

2709 West Division Street
2713 West Division Street
2715 West Division Street
Chicago
Cook County
Illinois

HABS No. IL -1257

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Building Survey
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
Old State Capitol Building
One Old State Capitol Plaza
Springfield, Illinois
62701

HISTORIC AMERICAN BUILDINGS SURVEY

2709, 2713, 2715 WEST DIVISION STREET

- Location: The buildings are located at 2709, 2713 and 2715 West Division Street, Chicago, Cook County, Illinois 60622.
- The buildings are located at latitude: 41.902835, longitude: -87.695024. This point was obtained on February 21, 2020 using Google Earth.
- Present Owner: The Puerto Rican Cultural Center
- Present Use: The buildings are currently vacant.
- Significance: The three buildings located at 2709, 2713 and 2715 West Division Street are architecturally typical store with flats buildings from the late nineteenth and early twentieth centuries. Ownership of the buildings has changed over the years, reflecting the waves of ethnic residential succession, from Nordic and German Jewish immigrants to a thriving Latino community. While the storefronts have changed, and the interiors have changed considerably, the buildings still retain a high degree of architectural integrity and are representative of, and contribute to, the history of the social and commercial development of West Division Street and the neighborhoods of Humboldt Park and West Town.
- Project Team: JLK Architects
Meg Kindelin, Principal
Katie McNamee, Project Architect
- Sylvester Historic Consultants, LLC
Jeanne Sylvester, Architectural Historian
- Leslie Schwartz Photography
Leslie Schwartz, Photographer
- Date: July 7, 2020

PART I. HISTORICAL INFORMATION

A. Physical History

1. Dates of Construction: 2709 West Division Street: 1909¹
2713 West Division Street: 1893²
2715 West Division Street: 1921³
2. Architects: 2709: Unknown
2713: Unknown
2715: Harry I. Dalsey
3. Original Owners: 2709: unknown
2713: Peter Bartuska
2715: Louis Welansky
4. Current Owners: Puerto Rican Cultural Center
5. Original Plans and Construction:

2709 West Division Street

A permit was issued to Joseph Kaufman for construction of a frame building located at 2709 West Division on June 22, 1909.⁴ Fritz Lang was listed as the architect. The permit allowed for construction of a 25'-wide, 30'-deep and 20'-high store and flats building and barn. The current building located at 2709 West Division Street is brick. At some point the present brick building replaced the frame building, but the circumstances surrounding that and the details of construction are unknown.

2713 West Division Street

On June 29, 1893, a permit was issued to Peter Bartuska to build a four-story, 25'-wide, 30'-deep and 20'-high store plus flats building.⁵

2715 West Division Street

The building at 2715 West Division was built in 1921 as a 25' x 76' brick and cut stone three-story and basement building, for a store and two families. The building owner was Louis Welansky who lived next door at 2713 West Division Street. Masonry was done by Harry Entin,

¹ The street number for the building located at 2709 West Division Street was 851 prior to 1909.

² The street number for the buildings located at 2713 West Division Street was 855 prior to 1909.

³ The street number for the building located at 2715 West Division Street was 857 prior to 1909.

⁴ October 27, 1921 Building Permit, Chicago History Museum Building; *American Contractor* 57, July 3, 1909.

⁵ June 29, 1893 Building Permit, Chicago History Museum.

of 2209 Cortez Street and carpentry and excavating were performed by Harry Kaplan of 2607 West Walton Street. Masonry and floors were laid by O'Loughlin Company. The cost was \$21,000.00. The architect who designed the building was Harry I. Dalsey. Excavation had already been started by 1921.⁶

6. Alterations and Additions:

2709 West Division Street

A frame building and barn that were built after 1909 were replaced with the present brick building, although the date that occurred is unknown. No permits or other source materials were found that would aid in documenting the date of construction of the building. Alterations to the exterior of the current 2709 West Division building include replacement windows and changes to the storefront.

2713 West Division Street

A Sundry permit allowing alterations was issued on June 9, 1925 and another was issued in 1938; no details of the work allowed or work performed are known. Alterations to the exterior of the building include a replacement cornice, replacement double hung windows, with brick and wood infill at the tops of the rectangular openings on the second floor and arched openings on the third and fourth floor windows. The storefront has been covered with plaster and is painted. A painted mural covers the replacement accordion style commercial door. A metal fire escape was added to the front of the building above the storefront and includes a ladder that extends above the roof with landings on all three floors leading into the second, third and fourth floor windows on the east side. The second story window on the east side was completely bricked over and glass blocks and a vent were added.

2715 West Division Street

Sundry permits for alterations were issued on June 9, 1925 and in 1938, although the details of work allowed or performed are not known. The storefront has been altered and is covered. In 1997, a building permit was issued to allow construction of two openings in the 2715 West Division building to connect two stores.⁷ The storefront was covered over with plaster and a mural hangs on the window section. The door that leads to the apartments above the storefront, the transom and the second and third floor windows are all replacements.

Over the years the interiors of the three buildings have been altered, the most significant changes being that the ground levels of all three buildings, including the infill building at 2711 West Division Street, were opened to each other.

B. Historical Context

1. General History of Humboldt Park

The Humboldt Park neighborhood in the West Town community area, located on the city of Chicago's northwest side, is centered around the park named for Alexander von Humboldt. The

⁶ *The American Contractor* 42, no. 44 (October 29, 1921): 48, 56, 59.

⁷ In 1995, the building located at 2711 West Division Street was demolished and a new one-story "meat store" was constructed (extant, but that building was not deemed significant and is not documented in this report).

area was annexed by the city in 1869, and at the time was virtually a prairie with few settlers. Residential and commercial development soon attracted Danish and Norwegian residents during the 1880s and 1890s, who were followed by Germans and Poles, then German and Russian Jews and Italians during the 1920s and 1930s. By the 1960s most of the Jewish residents had moved and the neighborhood was comprised mostly of Italians and Poles. During the period from the 1950s to the 1960s, Puerto Rican residents began to move to Humboldt Park, along with African Americans. Economic conditions in the neighborhood worsened and racial divisions intensified, particularly between Poles and Puerto Ricans. Today the neighborhood is primarily Latino, with Puerto Rican and Mexican residents. Division Street, or as it is known in the neighborhood, *La División*, with its stores and restaurants, has been the anchor of this area since the 1960s.⁸

2. History of 2709, 2713 and 2715 West Division Street

Between the late nineteenth and early twentieth centuries, Humboldt Park and Division Street saw explosive growth. An 1886 Robinson Fire Insurance Map from the area showed very few buildings on Division Street; by 1900, the Federal Census shows people living on West Division Street who were natives of Denmark, Norway, and Sweden, along with Germany, Austria and Bohemia. They were merchants, carpenters, clerks, grocers, painters, janitors, brass molders dentists, machinists, bricklayers and tailors. In the 1920s, the neighborhood was comprised mostly of Jewish immigrants from Russia or Poland. Most spoke Yiddish. The 1921 Sanborn Fire Insurance Map shows virtually every lot filled with brick buildings.

The buildings located at 2709, 2713 and 2715 West Division Street are typical mixed-use “store with flats” buildings, a building type that is prevalent among the commercial corridor of West Division Street and other neighborhoods in the city. Ownership of the buildings has changed over the years, reflecting the waves of ethnic residential succession. The 2713 building, the first of the three buildings to be built in the 1890s, was built for an Austrian/Bohemian couple. The building located at 2715 West Division Street was built in the 1920s by a couple who was Russian and Jewish. Jewish residents were still living in the buildings during the 1950s, and later, Italian and Polish residents owned or lived in the building. A Polish couple bought all three of the buildings in 1986 and today, the current owners are a Puerto Rican cultural center.

2709 West Division Street

The 1910 United States Federal Census shows owners Joseph and Rosa Kaufman living with their three children at the building, along with Abraham and Nettie Kaufman, Joseph’s parents. Joseph, Rosa, and Joseph’s parents were all born in Austria/Hungary. Abraham, Nettie, and their daughter-in-law Rosa emigrated to the United States in 1884 and Joseph followed in 1891. All spoke English. Joseph was the owner of a chemical and dye firm and his father Abraham had his own income.⁹

⁸ James R. Grossman, Ann Durkin Keating, Janice L. Reiff, ed., *The Encyclopedia of Chicago*, (Chicago and London: The University of Chicago Press, 2004): 403.

⁹ 1910 United States Federal Census, https://www.ancestry.com/interactive/7884/31111_4328153-00029?pid=4769387&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D7884%26h%3D4769387%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_p_hsrc%3Dzpp241%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=zpp241&_hstart=successSource&usePUBJs=true&_ga=2.151240254.627337331.1576710888-1459481719.1567805665, accessed December 16, 2019.

In 1918, the storefront of the building was occupied by the Arcanum Knitting Works, which made knit clothing.¹⁰ A reverse directory from 1928 list residents as Harry and Rose Muslin, Herman and Celia Press, and David and Clara Shur. In 1930, David and Mollie Bretowich and their son lived at the building and paid \$32.50 per month for rent. They were from Poland and spoke Yiddish. David was a butcher and owned his own shop, possibly in the building, although that is unclear. Other residents in the building include Sam and Bella Shure, with their three children, who paid \$65.00 per month rent.¹¹

The prosperity of the 1920s ended with the Great Depression in 1929, and continued to drop during the 1930s. In 1936, the building was in receivership, and a judge ordered the receiver to pay the building's delinquent water bill of \$302 to prevent water from being shut off to the building.¹²

By 1950, the storefront of the property was listed as "Rosenblum's Food Mart," and the residents who lived upstairs were Nathan Rosenblum, Doris Winston and Albert R. Simmons. After that, the building was owned by a succession of owners until 1986 when Stanley and Theresa Podgorski bought the building, who later sold the building to the Puerto Rican Cultural Center in 2014.

2713 West Division Street

The original owners of the building located at 2713 West Division Street, Peter Bartuska and his wife Katie, were born in Austria/Bohemia and they both emigrated to the United States in 1860. The 1900 United States Federal Census lists Peter and Kate living with their four sons in the building, along with Theodore and Anna Holm and their family from Denmark and Norway, Edward and Maggie Healy, an Irish couple from Canada, and Julia Renner and her family from Germany.¹³

¹⁰ "Arcanum Knitting Works," *Dry Goods Reporter* 47, no. 1 (March 18, 1916): 91. Louis D. Bloch was president and Joseph Tauman was secretary. Certified List of Illinois Corporations and Supplemental List of Foreign Corporations Filed with the Recorder of Deeds (1913): 26.

¹¹ 1930 United States Federal Census, ancestry.com, https://www.ancestry.com/interactive/6224/4584267_01086?pid=83949953&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D6224%26h%3D83949953%26tid%3D%26pid%3D%26usePUB%3Dtrue%26phsrc%3Dzpp195%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&phsrc=zpp195&phstart=successSource&usePUBJs=true&_ga=2.74749589.627337331.1576710888-1459481719.1567805665, accessed on December 16, 2019.

¹²"City Wins Again in Collection of Old Water Bills," *Chicago Tribune*, July 7, 1936.

¹³ 1900 United States Federal Census, ancestry.com, https://www.ancestry.com/interactive/7602/4113722_00012?pid=10700012&backurl=https://search.ancestry.com/cgi-bin/sse.dll?_phsrc%3Dzpp243%26_phstart%3DsuccessSource%26usePUBJs%3Dtrue%26indiv%3D1%26dbid%3D7602%26gsfn%3Dpeter%26gsln%3Dbartuski%26msrpn_ftp%3Dchicago.%2520cook.%2520illinois.%2520usa%26msrpn%3D36829%26new%3D1%26rank%3D1%26uidh%3Dmcb%26redir%3Dfalse%26msT%3D1%26gss%3Da_ngs-d%26pcat%3D35%26fh%3D0%26h%3D10700012%26recoff%3D%26ml_rpos%3D1&treeid=&personid=&hintid=&usePUB=true&phsrc=zpp243&phstart=successSource&usePUBJs=true, accessed December 16, 2019.

The 1910 United States Federal Census lists Peter and Katie Bartuska living at 2713 West Division Street with three of their children. By 1910, Peter could speak English. They owned the building and owed no mortgage. It is not clear what Bartuska did for a living; the 1910 census lists him as having his “own income.”¹⁴

In 1918, the Independent Watch Co., which had been located at 141 Milwaukee Avenue in Chicago, moved into the building located at 2713 West Division Street, for “larger and more commodious quarters.”¹⁵ By 1928, the storefront had been converted to a meat shop operated as Wolf and Wersolsky.¹⁶ Residents in 1928 included Morris and Jennie Bern, Abraham and Ida Cohen, Morris and Bertha Epstein, Max and Anna Erlick, Morris and Sadie Tonik, and some grocers.

The Fourteenth Federal Census from 1920 lists Louis Welansky and his wife Rebecca living at 2713 West Division Street. Louis was born around 1864 and emigrated from Grodny, Russia (now Belarus) to the United States in 1889. Rebecca was born around 1886 and emigrated in 1907. They both became naturalized citizens in 1904. Louis spoke English but Rebecca did not. Louis was identified as self employed as a “peddler” in the “junk” industry.¹⁷ Welansky became successful enough to purchase the 2713 building from Peter Bartuska in 1915 and also purchased the property next door at 2715 and built a three-story building at that location.

Other residents of 2713 West Division in 1920 were Louis and Rose and their three children, the Schwartz family with three children, Abraham and Anna Trock and their three children, Paul and Celia Lewis and their son, and Harry and Jennie Barash and their two children. Only two residents appeared in the 1930 Federal Census, and they were Sarah Epstein and a boarder, Sarah Greenstein, who paid \$17.00 per month rent. All were from Poland.

In 1950, the storefront on the property was occupied by the Division Market House, and the following residents lived upstairs: Edward W. Dryer, Mrs. S. Majewski, S. Kruto, Jr., William and Grace Mitchopoulos, Howard J. Sieck, and John T. Sieck. Grace lived in the building until

¹⁴ 1910 United States Federal Census, ancestry.com, https://www.ancestry.com/interactive/7884/31111_4328153-00029?pid=4769387&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D7884%26h%3D4769387%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_p_hsrc%3Dzpp241%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=zpp241&_phstart=successSource&usePUBJs=true&_ga=2.151240254.627337331.1576710888-1459481719.1567805665, accessed on December 16, 2019.

¹⁵ “Chicago Notes,” *The Jewelers’ Circular* 77, no 2, (December 4, 1918): 99.

¹⁶ 1928 Reverse Directory, Chicago History Museum

¹⁷ 1920 United States Federal Census, Ancestry.com, https://www.ancestry.com/interactive/6061/4300477_00203?pid=72702120&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D6061%26h%3D72702120%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_p_hsrc%3Dzpp272%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=zpp272&_phstart=successSource&usePUBJs=true&_ga=2.109754754.627337331.1576710888-1459481719.1567805665, accessed on December 16, 2019.

she passed away in 1944.¹⁸ The building passed through several owners until 1986 when the Podgorskis purchased it. They retained it until 2014, when they sold it to the Puerto Rican Cultural Center.

2715 West Division Street

Built in 1921 for Louis Welansky who was a tenant next door at 2713, the building at 2715 West Division Street was a three-story store and flats brick building. On March 4, 1922, the Harry T. Lyon Shoe store opened in the storefront at 2715 West Division Street.¹⁹ The storefront featured windows on each side of the entry that formed projecting bays, providing considerable window display space. Additional display windows flanked the glass entry. On the interior, the storefronts were paneled with walnut, and windows were topped with a heavy valance of brown and blue fringe. The storefronts also featured fixture drapes, pillows, lamps and flowers. Men's shoes were displayed on one side of the storefront, women's on the other. The storefront windows were manufactured by the Kawneer Company of Niles, Michigan. Henry Kadin & Company of Chicago manufactured the permanent window back, interior woodwork and chairs. The W.B. Roth company of Findlay, Ohio manufactured the valances, drapes and display windows.²⁰

"Strikingly handsome" designed display fixtures for the storefront windows were manufactured by the Decorators Supply Company of Chicago.²¹ The display fixtures and show stands complemented the walnut storefront backs and were "rendered particularly pleasing to the eye by a dignified pattern on the sides in subdued tints."²² The "Classic" shoe fixtures were one of the "most impressive designs available in shoe stands, plateau and tables ... [and were] one of many designed and made by the Decorators Supply Company." The designs were advertised in a Decorators Supply Company catalog called "Catalog T, Show Window Backgrounds and Accessories."²³ One of the more notable details of the trim was the handsome metal holder for show cards that looked like a book end, with the Lyon coat of arms engraved in bold relief. The coat of arms also appeared on the store's valances, and on the company stationery and advertisements.

The interior of the store was paneled in walnut in an "Italian style" and continued the blue and brown color scheme from the storefront windows. Individual chairs were walnut with blue

¹⁸ "Grace Mitchopoulos," [obit.], *Chicago Tribune*, October 22, 1944.

¹⁹ "Another New Chicago Store Opened by Henry T. Lyon," *Boot and Shoe Recorder* 80, March 25, 1922): 131.

²⁰ The Henry Kadin & Company was located at 1823 – 27 Milwaukee Avenue in Chicago. Certified List of Domestic and Foreign Corporations for the Year 1923, 577.

²¹ "A Rich Effect with Decorators Supply Co.'s "Classic" Fixtures, *Boot and Shoe Recorder*, 81, no. 2 (April 1, 1922): 98.

²² "Another New Chicago Store Opened by Henry T. Lyon," *Boot and Shoe Recorder*, 80 (March 25, 1922): 131.

²³ *Boot and Shoe Recorder*, 80, 81 (1922). While known today for its plaster work, the Decorators Supply Company's woodworking division has a long and successful history and the firm manufactured woodworking services and materials until 2018. Wood display cases the firm designed and manufactured include the original C.D. Peacock and Marshall Field & Company stores on State Street. The firm's oldest document that pertains to woodworking details millwork made for the John and Frances Glessner residence on Prairie Avenue. Interview with Jack Meingast, Chief of Operations, Decorators Supply Company, December 16, 2019.

leather upholstery. Radiators were concealed behind ornamental grill work set into shelving. Shoe boxes were all one shade of brown. The evening before the store opened, the owner Henry Lyon put on a fashion exhibit with live models in the window.²⁴

In 1922, Mrs. M.D. Yellon, listed as a housewife, lived in the building and won \$5 for submitting the best motto of the day to the *Chicago Tribune*: “Opportunity + ambition – indifference = success.”²⁵ In the 1928 reverse directory the building lists Louis and Ida Camras, who were in the business of shoes, and M.S. Jerkowsky, a physician and his wife Rose.

By 1930, Louis and Rebecca Welansky had moved into the building from next door at 2713, and in 1931 Louis was president of the Division Street Building Corporation, doing business at 77 West Washington Street, Room 1610.²⁶ The value of the building was \$23,000.00.²⁷ Max and Anna Jerkowsky and their two children were tenants in the building and paid \$100.00 per month rent. All were from Poland and spoke Yiddish. By 1940, Louis had died and Rebecca lived at 2715 West Division, along with a boarder, and tenants Max and Hedwig Butkin, a dentist and millinery worker, along with their two children and Hatty King, a servant.

In 1950, the storefront on the property was the Division Market House, and the following residents lived above the store: Edward W. Dryer, Mrs. S. Majewski, S. Kruto, Jr., William Mitchopoulos, Howard J. Sieck, and John T. Sieck.

During the 1970s and early 1980s ownership of the buildings belonged to Polish residents. In 1986, Stanley Podgorski and his wife Theresa purchased the properties to use for their family business, the Ashland Sausage Company. The company made openings in the first floor of all the three buildings, plus an infill building located at 2711 West Division Street, opening them up into one ground-level storefront. In 2014 the Podgorskis sold the buildings to the Puerto Rican Cultural Center.

3. Architect Harry I. Dalsey

The only known architect of the three buildings is Harry I. Dalsey, who designed the building at 2715 West Division Street. Dalsey was born around 1891 in Chicago. He graduated from the Armour Institute and was a member of the Illinois Society of Architects and B'nai B'rith, a Jewish service organization. Jewish architects in Chicago during the early part of the 20th Century often found clients within the Jewish community, as was the case with Louis and Rebecca Welansky. Dalsey died in 1940 and was buried at Waldheim Cemetery.²⁸ Dalsey's

²⁴ *Boot and Shoe Recorder* 80, March 25, 1922): 131.

²⁵ *Chicago Tribune*, October 27, 1922.

²⁶ Illinois Secretary of State, Certified List of Domestic and Foreign Corporations for the Year 1931; 449.

²⁷ 1930 Federal Census, Ancestry.com,

https://www.ancestry.com/interactive/6224/4584267_01086?pid=83949953&backurl=https://search.ancestry.com/cgi-bin/sse.dll?indiv%3D1%26dbid%3D6224%26h%3D83949953%26tid%3D%26pid%3D%26usePUB%3Dtrue%26_phsrc%3Dzpp282%26_phstart%3DsuccessSource&treeid=&personid=&hintid=&usePUB=true&_phsrc=zpp282&_phstart=successSource&usePUBJs=true&_ga=2.113474944.627337331.1576710888-1459481719.1567805665, accessed December 15, 2019.

²⁸ “Harry I. Dalsey, Architect, Baby Advocate, Dies, [obit.], *Chicago Tribune*, March 20, 1940.

offices were located at 2321 West North Avenue in Chicago, but in 1926 he moved his office to the Garrick theater building at 64 West Randolph Street.²⁹

Dalsey grew up one of 12 children and remembered countless landlords refusing his parents a place to rent because they were a large family. In response to that, Dalsey designed apartment buildings that were particularly hospitable to children. In one apartment building, Dalsey designed a “kid castle... [with] perambulator garages, roof play gardens, rocking horses, permanent see-saws and other delights for tenants.”³⁰

Dalsey achieved international fame when he announced that he was building a 33-flat apartment building with a perambulator stall with lock and key for each tenant, and promised that each tenant who had a child would receive \$25, and \$50 for twins. The building included a playroom for each six apartments, featuring swings, rocking horses and other recreational features for children. Dalsey said: “I want to see lots of children around my building. They make happy homes and that means better and more contented tenants.”³¹ The story was featured in newspapers across the world. Located at 7639 Greenview Avenue, Dalsey sold the building less than a year later but continued his offer to tenants of the building for a year, notwithstanding the fact that he no longer owned the building. Dalsey next planned a 24-flat apartment building at 7819-23 Greenview; in addition to offering money for each child born to tenants of the building, Dalsey also promised to provide a cradle for each family.³²

Dalsey was primarily known for his work designing apartment buildings. His most well-known is the Wilmar Hotel, a 12-story apartment hotel at 11 West Division Street, in Chicago (1927).³³ Other apartment buildings Dalsey designed include “Kenton Manor” an apartment building located at Washington Boulevard and Kenilworth Avenue in Oak Park, which he designed and owned, an apartment at the southwest corner of 32nd and Ellis Avenue in Chicago, a private residence at 6592 Waukesha Avenue in Chicago, a one-story commercial building at 4730 – 4734 North Kedzie (demolished), a Tudor Revival 4-story apartment building at the southwest corner of 57th Street and Normal Boulevard (1929), demolished, a three-story apartment building at 411 Roscoe Street (1939), a four story apartment building at 1648-50 North Farwell Avenue, (1929, demolished), a 28-flat apartment building at the southeast corner of Troy and Ainslie, a 22 unit apartment building on Avers near Ainslie, a 13-flat building at Spaulding and Cullom, another at Sawyer and Argyle and a third at Lawndale and Ainslie, a 15-flat building at St. Louis and Wilson Avenue, at the southwest corner of Ainslie and Albany, and at the Northwest corner of Sunnyside and Rockwell (dates unknown).

²⁹ “News of the Architects,” *Chicago Tribune*, October 10, 1926.

³⁰ Roy Gibbons, “A Kiddies’ Paradise! That’s What this Flat will Be,” *Chicago Tribune*, May 15, 1922.

³¹ Al Chase, “Architect will try Subsidizing Old Doc Stork,” *Chicago Tribune*, April 1, 1922.

³² “Cradle and \$25 for each Visit of Old Doc Stork,” *Chicago Tribune*, January 28, 1923.

³³ The Wilmar Hotel name was later changed to the Abby Residential Hotel, then the Chicago East Hotel. Today is known simply as “11 W. Division.” The building was built on pile foundations, but hardpan caissons were installed in 1940 on each side of the State Street Subway, which now curves under the building. Construction of the State Street Subway, now known as the Red Line, started in 1939 and was completed five years later. Photographs are in the *Realty and Building Annual Review*, January 29, 1966, at p. 123. Frank A. Randall, *History of the Development of Building Construction in Chicago*, 2d. ed., Urbana and Chicago: The University of Illinois Press (1999): 324.

Apartment buildings that Dalsey owned or held an ownership interest in include a 22-flat apartment building at 76299-29 Greenview Avenue, a 19-flat building at the southwest corner of Sunnyside and Albany, and another 19-flat building at the southwest corner of Sunnyside and Whipple,³⁴

Commercial buildings that Dalsey designed include a one-story brick office for Cable Lumber Company at 2539-41 West Harrison (1913, demolished), a Spanish-Revival one story building to house eight shops at 53 E. Oak Street in 1927 (demolished), a two-story building at 52 E. Oak Street to hold an automobile salesroom on the first floor and clubroom and café in the upper story, 1927 (demolished), a one-story building to hold eleven stores at Madison Street and Central Avenue, in Chicago, 1934, (demolished), stores, offices and flats at the southeast corner of Kedzie and Sunnyside, a store, office and flat structure at Crawford and Polk, and another at Grand and Harding (dates unknown). Dalsey also designed a couple of single-family residences, including a Georgian Colonial Revival located at 6636 Chicora Avenue in the Edgebrook neighborhood (1938).

4. Oscar López Rivera Mural

The mural that is painted on the storefront of the 2713 West Division Street building was painted by students from the Dr. Pedro Albizu Campos Puerto Rican High School at 2739 West Division Street, and was made possible by a mini-seed grant from the Cook County Justice Advisory Council, under Violence Prevention, Intervention, and Reduction. The purpose of the grant was to reduce the risk of youth involvement in violence as a victim or the perpetrator of violence. Interdisciplinary artist Brenda Torres-Figueroa facilitated the project while an art teacher at Albizu Campos Puerto Rican High School.

5. Ashland Sausage Company

Stanley and Theresa Podgorski moved to the United States from Poland in 1971 and operated a small grocery store on Chicago's south side. They relocated to a larger shop on the north side and in 1986, purchased the properties located on Division Street. Their business continued to grow and in 2008, the company moved to the suburbs.³⁵

³⁴ "Kenton Manor," *Chicago Tribune* April 20, 1924); "New South Side and West Rogers Park Flats," *Chicago Tribune*, February 17, 1929; "Open to Public in Edgebrook," *Chicago Tribune*, November 1, 1926; "Old English Flats for the South Side," *Chicago Tribune*, March 3, 1929, "New Buildings," *Chicago Tribune*, April 15, 1923; "For East Oak Street," *Chicago Tribune*, November 10, 1929; "Plan New Bank for Grove and Forty-Seventh," *Chicago Tribune*, April 11, 1922; "Building Permits," *Chicago Tribune*, August 7, 1913; "Owned by a Woman," *Chicago Tribune*, December 26, 1926; "Plan \$1,000,000 Hostelry for North Dearborn Street," *Chicago Tribune*, November 14, 1926; "Residence in Edgebrook," *Chicago Tribune*, May 1, 1938.

³⁵ The Ashland Sausage Company, <http://www.ashlandsausage.com/about.html>, accessed December 16, 2019.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

The three buildings at 2709, 2713, and 2715 West Division are typical late nineteenth to early twentieth century mixed-use masonry store and flats buildings. The buildings contribute to the mixed-use commercial and residential streetscape of West Division Street. The area of West Division Street between North Artisan Avenue and North California Avenue retains a large number of structures dating from the late nineteenth century to the early twentieth century. With the exception of infill buildings, most buildings are intact to a good degree in location, exterior design, setting, materials and workmanship. The area possesses a good amount of historic integrity, especially for buildings of early vintage with such a high amount of turnover of commercial use. With the exception of ground-floor alterations, the buildings on West Division Street strongly reflect the character of the district during the period when the area developed as a thriving mixed-use commercial district and community for successive waves of immigrants.

1. Architectural Character

2709 West Division Street is a three-story Georgian Revival commercial storefront store and flats building. The use of red and white brick with heavy belt courses makes this building sympathetic with its neighbor at 2707 West Division Street, but its limestone trim and details distinguish it and make it complementary to other buildings along West Division Street.

2713 West Division Street is a four-story Romanesque Revival store and flats building. Its age makes it among the oldest buildings on West Division Street. It is the tallest building of the three buildings, and its height, light colored sandstone exterior and carved foliate limestone details make it one of the most distinguished buildings in the area.

The Arts and Crafts style building at 2715 West Division Street is a three-story masonry store and flats building. Similar to the building at 2709 West Division in terms of massing, scale, proportion and layout, it is distinguished by its subdued color, simple exterior, clean lines and minimal details. A three-part limestone panel at the cornice reinforces the rectilinear façade but its Classical ornamentation provides dignity and flourish.

2. Condition of Fabric

The storefronts of all three buildings are obscured or were altered beyond recognition. All three buildings have replacement windows. The façade of the building located at 2709 West Division is missing a fair amount of brick and terracotta trim pieces, and is missing pointing, but the brick and limestone accents are in good condition and the overall design and profile of the façade is intact. The rusticated sandstone façade of the oldest building of the three, 2713 West Division, has suffered from erosion and evinces significant wear. The window openings have been poorly modified, but the historic profiles remain. Limestone details appear to be in good condition. The third building, 2715 West Division Street, a brown brick building with limestone details, has a relatively high degree of integrity and appears to be in very good condition.

B. Exterior Description

2709 West Division Street

General Description

The building at 2709 West Division is a three-story store and flat building built in a Georgian Revival style. With the exception of the storefront, the original exterior design does not appear to have been altered. The building faces Division Street to the north and the rear of the building faces an alley to the south. The building is joined to other buildings at 2707 and 2711 West Division Street by party walls. The north elevation is red brick and white brick with white limestone details. The rear elevation is a three-story wood porch.

Exterior Description

The Georgian Revival-style mixed-use building is rectangular in plan, with a storefront on the first floor and apartment buildings above. The appearance of the building's street-facing façade is grid-line with rectangular windows regularly arranged. The building has a flat roof behind a parapet wall with limestone coping. The building's façade, or north elevation, is faced with red brick and the east and west elevations are common brick. The façade is divided horizontally by several belt courses of white limestone with dentil trim accents that complement the building to the immediate east, 2707 West Division Street.

The first-floor storefront is covered with mural paintings and was obscured by scaffolding. Under the scaffolding the brick pilasters on either side of the storefront were painted gray, but otherwise appear to be intact. Fenestration on the north elevation consists of double-hung replacement windows on the west side of the second and third floors and paired double-hung on the east side of the second and third floors. The second floor windows have triple keystone limestone lintels. Brick or limestone coursing is missing and there are voids in the red brick running the length of the façade above and below the limestone lintels. Immediately below the second story windows runs a thick, smooth limestone belt course that extends the width of the building with brick or limestone dentil detailing. Above the second story windows is a thick white brick belt course with cruciform voids to reveal red brick. Immediately below the roofline is an elaborate thick limestone belt course with white brick dentil trim. Running up the east and west sides of the facade above the storefront are brick pilasters with white limestone slabs at the base and missing components in line with the missing belt course components. Above the second story windows, the pilasters feature white brick in cruciform that echo, but reverse, the red brick cruciform over the windows. Limestone brackets support the thick limestone belt course near the roof. The parapet wall is red brick and has a thick limestone coping. The tops of the pilasters feature limestone accents of diamonds set within circles. Above those are limestone orbs that project above the roofline.

2713 West Division Street

General Description

The building at 2713 West Division Street is a four-story store and flat building built in a Romanesque Revival style. The storefront and windows have been altered, but the original configuration of the windows remains. The building faces Division Street to the north and the

rear of the building faces an alley to the south. It is joined to buildings at 2711 West Division Street and 2915 West Division Street by party walls. The north elevation is clad in buff colored sandstone with limestone flourishes and details. The east and west elevations are common brick and there is are remnants of a painted “ghost” sign painted on the east elevation. The rear elevation is a four-story wood porch.

Exterior Description

This Romanesque Revival building is rectangular in plan, with a storefront on the first floor and apartment buildings above. The façade is clad in rusticated buff colored sandstone with limestone ornamentation. The appearance of the building’s street-facing façade is grid-like with repeating rows of windows regularly arranged, and five rows of nine limestone squares arranged in checkerboards above the second story windows. The original cornice has been replaced with smooth limestone and limestone coping. The overall rectilinear and grid-like feel of the building is enlivened with a subtle bay projecting from the west side of the façade, radiating lintels over the second story windows and arched lintels over the third and fourth story windows. Classical limestone details include scrolls over the radiating and arched lintels, pilasters that run from the bottom of the second-story windows to the cornice that frame the windows on the east side of the building, and another pilaster that runs to the top of the arched windows on the fourth floor, surmounted by a bracket with foliate detail and a shell. An exuberantly foliate entablature supported by brackets is mounted over the doorway above the storefront on the west side, carved with indecipherable letters and “1898.”

2715 West Division Street

General Description

The building at 2715 West Division Street is a three-story store and flat building built in an Arts and Crafts style with geometric and classical detailing. The storefront and windows have been altered, but the original configuration remains. The building faces Division Street to the north and the rear of the building faces an alley to the south. It is joined to buildings at 2713 West Division Street on the east and 2717 West Division on the west by party walls.

Exterior Description

This Arts and Crafts building is rectangular in plan, with a storefront on the first floor and apartment buildings above. The façade is clad in brown brick, with limestone belt courses and square details. Straight lines and geometric shapes are emphasized by rectangular and square shapes made from projecting brick headers with square limestone details. The rectilinear design is reinforced with a thick, rusticated limestone belt course that runs the width the building at the bottom of the second story windows, a lined limestone belt course that runs along the bottom of the third story windows and a thick, limestone course that runs the width of the building at the cornice. Brick pilasters at the east and west ends of the building run from the bottom of the second story windows to the roof. Limestone slabs form the base of the pilasters and three-part limestone details form an inverse capital below the limestone course at the cornice. Other limestone details include paired projecting limestone dentils, a pair of limestone panels carved with shields, and a three-part limestone panel with three wreaths of bay leaves and berries with ribbons connected to each other with a festoon or swag. Double-hung windows are replacement.

Interior Description

2709 West Division Street

The floor of the building at 2709 West Division Street has been mostly gutted for use as the sausage shop. Nothing of the historic building remains on the first floor. The floors are concrete and the walls are covered with embossed white fiberglass plastic panels, which are remnants from the sausage shop. Random equipment from the sausage company is scattered through the building.

The second-floor walls and ceiling are drywall, and there are several layers of flooring, including linoleum tile and possibly original wood. The floor is open with the exception of a wall of screens divided by two by fours in a grid pattern and sheetrock.

A wood door leading to the stairway has historic hardware, including hinges, door handles and escutcheons. The stairway in the building is original and features carved wood balusters, bannisters, stringers and dado with rail and decorative plaster. The third floor has plaster walls, with some exposed lathe and brick. Ceiling rafters are exposed. There are no room dividers. The basement has a concrete floor and coated metal walls.

2713 West Division Street

The basement of 2713 West Division Street has concrete floors and white plastic fiberglass wall panels or tile walls. Due to flooding, the basement was not observed beyond what could be seen from the stairs. Rooms are divided and feature metal doors. The first-floor ceiling has collapsed, and as a result, the first floor of this building was not observed.

The second floor has been converted into an office and break room area for the sausage shop. The walls have the same white plastic fiberglass wall panels as the first floor, and the floors are vinyl tile. There is a dropped ceiling missing most of the panel inserts. A safe is located in a closet in the office. The hallway connecting to the stairs is covered with artificial wood paneling, with small cutouts revealing the original wood staircase balusters and posts.

Nothing historic remains on the third floor, and most of the walls have been stripped to the studs. The front stairway in the building is historic, however, and features original wood carved balusters, newel posts, spindles, handrails, risers and treads.

2715 West Division Street

The first floor in the building located at 2715 West Division has concrete or tile floors with drains, metal, coated metal, plywood and tile walls. The space is divided and doors are metal. Some rooms appear to be smokers. Equipment from the Ashland Sausage Company is scattered through the first floor. The rear porch appears to be original. A pantry with wood shelving is accessed from the rear wood porch. The front staircase is original and features wood square balusters, posts and handrails. Duct work is run through the staircase. Original wood trim runs along the floors and ceilings, and frames doorways in this building.

The second and third floor apartments feature bedrooms and common rooms with plaster walls, and some have multiple layers of linoleum over original wood floors. Doors and hardware are

original. A bathroom with an original tub and sink is on the third floor. Several rooms have original light fixtures. The second-floor kitchen has ductwork running through the middle of the kitchen floor down to the first floor, which was likely added when the ground floor was operated by the sausage company.

PART III. SITE

General Site Description

The three buildings located at 2709, 2713 and 2715 West Division are situated on the south side of Division Street, an urban streetscape. There buildings face the sidewalk on the north side and an alley on the south side. There is no landscape on either side of the buildings or the street. The rear sides of the three buildings facing the alley have one concrete lot and is surrounded by a chain link fence.

Prepared by: Sylvester Historic Consultants, LLC
Jeanne M. Sylvester, Architectural Historian

Date: February 6, 2020

PART IV. SOURCES OF INFORMATION

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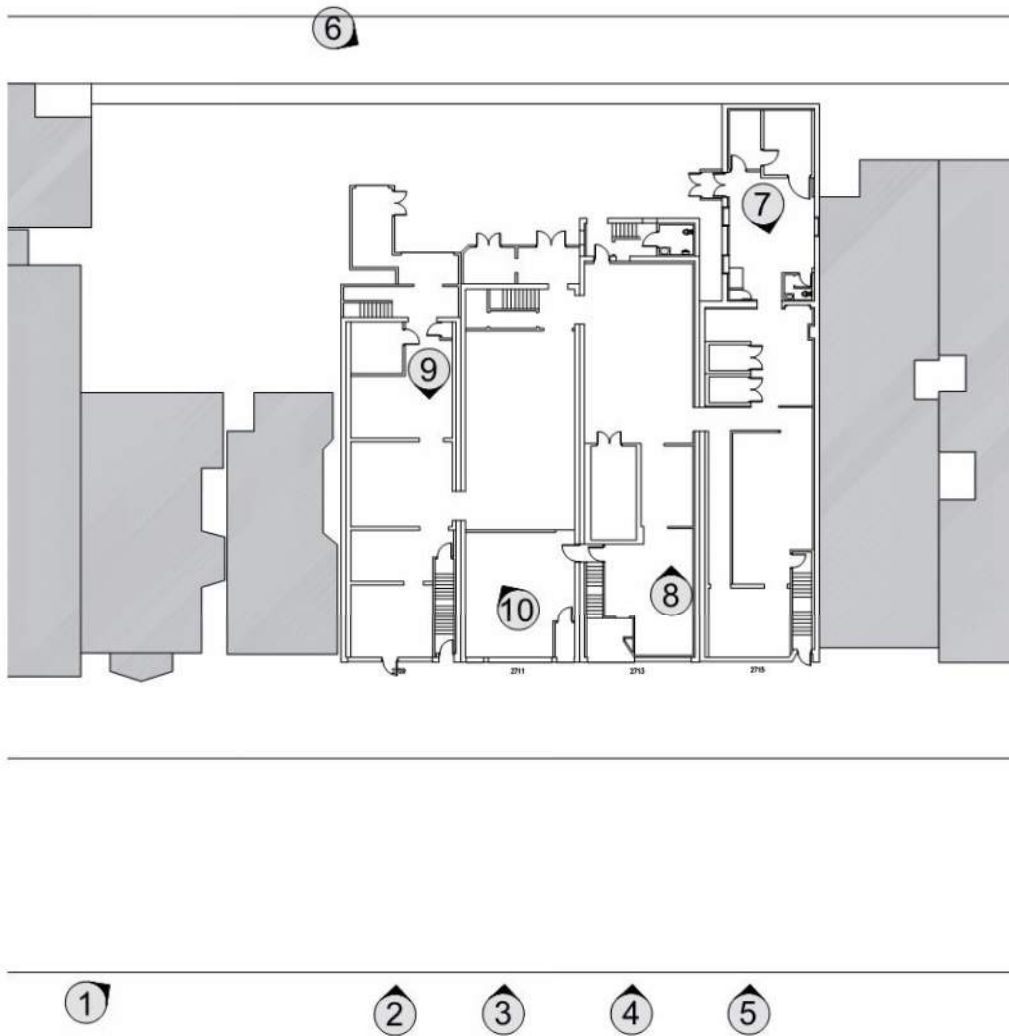
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Interview with Jack Meingast, Chief of Operations, Decorators Supply Company, December 16, 2019.

PHOTO KEY PLAN
INDEX OF 4X5 BLACK AND WHITE PHOTOGRAPHS



1 B&W Photo Key - Ground Floor 
Scale: 1/32"=1'-0"



2 B&W Photo Key - Third Floor
Scale: 1/32"=1'-0" N





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NO PARKING
EXCEPT FOR
LOADING AND
UNLOADING
PASSENGERS
ONLY
MON-FRI 8AM-6PM
SAT 8AM-5PM
SUN 10AM-5PM





Bienvenido Oscar Lopez Rivera



0 shots, 0 k
TODAY. IN CHIC



0 shots, 0 killed
TODAY, IN CHICAGO









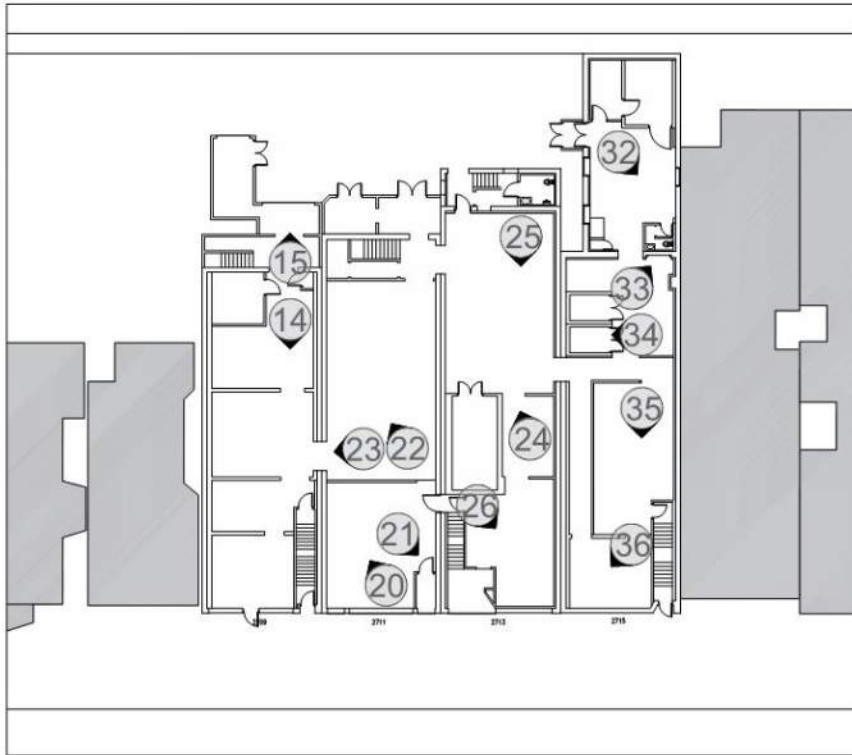




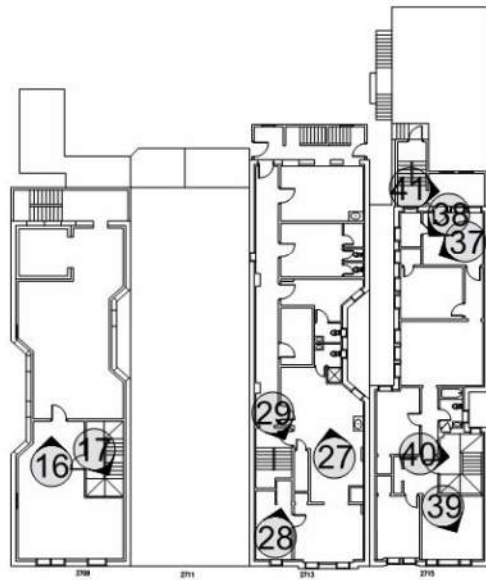




INDEX OF COLOR PHOTOGRAPHS



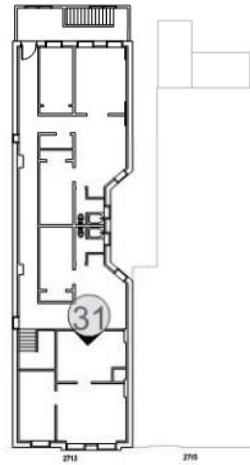
3 Color Photo Key – Ground Floor N
Scale: 1/32"=1'-0"



4 Color Photo Key – Ground Floor N
Scale: 1/32"=1'-0"



5 B&W Photo Key – Third Floor
Scale: 1/32"=1'-0" N



6 B&W Photo Key – Fourth Floor N
Scale: 1/32"=1'-0"

PART V. APPENDIX
Index of color photographs of fieldwork

2709 WEST DIVISION



Figure 1: Photo 14, photos taken by Katie McNamee December 2019



Figure 2: Photo 15



Figure 3: Photo 16

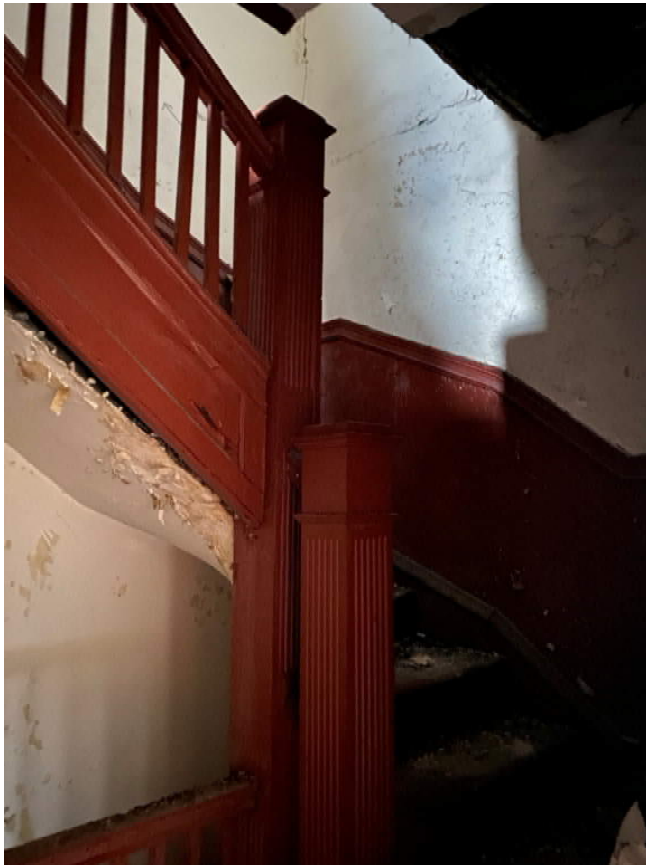


Figure 4: Photo 17



Figure 5: Photo 18



Figure 6: Photo 19

2711 WEST DIVISION



Figure 7: Photo 20



Figure 8: Photo 21



Figure 9: Photo 22



Figure 10: Photo 23

2713 WEST DIVISION



Figure 11: Photo 24



Figure 12: Photo 25



Figure 13: Photo 26



Figure 14: Photo 27



Figure 15: Photo 28



Figure 16: Photo 29



Figure 17: Photo 30

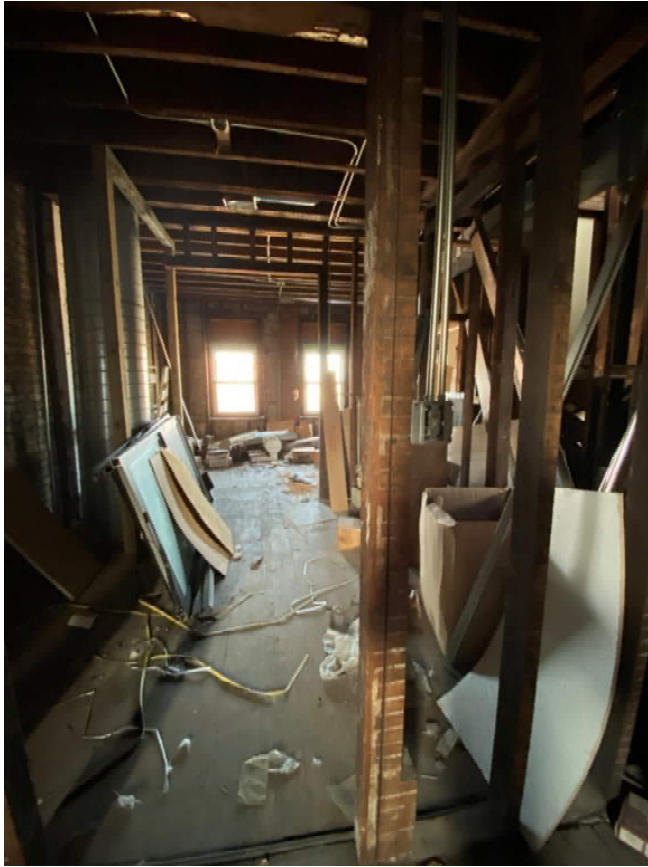


Figure 18: Photo 31

2715 WEST DIVISION



Figure 19: Photo 32



Figure 20: Photo 33



Figure 21: Photo 34



Figure 22: Photo 35



Figure 23: Photo 36



Figure 24: Photo 37



Figure 25: Photo 38



Figure 26: Photo 39



Figure 27: Photo 40



Figure 28: Photo 41



Figure 29: Photo 42



Figure 30: Photo 43



Figure 31: Photo 44



Figure 32: Photo 45



Figure 33: Photo 46



Figure 34: Photo 47



Figure 35: Photo 48



Figure 36: Photo 49