

**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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Gunderson Historic District

other names/site number Second Gunderson Development

**2. Location**

street & number Roughly bound by Madison Street, Harrison Street,  
Gunderson Street, and South Ridgeland Avenue.

not for publication

city or town Oak Park

vicinity \_\_\_\_\_

state Illinois code IL county Cook Code 031 zip code 60304

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, 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 \_\_\_ nationally \_\_\_ statewide \_\_\_ locally. ( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

\_\_\_ entered in the National Register  
\_\_\_ See continuation sheet. \_\_\_\_\_

\_\_\_ determined eligible for the  
National Register  
\_\_\_ See continuation sheet. \_\_\_\_\_

\_\_\_ determined not eligible for the  
National Register \_\_\_\_\_

\_\_\_ removed from the National Register \_\_\_\_\_

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

\_\_\_\_\_  
Signature of Keeper Date of Action

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**5. Classification**

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**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  
 structure  
 object

**Number of Resources within Property**

Contributing	Noncontributing	
<u>228</u>	<u>2</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>228</u>	<u>2</u>	Total

**Name of related multiple property listing**

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

N/A**Number of contributing resources previously listed in the National Register**N/A

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)Cat: Domestic/Single Dwelling  
Domestic/Multiple Dwelling

Sub: \_\_\_\_\_

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**Current Functions** (Enter categories from instructions)Cat: Domestic/Single Dwelling  
Domestic/Multiple Dwelling

Sub: \_\_\_\_\_

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**7. Description**

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**Architectural Classification**

(Enter categories from instructions)

American Four-Square  
Other: Arts & Crafts  
Other: Prairie School  
Colonial Revival

**Materials**

(Enter categories from instructions)

foundation Stone  
roof Asphalt Shingle  
walls Clapboarding, wood shingle  
other Stucco

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance**

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**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

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**9. Major Bibliographical References**

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**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Community Planning and Development  
Architecture

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**Period of Significance**

1906 - 1920

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**Significant Dates****Significant Person**

(Complete if Criterion B is marked above)

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**Cultural Affiliation****Architect/Builder**

S.T. Gunderson and Sons, builder  
Frank DeMoney, architect

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**Primary Location of Additional Data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

The Historical Society of Oak Park and River Forest.

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**10. Geographical Data**

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**Acreage of Property** 42 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

Zone Easting Northing

1                       
2                     

Zone Easting Northing

3                       
4                     

       See continuation sheet.

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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name/title Suzanne Germann and Lesley M. Gilmore

organization Gilmore Franzen Architects, Inc. date December 14, 2001

street & number 949 Garfield Street telephone 708-386-4620

city or town Oak Park state IL zip code 60304

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name Multiple owners

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 1

Gunderson Historic District

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The Gunderson Historic District is located on the south side of Oak Park, Illinois. The district is roughly bound by Madison Street on the north, Harrison Street on the south, Gunderson Street on the west, South Ridgeland Avenue on the east, and a half block on the west side of the 500 block of South Cuyler Avenue. The district consists of 230 buildings, 208 of which are single-family residences and 22 of which are two-flat apartment buildings. The east side of South Ridgeland Avenue and the west side of South Cuyler Avenue, at the 500 block, are lined with Arts and Crafts style two-flat apartment buildings. The district was developed between 1906 and 1920 by developer, S.T. Gunderson and Sons. It is referred to as the second Gunderson development in Oak Park; it followed Gunderson's first Oak Park development of 1905. Only two buildings within the district are considered non-contributing: 605 and 508-510 South Elmwood.<sup>1</sup> These two buildings were constructed in 1961 and 1983 respectively. Although original permits were not available for sixteen of the buildings, because of the development pattern and design of the homes it is presumed that they were constructed by S.T. Gunderson and Sons.

The majority of the single-family Gunderson homes are American Four Square types constructed between 1906 and 1911. They are individualized with original detailing of either Colonial Revival, Arts and Crafts, or Prairie style influence. Although the massing is consistent on all the homes, there are many variations of detail on the homes throughout the district. There are several roof shapes including shallow pitch hip, front gable, and side gable; several dormer types; several bay window configurations; and several porch layouts. Cladding type, trim profile, and millwork detailing vary throughout.

Both historic and current views of the streetscapes depict the common features of the Gunderson homes that share a uniform design theme. The American Four Square is the predominant style, typically with at least a minimal Prairie School style influence. The Prairie School style is the next most prominent style. The Sanborn Fire Insurance Company map of Oak Park in 1908 indicates that wood shingles were the typical roofing material. The homes were of frame construction and were originally clad with stucco, wood clapboards, wood shingles, or a combination thereof.<sup>2</sup>

The firm's advertising brochure promotes a "solid stone basement, cement floors" and "big homelike porches on stone piers." The interiors are also described quite thoroughly, from accounts of mosaic vestibule floors, solid oak trim and flooring, sliding doors, tinting by mural artists, "dark weathered oak, done in the best modified Mission style, with heavy beamed ceilings," to boasts of kitchens designed to minimize the trials of housework.<sup>3</sup> S.T. Gunderson & Sons' advertisements in the local newspapers stress that these "artistic homes, individual in character and perfectly constructed of the very best materials, which include steel posts and girders in the basement" illustrate what the developer thought home buyers would respond to.<sup>4</sup> Gunderson's advertising claims have proven to be reliable. All the features described and promised were incorporated into the homes.

The American Four Square played a critical role in speculative developments throughout the United States; they were basic, comfortable homes affordable by the middle-class from 1895 through 1925.<sup>5</sup> The typical American Four Square home in the district is approximately 25

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<sup>1</sup> Based on field surveys performed on 30 March, 2001.

<sup>2</sup> Lesley M. Gilmore and Frank Lipo, *Contextual Report Historic Resources Survey of the Second Gunderson Development in the Village of Oak Park* (Unpublished, 1998), 18. Lesley Gilmore provided the architectural analysis for the contextual report, and Frank Lipo, Executive Director of the Historical Society of Oak Park and River Forest, provided the section on the history of Oak Park and the Gunderson Development.

<sup>3</sup> S.T. Gunderson & Sons, *New Book of Standard Gunderson Homes* (1908), 16.

<sup>4</sup> Gilmore and Lipo, 19.

<sup>5</sup> James S. Massey and Shirley Maxwell, "Builder Style: America's Little Houses," *Old House Journal*, September/October, 1990, p. 45-49.

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Gunderson Historic District

feet wide and 32 feet deep. This floor plate is slightly longer than the square floor plan of the standard Four Square. However, the building mass is the prototypical Four Square cube. The remainder of the features are representative of the American Four Square as defined by Alan Gowans in *The Comfortable House*: "two stories high, set on a raised basement with the first floor approached by steps, a verandah running the full width of the first story, capped by a low pyramidal roof that usually contains at least a front dormer, and an interior plan of four nearly equal sized rooms per floor plus side stairwell."<sup>6</sup> The front porch typically has only three columns instead of four, and the front entrance openings are typically asymmetrically arranged; yet the entire effect is essentially solid and symmetrical. The Four Square homes in the district are typically 2-1/2 stories high, and the roofs have prominent dormers. This potential additional living space was a strong advertising feature of S.T. Gunderson and Sons.<sup>7</sup>

The American Four Square houses in the district are illustrative of the variety of secondary styles that often accompany the style. Most have strong horizontal lines, restraint in ornamentation, and wide eaves. Some of these features are strong enough to be considered the influence of the Prairie School style. Some are graced with a classical flair, often manifested in Ionic or Corinthian capitals on round porch columns. This building style is considered a distinctive new building style from the turn of the century. While many of the homes in the district do contain other stylistic components, their massing, floor plate, and fenestration are essentially the same. They represent the many possible variations on a theme.<sup>8</sup>

The entry of the Gunderson homes is at the side of the front elevation. This typically leads directly to a stair hall, and sometimes to a small vestibule. The interior stair run is typically perpendicular to the entry access, with an intermediate landing at the center of the exterior wall. An interior feature remaining in some of the Gunderson homes is a dual first stair flight culminating at this first landing: the stair run visible at the entry, and a parallel twin run about four feet behind it. The latter run is accessed a few feet further down the hallway between the entry foyer and the dining room. The parallel flights to the second floor and to the basement are in between the two first runs. In many of the Gunderson homes, the rear of these two stair runs has been replaced with a closet or a bathroom.<sup>9</sup>

These artistic homes were graced with art glass windows - typically five per house: one in the entry vestibule, two flanking the fireplace, two flanking the built-in buffet in the dining room, and one at the stair landing. The S.T. Gunderson & Sons brochure stated that "your home will have at least 5 high-class art-glass windows - one in the hall, one in the stairway, one over the built-in sideboard, another in the side-wall of the dining-room, and another in the library, the character of each being appropriate to its situation and environment."<sup>10</sup> In a few instances, an art glass window has been concealed from the exterior or interior or both. Subsequent remodeling efforts have often been accompanied by the discovery of art glass behind gypsum board. The style of the art glass in the Gunderson houses reflects all the tensions, ambitions, and theories of the Arts and Crafts Movement in America. The lines, color, and light enclose and enhance the warmth of a cozy home. The nature of the materials - glass and lead - is honestly expressed in the straight lines and gentle curves of stylized plant forms and geometric patterns. The color palette is earthy and mixed. Since art glass was not then, and is not now, something that can be made by machine, the glass studios did the next most efficient thing

<sup>6</sup> Alan Gowans, *The Comfortable House: North American Suburban Architecture 1890 - 1930* (Cambridge, MA: The MIT Press, 1986).

<sup>7</sup> S.T. Gunderson & Sons, *New Book of Standard Gunderson Homes* (1908), 22.

<sup>8</sup> Gilmore and Lipo, 17.

<sup>9</sup> Ibid.

<sup>10</sup> S.T. Gunderson & Sons, *New Book of Standard Gunderson Homes* (1908).

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Gunderson Historic District

- they drew up a large number of patterns and adapted them for a window's individual location by changing the textures and colors of the glass. The window designs of the Gunderson homes reflect the stylized patterns of the time. The color palette is also from the Arts and Crafts aesthetic. The bold, clear colors of the Victorians and the Modernists can be found only as accent pieces. Instead, the windows feature the newly invented opalescent glass in mixed earth tones of amber, green, pink, and purple. The textures are rough. The background glass was either clear window glass or a rough textured clear glass that would admit light while hiding the view. Although zinc came had been in use since the 1890s, the craftsmen who made these windows used lead came supported by steel rebars. The similarity of construction and colors of the art glass in the Gunderson homes indicates that Gunderson apparently ordered all of the art glass from the same, as yet unidentified, studio. Some of the same designs appear in several different houses. At least half of the windows have survived for more than eighty years.<sup>11</sup>

Another common decorative window type featured on the Gunderson homes is one with wood muntins. The muntins form a large central diamond, the corners of which are connected to the sash with muntins perpendicular to the sash member. These are most frequently present in the second floor and dormer windows.

Although the original construction of the homes in this district ended in the teens, the homes have been altered and modernized similarly. Many of the full-width front porches were enclosed in the 1920s. This enclosure typically consists of ribbons of tall casement windows set on the original low porch wall. The prototypical casement has vertical divided lites in a three-over-two pattern. Although these are later alterations, they are historic and are seen consistently throughout the district. There has been a fair amount of artificial siding applied to the homes.<sup>12</sup> Still more than fifty percent of the homes have appropriate siding. This is also a sign of the evolution of these homes. The homes were originally constructed for middle-class first-time homeowners. The district remains middle-class. Although the artificial siding and enclosed porches on some of the buildings is not original, it does not diminish the integrity of the structures. The building massing, fenestration, and detailing remain intact.

The lots of the single-family homes are forty feet wide and 130 feet deep, as promised by S.T. Gunderson and Sons in their advertising brochure. The lot sizes were incorporated into the firm's formula for a successful development. The typical front yard setback is 25 feet. A fifteen-foot wide alley separates the blocks. The alleys provide access to the garages, a few of which were built simultaneously with the homes. The garages tend to be two-car garages with either clapboarded or stuccoed walls, and hipped roofs.

The subdivision was improved with over three miles of cement walks, over two miles of water mains, over two miles of sewer drains, and over two miles of asphalt pavement. "1200 Carolina poplar trees, two being placed every 25 feet, were planted, one on each side of the streetwalks." These trees were selected because they were quick growers and long-lived shade trees.<sup>13</sup> The photographs of the new development included in the Gunderson brochure show a regular pattern of saplings along each parkway. The Oak Park Forestry Department has indicated that these poplars are no longer extant; they would have lasted about forty years.<sup>14</sup> Replacement trees, now mature, line the parkway.

<sup>11</sup> Sarah King, "Art Glass Windows," in *Contextual Report Historic Resources Survey of the Second Gunderson Development in the Village of Oak Park*, p. 25 & 26.

<sup>12</sup> "Artificial siding" includes asbestos siding, vinyl clapboards, aluminum siding, and asphalt siding. Of the 230 buildings in the district, 124 retain their original wall cladding.

<sup>13</sup> S.T. Gunderson & Sons, *New Book of Standard Gunderson Homes* (1908), 24-25.

<sup>14</sup> Gilmore and Lipo, 16.



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Gunderson Historic District

The east half of South Ridgeland Avenue and the west half of South Cuyler Avenue at the 500 block was developed by S.T. Gunderson and Sons between 1915 and 1920 for the construction of brick two-flats. These brick two-flats - twenty-two in all - are designed in the Arts & Crafts style with clay tile roofs. Smooth Indiana limestone windowsills and trim provide decorative accents coincident with the style. The local newspaper advertised these apartment buildings as "two-family homes" with mansard roofs, pressed brick, stone, steel, and concrete construction, and large sun parlors.<sup>15</sup> Patterns of rustic brickwork, simple smooth limestone trim, and side gables are common features. Most dominant is the front porch bay of each building, with three exterior walls for ample fenestration. Two double-hung windows at each side wall, and three to four double-hung windows at the front elevation provide each floor with a true sun parlor that offers cross ventilation. One of the buildings on South Cuyler Avenue has open front porches. The porch bays have a variety of roofs; front gables, flat roofs with parapets, and hipped roofs. The front gables are finished with decorative brickwork or heavy timber and stucco "Tudor half-timbering." The parapets are plain and capped with a smooth limestone coping. The hipped roofs have wide overhanging eaves. Some of the roofs are accentuated with exposed rafter tails. The majority of the buildings are accessed from a side entry protected by a gable roof supported by wood brackets. The side entries share a common gangway. A small number of the buildings have a front entry - some with a prominent Prairie style stone lintel, and some with a shed roof.

The two-flats are similar to the Gunderson single-family homes in that they are variations on a design theme - in plan, elevation, and use of materials. An assortment of each material is used: different brick textures and colors, different styles and colors of clay tile roofing (French style, flat shingle, and Spanish style), different limestone ornament shapes, and different muntin patterns in the windows. The plans of some of the South Cuyler apartments are larger than those on South Ridgeland; they are widened by a full-height octagonal bay on one side. The last apartment building constructed (in 1920), at 542-544 South Ridgeland, is essentially two two-flats joined by a party wall.

The two-flats on South Ridgeland and South Cuyler are serviced by an alley in the center of the block. All but one of the buildings currently has a garage, entered from the alley. The majority of the garages are for two cars with two exceptions. The four-flat at 542-44 South Ridgeland has a 4-car brick garage with side parapet walls, and the two-flat at 545 South Cuyler has a three-car brick garage. The garages consume the majority of the space behind the building. Some of the garages are original to the two-flat, constructed of the same brick, and some have been replaced.

The most salient and recognizable enduring historic features of the district are summarized as follows:

1. Green parkways with mature deciduous trees regularly spaced.
2. Equal setbacks (front, side, and rear) for each property.
3. Consistent rhythm established by items #1 and #2 above.
4. Consistent building massing.
5. Consistent porch sizes and depths.
6. Consistent building height.

<sup>15</sup> *Oak Leaves*, January 8, 1916.

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Gunderson Historic District

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List of Resources:

\*Contributing

1. Address: 512 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing
2. Address: 514 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Non-Contributing
3. Address: 518 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: None
4. Address: 520 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Non-Contributing
5. Address: 524 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing
6. Address: 528 Gunderson\*  
Developer: O. Gunderson  
Date: 1912  
Style: American Four Square  
Garage: Non-Contributing
7. Address: 530 Gunderson\*  
Developer: S.T. Gunderson  
Date: 1910  
Style: American Four Square  
Garage: None
8. Address: 534 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: c. 1910  
Style: American Four Square  
Garage: Non-Contributing
9. Address: 536 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Non-Contributing
10. Address: 540 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: c. 1910  
Style: American Four Square  
Garage: Non-Contributing
11. Address: 542 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: c. 1911  
Style: American Four Square  
Garage: Contributing
12. Address: 600 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing
13. Address: 604 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing
14. Address: 608 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Non-Contributing
15. Address: 610 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing
16. Address: 614 Gunderson\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Non-Contributing

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Gunderson Historic District

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|--|---|
| 17. Address: 616 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     | 18. Address: 620 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing    |
| 19. Address: 624 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing | 20. Address: 626 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: None                |
| 21. Address: 630 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing | 22. Address: 632 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1909<br>Style: American Four Square<br>Garage: Non-Contributing |
| 23. Address: 636 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing | 24. Address: 638 Gunderson*<br>Developer: unknown<br>Date: c. 1909<br>Style: American Four Square<br>Garage: Non-Contributing                 |
| 25. Address: 642 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1910<br>Style: American Four Square<br>Garage: Contributing     | 26. Address: 646 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1911<br>Style: American Four Square<br>Garage: None                |
| 27. Address: 700 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1911<br>Style: American Four Square<br>Garage: Contributing     | 28. Address: 704 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing    |
| 29. Address: 708 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing | 30. Address: 710 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1908<br>Style: American Four Square<br>Garage: Non-Contributing |
| 31. Address: 714 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Contributing     | 32. Address: 718 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1912<br>Style: American Four Square<br>Garage: Non-Contributing |
| 33. Address: 720 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing | 34. Address: 724 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Contributing        |

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| 35. Address: 728 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing | 36. Address: 732 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     |
| 37. Address: 734 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     | 38. Address: 738 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing |
| 39. Address: 742 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing | 40. Address: 746 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     |
| 41. Address: 800 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     | 42. Address: 804 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     |
| 43. Address: 808 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing | 44. Address: 810 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     |
| 45. Address: 814 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing | 46. Address: 818 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing |
| 47. Address: 820 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing | 48. Address: 824 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing |
| 49. Address: 828 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing | 50. Address: 832 Gunderson*<br>Developer: unknown<br>Date: c. 1908<br>Style: American Four Square<br>Garage: Contributing                  |
| 51. Address: 834 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Contributing     | 52. Address: 838 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing |

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|---|---|
| 53. Address: 842 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Non-Contributing      | 54. Address: 846 Gunderson*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Contributing      |
| 55. Address: 500 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1911<br>Style: American Four Square<br>Garage: Contributing      | 56. Address: 506 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1911<br>Style: American Four Square<br>Garage: None          |
| 57. Address: 508-510 S. Elmwood (Non-cont.)<br>Developer: Henry Amos<br>Date: 1983<br>Style: Split-Level<br>Garage: None                        | 58. Address: 511 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1911<br>Style: Prairie<br>Garage: None                          |
| 59. Address: 515 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1911<br>Style: American Four Square<br>Garage: Non-Contributing  | 60. Address: 516 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1911<br>Style: American Four Square<br>Garage: Contributing  |
| 61. Address: 517 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: c. 1912<br>Style: American Four Square<br>Garage: Non-Contributing  | 62. Address: 518 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: Prairie<br>Garage: Contributing                  |
| 63. Address: 521 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1910<br>Style: Prairie<br>Garage: Non-Contributing                  | 64. Address: 522 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing |
| 65. Address: 523-525 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Non-Contributing | 66. Address: 526 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1910<br>Style: Arts and Crafts<br>Garage: Non-Contributing      |
| 67. Address: 527 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: Prairie<br>Garage: Contributing                      | 68. Address: 530 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     |
| 69. Address: 531 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: None                 | 70. Address: 532 S. Elmwood*<br>Developer: S.T. Gunderson and Sons<br>Date: 1909<br>Style: American Four Square<br>Garage: Contributing     |

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71. Address: 533 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

72. Address: 536 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

73. Address: 537 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Non-Contributing

74. Address: 540 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Non-Contributing

75. Address: 541 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

76. Address: 542 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1913  
Style: American Four Square  
Garage: Contributing

77. Address: 600 S. Elmwood\*  
Developer: unknown  
Date: c. 1909  
Style: American Four Square  
Garage: Contributing

78. Address: 601 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: Prairie  
Garage: Contributing

79. Address: 604 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

80. Address: 605 S. Elmwood (Non-cont.)  
Developer: Carl Freeberg  
Date: 1961  
Style: Ranch  
Garage: Non-Contributing

81. Address: 608 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

82. Address: 609 S. Elmwood\*  
Developer: unknown  
Date: c. 1909  
Style: Arts and Crafts  
Garage: Contributing

83. Address: 610 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

84. Address: 611 S. Elmwood\*  
Developer: unknown  
Date: c. 1909  
Style: American Four Square  
Garage: Contributing

85. Address: 614 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

86. Address: 615 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

87. Address: 618 S. Elmwood\*  
Developer: unknown  
Date: c. 1909  
Style: Arts and Crafts  
Garage: Non-Contributing

88. Address: 619 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

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89. Address: 620 S. Elmwood\*  
Developer: unknown  
Date: c. 1909  
Style: American Four Square  
Garage: Contributing

90. Address: 621 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: Prairie  
Garage: Non-Contributing

91. Address: 624 S. Elmwood\*  
Developer: unknown  
Date: c. 1909  
Style: American Four Square  
Garage: Non-Contributing

92. Address: 625 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

93. Address: 628 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Non-Contributing

94. Address: 629-633 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: Prairie  
Garage: Contributing

95. Address: 632 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: American Four Square  
Garage: Contributing

96. Address: 634 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: Arts and Crafts  
Garage: Contributing

97. Address: 635 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1909  
Style: Prairie  
Garage: Contributing

98. Address: 638 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Non-Contributing

99. Address: 639 S. Elmwood\*  
Architect: Roy Hotchkiss  
Date: 1920  
Style: Arts and Crafts Bungalow  
Garage: Contributing

100. Address: 641-647 S. Elmwood\*  
Developer: Gerberich  
Date: 1917  
Style: Bungalow  
Garage: Contributing

101. Address: 642 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing

102. Address: 700 S. Elmwood\*  
George O. Gunderson Home  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: Prairie  
Garage: Contributing

103. Address: 701 S. Elmwood\*  
Seward Gunderson Home  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: Dutch Colonial Revival  
Garage: Non-Contributing

104. Address: 704 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: Prairie  
Garage: Contributing

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105. Address: 708 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

106. Address: 709 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

107. Address: 710 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

108. Address: 711 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

109. Address: 714 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

110. Address: 715 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

111. Address: 718 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

112. Address: 719 S. Elmwood\*  
Developer: unknown  
Date: c. 1907  
Style: American Four Square  
Garage: Non-Contributing

113. Address: 720 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

114. Address: 721 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

115. Address: 724 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

116. Address: 725 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: Arts and Crafts  
Garage: Contributing

117. Address: 728 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: Arts and Crafts  
Garage: None

118. Address: 729 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

119. Address: 732 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

120. Address: 733 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

121. Address: 734 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

122. Address: 735 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing



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123. Address: 738 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: Arts and Crafts  
Garage: Non-Contributing

124. Address: 739 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

125. Address: 741-43 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

126. Address: 742 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

127. Address: 746 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

128. Address: 747 S. Elmwood\*  
Developer: unknown  
Date: c. 1906  
Style: American Four Square  
Garage: Contributing

129. Address: 800 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: Arts and Crafts  
Garage: Contributing

130. Address: 801 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

131. Address: 804 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

132. Address: 805 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

133. Address: 808 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

134. Address: 809 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

135. Address: 810 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

136. Address: 811 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

137. Address: 814 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

138. Address: 815 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

139. Address: 818 S. Elmwood\*  
Developer: T.A. Holm  
Date: 1915  
Style: American Four Square  
Garage: Contributing

140. Address: 819 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

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141. Address: 820 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: Arts and Crafts  
Garage: None

142. Address: 821 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

143. Address: 824 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

144. Address: 825 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

145. Address: 828 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Non-Contributing

146. Address: 829 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

147. Address: 832 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

148. Address: 833 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: Prairie  
Garage: Non-Contributing

149. Address: 834 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1906  
Style: American Four Square  
Garage: Contributing

150. Address: 835 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

151. Address: 838 S. Elmwood\*  
Developer: unknown  
Date: c. 1908  
Style: American Four Square  
Garage: Contributing

152. Address: 839 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

153. Address: 842 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

154. Address: 843 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

155. Address: 844-846 S. Elmwood\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Contributing

156. Address: 510 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1917  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

157. Address: 511 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing

158. Address: 512 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1917  
Style: Arts and Crafts Apartment  
Garage: None

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159. Address: 515 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing

160. Address: 516 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

161. Address: 518 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1917  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

162. Address: 519 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing

163. Address: 521 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Non-Contributing

164. Address: 522 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

165. Address: 524 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Contributing

166. Address: 525 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: c. 1910  
Style: American Four Square  
Garage: Non-Contributing

167. Address: 527 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: c. 1910  
Style: American Four Square  
Garage: Contributing

168. Address: 528 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

169. Address: 530 S. Ridgeland\*  
Home of Miles C. Gunderson (son of  
Seward) in 1922  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Contributing

170. Address: 531 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Non-Contributing

171. Address: 532 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Contributing

172. Address: 533 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

173. Address: 536 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

174. Address: 537 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

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175. Address: 538 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

176. Address: 540 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

177. Address: 542-544 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1920  
Style: Arts and Crafts Apartment  
Garage: Contributing

178. Address: 543 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1913  
Style: American Four Square  
Garage: Contributing

179. Address: 601 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

180. Address: 605 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

181. Address: 607 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

182. Address: 611 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

183. Address: 615 S. Ridgeland\*  
Developer: unknown  
Date: c. 1910  
Style: American Four Square  
Garage: Non-Contributing

184. Address: 617 S. Ridgeland\*  
Developer: unknown  
Date: c. 1910  
Style: American Four Square  
Garage: Contributing

185. Address: 621 S. Ridgeland\*  
Developer: unknown  
Date: c. 1910  
Style: American Four Square  
Garage: Contributing

186. Address: 623 S. Ridgeland\*  
Developer: unknown  
Date: c. 1910  
Style: American Four Square  
Garage: Non-Contributing

187. Address: 627 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

188. Address: 629 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1910  
Style: American Four Square  
Garage: Contributing

189. Address: 633 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: c. 1910  
Style: American Four Square  
Garage: Non-Contributing

190. Address: 637 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing

191. Address: 639 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Non-Contributing

192. Address: 643 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: c. 1911  
Style: American Four Square  
Garage: Contributing

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193. Address: 647 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1911  
Style: American Four Square  
Garage: Contributing

194. Address: 701 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: None

195. Address: 705 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

196. Address: 709 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

197. Address: 711 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: Prairie  
Garage: Non-Contributing

198. Address: 715 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

199. Address: 719 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

200. Address: 721 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

201. Address: 725 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

202. Address: 729 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

203. Address: 733 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

204. Address: 735 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Non-Contributing

205. Address: 739 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Contributing

206. Address: 743 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Non-Contributing

207. Address: 747 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1908  
Style: American Four Square  
Garage: Contributing

208. Address: 801 S. Ridgeland\*  
Developer: S.T. Gunderson and Sons  
Date: 1907  
Style: American Four Square  
Garage: Contributing

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|--|--|
| 209. Address: 805 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Contributing       | 210. Address: 809 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing   |
| 211. Address: 811 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing   | 212. Address: 815 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing   |
| 213. Address: 819 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing   | 214. Address: 821 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing   |
| 215. Address: 825 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing   | 216. Address: 829 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: American Four Square<br>Garage: Non-Contributing   |
| 217. Address: 833 S. Ridgeland*<br>Developer: unknown<br>Date: c. 1907<br>Style: American Four Square<br>Garage: Non-Contributing                | 218. Address: 835 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1907<br>Style: Prairie<br>Garage: Non-Contributing                |
| 219. Address: 839 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: None               | 220. Address: 843 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square                               |
| 221. Address: 847 S. Ridgeland*<br>Developer: S.T. Gunderson and Sons<br>Date: 1908<br>Style: American Four Square<br>Garage: Contributing       | 222. Address: 523 S. Cuyler*<br>Developer: S.T. Gunderson and Sons<br>Date: 1917<br>Style: Arts and Crafts Apartment<br>Garage: Non-Contributing |
| 223. Address: 525 S. Cuyler*<br>Developer: S.T. Gunderson and Sons<br>Date: 1917<br>Style: Arts and Crafts Apartment<br>Garage: Non-Contributing | 224. Address: 527 S. Cuyler*<br>Developer: S.T. Gunderson and Sons<br>Date: 1915<br>Style: Arts and Crafts Apartment<br>Garage: Non-Contributing |
| 225. Address: 531 S. Cuyler*<br>Developer: S.T. Gunderson and Sons<br>Date: 1915<br>Style: Arts and Crafts Apartment<br>Garage: Contributing     | 226. Address: 533 S. Cuyler*<br>Developer: S.T. Gunderson and Sons<br>Date: 1915<br>Style: Arts and Crafts Apartment<br>Garage: Contributing     |

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227. Address: 537 S. Cuyler\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Contributing

228. Address: 539 S. Cuyler\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

229. Address: 543 S. Cuyler\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Non-Contributing

230. Address: 545 S. Cuyler\*  
Developer: S.T. Gunderson and Sons  
Date: 1915  
Style: Arts and Crafts Apartment  
Garage: Contributing

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### Summary

The Gunderson Historic District qualifies for listing in the National Register under criterion A for community planning and development and criterion C for architecture. The S.T. Gunderson and Sons firm used aggressive advertising techniques to lure middle-class Chicago residents to the Gunderson subdivision in Oak Park. The second Gunderson development came to be one of the most prominent subdivisions in south Oak Park, boasting large homes in the American Four Square style that was in national vogue in the early 1900s. The sameness of house style, identical setbacks, and other common features of this subdivision foreshadow the "cookie-cutter" subdivisions later in the century. The period of significance is from 1906 when the first house was built to 1920, the year the last contributing building was constructed.

### Community Planning and Development

The second Gunderson development was built as a new suburban community that catered to the middle class family. It was designed to provide homeownership to a burgeoning middle class, easy access to employment opportunities in the City of Chicago, and a safe haven in which to raise a family. The Gunderson firm built the area by means of a proven successful formula used by previous and contemporary developers.

### The Gunderson Family and Its Businesses

S.T. Gunderson and Sons represents a firm started by successful Norwegian immigrants. Severt T. Gunderson came to the United States in 1848 at the age of nine. At 18 he went into business as a builder, and quickly acquired important timber and mill holdings, all of which were destroyed by fire in 1875. He soon started a second business, manufacturing doors and sashes, which he operated with his son Seward. This business was also destroyed by fire. In 1885 Severt and his two sons formed the firm of S.T. Gunderson and Sons, "homebuilders"<sup>16</sup> and real estate investors. Severt remained closely tied to his ethnic roots. He married another first-generation Norwegian immigrant, Emily Olsen, and they lived in a Norwegian neighborhood in Chicago, where they spoke their native language and participated in local Scandinavian organizations.<sup>17</sup>

Severt and Emily had two sons, Seward and George, both of whom worked in the family business. Seward Miles Gunderson was born in Chicago on February 28, 1866. He was educated in public schools and at the Bryant and Stratten Business College in Chicago. In October 1894 he married Abigail K. Campbell, the daughter of a prosperous Chicago contractor, and had four children (Miles, Doris, Virginia, and Kathryn) and eight grandchildren. He joined his father in the lumber business in 1883<sup>18</sup> and became the managing partner in 1893.<sup>19</sup> George Gunderson was born in Chicago in 1863. He was also educated in public schools and at the Bryant and Stratten Business College of Chicago. He married Julia Jacobs in 1887 and had two daughters, four grandchildren, and four great grandchildren at the time of his death in 1945. His career began in his father's lumber company in 1881. He was later the manager of W.J. Frawley and Company, lumber inspectors. George joined his father and brother in business in 1885. In 1899 he organized the Acme Steel Company, Inc. and was treasurer and general manager until 1924.<sup>20</sup> Although George was a partner in the firm of S.T. Gunderson and Sons, he was not as active in the firm as his brother, Seward.

<sup>16</sup> According to Seward's daughter Virginia, Seward coined the phrase "homebuilder" in contrast to the term "housebuilder" as a reflection of his commitment to the family. As related to a meeting of the Gunderson Society, September 11, 1978.

<sup>17</sup> Kathryn Elizabeth Ratcliff, "The Making of a New Middle-Class Culture: Family and Community in a Midwest Suburb, 1890 - 1920" (Ph.D. diss., University of Minnesota, 1990), 75. Kathryn is a granddaughter of Seward's daughter Kathryn Gunderson Ratcliff.

<sup>18</sup> *Oak Leaves*, July 13, 1950.

<sup>19</sup> "70 Years Young: Seward Gunderson," *Oak Parker*, February 29, 1936, p. 37.

<sup>20</sup> *Oak Leaves*, January 11, 1945, 47.



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Seward Gunderson followed the pattern of many first-generation immigrants by assimilating into the American culture. In 1907, he and his family moved to Oak Park, where they had built a large house in the heart of the second Gunderson development. Seward consciously constructed himself as an example for his neighbors to emulate.<sup>21</sup> He was a prominent member of the community and involved in social affairs as a member of many organizations: Oak Park's first zoning board; president of Oak Park Republican Club and delegate of National Republican convention in 1944; Oak Park Chamber of Commerce; Chicago Real Estate Board of Underwriters; Chicago Athletic Association; charter member of the Oak Park Country Club; treasurer of the park district of Oak Park from 1912 to 1920<sup>22</sup>; secretary of his brother's firm, the Acme Steel Company from 1899 to 1903; Metropolitan Lodge, Oriental Consistory; Knights Templar and Medinah Temple.<sup>23</sup>

Kathryn, Seward's youngest daughter, recalled that when a family from the "old Country" bought a house in her father's subdivision, they received a lesson in normative suburban behavior: women should wear hats, not babushkas; they should carry a pocketbook whenever they appeared in public; and the whole family should attend church on Sundays. Gunderson even encouraged homebuyers to bring their parents to the house contract closing so they could learn the proper decorum for suburban visits.<sup>24</sup>

The Village of Oak Park building permits for Gunderson homes indicate one aspect of the style of the operation of the firm. Large numbers of permits for separate buildings were pulled simultaneously as were "multiple" permits which each represented a large number of homes. The homes were built essentially one block at a time. This approach implies that this was an assembly line sort of construction. The firm took great steps to facilitate a more efficient and modern method of construction. A lumber and tool shed in the midst of the second development provided easy access to the necessary building supplies.<sup>25</sup> Oral history also indicates that, in the winter, S.T. Gunderson and Sons built house frames in a nearby warehouse on Madison Street.<sup>26</sup>

S.T. Gunderson and Sons continued to develop homes in Oak Park and Chicago through the 1920s. Between 1905 and 1920 Gunderson subdivided several tracts of land in south Oak Park and built, financed, and sold more than 600 single family homes for prices ranging from \$4,000 to \$12,000. The Gunderson firm subdivided an Oak Park neighborhood along Columbian and Fair Oaks Avenues north of Augusta Street in 1922; and the Greenfield subdivision at Harlem Avenue and Division Street in 1925. The firm continued to subdivide land in Chicago's Garfield Park neighborhood, and in Elmwood Park north of Oak Park. According to Seward Gunderson's obituary and an oral history with his daughter, Kathryn Gunderson Ratcliff, the firm acted as a realtor in these later subdivisions rather than as a builder.<sup>27</sup>

<sup>21</sup> Ratcliff, 75.

<sup>22</sup> Park District of Oak Park, Meeting Minutes, 1912-1920.

<sup>23</sup> *Oak Leaves*, July 13, 1950.

<sup>24</sup> Lee Brooke, *Yesterday When I Was Younger...Oak Park, River Forest Oral History*, (Privately printed, 1989), 122.

<sup>25</sup> The 1908 Sanborn Fire Insurance Map depicts this lumber and tool shed at the northwest corner of Ridgeland Avenue and Van Buren Street.

<sup>26</sup> Virginia Gunderson (daughter of Seward Gunderson), as related to a meeting of the Gunderson Society on September 11, 1978.

<sup>27</sup> *Ibid.*, and an oral history with his daughter, Kathryn Gunderson Ratcliff, see Lee Brooke, *Yesterday when I was Younger*, 1989.

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### Oak Park History

Oak Park, abutting the west side of Chicago and located ten miles from Chicago's downtown, is bounded by Austin Boulevard and Harlem Avenue on the east and west, respectively, and by North Avenue and Roosevelt Road on the north and south. Only two miles wide and three miles long, Oak Park is home to nearly 54,000 individuals.<sup>28</sup>

Although the area was settled by homesteaders as early as 1835, when the Native peoples were forced west of the Mississippi River in the wake of the Blackhawk War, Oak Park was not incorporated as a separate municipality until 1902. Yet this period from the 1830s to 1902 was not a time of inactivity; instead, the foundations of the community were laid under the government of Cicero Township beginning in 1857. The 172 acres of land straddling Lake Street that were purchased by Joseph Kettlestrings in 1837 in what is now west central Oak Park is significant to the community's overall development for several reasons. The acreage formed the core of the community and its historic downtown, and it was the first to be subdivided as early as 1848. The Kettlestrings family, unlike the others who first purchased land in the community in the 1830s, stayed in the area and shaped its development as a residential enclave with special emphasis on academically excellent schools, churches, cultural pursuits, and a temperance ethic. Kettlestrings sold land to others such as James Scoville, Henry Austin Sr., and Edward Gale. These men shared Kettlestrings' values, like support of temperance. These men and their families closely directed the process of community development, from the sale of undeveloped land to the creation of community institutions that met the physical and intellectual needs (like fresh water and reading material) for its citizens.<sup>29</sup>

Under the watchful eyes of these pioneer families, Oak Park, as early as 1872, was becoming an elite suburb that had already outlawed the sale of alcohol, spearheaded construction of a substantial brick schoolhouse, boasted active congregations of all mainstream Protestant denominations, and widely advertised the fine homes of its leaders. The community at this early date was also dissatisfied with its perceived lack of representation in Cicero Township and looked forward to the day when it could stand alone. Just east of Oak Park along Lake Street and Sixty-Fourth (Ridgeland Avenue) was the similar settlement of Ridgeland, which shared Oak Park's leaders and pattern of development, and would eventually become one with Oak Park.<sup>30</sup>

While Oak Park was being uniquely shaped by these particular prominent families and the institutions they created, Oak Park was also following more global patterns of settlement and development in the United States. In many ways, Oak Park can be seen as a classic railroad suburb in its development from the 1870s until 1900. Oriented to its original axis along Lake Street and the parallel Chicago and North Western Railroad, which came to the area in 1848, Oak Park filled in with homes north and south of these twin transportation arteries to a distance of about one-half mile. While scattered homes, businesses, and truck farms existed north and south of the built-up area of the village, particularly northwest, these areas were commonly referred to as "North Prairie" and "South Prairie." The small strip of stores along Lake Street between Harlem Avenue and Marion Street contained a mix of mostly service businesses that catered to the locals.<sup>31</sup> The architecture of the homes being built four blocks north to Chicago Avenue and south to Madison Street also was quite typical of any community of the era. The vernacular

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<sup>28</sup> Lesley M. Gilmore and Frank Lipo, *Contextual Report Historic Resources Survey of the Second Gunderson Development in the Village of Oak Park* (Unpublished, 1998), 12. Frank Lipo, Executive Director of the Historical Society of Oak Park and River Forest, provided the section on the history of Oak Park and the Gunderson Development, and Lesley Gilmore provided the architectural analysis for the contextual report.

<sup>29</sup> *Ibid.*, 12.

<sup>30</sup> *Ibid.*, 12.

<sup>31</sup> *Ibid.*, 13.

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cottages and homes designed in the popular Greek Revival and Italianate styles of the first years of European settlement were yielding in the 1880s and 1890s to the various Queen Anne styles of the late Victorian era, designed by local and regional architects. Architectural innovations offered by Frank Lloyd Wright, George Maher, and their like-minded colleagues of the Prairie School of architecture were just being tested. Some of their first progressive designs would be tried in this area of the community, within a few minutes walk of the Kettlestrings' first cabin.<sup>32</sup>

North of Chicago Avenue, the subdivision of Henry Austin Sr.'s farm into the Fair Oaks subdivision east of Oak Park Avenue in the 1890s set the stage for the creation of Oak Park's estate section of larger-than-typical lots and architect-designed homes for successful and upwardly mobile business executives from Chicago. Because of the concurrent experimentation of the Prairie School architects, this area became a fertile testing ground and showplace for this new type of architecture.<sup>33</sup>

The Great Chicago Fire of 1871 was the catalyst for a population explosion in Oak Park. The population increased from approximately 500 people in 1871 to almost 10,000 people in 1902, when Oak Park severed its ties with Cicero Township and was incorporated as a self-governing municipality. The population continued to grow, doubling every ten years to nearly 40,000 people in 1920. Real estate development and building construction was at a new high between 1906 and 1917. Between 300 and 400 building permits for new homes were issued annually until a peak was reached in 1915. Construction declined until 1918 when only 44 new home permits were issued.<sup>34</sup>

The most dramatic growth in the early 20<sup>th</sup> Century occurred south of Madison Street. By 1915 one-third of Oak Park's population lived south of Madison Street.<sup>35</sup> This area, known for its small lots and mass-produced homes on the least expensive land, was the last section of the village to be settled.<sup>36</sup>

The new south side residents were people from Chicago, primarily men who were in business for themselves. Although self-employed, they were in Oak Park's lower income bracket.<sup>37</sup> There was no visible line dividing the north and south sides of the village, yet there were definite distinctions between the two neighborhoods. There were conflicts involving social, economic, and political issues that threatened to divide the community. Many south side residents were dissatisfied with village services and favored annexation to Chicago. Many editorials in the *Oak Leaves* addressed the issues of annexation and the need to provide better services to the south side of the village. In January 1909 an *Oak Leaves* article noted, "by next summer one-third of the total vote of Oak Park will be south of Madison Street."<sup>38</sup> This same article mentioned the improvements made to the south side: new school buildings, branch libraries, and water service. The question of annexation appeared on the ballot in 1910 and 1911 and was defeated both times.<sup>39</sup>

The settlement of the south side of Oak Park has been credited to two turn-of-the-century builders, Thomas H. Hulbert and Seward Gunderson. Both of these builders bought large sections of the "south prairie" and subdivided the land into tracts to construct

<sup>32</sup> Ibid., 13.

<sup>33</sup> Ibid., 13.

<sup>34</sup> Jean Guarino, *Oak Park: A Pictorial History* (St. Louis: G. Bradley Publishing, Inc., 1988), 68.

<sup>35</sup> Ibid., 68.

<sup>36</sup> Arthur Evans Le Gacy, *Improvers and Preservers: A History of Oak Park, Illinois, 1833-1940* (Dissertation, University of Chicago, 1967), 139.

<sup>37</sup> Ibid., 140.

<sup>38</sup> *Oak Leaves*, January 30, 1909.

<sup>39</sup> Guarino, 68.

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affordable housing for the workingman and his family. *The Oak Park Reporter Argus* described the building boom:

Three Hundred New Houses Will Make Village of Prairie Land. The desirability of Oak Park as a residence suburb is becoming more manifest to the people of Chicago and other sections every day ... A few years ago the ... land was one large prairie, with the blue grass waving in the summer breeze. Now the whole territory is dotted with handsome residences.<sup>40</sup>

Hulbert and Gunderson were constructing modest homes that cost from \$3,000 to \$10,000. The houses were bought as fast as they were built and the real estate values in that area increased rapidly.<sup>41</sup> Both builders highlighted the available convenient transportation, from these developments to Chicago, in their advertisements. This attention paid to transportation by both builders demonstrates the development pressure that came from those who wished to move from Chicago to a suburban setting.

The Gundersons established several subdivisions in Chicago and Oak Park between 1889 and 1925.<sup>42</sup> The earliest subdivisions were on the west side of Chicago. The first Gunderson development in Oak Park was the Gunderson and Gauglers addition, platted in 1890, located on Home and Wenonah Avenues between Harrison Street and Roosevelt Road.<sup>43</sup> Gunderson owned this land for fifteen years, waiting for a five-cent railroad fare to Chicago before commencing construction. With his own funds, Gunderson constructed a station of the Metropolitan elevated train line at nearby Maple Avenue for the convenience of the new residents.<sup>44</sup> The houses were quickly sold once construction began in 1905. This area is referred to as the first Gunderson development of Oak Park.

The second Gunderson development in Oak Park, located between Harrison and Madison Streets, and Gunderson and South Ridgeland Avenues, was constructed shortly after the first Oak Park subdivision.<sup>45</sup> Gunderson located this subdivision directly north of the Metropolitan Garfield elevated train line, with a station on Gunderson Avenue that connected Oak Park to Chicago. The firm located two branch offices in the core of the neighborhood - one at South Elmwood Avenue and Harrison Street, and one at South Elmwood Avenue and Adams Street. This second subdivision was prominently advertised in the local papers, with weekly advertisements in the *Oak Leaves*.

### Apartments

The construction of apartments was not initially welcomed in Oak Park, which was a community of single-family homeowners. Flats were thought to be a "menace to home life" and considered the "most dangerous of the enemies of that ideal Oak Park which this community has taken it to its heart to build up."<sup>46</sup> Editorials in the *Oak Leaves* in 1905 were dedicated to discussions of outlawing the construction of apartment buildings in the village. "Oak Park is threatened with an invasion - a foreign invasion - of flats" was the editorial headline of the *Oak Leaves* in April 1905. The village fathers sought, in vain, for some method of limiting the building of flats. They were only successful in

<sup>40</sup> *Oak Park Reporter Argus*, May 19, 1906.

<sup>41</sup> Gertrude Fox Hoagland, *Historical Survey of Oak Park, Illinois* (Oak Park Public Library, 1937).

<sup>42</sup> Atlas of Township of Cicero, 1917, the *Oak Leaves*, and building permits.

<sup>43</sup> Gunderson only developed the land on Home and Wenonah Avenues between Lexington and Filmore Streets. The two blocks to the north and south of the Gunderson homes were developed some time after 1908. The 1908 Sanborn Fire Insurance Map shows no structures on the southernmost block of this subdivision, and the northern block has several homes. Review of permits of these blocks reveals that the Gunderson firm did not build here.

<sup>44</sup> *Oak Park Reporter Argus*, May 19, 1906.

<sup>45</sup> This second development is the district being nominated for listing on the National Register. The first development is not being considered for nomination at this time due to the high percentage (78%) of homes with artificial siding.

<sup>46</sup> Guarino, 76 and *Oak Leaves*, May 27, 1905.

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imposing restrictions on construction methods.<sup>47</sup>

In 1913, it was a trend of Oak Park homeowners to convert single-family homes into one or more apartments. This transformation promised a larger income for landowners, which was the only effective cause for their alterations. These changes resulted in an increased - though less fixed - population.<sup>48</sup>

The fight over the construction of flats and apartment houses continued in Oak Park for many years. In 1913 the Tenement House Act was drafted, which, had it been adopted, would have abolished flats and large tenement structures in Oak Park. The measure did not specifically prohibit flats but instituted many limitations to the construction of the buildings, making work practically impossible.<sup>49</sup> In April 1914, the Tenement House Ordinance was defeated by referendum, making the construction of flats possible.<sup>50</sup> Despite the opposition, construction of large multi-unit apartments boomed in the 1920s.<sup>51</sup>

In 1921 the first zoning ordinance was passed, which controlled but did not prevent construction of large multi-unit apartment buildings.<sup>52</sup>

Gunderson originally subscribed to the beliefs of numerous Oak Park residents and did not support the construction of apartments in his subdivision. In an issue of "Homes: A Magazine for Rent Payers" Gunderson speculated that George Washington, the Father of his country, would be "gravely concerned" by the number of apartment buildings in 20<sup>th</sup> century Chicago. Gunderson concluded "that so large a proportion of our urban population is housed in the cubby holes of the modern apartment is a grave menace to the future of the race is a fact that needs no visitor from a long past century to point out."<sup>53</sup>

Advertisements for the Gunderson subdivision frequently promoted home ownership over renting. The *New Book of Standard Gunderson Homes* referred to the renter as "a piece of driftwood, subject to many buffeting gales, while the home-owner is a stanch ship, upon the same sea of life." One of the early ads for Gunderson Homes touted the importance "to realize that this is a community of homes - no flats, no apartments - nothing but artistic homes."<sup>54</sup> The warranty deeds conveyed to the purchaser of a Gunderson home prohibited the future erection of flat apartment buildings on the home's lot.<sup>55</sup>

Gunderson's opinions soon changed, when in 1915 he began constructing two-family homes at the northeast edge of the second Gunderson development. Gunderson's audience did not change; he was attracting homebuyers, not renters. The advertisements for these properties spoke of making the purchaser "a rent receiver instead of a rent payer."<sup>56</sup> The ads recommended that the purchaser should live in one unit and rent out the second. Seward's own son, Miles, lived in the two-flat building at 530 South Ridgeland in 1922.<sup>57</sup>

In 1920, S.T. Gunderson and Sons built their last apartment building in this development - it was also the largest. This apartment building was a two-story brick four-flat which was very similar to those that had been constructed by Gunderson before, yet it was essentially two of them placed side-by-side.<sup>58</sup>

<sup>47</sup> *Oak Leaves*, April 22, 1905 Editorial.

<sup>48</sup> *Oak Leaves*, August 9, 1913.

<sup>49</sup> *Oak Leaves*, August 9, 1913.

<sup>50</sup> *Oak Leaves*, April 11, 1914.

<sup>51</sup> Guarino, 68.

<sup>52</sup> *Ibid.*, 68.

<sup>53</sup> Ratcliff, 79.

<sup>54</sup> *Oak Leaves*, (undated clipping).

<sup>55</sup> S.T. Gunderson & Sons, *New Book of Standard Gunderson Homes* (1908), 12.

<sup>56</sup> *Oak Leaves*, May 6, 1916.

<sup>57</sup> Oak Park Directory, 1922.

<sup>58</sup> This building has now made use of the English basement to provide two more dwelling units.

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### Advertisement

In 1905, S.T. Gunderson and Sons' first development sold out in less than fourteen months, its success no doubt due in part to an extensive advertising campaign. To publicize Gunderson homes Seward Gunderson issued postcards, brochures, and a monthly magazine/pamphlet entitled "Homes: A Magazine for Rent Payers."<sup>59</sup> In his literature, Gunderson portrayed himself as a public servant advancing the cause of traditional virtue. He explained in his brochures that he was able to pass substantial savings on to his customers because of his extensive holdings in the lumber industry. According to his promotional material, the provision of affordable single-family residences was not only an act of good business but also a mission of public service.<sup>60</sup>

The advertisements continued, possibly more standardized, for the sales of the second development. The Gunderson firm had a regular weekly ad in the local newspaper, the *Oak Leaves*. The advertisements touted the benefits of home ownership in lieu of leasing, the benefits of life in the suburbs, the quality of the homes and construction, and the easy accessibility to Chicago. Gunderson endeavored to coax Chicago residents to purchase homes in the suburbs. Potential homeowners were invited to "investigate Gunderson's wonderland of superior modern homes."<sup>61</sup> One ad described the second development, "Almost like a Fairy Tale or a Story from the Arabian Nights. It is the wonderful development of Gunderson's Standard Homes in South Oak Park. This section is destined to be one of the very finest residence districts in Oak Park"<sup>62</sup> S.T. Gunderson and Sons published a brochure, *The New Book of Standard Gunderson Homes*, which was distributed to potential homeowners. The brochure included images of the homes and streetscapes, and a description of the homes and subdivision. Gunderson used this medium to emphasize the importance of owning a home.<sup>63</sup> The *Oak Leaves* frequently dedicated a column to S.T. Gunderson and Sons' reports of recent sales in their subdivision. The list included the address of the property purchased and the name and occupation of the new owner.<sup>64</sup>

Thomas Hulbert handled advertisements similarly for his subdivision just blocks away on South Clinton Street and South Kenilworth Avenue between Madison and Harrison Streets. The two builders were obviously in competition for the same clientele. The advertisements were often nearly identical, demonstrating the developers' similar perception of the market. (See attachments for examples.)

Although other builders were using similar sales methods and constructing homes for first-time homeowners, Gunderson stood out because of his social involvement. Gunderson moved his family to a residence in the center of his own subdivision. His brother George, also a member of the firm, lived across the street. The Gundersons were setting the example for future homeowners. Both brothers were very active in Oak Park society.

### Other Developers

Although the Gunderson firm was innovative, they were not the only firm in Oak Park to use modern mass marketing techniques, advertising, and the appeal of Oak Park churches and schools. Firms such as E.A. Cummings Co., Fred A. Hill, and realtor Frank June had engaged in similar techniques for years and contemporaries like Thomas Hulbert also employed such techniques.<sup>65</sup> Hulbert is often referenced in the same context as Gunderson as their contemporary developments were just blocks from each other. Hulbert employed

<sup>59</sup> Ratcliff, 73.

<sup>60</sup> Ibid., 74.

<sup>61</sup> *Oak Leaves*, undated clipping.

<sup>62</sup> *Oak Leaves*, April 27, 1907.

<sup>63</sup> A single remaining original copy of the *New Book of Standard Gunderson Homes* from 1908 is located at the Historical Society of Oak Park and River Forest.

<sup>64</sup> See *Oak Leaves*, October 8, 1910.

<sup>65</sup> See *Halley's Pictorial Oak Park*, 1898, and Cummings' ad in *Oak Leaves*, June 25, 1906.

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similar advertising techniques as Gunderson did, with weekly advertisements in *Oak Leaves*. Hulbert advertised his firm's "Built on Honor Houses" in the local *Oak Leaves*, applying the same themes as Gunderson. (See attachments for examples.) Common advertisement enticements included: the quality of workmanship, a reasonable price, a ban on apartment construction, and the liberating value of home ownership. One of the ads for Hulbert homes offered to send a free booklet to potential customers. Although no copies are known to remain at this time, the existence of Hulbert's booklet indicates a similar approach to the Gunderson firm's marketing effort.<sup>66</sup>

Despite similarities with competitors, the Gunderson firm set itself apart by melding good products and coordinated marketing with real acts of community involvement and community building. By living in the subdivision and becoming pillars of the community, the Gundersons came to represent the public image of successful middle-class businessmen.

Other homebuilders in south Oak Park purchased advertisements in the *South Oak Park Directory*. Their ads included photos of American Four Square style homes almost identical to those being built by S.T. Gunderson and Sons. Geo. H. Bartlett, a contractor and builder at 1027 Wesley, used the same photo to advertise his services as Paul Schulte of 947 Wesley did.<sup>67</sup>

This mass marketing technique was not unique to Oak Park or to this time period. As early as the 1880s, real estate developer S.E. Gross developed several working-class subdivisions throughout Chicago. Gross used marketing techniques that Gunderson and his contemporaries would use a few years later. Gross's office churned out colorful pamphlets, catalogs, and broadsides, which were freely distributed to interested customers. The publications emphasized the superiority of homeownership. Gross used his advertising campaigns to idealize the home as the "embodiment of stability, moral development, dedication to family, communion with nature, and protection from the vices of the city."<sup>68</sup> In Gross's subdivisions, the owner had the choice of building his own home or contracting Gross to construct the house from a choice of more than 400 house plans. Gross minimized the construction costs by buying mass-produced materials in bulk and building from standardized plans. Many of the house plans Gross used were available in published catalogues.<sup>69</sup> Similar to Gunderson, Gross became a director and shareholder of the Railroad in order to influence the routes, schedules, and fares of the lines to his subdivisions. When Gross developed a planned community west of Chicago (later named Brookfield), he spent \$5,000 to construct a train station on the Chicago, Burlington, and Quincy Railroad.<sup>70</sup>

### *This development compared to other Gunderson Developments*

Most of S.T. Gunderson & Sons housing developments in Chicago were in the West Garfield Park neighborhood of Chicago and centered around Pulaski (4000 West) and what is now the Eisenhower Expressway (I-290). These earlier developments foreshadowed Gunderson's later method of choosing a lot size, building size, and building style appropriate for the place and time. In 1889, the firm constructed simple one-and-a-half story brick gable-front cottages with front porches on Colorado and Lexington Streets between 43<sup>rd</sup> and 44<sup>th</sup> Avenues.<sup>71</sup> Colorado Street was demolished for the construction of the expressway in the

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<sup>66</sup> Gilmore and Lipo, 20.

<sup>67</sup> Ibid., 20.

<sup>68</sup> Emily Clark and Patrick Ashley, "The Merchant Prince of Cornwall," *Chicago History* (December 1992): 10.

<sup>69</sup> Ibid., 9.

<sup>70</sup> Ibid., 15.

<sup>71</sup> Another area, on the west side of 43<sup>rd</sup> Avenue, between Madison and Harrison Streets, developed by Gunderson in 1889, was apparently demolished to make room for the expressway. All four of these



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late 1950s; however, 8-10 of these buildings still remain on Lexington Street.

Approximately twenty similar brick cottages built by the Gunderson firm in 1901 remain on the south side of Lexington between 43<sup>rd</sup> and 44<sup>th</sup> Avenues. A 1903 Gunderson development on Harrison and Colorado Streets, between 40<sup>th</sup> and 42<sup>nd</sup> Avenues, again used the same simple brick gable-front cottage; approximately one dozen of these remain on the south side of Harrison Street. They are visible from the Eisenhower Expressway.

The first Gunderson development in Oak Park, located on Home and Wenonah Avenues between Lexington and Filmore Streets, was constructed between 1905 and 1906. A local newspaper described these homes at the time of construction as "colonial type" and listed the names and addresses of 50 new homeowners "all being from Chicago."<sup>72</sup> The original intent of this subdivision was to have some homes on double lots. From reviewing the building permits for these properties, it is evident that all lots were developed later that same year.<sup>73</sup> The sixty-three houses in this subdivision are similar in style to, but smaller than, the later (second Gunderson) subdivision. These homes ranged in selling price from \$3,750 to \$4,000.<sup>74</sup>

The lots of the first development are consistently 150 feet deep and 35 feet wide. The development has a 16-foot wide alley to allow access to garages at the rear of the property. Although the majority of the homes have garages, they were not constructed at the time the house was built. All the houses have a uniform setback of 15 feet.

The administration of the firm changed between the first and second developments. S.T. Gunderson and Sons is listed as the owner of the properties on the permits for the first development while the contractor listed is Pellingier Brothers or W.A. Pellingier. The second development lists S.T. Gunderson and Sons as both owner and contractor. The permits of both developments were handled in a similar fashion. In the first development numerous permits were applied for on a single day; only four dates in 1905 are listed for permits for the entire development.<sup>75</sup> Essentially the development was constructed one block at a time. The Gundersons used the same method of permit application for the second development; multiple properties were listed on a single permit.

The Gunderson apartment development on South Ridgeland and South Cuyler Avenues in Oak Park was preceded by an earlier Gunderson apartment development on Jackson, VanBuren, and Gladys Avenues, between 47<sup>th</sup> and 48<sup>th</sup> Streets in the West Garfield Park neighborhood of Chicago.<sup>76</sup> This 1912 development, still extant today, contained brick two-flats with limestone trim and one-story front porches, on narrow lots. Twenty-five to thirty of these fill each side of each block. Stylistically, these apartments are much simpler than Gunderson's Oak Park apartments of five years later. The detailing is plain, with slight variations among the buildings in parapet profile and in the limestone trim in the upper walls of the porches. The porches are open entry porches, adjacent to full-height three-sided shallow bays at the living rooms.

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Chicago area development sites discussed herein were identified on the Cicero Township Plat Map of 1917. They were cursorily surveyed by Lesley Gilmore on July 5, 2001.

<sup>72</sup> *The Oak Park Reporter-Argus*, May 19, 1906, p. 8.

<sup>73</sup> April 3, 1905, June 14, 1905, August 18, 1905, and November 27, 1905 were the only dates that permits were pulled by S.T. Gunderson and Sons for this subdivision. Numerous permits were pulled on each date.

<sup>74</sup> *Oak Park Reporter Argus*, May 19, 1906.

<sup>75</sup> Permits are dated April 3, 1905, June 14, 1905, August 18, 1905, and November 27, 1905.

<sup>76</sup> According to Seward Gunderson's daughter Virginia, Gladys Avenue was named after one of Seward's cousins. As related by Virginia to a meeting of the Gunderson Society, September 11, 1978.

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### Architecture

The architectural and construction style and details were paramount to the Gunderson development formula, just as they were to previous and contemporary developers. The Gunderson firm used popular styles that connoted comfort, stability, and durability to the middle class homeowner. The homes were built as American Four Squares with Prairie School, Arts & Crafts, and Colonial Revival style influences. Given this original design construct used by Gunderson's architect Frank DeMoney, this nomination treats the American Four Square as a style, not as a type. Seward Gunderson's home was an anomaly as the only Dutch Colonial Revival home in the area. The Gunderson two-flats, and the large bungalows on South Elmwood Avenue, were built in the Arts & Crafts style.

#### The American Four Square

The American Four Square was one of the most popular home types at the end of the 19<sup>th</sup> and the beginning of the 20<sup>th</sup> centuries. Its popularity derived from its highly functional plan and restrained ornamentation, which was the trend after the 1880s. The home is generally two stories high, is set on a raised basement with the first floor approached by steps, has a full-width front porch, and is capped with a pyramidal roof that usually contains at least a front dormer. The interior plan is of four nearly equally sized rooms per floor with a side stairway.<sup>77</sup> The house takes many of its characteristics from the designer homes of the period. The wide eaves, low-sloped roof, porch support piers, and horizontal emphasis are borrowed from the Prairie School style. Its sense of solidity and bulk keeps the house grounded.

Other sub-styles provide interesting detail to the Gunderson Four Square. The Colonial Revival influence is evident in the Doric and Ionic columned porches with full entablatures, paired windows, front porch balustrades (at floor and roof level), and decorative rinceau<sup>78</sup> (typically of wood) set into the front gable of the front porch. The Arts & Crafts influence is evident in the side gable roofs, extended roof rafter tails, battered columns (often in pairs), and rough textured stucco cladding.

The American Four Square was most popular in the suburbs as a middle class home. Four Square homes were generally not architect-designed but constructed by contractors or builders in tract style subdivisions. In Oak Park the Four Square was the prevalent type on the south side of the village. In contrast, many homes on the north side of the village were designed by architects. Although many were not expensive homes, they were individualized for particular clients. The area south of Madison Street was developed by several builders who borrowed elements from houses by Frank Lloyd Wright, George Maher, and E.E. Roberts to incorporate into their Four Square homes.<sup>79</sup>

One of the differentiating aspects of the Gunderson Four Square home is that it was designed by an architect. The Gunderson firm engaged architect Frank O. DeMoney to design their prototypical homes. The sophisticated variations designed by DeMoney allowed the Gundersons to advertise a variety of 42 elevations and 15 floor plans. DeMoney was a friend of Seward Gunderson and described in the sales literature as "a man devoted to art as well as skilled in practical application."<sup>80</sup> The architect designed homes in all five of the Gunderson Oak Park subdivisions.<sup>81</sup> It is presumed that DeMoney was in essence the "staff architect" for homes in the Gunderson development and that he was the chief architect of the firm. It is not known who, if anyone, worked with him. In 1907 DeMoney

<sup>77</sup> Alan Gowans, *The Comfortable House* (Cambridge, MA: The MIT Press, 1986), 84.

<sup>78</sup> According to Henry H. Saylor in a *Dictionary of Architecture* (NY: John Wiley & Sons, Inc., 1952), rinceau is "a strip pattern of ornament, usually in low relief, conventionalizing an undulating vine bearing leaves and fruits or flowers."

<sup>79</sup> Elizabeth Dull, "The Domestic Architecture of Oak Park, Illinois: 1900 - 1930" (Ph.D. diss., Northwestern University, 1973) 12.

<sup>80</sup> S.T. Gunderson & Sons, *New Book of Standard Gunderson Homes* (1908), 11.

<sup>81</sup> Oak Leaves, February 27, 1947. obit.

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had a half-page ad in the *South Oak Park Directory* with an address of 144 LaSalle Street in Chicago. DeMoney's career included design of a fire station in Oak Park in 1912<sup>82</sup>, funeral chapels around the United States, the Hiawatha train which traveled between Chicago and Minneapolis, and a series of Pixley and Ehlers restaurants in Chicago. The cafeteria-style chain was popular as late as the 1960s. That commission was most likely derivative of DeMoney's relationship to the Pixley family; DeMoney's sister was married to restaurant founder Albert Pixley. In fact, DeMoney designed homes for Pixley and his partner B.C. Ehlers in 1936 in a popular revival style at, respectively, 830 and 1005 Ashland in River Forest, Illinois.<sup>83</sup>

### Prairie

Oak Park is the home of many landmark examples of the Prairie style. Vernacular examples were spread widely by pattern books and popular magazines; they were common in early 20<sup>th</sup> century suburbs throughout the country. Most were built between 1905 and 1915.<sup>84</sup> The Prairie homes in the Gunderson district are of the variety sometimes known as the Prairie Box. This subtype has a low-pitched hipped roof, symmetrical façade, hipped dormers, full-width front porches, and double-hung windows. The entrance, which is either centered or off-center, is the focal point of the façade. This was the earliest Prairie form and developed into the most common vernacular version.<sup>85</sup>

### Dutch Colonial Revival

Seward Gunderson's own home in his development varied the most from those he constructed here. His home, at 701 South Elmwood Avenue, was of the Dutch Colonial Revival style. This style, a subset of the Colonial Revival Style, is recognized by the gambrel roof. The home was built on a double lot, and though similar in width to the remaining Four Squares, is substantially longer. This three-story frame home has a side gambrel roof with a pair of dominant gabled dormers at the front elevation; this increases the living space of the third floor. The dormers are directly above two three-sided bay windows on the second floor. The front porch extends beyond the full width of the front façade. Until recently, the flat porch roof had a wooden balustrade.<sup>86</sup> The fenestration is also typical of the style. The double-hung windows have six-over-one and eight-over-one divided lites. These multi-pane upper sashes, and the bay windows on the second floor were common on Colonial Revival style homes. The two-story window opening/panel at the side gable is akin to the Palladian windows common to the style. It is comprised of double-hung windows at each the second and third floors, with a wood panel between. Arranged as a single composition, the top sash is arched and capped with a prominent wooden keystone.

The wall cladding is typical of the Shingle style influence on the Dutch Colonial Revival style. The second and third floor walls are covered with wood shingles. It is presumed that the lower walls, currently clad with aluminum siding, were originally clad with wood clapboards common to the style.

<sup>82</sup> "New Fire Patrol Station," *Oak Leaves*, September 14, 1912, p. 7. DeMoney is noted as the preparer of plans for the new fire patrol station at Harrison and East. The brick and stucco building had an estimated cost of \$7,000.

<sup>83</sup> Gilmore and Lipo, 15.

<sup>84</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 1984), 440.

<sup>85</sup> *Ibid*, 439.

<sup>86</sup> On April 27, 1996, when the photograph was taken for the intensive survey of the district, the wooden balustrade was extant. This matched the balustrade evident in historic photographs of the home. When photographs were taken for this nomination, in April 2001, the balustrade was no longer extant.

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Arts and Crafts

Two single-family homes in the district are strong examples of the Arts and Crafts style. These two large one-and-a-half story bungalows, at 639 and 641-47 South Elmwood Avenue, were built in 1920 and 1917 respectively. They illustrate many of the common features of the Arts and Crafts style. Both buildings have low-sloped cross gable roofs with wide eaves. One has jerkin gables and slate shingles, the other has Spanish style clay tile roofing pronounced with ridge tiles and end caps. The façades are decorated with patterned brick and simple stone inserts. Each has a deep inset open front porch with large square columns and low porch walls capped with limestone copings. The full-width, long, porches emphasize the typical ground-hugging characteristic of the Arts & Crafts bungalow. The entry stairs have low brick walls capped with limestone copings and limestone urns. The gables are stuccoed, with half-timbering in the gables of the bungalow at 641-47 South Elmwood.

The two-flats on South Ridgeland and South Cuyler Avenues are also of the Arts and Crafts style. The roofs of the main portion of the buildings are side gable roofs clad with clay tiles characteristic of the style. The prominent front porch roofs are front-gabled, hipped (of low slope), or flat. All of the sloped roofs have wide overhanging eaves; some have the characteristic Arts & Crafts exposed rafter tails. Heavy timber brackets support the gable roofs over the side entries, and some of the front gable roof eaves as well. The front gables characteristically are decorated with brick patterning or heavy timbering. The flat roofs are concealed by parapets with simple stone coping. The front sun porches are framed by substantial square brick columns that are capped with stone copings. All of the limestone coping, windowsills, and belt courses provide a strong horizontal emphasis that balances the verticality of the structures. The texture and patterning of the tapestry brick walls and stucco, and the clay tile roofing are also standard features of this style.

**Conclusion**

The continued success of the second Gunderson subdivision demonstrates how effectively this builder was able to appeal to the upwardly mobile middle class families seeking homes in Oak Park. Using enticing direct marketing, advertising, and personal salesmanship, the Gunderson firm combined the cost-effectiveness of a large-scale development with the intimacy of choosing a new home from a neighbor. This method of marketing reflected a trend, as contemporary developers in Oak Park were using similar methods to coax potential homeowners from Chicago. The variety of custom-designed features offered by S.T. Gunderson and Sons appealed to the owner's sense of individualism. The Gunderson Homes were the result of the skillful and calculated blend of individualized choices within a framework of a large economy of scale that reduced the consumer's costs. This enabled a working family to buy a sizeable sturdy home for approximately \$4,000 to \$5,000. The Gunderson home is easily identifiable today and recognized as a desirable home. Current real estate ads boast both Gunderson and "Gunderson style" homes located on beautiful tree-lined streets. The enduring association with quality design and construction serve as testimony to Seward Gunderson's philosophy of building quality homes that would last. (See attachments.)

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### Verbal Boundary Description

East  $\frac{1}{2}$  of block 4 of B.F. Jarvis' Subdivision of section 18 township 39 north range 13 east of third principle meridian except west  $\frac{1}{2}$  of southwest  $\frac{1}{4}$  thereof.

### Boundary Justification

The boundaries of the Gunderson Historic District have been drawn to include all the buildings built by the development firm S.T. Gunderson and Sons from 1906 to 1920.