



# RIVERSIDE

IN 1871,

WITH A DESCRIPTION

OF ITS

# IMPROVEMENTS

Together with some Engravings of

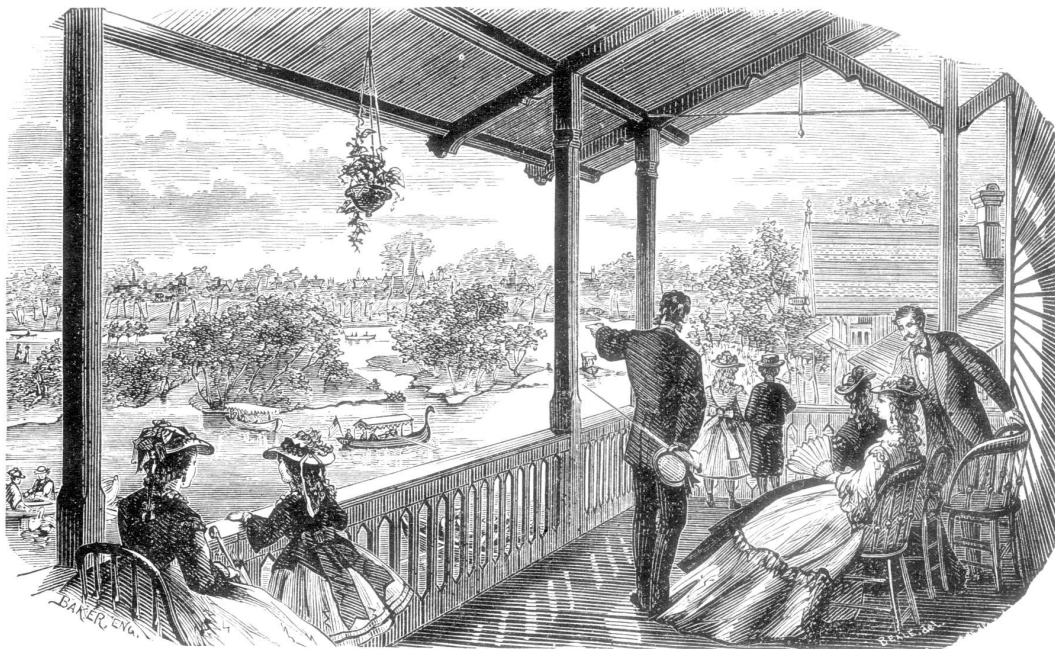
VIEWS AND BUILDINGS.

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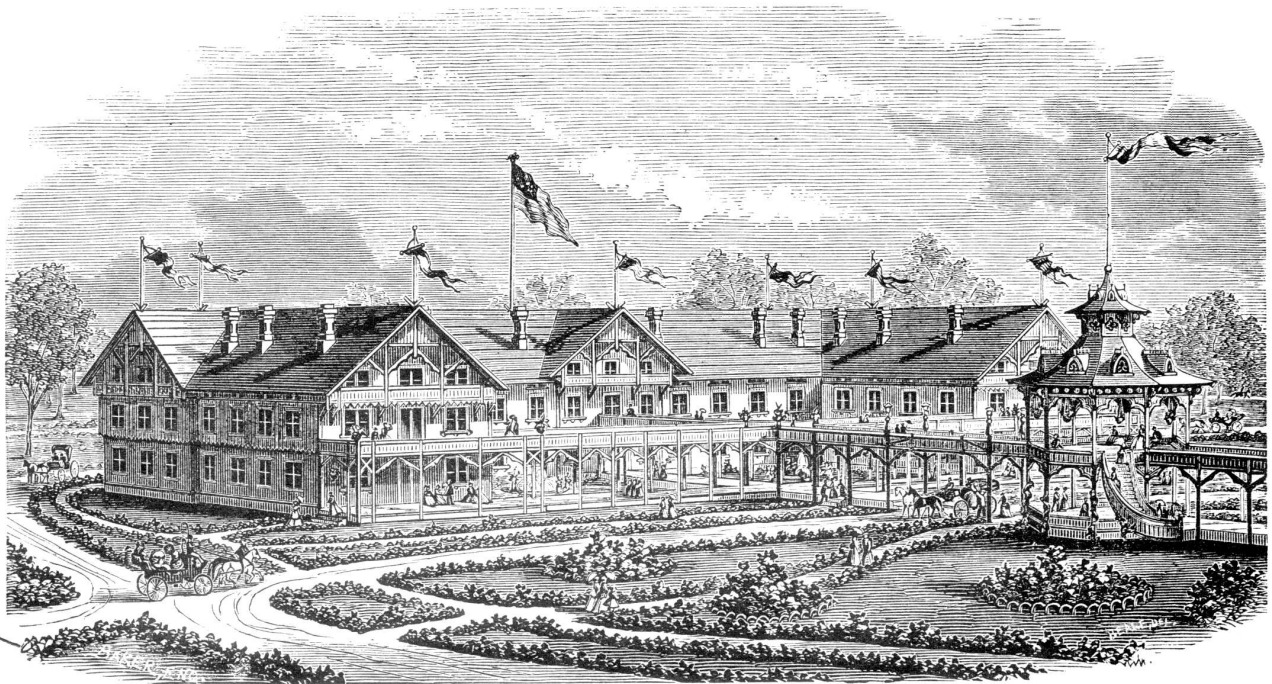
CHICAGO :

D. & C. H. BLAKELY, PRINTERS,

Office of the Evening Post.



REFECTORY VERANDAH AND VIEW OF RIVER.



THE NEW HOTEL AT RIVERSIDE.

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## RIVERSIDE.

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No modern city has long enjoyed much commercial prosperity without causing some beautiful rural neighborhoods to grow up near it, in which a large number of its most wealthy citizens and energetic business men reside during a part, if not the whole of the year.

Chicago seems to have been an apparent exception to this rule until the creation of Riverside, which presents such advantages of location, climate, soil and improvement, that have not only established for it a special reputation, but give unqualified assurance of permanence to its character, as a superior residence locality.

It entered into the minds of the originators of Riverside to do that, in the beginning, which the inhabitants of village or town or city sometimes do, and always want to do, after the place is full of people, and when to do it costs *ten times* as much as it ought.

THE RIVERSIDE IMPROVEMENT COMPANY was organized in April, 1869, under a special charter granted by the State of Illinois, to carry the above idea into effect, *i. e., prepare a city, and depend upon people to live in it when it was completed.*

Its *first* step was to secure about 1,600 acres of land located on the Aux Plaines River—a lovely and lively stream—nine miles from the business center of the city of Chicago, and on the line of the Chicago, Burlington & Quincy Rail Road, which affords frequent, rapid, and convenient communication with the city.

The locality is by far the best near Chicago for its purpose, being of inviting surface and suitable soil, and adapted to perfect drainage by its elevation above the river, and with a large portion covered by groves of thrifty and beautiful trees.

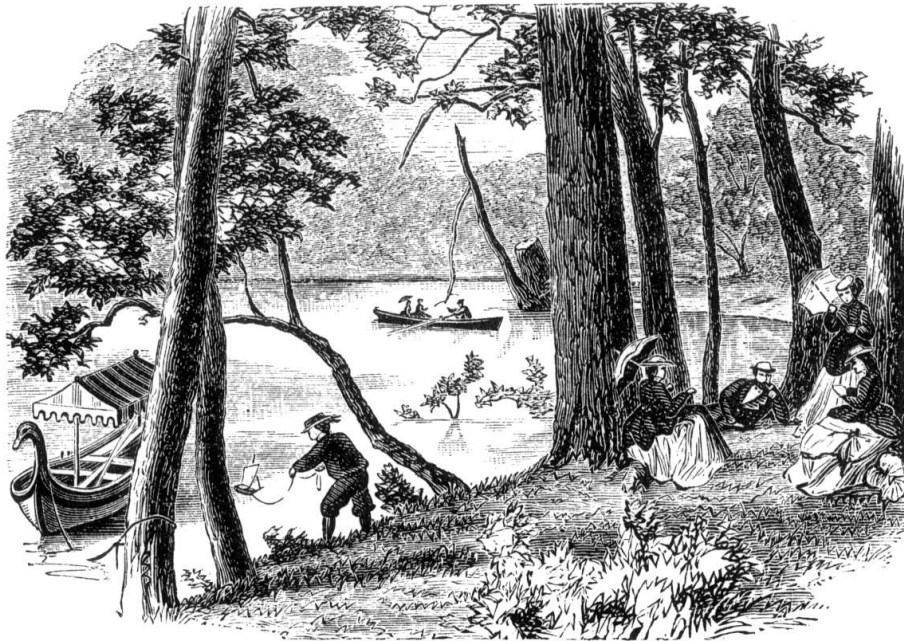
The *second* step was to improve it in such a manner as to combine the conveniences of the city—viz, *Gas, Water, Roadways, Walks and Drainage*—with all the beauties of landscape gardening and the essential advantages of the country, and by so doing make the *most pleasant, healthful and desirable place of residence* attainable anywhere.

To accomplish this grand result the Company secured the services of the most eminent Landscape Architect in the country, Fred. Law Olmsted, Esq., who made a patient and thorough topographical survey of the property, and furnished the plan of Riverside, from which the Company have been working for nearly two years—without restriction as to the necessary expense—to make Riverside in all respects a

#### MODEL SUBURBAN NEIGHBORHOOD,

and they believe that the improvements now perfected at Riverside combine the conveniences peculiar to the finest modern cities, with the domestic advantages of the most charming country, *in a degree never before realized.*

The methods of construction were entrusted to L. Y. Schermerhorn, Esq., C. E., under whose superintendency the roads, walks, drainage, sewerage and planting were executed, together with the plans for gas and water works; and the firm of Jenney, Schermerhorn & Bogart are retained by the Company as their present Architects and Engineers.



View in the Grand Park.

#### PARKS.

The plan of Riverside is at once so peculiar and beautiful as to attract every one at first sight, and the liberality of the Company,



and their determination to improve the present beauty of the place and to render it *always attractive* and increasingly valuable, is evinced in the generous appropriation of their property for Park purposes, in that, out of 1,600 acres no less than 700 acres are set apart forever for roads, borders, walks, recreative grounds and parks.

In their preliminary report to the Company, the architects of Riverside, Messrs. Olmsted, Vaux & Co., speaking of a finely timbered portion of the Company's property, say, "The people of Chicago, in common with those of our large cities, are just beginning to wake up to the value of public pleasure grounds; they



River View in Park, with Boat House.

will, during the next five years, be educating themselves by constant discussions, to understand better the real elements of their value. They will gradually realize that while *pleasing grounds and drives of a certain kind may be obtained by them near the city after several years, a great deal of what constitutes the charm and gives the value of Parks elsewhere, cannot be acquired by Chicago, at least in the present generation, if ever.* If, then, you can, while they are thus eager for it, and while they are aggravated by the natural difficulties of their position, present them with a complete Park, comparing favorably with any existing town park in respect to beauty,

and very rich, almost uniquely rich, in just those elements in which the Chicago City Parks are, and for the next fifty years will



Rustic Bridge to Pic-Nic Island.

be most provokingly deficient, you will be sure to attract to Riverside a degree of attention, admiration and appreciation which you could do in no other way.

Your wooded district referred to, is so happily furnished by nature, that it would be practicable, we think, within a year, to form a Park at Riverside, which (in the very qualities that the people of Chicago will most prize, because most difficult to obtain,) will surpass the New York or the Brooklyn Parks, *a Park to which a citizen of Chicago might therefore take a citizen of New York, or even London, with pride and satisfaction.*"

Adopting this suggestion, the Company have appropriated this wooded district for a Park. It contains about 160 acres, lying on both sides of the river, to be connected by bridges for the use of vehicles and pedestrians. This entire area is covered by a fine grown forest of oak, elm, ash, linden, hickory and black walnut, with a fine undergrowth of hazels, thorn, etc., and is now being tastefully laid out and improved, four miles of shaded drives winding through it, being already in an advanced stage of completion, so that a large portion of the same will be ready for use

by the 15th of July. Other Parks of smaller area to the number of seventy are scattered throughout the property, affording fine opportunities for croquet, and recreative grounds, as well as landscape adornment.

### RESIDENCE SITES

are of liberal dimensions, affording sufficient ground for extended lawns, the cultivation of trees, shrubs, flowers, small fruits, &c., beside ample space for a barn remote from the house, and for roads and walks. In no instance are these sites less than 100 feet front by 200 feet deep, and according to the curvilinear lines of the roads, and on the ends of the blocks, even larger.

### SANITARY CONDITIONS.

#### ELEVATION AND DRAINAGE.

Every residence site at Riverside is at an elevation of from fifteen to thirty feet above high water in the Aux Plaines River (which



View of River in the Park, with Regatta.

flows through the midst of the Company's property), affording well drained gardens, cellars and basements. In order to provide for the rapid removal from the surface of the ground of rain water

and melting snow, a thorough system of drainage has been established, silt basins having been built every 300 feet on either side of the roadways, constructed of masonry, and covered by iron gratings, from which the water is withdrawn by underground conduits, and emptied into the river. A main drain of tile is also laid in front of every residence, thus providing for *the thorough underground drainage of the whole district.*

### CLIMATE.

The climate of Riverside, influenced by its elevated situation, its extensive groves, the superior drainage of the soil, and its distance from the lake and consequent immunity from the effects of the raw and chilling lake winds, is found less irritating to persons of delicate organizations or weakened constitutions than that of Chicago; and the humidity of the atmosphere and the harmful atmospheric influences, and sudden changes incident to the lake shore (engendering rheumatism, pulmonary complaints, and epidemics of children), are so modified at Riverside, that the twinges of rheumatism are unknown, and the healthfulness of the locality established beyond question as superior to that subjected to the above influences. The climate, therefore, has a corresponding soothing and recuperating influence upon business and professional men, overtaken by duties in the city.

Another important difference to be found between the climate of Riverside and that of Chicago, is indicated by the facts, that even the hardiest trees expand their foliage fully a week earlier in the spring at Riverside than in the immediate environs of the city only five miles further east; and many sorts of fruit trees which are barren near the lake shore, produce fruit abundantly and of the finest quality at Riverside; and a great variety of the most desirable species of trees grow indigenous to the soil, very many of them attaining a size rarely found in the West, presenting in their huge trunks, great spreading branches, and wealth of foliage, a really grand sight, rendering them objects of interest and beauty to all; while in Chicago and on the Lake Shore there may be found a few scraggy oaks (that are represented by one who has recently examined and studied the locality), as being "nearly all decrepid, and are evidently struggling for mere existence, while young trees in the same locality, he says, live and flourish, but

sooner or later, always before they reach what should be their finest estate, they seem to lose their vigor and come to untimely death." The same recognized authority says: "We have seen an effect produced upon tender foliage and twigs by a high wind suddenly coming off the lake after a warm day in spring, so remarkable that, if often repeated, could not fail to result in permanent constitutional injury." During about two months of the year, evenings can be enjoyed out of doors at Riverside when they cannot at Chicago. *Residents at Riverside are much more exempt from mosquitoes and other insect plagues than those of Chicago.*

### TEMPERATURE OF CHICAGO AND RIVERSIDE.

Riverside is cooler in summer and warmer in winter than Chicago, as is conclusively shown from thermometrical observations taken at Riverside during the year 1870. It appears that the mean average deduced from three daily readings during the months of May, June, July, August, September and October, was five and three-tenths degrees lower than for the city of Chicago, and for the months of November, December, January, February, March and April, four and five-tenths degrees higher.

The extreme of heat was six degrees less, and of cold three degrees.

This general difference is due to the modifying influence of tree growth, and the absence of lake winds.

Experience would indicate that this difference will be largely increased by the influence of thorough surface and subsoil drainage and the yearly increasing forest growth.

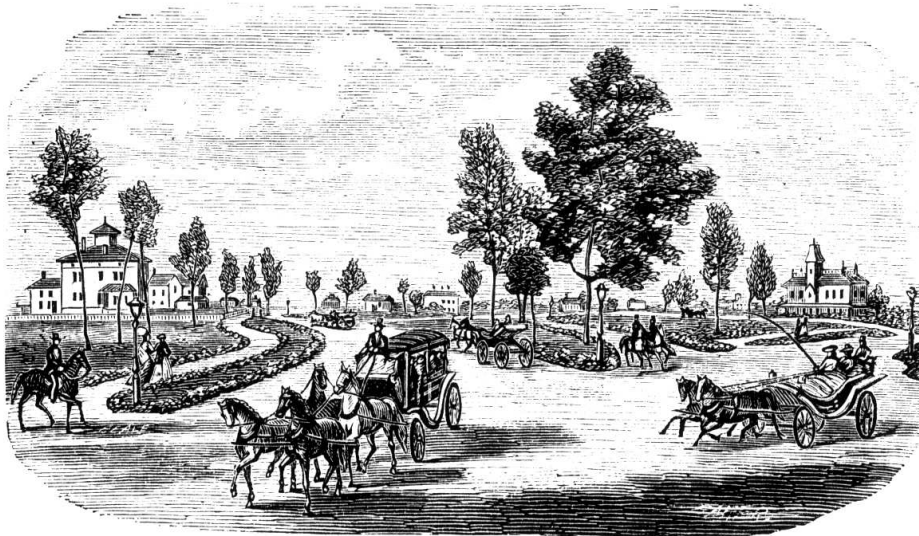
### PURITY OF AIR.

Each residence will stand at least 150 feet on an average apart from all others, and (except upon a narrow space near the railway) no ground is sold except upon condition that it shall be used solely for family residences, or for educational or other purposes consistent with purity of air, and aidful to refined and healthful domestic life. All the ordinary sources of malaria and noisome air, both of town and country, are interdicted. So strict are the Company in regard to this essential point, that they have vacated all alleys on the property, as experience has proven that they simply become receptacles for nuisances.



## DRIVES.

Riverside completed will enjoy about 40 miles of carriage road, similar and equal to the drives in Central Park, N. Y., all made of easy grade, smooth surface, thoroughly drained, storm and frost proof, and equally serviceable and enjoyable in winter, spring and summer. A vast deal of expense and care is taken in the construction of these roads, by first taking off the vegetable matter of the soil to the clay or sand, then spreading broken stone to the depth of one foot over the entire surface of the roadway, this being covered with gravel to the depth of three inches, and then rolled to a firm and smooth surface. The Riverside Company imported from Europe a patent Steam Road Roller, weighing fifteen tons, which they have used in the construction of the completed roads at Riverside. Rollers of this description have been recently introduced into the Parks of London and Paris.



View of Long Common and Junction of Roads.

## WALKS.

About eighty miles of walks will be required at Riverside, which are to be laid on either side of the roadways, along the river banks, and through the parks and borders. These walks are all properly graded, and are constructed of Trinidad asphalt, coal tar and gravel, laid and rolled when hot, making durable, firm, smooth and pleasant promenades.

## RECREATIONS.

Ample provision has been made for public ball and croquet grounds, and are now daily in use by the home and visiting clubs, and by visitors. The river affords pleasant opportunities for boating, and several bridges, balconies and pavilions, give special advantages for observing regattas and other aquatic sports.

The river abounds with fish and wild fowl, and presents in winter a safe, sheltered and perfect skating field, the ice forming on it being prized for its purity and solidity.

## RESTRICTIONS OR REQUIREMENTS.

In order to maintain the high standard of the enterprise and to ensure to purchasers not only a rapid enhancement in the value of their property, but a permanent order and beauty to the entire place, the Company have wisely determined to sell residence sites only to absolute settlers, who will agree to build immediately, or within one year from the time of purchase, a house costing at least *three thousand dollars* (\$3,000), to be located at least *thirty feet* (30) back from the front of the lot line, which 30 feet must be retained as an open court or door yard.

It will be seen at a glance that these restrictions are a sure guarantee to every purchaser that no improvement can be made that will in the least detract from the beauty of his own, and will at the same time add materially to the general beauty of the entire neighborhood, while it keeps all unimproved property in the hands of the Company and secures all from the greed of speculators.

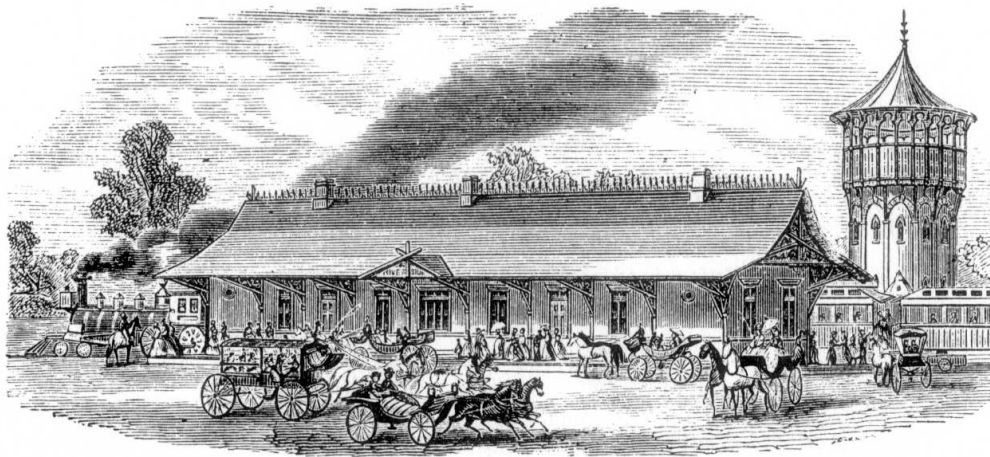
## RAILROAD FACILITIES.

So beautiful has Riverside already become that it is attracting a very large number of visitors in addition to its rapidly increasing number of citizens. To accommodate the large number of passengers, it has been found necessary to increase the number of trains, until now twelve passenger trains each way per day afford residents as well as visitors, excellent facilities for transit. The time from Central Depot to Riverside is about 40 minutes.

## NEW DEPOT.

The C., B. & Q. R. R. Company are now constructing at Riverside a depot building or station, that, in architectural features,

will be in keeping with the surroundings and an ornament even to Riverside. Its dimensions to be about forty feet in width by one hundred feet in length, with a platform fifteen feet broad, running entirely around the building, covered by the projecting roof. The interior will be divided into ladies' and gentlemen's waiting rooms, telegraph and ticket offices, baggage room, toilet rooms, etc., all of good size and pleasantly furnished. A large concourse for carriages to meet the trains, will be prepared by the Riverside company, so that parties can step from carriages to platform, and all



New Depot at Riverside.

the approaches to and from the station, also the immediate surroundings, will be laid out with taste. Every precaution against accident that experience and wise forethought can devise, will be provided, and it is expected that at Riverside may soon be seen the model railroad station house of the country.

### CONVENIENCES.

The inconveniences of living in the country, such as the necessity of using kerosene, the trouble in marketing, the pumping and carrying of water, the absence of sewerage, the difficulty of intercommunication among families, the absence of good roads and walks, and the presence of mud and sand, the lack of society, etc., etc., are arguments against suburban (or country) life, as city folks call it; but at Riverside these inconveniences do not obtain, as her inhabitants enjoy equally with their less favored friends of the

city, everything the city affords, in conjunction with the advantages of country life. The Company have not only designed to have good roads and walks, and well laid sewers, but also to have

### GAS.

manufactured on the premises, and supplied through mains laid in the borders of all the roads, for the purpose of affording light, not only for the buildings, but for the roads and parks. And not only this, but have undertaken to supply

### WATER

to the third story of every house on the property, through mains to be laid for that purpose, connected with the Water Tower, and in every other way prepare for the convenience of the inhabitants.

### SOCIETY.

These splendid improvements, found in no other suburb, and never before undertaken anywhere at any time in the history of civilization, meet with the most enthusiastic expressions of praise from all who visit them; and those who love the country, and loving, learn that at Riverside they can with their wives and children live a more quiet and satisfactory life, and one of far greater and more varied enjoyment than can possibly be attained in any city, and can do it without sacrifice of urban conveniences, are the class who appreciate them, by purchasing and making here their homes. A life at Riverside involves no banishment from all that is good in city life, but is rather the elegant culmination of refined tastes which cannot be gratified in the city, and is the proper field for the growth of that higher culture which finds in art, nature, and congenial society combined a greater variety of pleasures than can be found between the high walls of city houses, and affords a fuller, freer, happier life for man, woman and child, than a home in the city.

## WHAT HAS BEEN DONE.

Of course Riverside is not complete. Two years is but a short time. But what has been done, *is* done in first rate style. The roads are all laid out in curved lines, and are as finely laid, guttered and drained, and are to-day as firm as those of Central Park, N. Y.; while the walks wind as prettily, and are thoroughly bordered with grass. Of these roads, *nine and a half miles* are completed, *four miles* more in process of completion, and other *two miles* graded ready for the road metal. The borders on either side of these nine miles of roads, varying from fifteen to fifty feet in width (in which are laid the walks, gas and water pipes, and drainage,) are improved by planting and seeding for a large portion of that distance. *Seven miles* of

### WALKS,

constructed of Trinidad asphalt, tar and gravel, have been laid, varying in width from five to eight feet. These walks are firm, smooth and durable, winding in easy curved lines through the borders, along the roadways, by the river bank, and through the Parks, and are very enjoyable for promenading.

### DRAINAGE AND SEWERAGE.

More than *sixteen miles* of drains and sewers have been laid, mostly of vitrified pipe, and the Company have now in process of construction a *four-foot brick sewer*, which will afford ample facilities for the most perfect drainage of the entire district.

### GAS WORKS.

The Gas Works have been constructed in a substantial manner of stone and brick, with slate roof, and complete in every detail of construction; the interior so arranged that, with trifling expense, its capacity can be increased to meet the growing requirements of the place. The gasometer is sufficiently large to supply the demands of a population of 10,000 persons, and is the largest one ever built in the West, being sixty-three feet in diameter. Street lamp posts of an



approved and beautiful pattern have been set along the different roads, to the number of 200, with a superior globe that gives light with but little shadow, affording even better lighted streets than those of the city. About *five and a half miles* of gas pipes have been laid, and are extended as the new buildings require. Cost of gas the same as city rates.

### WATER WORKS.

The Company sunk an artesian well to the depth of 739 feet, from which flows constantly a stream of clear and healthy water, sufficient for the supply of a population of ten thousand. A very substantial and elegant Water Tower of stone and brick has been erected, into which the water is forced by a steam pump, and from thence distributed through mains laid in the borders of the roadways to the third story of every building. This Tower is about 108 feet high, and from a balcony some 70 feet from the ground, reached by winding stairs within, a very fine bird's-eye view of Riverside and its surroundings may be obtained.

Fire plugs are to be placed at convenient distances along the roads, and the supply of water is sufficient to admit of lawn and street sprinklers, fountains, etc. *Six miles* of water pipe have already been laid and will be extended as required. Water rates the same as in the city.

### PLANTING.

There have been planted since June, 1869, 47,000 shrubs, 7,000 evergreens, and 32,000 deciduous trees; of the latter, 2,500 were large shade trees, some of them 19 inches diameter of bole and 80 feet high. Special machinery has been constructed to take up and transplant these. One tree with its clump weighed twenty-five tons. Thirty acres of the public grounds have been put in Lawn, and a part of the river bank most charmingly improved. Many of the Parks are planted and seeded, and the Grand Park on both sides of the river is now being improved by the construction of *four miles* of roadways, clearing up the undergrowth, and seeding it down to grass. Already it affords the residents of Riverside a most charming resort for riding and walking, and in it they find the grateful shade of the woods, and take much pleasure in gathering wild flowers which grow there in great abundance and variety.

### MATERIAL MOVED AND USED.

In the construction of these roadways and walks, there has been used 50,000 cubic yards of MacAdam stone, 20,000 cubic yards of gravel, (which is brought from Joliet, thirty miles distant, over four railroads), and over 250,000 cubic yards of earth excavated in preparing for the metal. 176,000 square feet of paved gutter have been laid, lining the completed roadways on both sides, carrying the water into silt basins constructed 300 feet apart, whence it flows through the sewers into the river. Beside the Gas and Water Works buildings, the Company have built a very beautiful

### STONE CHAPEL

of uncut limestone, with slate roof, and with a sitting capacity of 300. Regular services are held every Sabbath under the auspices of The Union Christian Association of Riverside, morning and evening, and already a very flourishing Sunday School has been established, now numbering over 100 scholars, with a library of about 500 volumes.

### STORES.

A handsome block of stores and offices, constructed of red and Milwaukee brick, with cut stone trimmings, has also been built by the Company, which are now occupied as a market, supply store, drug store, post-office, etc., so that all family supplies are readily obtained in good variety and quality, and at reasonable and satisfactory prices.

An ice house has been built, and is well stocked with diamond pure ice, from the Aux Plaines River, which is delivered to customers regularly by ice wagons, at less than city rates.

### EDUCATIONAL.

It is the intention of the Company to have, at the earliest possible time, an institution of learning at Riverside, to rank with any kindred institution in the land in its system of instruction, the character of its Faculty, and the completeness of its apparatus. The preliminary steps towards founding such an institution have already been taken; meanwhile a very excellent private school has been established, the course of instruction giving good satisfaction.

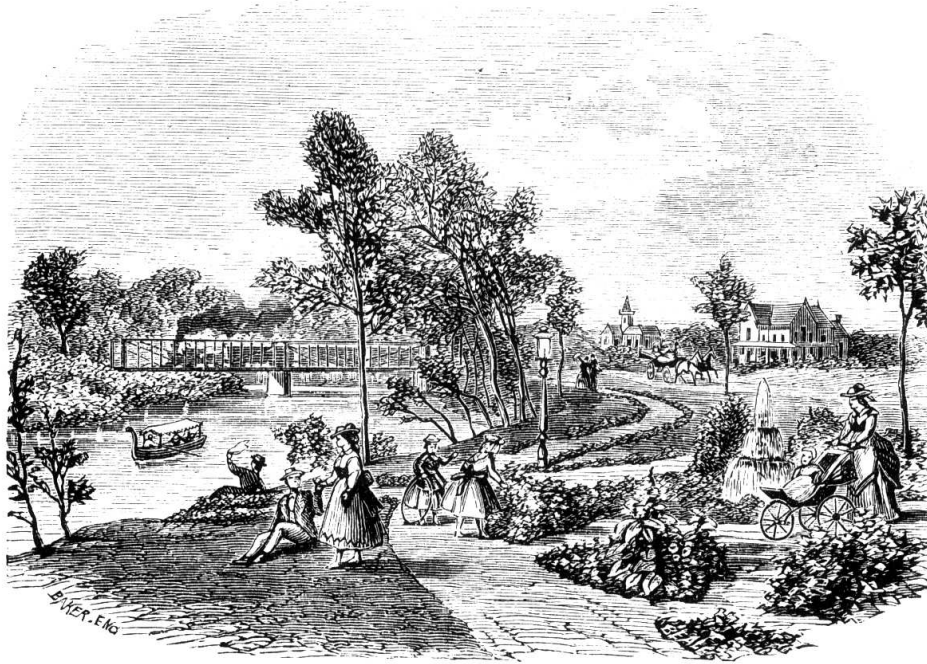
## HOTEL, ETC.

There has also been built the Refectory and Billiard Pavilion, both in the Swiss style of architecture, with broad verandahs overhanging the river, and there is now being constructed the most complete and comfortable hotel in the United States, to be finished and completely furnished and ready for guests by July 1st. This building was completely under roof fourteen days after its commencement, is of an E shape, with two courts 57 x 83 feet, open to the south. These courts are to be beautifully decorated with fountains and flowers in the best style of landscape art. Length of building, 260 feet; width of building at the wings, 104 feet; length of verandahs, 1,042 feet and 15 to 20 feet wide; length of balconies to third story, 368 feet. An octagon Music Pagoda 32 feet in diameter, two stories high, is connected with the Hotel, Refectory and Billiard Pavilion by a covered way. The public parlors, offices, dining rooms, assembly hall, kitchen, etc., will be in the Refectory, thus affording guests quiet in their rooms, and immunity from the smell of the kitchen; features readily appreciated by all. The rooms are all large, light and airy, supplied with running water and lighted with gas, with a grate and chimney to each, rendering it superior in its arrangements and appointments to any existing hotel in this country outside of our large cities.

## PARKWAY.

To complete the enterprise, a fine drive or parkway is under construction, to connect Riverside with Chicago. This parkway is 150 feet wide, and is divided into a central roadway forty feet wide, which is the drive, and is to be used only for pleasure carriages; second, a bridle path, ten feet wide, enclosed between two borders of turf eight feet wide, and avenues of trees; then on the other side is a walk, and outside of these are roads on each side, twenty-five feet wide, for heavy traffic. This is thoroughly and deeply drained; built, as far as it is done, in the best manner, and costs about \$40,000 per mile. It will be eight miles long, and its construction is undertaken by the town of Cicero, through which it passes, and the city of Chicago. It is now so nearly finished, and the work is being pushed with so much energy, that the Company

expect it to be open its entire length by the middle of July next, some seven miles being already completed.



Rail Road Bridge from Blooming Bank Road.

### ACCESSIBILITY.

Residents of Riverside can reach the business parts of the city by an easy drive of one hour over the *Riverside Parkway* (the finest drive in the Northwest), or, by a ride of about thirty-five minutes in the steam cars, can reach the foot of Lake or Randolph streets, and have now the choice of twelve trains each way per day. The Riverside trains arrive at, and depart from the Central Depot, foot of Lake and Randolph streets, thus avoiding the uncertainty of the river bridges. The rapid growth and business of Riverside is such as to insure a corresponding increase in the number of daily trains, and the subject is already under consideration by the Railroad Company to afford still greater facilities, far in advance of anything heretofore known in the West for suburban travel.

### CHEAPNESS OF TRANSIT.

Commutation Tickets are issued by the Railroad Co. to residents of Riverside, at \$60 per annum, which afford parties holding them,

transit on all trains, and as frequent as they desire ; making it cheaper than Horse Car transportation to parties who avail themselves of the privileges.

To commuters, family tickets are issued for \$14, securing 100 rides, good for any member of the family, and on any train. Excursion tickets can be obtained for 50 cents, which are good for the day purchased, for a ride to Riverside and return to Chicago. Single rides 45 cents.

### SUGGESTIONS.

These advantages cannot be too strongly urged, but many people who have a sincere preference for the country over the city, nevertheless live in the latter. Why? They prefer pure air to poisoned, and the sight of grass and trees to that of brick walls, and burning, barren city streets. They have pronounced rural tastes ; would enjoy the ability to do a little more in the farming and gardening line than is possible under the limitations of a city residence. They prefer the country even more for their children's sake than for their own, yet they do not indulge their preference for this reason: *There are certain artificial wants which have become almost as imperative as natural ones, which they find the country cannot supply.* For gas it gives them kerosene ; it refers them for their marketing to the city ; the roads in wet weather are prone to become sloughs of intolerable mud, etc., etc., *ad infinitum*. Weighing the disadvantages with the advantages, they resign with a sigh their day dreams of rural felicity. Now *Riverside is created*, and all this is changed. But Riverside is not the country, some one will say. To be sure, it is not the country, pure and simple ; the country of kerosene lamps. But it is the country with the discomforts eliminated ; the country *plus* city conveniences. The fortunate dweller at *Riverside* has plenty of fresh air and sunlight, imparting to himself and family health and happiness. He has plenty of elbow room, and can dig to his heart's content, raise his own fruits and vegetables, keep his own cow, and even make his own butter. And he can do all this without the sacrifice of the urban comforts which long use has made a necessity to him. It is the golden mean between the two kinds of life. Transit to and from business is more comfortable, convenient and reliable than by horse cars or stages. The steam



cars are always well ventilated in summer, and well warmed in winter, and a seat can always be readily obtained. The newspapers can be enjoyed in transit without loss of time at home or at the office, and the smokers' retreat is always at his service. Cities are gradually becoming great working hives, but not Homes for a majority of their people. At *Riverside* a *Home*, in the true sense of the word, can be established, where the overtasked business man can seek repose and recuperation, a *Home* more beautiful in its surroundings, in a more pleasant social community, where every comfort and convenience is secured, and where there is greater economy of living than in the city, than can be obtained for twice the amount in any other locality in Cook County. *Riverside* is pre-eminently an *economical* place for a *Home*, and being such, is the place not only for the merchant, but his clerk; for the young married man who wishes a home of his own, and to secure it by economy and easy payments. At the same time it is the place for the man of wealth, for here he will find every surrounding to prompt him to rear an elegant *Home*, with the luxury of all urban conveniences, and decorate and embellish his grounds in every way to gratify his taste.

Residence sites are sold without any

### ASSESSMENT

for the improvements mentioned, the cost of the same being included in the original purchase price, and

### NO SPECIAL ASSESSMENT

can be levied, for everything being perfected, there can be no use for any. This being the case, every purchaser knows exactly what his property costs, and is not to be subjected to constant assessments for improvements to *be* made, as is the case in every other suburban locality and in the unfinished portions of the city.

### MAINTENANCE.

These improvements made by the *Riverside Company* are, when perfected, handed over to the town of *Riverside*, whose authorities will levy a tax sufficiently large to maintain in good

condition all the Roadways and Walks, Drainage and Planting. This is known from the experience had in Central Park, N. Y., to be an unimportant item, only amounting to a very small per cent. on the original cost of the work.

### RESIDENCES CONSTRUCTED.

Appreciating these splendid improvements, and fully realizing the advantages of a home at Riverside, many well known and active business men of Chicago have purchased property, and have erected thereon pleasant, comfortable, and in many instances elegant homes. Already over fifty houses are completed and occupied, many others are in process of construction, while a large number of purchasers are perfecting their plans, with the intention of having their residences ready for occupancy this fall or early in the spring. On the succeeding pages several cuts of completed residences are given, with descriptions of the same, to the general style of which especial attention is invited.

Intending purchasers can arrange at the office of the Company, to be met on their arrival at Riverside, by a gentleman who will conduct them over the property, and locate any site they may wish to examine.

Plans showing a general outline of the improvements, completed and intended, can be seen at the office of the Company, No. 73 Clark Street, corner of Randolph.

Riverside Improvement Co., June, 1871.



OFFICERS AND DIRECTORS

OF THE

RIVERSIDE IMPROVEMENT CO.

---

EMERY E. CHILDS,	-	-	-	PRESIDENT.
LEVERETT W. MURRAY,	-	-	-	SECRETARY.
HENRY E. SEELYE,	-	-	-	TREAS. & ATT'Y.
DAVID A. GAGE,	-	-	-	of SHERMAN HOUSE.
ALPHEUS C. BADGER,	of A. C. & O. F. BADGER,	BANKERS.		
GEORGE M. KIMBARK,	-	-	-	of HALL, KIMBARK & Co.
WILLIAM T. ALLEN,	-	-	-	of DAY, ALLEN & Co.

## THE RIVERSIDE HOTEL.

W. L. B. Jenney, Architect.

The building is designed expressly for a summer resort, with due regard to the changeableness of the climate, and to the comfort of those who may desire to remain during the winter months.

The Swiss style of architecture was selected for the several buildings as the best adapted to a rural hotel, giving opportunities for those most desirable features; extensive broad verandas, overhanging roof, shaded balconies, and many pleasing though comparatively inexpensive details.

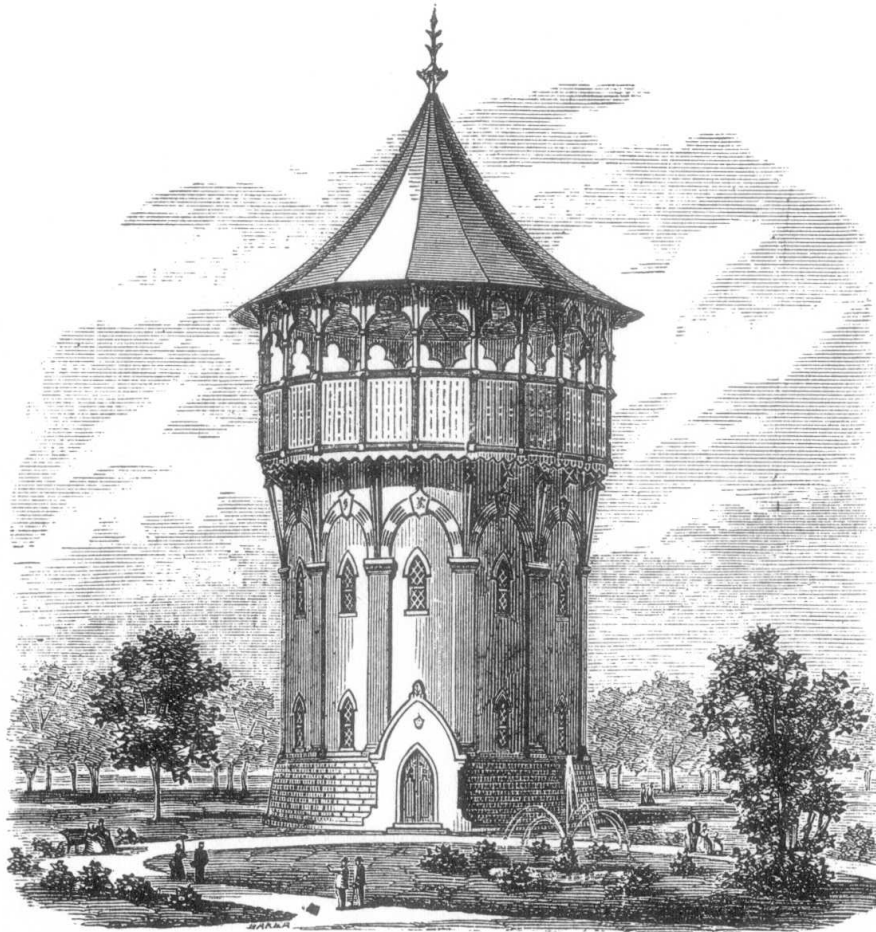
The lodging rooms, 124 in number, are all large, and well ventilated, with broad windows looking out, either into the surrounding park spaces, or into the open courts, which are decorated with fountains and lovely flower gardens, so that there is but little choice in the rooms, all being almost equally desirable.

The Parlors and Reception Rooms (five in number), the Lunch and Dining Rooms, the Ball Room, and all the dependencies, such as Barber's Shop, Coat Room, Offices, Kitchen, etc., etc., are in the Refectory on the river bank.

Near the Refectory, and connected by verandas, is the Billiard Pavilion, with a large lounging room for refreshments of all minor kinds. In front of the Refectory, and connected by verandas from both stories of the Hotel and Refectory, is the large Music Pagoda, forty feet in diameter, perhaps the most ornamental feature at Riverside.

All the buildings are surrounded by two stories, or very broad verandas, uniting the whole, and so arranged that by dropping the canvas screens on the weather side, the walk to and from the Refectory will never offer any inconveniences, even in severe storms.

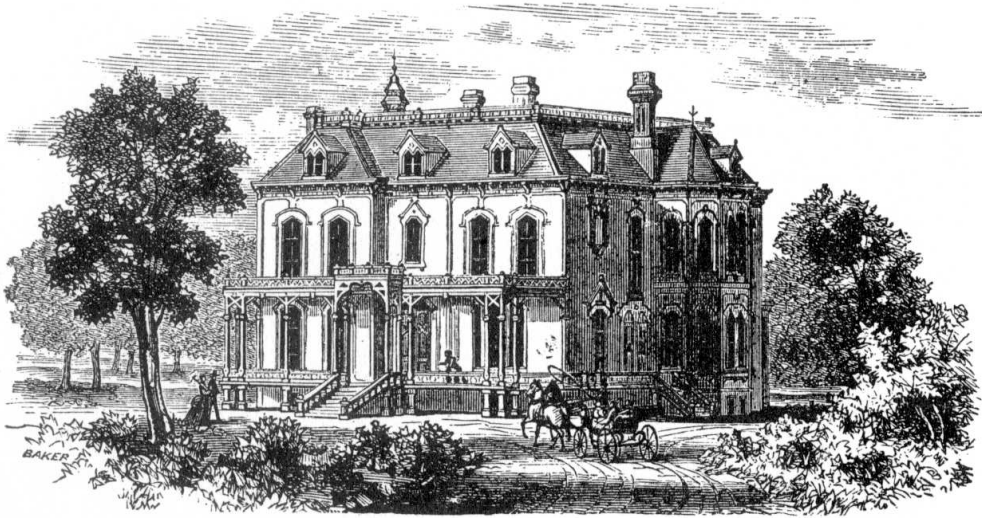
It has been the aim to make this Hotel superior in every respect to any summer resort, assured that the delightful surroundings of lovely drives, parks, river scenery and picnic grounds, with facilities for boating, fishing, etc., cannot fail to attract large numbers of guests, who, while seeking a rural resort, desire home comfort, with ease, pleasure, and even luxury.



Water Tower. Jenney, Schermerhorn & Bogart, Architects and Engineers.

Centrally situated, the Water Tower was designed not merely to serve the engineer's purpose, of a support and protection for the huge water tank, but equally as an observatory and a highly decorative land mark. The style is Swiss Gothic, with a high sloping cut stone base, pierced by a deep cut Gothic doorway. The body of the tower supporting the tank is of red and cream pressed brick, with cut stone caps and keys. Above the brickwork, and outside of the tank, is a hanging gallery, with ten open arches, surmounted by a high and pointed conical roof, terminated by an ornate finial, that also serves as the smoke stack for the engine within. The tank, thirty-five feet in diameter, and fifteen feet deep, is supported by iron girders fifty-five feet above the ground, to which the water is elevated by steam pumps. The height and capacity of this tank is such as to insure an abundant supply of water to every dwelling in this elegant suburb, and forms one among the long list of luxuries and conveniences that the projectors of this bold enterprise have provided, almost regardless of expense, for the dwellers in this rural, park-like village.





Residence of E. E Childs, Esq., situated at the junction of the Long Common and Delaplaine Roads, Riverside. W. L. B. Jenney, Architect.

The building is of wood, placed high on stone foundations, with verandas along the front and a part of each side. The interior is commodious. The lower story finished in black walnut. A central hall divides the house. On the South are the long drawing rooms, separated only by a line of three Gothic arches, with columns and pilasters—all in walnut. On the North of the central hall are the library and dining room, separated by the stairway. The library is finished entirely in walnut; the book cases surrounding the room. From the dining room, a central door opens into a large pantry, with safe, cupboards, dumb waiter, and stairway to the kitchen below. The working department is in the basement, and is very complete. At the end of the central hall, on the first floor, is the billiard room, twenty-five feet square, with a richly paneled ceiling and a central dome. The house is exceedingly complete in all its appointments.



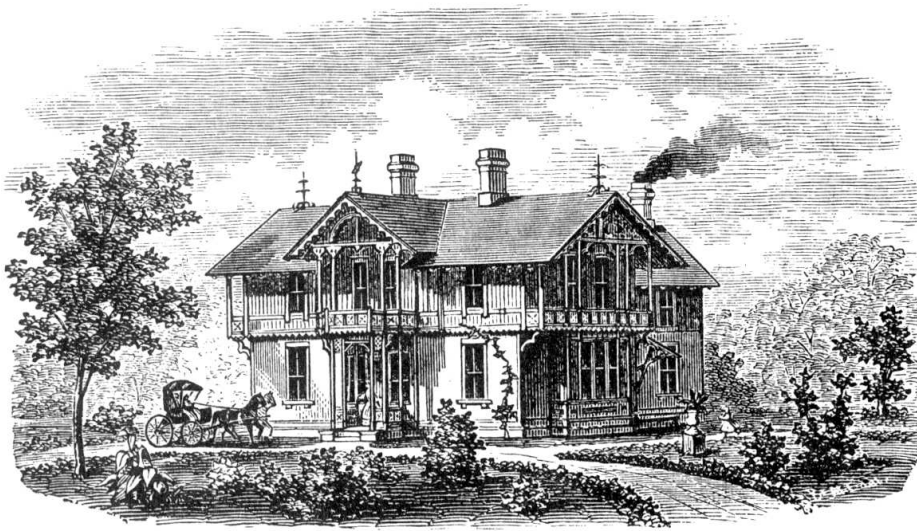
Residence of L. Y. Schermerhorn, fronting on Scott's Wood Common, Riverside.  
W. L. B. Jenney, Architect.

The building is in Swiss cottage style, convenient, but at the same time studiously economical in its general arrangement.

The central hall is small, communicating on the right with Parlor and Library, and on the left with Dining Room and dependencies, while in front is a sliding door, communicating with the stairway.

The chambers above are five in number, decorated with walnut and butternut mouldings following the lines of the ceiling.

The house is finished with hard wood, and is exceedingly pretty and cottage like.



Residence of John C. Dore, Esq., situated on Fair Bank Road, Riverside.  
Olmsted, Vaux & Co., Architects.

The house is a low Swiss cottage, the upper story overhanging the lower, with upper balconies in unexpected places, giving a very picturesque appearance.

The situation is a very fine one, the Church with its broad grounds on one side—the river and Picnic Island on the other, while the house fronts upon one of the principal roads, with a view extending to the Depot and Water Tower.

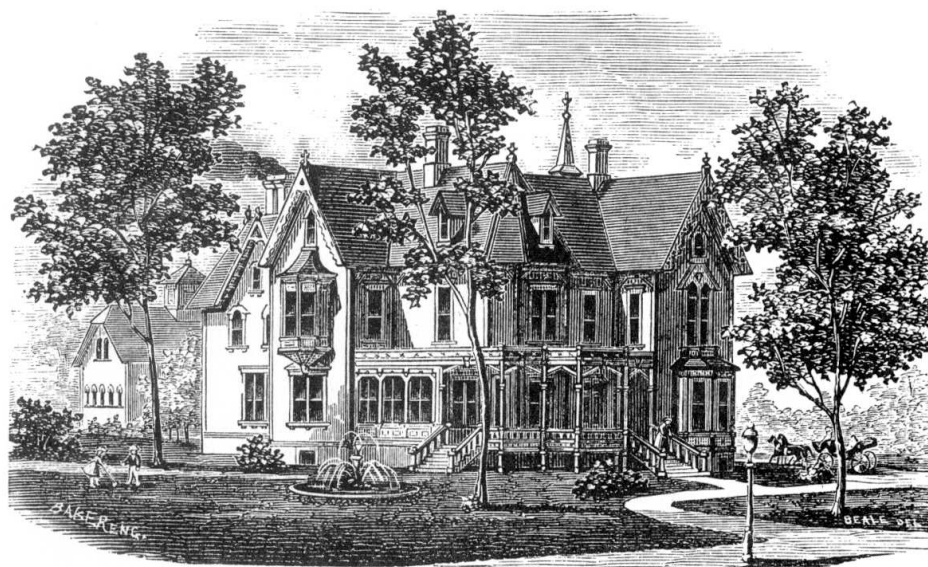


Residence of Geo. M. Kimbark, Esq., situated on Barry Point Road, Riverside.  
Olmsted, Vaux & Co., Architects.

The building is in plain Gothic style, surrounded by fine grounds, decorated with a summer house, and a swing for the children ; while in the rear are the stables, hennery, and kitchen garden.

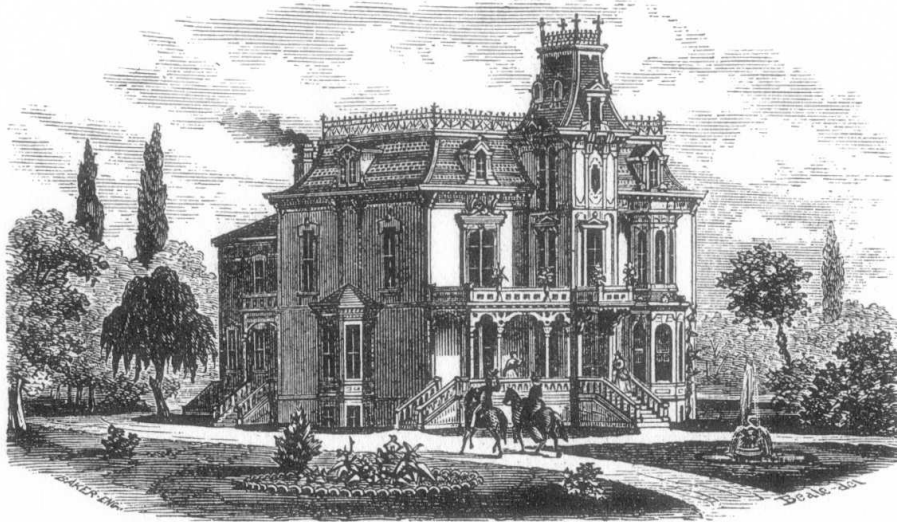
The parlor is large, with a broad bay window facing the Riverside Church, while on the opposite side of the hall is the dining room, with a large bay window looking on to the lawn.

The chambers and bath room are all large and conveniently arranged. The front veranda commands a fine view of the River, Picnic Island, and the driving on the Fair Bank Road. A beautiful fountain on the front lawn will command attention.



Residence of L. W. Murray, on Nuttall Road, Riverside. W. L. B. Jenney, Architect.

This is a very successful treatment of a rural villa in the Gothic style. The house is set low on slightly rising ground ; the verandas are roomy, and shaded from the sun in the hottest part of the day. There is a large bay window from the parlor, and a well kept conservatory, opening from the library and dining room, with an east and south exposure. The halls are broad and light, with stair cases of ash and black walnut. The chambers are all very large and exceedingly pleasant rooms, the south chamber having a very pretty hanging bay window, indicative of comfort, and a lovely room within. The house is built in the best known manner, warmed throughout by steam, and has all the little comforts and luxuries that contribute so much to the enjoyment of one's home. The grounds are broad and open, and the absence of the usual, and one might add, unnecessary fence, gives an air of good taste and broad hospitality well worthy of imitation.



Residence of Watts DeGolyer, situated on the Michaux Road, Riverside.  
W. L. B. Jenney, Architect.

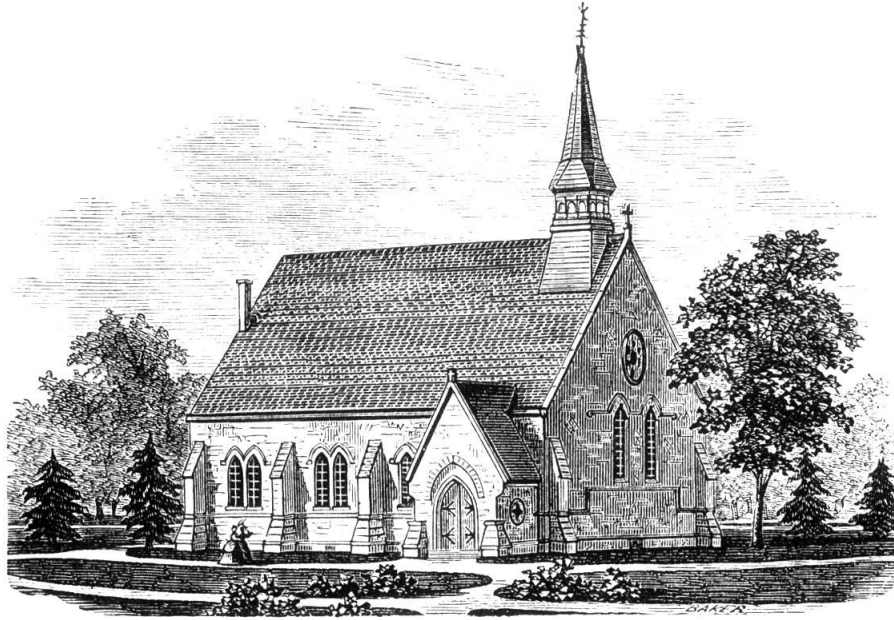
The view given is sufficient to exhibit the general style of the house, and render any lengthy description unnecessary. We will, therefore, note only the prominent features of the residence in question. It is in true villa style, but nevertheless bears a marked character of its own. The details are decidedly ornamental, without, however, any carved work. The verandas are large, and bay windows numerous. The roof is surmounted by an iron cresting, with corner finials. The grounds are designed in keeping with the house. The interior possesses a parlor, sixteen by thirty-eight, a sitting room, a dining room, a kitchen, and broad verandas on the first floor, library and chambers in the second story, and chambers in the third story, and a well finished basement. Everything is thoroughly good in style and appointments.





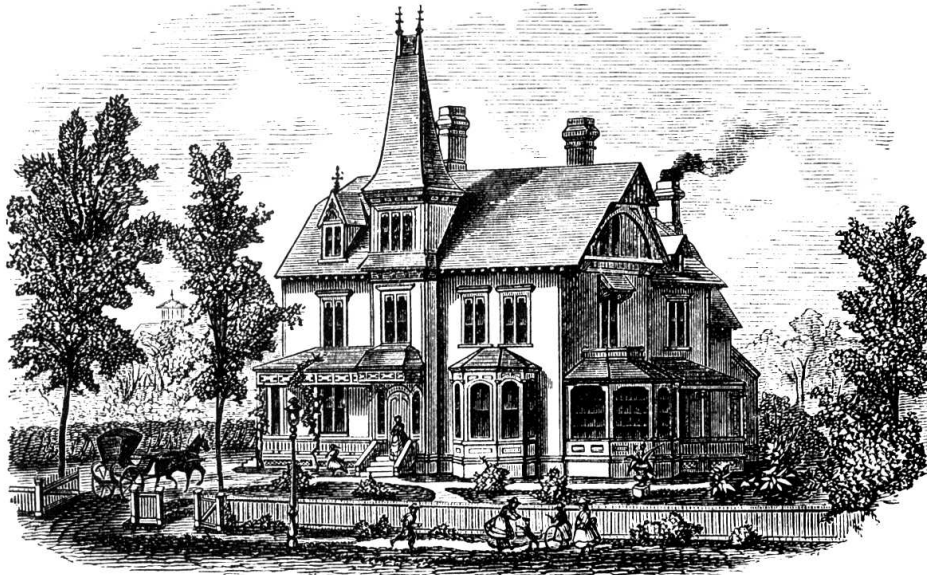
Residence of E. F. Nexsen, on Scott's Wood Road, Riverside.  
W. L. B. Jenney, Architect.

This is a good example of a comparatively inexpensive, though a well built, comfortable, and very convenient dwelling. On either side of the central hall are the family rooms, parlor and library; to the rear of these is the staircase hall, well lighted by a window on the landing; at the end of the central hall is the octagon-shaped dining room on one side, and the side hall upon the other; to the rear of these is the working department. The chambers are large, well ventilated, and have all the conveniences of closets, recessed wash basins, toilet rooms, baths, etc. The foundations are of masonry, and enclose large cellars, laundry and fuel room. The grounds are well shaded by a natural growth of fine forest trees. The location, fronting one of the small parks, with a view extending to the Depot and Water Tower, is particularly pleasant.



Riverside Church. Frederick Withers, Architect, N. Y.

This beautiful little church, built by the R. I. Co., is one of those very few structures which derive their beauty from the element of pure simplicity, unsacrificed to mere ornamentation. Its walls are constructed of uncoursed limestone masonry, of a soft and exceedingly agreeable tint, contrasting freely with the rich color of its slate roof. Large elms, standing at either corner, throw a Gothic arch of green over its buttressed gable, in the center of which are placed the windows of richly stained glass. The interior is no less beautiful than the exterior. The ceiling, curved by massive trusses, rises with a Gothic arch to a height of forty-five feet above the floor; while the light, softened by the stained windows, fills the interior with that soft glow so seldom found in modern churches. The interior is about thirty by sixty, and will seat comfortably about three hundred people. A large area, dotted with fine trees, beautifully laid out, surrounds the church, and perfectly completes one of the prettiest pictures of a suburban church to be found in the West.



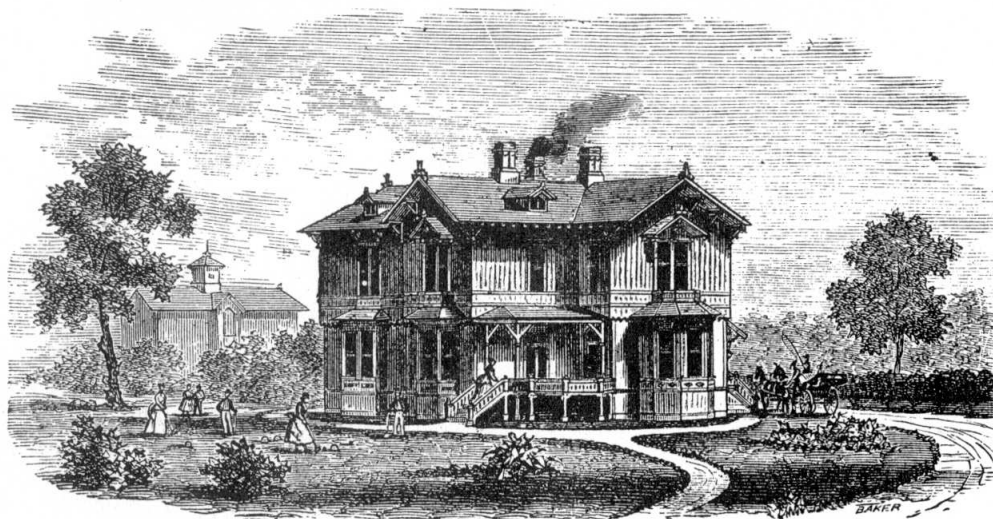
Residence of E. T. Wright, fronting on Scott's Wood Common, Riverside.  
Olmsted, Vaux & Co., Architects.

The house is in the picturesque Gothic style, with steep roof, forming a part of the chamber story. The parlor is large, with two bay windows, looking out on the lawn and the common. The dining room is commodious, with all the necessary dependencies of china closets, pantries, kitchen, etc. There are two verandas, one upon the side towards the common, the other on the lawn. The grounds are large and well shaded with a natural growth of fine young forest trees.



Residence of Chas. Gladding, situated on Michaux Road, Riverside.  
W. L. B. Jenney, Architect.

On the principal floor there is a parlor fronting east, sixteen feet by eighteen feet, with a veranda on either side ; a sitting room fronting south, eleven feet by eighteen feet eight inches, with a large bay window ; a dining room fronting north, eleven feet six inches by sixteen feet ; a bed room fourteen feet six inches by twelve feet ; a kitchen sixteen feet by twelve feet, with a hall extending through the house, front and rear ; stairs, pantries, closets, etc. The ceilings are eleven feet high in principal story, and ten feet high in the chamber story, all in the clear from floor to ceiling. The chamber floor is divided to correspond with the principal floor, with numerous closets, and stairs to a large attic. The basement is tile drained, concrete floor, with a well appointed laundry, coal bins, store rooms, etc. The building throughout is furnished in a thorough manner, and is complete in all respects.



Residence of W. L. B. Jenney, Architect, on Nuttall Road, Riverside.

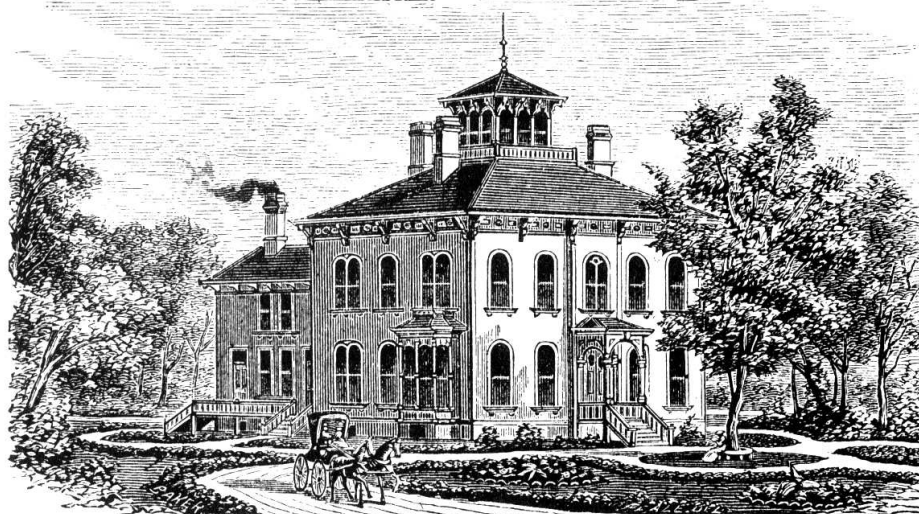
The house is in the Swiss style. The lower story is covered with narrow siding. The upper, which overhangs the lower with a projection of six inches on all sides, is covered with vertical boards six inches wide, with worked ends like a fringe. The joints of these boards are covered by battens, in the form of a three-bead moulding. The roof, with a slope of one to two feet, has a broad projection, with ornamented rafters supported by brackets. There are three bay windows, a veranda and a hooded entrance way. The brackets of the hood are of cut work, and extend down on either side, forming the railing to the front steps. The main entrance is from the north side. The house is so planned that all the rooms, except kitchen and servants' bed room, have an eastern or southern exposure. The stairway is of walnut, and is situated upon one side of the hall, behind an open arch, the columns forming newels. On either end of the staircase are smaller arches—one forming an entrance to the dining room, the other to a toilet room and coat closet. The floors of the hall and dining room are of waxed oak, sawed so as to show the grain to the best advantage, and laid in rows two feet wide, in what is called the herring-bone style, commencing in a small square in the center of the room. The chamber plan is similar to that of the lower story, with an additional room over the hall—giving three fine bed rooms, a child's room, servants' room, bath room, linen closet, etc. All wash basins are recessed within the walls. There are three hard wood mantles with grates and tile hearths, in three lower rooms and three chambers. The house is exceedingly well built, and presents a very picturesque appearance.



The Riverside Stores. Frederick Withers, Architect.

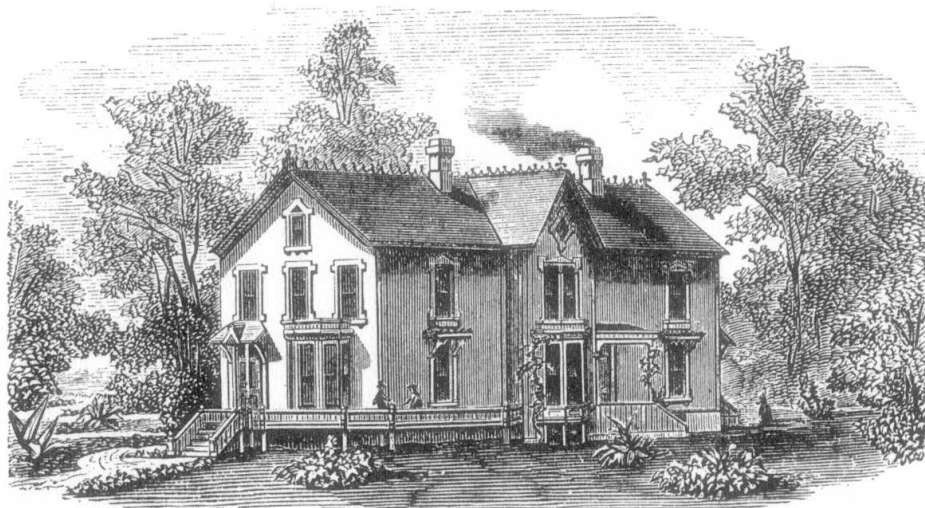
The building is of pressed brick in two colors, trimmed with cut stone, slate roof and iron crestings, and is designed in the rural Gothic style, harmonizing well with the surroundings. There are four large stores on the first story, with cellars below, offices in the second story, and lodging rooms in the third story. The building faces a large open space of public ground, picturesquely planted with trees and shrubs; with the Depot on the right, and the River with Picnic Island in the distance on the left, and is centrally located to accommodate all Riverside residents. They are now occupied as a market, grocery and supply store, drug store and post office, and the upper rooms as the engineers' offices of the Riverside Improvement Company.





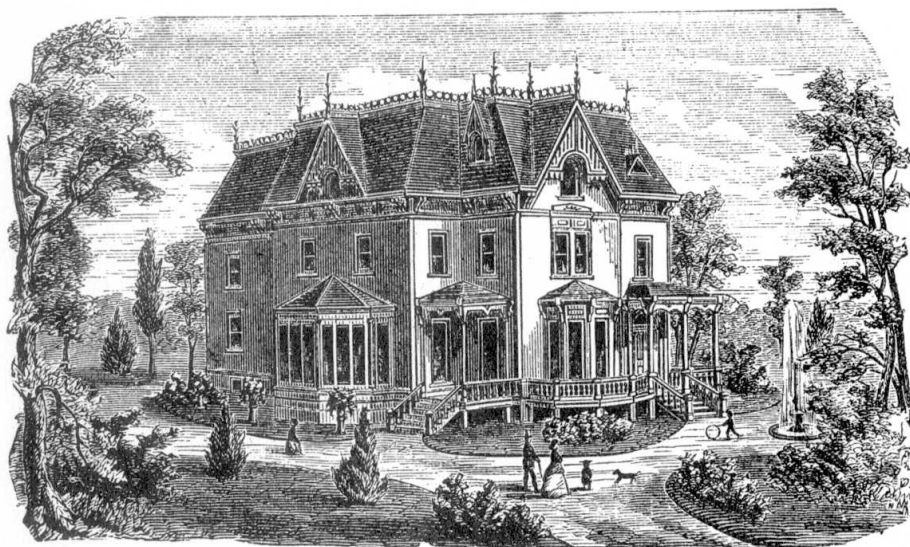
Residence of J. P. Merrill, on Nuttall Road, Riverside. W. L. B. Jenney, Architect.

The building is in Mansion House style (designed rather for interior comfort than exterior show); is almost square in plan, slightly relieved by a sitting-room bay window, and a rear, side veranda. The roof is surmounted by a look-out, with walk around, connected with the flat part of the roof. The interior is roomy and convenient, and is very well built, of the best possible material. The chambers are large, and supplied with closets, dressing rooms and water. The kitchen and working department, laundry excepted, are on the first floor. The stone foundations enclose large cellars, a laundry and furnace room. The grounds are large, and well situated at the southern end of Long Common, and facing the road that connects Riverside with the Chicago Parkway.



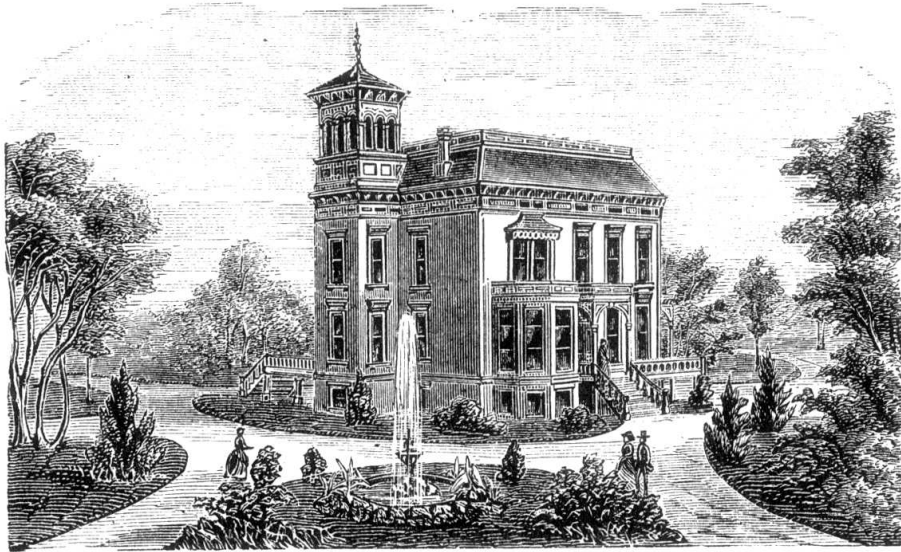
Residence of W. W. Chandler, situated on Michaux Road, Riverside.  
W. L. B. Jenney, Architect.

The building was designed for a comfortable and convenient, though comparatively inexpensive cottage. The hall is upon the north side, and communicates with parlor on the south, with sliding doors separating it from the sitting room, with bay window on the south, and a bed-room, with wardrobe closet, on the north. To the rear of these rooms are the dining room, kitchen and pantries. There are four medium sized chambers, all supplied with closets, commodious bath room, and an attic. In the basement are the laundry and cellars. There is a broad veranda and bay window in front; a side veranda and bay window on the south. The kitchen door is protected by a broad projecting hood, and there are similar, but more ornamental, bracketed hoods over the several windows of the lower story.



H. F. Jennison's Residence, situated on Bartram Road, Riverside.  
J. C. Cochrane, Architect.

This fine structure is located on one of those curved lots peculiar to Riverside, and fronts northeast. The plan is so arranged that from all rooms a delightful view can be had, as it commands the approach of two roads. The exterior is quite plain in detail, but with its lofty roof and dormer windows, presents a very picturesque and grand appearance. The verandas are so arranged that a shady nook can be easily found any time of day. The grounds are tastefully laid out, and ornamented with rustic grape arbor and fence, while a fountain of rare beauty attracts the attention of all.



Residence of Telford Burnham, Esq., on Herrick Road, Riverside.  
J. C. Cochrane, Architect.

In the Italian style of architecture; square in plan, with the exception of a projection in the rear, and a tower at one side. It is set high, with a basement about level with the ground, containing dining room, kitchen, etc. The principal story is devoted to parlors, etc., and is exquisitely fitted up with hard woods of the most beautiful and rare kinds, highly polished, presenting in their combination of colors an effect as wonderful as it is beautiful. The design is extremely classic, and gives the appearance of solidity rather than ornamentation. It stands upon a beautiful lot, finely terraced and laid out.

Beside the foregoing, among others who have built and are now residing at Riverside, may be mentioned :

J. H. HOLLISTER, M. D.

J. G. CONRAD, Esq.

EZRA L. SHERMAN, Esq.

GEO. GILBERT, Esq., of Gilbert & Sampson.

H. E. SEELYE, Esq.

DAVID BLAKELY, Editor *Chicago Evening Post*.

REV. J. H. TROWBRIDGE.

D. F. CHASE, Esq.

HORACE ENOS, Esq.

JOHN A. RICE, Esq., of Sherman House.

Many others have purchased residence sites, and are now perfecting their plans for building, with reference to occupying them this fall, or early in the spring.

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CHARLES NORDHOFF, Esq., managing editor of the New York *Evening Post*, who enjoys a delightful home on the banks of the Hudson, gives his views of Riverside in an article in his paper, from which we give the following extracts :

### RIVERSIDE.

---

A Town Made to Order—Remarkable Result of Individual Enterprise.

CHICAGO, April 28, 1871.

When a New Yorker goes to spend a night with his friend and former neighbor, who has "moved into the country," as the phrase goes, the good citizen looks around with an air of very natural suspicion, and inquires into the habits of the family with almost as much curiosity and pity as though he were visiting a missionary in Otaheite.

"How do you light your house?" he asks. "Kerosene, eh? Smells bad; blow you up; trouble to servants; won't do."

"How do you do your marketing? Market basket from town, eh? Great trouble."

"How do you get your rubber of whist? Drive a mile or two, eh? too much worry."

"What do you do for water? Pump it? Dear me! I should be afraid to waste enough to keep my hands clean."

"What about sewerage? Cesspool back of the house? Breeds typhus, and smells in hot weather."

"How early do you have to breakfast? Ugh! seven o'clock is too early—and I don't want to be the slave of a railroad."

"How about your roads? I don't like mud." The good citizen don't like mud because he has so much of it in New York, and he forgets that country mud is clean, compared with the kind with which a nasty omnibus driver splashes him on Broadway.

"What about lectures, amusements, society?" And so on and so forth; and he gets back to town the next day and thanks his stars that he has never been idiot enough to leave the conveniences of the city.

And though the hearty lover of country life laughs at him, and with his wife and children lives a quieter and more sensible life, and one of far greater and more varied enjoyments; yet the dearest lover of the country will own that his love would be more satisfactory could he have Central Park roads to drive on, water laid on all over his house, coal gas instead of kerosene, a good sewer instead of a dangerous cesspool, shops near by, and neighbors next door, instead of half a mile away.

"But you can't eat your cake and have it," says suburban Jones, and makes the best of his little troubles, waiting till his neighborhood shall be settled, and city conveniences shall come to him at twice their cost, with a good many city inconveniences thrown in.

It must have been some citizens who had been galled by the inconvenience of "living in the country," who conceived the thought of contriving near Chicago a suburb with every city convenience. I had heard of "Riverside" as one of the curiosities of the West, and now I have seen it, and, loving the country, I wish sincerely that Chicago were New York, or that the "Riverside Improvement Company" had favored our vicinity with their enterprise and skill.



It entered into the mind of the originator of "Riverside" to do that, in the beginning, which the inhabitants of village, or town, or city, sometimes do, and always want to do, after the place is full of people, and when to do it costs ten times as much as it ought. He determined to prepare a city and depend upon people to live in it when it was completed. I suppose, when the millenium comes, this is the way all cities will be founded; for the present, Riverside is the only city I know of where this desirable plan has been successfully carried out; and so well has the work been done, that it may serve as a model to the Millenarians. \* \* \* \*

Already many miles of roads and walks have been constructed; drainage, gas and water pipe laid; the gas and water works and many public buildings built, and much planting done.

Now, pray remember all this road building, draining, planting, and construction of costly gas and water works and admirable public buildings, was done in the faith that people would appreciate the "modern conveniences," as they are called. The town was made ready for the people. Of course the company will make a fortune, and, in my opinion, they will deserve all they get; for they have done and are doing, by private enterprise with private means, almost as admirable a piece of work as the city of New York has done in its Central Park; they have led the way in a kind of undertaking which every thoughtful man must wish to see imitated and repeated near every considerable city in the country. This is no "job," no "great public work;" there are no politics in it. It is a commercial adventure, conceived in a broad spirit, and admirably carried out. Already its success is declared.

Will no New Yorkers imitate, in some outlying tract near the city, this well conceived plan for uniting in one place the advantages of city and country life? We have got so into the habit of making our roads, parks, and other conveniences, not only in the city, but in the suburbs, by government instead of private enterprise, that our capitalists are timid in this direction. They wait for the public treasury to be opened. Yet all this which I have described is cheaper, better, and more completely done by private men than it would have been done by any public body in the world.

C. N.

REV. EDWARD EVERETT HALE, after setting forth in his charming volume "Sybaris," his ideal of a suburban town, visited Riverside, and there found his Sybaris fully realized. We copy the following from his "Old and New," a just tribute from Boston to Riverside:

"We devote the principal part of the Record of Progress this month to accounts of various practical improvements tending to the development of suburban life, beginning with the enterprise, truly grand and beneficent, which has been undertaken in the neighborhood of Chicago by the Riverside Improvement Company. With 1,600 acres of land near Chicago, with a large working capital, and with Olmsted, Vaux & Co., as architects, they have arranged for the comfort and convenience of business men who have to do their daily work in the city, by making their land convenient and attractive to purchasers. The roads are all built on a substantial, expensive, and intelligent plan, so mud is not an annoyance at Riverside. They have built their Gas Works, and so kerosene is not an annoyance at Riverside. The walks are made of the very same kind found so satisfactory in Central Park, N. Y. A thorough system of drainage has been adopted, and Water Works constructed to supply water to every house. So Riverside affords not only the comforts and attractions that encourage domesticity, but also such out-door facilities and thoroughfares as shall promote sociability, intercommunication, exercise and the enjoyment of pure air at all seasons of the year. The climate is clear and pure, owing to the high ground; dry and healthy, owing to its removal from the damp and chill winds of the lake, and free from mosquitoes and sand flies. The projectors of "Riverside" have deviated from the wretched failures of most men who lay out suburban cities. The consequence shows itself in the sales of land, the character of the buildings, the beauty of the plan, and the success of the enterprise."

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*117 Lake Street, Chicago.*

IMPORTERS,  
Wholesale and Retail Dealers in

*WATCHES, DIAMONDS,*

*Rich Jewelry*

Silver Ware, Silver Plated Ware,

FRENCH CLOCKS,

BRONZES, ETC, ETC.,

*AT PRICES LOWER THAN EVER.*

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*IMPORTERS*

AND GENERAL DEALERS IN

DRY GOODS,

MAKE SPECIALTIES IN

Real Camel's Hair, Cashmere, Pointe and Thread

SHAWLS,

ELEGANT SILKS FOR PARTY AND WALKING DRESSES,

FINE FABRICS FOR SUMMER AND EVENING WEAR,

*Paris-Made Garments,*

FASHIONABLE DRESS GOODS; MOURNING GOODS; LACES; EMBROIDERIES

AND WHITE GOODS; HOSIERY AND UNDERWEAR;

KID AND FABRIC GLOVES;

RICH SCARFS, SASHES AND RIBBONS,

GENTS, LADIES AND CHILDREN'S FURNISHING GOODS,

UPHOLSTERY AND HOUSEKEEPING GOODS, AND

FOREIGN NOVELTIES

IN ALL THE PRINCIPAL DEPARTMENTS, DIRECT FROM MANUFACTURERS.

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MANUFACTURERS OF

Awnings and Window Shades

FOR DWELLINGS, STORES AND OFFICES,

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*Awnings and Shades of any Material required, made and put up  
on the Shortest Notice and at Low Prices.*

*Flags and Banners of Every Description.*

**TENTS ON HAND OR MADE TO ORDER.**

Orders Solicited and Promptly Executed.

A FULL ASSORTMENT OF TWINES AND CORDAGE FOR SALE AT THE LOWEST RATES.

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**Elegant Styles for Private Dwellings, Public Halls and Churches,**

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ETC., ETC.



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**Plumber & Gas Fitter,**

*171 MADISON STREET,*

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DEALER

IN

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*Bath Tubs,*

**Boilers, Water Closet Fixtures,**

PLUMBERS' EARTHENWARE,

*Iron Sinks, Iron Drain Pipe, Etc., Etc.*



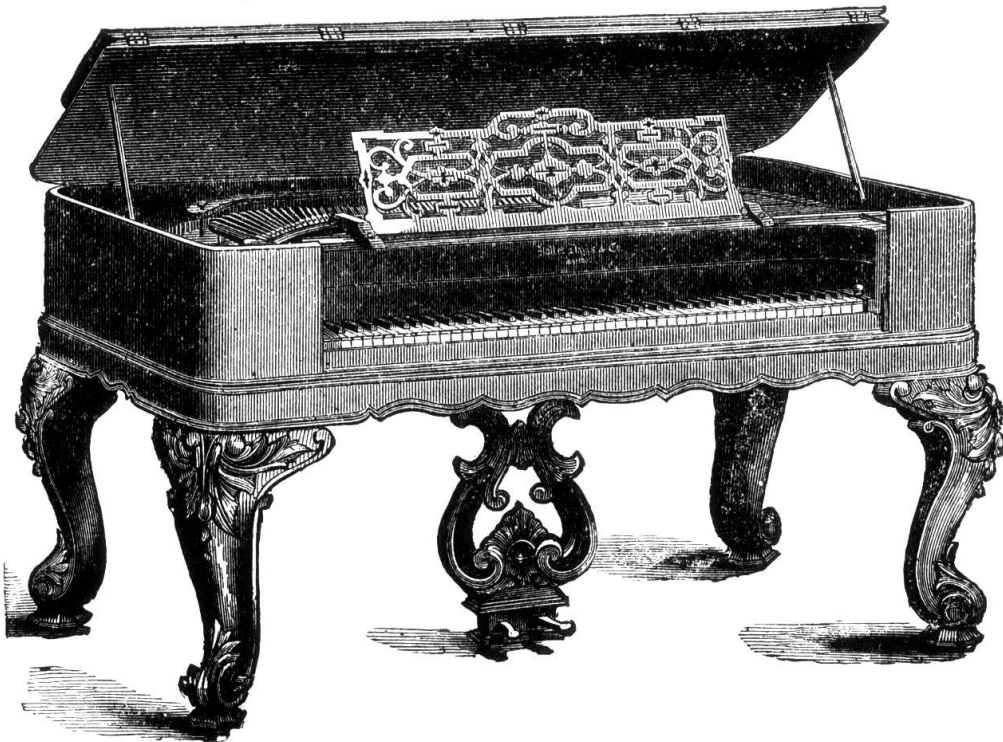
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*Hallet, Davis & Co's*

**Piano Fortes.**

(Twenty-five Years Established.)

***Seventy-Five First Premiums***



HAVE BEEN AWARDED TO HALLET, DAVIS & CO., FOR

**BEST PIANOS.**

*15,000 have been sold and are now in use*

Particular attention is called to their NEW SCALE Orchestral, Grand, Parlor Grand and Square Pianos, with  $7\frac{1}{2}$  octaves, and Agraffe attachment.

Twenty-one different styles. Prices from \$400 to \$1,500.

N. B.—100 New Pianos and Organs to rent. Pianos sold on time, by paying part down, and the balance in monthly payments.

**W. W. KIMBALL,**

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H. M. WILMARTH & BRO.

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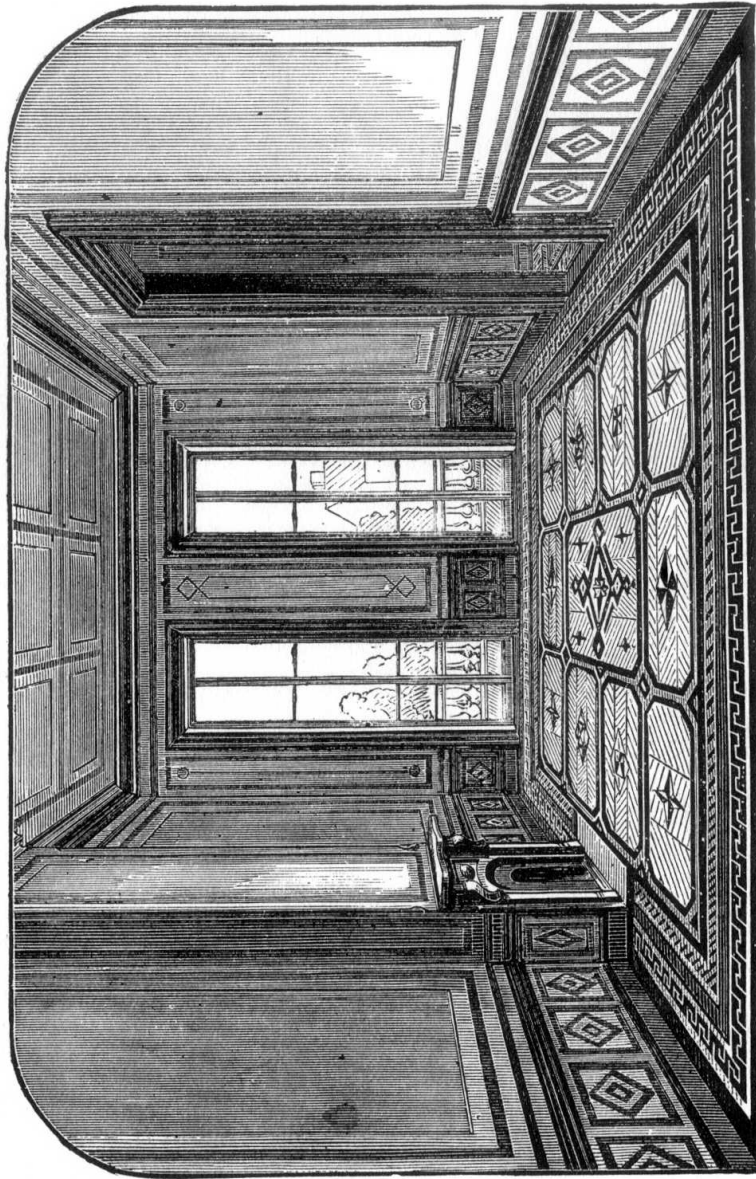
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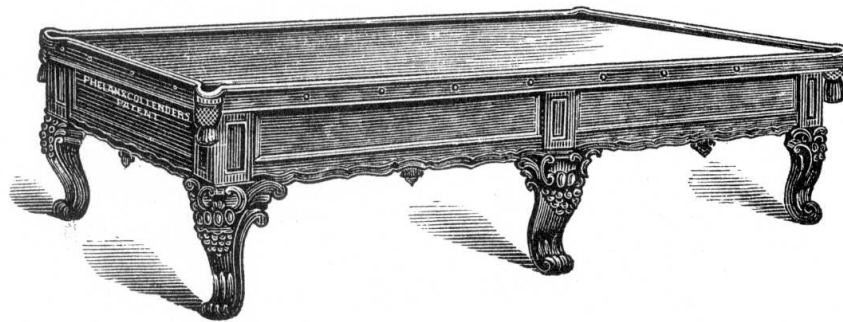
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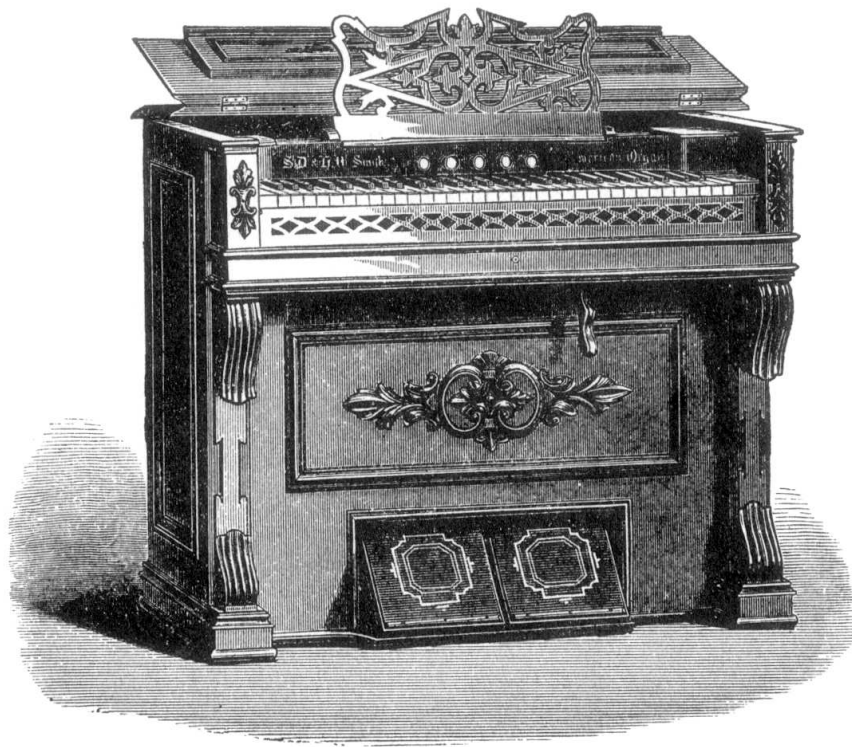
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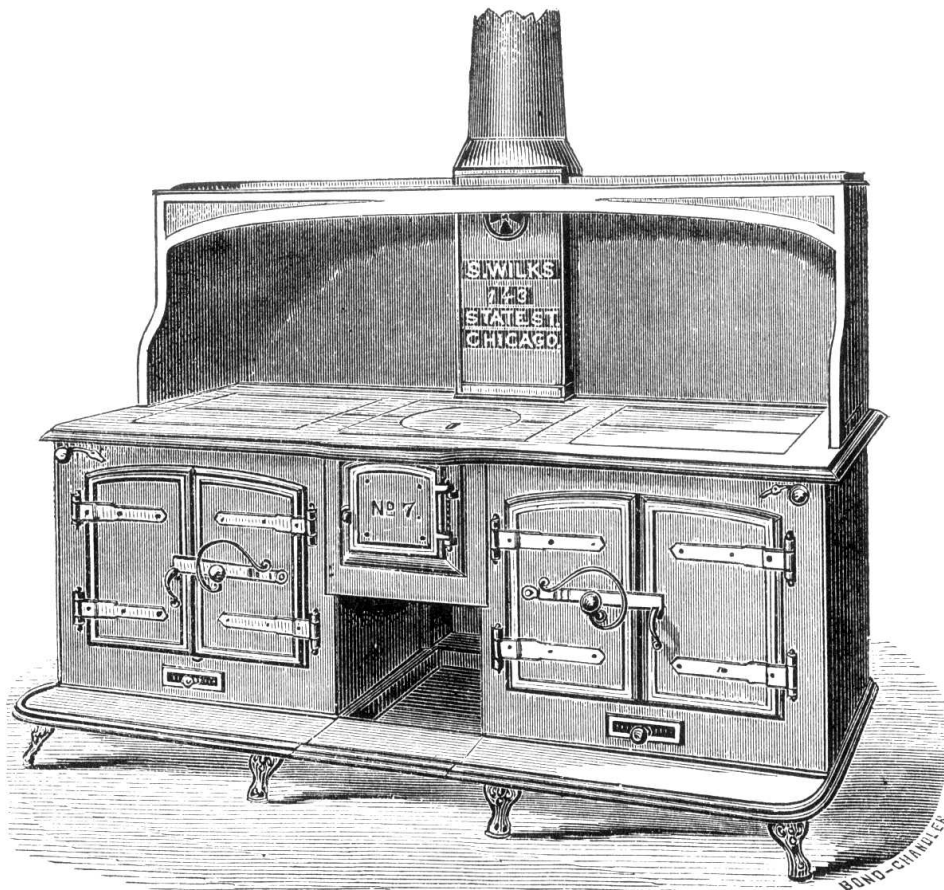
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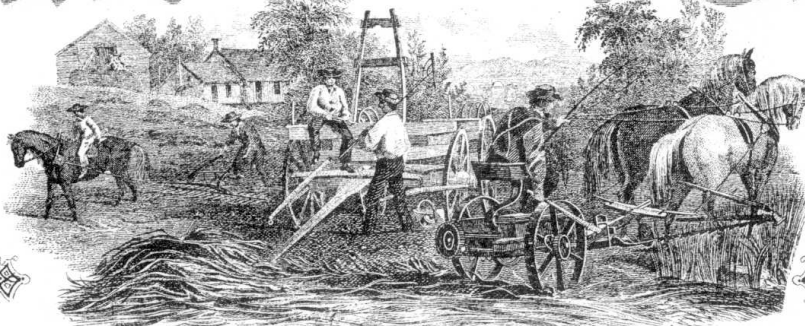
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