

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Portage Park Bungalow Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing:  
Chicago bungalows

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

### 2. Location

Street & number: Roughly bounded by West Pensacola Avenue (north), North Lockwood Avenue (east), West Hutchinson Street (south), and North Central Avenue (west)

City or town: Chicago State: IL County: Cook

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

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

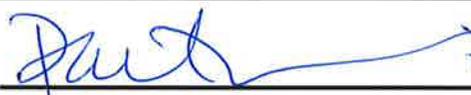
I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide  local

Applicable National Register Criteria:

A \_\_\_ B  C \_\_\_ D

	<u>DSHPD</u>	<u>07/23/14</u>
Signature of certifying official/Title:		Date
<u>Illinois Historic Preservation Agency</u>		
State or Federal agency/bureau or Tribal Government		

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

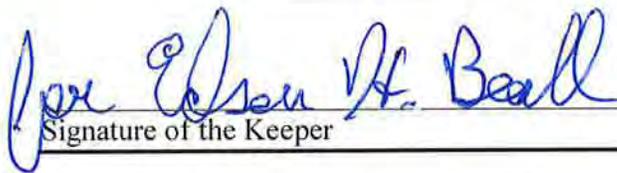
entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain: \_\_\_\_\_)

  
Signature of the Keeper

9.17.14  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

##### Category of Property

(Check only **one** box.)

Building(s)

District

Site



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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other: Bungalow/Craftsman

Other: Tudor Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: concrete (foundation)

brick (walls)

terra cotta tile, asphalt or asbestos shingles (roof)

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Portage Park Bungalow Historic District is located in Community Area 15 on the northwest side of Chicago, approximately 10 miles from the city's commercial center. The district is roughly bounded by West Pensacola Avenue to the north, North Lockwood Avenue to the east, West Hutchinson Avenue to the south, North Central Avenue to the west. The blocks within the district were chosen as they met the ratio requirements outlined in the Chicago Bungalow Multiple Property Listing document, which states that 2/3 of the buildings on each block must meet the style characteristics of a Chicago bungalow outlined in the document. The following areas are included within the boundaries:

West Pensacola Avenue: 5300, 5400, & 5500 Blocks (south side only of 5300 block)

West Cullom Avenue: 5300, 5400, & 5500 Blocks

West Hutchinson Street: 5300 & 5400 (north side only) Blocks

West Hutchinson Street 5300 block, south side (aka 5330 West Berteau Avenue): Portage Park Elementary School

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Brick Chicago bungalows form the bulk of the district, accounting for 189 of the 225 total primary structures. Other contributing structures include the Portage Park Elementary School, 6 Detroit-style brick bungalows, 3 2-flat brick buildings, 2 two-story brick bungalows, and one Tudor Revival. The period of significance for this district is 1915-1930, marking the first and last construction years for the 202 contributing primary buildings. 21 contributing rear garages remain from the period of significance. The contributing buildings maintain a high level of architectural and historical integrity.

There are 23 non-contributing structures in the district. 5 non-contributing Chicago bungalows have been significantly altered so as to remove their historical and architectural integrity. Non-contributing, single-family structures built between 1935 and 1955 include 10 Tudor Revival homes, 2 post-WWII ranches, one 1 ½-story non-bungalow brick home, one two-story brick home, one two-story brick multi-unit building, and one former ranch with inappropriate additions. Additionally, there are two recently constructed, brick, single-family houses.

The primary era of development in the district was between 1920 and 1930, with 1923 and 1924 being the years with the highest number of issued building permits. As a result, the patterns of growth are consistent with those of the era, both in terms of individual construction and larger-scale speculative development, underscoring the district's significance as a part of the larger nationwide trend in home construction. Accordingly, the predominant style chosen for single-family residences in the neighborhood was the bungalow, particularly the brick Chicago bungalow. The other contributing structures in the district are of a similar scale, style, and period of construction. Less than 10% of the total primary structures were constructed after 1930, resulting in a district that is strongly cohesive and unified.

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### **Narrative Description**

Brick Chicago bungalows form the bulk of the Portage Park Bungalow Historic District and make up the majority of the 223 primary structures built within the period of significance, 1915-1930. The brick Chicago bungalows meet the style characteristics outlined in the Chicago Bungalow Multiple Property Listing document.

The Portage Park Bungalow Historic District contains 18 primary buildings constructed past the period of significance, and 5 bungalows that have been significantly altered in ways that are not easily reversible, rendering them non-contributing to the district. While dormer additions and second story expansions are somewhat typical for bungalow neighborhoods, these bungalows' dormer and second story additions are so conspicuous and incongruous that they negatively affect the historic and architectural integrity of the buildings. An example of this is found at 5423 West Cullom Avenue, known in the neighborhood as the "mushroom house" (IMAGE 1).

The remaining 202 contributing primary structures in the district retain much of their original fabric and appearance, as outlined by the registration requirements of the Chicago Bungalow Multiple Property Listing.

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In addition to the contributing primary structures, there are also 21 contributing brick garages built within the period of significance that maintain much of their original fabric and appearance (IMAGE 2). The remaining garages in the district have either been torn down, rebuilt after the period of significance, or are significantly altered with layers of siding, new roofs, and new garage doors, making it so they no longer resemble the original structure.

## SITE AND SETTING

The Portage Park Community Area, located within Lake Township in Chicago, shares its boundaries with four other Community Areas: Jefferson Park to the north, Belmont Cragin to the south, Irving Park to the east, and Dunning to the west.

The Jefferson Park Community Area's boundaries are (roughly) the Chicago River to the north, North Elston Avenue to the east, Gunnison Street to the south, and North Nagle Avenue to the west.

The Irving Park Community Area shares Portage Park's eastern boundary. It is bounded by West Montrose Avenue on the north, the Chicago River on the east, the Milwaukee Road railroad tracks on the west, and West Addison Street on the south. West of Pulaski Road, the boundary extends south to encompass the region between West Belmont Avenue on the south and, roughly Leland Avenue on the north.

The Belmont Cragin Community Area borders the Portage Park Community Area on the south. Its borders include West Belmont Avenue to the north, railroad tracks to the east and south, and North Natoma Avenue to the west.

The Dunning Community Area borders Portage Park Community Area to the west. Its borders include West Montrose Ave and Irving Park Road to the north, Narragansett and North Austin Avenues to the east, West Belmont Avenue and West Wellington Avenue to the south, and North Cumberland Avenue to the west.

The Portage Park Bungalow Historic District's borders lie entirely within the Portage Park Community Area, located in the north central portion in a quiet, tree-lined neighborhood. Though Long Avenue is a two-way, busy street in the neighborhood, the district is buffered by its location off of four primary roads – West Montrose Avenue to the north, Milwaukee Avenue to the east, Irving Park Road to the south, and North Central Avenue to the west. The district is largely made up of one-way streets, which prevents traffic and high speed driving through the neighborhood and increases safety for the families who live there. Additionally, the district is located one block north of Portage Park, which was listed in the National Register of Historic Places in 1995.

14 block faces make up the Portage Park Bungalow Historic District, each containing between 13 and 20 individual lots. Residential building lot sizes in the district range from 25 feet wide to 70 feet wide, but the average side of interior lots is approximately 25 feet wide and 125 feet

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deep. Corner lots and lots occupied by multi-unit dwellings are generally wider. All buildings face north or south, with the exception of the Portage Park Elementary School at 5330 West Berteau Avenue, whose primary façade faces west. The streets in the district are designated one-way traffic and measure approximately 30 feet wide. The right-of-way on each block face includes street lawns fronting the street pavement, as well as sidewalks, which are consistently about four feet wide. The majority of buildings are set back about 30 feet from the street.

Most existing garages in the Portage Park Bungalow Historic District are 20' x 20' brick structures, with the exception of a few frame structures. Many have been altered to such a degree that they are not contributing features to the district, have been replaced altogether, or are missing. Generally, they occupy the rear portion of most lots, with garages on interior lots facing the alleys, and some garages on corner lots facing out onto the street. While they are simple, utilitarian structures, many have face brick that matches the house whose lot they share. The face brick on these garages faces either the yard or the alley, and sometimes the only visible brick is Chicago common brick.

## MATERIALS AND STYLISTIC VARIATION

### Overview

As is common with other bungalow neighborhoods in Chicago, the buildings within the Portage Park Bungalow Historic District result from the work of a variety of architects and contractors, or were constructed from replicated plans. Though many different people contributed to the design and construction of the buildings in the district, its architecture and streetscapes are quite cohesive.

As can be seen in the Auburn Gresham, West Chatham, and North Mayfair bungalow historic districts, the variety of architects and contractors is typical for these types of neighborhoods. Some architect and contractor names do repeat throughout the Portage Park Bungalow Historic District, though none are responsible for the majority of the buildings in the district. These include architects Pearson, Anderson, Braucher, Watson, Carlson, and Wilson; and contractors Larson, Stolenberg, Carlson, Kelly, and O'Brien. Pearson and Larson worked together on eight bungalows, though other pairings occur less frequently. Notably, architects Braucher and Pearson worked extensively in the Falconer Bungalow Historic Districts. Braucher's work also features heavily in the Schorsch Irving Park Bungalow Historic District.

The Portage Park Bungalow Historic District does feature the work of two established and prolific architects. While serving as the official Architect to the Chicago Board of Education (1913-1920), Arthur F. Hussander designed the Portage Park Elementary School (IMAGE 3), one of over 60 new Chicago Public School buildings for which he prepared plans (an addition to the school was constructed in 1999). Portage Park Elementary School is included in this district due to its significant role in attracting development to the community. Construction on the earliest bungalows began within several years of the completion of the school.

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Slupkowski & Piontek, a prolific architectural firm who worked mostly in Eastern European neighborhoods in Chicago, designed the impressive brick bungalow at 5501 West Cullom Avenue (IMAGE 4). Both the Portage Park Elementary School and 5501 West Cullom Avenue were already listed in the City of Chicago's Historic Resources Survey.

While Chicago bungalows comprise the majority of the district's primary buildings (189 of 225), several other styles feature prominently throughout. On the whole, the district maintains a high level of historic and architectural integrity and cohesion. Six Detroit-style brick bungalows (IMAGE 5), two 2-flat brick buildings, two 2-story brick bungalows, the classicly-styled Portage Park Elementary School, and one Tudor Revival house round out the rest of the 202 contributing primary structures, all built during the period of significance (1915-1930). These contributing structures feature similar materials and situating within their lots, blending well with the look and feel of the Chicago bungalow-dominated streetscapes, as you can see here (IMAGE 6). This is particularly true for the Detroit-style brick bungalows and the two-story bungalow-type houses, whose similar architectural features, materials, and age match closely with the Chicago bungalows.

Most of the non-contributing buildings in the district were constructed within 20 years of the last contributing buildings and also feature relatively similar materials, massing, and architectural features, complimenting the contributing buildings and furthering the sense of unity among the district's architecture.

The contributing bungalows in the district are one-and-one-half story structures that feature all of the typical details and forms described in the Chicago Bungalow Multiple Property Listing. Flat and polygonal bays with offset front entrances are most common in the area, with examples of flat, polygonal, curved, and square bay bungalows seen on each street in the district. Most of the bungalows feature low-pitched, hipped roofs and dormer windows, occasionally clipped. Several bungalows have interrupted front gables (IMAGE 7), either brick or clad in clapboards, but this roof style is less common in the district than hipped rooflines.

While the majority of the roofs in the district are covered in possibly original asbestos shingle, or modern asphalt tile or sheet roofing, eleven bungalows retain what was most likely their original green or red tile roofing (IMAGE 8).

Additionally, thirty-three of the buildings in the district maintain their original and art glass windows, with some even retaining the mirrored angel gilding. Most of these art glass windows hang behind protective storm windows in the bays of the primary façade, featuring grids of metal muntins, abstracted florals, or Prairie-style motifs (IMAGE 9).

Brick is by far the most common material used in the neighborhood for both contributing and non-contributing buildings. Buildings occupying corner lots – including Chicago bungalows and two-story brick bungalow-type houses – are usually clad in face brick on both street-facing elevations. Several of these corner lots include original brick garages, whose face brick-clad primary facades usually face the street (see Image 2). Buildings resting on interior lots feature

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face brick only on the primary façade, though it wraps around the corners to the sidewalls. By wrapping face brick around the corners of the closely grouped buildings, passersby get the impression that it clads the entire structure.

Face brick ranges from tans to yellows to deep reds and browns, as is typical of bungalow districts throughout Chicago. Decorative brickwork at the primary facades provides distinctive character to each home, despite their similar materials, massing, and layout. Limestone is a common secondary material, used for planters, brackets, window lintels and sills, copings, and decorative accents seen in many of the bungalows throughout the district (IMAGE 10). Other secondary materials are terra cotta tile roofing, mentioned above, and varieties of dark wood, used to construct doors, window frames, and back porches, most of which are now enclosed.

While some of the bungalows and lot sizes are slightly larger than others, the general sizing and spacing of bungalows is consistent. The non-contributing structures are generally to scale with contributing buildings, maintaining a sense of unity and rhythm in the streetscapes throughout the district.

### Complete Inventory for the Portage Park Bungalow Historic District

Contributing?	Street #	Street	Building Description	Owner	Architect	Contractor	Net Area	Permit date	Cost	Cont. garage
Yes	5330	Berteau	School	x	Hussander, Arthur F.	x	x	x	x	N
No, post-1930	5300	Cullom	Postwar ranch	x	x	x	x	x	x	N
Yes	5301	Cullom	brick bungalow	Davis	Bridgeman	x	24x58x20	12/13/1924	5500	N
No, post-1930	5304	Cullom	Tudor Revival	x	x	x	x	10/20/1936	x	N
Yes	5305	Cullom	brick bungalow	Johnson	x	Peterson	24x54x18	11/7/1923	6500	N/A
Yes	5306	Cullom	brick bungalow	Johnson	x	Peterson	24x54x18	11/7/1923	6000	Y
Yes	5309	Cullom	brick bungalow	Jefferson	Braucher	Larson	24x56x18	3/4/1923	7500	N/A
Yes	5310	Cullom	2-flat brick	O'Brien	Smith	Kemper	24x48x18	2/3/1923	6000	N
Yes	5311	Cullom	brick bungalow	Watts	Wilson	Anderson	24x53x20	1/7/1923	5500	N
Yes	5312	Cullom	brick bungalow	Pearson	Becks	Stolenberg	24x48x20	3/26/1925	5500	N
Yes	5313	Cullom	brick bungalow	Winkates	Breudry	LaBeouf	24x46x20	2/4/1921	6000	N
Yes	5314	Cullom	brick bungalow	Branowski	Becker	Stolenberg	24x48x20	8/7/1922	7500	N
Yes	5317	Cullom	brick bungalow	Julien	Hoffman	Larson	24x50x20	7/7/1924	8500	N

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Yes	5318	Cullom	brick bungalow	Smith	Anderson	Cummings	24x54x18	5/3/1922	7000	N
Yes	5319	Cullom	brick bungalow	Hachet	x	Quinn	24x53x18	6/23/1925	3600	N
Yes	5320	Cullom	Detroit brick bungalow	Otto	Pearson	Boeheim	24x56x18	4/16/1925	6000	N
Yes	5323	Cullom	brick bungalow	Kelly	Pearson	Larson	24x50x20	2/13/1924	7000	N
No, post-1930	5324	Cullom	Tudor Revival	x	x	x	x	11/6/1935	x	N
Yes	5325	Cullom	brick bungalow	Phillips	x	Kemper	24x52x20	6/2/1925	7500	N
No, post-1930	5328	Cullom	1 1/2 story brick	Laydenberg	Smith	x	24x54x20	11/21/1945	6500	N
Yes	5329	Cullom	brick bungalow	Sorenson	Wilson	Larson	24x50x18	11/21/1922	5000	N
No, post-1930	5330	Cullom	Tudor Revival	x	x	x	x	x	x	N
Yes	5331	Cullom	brick bungalow	Schmidt	Schmidt	Kelly	24x54x16	6/13/1923	6000	N
Yes	5334	Cullom	brick bungalow	Hart	Wilson	Larson	24x52x20	8/17/1924	7500	N/A
Yes	5335	Cullom	brick bungalow	Jefferson	Davidson	Weaver	24x54x20	3/27/1924	6500	N
Yes	5336	Cullom	brick bungalow	Sorenson	x	Stolenberg	24x50x18	4/14/1921	4500	N
Yes	5337	Cullom	2-flat brick	x	x	x	x	x	x	N
Yes	5340	Cullom	brick bungalow	Otto	Pearson	Boheim	24x56x20	8/8/1925	8500	N
Yes	5341	Cullom	brick bungalow	Otto	Pearson	Boheim	24x56x20	8/8/1925	8500	N
Yes	5342	Cullom	brick bungalow	Harmening	King	Davis	24x54x18	4/23/1924	7000	N
Yes	5343	Cullom	brick bungalow	Kelly	Schmidt	x	24x52x18	6/27/1923	6500	N
Yes	5346	Cullom	brick bungalow	Anderson	x	Jenson	24x47x18	6/20/1924	6000	N
Yes	5347	Cullom	brick bungalow	Anderson	x	Jenson	24x49x18	6/20/1924	6500	N
Yes	5348	Cullom	brick bungalow	Swanson	Hines	Stolenberg	24x50x20	4/16/1924	7000	N
Yes	5349	Cullom	brick bungalow	Blankenstein	x	Dell	24x42x18	5/13/1924	7000	N/A
Yes	5352	Cullom	brick bungalow	Sorenson	Braucher	Stolenberg	25x50x20	12/21/1923	4500	N
Yes	5353	Cullom	2-flat brick	x	x	x	x	x	x	N
Yes	5354	Cullom	brick bungalow	Blankenstein	Fogel	Muth	24x48x20	6/24/1924	7000	N

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Yes	5355	Cullom	brick bungalow	Burris	x	Morris	24x48x18	7/22/1921	6500	N
Yes	5356	Cullom	brick bungalow	Blankenstein	Fogel	Muth	24x48x20	6/24/1924	7000	N
No, post-1930	5359	Cullom	Tudor Revival	x	x	x	x	7/11/1941	x	N
No, post-1930	5400	Cullom	Tudor Revival	Swanson	x	Page	24x50x18	2/18/1952	6000	N
Yes	5401	Cullom	brick bungalow	Smith	O'Brien	x	24x52x20	8/17/1923	6500	N
Yes	5404	Cullom	brick bungalow	Emerson	Stills	Hopper	24x54x20	12/21/1923	6500	Y
Yes	5406	Cullom	brick bungalow	Otto	Pearson	Boheim	24x48x20	4/15/1924	6500	N
No, inappropriate addition	5407	Cullom	brick bungalow	Kraut	Braucher	Edgebrook	24x44x20	6/16/1924	5800	N
Yes	5408	Cullom	brick bungalow	Kraut	Braucher	Edgebrook	24x48x20	9/22/1924	5500	Y
No, inappropriate addition	5411	Cullom	brick bungalow	Ruyberg	x	Larson	24x48x20	6/16/1924	8000	N
Yes	5412	Cullom	brick bungalow	Emerson	Stills	Hopper	24x48x18	9/22/1924	7500	N
Yes	5413	Cullom	brick bungalow	Rosen	x	King	24x48x20	7/13/1924	6000	N
Yes	5416	Cullom	brick bungalow	Stuart	Burris	Jefferson	24x52x18	2/23/1924	6000	N
Yes	5417	Cullom	brick bungalow	Watson	Weaver	Jones	24x58x20	7/10/1923	6000	N
No, post-1930	5419	Cullom	Ranch, inappropriate additions	x	x	x	x	x	x	N
Yes	5422	Cullom	brick bungalow	Budilow	x	Larson	24x56x18	4/27/1924	8000	N
No, inappropriate addition	5423	Cullom	brick bungalow	Williams	Smith	Smith	24x52x18	3/3/1924	6500	N
Yes	5425	Cullom	brick bungalow	Plucinski	Plucinski	Carlson	24x48x18	5/5/1924	5500	N
Yes	5426	Cullom	brick bungalow	Pedersen	x	Jenson	24x54x18	7/8/1923	6000	N
Yes	5428	Cullom	brick bungalow	Peterson	Anderson	Larson	24x48x18	6/12/1924	6000	N
Yes	5429	Cullom	brick bungalow	Rogalski	Carlson	Carlson	24x44x18	8/7/1923	5500	N
Yes	5430	Cullom	brick bungalow	Rogalski	x	Carlson	24x48x18	x	5500	N
Yes	5431	Cullom	brick bungalow	Johnson	Johnson	Peterson & Steiner	24x56x20	6/18/1924	4800	N
Yes	5434	Cullom	brick bungalow	Johnson	Johnson	Peterson & Steiner	24x56x20	6/18/1924	4800	N

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Yes	5435	Cullom	brick bungalow	Watts	Smith	Larson	24x52x20	4/13/1923	5500	N
Yes	5436	Cullom	brick bungalow	Larson	Carlson	Larson	24x49x20	6/18/1924	7000	N
Yes	5437	Cullom	brick bungalow	King	Smith	x	24x52x20	8/1/1924	7000	N
Yes	5440	Cullom	brick bungalow	Render	x	Carlson	24x52x18	5/5/1924	5500	N
Yes	5441	Cullom	brick bungalow	Watkins	Smith	Carlson	24x54x20	5/7/1924	6500	N
Yes	5442	Cullom	brick bungalow	Renderk	x	Larson	24x52x20	11/13/1923	6000	N
Yes	5443	Cullom	brick bungalow	Rogers	Pearson	Anderson	24x54x20	12/7/1924	7000	N
Yes	5446	Cullom	brick bungalow	McCarthy	Carlson	Larson	24x47x18	11/13/1924	6000	N
Yes	5447	Cullom	brick bungalow	Harris	Broucher	Williamson	24x52x18	7/2/1923	6000	N
Yes	5448	Cullom	brick bungalow	Watts	Callahan	Callahan	26x60x20	4/13/1923	6000	N
Yes	5449	Cullom	brick bungalow	Zumunzinsky	Broucher	Markeg Bros.	25x48x18	6/18/1924	8000	N
Yes	5452	Cullom	brick bungalow	Harts	Hines	x	28x62x20	11/1/1923	6000	N
Yes	5453	Cullom	brick bungalow	Burns	Burns	Kelly	24x50x18	8/2/1923	6000	N
Yes	5454	Cullom	brick bungalow	Harris	x	Bryant	24x52x18	9/18/1924	6500	N
No, post-1930	5455	Cullom	Tudor Revival	x	x	x	x	5/16/1940	6000	N
Yes	5458	Cullom	brick bungalow	Jamray	x	Wills	24x52x20	9/21/1923	6500	Y
Yes	5459	Cullom	brick bungalow	Franks	Smith	Larson	24x50x18	6/14/1923	6000	Y (new door)
Yes	5500	Cullom	brick bungalow	Pearson	x	Larson	24x52x18	5/12/1923	5000	Y
Yes	5501	Cullom	brick bungalow	x	Slupkowski and Piontek	x	x	x	x	Y
Yes	5504	Cullom	brick bungalow	Sherman	Moore	Sherman	24x20x18	1/3/1923	5000	N
Yes	5505	Cullom	brick bungalow	Hearles	Himbess	Larson	24x48x20	10/2/1924	4800	N
Yes	5507	Cullom	brick bungalow	Mante	Pearson	West	24x52x18	11/26/1924	6500	N
No, inappropriate addition	5508	Cullom	brick bungalow	Smith	Stubein	Hudson	24x50x20	7/28/1924	7500	N

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Yes	5510	Cullom	brick bungalow	Wills	Jamray	Jamray	24x52x20	6/2/1923	5500	N
Yes	5511	Cullom	brick bungalow	Sherman	Collins	Jamray	24x50x18	7/2/1923	5600	N
Yes	5514	Cullom	brick bungalow	Higgins	Pearson	Higgins	24x48x18	3/24/1922	5000	N
Yes	5515	Cullom	brick bungalow	Jones	x	Smyth	24x52x18	2/3/1923	6000	N
Yes	5517	Cullom	brick bungalow	Cobb	Young	Brooks	24x54x18	7/13/1924	7500	Y
Yes	5520	Cullom	brick bungalow	Williams	Bradshaw	x	24x52x18	6/23/1924	7000	N/A
Yes	5522	Cullom	brick bungalow	Hill	Bradley	Lenz	24x60x22	11/2/1923	6500	N
Yes	5523	Cullom	Detroit brick bungalow	Harrison	Kingley	x	24x52x20	8/8/1923	6000	Y
Yes	5526	Cullom	Detroit brick bungalow	Haggerbrand	Pearson	Larson	24x43x18	12/17/1923	6500	N
Yes	5527	Cullom	brick bungalow	Jenson	Peterson	Pender	26x62x20	6/24/1923	6500	N
Yes	5528	Cullom	brick bungalow	Emery	x	Phillips	24x52x18	2/16/1923	6000	N
Yes	5529	Cullom	brick bungalow	Palmer	Palmer	Winters	24x52x18	3/17/1922	5500	N
Yes	5531	Cullom	brick bungalow	Palmer	Palmer	Winters	24x52x18	3/17/1922	5500	N
Yes	5532	Cullom	brick bungalow	Bombay	Jefferson	x	24x50x18	7/18/1923	6000	N
Yes	5535	Cullom	Detroit brick bungalow	Haggerbrand	Pearson	Larson	25x50x20	12/17/1923	6500	N
Yes	5536	Cullom	brick bungalow	Davis	Smith	Davis & Co	24x56x18	6/18/1923	6500	N
Yes	5538	Cullom	brick bungalow	O'Connor	Anderson	Jamray	24x54x18	2/21/1923	6000	N
Yes	5539	Cullom	Detroit brick bungalow	Weiss	x	Davidson	24x54x18	6/2/1924	7000	N
Yes	5540	Cullom	brick bungalow	Harris	x	Dennison	24x44x18	4/3/1923	6000	N
Yes	5541	Cullom	brick bungalow	Carlson	Carlson	O'Brien	24x50x18	11/2/1923	6500	N
No, post-1930	5544	Cullom	New construction	x	x	x	x	x	x	N
Yes	5545	Cullom	brick bungalow	Lewandowski	Grabowski	Davis	24x52x18	3/14/1923	7000	N
Yes	5300	Hutchinson	2 story brick	x	x	x	x	x	x	Y

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Yes	5306	Hutchinson	brick bungalow	Ausberry	x	Davis	24x52x18	6/22/1924	6500	N
Yes	5310	Hutchinson	brick bungalow	West	x	Carlson	24x56x20	x	x	N
Yes	5314	Hutchinson	brick bungalow	Kelly	O'Connor	Larson	24x52x18	11/1/1924	6000	N
No, post-1930	5318	Hutchinson	New construction	x	x	x	x	x	x	N
Yes	5322	Hutchinson	brick bungalow	Sanders	x	Hawkins	24x52x18	4/4/1923	6500	Y
Yes	5326	Hutchinson	brick bungalow	Sanders	x	Hawkins	24x52x18	4/4/1923	6500	N
Yes	5330	Hutchinson	brick bungalow	Harris	Dennison	Brooks	24x50x20	8/18/1924	7500	N
No, inappropriate addition	5334	Hutchinson	brick bungalow	Palmer	Palmer	Davidson	24x58x20	7/7/1923	7500	N
Yes	5338	Hutchinson	brick bungalow	Katz	Weisenberg	Stalltz	24x52x20	10/9/1923	6000	N
Yes	5342	Hutchinson	brick bungalow	Davis	Weisenberg	Carlson	24x52x20	9/17/1924	7700	N
Yes	5346	Hutchinson	brick bungalow	Hodges	Watkins	x	24x52x18	2/18/1924	6500	N
Yes	5350	Hutchinson	brick bungalow	Hodges	Watkins	x	24x52x20	2/18/1924	6500	N
Yes	5354	Hutchinson	brick bungalow	Burns	Anderson	Davis	24x52x18	7/18/1923	6000	N
Yes	5358	Hutchinson	brick bungalow	Williams	x	Smith	24x56x20	8/6/1924	7500	Y
Yes	5400	Hutchinson	brick bungalow	Carlson	Waters	Dennison	24x56x18	2/14/1923	5000	Y
Yes	5404	Hutchinson	brick bungalow	Mason	Mason	O'Brien	24x58x20	7/3/1924	6000	N
No, post-1930	5408	Hutchinson	2-story brick	x	x	x	x	8/12/1940	x	N
Yes	5410	Hutchinson	brick bungalow	Bryduller	Beaudry	Watts	24x54x20	3/7/1924	5000	N
Yes	5412	Hutchinson	brick bungalow	Jordan	Jordan	Barksdale	24x52x18	12/3/1923	6500	N
No, post-1930	5414/16	Hutchinson	Tudor Revival	x	x	x	x	x	x	N
Yes	5418	Hutchinson	brick bungalow	Hartz	Hartz	Davison	23x48x18	11/2/1923	5000	N
Yes	5422	Hutchinson	brick bungalow	Collins	Dawson	Jamray	22x52x18	7/2/1923	6500	N
Yes	5424	Hutchinson	brick bungalow	Kroll	O'Brien	Jordan	24x52x18	2/18/1923	7000	N
Yes	5428	Hutchinson	brick bungalow	Jordan	x	Smith	24x52x18	7/22/1924	7000	N

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Yes	5430	Hutchinson	brick bungalow	O'Brien	Anderson	x	24x50x18	8/1/1924	7500	N
Yes	5434	Hutchinson	brick bungalow	Gidion	x	Jordan	24x50x20	5/28/1924	5500	N
Yes	5436	Hutchinson	brick bungalow	Smith	Anderson	Larson	24x52x20	8/17/1923	6000	N
Yes	5440	Hutchinson	brick bungalow	Athaus	Romberg	Johnson	26x63x32	6/20/1924	9000	N
Yes	5444	Hutchinson	brick bungalow	Murray	x	Rosen	24x56x18	11/2/1924	7500	N
Yes	5448	Hutchinson	brick bungalow	Atkins	Atkins	Jefferson	24x52x20	7/2/1924	7000	N
Yes	5452	Hutchinson	brick bungalow	Harris	Palmer	x	24x50x18	6/1/1923	6000	N
Yes	5454	Hutchinson	brick bungalow	Harris	Palmer	x	24x50x18	6/1/1923	6000	N
Yes	5456	Hutchinson	brick bungalow	Watkins	Rees	Kelly	24x52x18	7/3/1924	6500	N
Yes	5301	Pensacola	brick bungalow	Watts	Wilson	Johnson	24x52x18	7/7/1924	6500	N
No, post-1930	5305	Pensacola	Tudor Revival	x	x	x	x	x	x	N
Yes	5307	Pensacola	brick bungalow	Simon	Harris	Gorman	24x56x18	6/7/1923	6000	N
Yes	5311	Pensacola	brick bungalow	Burns	Belmont	Feitelberger	24x50x18	4/17/1924	6500	N
Yes	5315	Pensacola	brick bungalow	Brockington	x	Weis	24x52x18	7/17/1924	6000	N
Yes	5317	Pensacola	brick bungalow	Lewandowski	x	Eager Bros.	24x50x18	11/10/1924	7500	N
Yes	5319	Pensacola	brick bungalow	O'Connor	O'Connor	Andersen	24x58x18	8/2/1923	6000	N
No, post-1930	5321	Pensacola	Tudor Revival	x	x	x	x	1/8/1940	x	N
Yes	5325	Pensacola	brick bungalow	Nelf	x	Nelf	24x50x20	10/31/1923	6500	N
Yes	5329	Pensacola	brick bungalow	Williams	Watson	West	24x56x18	7/7/1923	5500	N
Yes	5331	Pensacola	brick bungalow	Friedricks	x	Bloom	24x56x18	6/3/1923	5000	N
Yes	5335	Pensacola	brick bungalow	Blondowski	x	Kuffer	24x53x18	10/6/1924	7500	N
Yes	5337	Pensacola	brick bungalow	Belmont	Johnson	Larson	24x50x18	12/13/1924	6500	N
Yes	5341	Pensacola	brick bungalow	Barker	Brooks	Harris	24x56x18	9/18/1923	7000	N
Yes	5343	Pensacola	brick bungalow	Weaver	Kelly	Larson	24x56x18	7/8/1923	6000	N
Yes	5345	Pensacola	brick bungalow	Weaver	Kelly	Larson	24x56x18	7/8/1923	6000	N

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Yes	5349	Pensacola	brick bungalow	Franks	Watson	Wills	24x58x20	3/13/1923	7000	N
Yes	5353	Pensacola	brick bungalow	Smith	Anderson	x	24x58x18	6/2/1923	7000	N
No, post-1930	5355	Pensacola	Tudor Revival	x	x	x	x	8/22/1935	x	N
Yes	5359	Pensacola	2-story brick	Kemper	Williams	Jones	23x52x18	9/3/1924	8000	Y
Yes	5400	Pensacola	brick bungalow	Pavin	x	Anderson	24x58x20	7/7/1924	7500	Y
Yes	5401	Pensacola	brick bungalow	Otto	Pearson	Larson	24x48x18	6/12/1923	7000	N
Yes	5404	Pensacola	brick bungalow	Otto	Pearson	Larson	24x48x18	6/12/1923	7000	N
Yes	5406	Pensacola	brick bungalow	Palmer	Arnold	Watts	24x52x18	2/3/1924	7500	N
Yes	5407	Pensacola	brick bungalow	Williams	x	Marich	24x50x18	4/17/1923	6000	N
Yes	5410	Pensacola	brick bungalow	Kroll	Kroll	Amerson	24x52x18	6/17/1924	6500	N
Yes	5411	Pensacola	brick bungalow	Beaty	Williams	O'Brien	24x50x18	12/2/1923	6000	N
Yes	5413	Pensacola	brick bungalow	Sanders	Sanders	Smith	24x54x18	11/18/1924	7500	N
Yes	5415	Pensacola	brick bungalow	Wilson	x	O'Brien	24x52x18	6/7/1923	6000	N
Yes	5416	Pensacola	brick bungalow	Saunders	x	Marich	24x56x18	9/20/1924	7000	N
Yes	5419	Pensacola	brick bungalow	Jefferson	Kroll	Stolenberg	24x50x20	8/18/1923	6500	N
Yes	5420	Pensacola	brick bungalow	Welsh	Braucher	Kemper	24x52x18	10/9/1924	7500	Y
Yes	5423	Pensacola	brick bungalow	Welsh	Braucher	Kemper	24x52x18	10/9/1924	8000	N
Yes	5424	Pensacola	brick bungalow	Franz	Franz	x	24x56x18	7/7/1924	7500	N
Yes	5425	Pensacola	brick bungalow	O'Brien	Harris	Stolenberg	24x53x18	9/19/1923	6000	N
Yes	5428	Pensacola	brick bungalow	Willow	x	Stolenberg	24x54x20	7/3/1924	7500	N
Yes	5429	Pensacola	brick bungalow	Sanders	Carlson	Watson	24x56x20	1/30/1924	7000	N
Yes	5430	Pensacola	brick bungalow	Henderson	Carlson	West	24x54x20	11/17/1924	6500	N
Yes	5431	Pensacola	brick bungalow	Hamilton	Braucher	Larson	24x45x20	8/27/1924	5000	N
Yes	5435	Pensacola	brick bungalow	Otto	Pearson	Larson	24x48x18	11/1/1923	6500	N
Yes	5436	Pensacola	brick bungalow	Otto	Pearson	Larson	24x48x18	1/15/1923	6800	N

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Yes	5437	Pensacola	brick bungalow	Palmer	Watson	Preston	24x48x18	3/4/1924	7000	N
Yes	5440	Pensacola	brick bungalow	Smith	Smith	Schaffer	24x48x18	7/18/1923	6500	N
Yes	5441	Pensacola	brick bungalow	Arnold	x	Nell	24x50x18	11/15/1923	6000	N
Yes	5442	Pensacola	brick bungalow	Palmer	Watson	Preston	24x56x18	12/2/1924	6500	N
Yes	5443	Pensacola	brick bungalow	x	Wahlberg	Petterson	24x48x18	3/29/1924	4500	N
No, post-1930	5446	Pensacola	2-story brick	x	x	x	x	x	x	N
No, post-1930	5447	Pensacola	Postwar ranch	x	x	x	x	x	x	N
Yes	5449	Pensacola	brick bungalow	Frontier	Allison	Larson	24x50x20	6/25/1924	5000	N
Yes	5450	Pensacola	brick bungalow	Burns	King	Schaffer	24x50x18	7/18/1924	7500	N
Yes	5452	Pensacola	brick bungalow	Burns	King	Schaffer	24x50x18	7/18/1924	7500	N
Yes	5453	Pensacola	brick bungalow	American House Builders	x	Kelly	23x42x20	11/28/1924	6000	N
Yes	5454	Pensacola	brick bungalow	O'Brien	King	Harris	24x48x18	8/18/1923	6500	N/A
Yes	5455	Pensacola	brick bungalow	Williams	Williams	Kelly	24x48x18	6/16/1923	6500	N/A
Yes	5458	Pensacola	brick bungalow	Welch	Wilson	O'Brien	24x48x18	8/2/1924	7500	Y
Yes	5459	Pensacola	brick bungalow	Willow	Kelly	Harris	24x50x18	12/2/1923	7000	Y
Yes	5500	Pensacola	brick bungalow	Henderson	x	Petterson	24x52x20	6/17/1923	6000	Y
Yes	5501	Pensacola	brick bungalow	O'Brien	x	Wolcott	25x56x20	7/11/1924	x	Y
Yes	5504	Pensacola	brick bungalow	Hamilton	Hamilton	Carlson	24x56x20	8/18/1923	6500	N
Yes	5505	Pensacola	brick bungalow	Welsh	x	Larson	25x52x18	4/18/1924	6500	N
Yes	5506	Pensacola	brick bungalow	Watson	Watson	Kelly	25x56x20	2/22/1923	7000	N
Yes	5507	Pensacola	brick bungalow	Hall	x	Wilson	24x56x18	9/7/1923	8000	N
Yes	5510	Pensacola	brick bungalow	Watson	Wills	O'Brien	24x52x18	6/17/1923	7500	N
Yes	5511	Pensacola	brick bungalow	Harris	x	Kelly	24x52x18	8/17/1923	6500	N
Yes	5512	Pensacola	brick bungalow	Otto	Pearson	Watson	24x56x18	7/18/1923	7500	N

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Yes	5513	Pensacola	brick bungalow	Sanders	Marich	Stolenberg	24x56x18	6/2/1924	6000	N
Yes	5515	Pensacola	brick bungalow	Czerwinski	Ablamowicz	x	24x56x18	6/2/1924	6000	N
Yes	5516	Pensacola	brick bungalow	O'Brien	Pearson	Larson	24x56x18	10/21/1924	6000	N
Yes	5519	Pensacola	brick bungalow	Williams	x	Larson	24x56x18	8/6/1924	5500	N
Yes	5520	Pensacola	brick bungalow	Large	Braver	Hall	26x60x20	12/13/1924	8000	N
Yes	5523	Pensacola	brick bungalow	Large	Braver	Hall	26x60x20	12/13/1924	7500	N
Yes	5524	Pensacola	brick bungalow	Jefferson	Jefferson	Williams	26x60x18	8/17/1923	6500	N
Yes	5527	Pensacola	brick bungalow	Nelmo	x	Lundqvist	24x48x18	2/26/1924	5600	N
Yes	5528	Pensacola	brick bungalow	Harris	O'Brien	x	24x52x18	3/13/1923	7500	N
Yes	5529	Pensacola	brick bungalow	Carlson	Anderson	Stolenberg	24x56x18	7/17/1924	7000	N
Yes	5530	Pensacola	brick bungalow	Carlson	Anderson	Watkins	24x52x20	7/17/1924	6500	Y
Yes	5531	Pensacola	Detroit brick bungalow	Henderson	Franz	Lundqvist	24x48x18	3/4/1923	5000	N
Yes	5535	Pensacola	brick bungalow	Watson	Watson	Kelly	24x52x18	12/3/1924	4500	N
Yes	5536	Pensacola	brick bungalow	Otto	Pearson	Watson	24x56x20	9/19/1923	6500	N
Yes	5537	Pensacola	brick bungalow	Hamilton	Braucher	x	24x60x20	2/2/1923	7000	N
Yes	5540	Pensacola	Tudor Revival	Watson	Watson	Weaver	24x56x18	10/8/1930	7000	N
Yes	5541	Pensacola	brick bungalow	Arnold	x	Pearson	24x52x18	3/13/1924	6000	N
Yes	5544	Pensacola	brick bungalow	Harris	Anderson	Larson	24x50x18	11/15/1923	7000	N
Yes	5545	Pensacola	brick bungalow	Harris	Anderson	Larson	24x50x18	11/15/1923	7000	N

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

Community Planning and development

Architecture

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

**Period of Significance**

1915-1930

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

**Significant Dates**

1915-1930

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

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

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

**Cultural Affiliation**

N/A

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

**Architect/Builder**

Arthur F. Hussander

Slupkowski & Piontek

Various others

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Portage Park Bungalow Historic District meets the National Register Criteria outlined in the Chicago Bungalow Multiple Property Listing – specifically, A for local significance for being associated with events that contributed to broad patterns of Chicago history; and C for local significance by embodying the characteristics of a distinctive type, period, and method of residential construction (the bungalow). While the Portage Park neighborhood on the whole maintains a high level of architectural and historical significance, the significance of this district is particularly distinct and notable for its high percentage of intact brick Chicago bungalows and beautifully cohesive streetscapes. Located in close proximity to Portage Park itself, this district was one of the first areas in the neighborhood to be developed for single-family residences. A vast majority of the houses in the district were built in the 1920s, making this district particularly important as a reflection of the early twentieth-century single-family housing trend in the neighborhood, the city, and across the country. The period of significance for the district is 1915-1930, the years of construction of the first and last major contributing buildings, a determination that follows the period of significance requirement outlined in the Chicago Bungalow MPL.

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

The Portage Park Bungalow Historic District meets the National Register Criteria outlined in the Chicago Bungalow Multiple Property Listing. With 189 Chicago bungalows out of 202 contributing primary buildings, the district meets National Register Criterion A for local significance for being associated with events that contributed to broad patterns of Chicago history—namely, the promotion of single-family homeownership for city residents. Following the development of Portage Park during the late-1910s and early 1920s, the neighborhood experienced a significant building boom, with much of its earliest construction occurring in the nearest vicinity to the Park, which includes this district. The park and its attractions brought large numbers of visitors to the area, and developers saw the potential in promoting single-family homeownership to Chicagoans of more limited means. This promotion of single-family homeownership countered the early-twentieth century trend that encouraged increasing residential density, a trend that characterized Chicago’s urban apartments and tenements at the time, particularly for working class residents. In the 1920s, the population increased from 24,439 residents to 64,203, with most of the new residents choosing to live in a single-family dwelling, most often in Chicago bungalows. For Criterion A, the years of significance are 1915 to 1930, representing the first and last years of construction for contributing buildings within the district.

The district also meets National Register Criterion C for local significance by embodying the characteristics of a distinctive type, period, and method of residential construction—the bungalow—and for its retention of a high degree of architectural and historic integrity. Like other early Chicago bungalow neighborhoods, Portage Park offered working class families the

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opportunity to own affordable, well-constructed, and thoughtfully designed homes and to build communities within a quiet residential setting. While a variety of residents, architects, and contractors contributed to the district's creation and growth, the streetscapes are strikingly cohesive, tied together with similar materials, massing, setbacks, design, and age of construction.

Though in an urban environment, the Portage Park Bungalow Historic District began as and remains residential, a sharp contrast to many nineteenth and early-twentieth century Chicago communities, where residential, commercial and industrial activities frequently intersected in the built environment. The Portage Park Bungalow Historic District and other bungalow neighborhoods also represent a distinctive type as encompassed by National Register Criterion C, as their distinctive land use patterns predate Chicago's 1923 adoption of comprehensively zoned land uses and building restrictions. For Criterion C, the years of significance are 1915 to 1930, indicating the dates of construction of the first and last significant buildings in the district.

## HISTORICAL SUMMARY

The development of the Portage Park neighborhood in the 1910s and 1920s directly related to the increasing and widespread popularity of Chicago bungalow neighborhoods built between 1907 and the early 1930s around the city center. Between 1900 and 1930 alone, Chicago's population doubled as an additional 1.5 million residents settled into the city. During this same period, the number of owner-occupied housing units in Chicago rose from 86,435 in 1900 to 261,750 in 1930. The tens of thousands of one-and-one-half story brick bungalows built in the city's outlying neighborhoods during this time stood at the forefront of the expansion of single-family homeownership. Built together, often in entire blocks, the unprecedented form of the Chicago bungalow created an entirely novel form of Chicago urbanism.

The community now known as Portage Park was once the site of an American Indian portage, used for transport from the Chicago to Des Plaines Rivers. The land in this area would flood easily when it rained, creating this shallow portage navigable by canoe. In 1816, American Indians living in the area relinquished a 20-mile wide section of land to the U.S. Federal Government, including the portion now known as Portage Park. Though originally intended to be used for a canal and military road, the government opened the land for "settlement" in 1830. After the completion of a government land survey in 1837, land sales began in earnest. In 1841, E.B. Sutherland built one of the first permanent structures along the Northwest Plank Road, now known as Milwaukee Avenue, at the spot where Milwaukee Avenue intersects with Belle Plaine Avenue. In the late 1840s and early 1850s, a private company had run this wooden plank road for a distance of 23 miles, making formerly impassable roads somewhat more navigable for new settlers. In 1845, Chester Dickinson purchased Sutherland's inn, and subsequently ran it as a post office, tavern, and interim town hall. The tavern served as a central hub of activity for Jefferson Township after it formally formed in 1873. Despite the preservation efforts of many Portage Park residents, the Dickinson Tavern was razed in 1929.<sup>1</sup>

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In 1851, Cook County (est. 1831) purchased 160 acres of farmland two miles west of the Dickinson Tavern for the construction of a “poor farm” and a facility for the criminally insane. The first few decades of the institution were marked by overcrowding, poor management, and threats of closure. After the Board of State Commissioners of Public Charities intervened in 1870, and over the course of the decade, facilities expanded for the growing population and service buildings like a library and pharmacy were added to the campus. By 1882, the institution and farm eventually required the construction of a single three-mile rail track running along what is now Nashville Avenue from the hospital south to the Chicago, Milwaukee, and St. Paul railroad line. Until the streetcar came to Portage Park in 1907, this rail line was the only means of transportation to the institutions. The plotting of this rail line brought more visitors and encouraged further transportation development in the area.<sup>2</sup>

In the 1850s, the Chicago and Northwestern Railroad attempted to run a separate line through the newly created village, connecting an eastward line parallel to what is now Montrose Avenue with the Northwestern Railway to Mayfair station near Cicero and Wilson Avenues. A four-year delay in the ordinances permitting construction and opposition from the neighborhood residents led the railroad officials to shelve their original plans. As the story goes, neighborhood residents opposed the railroad construction so strongly that a band of 60 men took up picks and axes and tore up the tracks the railroad had already laid.<sup>3</sup>

Soon after, a railroad line was constructed further east, along its present route east of Cicero Avenue. The railroad provided better access to the city center, leading to new development along the route. In 1862, a permanent town hall for Jefferson Township was constructed at the Six Corners intersection of West Irving Park Road, North Cicero and North Milwaukee Avenues – eventually the commercial center of Portage Park. Jefferson Township formally became part of Chicago when it was annexed in 1889. Even at this time, the area now known as Portage Park was mostly farm and prairie land with a few settlements, its residents primarily of German, English, and Swedish descent.<sup>4</sup>

In 1893, the Swedish Lutheran Synod appointed a committee to find a site for a new college. They chose a eighty-acre tract of prairie land in the western part of present-day Portage Park, bound by Irving Park Road, Grace Street, Central and Austin Avenues, calling it the Martin Luther Subdivision. The college building and several frame homes went up the next year, but the college eventually failed. Even so, Swedes continued to settle in this western area, building homes and a community. While many Swedes settled in the western portion of the community, the major area of settlement at the time was on the eastern side, where Germans, English, and some Swedes settled and built modest frame homes.<sup>5</sup>

In the first decade of the twentieth century, both the Milwaukee Avenue and Irving Park Road rail-car lines extended into the area, causing rapid construction in the community. Development did not spread evenly throughout the area, however. Unsurprisingly, the highest concentration of newly constructed businesses and residences was located near the transportation lines.<sup>6</sup>

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Soon thereafter, in 1913, an independent park board formed by local residents, decided to create a park in the neighborhood. Between 1913 and 1917, the American Park Builders Company prepared the park's original plan and began its initial construction. In 1915, the park district board of commissioners and Portage Park residents fought over the board's proposed special tax of the residents to help fund the park development. In February 1916, Cook County courts invalidated the proposed tax increase over a technicality.<sup>7</sup>

Despite this dispute the park's construction continued at a steady pace. A swimming lagoon opened in July 1916, but the necessities created by World War I halted construction for several years. In 1922, noted architect Clarence Hatzfield designed the prairie-style fieldhouse, now used as a cultural center for the neighborhood. In 1928, Hatzfield designed the brick gymnasium, also still in use today. Portage Park's facilities, events, and athletic offerings attracted people from the surrounding communities, making it a popular neighborhood on the northwest side. In 1922, the Fourth of July celebration held in the park brought a crowd of over 40,000 people from all over the city. Portage Park was listed in the National Register of Historic Places in 1995.<sup>8</sup>

During the creation and construction of Portage Park, Chicago Public Schools constructed an elementary school at a site located within this district, surrounded by West Hutchinson Street, and North Lockwood, West Berteau, and North Long Avenues. Arthur F. Hussander, the Official Architect to the Chicago Board of Education from 1913 to 1920, designed the Portage Park Elementary School, one of over 60 new Chicago Public School buildings for which he prepared plans (an addition to the school was constructed in 1999). In its early years, a room at the school served as a meeting space for the Portage Park Women's Club, one of the many "block clubs" that developed in the neighborhood in the first quarter of the twentieth century. By 1922, the student body had swelled to such an extent that the school had to push the Women's Club out to make more room for students.<sup>9</sup> Originally named after O.A. Thorp of Wicker Park, the neighborhood residents lobbied to rename the school after the community itself.<sup>10</sup>

With the expanded transportation lines and construction of Portage Park and Portage Park Elementary School, real estate developers saw a lucrative opportunity for residential development in the neighborhood. The increased rates of rapid development saw price go up to as much as \$2,500 per acre, and many of the farmers who owned the land saw an opportunity to sell and move further into the country. Developers began to heavily publicize the Portage Park neighborhood and encouraged people from across the city, particularly those with limited means, to move and build residences there. They marketed the neighborhood as the perfect opportunity to own one's own home in an area that was affordable as well as elite. A typical advertisement in the *Chicago Sunday Tribune* from July 1922, offered readers their "opportunity to get a lot in this high class neighborhood at a very low price."<sup>11</sup>

In the 1920s, residential, industrial, and commercial construction in the area quickly increased, particularly in the vicinity of the park, where the Portage Park Bungalow Historic District is located. Population in Portage Park rose drastically between 1920 and 1930, from 24,439 residents to 64,203. The 1940 Local Community Area Fact Book shows that of the 14,721 structures in the area, 9,024 (61.3%) were built between 1920 and 1929. Most of them were one-

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or two-story brick residential structures, the most common style being the brick bungalow. Residential construction during the early 1920s was so prevalent that the area is said to have reached residential maturity by 1924. By 1930, 80% of the dwellings in the neighborhood were single-family, and by 1939, only 35% of the residential structures were constructed of wood.<sup>12</sup>

Compared to Portage Park neighborhood's overall residential building composition (80% single-family, 65% masonry), this district is particularly important as a visual representation of the neighborhood's architectural and historical significance, with 94% of its contributing buildings comprised of single-family, brick Chicago bungalows.<sup>13</sup>

Brick bungalows dominated the streetscape, particularly within the district. According to the 1950 Local Community Area Fact Book, "single-family brick dwellings were especially characteristic of many blocks in the vicinity of the park."<sup>14</sup> The building permits issued for the bungalows and other residences in the Portage Park Bungalow Historic District reflect this rapid settlement. Permits for all 202 contributing buildings were issued between 1915 and 1930, and 186 of the 202, were issued in 1923 and 1924.<sup>15</sup> According to the Cook County Property Tax Assessor's records, the majority of the brick bungalows in this district were 87 or 88 years old in 2013 – putting the peak construction in the district at 1925 to 1926.<sup>16</sup>

Most of the oldest bungalows in the district (built prior to 1925) are located in the 5300 and 5400 blocks of West Hutchinson Street, again demonstrating how the residential development in the district began in the area closest to the park. Most of the bungalows on West Cullom and West Pensacola went up during the district's peak construction years of 1925 and 1926. For the most part, the few contributing buildings constructed between 1926 and 1930 are located on the 5500 block of Pensacola Ave, the block in the district furthest away from Portage Park. Cost of construction for the residences in the district ranged from \$3,600 to \$9,000. Most bungalows in the district cost between \$5,000 and \$6,500, which would have been a manageable sum for working class families moving to Portage Park.<sup>17</sup>

In 1920, Portage Park was largely working class – nearly 50% of its male workforce worked in manufacturing, 16% in trade, and 15% in clerical positions. Only 6% were classified as "professionals." In 1920, the overall population was predominantly Lutheran or Catholic, and white, foreign-born residents comprised 26% of the Portage Park population. Of that group, 29% were German or Austrian, 25% were Scandinavian, and 6% were Polish. In the next ten years, the German, Polish, and Italian populations increased significantly, while the Scandinavian population decreased.<sup>18</sup>

The demographics of early district residents reflect the general population trends in the Portage Park community on the whole. An examination of the 1928-1929 *Polk's Chicago Numerical Street and Avenue Directory* and the 1940 U.S. Census offers some demographic information about the new residents of the district, particularly those that remained in their original houses at least until 1940. 104 names show up at the same address in both 1928 and 1940. Of those, 67 were from the U.S. (58 from Illinois), 10 from Poland, 6 from Germany, 4 each from Norway, 3

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each from Russia and Austria, 2 each from England and Italy, and one each from Denmark, Lithuania, and Bohemia.<sup>19</sup>

District residents worked predominantly in blue-collar positions, with the majority working in building trades (carpenter, plasterman, bricklayer, etc), industry (toolmaker, laborer, tinner, repairman, etc), or other service positions (plumber, janitor, butcher, etc). Roughly 10% of the residents worked in “professional” sectors – as executives, bankers, engineers, superintendents, and even one dairy manager. Notably, of the 4 butchers listed, two were Polish, two were Austrian, and two of the three carpenters were Swedish.<sup>20</sup>

Commercial development increased in the 1920s as well, reaching new heights in the 1930s. The Six Corners intersection solidified its status as the commercial center of the community in the 1930s, with the LaSalle Bank, and the art deco Sears and Klee’s building constructed by the end of the decade. Movie palaces like the Patio Theater (1927) and the Portage Theater (1929) served as some of the community’s architectural and cultural gems. Both movie palaces fell into disrepair for some time, but have since been rehabilitated and again opened to the public. Since its heyday, the Six Corners has experienced economic fluctuations, but it is currently slated for redevelopment, including a proposed street beautification project.<sup>21</sup>

During the 1930s, Portage Park benefitted from the funds the Works Progress Administration allocated to the new Chicago Park District, created in 1934 with the consolidation of 22 independent park commissions. Improvements to the park included additional plantings, stonework fountains and gateways, and a comfort station. Also during this period, the original 1916 swimming lagoon was removed and replaced with a kidney-shaped concrete pool – itself replaced by an Olympic-sized pool in 1959. Notably, in 1972, Portage Park hosted the U.S. Olympic swimming trials, where Gold Medalist Mark Spitz set new world's records.<sup>22</sup>

Portage Park remained a stable, residential community during the 1930s, 1940s, and 1950s, with a population hovering around 65,000 for all three decades. The 1940s saw considerable new industrial construction as well as additions to older industrial buildings, though most of this construction was confined to the northeast portion of the community.<sup>23</sup>

In the 1950s, the remaining vacant lots outside of the district were filled with new residences, and new transportation routes were constructed. The Northwest (Kennedy) Expressway was completed in the late 1950s and early 1960s, cutting through the northeast corner of the Portage Park community. Also during this period, the Milwaukee “El” line (blue line) expanded to O’Hare, Kennedy Rapid Transit Terminal opened in Jefferson Park, and bus service extended through to Harlem Avenue. In the 1970s residents and Six Corners business owners successfully opposed the Crosstown Expressway, which would have run parallel to Cicero Ave.<sup>24</sup>

In the second half of the twentieth century, the Portage Park population began to decline, finally dropping below 60,000 in 1980. By 1990 the population had decreased to 56,513, with residents of Polish, Italian, Irish, and German descent comprising the largest ethnic groups in the area. Despite these declines in population, the Portage Park community remained close-knit and

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prideful in its history and architecture. One newspaper article from 1975 referred to the bungalows as “Polish battleships” and described how the community was able to defeat the proposed Crosstown Expressway because of its united front.<sup>25</sup> After several decades of declining population, the 2000 census showed the population in Portage Park had rebounded to 65,340.<sup>26</sup>

Portage Park continues to remain a stable residential community in 2014. Residents in the district appear to have an appreciation of and pride in their neighborhood’s history, diverse population, and cohesive architecture. That the district’s bungalows maintain such high levels of historic and architectural integrity demonstrates the attention and care Portage Park residents give their homes.

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<sup>1</sup> Ryan, David J. *The Development of Portage Park from the Earliest Period to the 1920s*, Senior History Seminar, Northwestern University, May 1974, and Grossman, James R., Keatin, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago*. (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/994.html>, “Portage Park” entry authored by Marilyn Elizabeth Perry (accessed November 11, 2013) and Pogorzelski, Daniel and John Maloof. *Portage Park*. (Chicago: Arcadia Publishing, 2008).

<sup>2</sup> Ryan, David J. *The Development of Portage Park from the Earliest Period to the 1920s*.

<sup>3</sup> Beardsley, Harry M. “Portage Park Area Wins Steady Growth,” *Chicago Daily News*, June 3, 1922, p. 13.

<sup>4</sup> Chicago Community Area Factbook. “Portage Park”. Chicago, University of Chicago Press, 1950.

<sup>5</sup> *Ibid.*

<sup>6</sup> *Ibid.*

<sup>7</sup> Dodge, Kaaren, and Sarah E. Polster, Portage Park National Register of Historic Places Nomination Form, submitted November 1994, approved by IHPA March 17, 1995, and Chicago Park District, “Portage Park”, <http://www.chicagoparkdistrict.com/parks/Portage-Park/> (accessed February 22, 2014) and Ryan, David J. *The Development of Portage Park from the Earliest Period to the 1920s*.

<sup>8</sup> Bachrach, Julia S. and Elizabeth A. Patterson. *Chicago Historic Schools*. <http://chicagohistoricschools.wordpress.com/2013/02/08/arthur-f-hussander-1865-1943/>, “Arthur F. Hussander (1865–1943),” (accessed January 22, 2014), Ryan, David J. *The Development of Portage Park from the Earliest Period to the 1920s*, and Larsen, Jennifer, “Officials Allay Concerns About Portage Park School Addition,” *Chicago’s Northwest Side Press*, March 31, 1999.

<sup>9</sup> Ryan, David J. *The Development of Portage Park from the Earliest Period to the 1920s*

<sup>10</sup> Pogorzelski, Daniel and John Maloof. *Portage Park*. (Chicago: Arcadia Publishing, 2008).

<sup>11</sup> Ryan, David J. *The Development of Portage Park from the Earliest Period to the 1920s*, and “Portage Park Lots,” *Chicago Daily Tribune*, July 2, 1922.

<sup>12</sup> Chicago Community Area Factbook. “Portage Park”. Chicago, University of Chicago Press, 1940 and 1950.

<sup>13</sup> Chicago Ancient Building Permits, accessed on microfilm at the University of Illinois at Chicago Map Room and the Chicago History Museum, January and February 2014.

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<sup>14</sup> Chicago Community Area Factbook. "Portage Park". Chicago, University of Chicago Press, 1940 and 1950.

<sup>15</sup> Chicago Ancient Building Permits, accessed on microfilm at the University of Illinois at Chicago Map Room and the Chicago History Museum, January and February 2014.

<sup>16</sup> Cook County Property Tax Assessor's Office. <http://www.cookcountyassessor.com/> (accessed January 3, 2014).

<sup>17</sup> *Ibid* and Chicago Ancient Building Permits, accessed on microfilm at the University of Illinois at Chicago Map Room and the Chicago History Museum, January and February 2014.

<sup>18</sup> Ryan, David J. *The Development of Portage Park from the Earliest Period to the 1920s*.

<sup>19</sup> U.S. Census, 1940, and *Polk's Chicago Numerical Street and Avenue Directory, 1928-1929*.

<sup>20</sup> *Ibid*.

<sup>21</sup> Grossman, James R., Keatin, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago*. (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/1145.html>, "Six Corners" entry authored by Marilyn Elizabeth Perry (accessed November 11, 2013) and Six Corners Association, "Economic Restructuring," <http://sixcorners.com/pages.php?id=9&type=economic> (accessed March 2, 2014).

<sup>22</sup> DeBert, Don, "Crosstown Casts Shadow on Closely Knit People," *Daily News*, April 25, 1975, and Chicago Park District, "Portage Park", <http://www.chicagoparkdistrict.com/parks/Portage-Park/> (accessed February 22, 2014).

<sup>23</sup> Chicago Community Area Factbook. "Portage Park". Chicago, University of Chicago Press, 1950, 1960, 1990.

<sup>24</sup> *Ibid*.

<sup>25</sup> DeBert, Don, "Crosstown Casts Shadow on Closely Knit People," *Daily News*, April 25, 1975.

<sup>26</sup> Grossman, James R., Keatin, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago*. (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/994.html>, "Portage Park" entry authored by Marilyn Elizabeth Perry (accessed November 11, 2013)

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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

See works cited as well as:

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreeage of Property** 36.1 acres

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

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

(enter coordinates to 6 decimal places)

1. Latitude: 41.960470 Longitude: -87.767260

2. Latitude: 41.960620 Longitude: -87.757360

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3. Latitude: 41.955120 Longitude: -87.757210

4. Latitude: 41.954990 Longitude: -87.767010

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

Please see Narrative Description.

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

Please see Narrative Description.

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**11. Form Prepared By**

name/title: Lindsey Wallace

organization: Historic Chicago Bungalow Association

street & number: 53 West Jackson Blvd., Suite 1125

city or town: Chicago state: Illinois zip code: 60604

e-mail: lindseymwallace@gmail.com

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date: March 20, 2014

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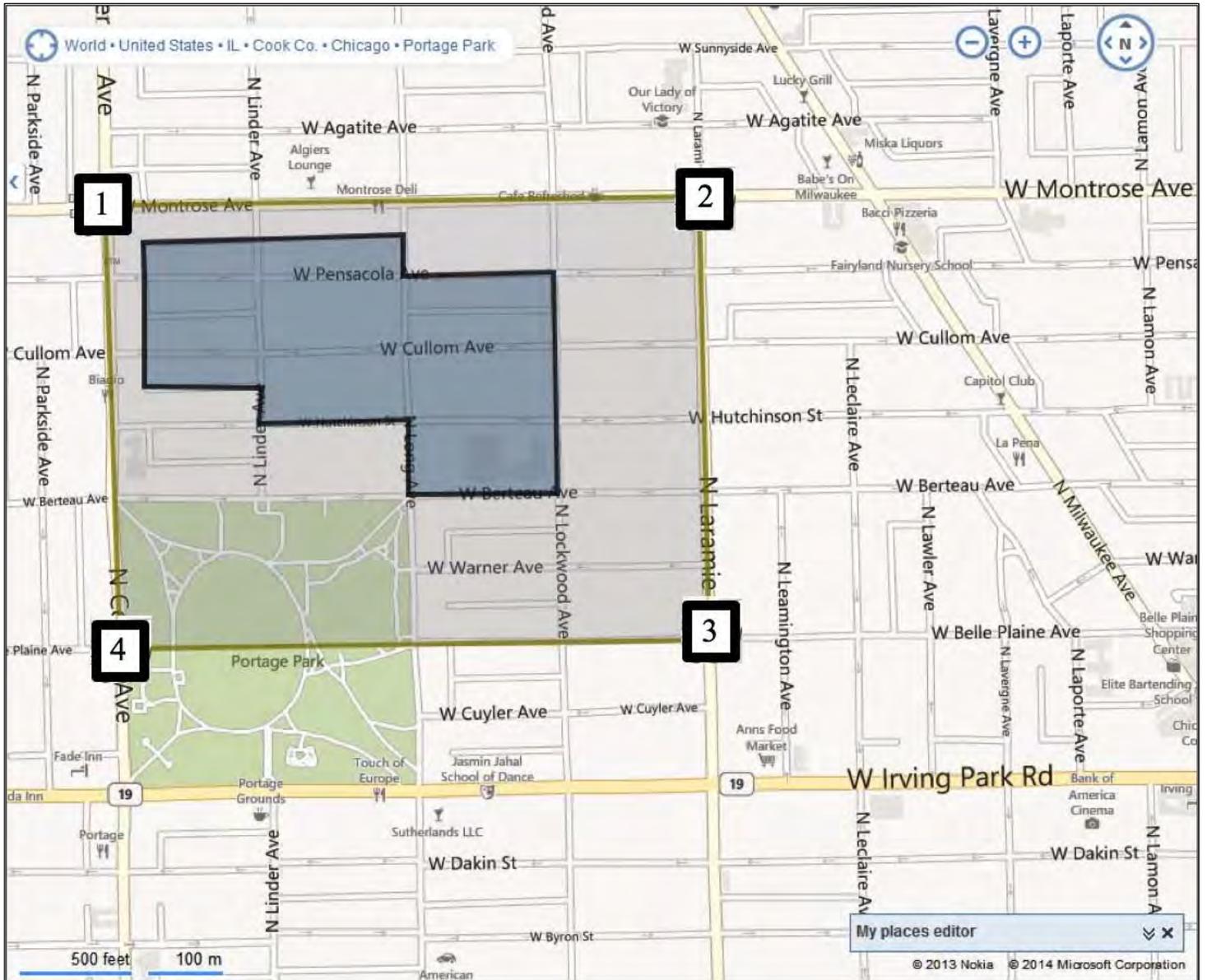
### **Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
  - Please see map of the district on the following page. District lot boundaries are shaded within the rectangle made by the 4 points of latitude and longitude. Points marked 1-4 correspond with the latitude and longitude points listed in Section 10 above.
  
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
  - Please see sketch map with included images keyed on page following the first map. Shaded lots and garages are non-contributing. Images 11-25 are streetscapes. Images 11-25 are included on archival disk, prints, and pdf.
  
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

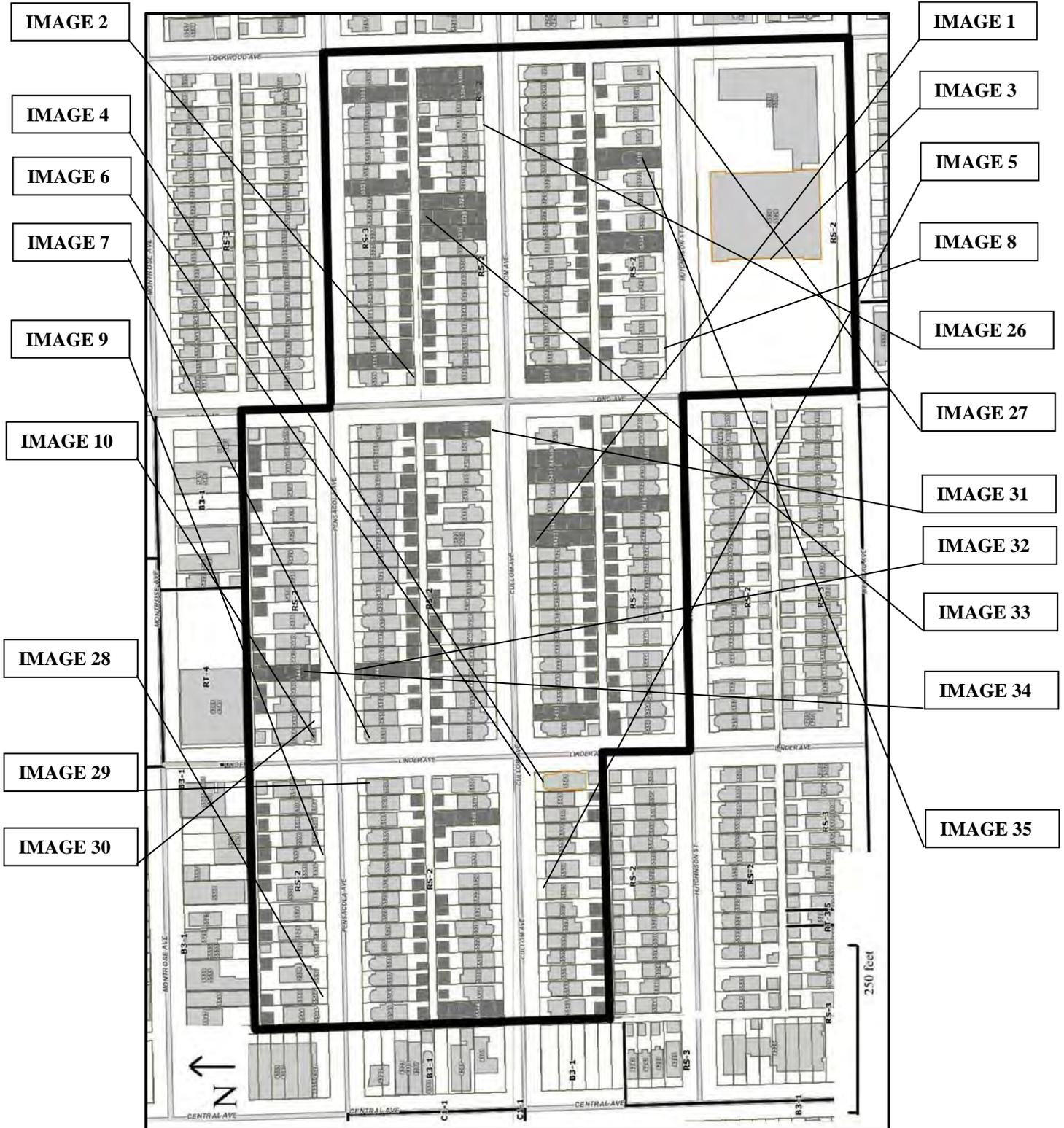
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### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Select properties

City or Vicinity: Chicago

County: Cook

State: Illinois

Photographer: Lindsey Wallace, Sara Koenig

Date Photographed: 2/16/14 and 3/9/2014

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

- 1 of 35: 5423 West Cullom Ave., an example of an inappropriate second-story addition to a Chicago bungalow, camera facing south.
- 2 of 35: Contributing brick garage, 5359 West Pensacola Avenue, facing northeast.
- 3 of 35: Portage Park Elementary School, built 1915, primary (east) façade, facing west.
- 4 of 35: 5501 West Cullom Ave., facing southwest.
- 5 of 35: 5523 West Cullom Ave., example of a Detroit-style brick bungalow.
- 6 (and 20) of 35: 5500 block of West Cullom Ave., bungalow-dominated streetscape, facing west.
- 7 of 35: 5459 West Pensacola Ave., example of an interrupted front gable, facing southeast.
- 8 of 35: 5354 West Hutchinson St., example of red tile roof, facing north.
- 9 of 35: 5512 West Pensacola Ave., example of art glass detail, facing north.
- 10 of 35: 5458 West Pensacola Ave., example of decorative checkerboard brickwork, art glass, and limestone details, facing northeast.
- 11 – 25 of 35: Streetscapes of all fourteen blocks, camera direction noted in captions.

### Photos 26 - 35 on archival disc, prints, and in PDF

#### Contributing Buildings

- 26 of 35: 5310 West Cullom Ave., example of a 2-flat brick apartment building, facing north.
- 27 of 35: 5300 West Hutchinson St., example of a 2-story, brick, single-family house, facing northeast.
- 28 of 35: 5540 West Pensacola Ave., example of Tudor Revival, built 1930, facing north.

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**Building Details:**

- 29 of 35: 5501 West Pensacola Ave., example of green tile roof, facing southwest.
- 30 of 35: 5454 West Pensacola Ave., art glass, tile roof, decorative limestone, facing north.

**Non-Contributing Buildings**

- 31 of 35: 5400 West Cullom Ave., example of post-1930 Tudor Revival, facing north.
- 32 of 35: 5447 West Pensacola Ave., example of post-WWII ranch, facing south.
- 33 of 35: 5328 West Cullom Ave., example of post-1930 1½ story brick single-family house, facing north.
- 34 of 35: 5446 West Pensacola Ave., example of post-1930 2-story brick building, facing north.
- 35 of 35: 5318 West Hutchinson St., example of recent construction, facing north.



5423









5523





5339

5339



5554



5512







BERTEAU

LOCKWOOD

ONE WAY  
→

OF THE  
CITY OF  
CHICAGO  
PUBLIC  
BUILDING















Blue sign with a white circle and a blue 'P' symbol, indicating a parking area. The sign is mounted on a black pole.

Blue sign with a white circle and a blue 'P' symbol, indicating a parking area. The sign is mounted on a black pole.















5310

Protection One



2210





5501





5400



5447



5328





57-115