

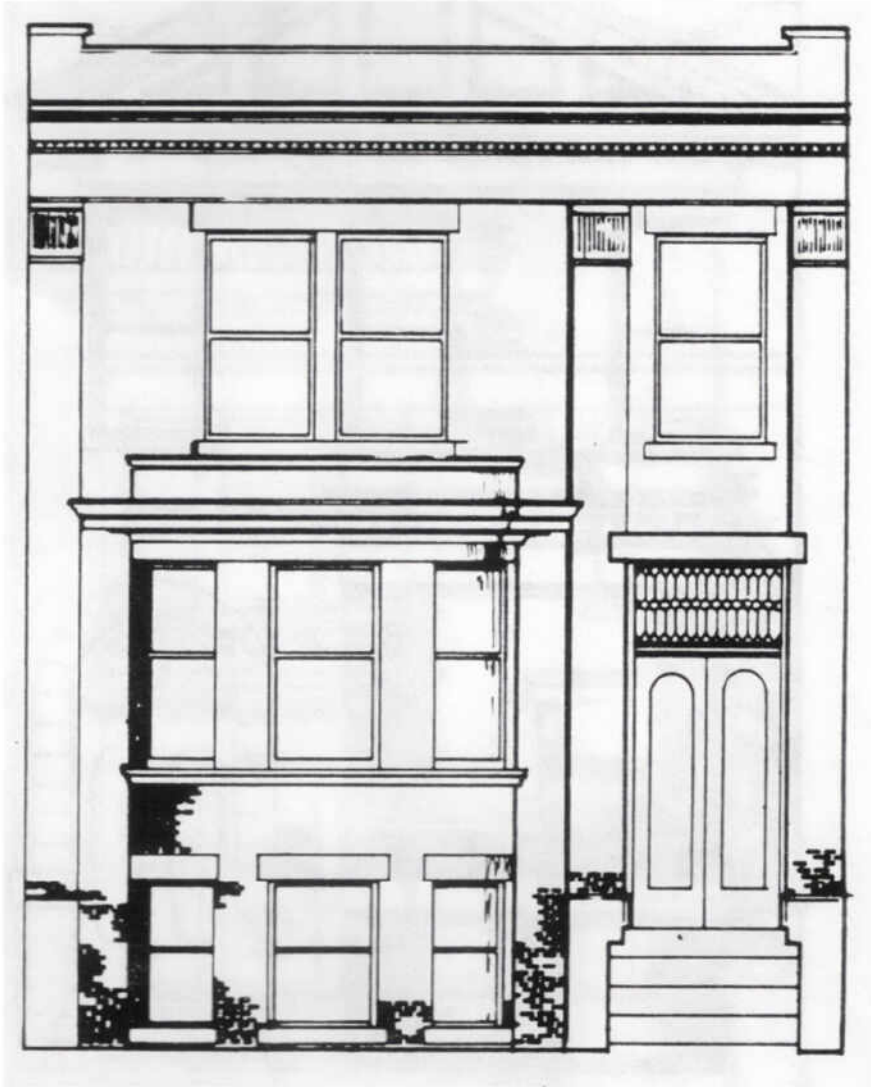
3811 N ALTA VISTA TERRACE

ALTA VISTA TERRACE LANDMARK DISTRICT



WATERCOLOR BY ED WALATIS (1914-2005) FOR THE CHICAGO TRIBUNE MAGAZINE, 1974

ELEGANT AND UNDERSTATED



ROOM DIMENSIONS

LIVING ROOM : 15.2' × 17.3'

DINING ROOM : 10.11' × 16.3'

KITCHEN : 10.2' × 10.2'

PRIMARY BEDROOM : 12.1' × 12.9'

SECOND BEDROOM : 11' × 10.6'

THIRD BEDROOM : 8.2' × 11.11'

FOURTH BEDROOM : 8.3' × 10.7'

FAMILY ROOM : 22.5' × 20.3'

LAUNDRY : 9.2' × 9.4'

MECHANICAL : 4.9' × 13.7'

4 BEDROOM

2 BATH

TAXES: \$9,923.39 REFLECT
HOMEOWNER'S & SENIOR EXEMPTIONS

CREATE YOUR DREAM HOME

For \$11,000 in April 1900, Chicago developer, Samuel Eberly Gross purchased the land between Byron, Grace, Seminary and Kenmore. Local legend reports that Gross, recently returned from a European holiday, had been so enchanted with London's architecture that he conceived Alta Vista Terrace in the style of English row houses.

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

Consequently, 3811 and 3836 share the same elegant, understated facade.

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. Today, the interiors of the homes have changed, but the facades remain largely the same, preserving the street's turn-of-the-century charm.

In 1971, the City of Chicago designated Alta Vista Terrace the city's first residential landmark district. The street is also included on the National Register of Historic Places.

3811 has the original interior staircase and floor plate with 4 bedrooms, 1 bath on the second floor. Newer GFA heat, central AC, water heater and roof.

The home is located on the east side of the block, so adding a townhome-style garage and roof terrace may be possible. Estate. Sold AS IS.

Houses For Sale on ALTA VISTA TERRACE, by S. E. GROSS, Sixth Floor, Masonic Temple, State & Randolph Sts., Chicago.

EAST FRONT ON ALTA VISTA TERRACE

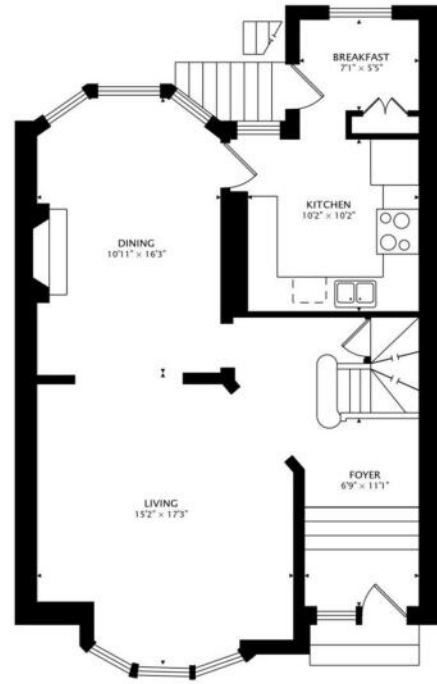
WEST FRONT ON ALTA VISTA TERRACE

Houses For Sale on ALTA VISTA TERRACE, by S. E. GROSS, Sixth Floor, Masonic Temple, State & Randolph Sts., Chicago.

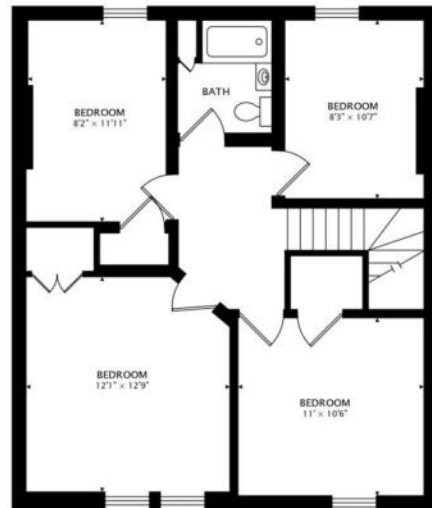
Flamboyant and outrageously successful, Samuel Eberly Gross (1843-1913) sold 20 subdivisions, 10,000 houses and 40,000 lots in and around Chicago. His most famous development is Alta Vista Terrace. Built 1900-1904, it was Gross' last major project. The community of 40 London-style row homes became Chicago's first residential landmark district in 1971. The homes are also included on the National Register of Historic Places.



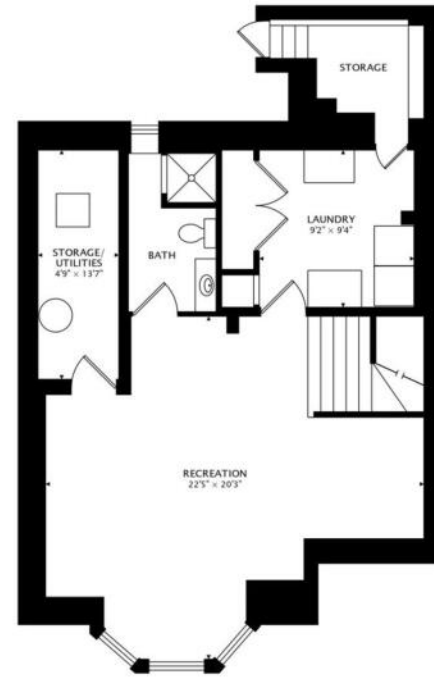
EXISTING FLOOR PLAN



FIRST FLOOR
CEILING HT: 9.8'



SECOND FLOOR
CEILING HT: 9.35'



LOWER LEVEL
CEILING HT: 7.5'

3811 N Alta Vista Terrace may be eligible for:



City of Chicago's Building Permit Fee Waiver for Landmark Properties

Administered by the Commission on Chicago Landmarks (CCL), staffed by the Historic Preservation Division of the Department of Planning and Development (DPD), the program allows City Permit fees to be waived for designated Chicago Landmark properties. The program applies to individually landmarked buildings as well as all buildings in landmark districts. All fees for permits for which Commission approval is required can be waived.

https://www.chicago.gov/city/en/depts/dcd/provdrs/hist/svcs/permit_review.html



Property Tax Assessment Freeze

The Property Tax Assessment Freeze Program freezes the assessed value of a historic, owner-occupied, principal residence for eight years when the owner undertakes a rehabilitation project whose budget exceeds 25% of the property's assessor's fair market value within a 24-month period. The assessed value is brought back to market level over a period of four years. The Program, administered by the Illinois State Historic Preservation Office (IL SHPO), is free to Illinois homeowners.

<https://www2.illinois.gov/dnrhistoric/Preserve/Documents/summary-taxfreeze.pdf>

3811 N Alta Vista Terrace may be eligible for:



Illinois Preservation Easements Program

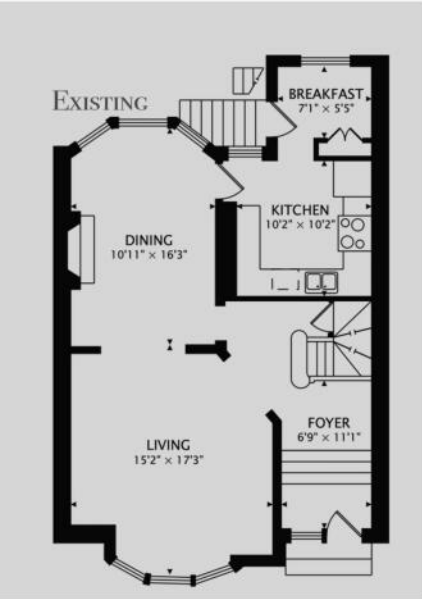
Administered through Landmarks Illinois, the program offers owners of certified historic structures in historic districts the opportunity to protect all exterior elevations of their property in perpetuity and gain a one-time charitable tax deduction recognized by the Internal Revenue Service. By donating an easement, the owner agrees to maintain the building and follow federal guidelines if they wish to make changes to the outside of the property. The owner further agrees to obtain the approval of the easement-holding organization before making alterations to the property. Because the easement lasts in perpetuity, it binds future owners of the property as well.

<https://www.landmarks.org/preservation-programs/preservation-easements/>

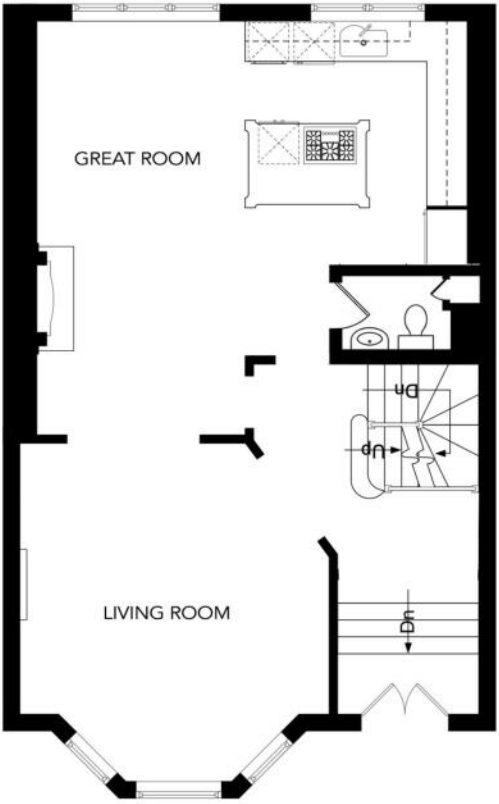


1911
C.R. Child's
photograph
postcard

FIRST FLOOR DESIGN OPTIONS



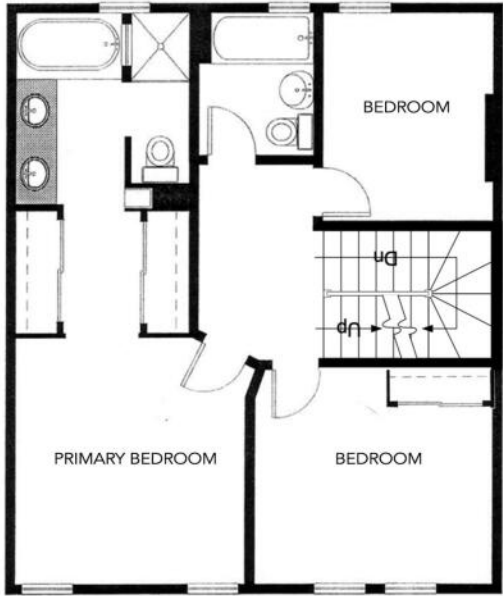
OPTION 1



OPTION 2

DIMENSIONS, AREAS, LAYOUTS AND DETAILS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

SECOND FLOOR DESIGN OPTIONS



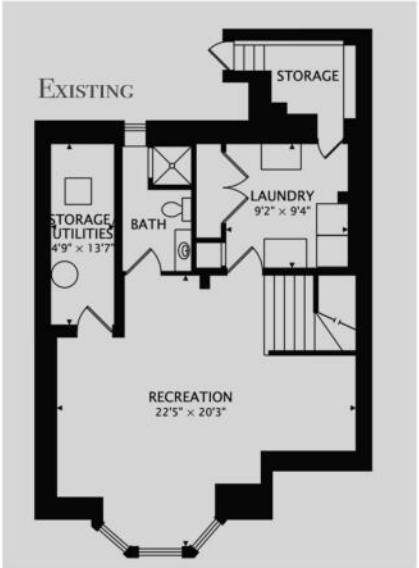
OPTION 1



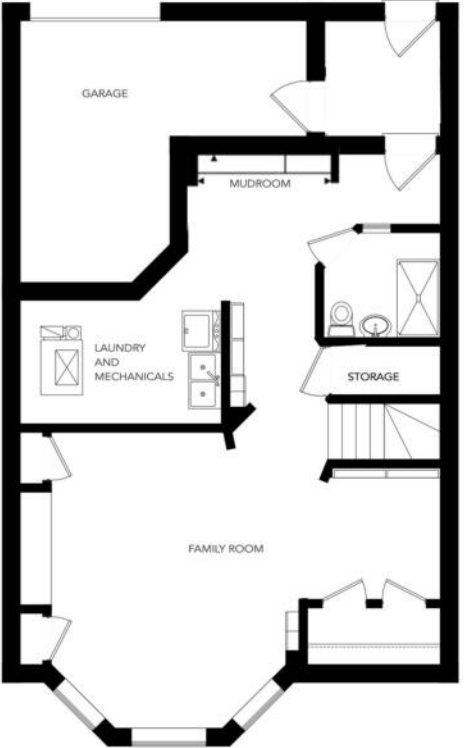
OPTION 2

DIMENSIONS, AREAS, LAYOUTS AND DETAILS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

LOWER LEVEL DESIGN OPTIONS



OPTION 1



OPTION 2

DIMENSIONS, AREAS, LAYOUTS AND DETAILS ARE APPROXIMATE AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.



WRIGLEYVILLE IS NOT ONLY A DESTINATION NEIGHBORHOOD FOR CUBS FANS, BUT ALSO FOR CHICAGOANS WHO LOVE TO LIVE IN THE CENTER OF THE ACTION.

Named after the friendly confines of Wrigley Field, the neighborhood is experiencing a major transformation following renovations to the ballpark. In addition to the ever-popular sports bars, restaurants and souvenir shops, the neighborhood boasts new upscale chef-driven restaurants and a boutique hotel.

The new Gallagher Way - Wrigleyville's town square - offers residents and visitors alike a gathering place to enjoy farmers markets, outdoor movies, ice-skating and neighborhood celebrations on days when the Cubs aren't playing.

Located in Lakeview, the neighborhood includes tree-lined streets with greystone three-flats, low-rise apartment buildings and single-family homes. The CTA's Red Line and numerous bus routes run through the area, making it easily accessible by public transit.



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NOTES



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

