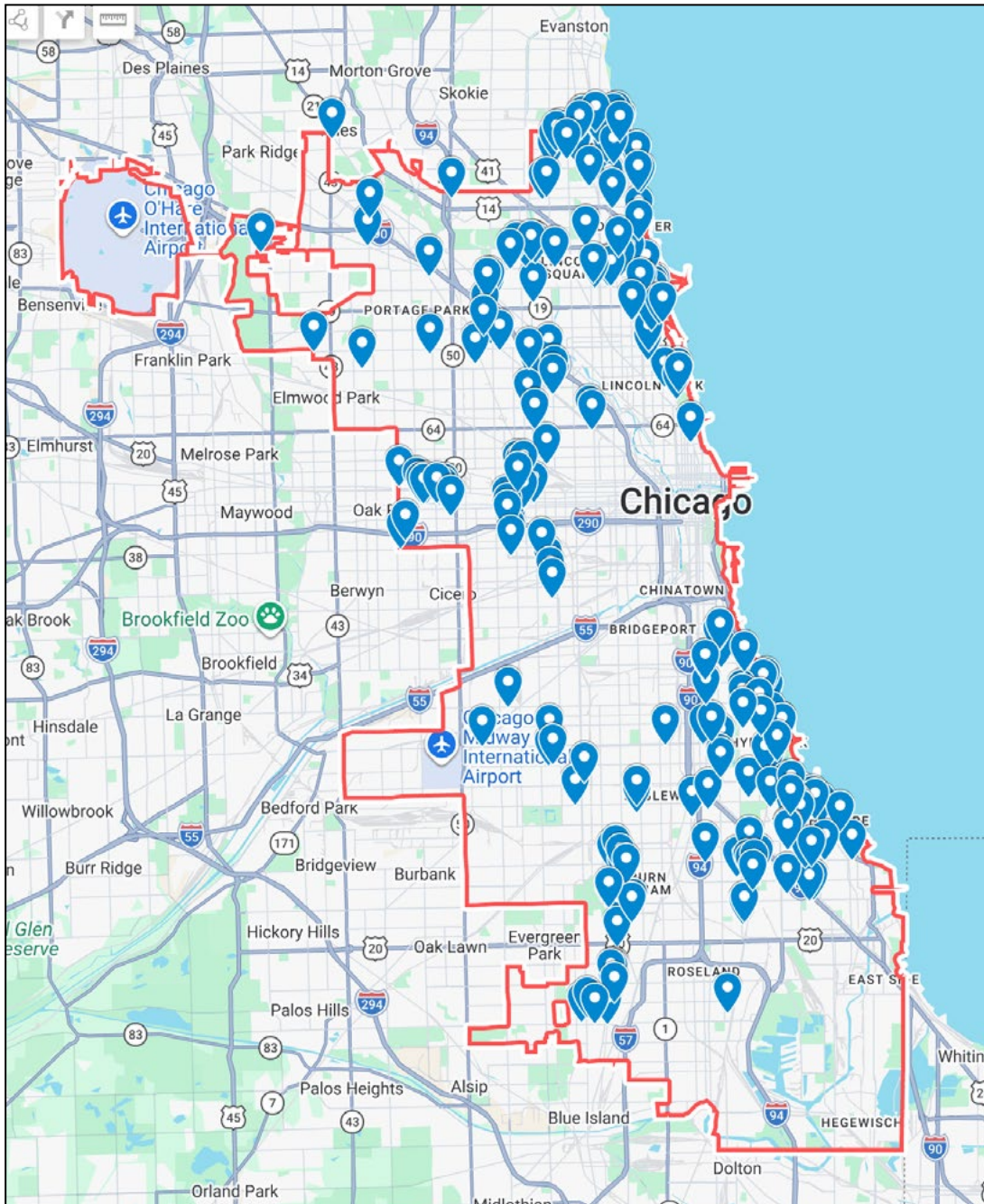
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Figure 2. Google Map showing locations of the approximately 240 Chicago courtyard apartment buildings from this MPDF’s selected inventory. The locations seen in this map represent only a small fraction of the tens of thousands of examples of this type built across the city. Source: Google Maps.



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The Pelham Apartments - 326-334 W. Dickens Avenue / 2100-2106 N. Clark Street - Single Court Building
Completed 1889, extant
H. B. Seely, architect

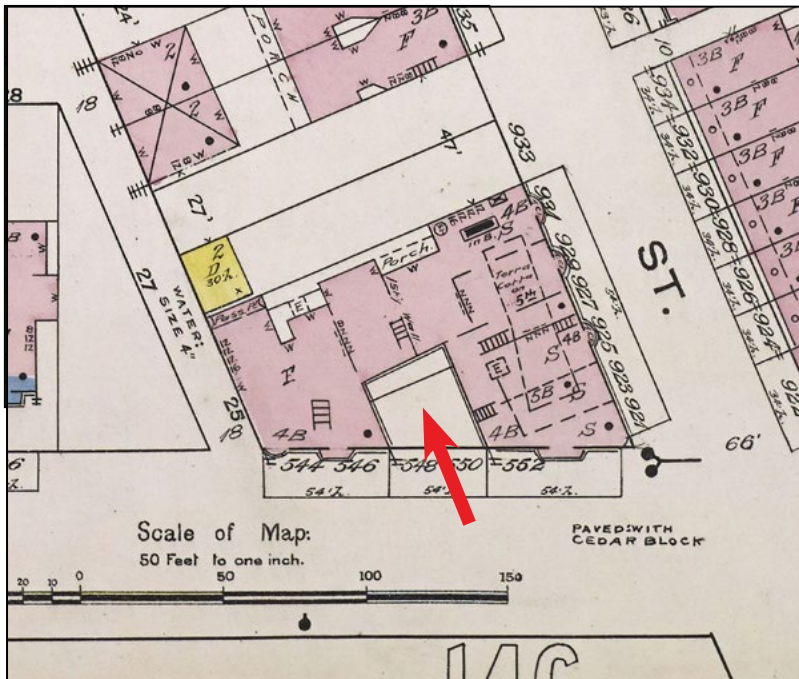
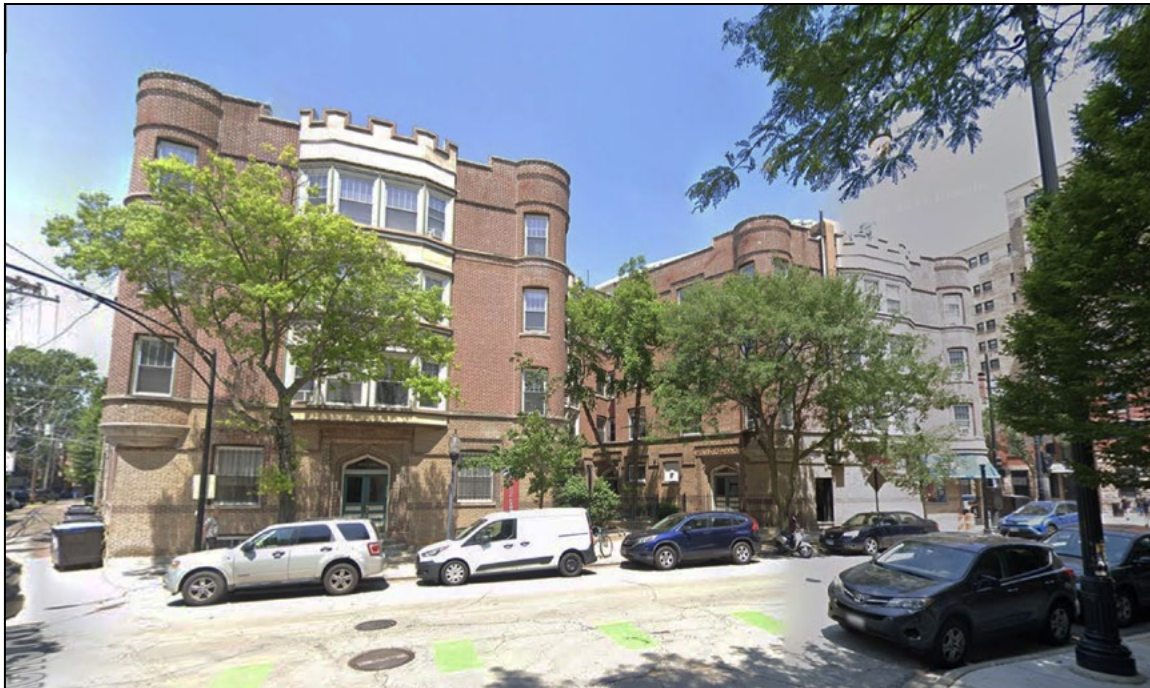


Figure 3. The Pelham Apartments, possibly the earliest documented courtyard apartment building constructed in Chicago. Source: July 2025 Google Street View.

Figure 4. The Pelham Apartments - 1892 insurance map.

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Mecca Hotel (Mecca Flats) - 3360 S. State Street
Completed 1892, demolished
Edbrooke & Burnham, architects

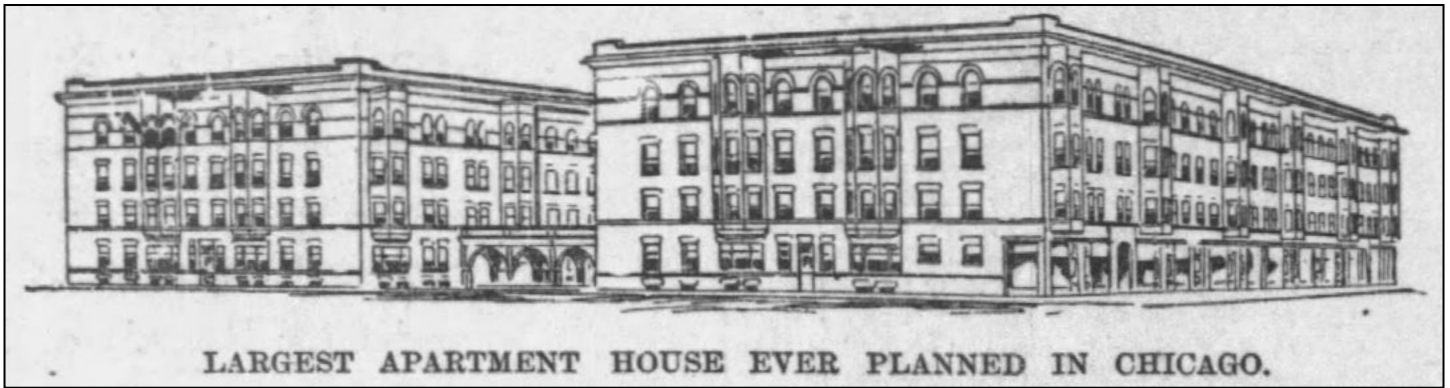


Figure 5. The Mecca Hotel (Mecca Flats), an early antecedent of the Chicago courtyard apartment building. Source: *Chicago Tribune* - September 12, 1889, p. 8.

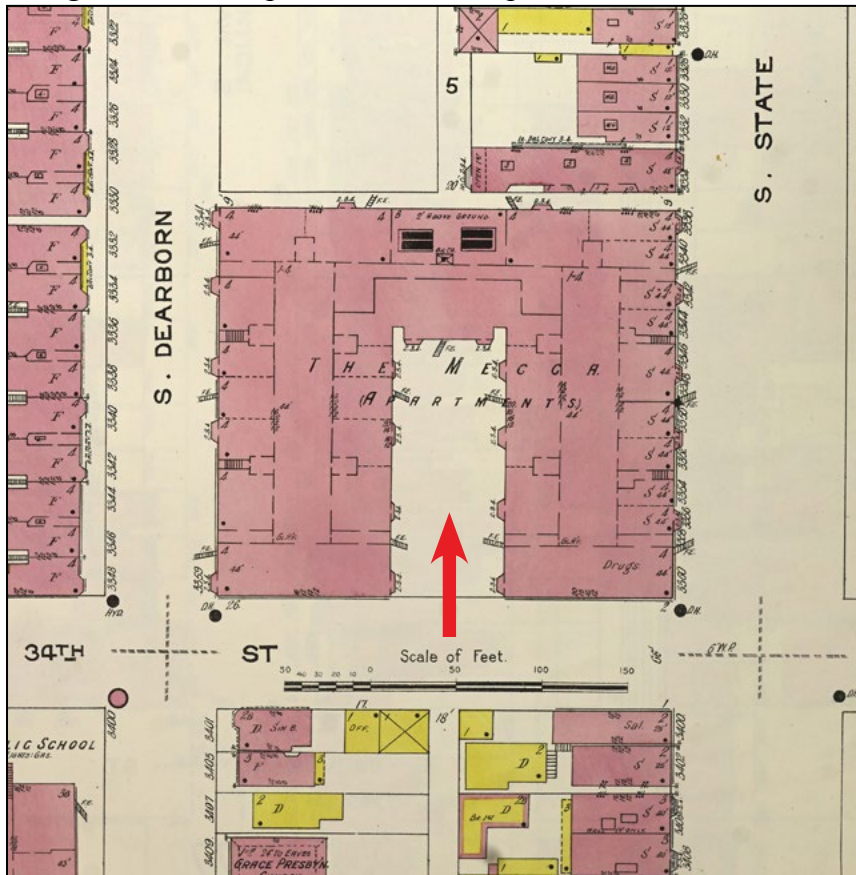


Figure 6. Mecca Hotel (Mecca Flats) - 1912 insurance map.



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Mecca Hotel (Mecca Flats) - 3360 S. State Street (continued)

Completed 1892, demolished

Edbrooke & Burnham, architects



Figure 7. Mecca Hotel (Mecca Flats). Source: Chicagology website.



Figure 8. Mecca Hotel (Mecca Flats) - Interior view of one the two interior atria. Source: Chicagology website.

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Arizona Apartments - 42nd Place, Lake Park Avenue, and Greenwood Avenue (southwest corner)
S-Shaped Court

Completed 1893, demolished; Treat & Foltz, architects

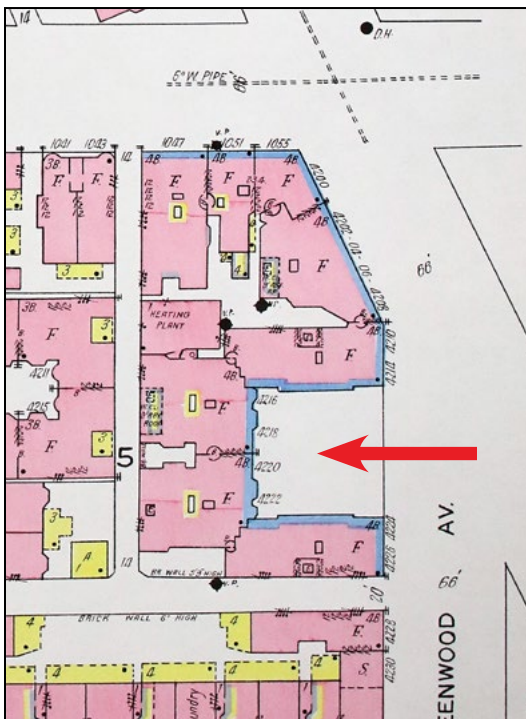


Figure 9. Arizona Apartments.
Source: Daniel Bluestone, "Framing Landscape While Building Density," *Journal of the Society of Architectural Historians*, December 2017.

Figure 10. Arizona Apartments - 1925 insurance map.

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Francis Apartments - Forrestville Avenue and 43rd Street (southwest corner) - Single Court Building
Completed 1895, demolished
Frank Lloyd Wright, architect



Figure 13. Francis Apartments. Source: The Wright Library website.

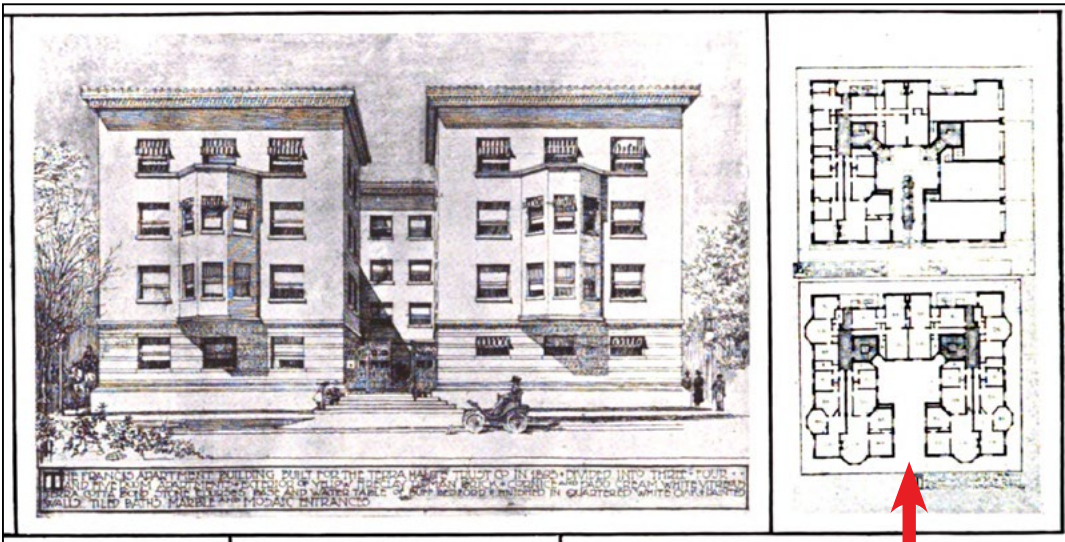
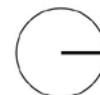


Figure 14. Francis Apartments. Source: The Wright Library website.



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Francisco Terrace - 253 N. Francisco Street - Enclosed Court Building

Completed 1895, demolished

Frank Lloyd Wright, architect



Figure 15. Francisco Terrace. Source: The Wright Library.

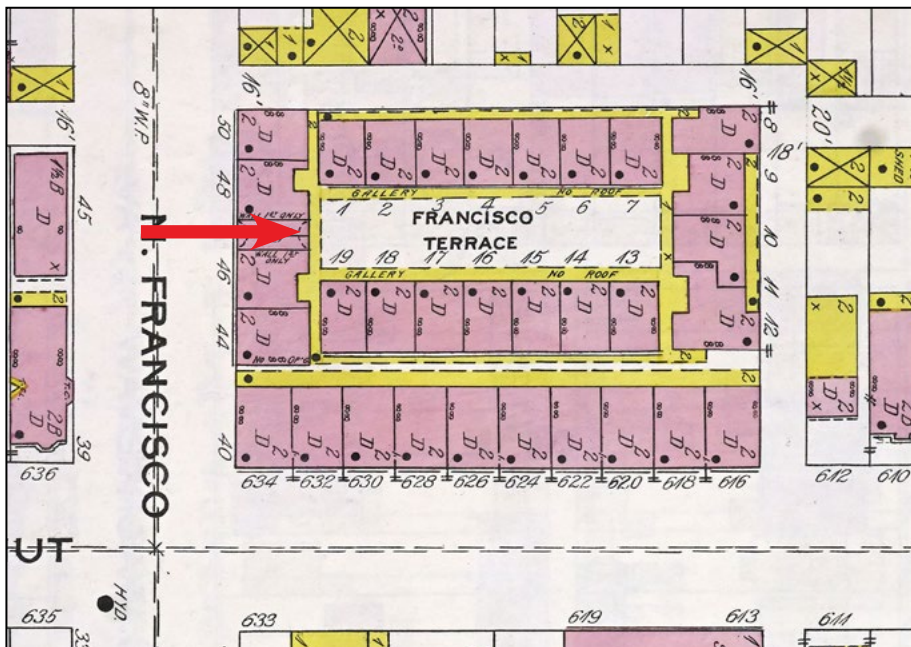


Figure 16. Francisco Terrace - 1896 insurance map.

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Francisco Terrace - 253 N. Francisco Street - Enclosed Court Building (continued)

Completed 1895, demolished

Frank Lloyd Wright, architect



Figure 17. Francisco Terrace. Source: The Wright Library.

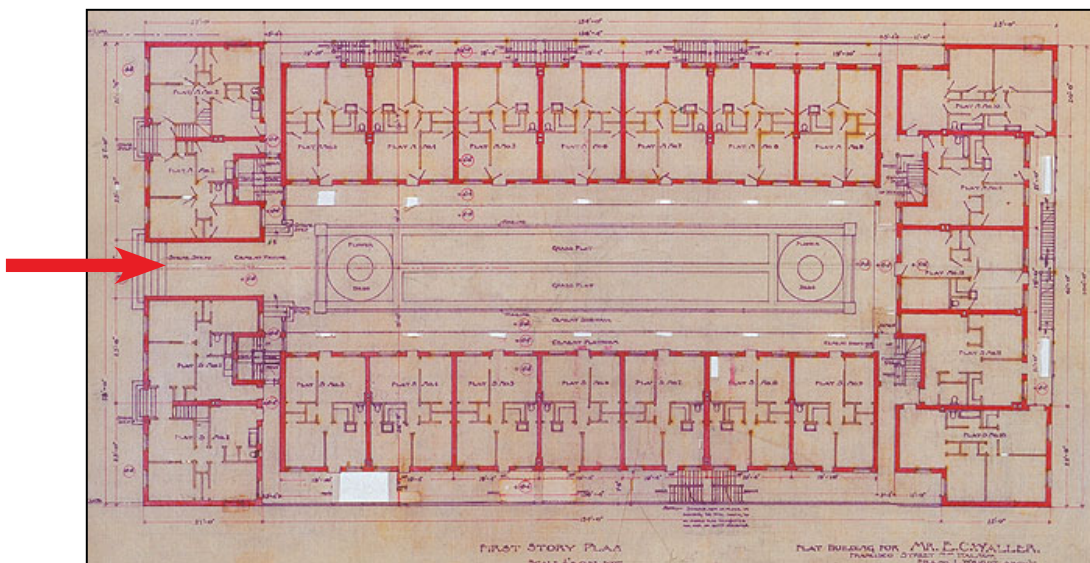


Figure 18. Francisco Terrace. Source: The Wright Library.

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Amarilla Apartments - 127-141 E. Garfield Boulevard
Completed 1899, demolished
Henry K. Holsman, architect

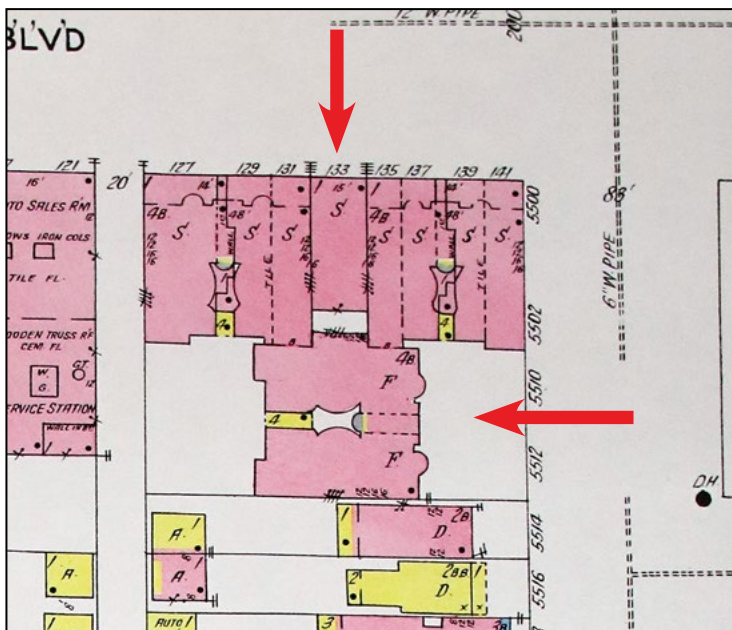
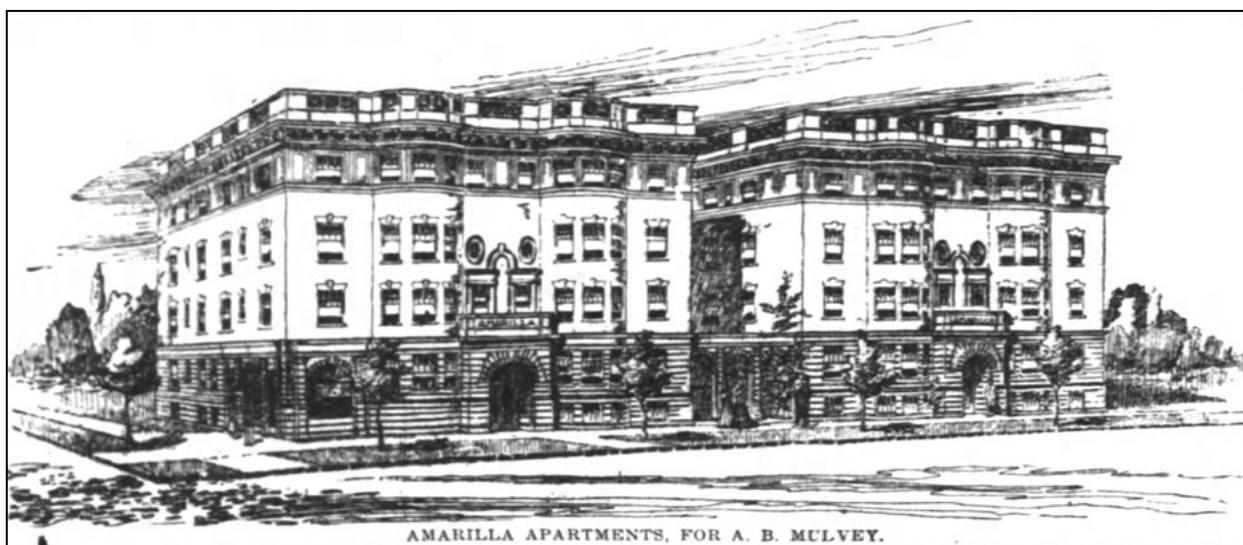


Figure 19. Amarilla Apartments.
Source: *The Inter-Ocean* - November 12, 1899, p. 19.

Figure 20. Amarilla Apartments -
1925 insurance map.



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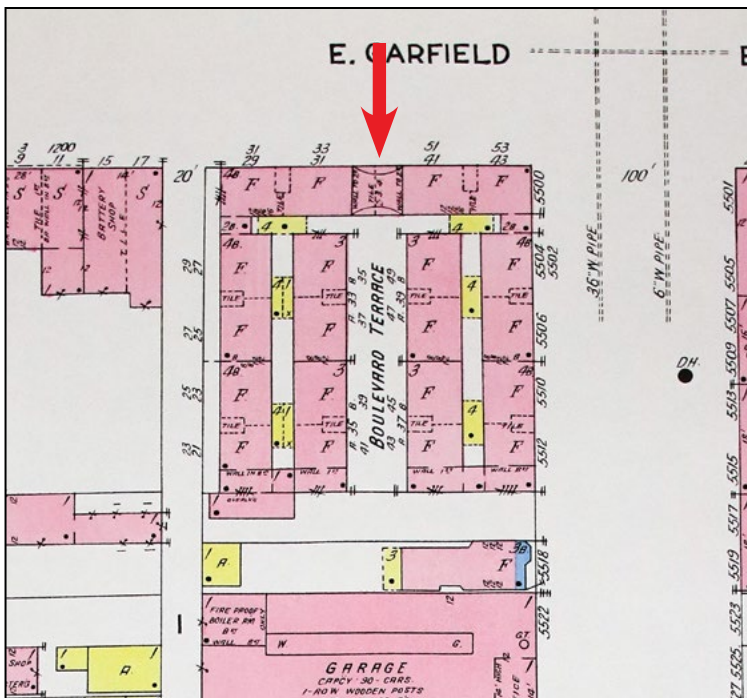
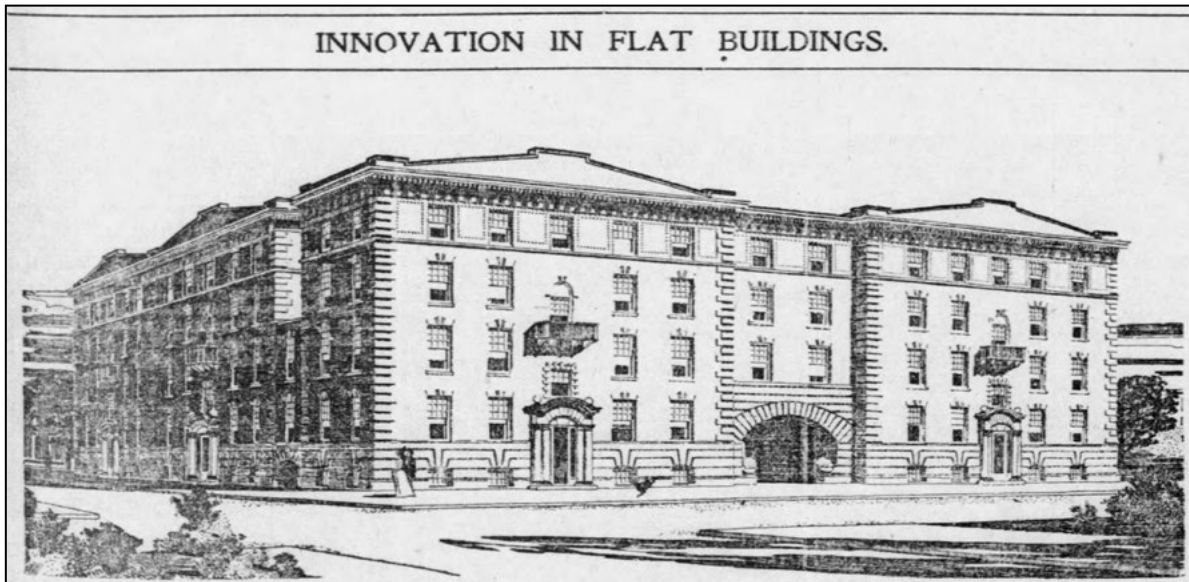
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Boulevard Terrace - 21-25 E. Garfield Boulevard - Enclosed Court + S-Shaped Court Building
Completed 1901, extant
Henry K. Holsman, architect



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The Wadeford - 3414-3424 N. Elaine Place - Single Court Building
Completed 1901, extant

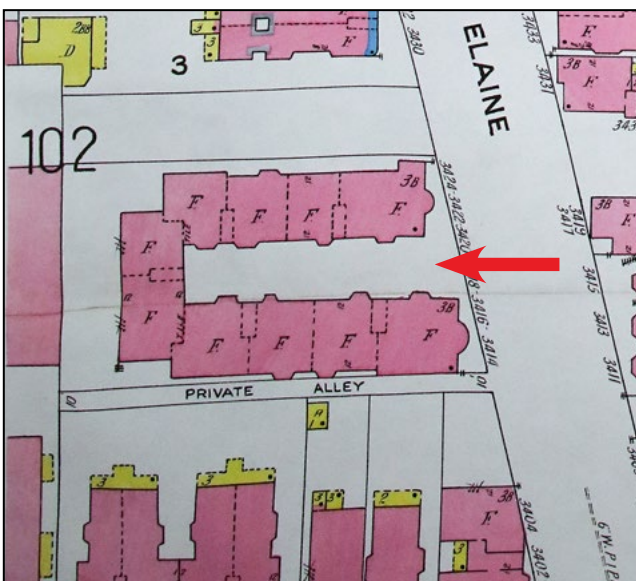


Figure 23. The Wadeford.
Source: Apartments.com

Figure 24. The Wadeford -
1923 insurance map.



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The Mignon - 4410-4416 N. Paulina Street - Single Court Building

Completed 1901, extant
Samuel N. Crowen, architect

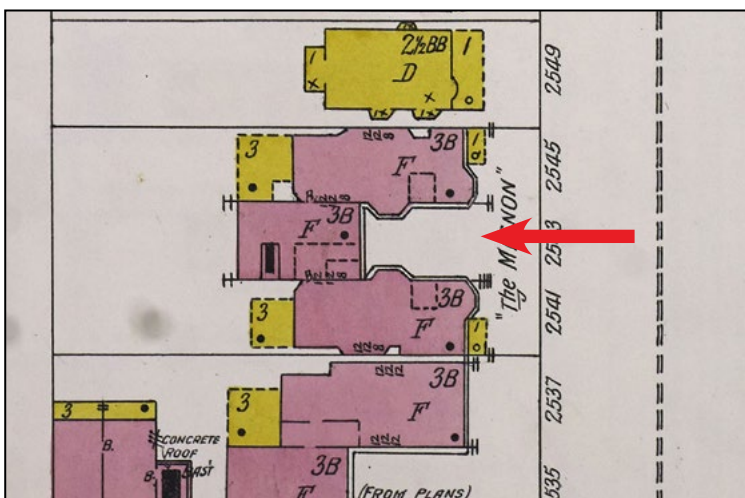


Figure 25. The Mignon.
Source: November 2021
Google Street View.

Figure 26. The Mignon -
1905 insurance map.



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The Pattington - 660-700 W. Irving Park Road - Double Court Building

Completed 1903, extant
David E. Postle, architect



Figure 27. The Pattington, a well-known early example of a luxury courtyard apartment building. Source: Chuckman's Chicago website.

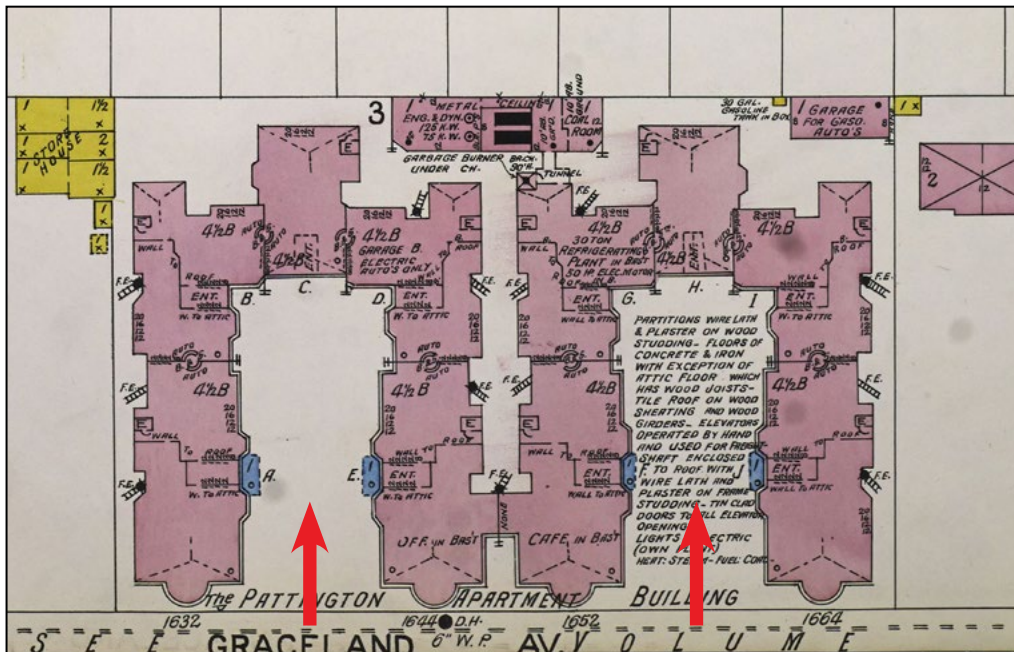


Figure 28. The Pattington - 1905 insurance map.

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Norman Court Apartments - 4628-4640 S. Lake Park Avenue - Single Court Building
Completed 1905, demolished
H. L. Newhouse, architect



Figure 29. Norman Court Apartments. Source: Herbert Croly, "Some Apartment Houses in Chicago," *Architectural Record*, February 1907.

Figure 30. Norman Court Apartments - 1925 insurance map.



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The Alvah - 4436-4448 S. Drexel Boulevard - Single Court Building

Completed 1905, demolished

Andrew Sandegren, architect

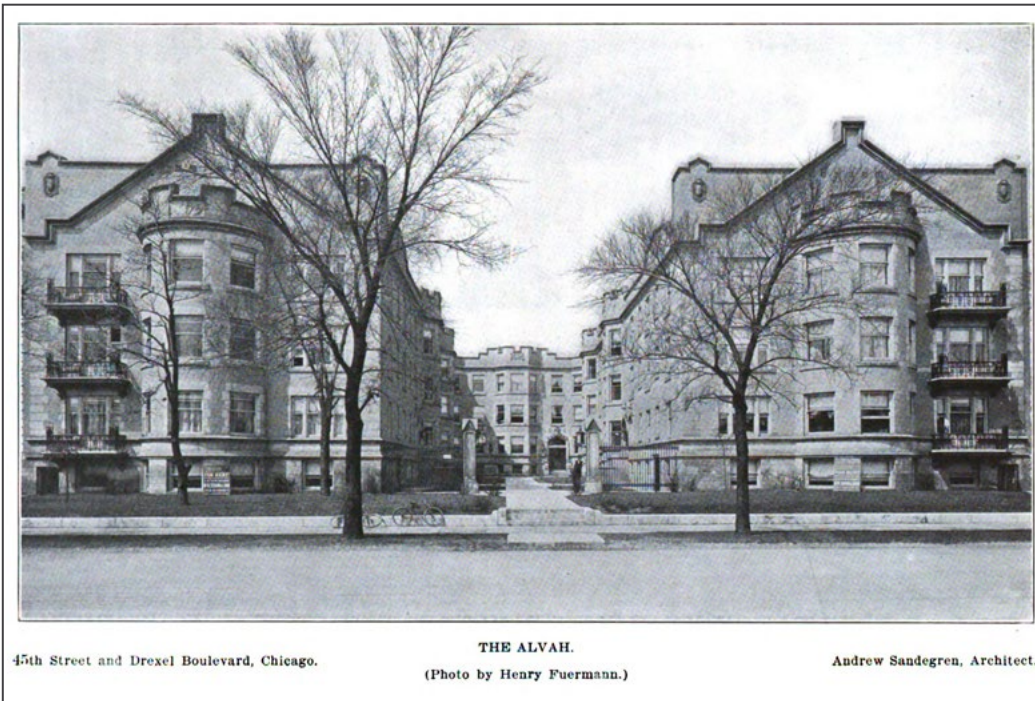


Figure 31. The Alvah. Source: Herbert Croly, "Some Apartment Houses in Chicago," *Architectural Record*, February 1907.

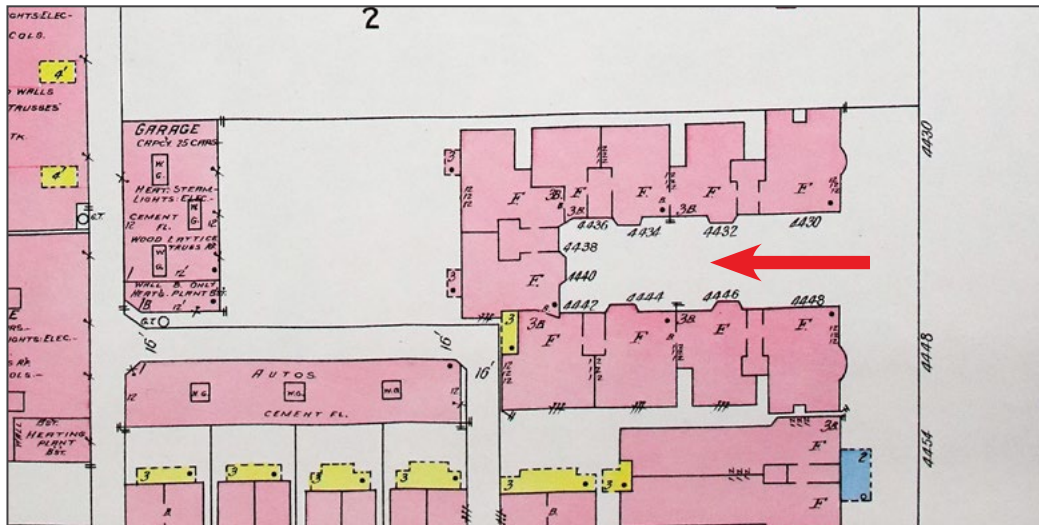


Figure 32. The Alvah - 1925 insurance map.

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200-216 E. Garfield Boulevard - Single Court + S-Shaped Court + Half Court Building
Completed 1905, extant



Figure 33. 200-216 E. Garfield Boulevard. Source: July 2025 Google Street View.

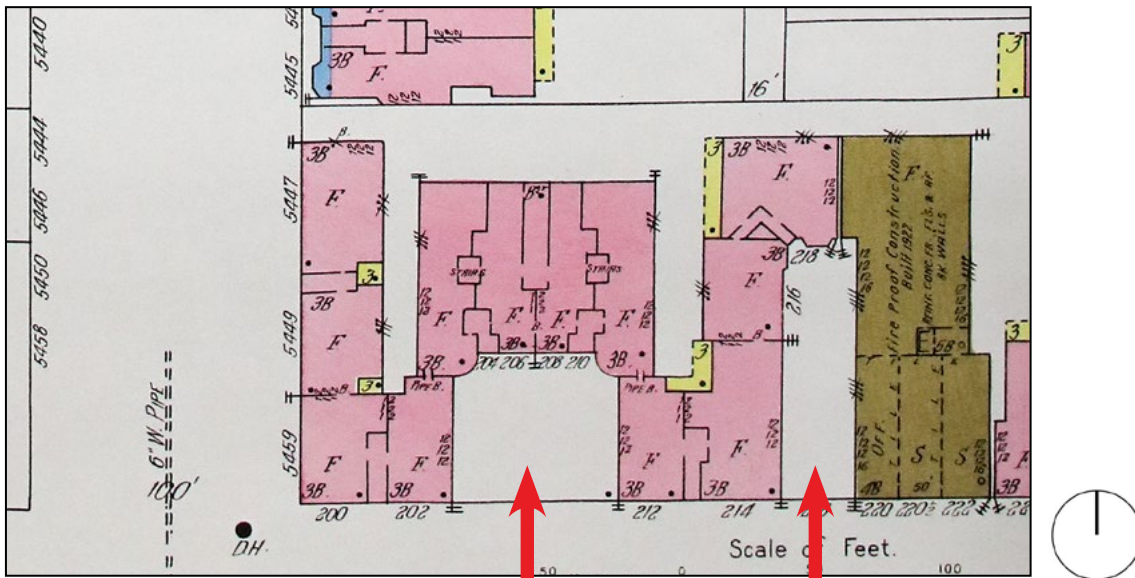


Figure 34. 200-216 E. Garfield Boulevard - 1925 insurance map.

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4400-4406 N. Paulina Street - Single Court Building

Completed 1905, extant

Samuel N. Crowen architect

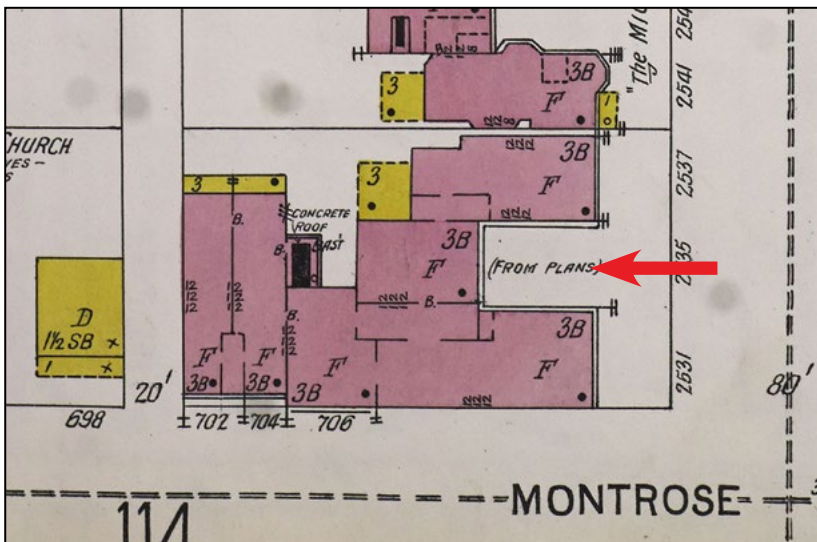


Figure 35. 4400-4406 N. Paulina Street. Source: November 2021 Google Street View.

Figure 36. 4400-4406 N. Paulina Street - 1925 insurance map.



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Chateau Apartments - 803-825 W. Sheridan Road - Half Court Building

Completed 1906, demolished

Paul Gerhardt, architect

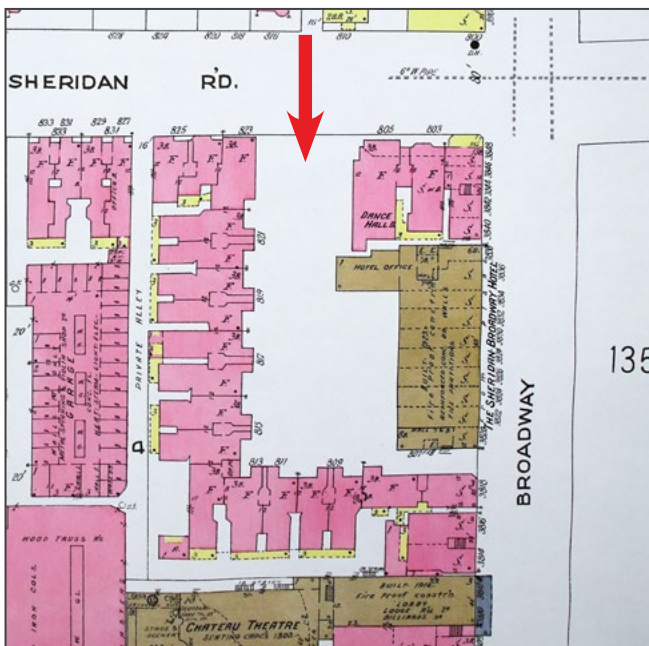


Figure 37. Chateau Apartments, a complex with its own courtyard lagoon. Source: Chuckman's Chicago website.

135 Figure 38. Chateau Apartments - 1923 insurance map.

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Manor House - 1021-1029 W. Bryn Mawr Avenue - Single Court Building

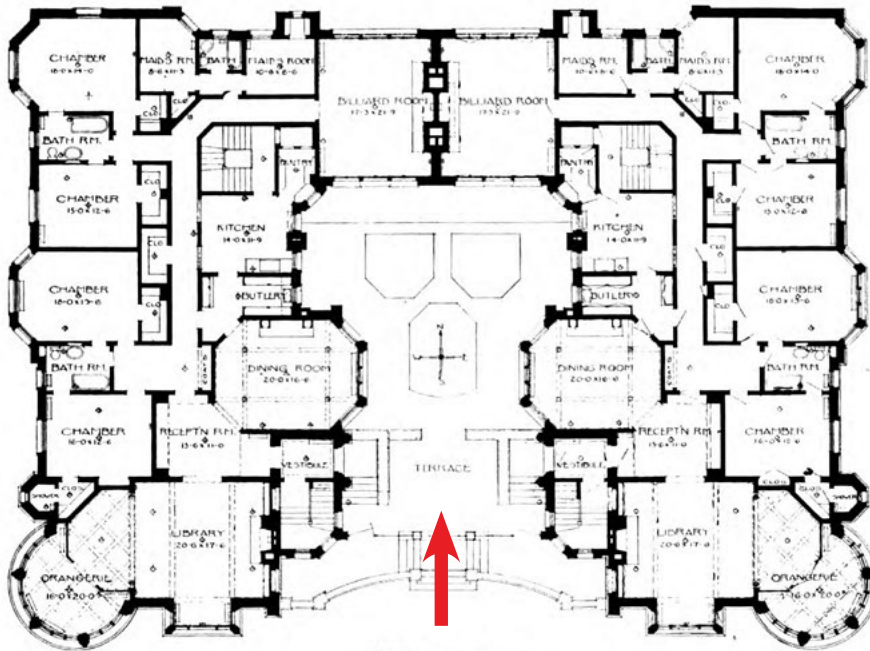
Completed 1908, extant

J. E. O. Pridmore, architect



J. E. O. PRIDMORE, Architect

Figure 39. Manor House, an early example of a luxury courtyard apartment building. Source: *Directory to Apartments of the Better Class Along the North Side of*



TYPICAL FLOOR PLAN

Figure 40. Manor House. Source: *Directory to Apartments of the Better Class Along the North Side of Chicago, 1917.*



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The Tuileries - 4612-4628 S. Lake Park Avenue - Single Court Building
Completed 1910, extant

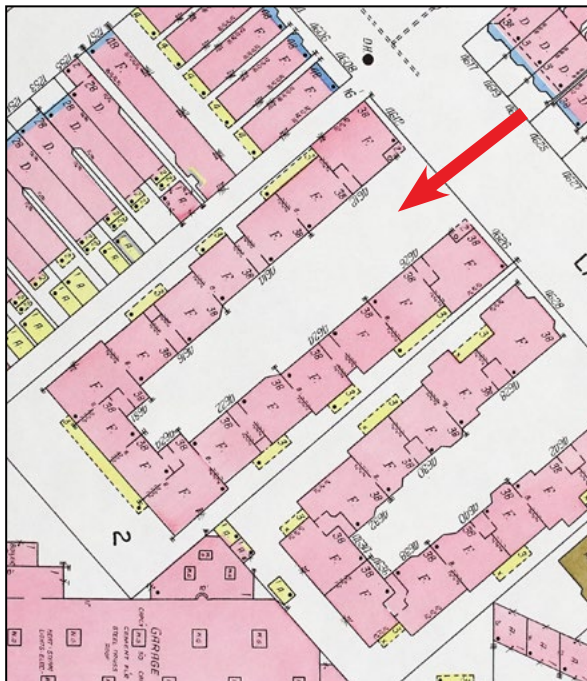


Figure 41. The Tuileries. Source: Apartments.com

Figure 42. The Tuileries - 1925 insurance map.



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5528-5632 S. Cornell Avenue - Half Court Building
Completed 1911, extant



Figure 43. 5528-5632 S. Cornell Avenue. Source: July 2022 Google Street View.

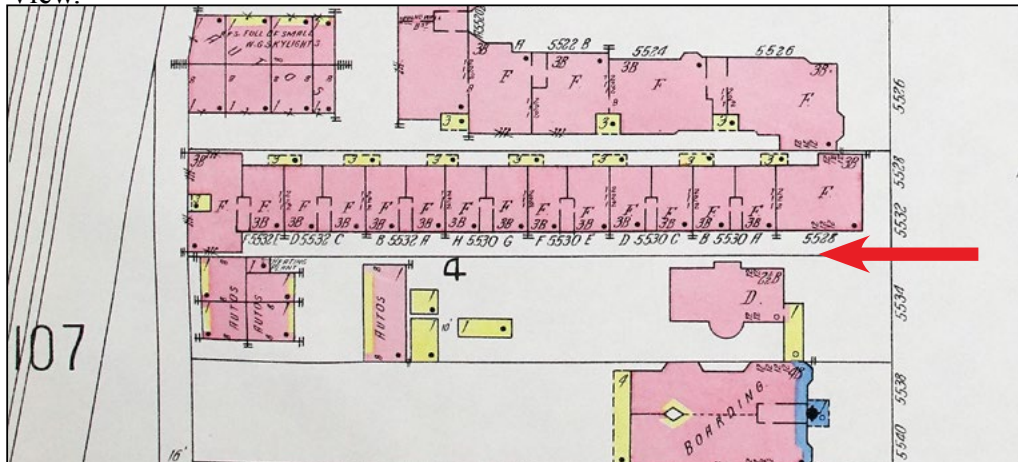


Figure 44. 5528-5632 S. Cornell Avenue - 1925 insurance map.

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Tudor Mansions - 3611-3629 N. Pine Grove Avenue - Single Court Building
Completed 1913, extant



Figure 45. Tudor Mansion with its large “telescopic” courtyard. Source: November 2018 Google Street View.



Figure 46. Tudor Mansions. Source: *Inter-Ocean*, August 18, 1912, p. 16

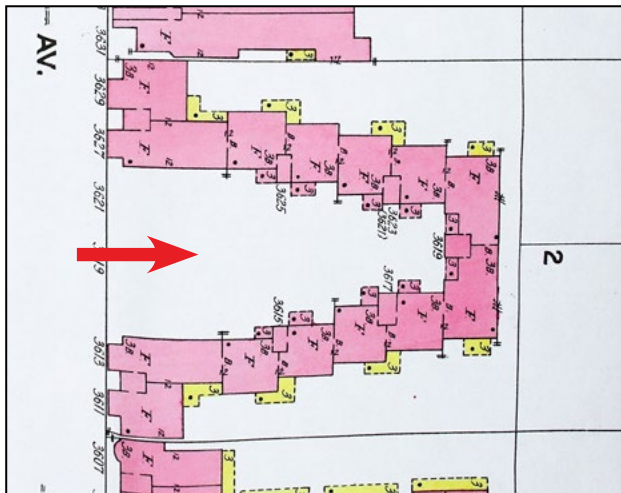


Figure 47. Tudor Mansions - 1925 insurance map.

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Kellshore Hotel / Irving Park Courts - 718-750 W. Irving Park Road - Double Court Building

Completed 1914, extant

E. Norman Bridges, architect

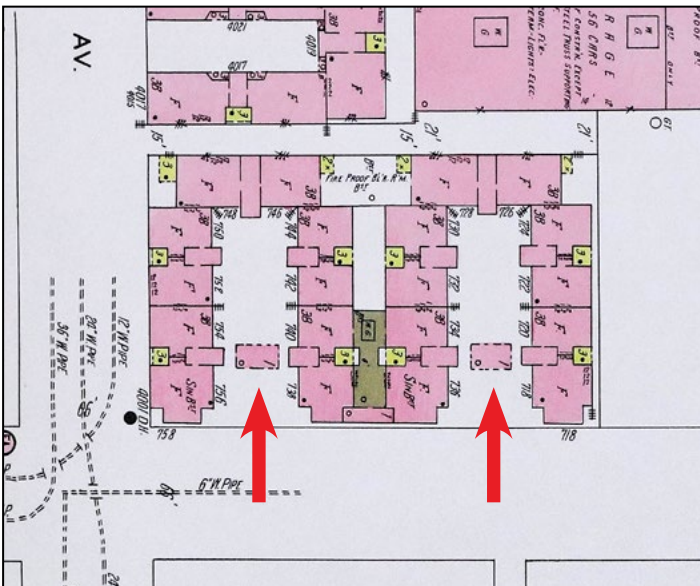


Figure 48. Kellshore Hotel, a rare courtyard apartment building constructed not as rental housing but as an apartment hotel. Source: July 2019 Google Street View.

Figure 49. Kellshore Hotel - 1928 insurance map.

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Kellshore Hotel / Irving Park Courts - 718-750 W. Irving Park Road
Double Court Building (continued)

Completed 1914, extant; E. Norman Brydges, architect

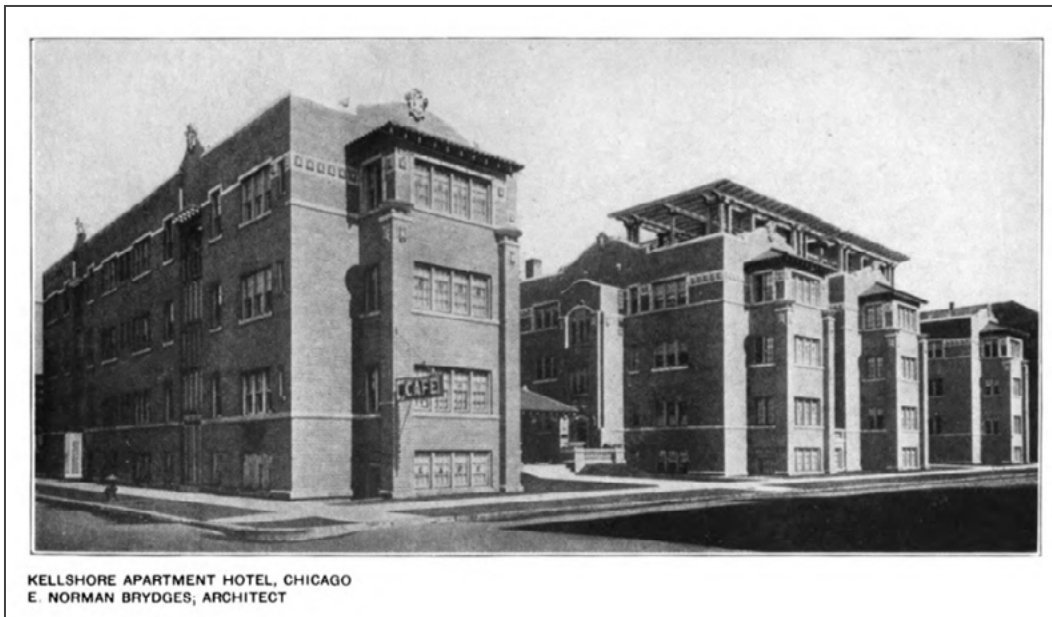


Figure 50. Kellshore Hotel.
Source: *Modern Type of Apartment Hotels Thruout United States...* (1917).

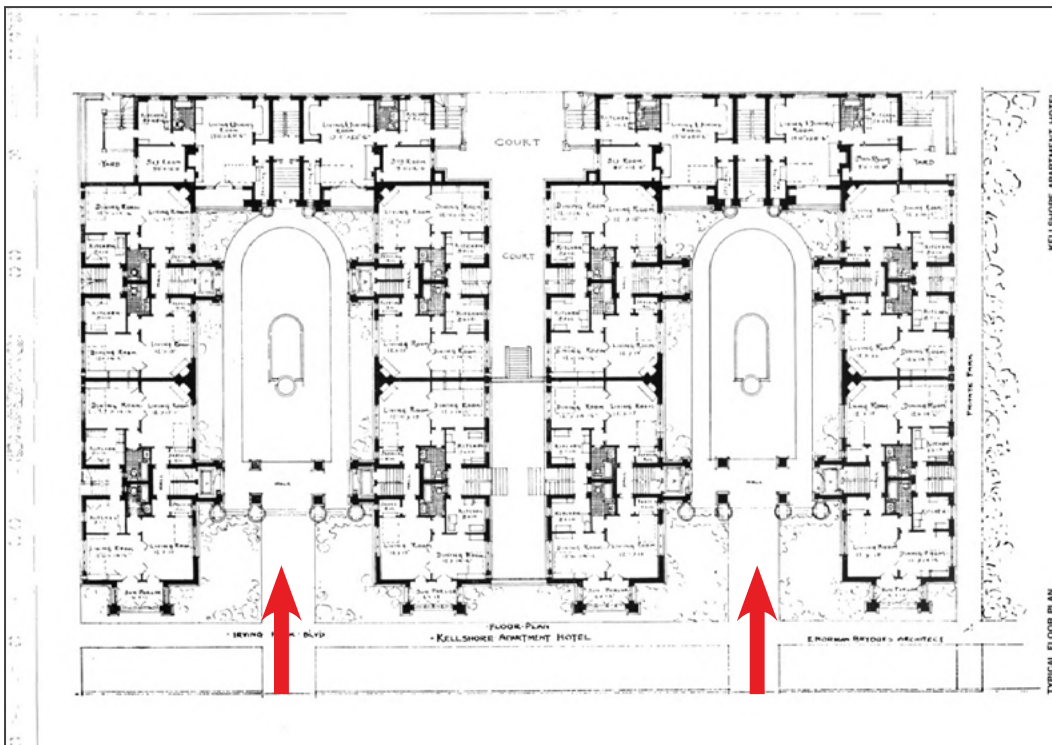


Figure 51. Kellshore Hotel.
Source: *Modern Type of Apartment Hotels Thruout United States...* (1917).



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Lochby Court Apartments - Northwest corner of Sheridan Road and Belmont Avenue
Single Court Building

Completed 1914, demolished; Schmidt, Garden & Martin, architect



LOCHBY COURT
Awarded Gold Medal
SHERIDAN ROAD, BELMONT AVENUE AND MELROSE STREET

Figure 52. Lochby Court Apartments, an example of a courtyard apartment building with passenger elevators in every apartment stairwell tier. Source: *Directory to Apartments of the Better Class Along the North Side of Chicago, 1917.*

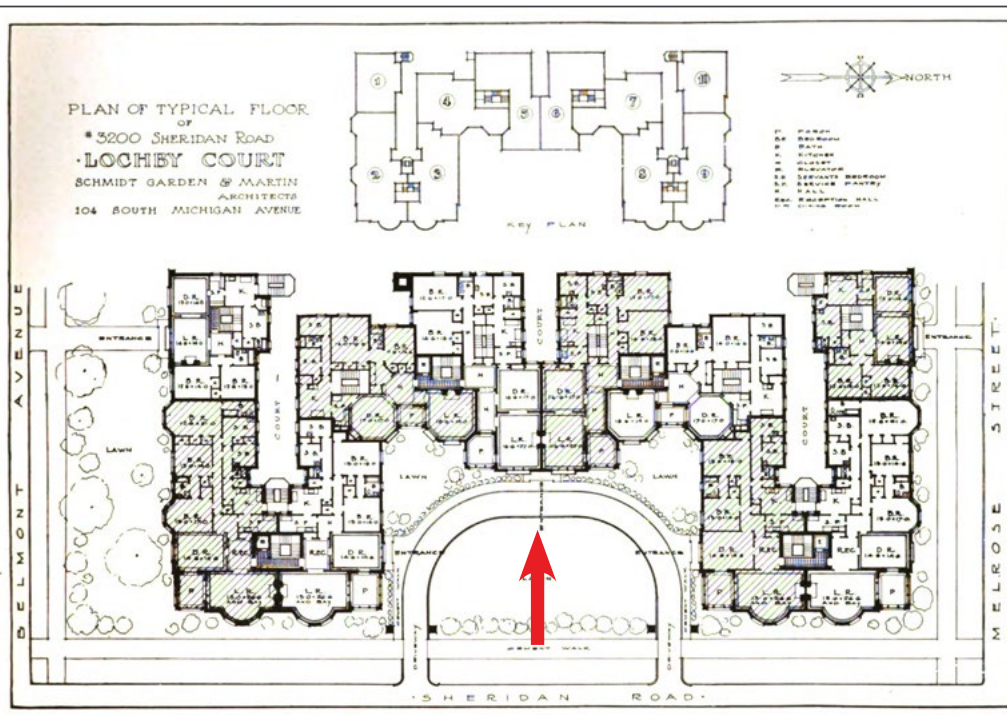


Figure 53. Lochby Court Apartments. Source: *Directory to Apartments of the Better Class Along the North Side of Chicago, 1917.*

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Forrestville (or Forestville) and Wakefield Apartments - 1414-1434 W. Lunt Avenue
Double Court Building
Completed 1915, extant; John A. Nyden, architect

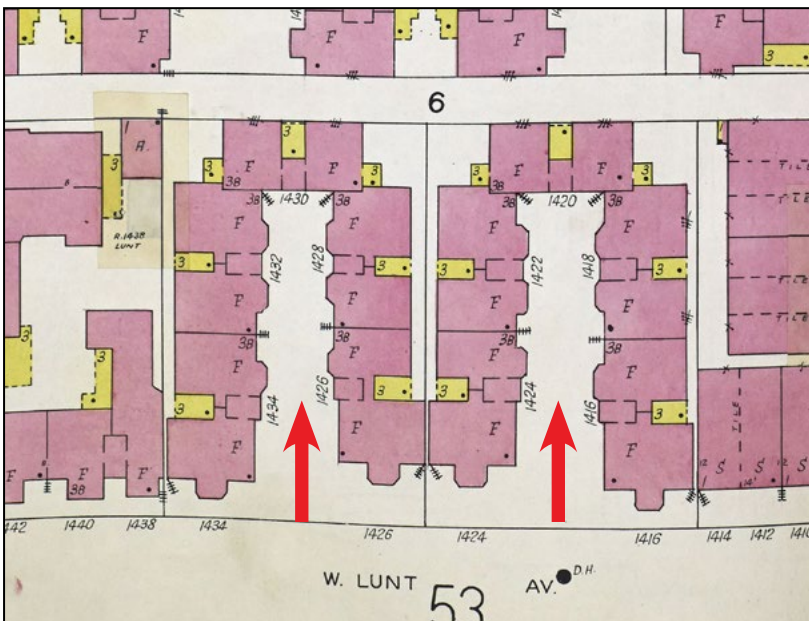


Figure 54. Forrestville and Wakefield Apartments. Source: April 2025 Google Street View.

Figure 55. Forrestville and Wakefield Apartments - 1951 insurance map.



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Preuss Court Apartments - 2516-2526 N. Kedzie Boulevard - Single Court Building

Completed 1915, extant

Charles Sorenson, architect

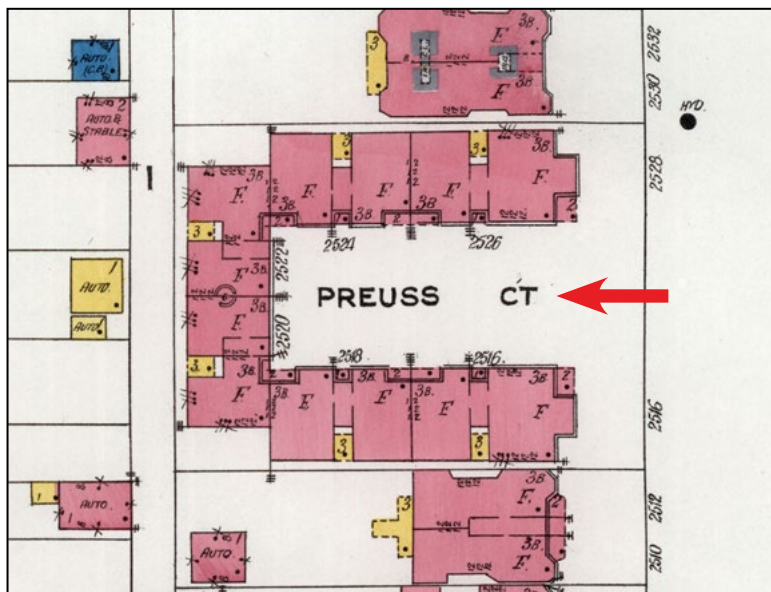


Figure 56. Preuss Court Apartments. Source: December 2014 Google Street View.

Figure 57. Preuss Court Apartments - 1921 insurance map.



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Lake Park Building - 4631-4637 S. Lake Park Avenue - Open Ended Court Buildings
Completed 1915, extant



Figure 58. Lake Park Building, whose open-ended courtyard backs up to a raised railroad track. Source: October 2024 Google Street View.

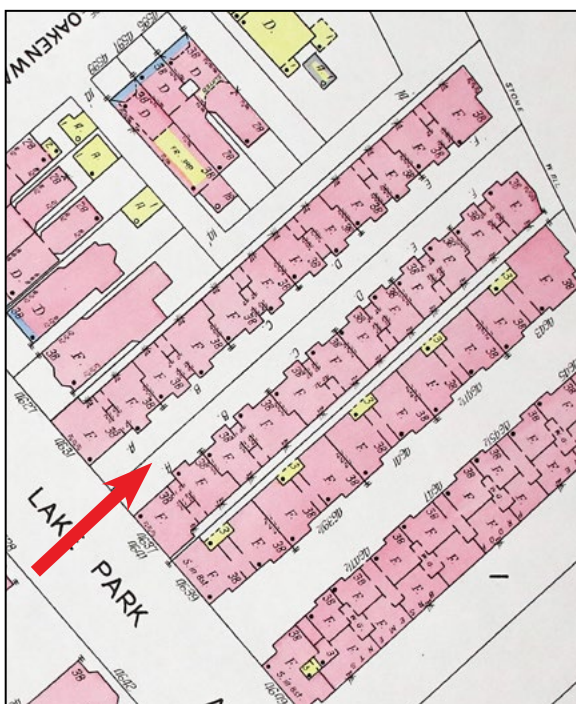


Figure 59. Lake Park Building - 1925 insurance map.

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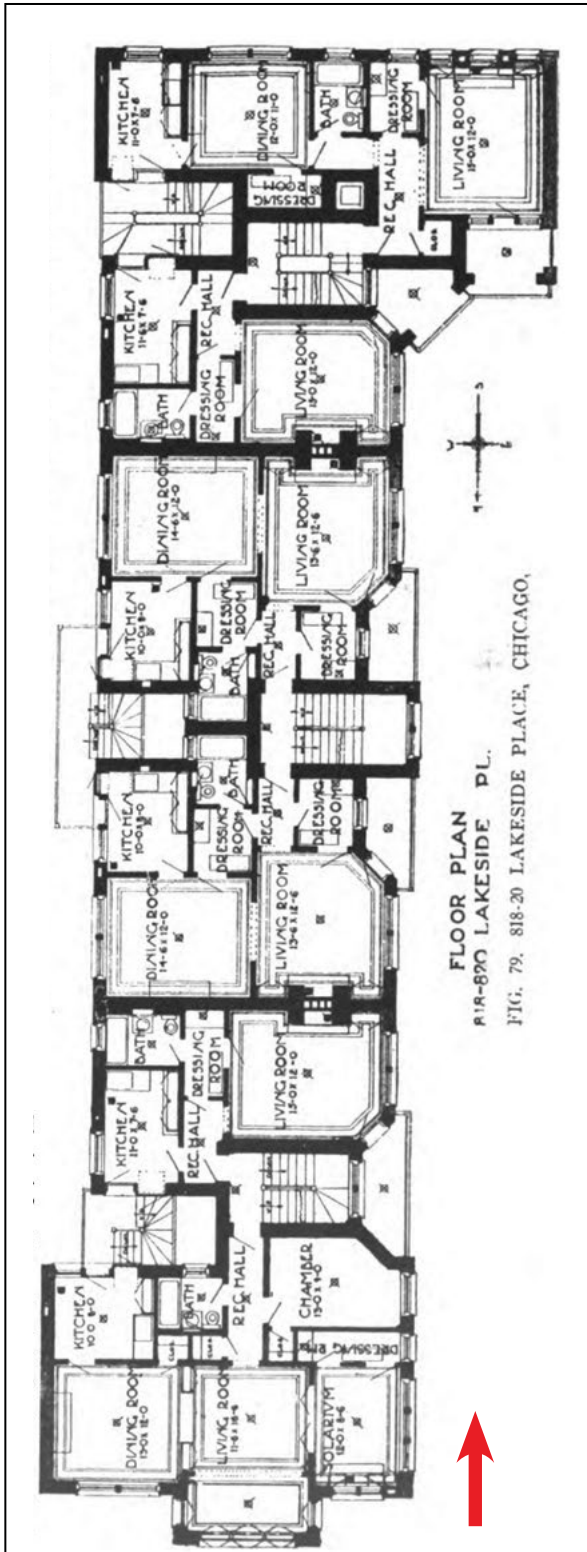


Figure 60. Typical floor plan of a half court building at 818-820 W. Lakeside Place in Chicago (extant). Source: *The Architectural Record* - January 1922. Frank Chouteau Brown, "Tendencies in Apartment House Design, Part VII - Courtyard Plans."



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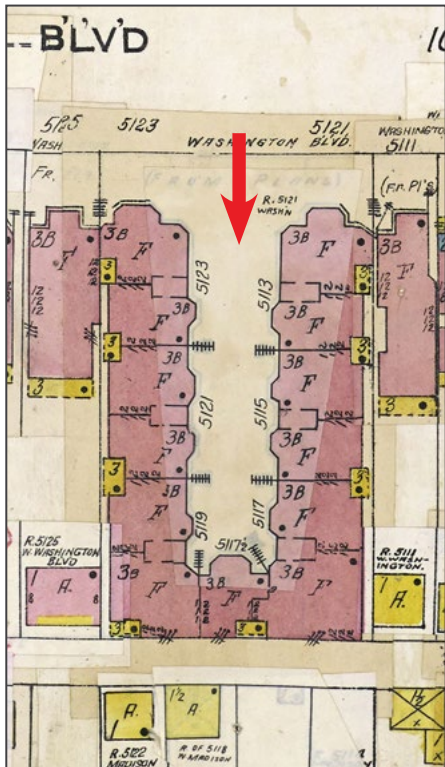
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Washington Manor - 5113-5123 W. Washington Boulevard - Single Court Building

Completed 1922, extant

J. S. Aroner, architect



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Yates Apartments - 7131-7145 S. Yates Boulevard - Double Court Building

Completed 1923, extant
Leichenko & Esser, architects



Figure 63. Yates Apartments, Yates Boulevard (west) facade. The Yates Apartments has west-facing apartment courtyards and east-facing commercial storefronts. Source: Realtors.com



Figure 64. Yates Apartments, Exchange Avenue (east) facade. Source: October 2025 Google Street View.

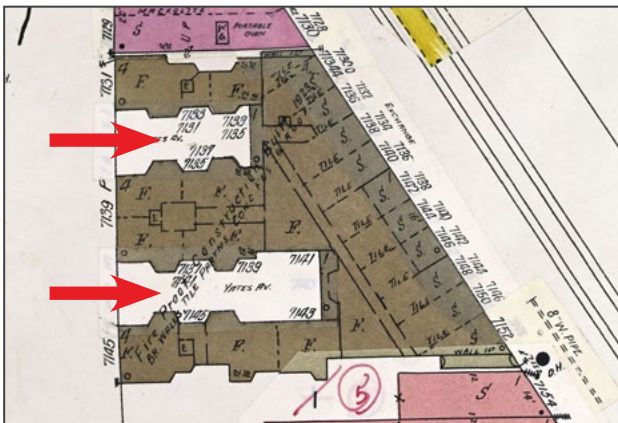


Figure 65. Yates Apartments - 1951 insurance map.

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Yates Apartments - 7131-7145 S. Yates Boulevard - Double Court Building (continued)

Completed 1923, extant

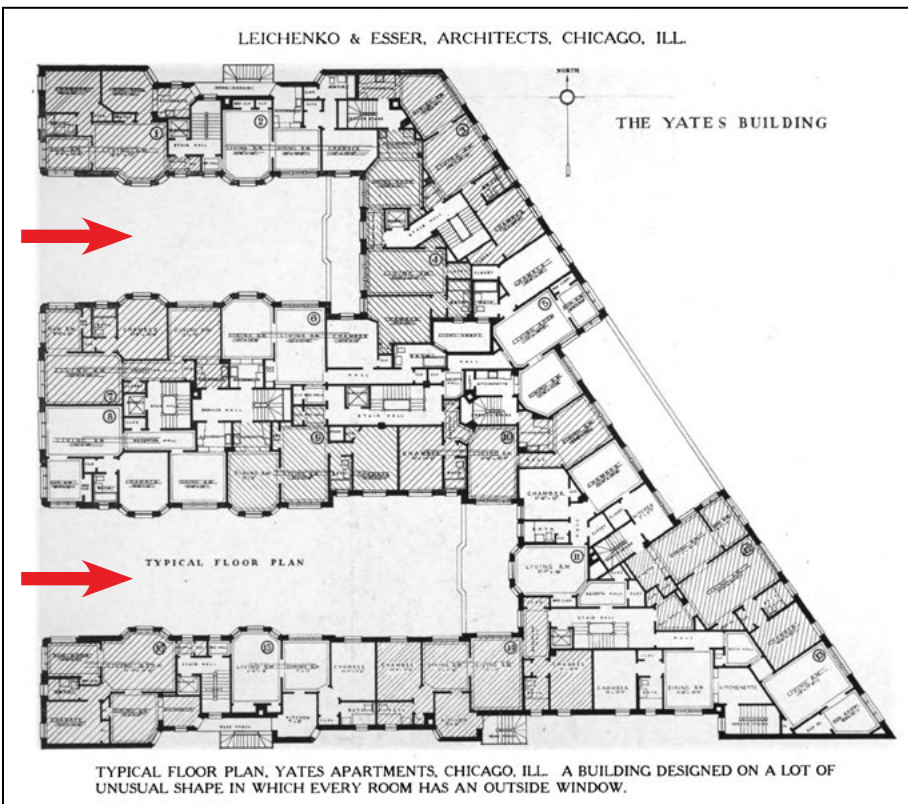
Leichenko & Esser, architects

Figure 66. Yates Apartments. Source: *American Apartment Houses of Today* (1926).



THE YATES APARTMENTS, CHICAGO, ILL.

Figure 67. Yates Apartments. Source: *American Apartment Houses of Today* (1926).



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South Shore Beach Apartments / Lakeside Terrace / Lakeside Manor Apartments
7425 S. South Shore Drive - Double Court Building
Completed 1923, extant; Eric E. Hall, architect

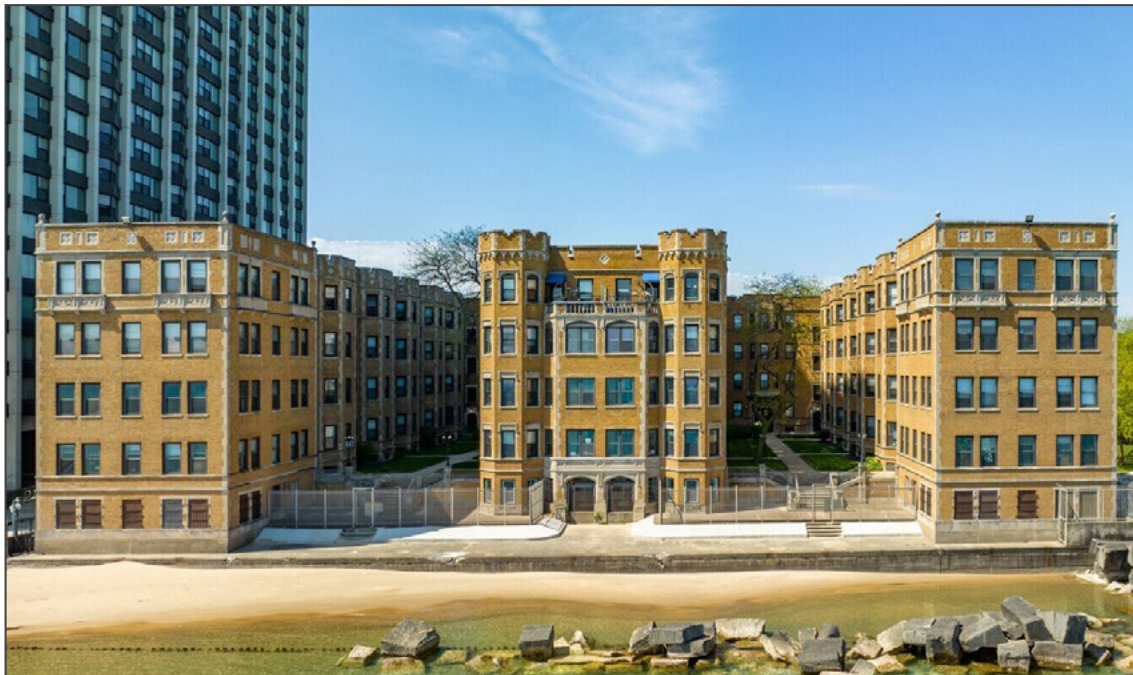


Figure 68. South Shore Beach Apartments, one of many early 20th century lakefront examples with courtyards facing east toward Lake Michigan. Source: Apartments.com

Figure 69. South Shore Beach Apartments - 1923 insurance map.



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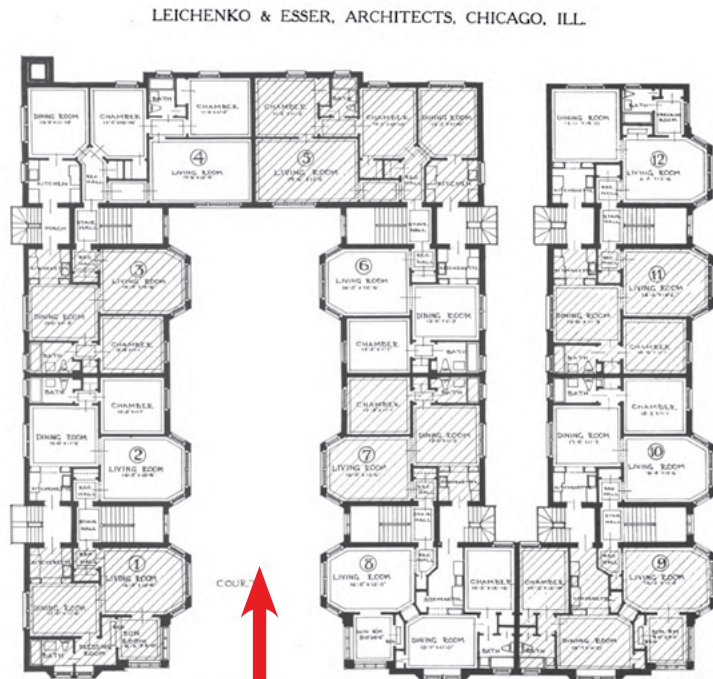
Tudor Manor Apartments - 7600-7614 S. South Shore Drive - S-Shaped Court Building

Completed 1923, extant
Leichenko & Esser, architects



TUDOR MANOR APARTMENTS, CHICAGO, ILL.

Figure 70. Facade of the Tudor Manor Apartments, an S-shaped court building at 7600-7614 S. South Shore Drive in Chicago (extant), designed by architects Leichenko & Esser. Source: *American Apartment Houses of Today*, 1926.



TYPICAL FLOOR PLAN, TUDOR MANOR APARTMENTS, CHICAGO, ILL. VARIOUS STAIRWAYS LEAD TO THE APARTMENTS IN DIFFERENT PARTS OF THE BUILDING.

Figure 71. Typical upper floor plan of the Tudor Manor Apartments, an S-shaped court building at 7600-7614 S. South Shore Drive in Chicago (extant), designed by architects Leichenko & Esser. Source: *American Apartment Houses of Today*, 1926.

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4101-4109 N. Keystone Avenue - Single Court Building
Completed 1924, extant

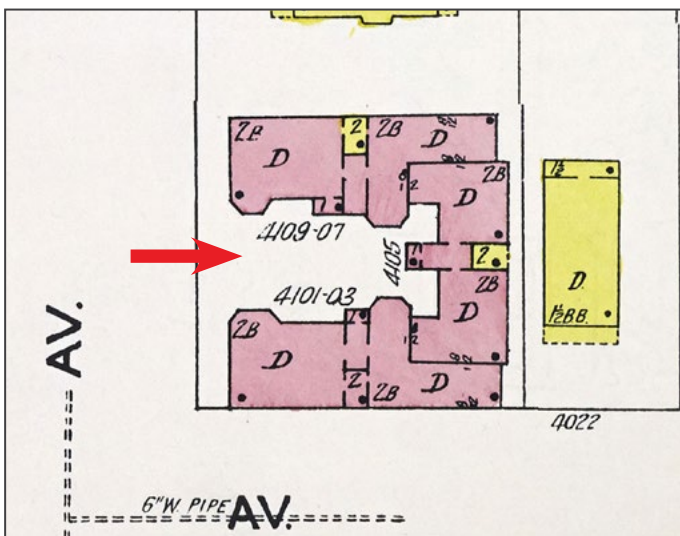


Figure 72. 4101-4109 N. Keystone Avenue, Source: May 2024 Google Street View.

Figure 73. 4101-4109 N. Keystone Avenue - 1940 insurance map.



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4201-4211 N. Keystone Avenue - Open Ended Court Buildings
Completed 1924, extant



Figure 74. 4201-4211 N. Keystone Avenue, with an open ended courtyard that terminates in a low decorative masonry wall to block views into the public alley. Source: Redfin.com



Figure 75. 4201-4211 N. Keystone Avenue. Source: May 2024 Google Street View.

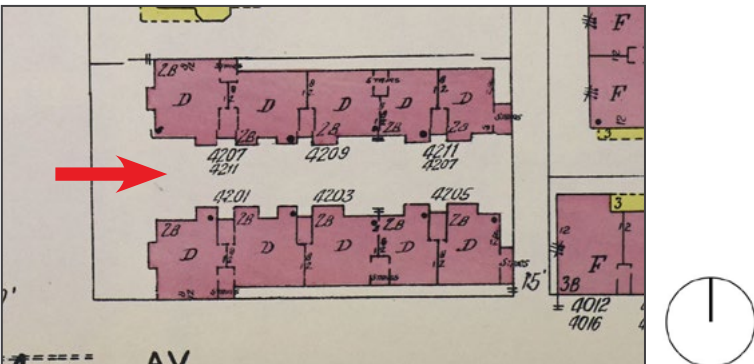


Figure 76. 4201-4211 N. Keystone Avenue - 1940 insurance map.

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Mayfield Apartments - 2-18 S. Mayfield Avenue - S-Shaped Court Building

Completed 1924, extant

Leichenko & Esser, architects

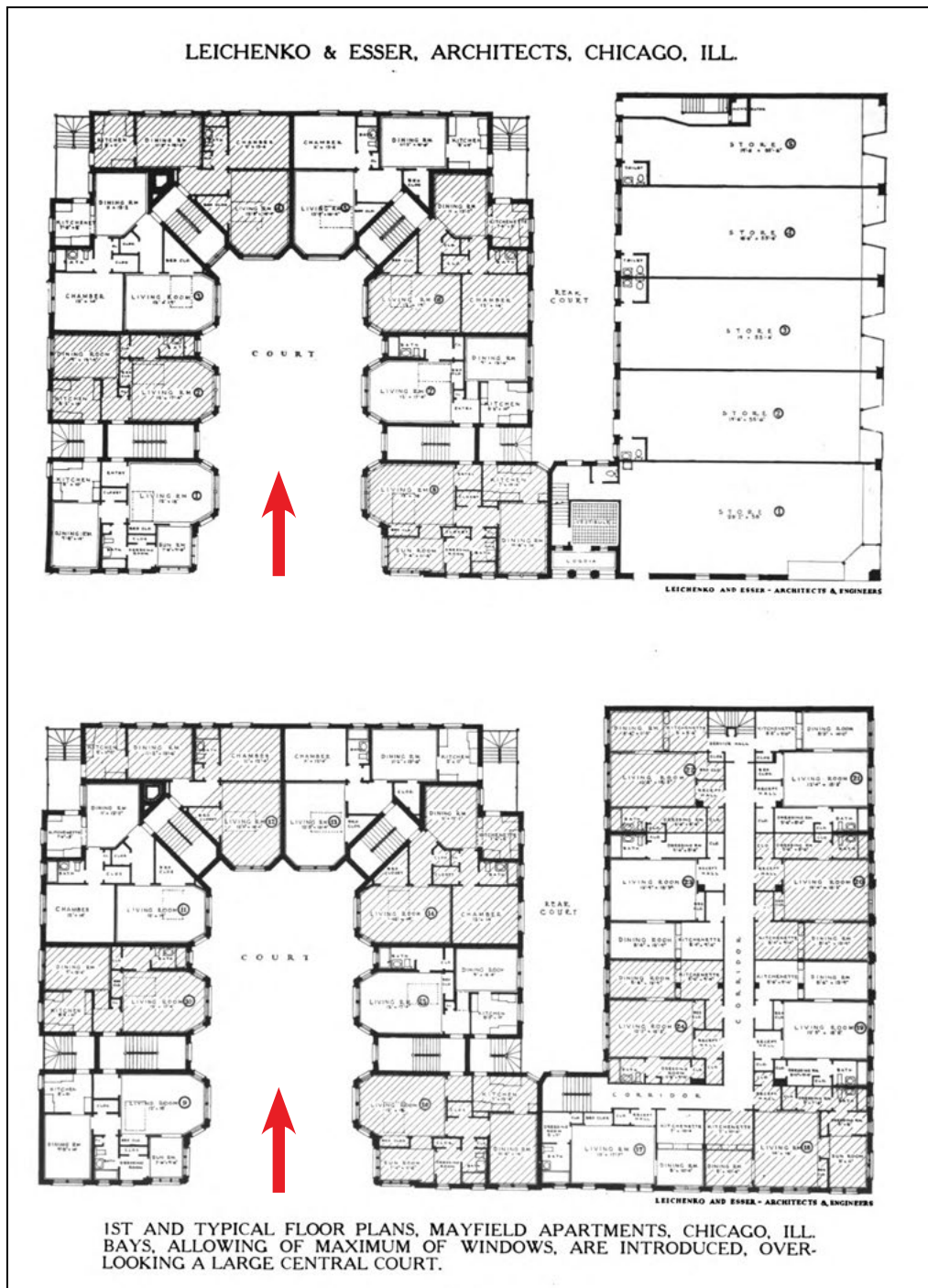


Figure 77. Ground level plan (top) and typical upper floor plan (bottom) of the Mayfield Apartments, Note that the upper floor apartments at the north commercial storefront block are accessed by common corridors, unlike the south courtyard block. Source: *American Apartment Houses of Today*, 1926.

1ST AND TYPICAL FLOOR PLANS, MAYFIELD APARTMENTS, CHICAGO, ILL. BAYS, ALLOWING OF MAXIMUM OF WINDOWS, ARE INTRODUCED, OVERLOOKING A LARGE CENTRAL COURT.



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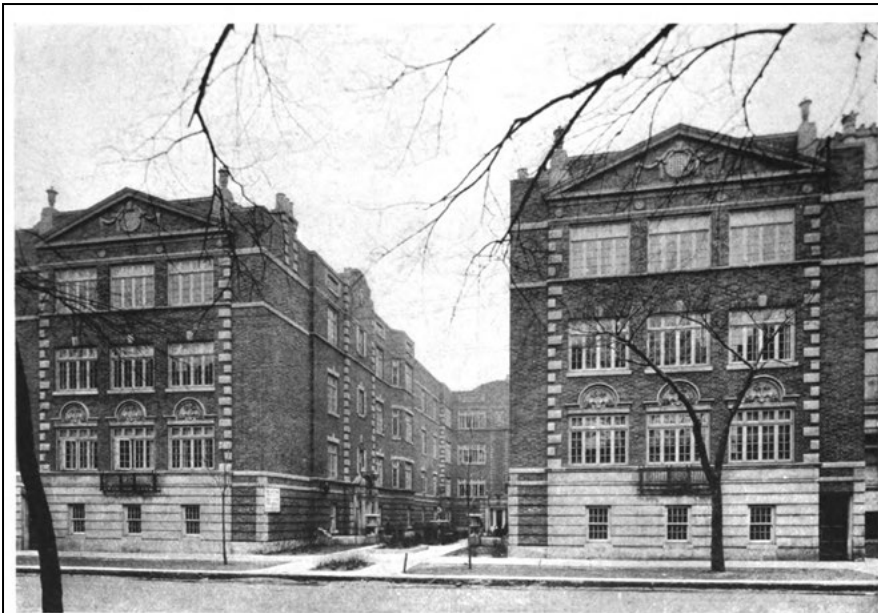
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507 Aldine Apartments - 507-513 S. Aldine Avenue - Single Court Building

Completed 1924, extant
Leichenko & Esser, architects

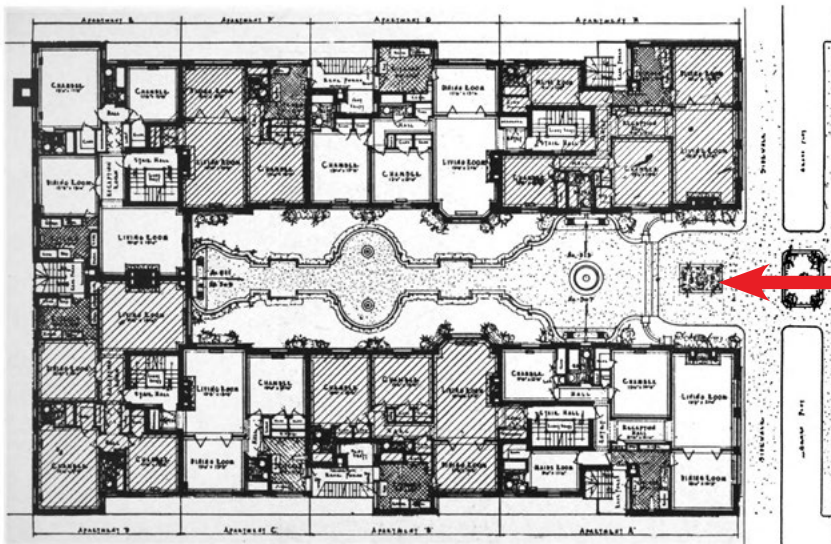


(Courtesy The Western Architect.)

507 ALDINE APARTMENTS, CHICAGO, ILL.

Figure 78. 507 Aldine Apartments.
Source: *American Apartment Houses of Today*, 1926.

OMAN & LILIENTHAL, ARCHITECTS, CHICAGO, ILL.



TYPICAL FLOOR PLAN, 507 ALDINE APARTMENTS, CHICAGO, ILL. A DEEP COURT ARRANGED AS A GARDEN ALLOWING AN ATTRACTIVE OUTLOOK FROM EVERY APARTMENT.

(Courtesy The Western Architect.)

Figure 79. Typical floor plan of 507 Aldine Apartments. Source: *American Apartment Houses of Today*, 1926.



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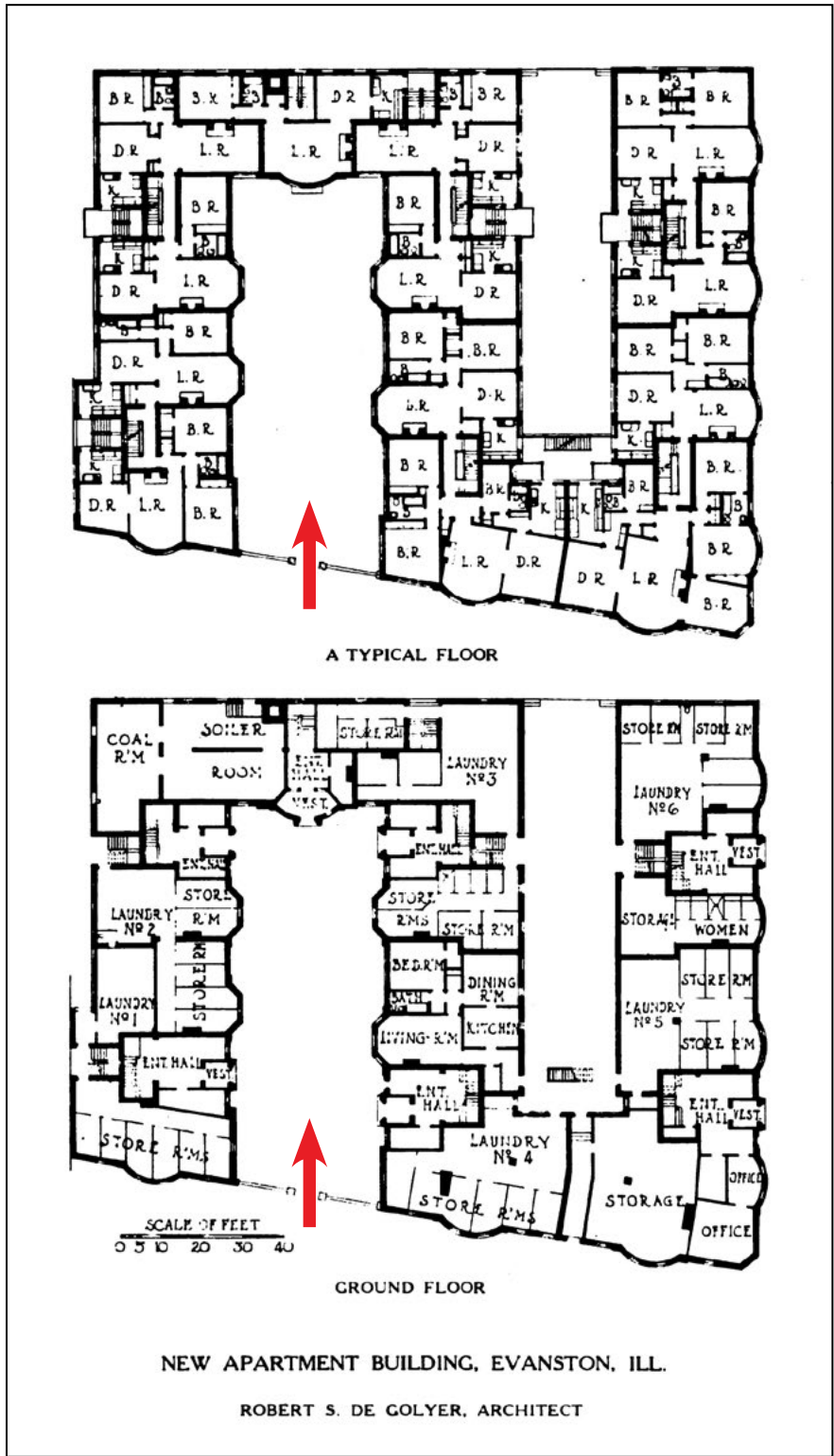


Figure 80. Typical floor plan (top) and basement plan (bottom) of a "New Apartment Building," in Evanston, Illinois, a community just north of Chicago. This gives a rare view at the service and storage spaces typical of courtyard apartment building basements. Source: George F. Pelham, Jr., "Efficiency Apartments," *The Architectural Forum*, September 1925.,

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5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue - S-Shaped Court Building

Completed 1925, extant
Edward Steinborn, architect

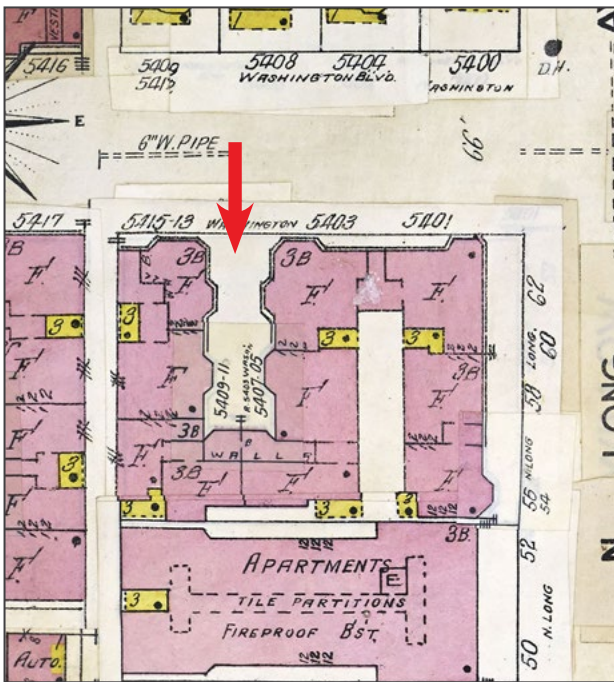


Figure 81. 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue. Source: Ramsey Historic Consultants, Inc.

Figure 82. 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue - 1950 insurance map.



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Patio Apartments - 1618 W. Granville Avenue - Open Ended Court Buildings

Completed 1926, extant
Robert C. Ostergren, architect

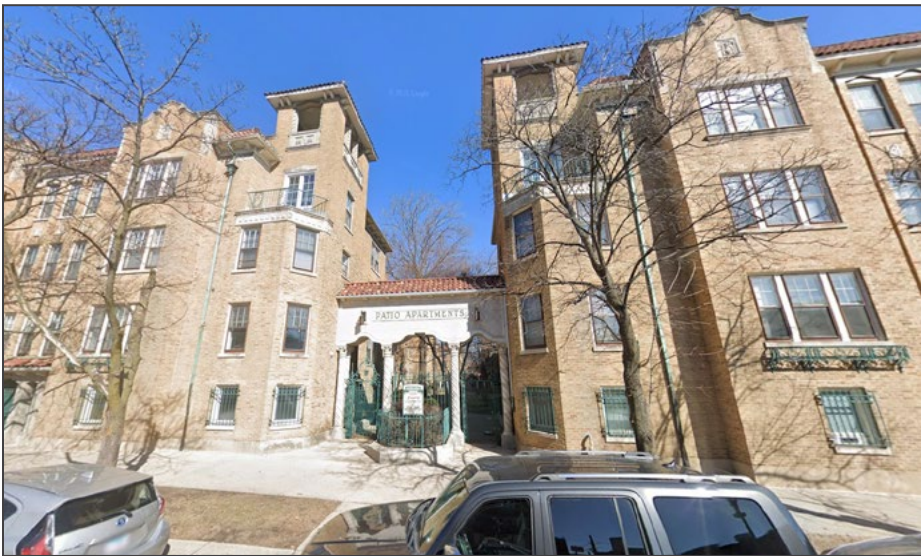


Figure 83. Patio Apartments, Granville Avenue (south) entry. Source: March 2025 Google Street



Left:
Figure 84. Patio Apartments, Thome Avenue (north) entry. Source: March 2025 Google Street View.

Right:
Figure 85. Patio Apartments - 1928 insurance map.



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Park Castles - 2416-2458 W. Greenleaf Avenue - Double Court Building
Completed 1926, extant
James F. Denson, architect

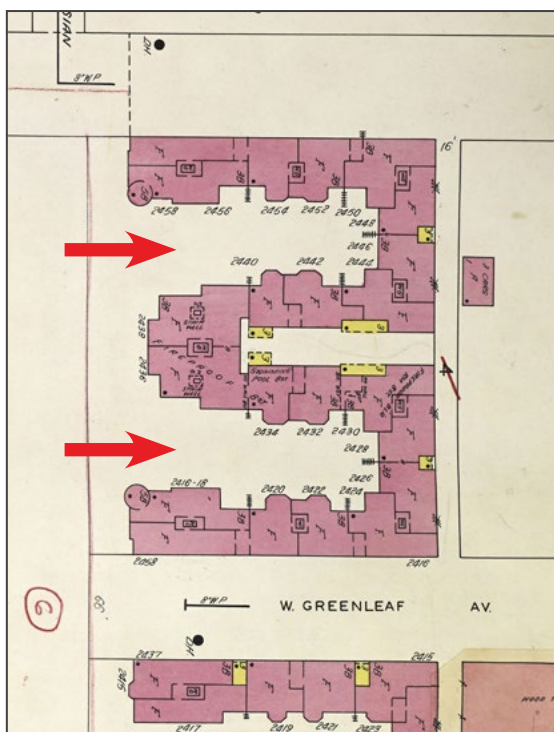
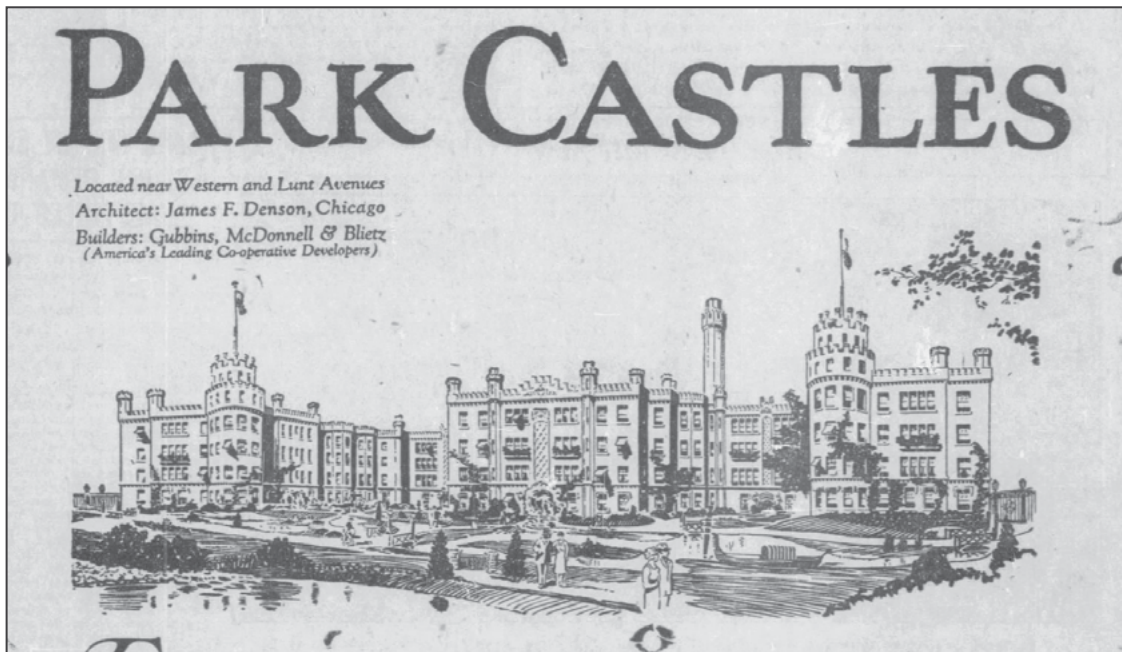


Figure 86. Park Castles, one of three large courtyard apartment buildings whose courtyards connect directly out into Indian Boundary Park. Source: *Chicago*

Figure 87. Park Castles - 1950 insurance map.

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6718-6722 S. Throop Street - Single Court Building
Completed 1927, extant
Ernest Braucher, architect

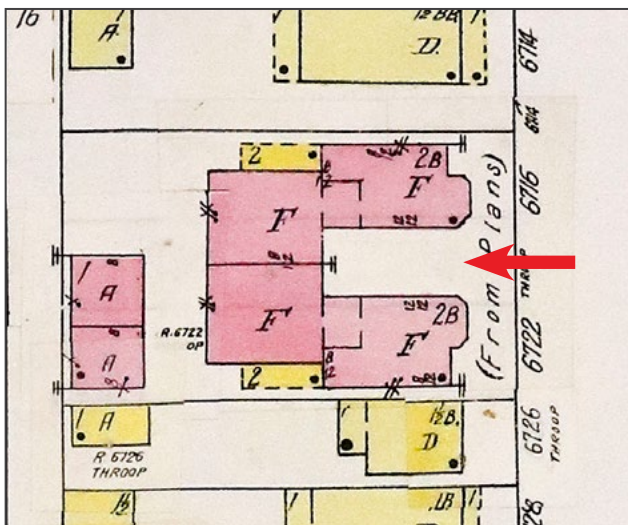
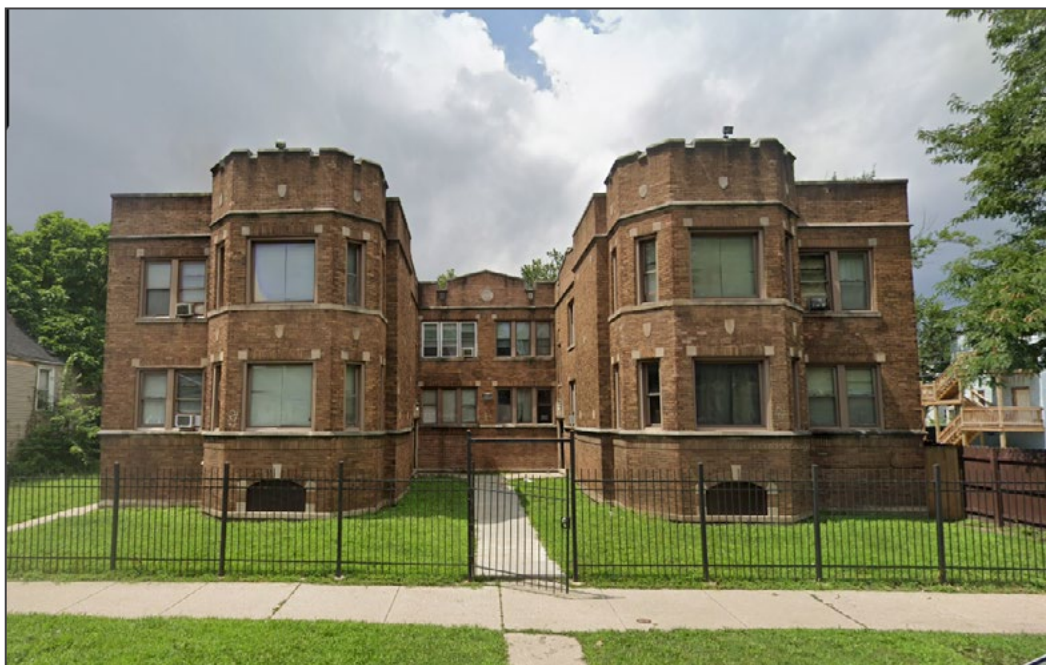


Figure 88. 6718-6722 S. Throop Street. Source: July 2025 Google Street View.

Figure 89. 6718-6722 S. Throop Street - 1950 insurance map.



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Maplewood Apartments - 1831-1835 W. 104th Street - Half Court Building

Completed 1927, extant

Lantz & Christensen, architects

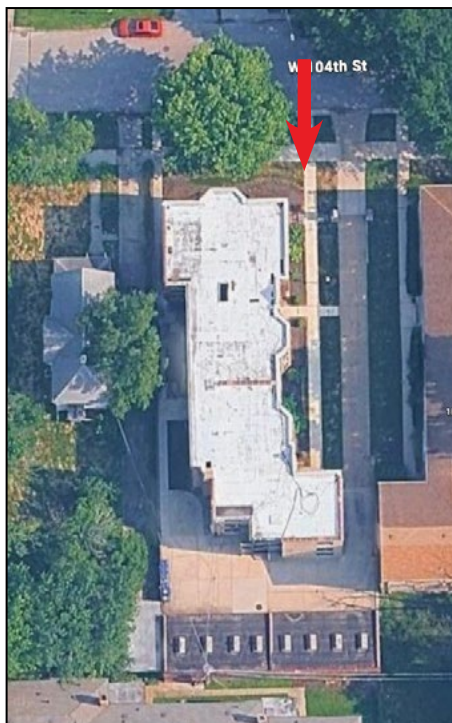


Figure 90. Maplewood Apartments.
Source: November 2018 Google
Street View.

Figure 91. Maplewood Apartments -
1951 insurance map.



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1108-1120 E. 82nd Street - Single Court Building

Completed 1928, extant

Edward Steinborn, architects

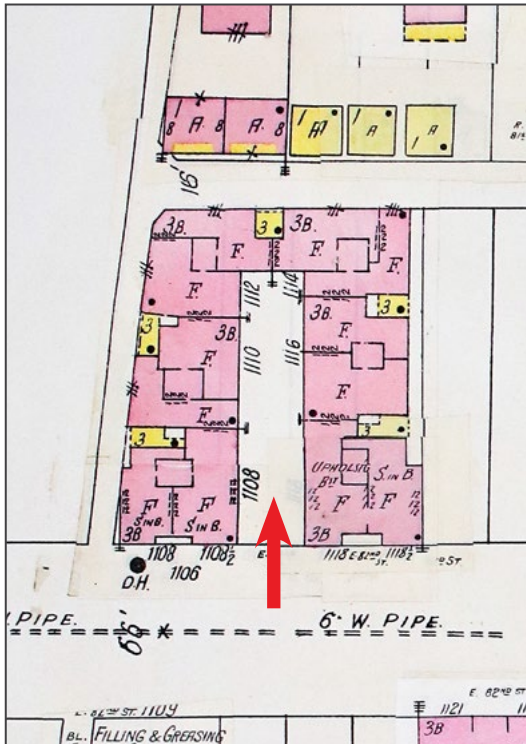


Figure 92. 1108-1120 E. 82nd Street, a courtyard apartment building with front-facing commercial storefronts. Source June 2025 Google Street View.

Figure 93. 1108-1120 E. 82nd Street - 1951 insurance map.



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Garden Court Apartments - 1643-1653 E. 85th Place - Single Court Building
Completed 1928, extant

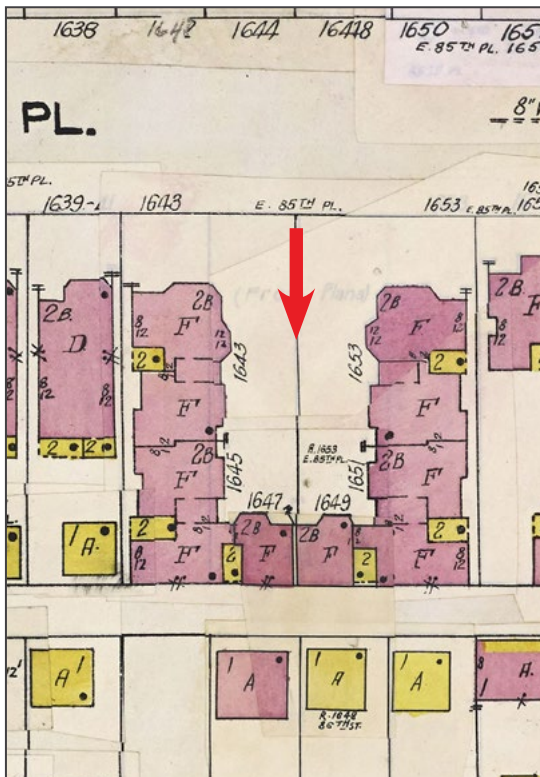


Figure 94. Garden Court Apartments.
Source: June 2025 Google Street View.

Figure 95. Garden Court Apartments -
1951 insurance map.



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4830-4848 S. Drexel Boulevard - Double Court Building
Completed 1928, extant

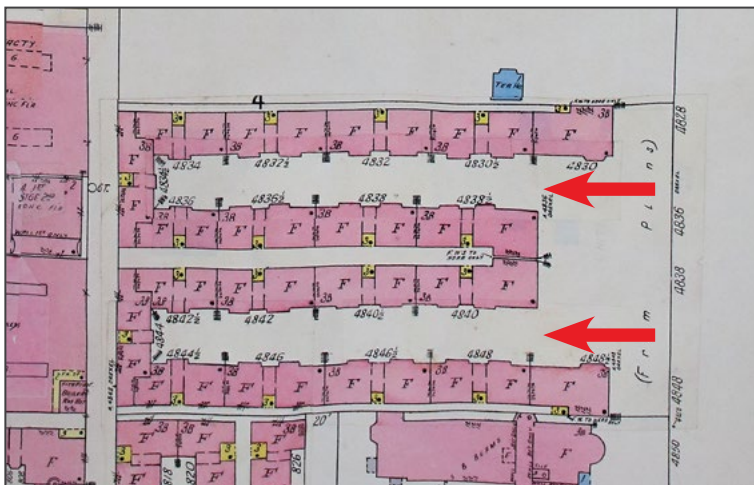


Figure 96. 4830-4848 S. Drexel Boulevard. Source: July 2025 Google Street View.

Figure 97. 4830-4848 S. Drexel Boulevard - 1950 insurance map.



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**Beverly Crest Apartments - 10453 S. Hale Ave. + Indian Head Apartments - 10501-10507 S. Hale Ave.
Two Half Court Buildings**

Completed 1928 and 1929, extant; Charles S. Archer, architect

These two half court examples, both open to their street corners, were constructed together to face each other across 105th Street.



Figure 98. Beverly Crest Apartments.
Source: September 2024 Google Street View.



Figure 99. Indian Head Apartments.
Source: November 2018 Google Street View.

Figure 100. Beverly Crest Apartments - 1951 insurance map.

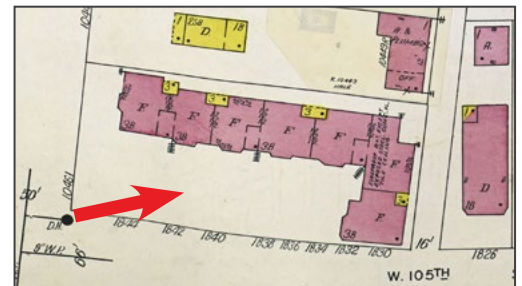
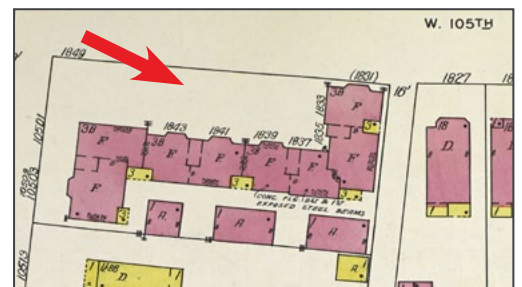


Figure 101. Indian Head Apartments - 1951 insurance map.



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Casa Bonita - 7340-7350 N. Ridge Boulevard - Single Court Building

Completed 1928, extant

Alexander Capraro and Morris Komar, architects

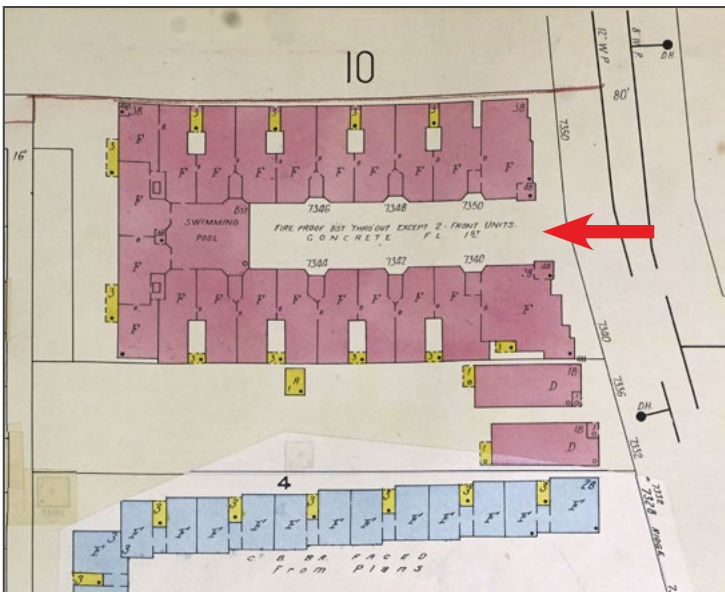


Figure 102. Casa Bonita, a large and rare example of an all terra cotta-clad courtyard apartment building. Source: Redfin.com

Figure 103. Casa Bonita - 1951 insurance map.



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9107-9109 S. Beverly Boulevard / 1733-1743 W. 91st Street - S-Shaped Court Building

Completed 1929, extant

Lautz & Christensen, architects

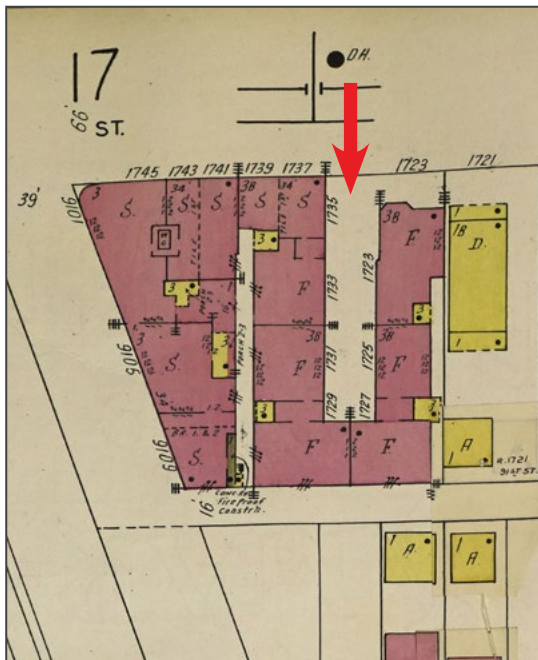


Figure 104. 9107-9109 S. Beverly Boulevard / 1733-1743 W. 91st Street. Source: July 2024 Google Street View.

Figure 105. 9107-9109 S. Beverly Boulevard / 1733-1743 W. 91st Street - 1951 insurance map.



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Marshall Field Garden Apartments - 1336-1452 N. Sedgwick Street - Enclosed Court Complex

Completed 1929, extant

Andrew J. Thomas, architect



Figure 106. Marshall Field Garden Apartments. Source: November 2025 Google Street View.

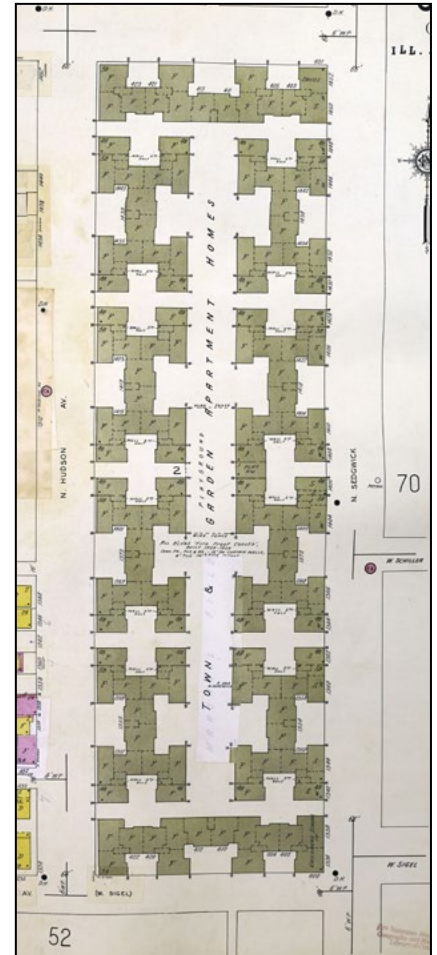


Figure 108. Marshall Field Garden Apartments - 1950 insurance map.



Figure 107. Marshall Field Garden Apartments. Source: Digital Research Library of Illinois History Journal.



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Michigan Boulevard Garden Apartments / Rosenwald Court Apartments
4648 S. Michigan Avenue - Enclosed Court Complex
Completed 1929, extant; Ernest J. Grunsfeld, Jr., architect



Figure 109. Michigan Boulevard Garden Apartments. Source: Landmarks Illinois, photo by Liz Chilsen.

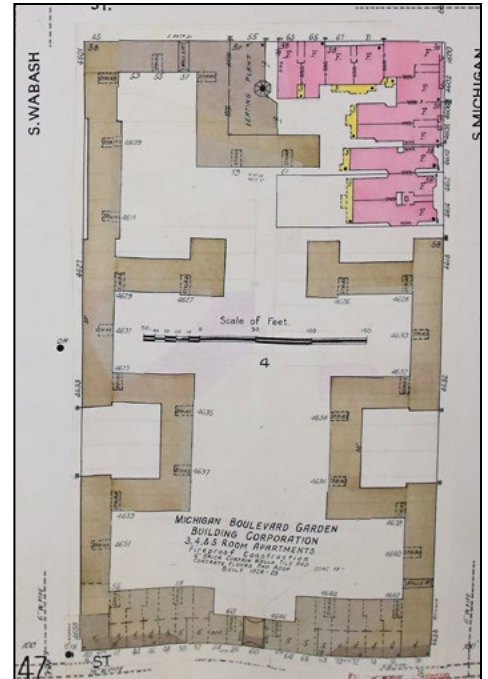


Figure 111. Michigan Boulevard Garden Apartments - 1951 insurance map.

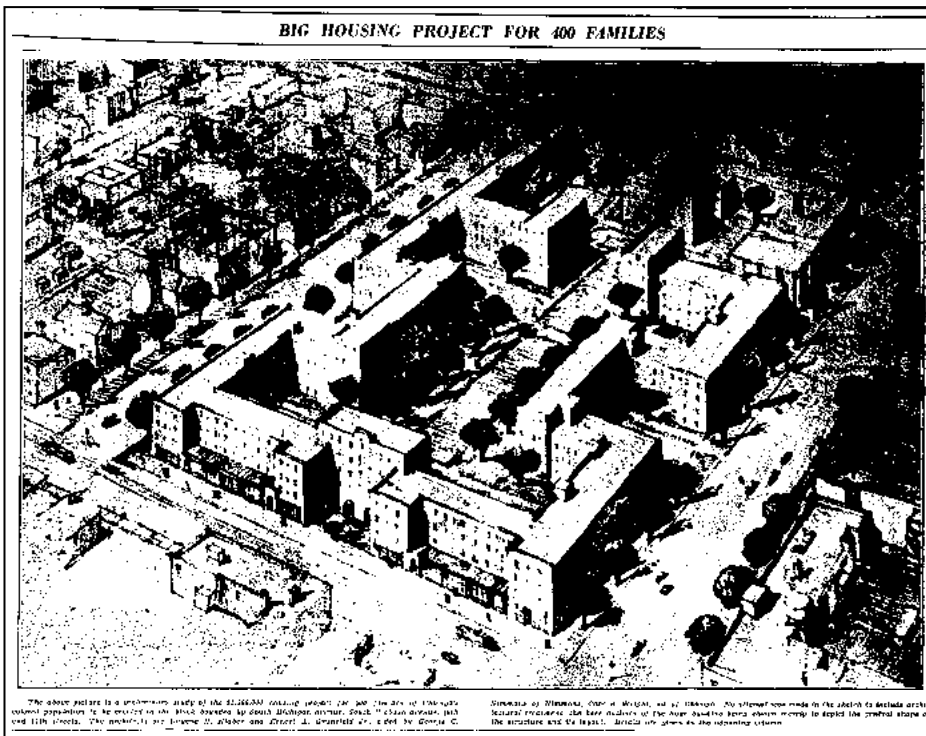


Figure 110. Michigan Boulevard Garden Apartments. Source: *Chicago Tribune* - July 8, 1928, p. B1.

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Granville Garden Apartments - 6200 N. Hoyne Avenue - Enclosed Court Complex
Completed 1938, extant
Rissman & Hirschfeld, architects

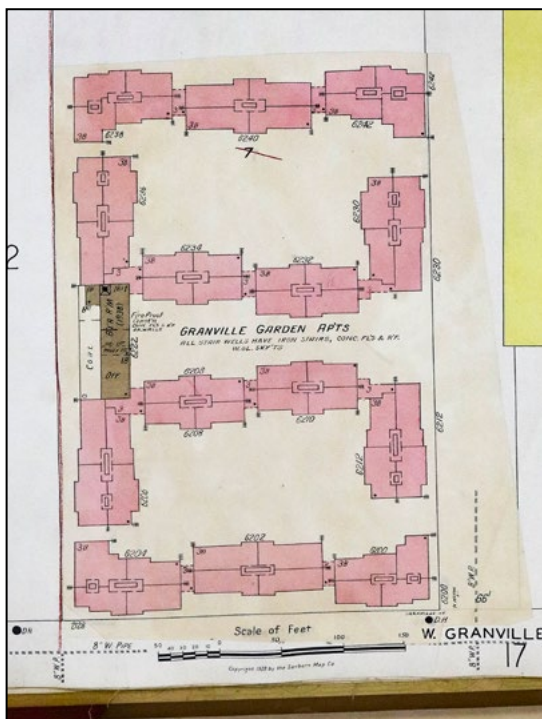


Figure 112. Granville Garden Apartments. Source: Flickr.com

Figure 113. Granville Garden Apartments - 1950 insurance map.



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Wolcott Apartments - 4901 N. Wolcott Avenue - Single Court Complex

Completed 1938, extant

Christian S. Michaelsen, architect



Figure 114. Wolcott Apartments.
Source: Redfin.

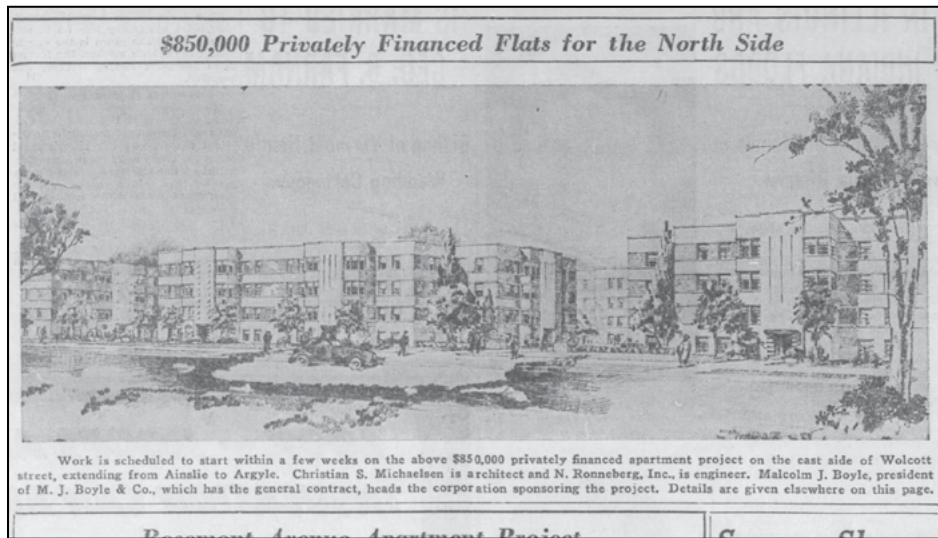


Figure 115. 4901 N. Wolcott Avenue. Source: *Chicago Tribune* - June 26, 1938, p. 14.

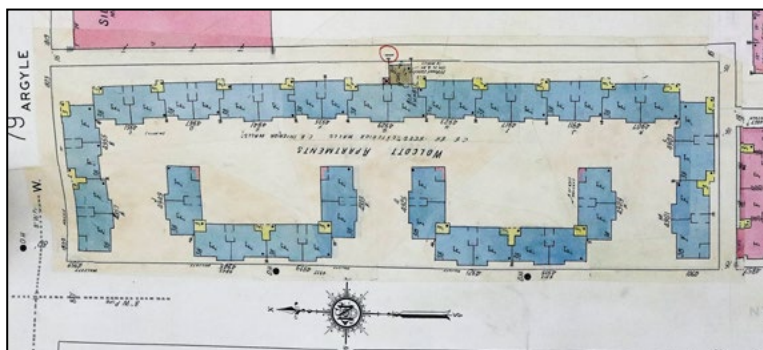


Figure 116. 4901 N. Wolcott Avenue - 1950 insurance map.

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2212-2230 W. Farwell Avenue + 2213-2231 W. Morse Avenue
Two Single Court Buildings

Completed 1948, extant; Arthur Schreiber, architect



Two identical post-World War II courtyard apartment buildings, constructed on back-to-back parcels.

Figure 117. 2212-2230 W. Farwell Avenue. Source: April 2025 Google Street View.



Figure 118. 2213-2231 W. Morse Avenue. Source: April 2025 Google Street View.

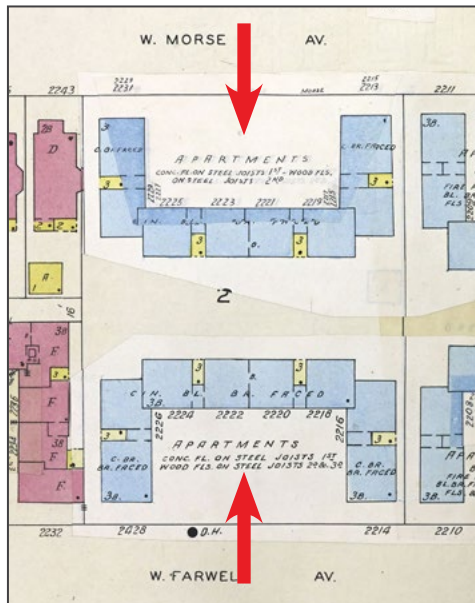


Figure 119. 2213-2231 W. Morse Avenue - 1951 insurance map.



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Mayfair Garden Apartments - Open Ended Court Buildings
7347-7365 N. Sheridan Road
Completed 1948, extant; Houlihan & Marks, architects

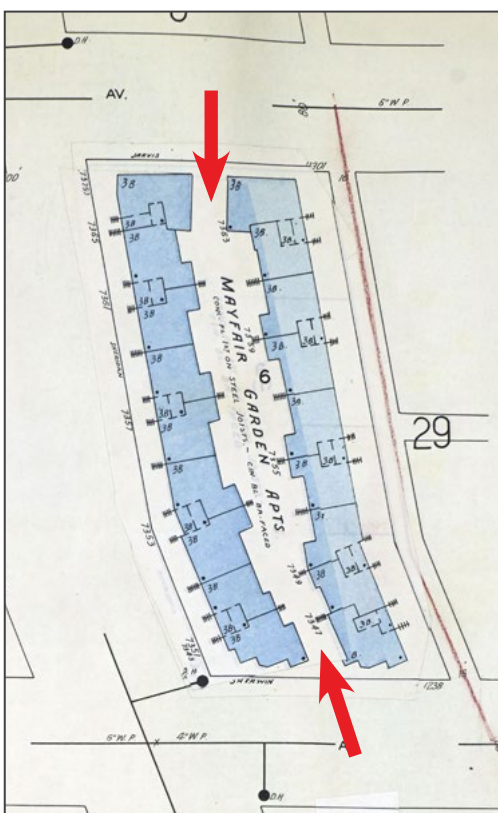


Figure 120. Mayfair Garden Apartments.
Source: April 2025 Google Street View.

Figure 121. Mayfair Garden Apartments -
1951 insurance map.



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1731-1751 W. 95th Place - Half Court Building

Completed 1948, extant
Simpson & Peck, architects



Figure 122. 1731-1751 W. 95th Place, a half court example constructed to face the street corner.. Source: September 2024 Google Street View.

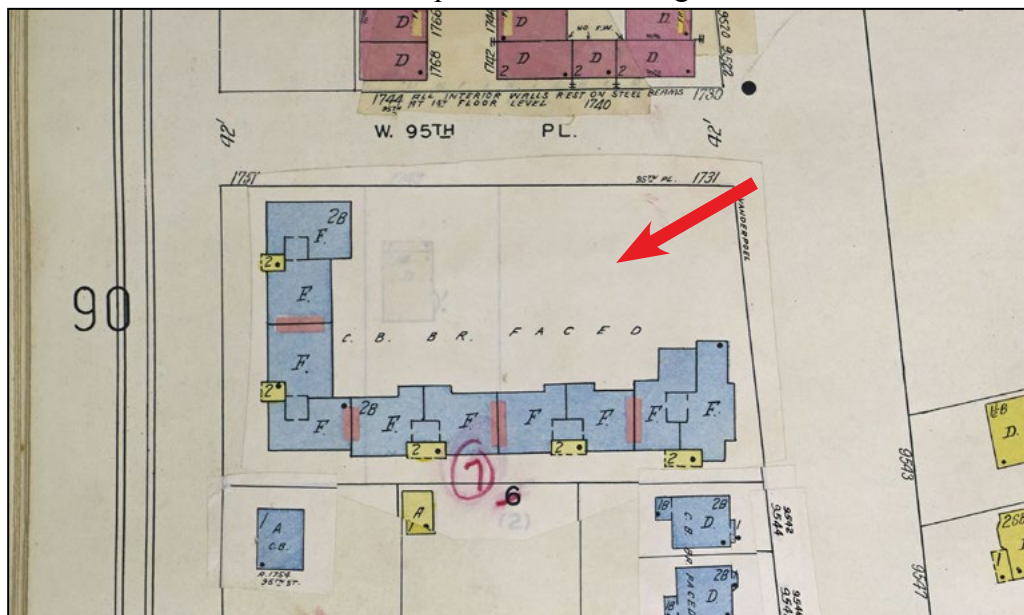


Figure 123. 1731-1751 W. 95th Place - 1951 insurance map.

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Merrion Square - Six Single Court Buildings

2024-2034 + 2038-2048 + 2050-2060 E. 72nd Place; 2025-2035 + 2039-2045 + 2051-2061 E. 72nd Street

Completed 1948, extant; Martin H. Braun, architect and builder

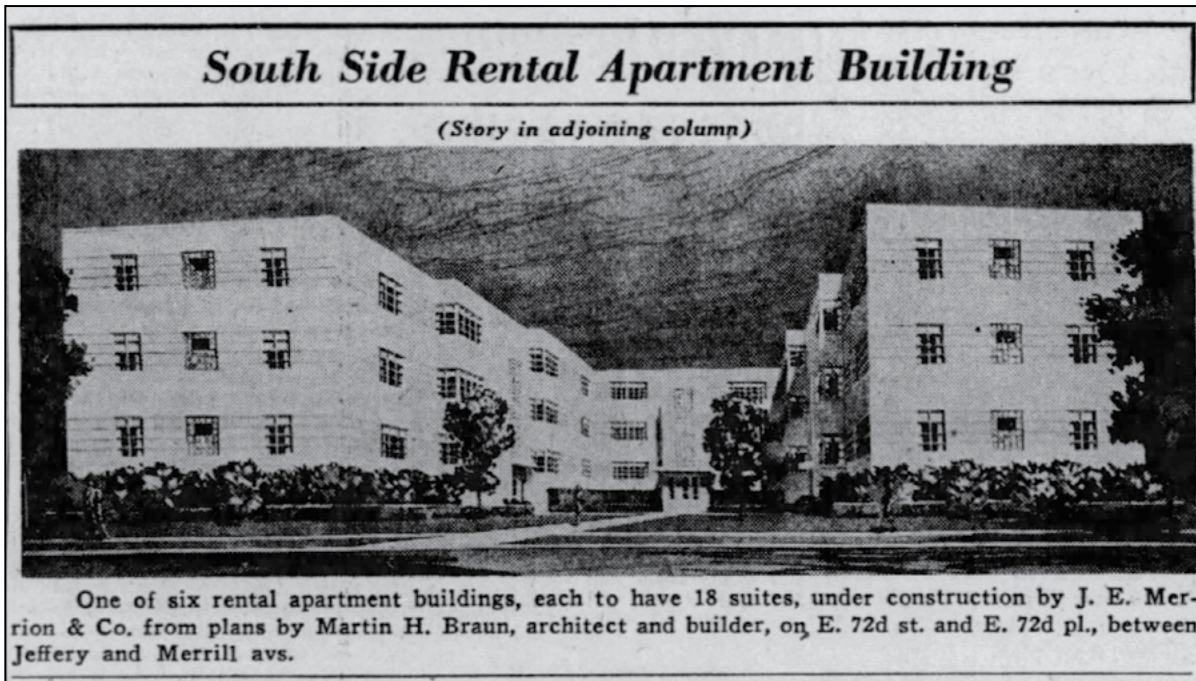


Figure 124. Merrion Square. Source: *Chicago Tribune* - September 7, 1947, p. 86.

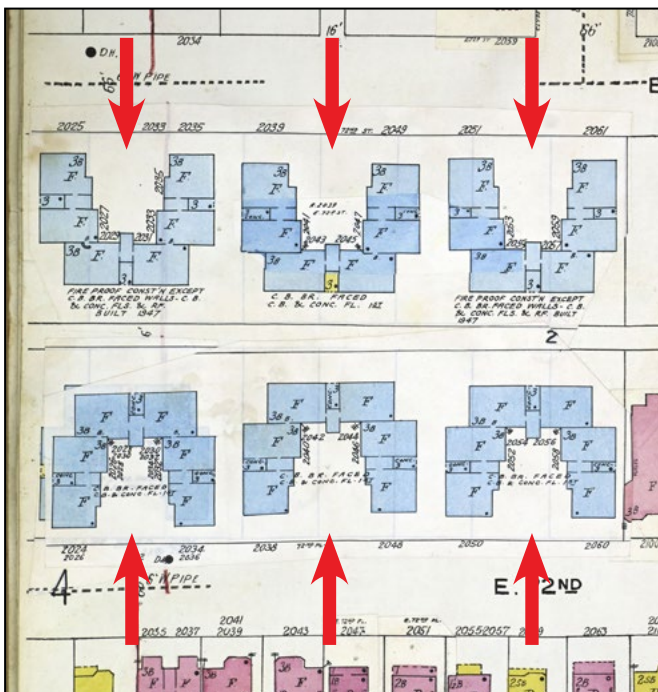


Figure 125. Merrion Square - 1951 insurance map.



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Eight Single Court Buildings

2104-2112 W. Foster Avenue + 2116-2124 W Foster Avenue + 2103-2111 W. Farragut Avenue + 2115-2123 W. Farragut Avenue + 2104-2112 W. Farragut Avenue + 2116-2124 W. Farragut Avenue + 2103-2111 W. Berwyn Avenue + 2115-2123 W. Berwyn Avenue

Completed 1950, extant; Harold A. Stahl, architect



Figure 126. 2104-2112 W. Foster Avenue. Source: May 2025 Google Street View..

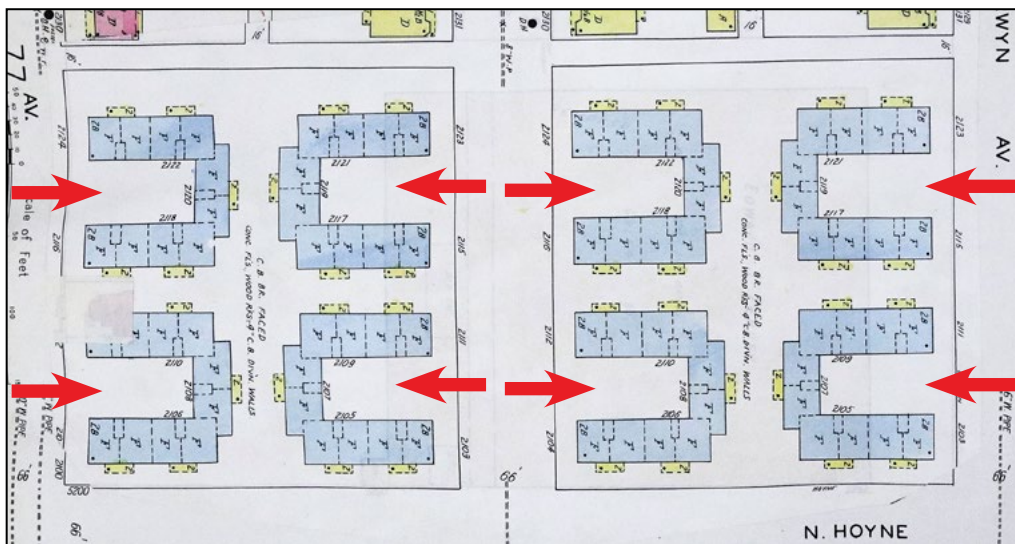


Figure 127. 2104-2112 W. Foster Avenue + 2116-2124 W Foster Avenue + 2103-2111 W. Farragut Avenue + 2115-2123 W. Farragut Avenue + 2104-2112 W. Farragut Avenue + 2116-2124 W. Farragut Avenue + 2103-2111 W. Berwyn Avenue + 2115-2123 W. Berwyn Avenue - 1950 insurance map.

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7363-7371 N. Winchester Avenue + 7375-7383 N. Winchester Avenue - Two Single Court Buildings
Completed 1951, extant
Simpson & Peck architects



Figure 128. 7363-7371 N. Winchester Avenue. Source: April 2025 Google Street View.

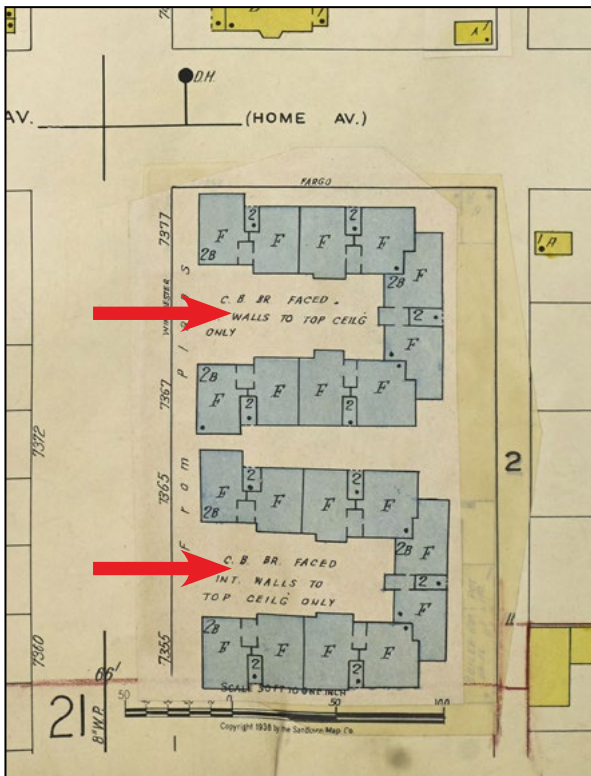


Figure 129. 7363-7371 N. Winchester Avenue + 7375-7383 N. Winchester Avenue - 1951 insurance map.

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Ridgewood Apartments - 7361-7365 N. Ridge Boulevard - Half Court Building
Completed 1954, extant



Figure 130. Ridgewood Apartments. Source: August 2019 Google Street View.

Figure 131. Ridgewood Apartments - Google Map.



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7423-7437 N. Ridge Boulevard - Single Court Building

Completed 1957, extant

Bernard Krauss, architect



Figure 132. 7423-7437 N. Ridge Boulevard. Source: Redfin.com

Figure 133. 7423-7437 N. Ridge Boulevard - Google Map.



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1829 W. 104th Street - Half Court Building
Completed 1958, extant

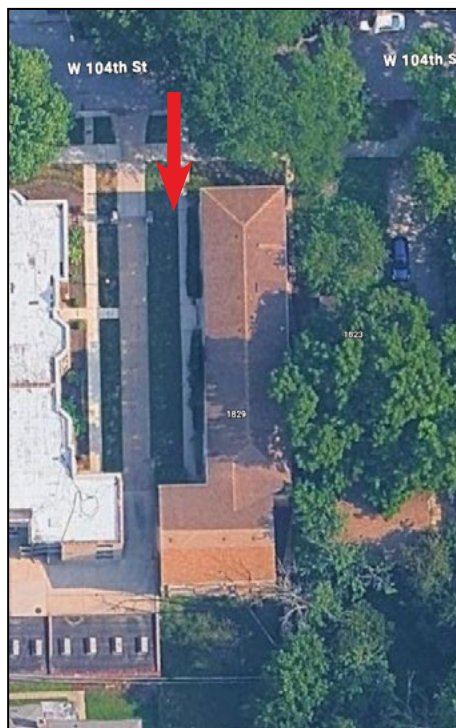


Figure 134. 1829 W. 104th Street.
Source: November 2018 Google
Street View.

Figure 135. 1829 W. 104th Street -
Google Map.



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Hillcrest Apartments - 1822-1838 W. 107th Street - Single Court Building

Completed 1959, extant

C. W. Marshall, architect



Figure 136.
Hillcrest Apartments.
Source: Apartments.com

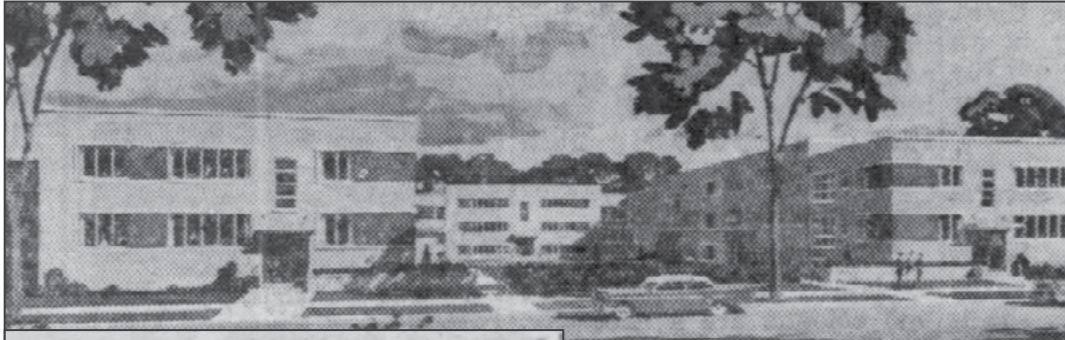


Figure 137.
Hillcrest Apartments.
Source: *Chicago Tribune* - June 19, 1959,
p. 45.

2. HILLCREST APARTMENTS. Beverly Hills' newest quality apartment building, at 1822-38 W. 107th Street, is now renting. 45 large soundproofed 3½-5 room apartments located in a residential area with suburban atmosphere. Spacious courtways, built-in Gas cooking units and automatic Gas Dryers in building laundry. Near Rock Island RR. Owner, Robert J. Hill; architect, C. W. Marshall; general contractor, Fred Berglund & Son, Inc.



Figure 138.
Hillcrest Apartments -
Google Map.



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Williamsburg Apartments - 6225-6265 N. Cicero Avenue - Single Court Building
Completed 1959, extant
Ray Basso & Associates, architects



Figure 139.
Williamsburg
Apartments. Source:
November 2018 Google
Street View



Williamsburg Apartments.
Source: *Chicago Tribune* -
June 19, 1959, p. 45

5. WILLIAMSBURG APARTMENTS. Conveniently located at 6225-71 N. Cicero Ave., this attractive building set in landscaped surroundings has 49 apartments from studios to two bedrooms with large closets. Private parking stalls and built-in Gas cooking units. Builder, Valenti Builders, Inc.; architect, Ray Basso & Assoc.; mechanical engineer, Frank Riederer; rental agent, Marsan Realty & Mgt. Co.



Figure 140.
Williamsburg Apartments
- Google Map.



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7027-7029 S. East End Avenue - Half Court Building
Completed 1964, extant



Figure 141. 7027-7029 S. East End Avenue. Source: July 2025 Google Street View.



Figure 142. 7027-7029 S. East End Avenue. Source: Chicago Tribune - April 25, 1964, p. 163.



Figure 143. 7027-7029 S. East End Avenue - Google Map.



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2740 W. Pratt Boulevard - Half Court Building
Completed 1965, extant



Figure 144. 2740 W. Pratt Boulevard.
Source: March 2025 Google Street View.



Figure 145. 2740 W. Pratt Boulevard -
Google Map.



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5222-5226 N. Delphia Avenue - Open Ended Court Buildings
Completed 1967, extant



Figure 146. 5222-5226 N. Delphia Avenue.
Source: August 2024 Google Street View.

Figure 147. 5222-5226 N. Delphia Avenue -
Google Map.



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Beverly East Condominiums - 10425 S. Hale Avenue - Half Court Building
Completed 1968, extant



Figure 148. Beverly East Condominiums. Source: Redfin.com



10425-27 S. Hale Ave.
9 apts. 4 1/2-room, 2-bedroom. Formica kitchen cabinets. Parquet floors. Some apartments have 2 baths and separate dining room. Ceramic tile baths. Off-street parking. Laundry facilities include Gas dryers.
Builder: Joseph Miecus Const. Co.
Management: Anna Young-Real Estate

Figure 149. Beverly East Condominiums. Source: *Chicago Tribune* - March 20, 1968, p. 227

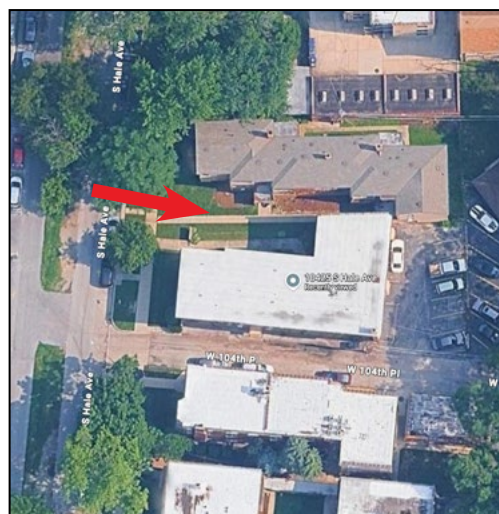


Figure 150. Beverly East Condominiums - Google Map.



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Lake Terrace Apartments - 3001-3007 E. 79th Street - Single Court Building
Completed 1968, extant



Figure 151. Lake Terrace Apartments, a very rare crescent-shaped courtyard apartment building. Source: July 2019 Google Street View.

3007 E. 79TH St. 3 1/2 room apartment, new building, stove & refrigerator. Near I. C. Available December 1st. \$150. SA 1-6100.

Figure 152. Lake Terrace Apartments. Source: *Daily Calumet* - November 15, 1968, p. 6.

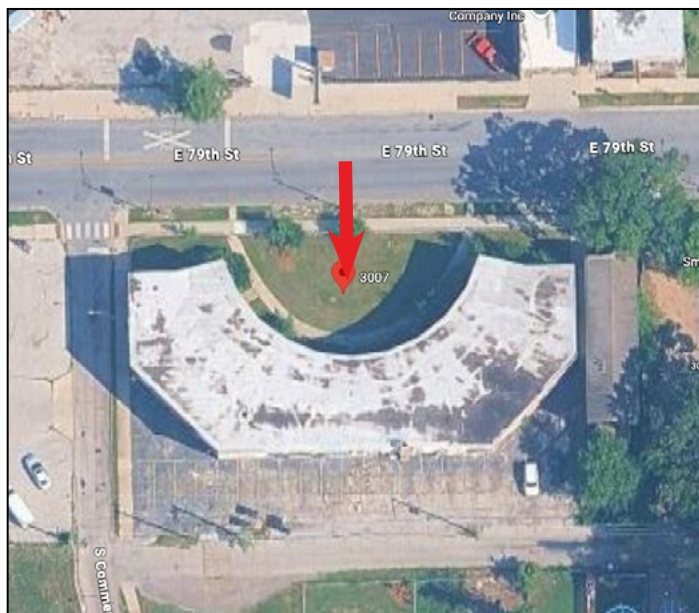


Figure 153. Lake Terrace Apartments - Google Map.

