

South Shore Bungalow Historic District 75th and 79th Streets and Jeffrey and Yates Avenues

The community area known as South Shore was originally a handful of small settlements in the southern portion of Hyde Park Township. Steel mill workers drawn to the area by the Illinois Central Railroad, which had established numerous stations on the eastern and southern boundaries of Jackson Park, primarily inhabited these communities, including Essex, Bryn Mawr, Parkside, Cheltenham Beach, and Windsor Park. Proximity to the lakeshore and to Jackson Park, the site of the 1893 World's Columbian Exposition, "prompted the sale of land and building lots and a subsequent housing explosion" in these small communities and by 1889 Hyde Park Township was annexed by the city of Chicago.



Jeffrey Avenue (c. 1915)

In 1905, a fashionable neighborhood located between 67th and 71st Streets was developed and named Jackson Park Highlands. The neighborhood attracted new residents from Washington Park. These residents, many of whom had been affiliated with the privileged Washington Park Club, founded the South Shore Country Club, "a posh 67-acre lakeside playground". This Club, founded in 1907, became one of the most exclusive locations in the city. Built between 1911 and 1930 (the years of construction for the first and last bungalows in the district), the South Shore Bungalow Historic District reflects the transition between antecedent bungalow forms and the true Chicago bungalow form.

With its boundaries located between 75th and 79th Streets and Jeffrey and Yates Avenues the South Shore district is comprised of a total of 318 primary structures, including 229 of which are Chicago bungalows. Located approximately one mile west of

Lake Michigan and one mile south of Jackson Park, site of the 1893 World's Columbian Exposition, the South Shore community developed significantly earlier than most areas within Chicago's bungalow belt. Approximately half of the homes within the district were constructed before 1920. All of the homes were developed singly or in small groups by over 35 different architects. Consistent with most other Chicago bungalow neighborhoods, the growth and development of the South Shore district maintained a uniform scale and cohesiveness, despite the variety of architects and developers.



South Shore Developer Charles Ringer

The cost of constructing a bungalow in South Shore ranged from \$1,800 for a simple stucco bungalow to over \$10,000 for an elaborate brick bungalow. A wide price range that helped to accommodate the broad income gaps moving to the neighborhood at the time. With newly available financing options, working class families could buy a solidly built, well-designed brick bungalow in a clean, safe, new residential neighborhood for a few hundred dollars down and \$20 monthly payments. The initial residents of the community, particularly the Jackson Park Highlands neighborhood, were Protestants of European decent. Beginning in the 1920s, the population began to change as numerous Irish Catholics, Germans, and Russians moved to the neighborhood from nearby Washington Park.



7600 Block of South Paxton

The bungalows in the South Shore bungalow district share common features—low-pitched roofs with overhanging eaves, banded or grouped windows, decorative brickwork and limestone detailing—that emphasizes the horizontality and ties the buildings to the landscape around them. Builders also applied this bungalow template to brick apartment buildings in the South Shore district. Two-flat apartment buildings shared many common elements with the surrounding bungalows, including squared or polygonal front window bays, recessed corner or side entryways, and limestone details. With its mixture of frame, stucco, and brick structures, the South Shore district exhibits a natural variety of forms, textures, and colors that was sometimes lacking in Chicago bungalow communities.