



16th Annual

Edgewater Home Tour

Featuring

Magnolia Glen

Sunday

September 19, 2004

12 noon - 4 p.m.

Bethany Lutheran Church
1244 W. Thorndale Ave.
Chicago

Welcome
to the 16th Annual
Edgewater Historical Society Home Tour

Registration: 12 noon until 3 p.m.

Bethany Lutheran Church
1244 W. Thorndale Ave.

Homes Open: 12 noon until 4 p.m.

After registering and receiving your souvenir tour booklet, enjoy a stroll along the streets of the Magnolia Glen neighborhood. Please keep in mind that the owners of the homes you will be visiting have requested that, when inside their homes, **Please Do Not Smoke**. Also, the owners and sponsors accept no responsibility for accidents or injuries to visitors. You may begin the tour at any of the sites. Besides the individual listings in the book, there is a tour map.

EDGEWATER

Introduction

The Edgewater Historical Society was founded in January of 1988 to involve the Edgewater community in the preservation of its history. Part of its mission is to research that history and make it available to the community. Since 1988, the Edgewater Historical Society has offered a tour of historic homes in one of the unique neighborhoods of Edgewater. The name *Edgewater* was first used by John Lewis Cochran in 1885. As the name gained notice more developers began to use it for other sections of the community. The logo above illustrates the style of the word *Edgewater* which Cochran used in his newspaper ads for the new community.

Cairnduff's Addition to Edgewater

RESIDENCE LOTS \$20 to \$30 per foot. **CAIRNDUFF'S** Addition to **EDGEWATER**. **RIDGE AVENUE BUSINESS LOTS** AT LOW PRICES.

BUY A LOT
At same price
Very Easy Terms of Payment
Only 23 Minutes' Ride
Five Transportation Any Day.
W. H. CAIRNDUFF & CO.
1890 W. H. Cairnduff display as from the Chicago Tribune.

1890 W.H. Cairnduff display as from the Chicago Tribune. Some streets had different names those days, so we have provided the translation with the old names first: Southport=Glenwood, Swift=Wayne, Charlton=Magnolia, Evanston=Broadway, Francis=Ardmore and Victor=Victoria. To read more about Cairnduff, see Page 4.

Please support our advertisers

Tour Map

Bethany Lutheran Church 1244

5832, 1256, 5804, 1288, 1249, 1245, 5721, 5921, 5917

THORNDALE, ROSEVALE, ARDMORE, RIDGE, WAYNE, VICTORIA, MAGNOLIA, BROADWAY

"MAGNOLIA-GLEN" LOCATION MAP
EDGEWATER HOME TOWN

Magnolia Glen In the Beginning

John Lewis Cochran is credited with being Edgewater's founder. In 1886 he subdivided the land along the lakeshore, beginning at Foster. He gave the area the name, **Edgewater**. (Our tour begins in Cochran's Rosedale Addition to Edgewater at the corner of Magnolia and Thornedale.) It is a title well deserved, for it was he who gave Edgewater its name, named several important east-west streets, platted and subdivided more land, sold more lots, built more homes and did it much longer than any other person.

But Cochran was not alone. There was another prominent developer in Edgewater. His name is William Henry Cairnduff.

In the Spring of 1888, he bought and subdivided approximately 38 acres of land bounded by what is today Broadway, Ridge, Glenwood, and the alley north of Ardmore. He called his new subdivision "Cairnduff's Addition to Edgewater," today we call it Magnolia Glen. That first summer was spent in creating the infrastructure: grading the streets, installing water and sewer mains, putting in sidewalks and planting trees.

Cairnduff began promoting his subdivision in July, 1888. The real estate advertisements in each Sunday's *Chicago Tribune* give a good picture of the enticements Mr. Cairnduff offered and of the progress at various points in time.

By naming his subdivisions as an addition to Edgewater and promoting it as part of Edgewater, he cleverly piggy-backed on Cochran's previous and concurrent promotional efforts.

Like Cochran, he spent heavily on advertising. He stressed the quality of the improvements, the lakeside location, the convenient transportation, and he boasted of the highest ground in Edgewater. He offered free transportation on the steam trains to and from Edgewater, and had an agent near the depot at Bryn Mawr who would show prospects the lots and homes.

Mr. Cairnduff envisioned that Evanston Avenue (now Broadway) would be a boulevard and extension of Sheridan Road. (The present Sheridan Road had not yet been built.) And he advertised it as such, charging more for these residential lots, which faced the lake, than for the other lots. Ridge Avenue he envisioned as a business street and priced lots bordering on it accordingly.

Cairnduff offered lots on easy terms and loans to build homes on them. He offered ready-built homes and homes built to suit. With all lots came perfect title, warranty deed and certified abstract.

Progress came quickly for Cairnduff and, if we can believe a later ad, was beyond his initial expectations. By the end of 1888—about six

months after he offered lots for sale—he had sold 100 of his approximately 225 lots. A March 30, 1889 ad indicated that 11 houses were under construction, to be available by May 1. An April 28, 1889 ad proclaimed that over 200 lots had been sold and that 30 homes had been built, of which 25 were already owner occupied.

On May 18, 1890 he announced that a \$10,000 business block on Ridge Avenue was nearing completion on a lot that he had sold. A week later he added that the building would house a family grocery market, that would be "one of the most attractive stores of its kind in Chicago." The building stood on the corner of Ridge and Broadway (where the Walgreen's is now). In that same ad, he also claimed that "one half the population of Edgewater owns homes and reside on lots sold by us."

Why did Cairnduff do so well so soon? One reason might be that he offered homes (and lots) at a lower cost than Cochran initially did. In fact, in a issue of the *Chicago Tribune*, he made the claim: "The only low cost houses in Edgewater are in Cairnduff's addition." He offered 6, 8 and 10-room houses from \$2,750 to \$5,500.

One of the things Cairnduff did for which we are grateful as researchers of Edgewater's history is that he published the display ad shown on Page 2. It includes a map of his development that shows the houses built as of May 11, 1890, the date of publication. Some of the houses have been identified by current address (and a few of them are featured on this years Edgewater Historical Society Home Tour).

CAIRNDUFF'S ADDITION to EDGEWATER.

HOUSES AND LOTS — ON EASY PAYMENTS.

MADE UP OF A SERIES OF WEEKLY PAYS ON THE GRAND MAY 27th, 1890, OFFERING THE FAVORABLE ADVANTAGES OF NEW PLANS IN THE MOST COMPLETE MANNER. TERMS OF SALE, SPECIFICATIONS AND OTHER INFORMATION ON REQUEST.



VIEW OF EARLY AVENUE AS SEEN FROM CHARLTON STREET.

Lots for Sale in Midst of These Splendid Improvements.

Prices Only \$500, \$600, \$750, \$850, \$900, and \$1,000.

ADVANCEMENT BY ONE AND TWO PERCENT.

Modern Homes on Extra Size Lots, Only \$3,750, \$4,500, \$4,650, \$5,500.

MONEY LOANED TO BUILD.

THESE PROPOSALS WILL BE OPENED AT 10 O'CLOCK A.M. ON THE 27th OF MAY, 1890, AT THE OFFICE OF THE MANAGERS, 117 TO 121 LA SALLE ST., CHICAGO, ILL. THE MANAGERS WILL BE THE OWNERS OF THE PROPERTY. THE MANAGERS WILL BE THE OWNERS OF THE PROPERTY.

W. H. CAIRNDUFF & CO., Owners. . . Room 32 Calumet Bldg., 187 to 191 La Salle St.

Bethany Lutheran Church 1244 West Thorndale

Bethany Evangelical Lutheran Church was started in 1905 when the first services were held in a Clark Street meeting hall. Bethany may well have been the first English-speaking Lutheran church in the Edgewater area, and this helped it become successful. The growing congregation signed a lease in 1906 on a storefront at 2561 Evanston Avenue (now 5540 N. Broadway). They purchased chairs for six dollars a dozen and a janitor was hired "at a fee of four dollars per month for summer and six dollars per month for winter"

Bethany's families worshipped at this storefront for the next two years. Much of Edgewater still had dirt and sand streets and wooden sidewalks, but Evanston Avenue was paved with brick and lit by streetlights. Use of telephones and electricity had become commonly accepted by well to do families at this time.

In 1908 the Bible Chapel, now the school facility, was built. The architects were Patton and Miller for this building, which was erected and furnished at a cost of \$14,500. The entrance faces Thorndale and the style is English Gothic. This new, larger church building helped increase membership substantially in the following years. By 1911, the congregation was well-established.

In June 1912 the church bulletin had a brief notice: "The Special Congregation Meeting held on May 3 was attended by 24 members. In this meeting it was decided to build."

The members hired architect Grant C. Miller to design the enlarged church with a bell tower. The permit was taken out in March of 1913. The building is an excellent example of the Arts and Crafts movement in the beautiful craftsmanship of the interior wood and stained glass as well as the strong architectural design.

The overall massing of the main church has a very low and heavy appearance. This is made more dramatic with the wide shallow pointed arches above windows, a large low gabled roof over the church nave and a wide tower belfry with hipped roof that punctuates to corner of Thorndale and Magnolia. All of the roofs are topped with clay tile.

The Arts and Crafts movement was popular in America from about 1900 through 1930. The movement was a reaction to industrialization and took much of its inspiration from antecedents in

England. Characteristic of the style is the honest and straightforward use of materials.

The primary structure is load bearing brick with stone detailing. This structure is given character by its massiveness and the quality of materials and construction. The only "ornament" on the building is found in the carefully detailed masonry. The brickwork is a plain running bond with flush mortar. This is accented with deep gauged arches above a variety of window openings and remarkable gauged arches creating a sunburst form across the top belfry openings. A flared stone water table forms a dramatic base for the building. The remaining stonework on the building mimics post and beam construction with stone accents that protrude along the eaves of the building, as seen from Thorndale Avenue, and stone accents that protrude at the corners of each windowsill. This stone work is also seen in the corner tower, forming brackets at the corners above the first floor and cruciform capitol forms at the top of each tower corner.

The heavy solid building structure is a counterpoint to the delicate and intricately detailed art glass windows. The windows are highly geometric and are composed primarily vertically arranged rectilinear pieces of multi-colored glass. Bands of glass arranged in foliate forms run horizontally across each window. Their design is reminiscent of typical art glass being created by other Prairie School architects at this time.

Later additions to the site include the parsonage built in 1920, architect G.E. Pearson and the second parsonage in 1928 by E.F. Dowling.

Thanks to the interim pastor, Rev Paul M. Dobberstein, and church member Barbara Strauss for their help in setting up this tour.

