

3805 NORTH ALTA VISTA TERRACE

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is eligible for...

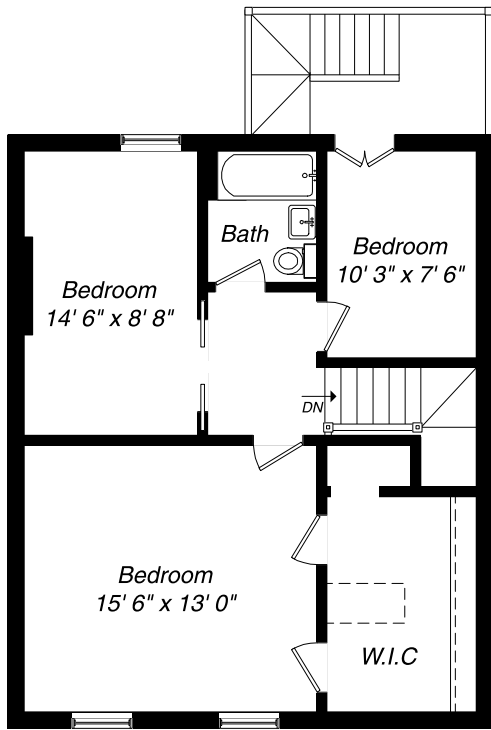
Property Tax Assessment Freeze – Administered by the Illinois Department of Historic Preservation, the program offers owners of certified historic single family residences the opportunity to freeze their property's assessed value for an eight-year period. After eight years, the assessment is gradually increased over the next four years, to the full market value. To qualify, owners must invest a minimum of 25 percent of the property's market value for rehabilitation.

Illinois Preservation Easements Program – Administered through the Landmarks Preservation Council of Illinois, the program offers owners of certified historic structures in historic districts the opportunity to save their properties in perpetuity and gain a one-time charitable tax deduction recognized by the Internal Revenue Service.

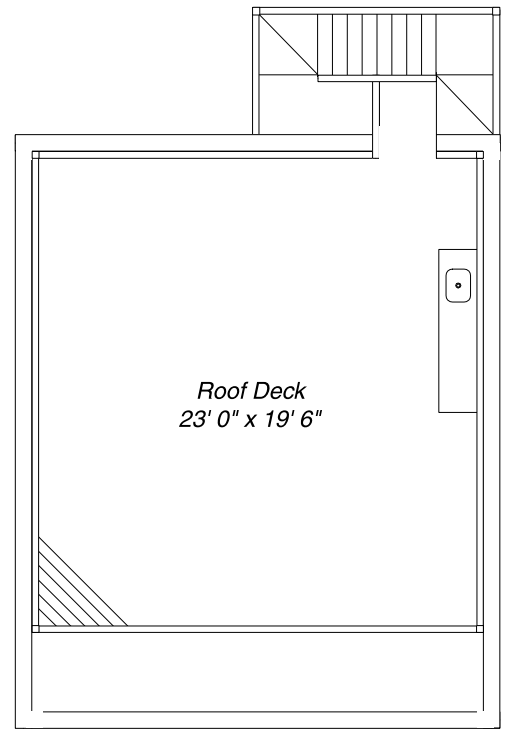
City of Chicago's Building Permit Fee Waiver for Landmark Buildings – Administered by the Commission on Chicago Landmarks through the Department of Planning and Development, the program enables owners of City of Chicago designated landmark properties to receive Chicago city permits without paying the permit fees. The waiver may be used for permits required for repairs, additions or renovation of individual landmarks within a Landmark District. The process requires application including estimated construction value of the permit(s) and preliminary description of the project to be covered. Allow a minimum 60-90 days for City Council approval.

ALTA VISTA TERRACE

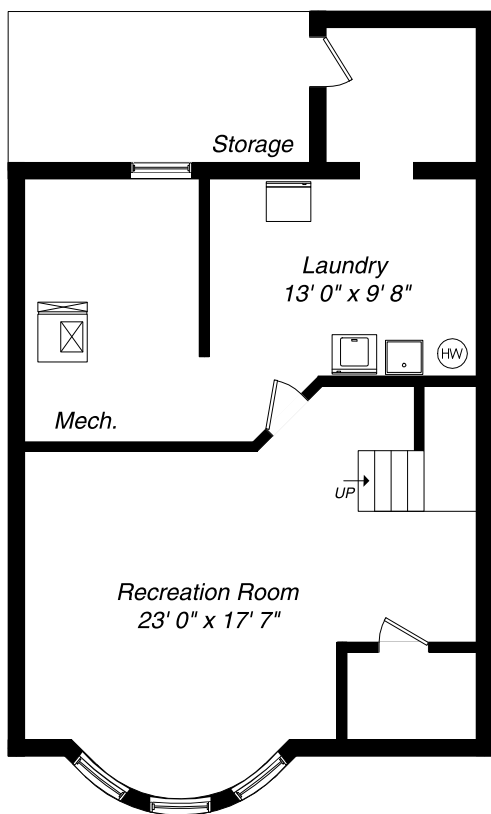
Chicago's First Residential Landmark District



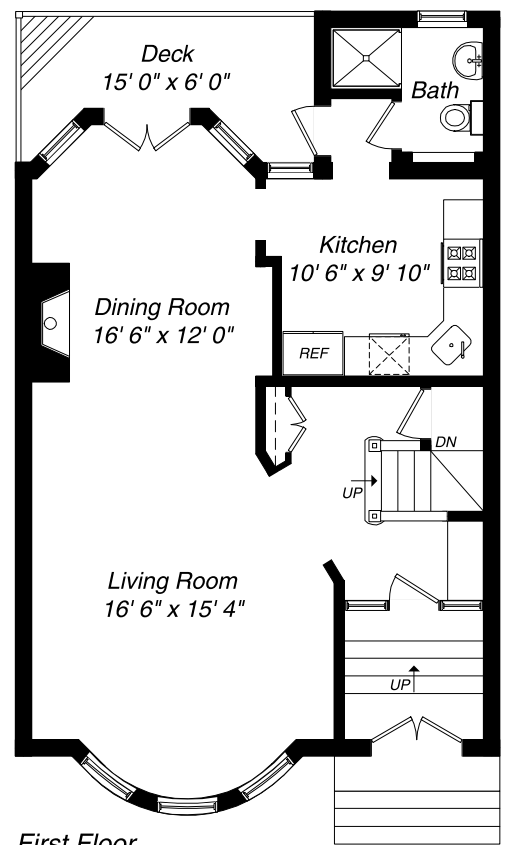
Second Floor
Ceiling Height 9'10"



Third Floor



Lower Level
Ceiling Height 6'9"



First Floor
Ceiling Height 9'3"

In 1900, Alta Vista Terrace was developed by Samuel Eberly Gross, a flamboyant Chicago real estate entrepreneur responsible for the construction of thousands of Chicago area homes. Upon return from a European holiday in 1900, Gross purchased the Chicago block now bounded by Bryon, Grace, Seminary and Kenmore. According to reports, during his European tour, Gross was so impressed with the architecture of London housing that he conceived Alta Vista in the style of English row houses and designated the development a terrace. By running a narrow, one-way street down the center of the plat and building houses on either side, Gross created a unique community that he named Alta Vista (high view in Spanish) due to the area's slight topographical rise.

Sometimes called the Street of Forty Doors, Alta Vista Terrace is comprised of 40 single-family row houses, featuring 20 different Roman brick façades. Gross used 20 façade designs on one side of the street, and then repeated the façades in the same order on the other side of the street, starting at the opposite end of the block.

Consequently, 3805 and 3844 share the same elegant façade. Similar semicircular arches decorate the doorway and the center window of the second story. This arch design was originally complimented by a sweeping roof parapet, part of which has been removed from 3805. However, the home still boasts the original double entrance doors featuring full-length rectangular windows of clear glass, as well as a spectacular fanlight.

Each Alta Vista Terrace home stands on a 24'x40' lot. There are 18 two-story and two three-story homes on each side of the street. Originally, the interior plans for the two-story homes were identical offering four bedrooms, one bath, oak and mahogany woodwork, oak and pine floors, nickel plumbing and a combination of gas and electric lighting. Though the interiors of many Alta Vista Terrace homes have been changed, the façades remain largely the same, allowing the street to retain its turn-of-the-century charm.

In the early 1960's a development plan submitted to the City of Chicago called for the houses of Alta Vista Terrace to be torn down and replaced with a shopping mall. Through the efforts of Alta Vista Terrace's homeowners, the plan was never approved. On September 15, 1971, the City of Chicago designated Alta Vista Terrace the city's first residential landmark district. The street is included on the National Register of Historic Places.