

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Commonwealth Edison Kolmar Substation
SURVEY ID 1-24

NAME

Commonwealth Edison Kolmar Substation

OTHER NAME(S)

Metropolitan West Side Elevated Railroad Converter Station

STREET ADDRESS

616-632 South Kolmar Avenue

CITY

Chicago

OWNERSHIP

AMCORE Investment Group, N.A.

TAX PARCEL NUMBER

16-15-304-011-0000, 16-15-304-012-0000

YEAR BUILT SOURCE

1908 Sanborn Fire Insurance Map, 1909

DESIGNER/BUILDER

Metropolitan West Side Elevated Railroad

STYLE

No Discernible Style

PROPERTY TYPE

Transportation

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-Up

DESCRIPTIVE NOTES

The Commonwealth Edison Kolmar Substation is a utilitarian brick complex consisting of the original ca. 1908 side-gable converter substation flanked by multiple additions that were built ca. 1918, ca. 1950, and ca. 1980. The original ca. 1908 converter substation is a two-and-a-half-story, rectangular, side-gable building that is oriented perpendicularly to South Kolmar Avenue. There are two additions extending from the original substation. Along a portion of its north elevation, there is a ca. 1980 two-story, rectangular, flat-roof Chicago Transit Authority (CTA) substation and along its east and south elevations, there is a ca. 1918 two-story, rectangular, flat-roof addition facing east to South Kolmar Avenue. A ca. 1950 two-story, rectangular, flat-roof addition faces the north side of the I-290 expressway and is located along the ca. 1918 addition's south elevation. The ca. 1950 addition's appearance and massing are similar to the ca. 1918 addition. Along the west elevations of the ca. 1918 and ca. 1950 additions, there is a ca. 1950 two-story, rectangular, flat-roof switch house.

The two-and-a-half-story ca. 1908 converter station is clad in common brick. The side-gable roof has original clay tiles and an ornate brick slope chimney at the roof's southwest corner. The north elevation has three two-story openings with large arched brick lintels. The ca. 1980 CTA substation obscures the two westernmost openings. The easternmost opening contains a metal overhead door and three metal mesh panels covering the arch. The north elevation has a slightly projecting brick cornice. The east elevation facing South Kolmar Avenue and the south elevation are covered by the ca. 1918 addition. The east elevation's half-story brick gable-end projects above the ca. 1918 facade. The west rear elevation was not accessible during survey.

The ca. 1918 addition is a large, two-story, rectangular block. Its north elevation abuts the ca. 1908 converter station's south elevation and its east elevation covers the ca. 1908 converter station's east elevation. Facing South Kolmar Avenue, the addition's east elevation is clad in red brick, sits on a concrete foundation, and has a modest concrete water table. Raised courses of header brick outline eight original openings across the east elevation and a small square brick modillion is located between each opening. A brick-header stringcourse extends across the entire east elevation above the modillions. A diamond-shaped tile modillion or stone eave spout with diamond-shaped brick surrounds is located on the cornice between each opening. Stone coping projects above the decorated cornice. Modern floodlights project over the cornice across the northern two-thirds of the east elevation. Metal clamps are anchored to the cornice at the south end of the east elevation.

The ca. 1918 addition's east elevation contains either a window, door, and overhung garage door in each of its eight openings. The northernmost opening has a set of three, fifteen-light factory wood-sash ribbon windows with

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a stone sill and vertical brick lintel on the second story. A decorative brick square panel is located in the middle of the elevation below the window, and has a brick frame with stone tiles in each corner. From north to south, the fourth, fifth, and seventh openings are identical to the northernmost opening. The second northernmost opening and the southernmost opening have a brick-filled window opening and a new garage door opening cut into the original header brick surround and opening. The third northernmost opening has a replacement overhung garage door topped by a three original six-light, wood-sash factory ribbon windows with a stone sill and vertical brick lintel on the second story. The sixth opening, from the north end, is nearly identical to the third northernmost bay, except it contains an original first-story entrance opening with a replacement door. The entrance now consists of a metal replacement door with a fifteen-light transom and a brick door surround with a stone entablature and brick side panels outlined with header brick. A cross-shaped stone modillion flanks either side of the transom. The entablature has a vertical brick architrave, a modern floodlight on the frieze, and a stone cornice.

The ca. 1918 addition's south elevation abuts the north elevation of the ca. 1950 addition while its west elevation is partially covered by the ca. 1950 switch house; the west elevation was not accessible during survey. The ca. 1950 addition is a two-story, square block that is nearly indistinguishable from the ca. 1918 addition in appearance. Indications of the transition between the two buildings on their east elevations include slightly lighter brick and mortar on the ca. 1950 facade, a slightly different brick pattern on the ninth bay, and a visible crack in the foundation between the two additions. The ca. 1950 addition's east elevation has two openings. The north opening has a centered overhung garage door opening under a brick-filled window opening with header brick surrounds, similar to the ca. 1918 addition's southernmost opening on the east elevation. The ca. 1950 addition's south opening is nearly identical to the ca. 1918 addition's northernmost bay, except it has a first story door with a metal grate screen and slightly projecting brick surrounds. Its second story window has been infilled with metal siding and a metal grate vent has been installed underneath the opening. The ca. 1950 addition's south elevation faces I-290 and has no openings. Its west elevation abuts the east elevation of the ca. 1950 switch house.

The ca. 1950 switch house is two stories and has a flat roof with an irregular roofline. The east half of the roof is several feet taller than the west half. The east elevation abuts the ca. 1950 addition and a portion of the ca. 1918 addition. Its south elevation, which has no openings, faces I-290. The ca. 1950 switch house's west elevation was not accessible during survey.

The ca. 1980 CTA substation is located at the complex's north end; its south elevation abuts the ca. 1908 converter station's north elevation. It is a modern, two-story, rectangular, flat-roof, brick-clad building. The bottom portion of the building is painted cream while the upper portion is red brick. Metal flashing runs along the roofline. Facing South Kolmar Avenue, the east elevation has a metal entrance door at the elevation's north end. A brick-filled window opening is above the door. There is a square utility light at both ends of the elevation. Off-centered metal letters spelling "cta" are affixed to the east elevation. The north elevation has overhung garage doors at the east end and in the middle of the elevation. Square utility lights are located next to each entrance and at the elevation's west end. A portion of the south elevation abuts the north elevation of the ca. 1908 converter station. The west elevation was not accessible during survey.

An asphalt-paved lot surrounds the complex and several cell phone towers are located at the property's north end. The surrounding neighborhood is largely industrial and includes industrial and warehouse buildings along with a few houses and some apartment buildings.

HISTORY/DEVELOPMENT

According to the 1909 Chicago Sanborn Map, the oldest building in the Commonwealth Edison Kolmar Substation complex was constructed ca. 1908 as part of the Metropolitan West Side Elevated Railroad Converter Station in southwest West Garfield Park. The Metropolitan West Side Elevated Railroad constructed the converter station directly south of the Garfield Park branch of the Metropolitan West Side "L." This L-shaped complex included a gabled wing converter house that contained two converters and six transformers. A large non-extant storage building was located perpendicular to the converter house's west elevation. A small square building was located within the interior corner of the L-shape. In 1915, the substation was equipped for DC conversion. By 1918, Commonwealth Edison owned the Commonwealth Edison Kolmar Avenue Substation. Around the same time, the small square building was demolished and a large addition was constructed along the south elevation of the converter house and east elevation of the warehouse. The facade of the new addition extended to cover the east elevation of the converter house. At this time, the station continued to power the

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elevated Garfield Park branch of the Metropolitan West Side "L." The substation converted raw alternating current (AC) to 600 volts direct current (DC) utilizing 25 hertz rotary. The original ca. 1908 building housed the rotary converters.

By 1950, two additions were added to the south elevation of the ca. 1918 building, including a square building adjacent to the ca. 1918 building and a switch house. During the Eisenhower Expressway construction in the mid-1950s, the Garfield Park "L" branch directly north of the substation along the Eisenhower Expressway. The CTA began using the substation to power the new CTA Congress Line. Commonwealth Edison modernized the station in the early 1970s by installing 60 hertz rectifiers.

Ten years later, the CTA built a new substation along the north elevation of the original ca. 1908 converter building. By this time, the original ca. 1908 warehouse wing had been demolished. The CTA discontinued use of the older buildings and today uses only the 1980 substation to power the CTA Blue Line (previously Congress Line).

Metropolitan West Side Elevated Railroad and the Garfield Park Branch

The West Garfield Park area was first settled in the 1840s when a plank road was laid along Lake Street and the Chicago & Northwestern Railway serviced the area beginning in 1848. It was a rural area characterized by scattered farms. Urbanization began after the West Side Park Board established three major West Side parks in 1870. The Chicago Fire of 1871 prompted land speculators and residents to move further west to rebuild and avoid the crowded conditions of the city. Around the same time, the Chicago & Northwestern Railway established train shops in 1873 north of Kinzie Street, which contributed to the growth of West Garfield Park. The employees of the Chicago & Northwestern Railroad formed the first major wave of settlement in West Garfield Park; the group comprised mainly Scandinavian and Irish immigrants. The neighborhood experienced further growth following the construction of the first elevated railroad on Lake Street in 1893, and the Garfield Park "L" on Harrison Street soon after. The "L" lines connected West Garfield Park residents to neighboring enclaves and downtown Chicago for work and leisure. At the turn of the twentieth century, another surge of settlement brought a group of police officers and factory workers employed at the new Sears plant in North Lawndale.

The Metropolitan West Side Elevated Railroad was the third elevated railroad company in Chicago. The company incorporated in 1892 to service the growing western suburban population, and was the first to use electric traction technology from the start. The four-track main line ran from downtown Chicago to Marshfield Avenue with branches to Logan Square, Humboldt Park, Garfield Park, and Douglas Park. The Garfield Park Line continued westward from Marshfield Avenue, parallel to Van Buren Street and Harrison Avenue, to the city limits at Cicero Avenue. The Garfield Park Branch officially entered service on June 19, 1895, and was eventually extended west to the Forest Park, Maywood, and Bellwood suburbs. In 1902, the line was extended to Laramie Avenue with a connecting interurban service on the Aurora Elgin & Chicago Railway between Laramie Avenue and Aurora. The line was extended again in 1905 to Des Plaines Avenue in Forest Park, providing local service over the Aurora Elgin & Chicago Railway ground-level trackage. In 1926, the Garfield Park Line was extended to Roosevelt Road in Westchester on a new branch extending south from the Chicago Aurora & Elgin Railroad (formerly the Aurora Elgin & Chicago Railway) at Bellwood.

In 1913, the Metropolitan West Side Elevated Railroad Company, along with three other elevated railroad companies, formed the Chicago Elevated Railways Collateral Trust to establish cross-town services in Chicago for the first time. This partnership, and consolidation of "L" companies, was formalized in 1924 with the incorporation of the Chicago Rapid Transit Company (CRT), a privately owned firm. In 1947, the newly formed Chicago Transit Authority (CTA), an independent governmental agency, took over the CRT "L" and CSL streetcar system operations. The CTA purchased the assets of the Chicago Motor Coach Company in 1952, unifying the public transportation system in Chicago and its surrounding suburbs. The CTA soon began making changes to the city's public transportation system. Under the CTA's purview, new "L" lines were constructed, existing lines were extended or renovated, and others were closed.

In 1949, plans were underway to begin construction of the Congress Expressway, which followed Congress Street out of Chicago along the elevated Garfield Park Line route. The old Garfield Park Line was demolished to

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accommodate the expressway; in its place, a new rapid transit line was constructed in the expressway median. During construction, the Garfield Park Line was rerouted to a temporary ground-level operation next to Van Buren Street between Sacramento and Aberdeen Streets. Stops between Halsted and Kedzie Streets on the temporary line were closed. The Chicago Aurora & Elgin Railroad interurban had difficulties accessing the temporary line, cutting their service back to Des Plaines Avenue and eventually ending passenger service in 1957.

On June 22, 1958, the CTA opened its first newly designed rapid transit line, the Congress Line, from Forest Park on the west end to the Dearborn Street Subway at LaSalle/Congress station, to Logan Square on the east end. Initially called the West Side Subway, the Congress Line replaced the elevated Garfield Park Line, which was more than fifty years old. At a route length of 8.7 miles, the Congress Line had fourteen stations, three of which have since been abandoned, and was linked with the CTA Douglas branch. In 1994, the CTA changed its route names to color designations and the Congress Line became the Forest Park branch of the longer 26.93 - mile-long Blue Line.

Commonwealth Edison

The “L” system is powered by substations that convert electricity from the local power utility to usable direct current volts. The Commonwealth Edison Kolmar Substation is one of these substations, owned and operated by the Commonwealth Edison (ComEd) power company. The company was founded as the Western Edison Light Company in 1882 after Thomas Edison invented a practical lightbulb. The company became the Chicago Edison Company in 1887. Samuel L. Insull, president of the company in 1892, founded a second utility company, the Commonwealth Electric Light and Power Company, in 1897. He merged the two companies in 1907 and created the Commonwealth Edison Company. The new Commonwealth Edison Company had a monopoly on the electric utilities of the growing city of Chicago. This included servicing the growing “L” industry with substations scattered along the routes. The company survived the Great Depression, though Insull went bankrupt. Chicago granted Commonwealth Edison a 42-year contract with the city after World War II, and over the following decades, the company grew to become a nationwide nuclear power plant operator. Commonwealth Edison merged with Unicom in 1994, and Unicom merged with PECO Energy Company in 1999 to form Exelon. Today, ComEd continues to serve the Chicago area under the Exelon corporate name .

Chicago Substations

Commonwealth Edison substations in Chicago served an important role in the development of transportation in Chicago. The “L” system was the impetus for growth in neighborhoods such as Garfield Park, allowing residents of the community to commute into downtown Chicago for work. Much like the Commonwealth Edison Kolmar Substation, early and mid-twentieth century substations were largely replaced in the late twentieth century by the CTA, and many have been demolished.

Other extant substations in the Chicago area include in-service and out-of-service branches. The Franklin substation, located at 321 South Franklin Avenue, features Neoclassical architectural details and continues to service the Elevated Loop. The tall Art Moderne substation designed by Holabird & Root at 115 North Dearborn Street (1931) still houses electrical equipment. The Clifton substation, located at 4401 North Clifton Avenue, remains a Commonwealth Edison substation but was replaced by a separate CTA substation in the mid-1970s. It has a similar footprint to the ca. 1918 Commonwealth Edison Kolmar Substation , and retains much of its original fenestration pattern and Art Deco and Prairie Style details. The School Street substation, located at 6405 West School Street, also remains a Commonwealth Edison substation but was decommissioned as a CTA substation. The station is also similar in footprint to the ca. 1918 Commonwealth Edison Kolmar Substation, and its Beaux Arts and Tudor-Revival architectural details and original fenestration pattern remain largely intact.

NRHP STATUS **DATE LISTED**
 Eligible

NRHP CRITERIA
 A B C D Not Applicable

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NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

The Commonwealth Edison Kolmar Substation was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

The Commonwealth Edison Kolmar Substation is associated with the Metropolitan West Side Elevated Railroad, which constructed the substation in ca. 1908 to power the Garfield Park branch that serviced the growing West Garfield Park neighborhood in the early twentieth century. This early substation greatly contributed to the growth of the area through the arrival of the "L," which provided residents with an efficient and affordable means to travel to employment in Chicago while enjoying the benefits of suburban life. By 1918, Commonwealth Edison owned the substation. The substation conveys the significance of transportation development in Chicago, and specifically the elevated rail system, over several decades. Therefore, the Commonwealth Edison Kolmar Substation is eligible for the NRHP under Criterion A.

The substation is not known to be associated with the lives of persons significant in the past. Therefore, Commonwealth Edison Kolmar Substation is not eligible under Criterion B.

The Commonwealth Edison Kolmar Substation is an example of growing and changing infrastructure supporting the "L" and other electric transit operations. A substation is a unique building type in Chicago representing the development of the transportation system in Chicago. Although the ca. 1908 station is one of the oldest extant, over the years, it has experienced extensive alterations that diminish its integrity and alter its historic appearance, including multiple large additions as recently as the 1980s and the demolition of a significant portion of the original building. The ca. 1908 converter station is almost completely obscured by additions. The ca. 1918 addition also features a ca. 1950 addition. Though it retains modest vernacular architectural detail, the Commonwealth Edison Kolmar Substation is utilitarian in design and has been substantially altered by openings and additions. There are better examples of intact substations in Chicago that have kept their original form and have greater architectural detail. The Commonwealth Edison Kolmar Substation does not embody the distinctive characteristics of a type, period, or method of construction and does not represent the work of a master. Therefore, the Commonwealth Edison Kolmar Substation is not eligible under Criterion C.

The property was not evaluated under Criterion D as part of this assessment.

The Commonwealth Edison Kolmar Substation retains integrity of location, feeling, and association. Although the building has alterations, they do not detract from the overall association and feeling of the substation with early transportation developments. Except for the 1980 substation constructed adjacent to the north elevation, the other additions, openings and materials are not original but are part of the evolution of the substation as it served the Garfield Park Line during its period of significance, and therefore do not detract from the buildings' integrity. Therefore, the building retains moderate integrity of design, materials, and workmanship. The building's primary elevations face east and north to other industrial buildings along South Kolmar Avenue and West Harrison Street. The rear elevation faces south to the Eisenhower Expressway (I-290) and CTA Congress Line. Although the building's relationship to other industrial buildings along West Harrison Street and South Kolmar Avenue has been retained, its south viewshed and integrity of setting have been compromised by the expressway construction.

The Commonwealth Edison Kolmar Substation's period of significance is 1908-1958, encompassing the building's use as a Metropolitan West Side Elevated Railroad and Commonwealth Edison substation for the Garfield Park Line.

NRHP BOUNDARY

The NRHP boundary for Commonwealth Edison Kolmar Substation includes parcels 16153040110000 and 16153040120000, the legal parcel on which the building is located and which contains all associated historic features. It does not include the 1980 CTA station constructed directly north of the Commonwealth Edison Kolmar Substation.

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SOURCES

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Photo 1 - Commonwealth Edison Kolmar Substation



Facing southwest to east-facing facade of ca. 1980 CTA substation (at right), north side elevation of ca. 1908 converter station (at center), and east-facing facade of ca. 1918 addition from South Kol

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Photo 2 - Commonwealth Edison Kolmar Substation



Facing southwest to east-facing facade and north side elevation of ca. 1980 CTA substation from South Kolmar Avenue

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Photo 3 - Commonwealth Edison Kolmar Substation



Facing southwest to north side elevation of ca. 1908 converter station (at center) and east-facing facade of ca. 1918 addition (at center, left) from South Kolmar Avenue

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Photo 4 - Commonwealth Edison Kolmar Substation



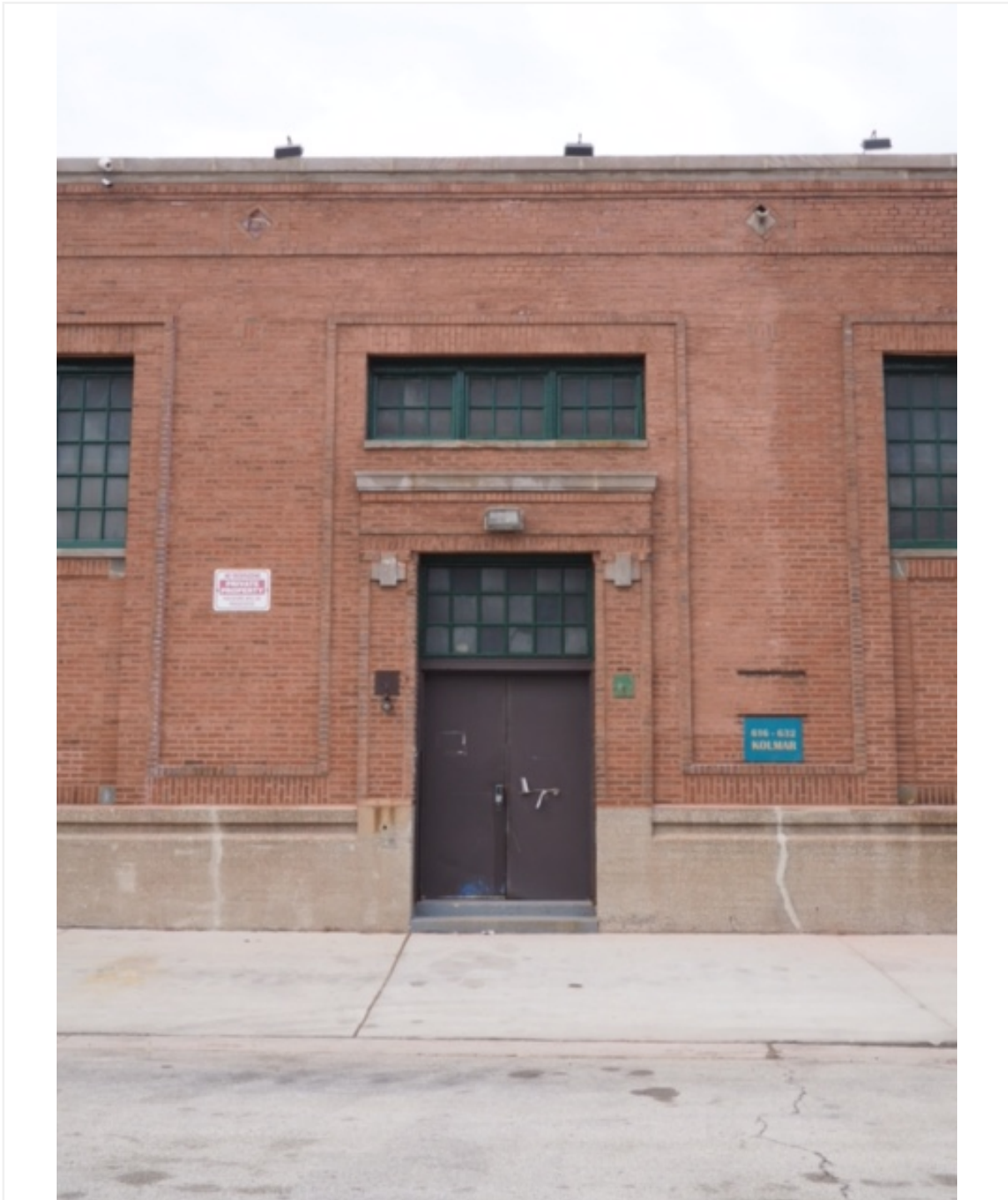
Facing west to east-facing facade of ca. 1918 addition (at right, center) and ca. 1950 addition (at left)

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Commonwealth Edison Kolmar Substation
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Photo 5- Commonwealth Edison Kolmar Substation



Facing west to the central entrance on east-facing facade of ca. 1918 addition

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Commonwealth Edison Kolmar Substation
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Photo 6- Commonwealth Edison Kolmar Substation



Facing west to east-facing facade of the ca. 1950 addition

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NRHP STATUS Eligible

Commonwealth Edison Kolmar Substation
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Photo 7- Commonwealth Edison Kolmar Substation



Facing northeast to west side elevation and south rear elevation

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Commonwealth Edison Kolmar Substation
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Figure 1 - Comparative Examples



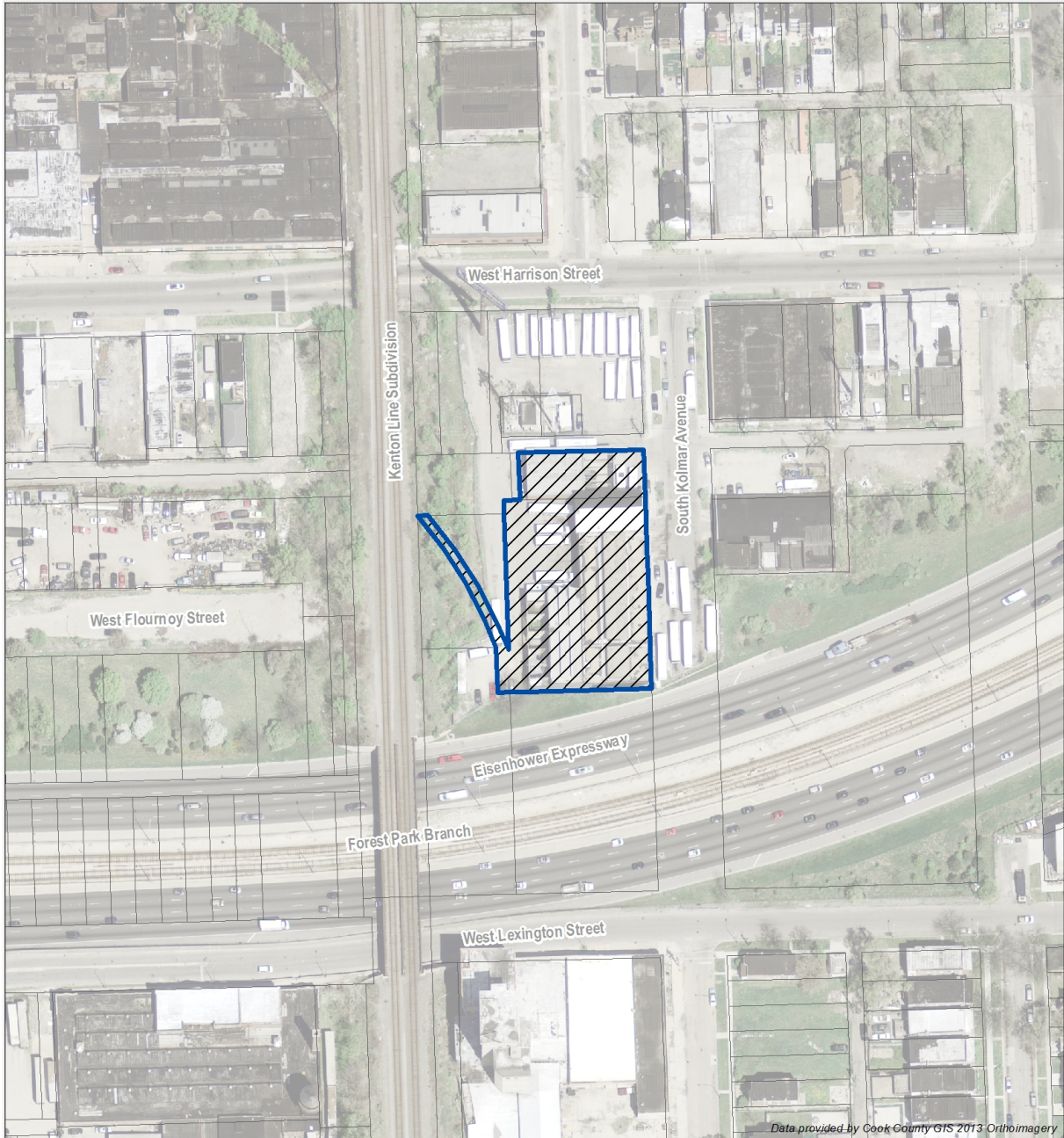
Top Left Photo: 4401 North Clifton Avenue (Cook County Assessor's Office); Top Right Photo: 321 South Franklin Avenue (Google Maps November 2015); Bottom Left Photo: 6405 West School Street; Bottom Right Photo: 115 North Dearborn Street

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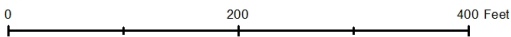
Map - Commonwealth Edison Kolmar Substation



Data provided by Cook County GIS 2013 Orthoimagery

PROPERTY NAME: Commonwealth Edison Kolmar Substation
 ADDRESS: 616 South Kolmar Avenue/632 South Kolmar Avenue
 Chicago, IL


 NRHP Boundary
 Tax Parcel



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NRHP STATUS Not Eligible

4346 West Flourney Street
SURVEY ID 1-25

NAME

4346 West Flourney Street

OTHER NAME(S)

N/A

STREET ADDRESS

4346 West Flourney Street

CITY

Chicago

OWNERSHIP

Grappler Properties LLC

TAX PARCEL NUMBER

16-15-400-020-0000

YEAR BUILT SOURCE

1903 Cook County Assessor's Office, 2015

DESIGNER/BUILDER

Unknown

STYLE

Other: See description

PROPERTY TYPE

Domestic

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-Up

DESCRIPTIVE NOTES

The two-story, three-bay, four-flat apartment building at 4346 West Flourney Street is masonry construction with a rectangular footprint. The building was constructed ca. 1903 and faces south to West Flourney Street. The south-facing facade is finished with face brick laid in a stretcher bond. The first and second story facade fenestration is outlined by brick corbelling. A flat roof with a parapet caps the building. The parapet has metal coping at the facade and a segmented arch at the central bay. Six brackets support the cornice. The bottom of the parapet overhang has a paneled frieze board between each bracket. Rectangular brick corbelling is set between each bracket on the facade. A molding with circular ornamentation runs below the cornice line. A wrought iron fence with fleur de lis finials stands in front of the building's south facade, wrapping around the small patch of grass in front of the building.

The facade's basement-level has four window openings with glass blocks evenly spaced in the outer bays on each side of the entrance. The centrally placed entrance to the building is set within a corbelled brick surround and holds a replacement paneled door. Thin granite molding is set around the entrance to create a shadow entry porch and pediment. The entrance and molding are flanked by canted bay windows slightly inset into the facade's first story in the outer bays. Each bay window consists of three window openings with concrete sills which extend to the edge of the facade. The central windows in each bay window are larger than the flanking windows. All sashes on the first story are one-over-one, double-hung, vinyl replacements. A plain panel composed of brick and outlined by brick corbelling rests above the first story canted bay window and serves as a spandrel panel to the second story windows. The eastern and western bays on the second story have identical canted bay windows. Both of the outer bay windows have concrete sills. The second story central bay holds a single window that extends lower on the facade than the other second story windows that flank it. The window has a granite sill. The window sashes are one-over-one vinyl replacements. A single-light transom rests above the window and sits atop a concrete sill.

The building's east side elevation is obscured by the adjacent building and vegetation. The west side elevation is only partially visible due to the adjacent building and vegetation. The elevation is common brick laid in a six-course common bond. The north rear elevation was not accessible at the time of on-site survey. The building is flanked by an apartment building to the east and a single family dwelling to the west. Numerous other apartment buildings sit across the street from the building on the south side of West Flourney Street. The street is largely characterized by two story apartment buildings and a number of gambrel-roofed, single family dwellings.

HISTORY/DEVELOPMENT

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4346 West Flournoy Street
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The apartment building at 4346 West Flournoy Street was constructed ca. 1903 based upon information obtained from the Cook County Assessor. While the early years of the building are unknown, by 1928, Norwegian immigrants Thomas and Martha Hartveit owned the building and rented rooms to Reinald and Mary Gonzalez and Albert and Cora Roszek. The Hartveit's owned the building until at least 1940, and through that time had many other renters stay with them, including Percy W. and Violet M. Keeley (1930), Fredricka Shulze and her sons (1930), James D. and Bernice Martin (1935-1940), Clora Manning and her daughter Marion (1935-1940), Ingolf and Dorothy Hartveit (1935-1940), and Emil and Lora Olson (1935-1940). Telephone directories from 1978 to the present have few of the residents of 4346 West Flournoy Street listed. Lourdes Emile resided in the building in 2005, and Margie Anderson lived in the building in 2015.

West Garfield Park

The apartment building at 4346 West Flournoy Street is located in the West Garfield Park neighborhood of Chicago. First settled in the 1840s, the area was originally characterized by scattered farms. The West Side Park Board's establishment of Central Park in 1870, the Chicago Fire of 1871, and the establishment of the Chicago & Northwestern Railway's train shops north of Kinzie Street in 1873 all contributed to West Garfield Park's urbanization. Thousands of the railroad's employees, mostly Scandinavians and Irish, settled around Central Park south of Kinzie Street. Central Park, which became Garfield Park in 1881 following the assassination of President Garfield, primarily consisted of single family homes and two-flat buildings, as well as some large apartment buildings and commercial buildings. Garfield Park provided many recreational opportunities for its new residents, including picnic groves, exhibit houses, and a bicycle track. The Garfield Park Race Track was also established in the late nineteenth century, and served as a gambling institution for the neighborhood until 1906, when a series of shootings and one near riot culminated in the closing of the track.

West Garfield Park experienced further growth following the construction of the elevated railroad on Lake Street in 1893, and again after the construction of the Garfield Park "L" on Harrison Street. The Sears plant in North Lawndale brought further growth to the neighborhood, and department stores, movie theaters and hotels were built in Garfield Park's commercial district from 1914 into the 1920s. The Great Depression put a stop to the growth of West Garfield Park, but the neighborhood remained stable until the 1950s, when urban renewal and racial tensions began dividing the neighborhood physically and socially. Groups, such as the United Property Group, were organized to prevent sales to African Americans, who had begun moving into the neighborhood. Counter groups were then organized to welcome African American homebuyers. These tensions continued until riots in 1965 and 1968 prompted most remaining white residents to leave the neighborhood. The open-housing laws in the 1970s further weakened the West Garfield Park neighborhood by providing middle class African American residents with the opportunity to leave the neighborhood.

Multifamily residences, such as the four-flat apartment building at 4346 West Flournoy Street in West Garfield Park, were constructed at a rapid pace in Chicago during the early twentieth century. A growing population, strict limitations on city lot sizes, and the passage of Chicago's Tenement House Ordinance in 1902 all spurred the development of compact multifamily residences in the area. The Tenement House Ordinance established multifamily building height, size, and material standards as well as permissible courtyard types and dimensions, fireproof construction requirements, and interior fixtures. These multifamily buildings could not occupy more than 65% of a standard lot, or no more than 80% of a corner lot. Buildings between three and five stories would have to be of slow-burning construction, with a fireproof cellar or basement, perimeter walls constructed of solid fireproof masonry, and interior construction of combustible dimensional lumber. Every unit in a multifamily building was also required to have at least one operable window opening as well as garbage-burning furnaces and toilets. Due to the requirements imposed by the Tenement House Ordinance, the majority of courtyard apartment buildings were no more than three-and-a-half-stories above grade. The existing two-, three-, and six-flat buildings accommodated the ordinance's requirements, and many were built in the North Lawndale Neighborhood just south of 4346 West Flournoy Street.

Revival Style

The building at 4346 West Flournoy Street is a modest example of a four-flat apartment building with characteristics of the revival styles. An enclosed public stair hall and identical apartment units on each floor of the building characterize it as a four-flat. The parapet overhang has brackets and dentil molding that is

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

4346 West Flournoy Street
SURVEY ID 1-25

representative of the revival styles. The remainder of the facade is largely utilitarian, save for the decorative brick patterns that add character and depth. This decorative brick patterning is reminiscent of the Chicago bungalow type, which relied heavily on brick patterns to accentuate the facade. Aside from the brick patterning, the building at 4346 West Flournoy Street does not embody other characteristics of the Chicago bungalow type. The replacement windows and door have diminished the character of the building.

NRHP STATUS DATE LISTED
Not Eligible

NRHP CRITERIA

A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

The building at 4346 West Flournoy Street was evaluated for listing in the National Register of Historic Places (NRHP) under Criteria A, B, and C using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

This property is not known to be associated with events that have made a significant contribution to the broad patterns of United States history or with the lives of persons significant in the past. Background research did not indicate any significant associations, and therefore, the building at 4346 West Flournoy Street is not eligible under Criterion A or B.

The building at 4346 West Flournoy Street is a modest example of a four-flat apartment building with some characteristics of the revival styles. The building's windows have been altered with the installation of replacement vinyl sashes, and the original door has been replaced with a modern paneled door. The building is not architecturally significant, does not embody the distinctive characteristics of a type, period, or method of construction, and does not represent the work of a master. Therefore, the building at 4346 West Flournoy Street is not eligible under Criterion C.

The property was not evaluated under Criterion D as part of this assessment.

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Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

4346 West Flourney Street
SURVEY ID 1-25

Photo 1 - 4346 West Flourney Street



Facing northwest to south-facing facade and east side elevation from West Flourney Street

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

4346 West Flournoy Street
SURVEY ID 1-25

Photo 2 - 4346 West Flournoy Street



Facing northeast to south-facing and west side elevation from West Flournoy Street

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Not Eligible

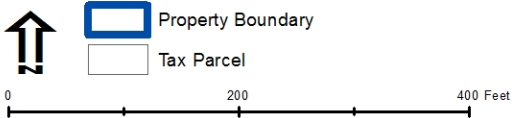
4346 West Fournoy Street
 SURVEY ID 1-25

Map - 4346 West Fournoy Street



Data provided by Cook County GIS 2013 Orthoimagery

PROPERTY NAME: 4346 West Fournoy Street
 ADDRESS: 4346 West Fournoy Street
 Chicago, IL



Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

2833 West Congress Parkway
SURVEY ID 1-28

NAME

2833 West Congress Parkway

OTHER NAME(S)

N/A

STREET ADDRESS

2833 West Congress Parkway

CITY

Chicago

OWNERSHIP

2833 W Congress Pkwy Chicago Espo Group LLC

TAX PARCEL NUMBER

16-13-132-043-0000, 16-13-132-044-0000

YEAR BUILT SOURCE

1888 Cook County Assessor's Office, 2015

DESIGNER/BUILDER

Unknown

STYLE

Colonial Revival

PROPERTY TYPE

Domestic

FOUNDATION

Stone

WALLS

Brick

ROOF

Asphalt

DESCRIPTIVE NOTES

The two-story, four-bay multi-family dwelling at 2833 West Congress Parkway was constructed ca. 1888, and displays elements of the Colonial Revival style. The building is masonry construction and has a rectangular footprint. Dual entrances in each inner bay are flanked by one-story canted bays. A flat roof with a parapet covers the building. The cornice has a paneled frieze board with rectangular and fan detailing and brackets marking the span of each bay. Pediments are located at the top of each easternmost and westernmost bays of the cornice. A metal entry porch with metal railings leads to the two entrances. A wrought iron fence with fleur de lis finials surrounds the north facade of the building. The building faces north to West Congress Parkway, and is flanked by an empty lot to the west and a Chicago two-flat to the east. The Eisenhower Expressway runs directly north of the building across from West Congress Parkway.

The north-facing symmetrical facade is finished with face brick laid in a stretcher bond. The base of the facade has a stone foundation and brick knee wall. The base of each canted bay has three windows with soldier lintels. The basement-level of the easternmost bay has window openings with glass blocks, while the westernmost bay window openings have been filled in with brick. The facade has symmetrical fenestration on each unit. The two entrance doors are centrally-placed on the first story. Both doors retain the original fanlights and sidelights. The sidelights on both entrances have been covered over with wood or painted. The western door is secured with plywood and the eastern door holds a paneled replacement door covered with a metal screen door. A shadow is visible above the entrances indicating that a porch was installed and removed. A panel of basket weave brick is located above the entrances. The basket weave alternates squares of red and white brick. The entrances are flanked by one-story canted bays. Each bay has three windows with arched soldier lintels and concrete sills. The spandrel panels for each window are composed of alternating white and red brick. The window openings on the westernmost bay have been modified to hold smaller window sashes. All window sashes on the first story are one-over-one vinyl replacements. The canted bays have replacement asphalt shingle-clad roofs. The second story has six windows, two above each canted bay and one within each central bay. The window openings have arched soldier lintels and concrete sills. The window openings in the easternmost and westernmost bays are further ornamented with a lintel course composed of alternating white soldier bricks. The windows of the western dwelling have been modified with brick infill to hold smaller window sashes. All of the window openings on the second story hold one-over-one vinyl replacement sashes.

The east side elevation is obscured by the adjacent building and mature vegetation. The west side elevation is visible due to the demolition of the building adjacent to it. The elevation is parged common brick with no

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

2833 West Congress Parkway
SURVEY ID 1-28

fenestration. The south rear elevation was not accessible at the time of on-site survey.

HISTORY/DEVELOPMENT

The multi-family dwelling at 2833 West Congress Parkway was constructed ca. 1888 based upon information obtained from the Cook County Assessor. The early residents of the building included James MacSorley and Anthony Grayway, who were both bricklayers. James MacSorley lived in part of the building with John and William MacSorley in 1889, while Anthony Grayway resided in part of the building in 1890. Other early residents included Jacob Lewis, who worked for the Empire Clothing Company and lived in the building from at least 1896 to 1897. While some of the early years of the building remain unknown, by 1920, two firemen and their families were living on either side of the building. John O'Donald lived with his wife, Cora, and their two sons and three daughters, while James Doyle lived in the building with his wife, Capitola, their four sons, two daughters, and niece. James and Capitola Doyle resided in the building until at least 1928. By 1942, Anthony Mola and his wife were living in the building. Mola worked as a taxi driver for the Checker Taxi Company, and would continue living in the building with his wife until at least 1947. Telephone directories from 2006 and 2015 do not list any residents at 2833 West Congress Parkway. The building appears to currently be vacant.

East Garfield Park

The building at 2833 West Congress Parkway is located in East Garfield Park, Community Area 27 of Chicago. East Garfield Park was annexed to Chicago in 1869, but the neighborhood did not begin to truly develop until the construction of the elevated "L" lines on Lake and Harrison Streets in the early 1890s. The "L" allowed for greater access to the neighborhood, and many two flats and small apartment buildings were constructed to accommodate the growing working-class population that was employed at manufacturing plants in the surrounding neighborhoods. During this period, many of the residents of East Garfield Park were Irish and German, with Italians and Russian Jews migrating to the neighborhood soon after.

By the end of World War I, East Garfield Park began to experience a period of prosperity. This prosperity was due in part to the Graemere Hotel and Madison Street shopping district, which both operated within and around the neighborhood during the 1920s. A vocational school for girls was also opened in the area in 1927. This prosperity, however, ended with the Great Depression, and the neighborhood continued to decline throughout the 1930s and 1940s. The post-war era brought urban renewal and the Congress Expressway (later the Eisenhower Expressway) to the neighborhood, further displacing residents and harming the community. In 1960, Harrison Courts, Maplewood Courts, and Rockwell Gardens were constructed by the Chicago Housing Authority (CHA) at the east end of East Garfield Park. These various projects propelled the dilapidation of the neighborhood, and poor living conditions and vacant lots became increasingly common. Civil rights activism attempted to prevent further deterioration of the neighborhood after the riots in 1965, but another riot in 1968 prompted many of the remaining businesses and residents to leave the neighborhood. All of these factors culminated in the endemic poverty, unemployment, and associated criminal activity that characterized East Garfield Park in the 1970s and 1980s.

Colonial Revival Style

The building at 2833 West Congress Parkway is characteristic of the small multi-family buildings constructed to house East Garfield Park residents during the area's population boom in the late nineteenth century. The building displays elements of the Colonial Revival style, which was popular during the late nineteenth century and first half of the twentieth century. The Colonial Revival style was popularized in part by the Philadelphia Centennial of 1876, and soon after by the Columbian Exposition of 1893 in Chicago. The style is characterized by a symmetrical facade, an accentuated front door with fanlights, sidelights, and a pedimented entry porch, and paired windows with double-hung sashes. Wood shutters, decorative pendants, and cornice lines with dentils or modillions are also characteristic of the Colonial Revival style. The building at 2833 West Congress Parkway displays certain elements of the style. Its symmetrical facade, front entrance fanlights and sidelights, paired windows, and simplified classical detailing of the building are characteristic of the Colonial Revival style. The building has lost much of its integrity, however, due to non-historic window replacements, brick infilling of windows, and the overall dilapidation of the entire building.

NRHP STATUS
Not Eligible

DATE LISTED

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

2833 West Congress Parkway
SURVEY ID 1-28

NRHP CRITERIA

A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

The building at 2833 West Congress Parkway was evaluated for listing in the National Register of Historic Places (NRHP) under Criteria A, B, and C using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

The property is not known to be associated with events that have made a significant contribution to the broad patterns of United States history or with the lives of persons significant in the past. Background research did not indicate any significant associations, and therefore, the building at 2833 West Congress Parkway is not eligible under Criterion A or B.

The building at 2833 West Congress Parkway displays elements of a Colonial Revival-style multi-family building. The building's windows have been altered with the installation of one-over-one vinyl replacement sashes. All windows on the west side of the facade have also been partially or completely infilled with brick. The sidelights at both entrances have been covered or painted and many of the windows on the building's facade have been covered over with plywood. The integrity of the building is compromised by the deterioration of the facade. The building is not architecturally significant, does not embody the distinctive characteristics of a type, period, or method of construction, and does not represent the work of a master. Therefore, the building at 2833 West Congress Parkway is not eligible under Criterion C.

The property was not evaluated under Criterion D as part of this assessment.

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Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

2833 West Congress Parkway
SURVEY ID 1-28

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Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

2833 West Congress Parkway
SURVEY ID 1-28

Photo 1 - 2833 West Congress Parkway



Facing southwest to north-facing facade from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

2833 West Congress Parkway
SURVEY ID 1-28

Photo 2 - 2833 West Congress Parkway



Facing south to north-facing facade from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

2833 West Congress Parkway
SURVEY ID 1-28

Photo 3 - 2833 West Congress Parkway



Facing southeast to north-facing facade and west side elevation from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Not Eligible




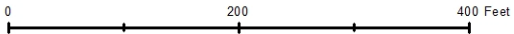
2833 West Congress Parkway
 SURVEY ID 1-28

Map - 2833 West Congress Parkway



Data provided by Cook County GIS 2013 Orthomagey

PROPERTY NAME: 2833 West Congress Street
 ADDRESS: 2833 West Congress Street
 Chicago, IL


 Property Boundary
 Tax Parcel


Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Altgeld Park Fieldhouse
SURVEY ID 1-29

NAME

Altgeld Park Fieldhouse

OTHER NAME(S)

N/A

STREET ADDRESS

515 South Washtenaw Avenue

CITY

Chicago

OWNERSHIP

Chicago Park District

TAX PARCEL NUMBER

16-13-236-001-0000

YEAR BUILT SOURCE

1929 Chicago Daily Tribune, "New Center in Altgeld Park is Dedicated" (April 29, 1929)

DESIGNER/BUILDER

Unknown

STYLE

Classical Revival

PROPERTY TYPE

Recreation and Culture

FOUNDATION

Stone/Limestone

WALLS

Brick

ROOF

Built-Up

DESCRIPTIVE NOTES

Located within the approximately five-acre Altgeld Park, the Altgeld Park Fieldhouse is a multi-use recreational building at 515 South Washtenaw Avenue. The oldest, one-acre section of the park dates to 1873, four additional acres were added to the park in 1915, and the fieldhouse was constructed in 1929. Located immediately south of the I-290 Eisenhower Expressway, the neighborhood park occupies one city block in the densely-developed East Garfield Park section of Chicago. The block is bounded by South Washtenaw Avenue to the west, West Congress Street to the north, West Harrison Street to the south, and elevated railroad tracks to the east. The Classical Revival-style building is oriented to the west towards South Washtenaw Avenue, set back from the street. The Altgeld Park Fieldhouse is a one-story building, exhibits a rectangular footprint and form, and has a flat roof. The building sits on a raised basement and has a foundation that is either concrete or limestone. The building's exterior features a brick soldier base course, is clad in Flemish-bond brick, and features Indiana limestone ornament and trim and decorative brickwork.

A high-level of ornament distinguishes the building's facade as the principal elevation. However, the building's overall design is symmetrical and uniform; many elements are executed identically at each elevation. Among these elements are the building's distinctive, prominent windows, which occur on all four elevations. These windows have wood-frame sashes. Each window is comprised of a center six-over-nine light, double-hung sash window, flanked by multi-pane, double-hung sash side lights and topped by a multi-pane transom. All openings have limestone sills, are connected by brick soldier sill courses, and are topped by a brick soldier lintel course. Metal security screens cover the windows. One window at the facade, several basement-level windows, and three, rear, round-arch windows do not have the same configuration and are noted in this documentation.

A portion of the roof's parapet wall at the building's facade and east rear elevation is distinctive; elsewhere, the roof's parapet wall is identical at every elevation. The brick parapet wall contains evenly-spaced panels housing basketweave brick, framed in molded limestone, and terminates in a cast-molded limestone cornice.

The Altgeld Park Fieldhouse's west-facing facade has a tri-part configuration. The center section projects forward and contains a three-bay-wide, round-arch, limestone arcade and a recessed porch. At the basement level of the central projecting section, wood-frame, one-over-one light, double-hung sash windows flank the arcade. The porch beneath the arcade is reached by two levels of concrete steps, separated by a wide concrete landing. The steps that abut the facade are flanked by low limestone-block walls. Multiple freestanding non-historic metal pipe railings are attached to both sets of steps.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Altgeld Park Fieldhouse
SURVEY ID 1-29

The limestone arcade's round-arch archways have ornamented imposts, molded surrounds, and volute keystones. The piers feature pilasters formed by limestone panels, with refined square bases and ornamented capitals that included scrolls, acanthus leaf, and shield motifs. Located at the same height as the pilaster's capitals, limestone medallions, encased by brick headers, flank the limestone arcade within the facade's center projecting section. The arcade and capitals terminate in a cast-molded limestone cornice that is topped by a limestone-panel frieze, capped by a cast-molded, projecting, limestone cornice. Above the center archway, the cornice forms a broken segmental pediment.

Within the porch, two main entrances are located at facade's wall plane behind the arcade. Both entrances contain metal security doors and have one glass pane; the doorways feature limestone architraves and entablatures. Above both doors, the numbers "515" are attached to the entablature's frieze. The doors flank a center, projecting, tri-part, bay window. The window contains wood-frame, multi-pane windows and features a standing-seam metal roof that appears to be copper.

The roof's parapet wall, which is taller and more elaborate above the arcade than at the rest of the building's facade, is highly ornamented and divided into three panels, following the arcade's three-bay-wide configuration. Limestone recessed-paneled pilasters divide these three panels. Limestone tile clads the center panel, which contains a decorative, raised, limestone cartouche. The raised letter "A" is centered within the cartouche, which features gadrooning, scrolls, and acanthus leaf motifs and is encased by dramatic festoon. The two outer panels that flank the center panel are comprised of brick, surrounded by brick headers, framed in limestone. The roof's parapet wall terminates in a molded cast limestone cornice that is topped by four prominent limestone urns, also ornamented with festoons.

The sections of the facade that flank the center projecting portion both contain three of the high, prominent, identical windows. These sections also terminate in the roof's brick parapet wall, found at each elevation.

The fieldhouse's north and south side elevations are identical. A small, center, metal door is located at the basement level. Five of the prominent windows are evenly spaced at both elevations. The side elevations terminate the roof's brick parapet wall.

The building's rear east-facing elevation features a tri-part configuration, similar to the building's facade, but sans elaborate limestone ornament. The elevation's center projecting section contains two wood-frame basement-level windows and three, wood-frame, multi-pane windows occupying round-arch openings at the first story. These windows feature limestone surrounds and keystones. Above the windows, the center projecting section terminates in a prominent, cast-molded limestone cornice. There, the roof's parapet wall contains three limestone panels. The flanking sections of this elevation each contain three windows and terminate in the roof's brick parapet wall, identical to the building's facade.

Concealed from view by the parapet wall, the building's flat roof is a built-up roof. A small, rectangular, flat-roof projection, likely housing HVAC equipment, is set back from the facade's prominent parapet wall. A square-form brick chimney with limestone detailing is located at the roof's west side.

The Altgeld Park Fieldhouse is located on a grass lot, lined by concrete curbs, within Altgeld Park. A concrete sidewalk parallels the street along South Washtenaw Avenue. West of the building's facade, poured concrete covers the ground between the sidewalk at the street and the westernmost steps that access the building's main entrance. Within the park that surrounds the building, a playground is located north of the fieldhouse and a public pool and associated outbuildings are located south of the fieldhouse. Basketball courts, outdoor volleyball courts, and a turf field are also located within the park.

HISTORY/DEVELOPMENT

In 1873, real estate developers Frank W. and James L. Campbell donated one acre to the City of Chicago for Congress Park, Altgeld Park's predecessor. The one-acre park was then transferred to the city's West Park Commission in June 1915. The commission also acquired an additional four acres for the park at that time. In 1916, Congress Park was renamed in honor John P. Altgeld (1847-1902). The West Park Commission's annual report of 1916 noted, "We do this, 'to keep alive the inspiring memory of John P. Altgeld, volunteer soldier, jurist, statesman, publicist and humanitarian, and to inculcate the principles of free government to which he heroically

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Altgeld Park Fieldhouse
SURVEY ID 1-29

dedicated his life.” A lawyer and judge, Altgeld served as Illinois governor between 1893 and 1897. A strong supporter of labor rights, Altgeld famously pardoned Haymarket Square Riot prisoners in 1893 and was a proponent of enlarging Chicago’s park system throughout his term. The park commission soon provided the newly acquired parkland with a shelter, pool, and other playground facilities.

Though Chicago’s park commissions were credited with building the nation’s first fieldhouses and a wave of fieldhouse construction occurred in the city’s parks between 1912 and 1916, a fieldhouse was not built in Altgeld Park until 1929, during a period of massive rehabilitation in the parks. The Altgeld Park Fieldhouse, also referred to as the park’s recreation building, was constructed at a cost of \$127,397.60. Architects Christian S. Michaelsen (1888 -1960) and Sigurd Anton Rognstad (1892-1937), who formed the partnership Michaelsen & Rognstad in 1920, designed the fieldhouse, along with a number of other fieldhouses for the West Park Commission. The red -brick Classical Revival-style building contained a foyer, community hall, two gymnasiums with spectators’ balconies, a skaters’ room, women’s dressing room, men’s locker room, storage space, and space for a physical director. The W. E. O’Neil Construction Company built the fieldhouse. The West Park Commission dedicated the building on April 28, 1929, holding a ceremony with numerous presentations and speeches.

After the city’s park districts were consolidated, the Chicago Park District replaced the West Park Commission in 1934. The Chicago Park District aimed to offer year-round recreational and leisure opportunities designed to appeal to a wide range of residents, which were not solely focused on outdoor -centric recreation and athletic programs. Pioneering this shifting trend in programming offered by a park service, the city’s park district focused on implementing creative activities, hobby classes, and hosting social events and gatherings. Altgeld Park Fieldhouse and other local fieldhouses began offering arts and crafts classes, game rooms with card games, billiard, and checkers and chess, drama classes, motion picture viewings, and hobby classes, in addition to organized sports and outdoor games. By 1936, the Altgeld Park Fieldhouse offered a reading room, associated with the Chicago Public Library. These services were likely welcomed by local residents who were enduring the Great Depression and New Deal era recovery shortly after the fieldhouse opened.

In 1937, Chicago’s West Side parks were improved using federal Works Progress Administration (WPA) funding. Altgeld Park received upgrades and the fieldhouse building was reroofed. In 1940, the Chicago Park District carried out improvements throughout the park system. At that time, the Altgeld Park Fieldhouse’s basement, club rooms, gymnasium, and hallways were remodeled. The building’s interior was plastered and painted. The building’s electric and heating systems were also upgraded. Newspaper articles indicate that the building was used for a number of community events in the 1950s, which included badminton tournaments, plays, and parties. The Altgeld Park Fieldhouse received improvements again in 1961; the interior lighting system was upgraded and the building’s exterior brick received tuckpointing for a total cost of \$9,500. Currently, the Altgeld Park Fieldhouse houses two gymnasiums, original to the building, a fitness center, meeting rooms, and a kitchen. The building continues to be integral to the many programs and events the park offers.

Chicago Parks

When Chicago incorporated in 1837, the city adopted the Latin motto “Urbs in horto,” meaning “City in a Garden.” This motto indicated the importance of parkland and green spaces to the city and its residents. Despite this motto, the city had few policies pertaining to the stewardship and acquisition of open public land before 1869 and much of the city’s open land was unplanned. Once the city did develop a comprehensive parks system, notable planners, architects, and landscape designers, including Daniel H. Burnham (1846-1912), Frederick Law Olmsted, Sr. (1822-1903), Jens Jensen (1860-1951), Alfred Caldwell (1903-1998), and Lorado Taft (1860-1936), among others, became involved in designing many of the Chicago’s first parks.

Early on, Chicago residents were active in rallying for creating parks and protecting parkland. Citizens from the city’s North, West, and South sides organized to address the issue. This resulted in the country’s first comprehensive boulevard and park system and the establishment of three park commissions by 1869 (Lincoln, South, and West Park Commissions). Despite the establishment of the park commission, many parks, including Congress Park, remained under the control of the City of Chicago. During their tenure, the commissions built parks in earnest, creating an impressive and admired park system for Chicago that included conservatories, a zoo, smaller neighborhood parks that had recreational, social, and education offerings, the nation’s first fieldhouses, and a park that served as the two-time host of a world’s fair.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Altgeld Park Fieldhouse
SURVEY ID 1-29

Created by the West Park Act, passed in the State Legislature in 1869, West Park Commission became responsible for the “West Town” and western division of Chicago. The governor appointed seven board members to oversee the commission. The legislation that created the West Park Commission also broadly defined three sites for large parks, each approximately 200 acres in size. This resulted in North Park (Humboldt Park), Middle Park (first Central and today Garfield Park), and South Park (Douglas Park). By the 1890s, the parks had fallen into disrepair, resulting from the West Park Commission’s blatant political corruption.

In 1899, the Small Parks Commission, formed by legislation that year, began to study the needs for smaller neighborhood parks in densely-populated areas of Chicago and implement a plan. Although many of the districts on the city’s west side were overwhelmingly poor, overcrowded, and in desperate need of neighborhood parks, the West Park Commission faced difficulties establishing small parks due to political corruption, the commission being deeply entrenched in machine politics, and legal and financial issues. In 1902, the West Park Commission did attempt to build neighborhood parks, requiring a \$1 million bond, but residents were mistrustful of the commission’s intentions and protested the bond. Further legal and financial issues ensued and the West Park Commission made no progress. By 1904, the Small Parks Commission was furious as no progress had been made. At this time, there were two municipal playgrounds on the west side for its 885,000 residents.

Change came to the West Park Commission when Charles S. Deneen became governor of Chicago in 1905 and demanded that the commission’s entire board resign. He appointed landscape architect Jens Jensen (1860-1951) to oversee the commission. Jensen, a Danish immigrant, began his career with the West Park Commission as a gardener in 1886. Primarily between 1906 and 1916, Jensen carried out many improvements in the commission’s parks and much of his work was representative of what became the Prairie style of landscape architecture. In 1909, a bill to acquire and improve additional small parks was approved and in 1911, five sites were selected for new parks and an existing park was chosen to be redesigned. In 1915, the West Park Commission also acquired the small Congress Park, renamed Altgeld Park the following year. Frustrated with many decisions made by the Board of Commissioners, Jensen resigned from his position in 1920.

The last period of significant construction in West Park Commission’s parks occurred during the late 1920s. With the nation experiencing unprecedented economic prosperity, the commission received a \$10 million bond to improve existing parks, hiring the architecture firm Michaelsen & Rognstad to design fieldhouses, and a major rehabilitation project began in 1927. Christian S. Michaelsen and Sigurd Anton Rognstad served as the West Park Commission’s architects until 1929, designing twelve Revival-style park buildings, much different from the Prairie style work of Jensen. Large ornate buildings were built for the commission’s three major parks: Humboldt, Garfield, and Douglas Park. Michaelsen and Rognstad also designed fieldhouses for smaller parks, including La Follette, Harrison, and Altgeld Park. Most comparable to the Altgeld Park Fieldhouse, Harrison Park’s fieldhouse was demolished and replaced in 1993

Chicago Park District

Discussion surrounding consolidating Chicago’s park system began soon after the creation of the South, West, and Lincoln Park Commissions in 1873, and again in 1890. Chicago grew significantly when outside areas were annexed to the city in 1889. An 1895 state act permitted these areas to form individual park districts and the number of independent park districts increased dramatically. During a period of intense social and political reform in the city in 1904, and with additional park districts now in existence, the topic of consolidating the park system was again discussed. A 1912 report titled “The Park Governments of Chicago: An Inquiry in to Their Organization & Methods of Administration,” serves as evidence of another move towards consolidation, but the report did not gain enough interest for any legislation to pass.

By 1930, twenty-two individual park districts were in existence. Appointive boards governed the three early park districts, but elective boards governed the nineteen smaller districts, making election procedures and collecting revenue to fund the districts a complicated process. Ultimately, Great Depression-era financial strain made funding and operating twenty-two park districts unrealistic for the city, as maintaining personnel and machinery for each district was costly. In order to streamline park operations and receive funding via President Franklin Roosevelt’s New Deal, residents voted to approve the Park Consolidation Act of 1934, which created the unified Chicago Park District.

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The Chicago Park District operated with greater efficiency than the twenty-two independent districts. As an independent municipality, the park district was provided ordinance-making abilities, taxing power, and police jurisdiction. Completely funded by property tax revenue, the district operated under a board of five commissioners, appointed annually by the city's mayor. Each commissioner served for a period of five years. As the chief agent of city beautification, the Chicago Parks District was instrumental in developing innovative programs for residents and creating well-designed landscapes and park facilities.

During the 1940s, a ten-year plan resulted in the implementation of a progressive school-park concept and a number of new parks in Chicago. The park system expanded significantly in the late 1950s, when 250 sites, including parks, beaches, and playlots, among others, were transferred into the park district. Today, the Chicago Park District encompasses over 8,000 acres of land, including parks, beaches, nature areas, and conservatories.

East Garfield Park Neighborhood

The Altgeld Park Fieldhouse is located in the East Garfield Park neighborhood of Chicago. East Garfield Park defined as Community Area 27, one of the Chicago's seventy-seven community areas, and encompasses the East Garfield Park and Fifth City neighborhoods.

Located four miles west of the Loop, East Garfield Park developed similarly to the West Garfield Park neighborhood. Annexed to Chicago in 1869, its western section comprised a portion of the Central Park neighborhood (later Garfield Park), which was established the same year. The land east and south of the Garfield Park, a large urban park, was subdivided but not fully developed for at least another couple decades, and East Garfield Park remained sparsely populated. The community's residential and commercial development followed the construction of the elevated "L" lines on Lake and Harrison Streets through the community in the early 1890s and the establishment of manufacturing plants in neighboring communities, such as the Sears plant in Lawndale. Many of the community's residents worked in the nearby plants and two-unit flats and small apartment buildings were erected to house them. Modest homes, commercial buildings, and other industries were established in the area as well. East Garfield Park's early residents were primarily Irish and German, and later included Italians and Russian Jews.

Post-World War I, East Garfield Park experienced a brief period of prosperity. West Garfield Park's Madison Street shopping district expanded eastward along Madison into East Garfield Park. A high-class residential hotel, the Graemere, opened just east of Garfield Park and a vocational school for girls opened in 1927. Unlike West Garfield Park, East Garfield Park experienced economic and residential decline during the Great Depression and World War II. Many houses were converted into smaller units for more boarders and allowed to deteriorate. By 1947, the area was in great need and Daughters of Charity opened Marillac House at 2822 West Jackson Boulevard to serve the local poor.

Like its neighboring communities, the 1950s Congress Expressway construction displaced Garfield Park residents on the south side of the neighborhood. Additionally, its racial composition was changing as more African American families began purchasing and renting homes in East Garfield Park. In 1960, a cluster of Chicago Housing Authority (CHA) family public housing projects—Harrison Courts, Maplewood Courts, and Rockwell Gardens—were constructed at the east end of East Garfield Park. During this time, residential physical conditions continued to deteriorate due to absentee landlords and increasingly common vacant lots. Despite these conditions, local churches, and community organizations continued to promote interracial community involvement, urban renewal, and local leadership.

In 1966, civil rights activism attempted to prevent further neighborhood deterioration through the establishment of anti-slum organizations (East Garfield Park Union to End Slums) and cooperatives to obtain groceries and housing (East Garfield Park Cooperative). A coalition of residents and clergy successfully fended off the CHA's attempt to build more high-rise public housing. Rioting in 1968 undermined these activism efforts, leading to more businesses and residents leaving the neighborhood. East Garfield Park lost more than two-thirds of its population due to this outmigration. In the 1970s and 1980s, the area was characterized by endemic poverty, unemployment, a drug economy, and associated criminal activity to fill the economic void. Crime continues to plague the East Garfield Park community and as of 2015, the community has the ninth highest crime rate out of

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the city's seventy-seven community areas.

Christian S. Michaelsen and Sigurd Anton Rognstad

Architects Christian S. Michaelsen (1888-1960) and Sigurd Anton Rognstad (1892-1937) designed the Classical Revival-style Altgeld Park Fieldhouse.

Born in Chicago, Michaelsen was the son of a contractor of Norwegian descent. He first received exposure to the building trade through his father. In 1905, he began training as a draftsman in the office of Chicago architect Arthur Huen. He later worked in the structural engineering department of architect Howard Van Doren Shaw's office from 1910 to 1913. Shaw was regarded as Chicago's "society architect" and designed a number of Beaux Arts residences for the city's elite.

Also born in Chicago and the son of Norwegian immigrants, Rognstad began his career working as a designer and draftsman in the office of architect Frederick W. Perkins, who like Huen, specialized in designing residences for the social elite.

In 1920, Michaelsen and Rognstad formed their own practice. Both men lacked the educational and social credentials necessary to secure building commissions from the city's elite residents and therefore, sought out public works and commercial commissions instead. Between 1927 and 1929, while serving as the West Park Commission's architects, they designed twelve Revival-style buildings, ranging in style from the Mediterranean and Classical Revival to the Tudor Revival. This represented one of the most productive periods in the commission's history. In addition to the park buildings, the pair designed other noteworthy buildings in Chicago, including the Chinese-style On Leong Merchants Association Building (1927). Michaelsen and Rognstad's partnership lasted for seventeen years until Rognstad's death in 1937.

Classical Revival Style

The Altgeld Park Fieldhouse is an excellent example of a Classical Revival-style public building, constructed by the West Park Commissioners for the Altgeld Park.

The Classical Revival style (circa 1895-1950), also referred to as the Neoclassical style, became popular throughout the United States after the 1893 World's Columbian Exposition, held in Chicago's Jackson Park. The exposition revived an interest in Classical architectural forms, specifically Greek Revival (circa 1825-1860) forms and stylistic details. The renowned and influential architecture firm McKim, Mead & White popularized the Classical and Colonial Revival styles (circa 1880-1955) during the early twentieth century.

Similar to the Colonial Revival style, Classical Revival-style buildings are considerably more formal and monumental. The style was often reserved for public buildings, such as courthouses, and churches, banks, schools, and mansions. Classical Revival buildings were often built using expensive, high-quality materials, including brick and stone.

Typically, the facade or other prominent elevations of Classical Revival-style buildings feature massive columns, designed following the architectural traditions of the Doric, Ionic, or Corinthian orders and front-facing pediments. Variations to the front-facing pediment included rounded front porticos or flat-roofed porches, also supported by columns. The arrangement of windows and doors is symmetrical and formal. Windows most often have double-hung configurations and doors are most often centered and feature decorative surrounds, which may include flanking side lights, broken pediments, or fan-light windows. Overall, the Classical Revival style is most characterized by the use of Greek orders, proportion, symmetry, the repetition of elements, and references to Classical motifs, often derived from the Greek Revival style.

The brick and limestone-clad Altgeld Park Fieldhouse features an overall massing that is symmetrical and formal, typical of the Classical Revival style. The building's exterior incorporates many repetitive elements, such as the prominent, double-hung, multi-paned windows, evenly-spaced at each elevation of the building, and the roof's brick and limestone parapet wall. Additionally, the building's facade features a highly-stylized limestone arcade, with ornamented pilasters and elaborate capitals, and a center entrance. Other decorative elements typical of the

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style include brick soldier and header courses, basketweave brick ornament, the broken pediment at the facade, an elaborate cartouche, and urns. It is an excellent example of the style as applied to a small-scale public building.

NRHP STATUS Eligible DATE LISTED

NRHP CRITERIA

A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

The Altgeld Park Fieldhouse was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

Constructed by the West Park Commission and later operated and maintained by the Chicago Park District, the Altgeld Park Fieldhouse is associated with recreational trends pioneered by these agencies in Chicago. The fieldhouse was constructed during a period of rehabilitation within the West Park Commission and is a surviving example of a fieldhouse suited for a small, urban park. The city's longstanding focus on parks and recreation led these agencies to develop innovative recreational programs for the city's fieldhouses, emulated throughout the United States, which significantly changed the approach of public agencies to parks and recreation. The Altgeld Park Fieldhouse provided citizens with hobby classes, arts and crafts classes, games, and social events, among other events, in addition to organized athletics and fitness-related activities, in an effort to reach a wide-range of residents within the local community. Due to the property's association with these innovative early twentieth-century trends in recreation, the Altgeld Park Fieldhouse is eligible under Criterion A.

Though the Altgeld Park Fieldhouse is named for Illinois Governor John P. Altgeld, the fieldhouse is not associated with his productive life and was named for Altgeld posthumously. Therefore, the Altgeld Park Fieldhouse is not eligible under Criterion B.

The Altgeld Park Fieldhouse is eligible under Criterion C. The 1929 Altgeld Park Fieldhouse is an excellent example of a Classical Revival-style public building, constructed for a neighborhood park. Designed by the architecture firm Michaelson & Rognstad, the brick building exhibits formal, symmetrical massing, elaborate limestone detailing and an arcade, and prominent double-hung and multi-pane windows. Designed for community use, the building originally included two gymnasiums and a community hall. Therefore, the Altgeld Park Fieldhouse is eligible under Criterion C.

The property was not evaluated under Criterion D as part of this assessment.

The Altgeld Park Fieldhouse remains in its original location and is actively used as a recreation building. The building has been well-maintained since the late 1920s. The exterior has not been altered and the property retains its original exterior materials, including limestone ornament and trim and wood-frame windows. Therefore, the Altgeld Park Fieldhouse retains integrity of location, setting, design, materials, workmanship, feeling, and association.

The Altgeld Park Fieldhouse's period of significance is 1929-1965, which encompasses early improvements made to the building in 1940 and 1961. The building retains its original historic function; its significance extends to the fifty-year age consideration from the current date.

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NRHP BOUNDARY

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The Altgeld Park Fieldhouse's NRHP boundary includes the building's footprint, paralleling South Washtenaw Avenue to include all landscape and hardscape features located west of the facade, following the panel of grass lot that flanks the building's north side elevation, following the sidewalk's south edge located at the building's south side elevation, and paralleling the building's rear elevation approximately 15 feet from the building. No other features within Altgeld Park are located within the property's NRHP boundary.

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Historic Resources Survey

RESOURCE TYPE Property
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Altgeld Park Fieldhouse
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Photo 1 - Altgeld Park Fieldhouse



Facing southeast to west-facing facade from South Washtenaw Avenue

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NRHP STATUS Eligible

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Photo 2 - Altgeld Park Fieldhouse



Facing west to facade entrance from South Washtenaw Avenue

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NRHP STATUS Eligible

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Photo 3 - Altgeld Park Fieldhouse



Facing southwest to east end of west-facing facade from South Washtenaw Avenue

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NRHP STATUS Eligible

Altgeld Park Fieldhouse
SURVEY ID 1-29

Photo 4 - Altgeld Park Fieldhouse



Facing north to south side elevation and pool from West Harrison Street

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RESOURCE TYPE Property
 NRHP STATUS Eligible

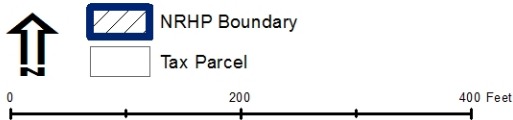
Altgeld Park Fieldhouse
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Map - Altgeld Park Fieldhouse



Data provided by Cook County GIS 2013 Orthomageary

PROPERTY NAME: Altgeld Park Fieldhouse
 ADDRESS: 515 South Washtenaw Avenue
 Chicago, IL



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RESOURCE TYPE Property
NRHP STATUS Eligible

Crane Technical High School
SURVEY ID 1-31

NAME

Crane Technical High School

OTHER NAME(S)

Richard T. Crane Manual Training School, Richard T. Crane Technical High School, Crane Tech High School, Crane Tech Prep

STREET ADDRESS

2301 West Jackson Boulevard

CITY

Chicago

OWNERSHIP

Public Building Commission of Chicago

TAX PARCEL NUMBER

17-18-121-001-0000

YEAR BUILT SOURCE

1922 Marjorie Warvelle Bear, "A Mile Square of Chicago" (2007) and Chicago Daily Tribune, "School Board Pays \$526,000 for New Sites" (April 23, 1922)

DESIGNER/BUILDER

John C. Christensen

STYLE

Classical Revival

PROPERTY TYPE

Education

FOUNDATION

Stone/Limestone

WALLS

Brick

ROOF

Built-Up

DESCRIPTIVE NOTES

Crane Technical High School is comprised of a prominent, four-story, Classical Revival-style building built in 1922 and a ca. 1977 rear addition. An athletic field and parking are located immediately east of the school. The school building and associated grounds encompass what was originally two city blocks. The school building occupies parcel 17-18-121-001-0000, which does not include the neighboring athletic field or parking lot. The site is bound by West Jackson Boulevard to the north, South Oakley Boulevard to the west, West Van Buren Street to the south, and South Leavitt Street to the east. Located in Chicago's Near West Side community, development on the city blocks surrounding the building is primarily residential, comprised of single and multi-family homes and buildings. The I-290 Eisenhower Expressway passes immediately south of the school.

Crane Technical High School (1922)

The 1922 portion of Crane Technical High School at 2301 West Jackson Boulevard is a rectangular-plan building constructed with a steel frame and reinforced concrete; the building's exterior is clad in red stretcher-bond brick and limestone. A basement is located beneath the building. The building is built up to the city sidewalks and occupies the majority of its parcel, previously one city block, with the exception of the parcel's rear portion where the ca. 1977 addition is located. Constructed as an addition to a no-longer-extant 1903 building, the 1922 building's facade and side elevations are highly ornamented, stylized, and formal, whereas the rear elevation features considerably less ornament. The building features a flat built-up roof, concealed from view by the building's elaborate brick and limestone parapet wall.

The building's facade is oriented to the north toward West Jackson Boulevard. The facade features a tri-part configuration, comprised of a center, recessed, seven-bay-wide section and outer, projecting, five-bay-wide sections. The facade features a limestone water table and ledge at its base; the first story is clad in ashlar limestone panels; and the upper stories are covered with brick and various forms of limestone trim.

At the facade's center section, three steps, which appear to be concrete and stone, span the length of the section, terminating in square piers. The section contains five evenly spaced entrances recessed in round-arch openings and two outer entrances in typical, rectangular-form openings. A stepped slab, also concrete and stone, is located in every entrance. Each round-arch opening contains three metal doors topped by a multi-pane fanlight. The round arches that surround each entrance feature impostes, rusticated voussoirs, and keystones with

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NRHP STATUS Eligible

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no ornamentation. Gothic Revival-style, wall-mounted, exterior light fixtures flank each round-arch entrance. Curving metal brackets serve as each octagonal-form fixture's base. Each light fixture features eight round-arch glass panes, low conical roofs, and metal bands that protrude upwards from the fixture's body into pointed spikes.

The two outer entrances, which flank the five center entrances, each contain two recessed metal doors. These openings feature a rusticated-panel surround and prominent limestone lintels. Above each lintel, a recessed opening contains paired three-over-three, double-hung, wood-frame windows. A foliated metal screen is attached within the opening, shielding the windows. Rusticated panels and a prominent lintel also surround these windows. The center section's first story terminates in a molded limestone stringcourse topped by a limestone paneled frieze and a limestone intermediate cornice.

Within the facade's center section, the building's second, third, and fourth stories are recessed even more than the ground story. Above this, the center section's entablature and parapet wall are flush with the ground level. Within the recessed area, six, fluted, Ionic columns divide the section's upper stories into seven bays. The columns sit on prominent, square-form pedestals. At the second story's base, a limestone balustrade spans between the columns' pedestals. At both sidewalls, formed by the projecting outer sections that flank the center recessed section, one limestone Doric pilaster is attached to each wall.

The center section's seven second- and third-story windows are set in round-arch limestone surrounds, topped by volute keystones. Each tri-part, second-story window is comprised of an eight-over-eight light, double-hung, wood-frame window flanked by two-over-two light, fixed, wood-frame sidelights. Within each window's wood surround, a recessed wood panel tops the center window and each sidelight. Painted red for contrast, wood paneling divided into three sections is located between each second and third-story window and terminates in a prominent wood sill course.

Each tri-part, third-story window features a horizontal four-over-four light, double-hung, wood-frame window flanked by one-over-one light, double-hung, wood-frame sidelights. A half-circle, fanlight window tops each center window. A half-circle band of multi-pane lights surrounds each fanlight. The center section's third story terminates in a prominent limestone band course featuring a scroll or wave-like motif. The center section's seven four-story windows each feature prominent limestone surrounds. Each tri-part window contains a center, four-over-four light, double-hung, wood-frame window, flanked by two-over-two light, double-hung, wood-frame sidelights.

The facade's center section is capped by a limestone entablature. The frieze is carved to read "THE CRANE TECHNICAL HIGH SCHOOL" and terminates in a dentiled, projecting, limestone cornice. Above the entablature of the center section, the parapet wall is formed by a limestone base capped by a limestone balustrade that is divided by brick piers. The balustrade features a thick limestone banister.

The facade's outer, projecting, five-bay-wide sections are identical. Both sections contain three sets of paired basement-level windows within the facade's water table. Metal security screen guards cover each window. The facade's first story contains three, evenly-spaced, tri-part windows. The wood surrounds that encase and divide the windows into the tri-part configuration appear to be replacements. The center windows are four-over-four light, double-hung, wood-frame windows. Two-over-two light, double-hung, wood-frame sidelights flank each center window. Each window in the tri-part configuration is topped by a recessed wood panel. The first stories of both outer sections terminate in a molded limestone stringcourse, topped by a limestone paneled frieze and a limestone intermediate cornice.

At the outer sections' second, third, and fourth stories, the center portion of each section is recessed, mimicking the facade's center section. Two fluted, Ionic, engaged columns sit on prominent, square-form pedestals and divide the recessed portion of each section into three bays. At the second story's base, a limestone balustrade spans between the columns' pedestals. Limestone Doric pilasters wrap around the corners of each center recessed section. Each bay contains a window and the second, third, and fourth-story windows are identical. Each tri-part window is comprised of a four-over-four light, double-hung, wood-frame window flanked by two-over-two light, double-hung, wood-frame sidelights. Recessed wood panels top each center window and sidelights. At each bay, the second and third-story windows are recessed in a single opening and are separated by red

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spandrel panels that appear to be painted wood. The geometric red panels contain a recessed rectangular panel flanked by recessed panels that contain circular forms. The third and fourth stories of both sections are divided by a prominent limestone band course with a scroll or wave-like motif.

At both sections, the building's facade is capped by a limestone entablature, which terminates in a dentiled projecting limestone cornice and a central limestone pediment. Each pediment's prominent raking cornices also feature large dentils. The roof's brick and limestone parapet wall flanks each pediment. Above the outer sections, the roof's parapet wall is solid. The limestone-capped parapet walls are stepped in a geometric form, terminating above each pediment. Limestone scrolls flank the center portion of both parapet walls.

The building's side west elevation is oriented towards South Oakley Avenue. The side east elevation was formerly oriented towards South Irving Avenue, which is now a sidewalk/driveway that divides the school building from the athletic field. The building's side elevations are identical and will be described together. Many features from the building's facade are repeated on these elevations. Each side elevation has a tri-part configuration. The twelve-bay-wide center section of the building is recessed. An outer north-end projecting section is five bays wide and the outer south-end projecting section is four bays wide. Identical to the facade, each side elevation features a limestone water table and ledge at its base; the first story is clad in ashlar limestone panels; and the upper stories are covered with brick and various forms of limestone trim.

At the center section of each elevation, the first story features an irregular fenestration pattern. The twelve bays will be referred to by number, from north to south, for clarification. Bays #4, #5, #6, #10 and #11 contain basement-level paired windows, located within the elevations' water tables. At both elevations, bay #2 and bay #8 contain entrances to the building and have two sets of paired metal doors. The doors in bay #2 open onto a raised concrete slab that is located on the sidewalk. At the building's west side elevation, the slab is connected to a handicapped-accessible ramp. The doors in bay #8 open directly onto the sidewalk. Each door is topped by a square-form metal panel. Gauged limestone panels top each entrance, along with a center, fixed, six-pane, wood-frame window that is flanked by two-over-two light, double-hung, wood-frame windows. Metal security screens, featuring rosettes, a shield, and a quatrefoil motif, cover the windows. Paneled pilasters flank each entrance and set of windows. Dramatic, Gothic Revival-style, wall-mounted light fixtures, identical to those located on the building's facade, flank each of the four entrances. Each of the side elevations' remaining center-section bays contain paired six-over-six light, double-hung wood-frame windows topped by recessed wood panels. The windows' wood surrounds have likely been replaced. The center section's first story terminates in a molded, limestone, stringcourse, topped by a limestone paneled frieze and a limestone intermediate cornice.

Limestone Doric pilasters divide the second, third, and fourth stories' twelve bays at both side elevations in the central section. Each upper-story bay contains an identical window comprised of paired six-over-six light, double-hung, wood-frame windows topped by recessed wood panels and surrounded by brick. A red, metal balustrade ornamented with a scroll motif spans between each pilaster at the building's second story. Like the building's facade, second and third-story windows in each bay are located in a single opening, separated by a red, recessed, spandrel panel. Both elevations' third stories terminate in a prominent, limestone, band course featuring a scroll or wave-like motif. Both center sections' fourth stories terminate in a limestone entablature capped by a dentiled, projecting, limestone cornice. The roof's parapet wall at each side elevation's center section is identical to the limestone, brick, and limestone balustrade parapet wall present at the center section of the building's facade, previously described.

The five-bay-wide, north-end, projecting section of each side elevation is identical to the Ionic column-clad outer projecting sections present at the building's facade, previously described, with one exception. Whereas these sections at the facade contain only windows within the center recessed portion, the outer south-end bays of the side elevation's sections also contain a window at each story. At the first story, each section's south-end bay contains paired four-over-four light, double-hung windows topped by wood recessed panels. Above this, the building's second and fourth stories contain identical paired four-over-four light, double-hung, wood-frame windows. The third story contains windows with the same configuration that are more elongated. Wood recessed panels also top the second-story windows. The south-end bay is clad in brick and the windows feature brick soldier lintels and brick sills and recessed brick panels separate the upper-story windows. The side elevations' north-end projecting sections feature an entablature, pediment, and brick and limestone parapet wall that is identical to the facade's projecting sections, previously described.

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The south-end projecting sections at the building's side elevations are four bays wide; each section's three-bay-wide recessed section is off-center. Both sections contain paired basement-level windows, covered by metal security screens. At the first story both sections contain two south-end entrances. One entrance is identical to the two entrances located in the side elevations' center sections, except that the four doors are slightly more recessed. These doors open directly onto slabs that are concrete or stone. Additionally, these entrances do not feature the dramatic Gothic Revival-style light fixtures. The second entrance is located in both sections' south-end bays. The round-arch entrances feature impostes, rusticated voussoirs, and keystones with no ornamentation. At the west side elevation, the round-arch entrance has been infilled with brick; at the east side elevation, the round-arch entrance contains four metal doors. These doors feature flat top rails and metal panels top the doors. Both projecting sections contain north-end windows. One bay has paired four-over-four light, double-hung, wood-frame windows topped by recessed wood panels. A second bay has one four-over-four light, double-hung, wood-frame window flanked by two-over-two light, double-hung, wood-frame windows. The upper stories, entablatures, and parapet walls of both south-end sections exactly mirror that of the Ionic column-clad projecting north-end sections, except that there is no fifth limestone and brick-clad bay.

The ca. 1977 three-story addition is attached to the 1922 building's rear elevation, which is oriented to the south. The rear center section of the building contains spaces that are not four stories in height like the other portions of the building; all sections feature flat roofs and range between one and three stories in height. Because many of these spaces are at a lower height than the remaining portion of the four-story building, it creates an effect that is similar to an internal courtyard and there are north, south, east, and west-facing elevations lined with windows that likely illuminate classrooms. The addition blocks the much of this from view. At the eastern and westernmost ends of the 1922 building, the rear elevation is four stories high and is clad in brick that is the same type used to cover the ca. 1977 addition. One entrance is located at the elevation's east end, containing one metal door and an overhead metal door, which open onto a raised concrete platform with built-in steps. This is not original to the building. The rear elevation's east and west ends both terminate in a brick parapet wall with a simple stone cornice. Visible one and three-story sections of the building are clad with buff-colored brick. The fenestration pattern is similar to the building's facade and side elevations. Brick pilasters divide many of these elevations into bays that contain paired windows or three windows grouped together. The four-over-four light, double-hung, wood-frame windows feature stone sills and brick lintels.

The building and the rear one-to-three-story sections all feature flat built-up roofs sheathed in metal. The roof is covered in various vents, mechanical components, and HVAC-related equipment. A large, brick, hexagonal-form smokestack projects from the rear center section of the building.

The building's interior was not accessible during survey.

Rear Addition (ca. 1977)

The ca. 1977 addition directly abuts the rear (south) elevation of the 1922 Crane Technical High School. The three-story, rectangular-form building sits on a concrete foundation and features a flat roof. The building exhibits Modern design influences. The exterior walls are clad in stretcher-bond brick and feature red, flat metal pilasters, lintels, and cornices.

The addition's facade is oriented to the south towards West Van Buren Street. Flat metal pilasters divide the facade into seven sections. The center section's first story has a portal that contains three recessed sets of paired metal doors. The doors open directly onto a concrete slab; these entrances are reached by the concrete city sidewalk that fronts the building. Doors are flanked by vertical metal panels that are the same height as each pair of doors. Square and rectangular-form panels also top the doors and ground-level panels, mimicking transom windows. The portal also contains one metal door, located in its east elevation. The portal terminates in a flat metal lintel. At the facade's third story, a band of ribbon windows is located within the uppermost portion of the wall at all seven sections. Each window is a single-pane, fixed-light, metal-frame window. Directly beneath the windows at the facade's east-end section, the letters "RICHARD T. CRANE HIGH SCHOOL" are attached to the wall. The facade terminates in a flat metal cornice.

The addition's west side elevation is oriented towards South Oakley Boulevard. Metal pilasters divide the

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elevation into seven sections. At the elevation's first story, the two south-end sections contain two overhead garage door entrances and the center section contains one overhead garage door entrance. The center section also has a single metal door, topped by a band of three, fixed-light, metal-frame ribbon windows. This entrance and the garage doors open onto a paved surface-level parking lot that directly abuts the building's side elevation. Within each of these three sections, the first stories terminate in flat metal lintels. Flanking the center section's north side, one section also contains a band of three, fixed-light, metal-frame ribbon windows. The elevation's north end bay contains paired metal doors, flanked by a door-height, metal, louvered window. This entrance opens onto the raised concrete platform, which also abuts the 1922 building's rear elevation, and is topped by a flat metal lintel. The west elevation's second story contains a band of three smaller ribbon windows in the center section and the section flanking it to the north. Each window is a fixed light with a metal frame. The west side elevation terminates in a flat metal cornice.

Flat metal pilasters also divide the building's east side elevation into five sections. The elevation's south-end section has paired metal doors and terminates in flat, metal, lintel course. This entrance is reached by a concrete pad. A one-story, rectangular-plan projection is attached to the elevation's three center sections. The projection contains one metal door in its south elevation, opening onto a small grass lot, and two overhead garage doors in its east elevation. A concrete driveway, located east of the building and accessed from West Van Buren Street, accesses both doors. The doors are encased and topped by red-painted concrete blocks on one side. The projection's elevations terminate in a flat metal cornice and the flat roof is sheathed in metal. The east side elevation's north-end bay appears to be clad in metal and contains upper-level metal louvered windows. This portion of the building was minimally visible during survey.

The addition's flat built-up roof is sheathed in metal and features various vents, which are components of the building's HVAC system. The addition is a noncontributing element to Crane Technical High School.

Site and Landscaping

Concrete city sidewalks parallel the streets that bound the Crane Technical High School grounds. Trees line West Van Buren Street and South Leavitt Street. A concrete sidewalk/driveway is adjacent the 1922 building east elevation and the addition's east elevation and projecting, dividing the school building from the athletic field and track. A long, linear, paved, surface-level parking lot is located east of the field on the site. The parking lot is accessed at West Jackson Boulevard and the exit opens onto West Van Buren Street. Trees and small panels of grass are interspersed throughout the site in close proximity to the track and parking lot. The parking lot, track, and athletic field were developed in the mid 1970s. These features are noncontributing elements to the 1922 Crane Technical High School.

HISTORY/DEVELOPMENT

Crane Technical High School began as a program that offered drawing classes for boys in the Chicago High School in 1886. By 1890, the program evolved into the English High and Manual Training School and the school moved into its own building that year. The all-boys school offered a three-year curriculum, as opposed to the more traditional four-year curriculum. Many of the young men attending the school were foreign born or first-generation Americans and the school aimed to educate these students in the English language, industry, trades, and work ethic, as opposed to the Classics.

After some resistance, Chicago's Board of Education began expanding vocational education in the city's high schools around 1901, introducing vocational classes into non-vocational high schools. Advocates and educators identified vocational education as a tool to keep students engaged and enrolled in high school, while also providing students with practical job skills. Construction was underway on a new state-of-the-art building at West Van Buren and South Oakley Boulevard for the English High and Manual Training School by 1902. The current facilities could not support the number of students interested in receiving a technical education.

In February 1903, the Buildings and Grounds Committee adopted a new name for the school, renaming the institution the Richard T. Crane Manual Training School. The school's namesake, Richard T. Crane, was president of the Crane Manufacturing Company and an early advocate for manual instruction in public schools. The Richard T. Crane Manual Training School opened on September 8, 1903, with a student body of eighty pupils. Even with these low enrollment numbers, the school would later graduate a first class of 528 students and

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the building was designed to accommodate 1,100 students. Predicting that even the new school would soon be overcrowded, Chicago's Board of Education worked to open two additional technical high schools for boys and one household arts high school for girls, all completed before 1913.

Unlike the English High and Manual Training School, the new high school adopted a four-year curriculum, which allowed more time for academic class in addition to the vocational training. The four-story, Classical Revival-style building, which featured a brick and stone exterior, occupied a block bound at that time by South Oakley Boulevard, West Van Buren Street, South Irving Avenue, and Gladys Avenue. The building's main entrance opened onto West Van Buren Street and side entrances opened onto South Oakley Boulevard and South Irving Avenue. The school featured machine, woodworking, electric, forge, and foundry shops and a gym, lunchroom, and laboratory, among other spaces for students. The concept behind the Richard T. Crane Manual Training School was "preparation for life" and the school offered several tracks, including a technical curriculum that prepared some students for engineering colleges or to enter fields such as teaching, and a commercial course for aspiring businessmen. In 1908, the school's name was officially changed to Richard T. Crane Technical High School, commonly known as Crane Technical High School or Crane Tech High School, and later as Crane Tech Prep.

In the years after 1910, the Board of Education rapidly expanded vocational education in Chicago's schools, introducing new offerings to schools like the Crane Technical High School. The board's superintendent created two-year programs in electric work, mechanical drawing, cabinet making, and machine shop work, among others, which allowed students to graduate after their sophomore years of high school. For the first time, some new tracks also introduced foreign language classes and prepared students to attend liberal arts colleges. In 1911, Crane Junior College was established in close proximity to the high school. It was designed to serve the school's recent graduates. By 1917, the building was becoming overcrowded and eleven portable classrooms were located south of the high school building at West Van Buren Street.

Recognizing that there would soon be a surge in attendance due to changing child labor laws, the Board of Education acted quickly in 1920 and began developing plans for a four-story addition to the school. In 1921, licensed architect and engineer John C. Christensen (1878-1967) was appointed architect for the Board of Education and ultimately designed the addition. Today, this addition is the main portion of the high school. Before being appointed to his new position, Christensen previously served as an assistant architect and a superintendent of construction for the board and was the deputy commissioner of buildings under the city's mayor. In 1922, bids received to build the addition peaked at approximately \$3 million. The massive Classical Revival-style addition was finished that year, located north of the 1903 building. The addition fronted South Oakley Boulevard, West Jackson Boulevard, and South Irving Avenue. The addition also housed an auditorium, stage, gymnasium, and swimming pool. Crane Technical High School now occupied an entire city block.

By 1925, the high school expanded its vocational programs, offering night classes designed to accommodate students that had already entered the workforce. A 1938 report on school conditions indicates that Crane Technical High School received an overall rating of "good," though some study rooms, classrooms, the auditorium, and the library were poorly lit and more physical education classes were necessary. Initially, Crane Technical High School served a community of mainly European immigrants and first-generation American students, but as the community surrounding the school became increasingly African American during the 1930s and 1940s, the school's student body also became predominantly African American.

In 1954, Crane Technical High School was under capacity by nearly 1,600 students. The school merged with nearby McKinley High School, admitting female students for the first time. Approximately \$900,000 of renovations were carried out to accommodate female students, which included the addition of a separate gym, lockers, and showers and a new department that offered art and household arts courses. The school continued offering technical programs to male students exclusively. The same year, the nearby junior college, then renamed Theodore Herzl Junior College, also moved into the Crane Technical High School building. Students could complete coursework at the high school and the junior college within six years.

In 1966, Chicago's planning commission approved plans for a new \$20 million West Side junior college to replace Crane Junior College. The Board of Education began acquiring land for the first building that would be located on the block bound by West Jackson Boulevard, West Van Buren Street, South Wolcott Avenue, and

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South Winchester Avenue. Crane Junior College moved out of the high school and into this new building in 1968 and was renamed Malcolm X College. The board aimed to create a 10-block-area campus and serve 10,000 students by 1970.

The planning commission also approved the Board of Education's plans to acquire 103,676 square feet for parking and additional classrooms at Crane Technical High School in late 1969. Although the junior college was no longer housed in the high school, the building remained overcrowded with 3,190 students and a capacity of 2,885. This land, located immediately east of the school on the block bound by West Jackson Boulevard, South Leavitt Street, West Van Buren Street, and South Bell Avenue, was densely developed with rowhouses. As a condition of their approval, the planning commission stipulated that the board develop an acceptable relocation plan for families living on the block. Aspects of this plan were not carried out until the mid 1970s.

The land acquisition plans may have also been overshadowed by a project presented in early 1971, associated with a plan to develop an educational-cluster concept for Chicago's Near West Side community that was previously unveiled in 1968. The Board of Education and Public Building Commission were jointly funding the educational-cluster concept, which aimed to group schools, parks, neighborhood centers, and other resources together so that educational, recreation, and cultural activities and community events would occur in a central location within the community. The proposed cluster area would be bound by Kinzie Street on the north, Western Avenue on the west, and the Chicago River on the south and east, with schools and facilities located throughout the area. In conjunction with the educational-cluster concept, the 1971 plans proposed the construction of a magnet school and an \$8 million rehabilitation and expansion of Crane Technical High School, which included demolishing and replacing the 1903 school building.

Work began on Crane Technical High School in late 1971. In 1972, the Public Building Commission decided not to finance several projects within the educational-cluster area, including the high school's renovations and the addition. Work on the school was stopped. By 1975, renovations were again underway on the 1922 building. The 1903 building was likely demolished that year, along with the rowhouses located on the block immediately east of the school, as first proposed in 1969. Complications caused by the renovations left the school without a working HVAC system and heat during the fall and early winter of 1976. These issues were covered by local news outlets, as classes were still being held in the school despite the frigid temperatures. Records indicate that all of the work, first proposed in 1971, was completed in 1977 at a cost of \$12 million. A three-story brick addition was built to replace the site's original 1903 school building and an athletic field and track were built on the neighboring block.

In 2011, Chicago Public Schools officials slated Crane Technical High School for closure, implementing a plan to no longer accept freshman students. In 2012, it was announced that the building would instead be used for the city's first medical and health sciences preparatory school. The building was renamed Richard T. Crane Medical Preparatory High School. The new magnet school opened in the fall of 2013 and now offers highly motivated students an innovative and rigorous four-year health sciences program.

Near West Side

Crane Technical High School is located in Chicago's Near West Side, defined as Community Area 28, which encompasses the Fulton River District, Greektown, Illinois Medical District, Little Italy, Near West Side, Tri-Taylor, University Village, and West Loop neighborhoods.

Located two miles west of the Loop, which encompasses Chicago's central business district, the Near West Side is bound by the Chicago & Northwestern Railroad to the north, the Pennsylvania Railroad to the west, the South Branch of the Chicago River to the east, and 16th Street at its southern edge. Settled in the 1830s, the Near West Side's residential areas grew along ethnic, economic, and racial lines that continued into the nineteenth and twentieth centuries. The first African American settlement in Chicago emerged around Lake and Kinzie Streets in the 1830s. Irish immigrants settled in wooden cottages west of the river after 1837, and were soon followed by Germans, Czechs and Bohemians, and French immigrants. The area south of Harrison Avenue, bound by Halsted to the west and 12th Street (later Roosevelt Road) to the south, became and remained a port of entry for poor European immigrants. The area north of Harrison Avenue was initially settled by wealthy elites seeking a refuge from the bustling, growing city. Between the 1840s and early 1860s, the Near West Side was

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easily accessible from the Lake Street business district, making it convenient for the wealthy to work in the city and live just outside of it. They created Jefferson Park in 1850 and Union Park in 1854, establishing residences around them. By the 1870s, a small middle class gradually replaced the Union Park area's wealthy residents.

Settlement houses, or reform institutions, were first established during the 1880s on the Near West Side to provide social services and remedy poverty in crowded immigrant neighborhoods. Institutions were established and associated buildings were constructed as efforts by individual ethnic groups to reconstruct the cultural organizations and associated values left behind in Europe. The most well-known of these institutions was Hull House, opened by Jane Addams and Ellen Gates Starr in 1889 in a converted 1856 mansion that eventually became a thirteen-building complex. Hull House attracted thousands of neighborhood residents weekly to its extensive social, educational, and artistic programs. Hull House reformers actively influenced local, state, and national policies and laws, including, but not limited to, investigations of housing, working, and sanitation issues; improvements, reforms, and legislation of the city's ward politics, garbage removal, workers compensation, housing, child labor, occupational safety and health provisions, and women's reform; and efforts to establish new public schools, juvenile courts, neighborhood parks and playgrounds, and branch libraries. Hull House became the flagship of the settlement house movement in the United States, which included nearly 500 settlements nationally by 1920.

In the 1870s and 80s, wholesale trade businesses and manufacturers were located along an east-west axis on the community's north side. These streets were lined with three- and four-story buildings, housing several businesses, and providing a center of employment. After the Chicago Fire of 1871, the Near West Side became a refuge for over 100,000 people, leading to overcrowding. Tensions over urban space and economic mobility among ethnic groups led to an ongoing process of neighborhood succession as newcomers replaced older groups. Near the turn of the twentieth century, Russian and Polish Jews and Italians replaced the Irish and Germans in the Near West Side. The Italians settled between Polk and Taylor Streets while the Jews settled southward to 16th Street where they established a business community known as the Maxwell Street Market. A Greek settlement known as the Delta developed between Harrison, Halsted, Polk, and Blue Island. Larger numbers of African Americans and Mexicans moved into the Near West Side in the 1930s and 1940s with the number of African Americans increasing through 1960 due to the Great Migration of black southerners.

Beginning in the 1950s, the Near West Side experienced major changes due to the construction of new expressways, the University of Illinois at Chicago, and public housing as well as urban renewal efforts and rioting. Two new expressways and an expressway interchange were constructed through the Near West Side in the 1950s and 1960s, demolishing properties and displacing residents. The Congress Expressway was constructed through the community, just north of Harrison Avenue, in the 1950s while the Kennedy Expressway and Circle Interchange were constructed along the community's east side in the late 1950s, opening in 1960. These expressways took out a significant section of the Greektown neighborhood. In the 1960s, the construction of the University of Illinois at Chicago's new urban campus displaced Hull House, demolishing the majority of the original complex, as well as the historic Italian neighborhood. A declining economic base prompted urban renewal efforts, as well as the construction of public housing, which began before 1950 and continued into the 1960s; however, these efforts did not alleviate these conditions. The Near West Side was also impacted by the 1968 riots.

Toward the end of the twentieth century, the University of Illinois at Chicago expanded its campus in the Near West Side, destroying most of the Maxwell Street Market. The areas closest to the Loop were also gentrified during this period.

Classical Revival Style

Crane Technical High School is an excellent example of a Classical Revival-style school building, designed by architect and engineer John C. Christensen and constructed by the city's Board of Education in 1922.

The Classical Revival style (circa 1895-1950), also referred to as the Neoclassical style, became popular throughout the United States after the 1893 World's Columbian Exposition, held in Chicago's Jackson Park. The exposition revived an interest in Classical architectural forms, specifically Greek Revival (circa 1825-1860) forms and stylistic details. The renowned and influential architecture firm McKim, Mead & White popularized the

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Classical and Colonial Revival styles (circa 1880-1955) during the early twentieth century.

Similar to the Colonial Revival style, Classical Revival-style buildings are considerably more formal and monumental. The style was often reserved for public buildings, such as courthouses, and churches, banks, schools, and mansions. Classical Revival buildings were often built using expensive, high-quality materials, including brick and stone.

Typically, the facade or other prominent elevations of Classical Revival-style buildings feature massive columns, designed following the architectural traditions of the Doric, Ionic, or Corinthian orders and front-facing pediments. Variations to the front-facing pediment included rounded front porticos or flat-roofed porches, also supported by columns. The arrangement of windows and doors is symmetrical and formal. Windows most often have double-hung configurations and doors are most often centered and feature decorative surrounds, which may include flanking side lights, broken pediments, or fan-light windows. Overall, the Classical Revival style is characterized by the use of Greek orders, proportion, symmetry, the repetition of elements, and references to Classical motifs, often derived from the Greek Revival style.

The brick and limestone Crane Technical High School building features an overall massing that is symmetrical and formal, typical of the Classical Revival style. The building's facade and prominent side elevations feature a rusticated limestone-paneled first story and brick upper stories. The building's exterior is dominated by a highly repetitive fenestration pattern, dominated by multi-paned, paired double-hung windows and tri-part windows. The building's design incorporates the Ionic and Doric orders through the use of prominent three-story-high columns, engaged columns, pilasters, front-facing pediments, and dentiled cornices. Limestone balustrades span between the building's columns and engaged columns and form portions of the brick parapet wall. The school's design is not the result of a standardized model implemented throughout the city. Architect John C. Christensen discussed his design philosophy in 1921, explaining, "I'm designing every new public school as a complete and independent unit, absolutely different from every other school in the city." The Crane Technical High School is an excellent example of the Classical Revival style applied to a public school building.

NRHP STATUS **DATE LISTED**

Eligible

NRHP CRITERIA

A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

Crane Technical High School was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

The extant Crane Technical High School was built as an addition in 1922 to the no-longer-extant 1903 school building. The 1922 addition more than tripled the school's size, allowing the high school to meet the demands of a growing student body and those interested in obtaining a practical, vocational education rather than a strictly academic education. The original 1903 portion of the school was built in response to the growing trend of vocational education after the turn of the century, praised by youth advocates and educators, designed to prepare young men for productive lives. The large 1922 addition, now the main portion of the high school, is a testament to the Board of Education's continued investment in technical and manual training in the city's public schools. For many years, Crane Technical High School provided young men with training in fields ranging from cabinetmaking to engineering, through the use of educational tracks and degree programs tailored to fit students' interests and goals. The school was also associated with a college for a number of years, allowing students to easily make this transition after high school. Due to the Crane Technical High School's association with the emerging trend of vocational education in the early twentieth century and the development and expansion of these programs in the Chicago public school system, Crane Technical High School is eligible under Criterion A.

Although Crane Technical High School is named for manufacturer Richard T. Crane, the high school is not

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associated with Crane's work or productive life. No other associations with persons significant in the past were identified during research. Therefore, Crane Technical High School is not eligible under Criterion B.

The 1922 Crane Technical High School, designed by Board of Education architect John C. Christensen, represents a skillfully-designed Classical Revival-style public school building. The brick and limestone building's exterior exhibits formal and symmetrical massing; features stylistic details derived from both the Ionic and Doric orders, including columns, pilasters, and pediments; and features a highly repetitive fenestration pattern. Therefore, as an excellent example of an early twentieth-century Classical Revival-style public school building, the Crane Technical High School is eligible under Criterion C.

The property was not evaluated under Criterion D as part of this assessment.

The Crane Technical High School retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building's exterior has not been significantly altered and it appears that the majority of the building's historic features remain intact. Though the ca. 1977 building is a noncontributing element to the building, it was constructed in the 1903 school building's exact original location; is comparatively small in scale; and does not diminish the 1922 building's integrity or appearance. Similarly, the ca. 1970s athletic field, track, and parking lot are noncontributing resources. Therefore, Crane Technical High School retains a high degree of integrity of location, setting, design, materials, workmanship, feeling, and association.

The building's period of significance is 1922-1965. The building retains its original historic function; its significance extends to the fifty-year age consideration from the current date.

NRHP BOUNDARY

The proposed NRHP boundary for Crane Technical High School is parcel 17-18-121-001-0000, the legal parcel on which the building is located and which contains all associated historic features, including the non-historic rear addition.

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RESOURCE TYPE Property
NRHP STATUS Eligible

Crane Technical High School
SURVEY ID 1-31

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Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Crane Technical High School
SURVEY ID 1-31

Photo 1 - Crane Technical High School



Facing southeast to north-facing facade and west side elevation from West Jackson and South Oakley Boulevards

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Crane Technical High School
SURVEY ID 1-31

Photo 2 - Crane Technical High School



Facing southwest to east side elevation and north-facing facade of ca. 1922 building from West Jackson Boulevard

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Crane Technical High School
SURVEY ID 1-31

Photo 3 - Crane Technical High School



Facing northwest to west side and south rear elevations of ca. 1922 building from West Van Buren Street

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Crane Technical High School
SURVEY ID 1-31

Photo 4 - Crane Technical High School



Facing northeast to west side and south rear elevations of ca. 1922 building (at left, center) and west side elevation of ca. 1977 rear addition (at right) from South Oakley Boulevard

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Crane Technical High School
SURVEY ID 1-31

Photo 5 - Crane Technical High School



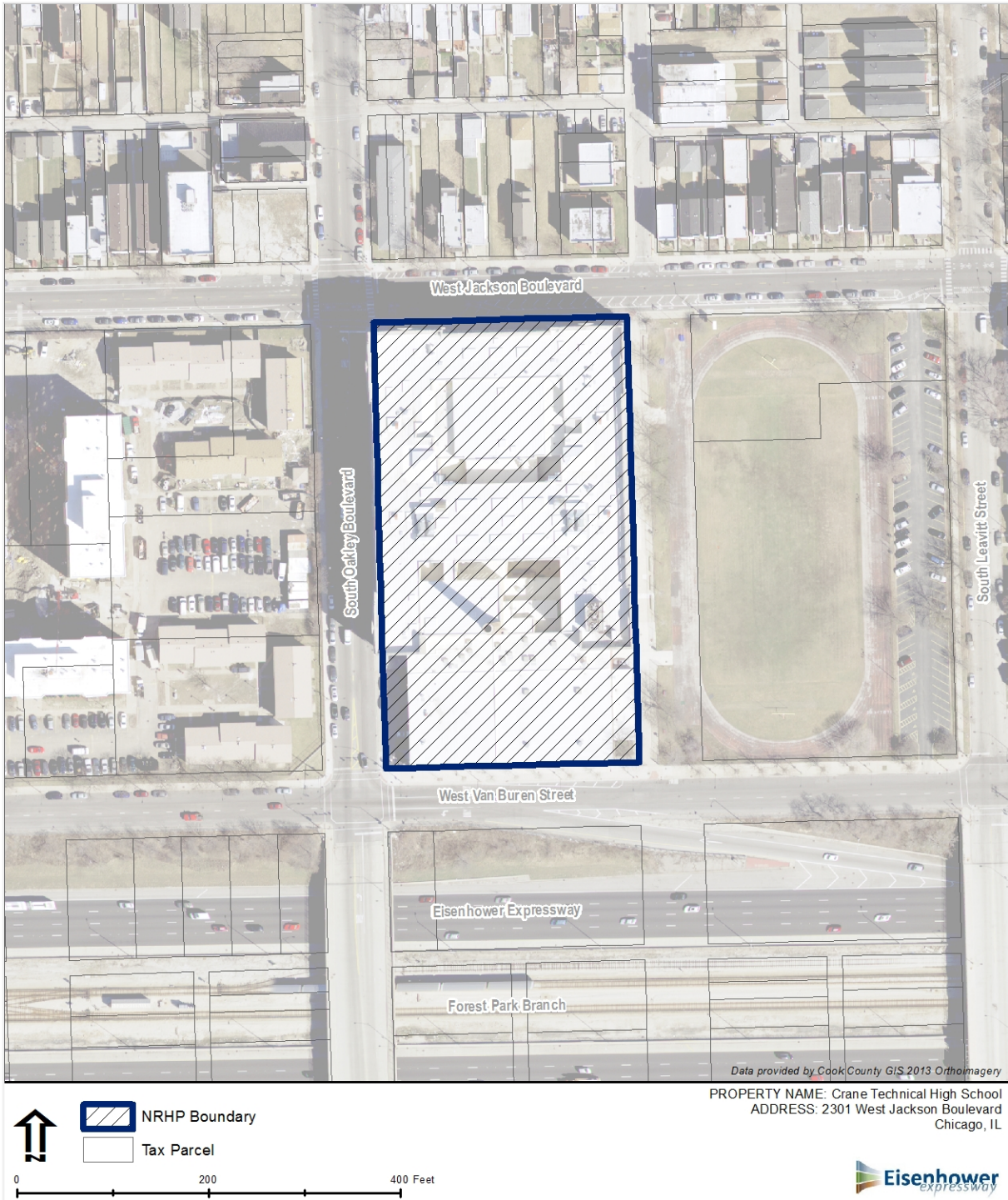
Facing northwest to west side elevation and south-facing facade of ca. 1977 rear addition (at right) and west side and south rear elevations of ca. 1922 building (at left) from West Van Buren Street.

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Eligible

Crane Technical High School
 SURVEY ID 1-31

Map - Crane Technical High School



Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Louis Pasteur Memorial
SURVEY ID 1-32

NAME

Louis Pasteur Memorial

OTHER NAME(S)

N/A

STREET ADDRESS

1800 West Harrison Street

CITY

Chicago

OWNERSHIP

Unknown

TAX PARCEL NUMBER

N/A

YEAR BUILT SOURCE

1928 Chicago Tribune

DESIGNER/BUILDER

Leon Hermant, Edward Bennett

STYLE

Art Deco

PROPERTY TYPE

Recreation and Culture

FOUNDATION

Concrete

WALLS

Stone/Marble

ROOF

Not Applicable

DESCRIPTIVE NOTES

The Louis Pasteur Memorial is an Art Deco monument located at the north end of a green space at 1800 West Harrison Street in Chicago. The memorial faces south to the National Register of Historic Places (NRHP)-listed Cook County Hospital Administration Building located across West Harrison Street. A circular sidewalk surrounds the memorial and connects to a central north-south walkway dividing the block in two parts. East of the walkway, there is a green space landscaped with grass, sidewalks, and mature trees, bounded by West Congress Parkway, South Wood Street, and West Harrison Street. West of the walkway, there is a fenced-off helipad bounded by West Congress Parkway, West Ogden Avenue, South Wolcott Avenue, and West Harrison Street. The fence runs along the west side of the central walkway and then diagonally along the property next to the Louis Pasteur Memorial.

A low circular metal fence surrounds the Louis Pasteur Memorial. Within the fence, several floodlights light the statue. Small landscaped bushes and grassy lawn surround the statue. The Louis Pasteur Memorial sits on a new rectangular concrete base with a small modern plaque on the south-facing side of the base. The memorial is 25 feet, 4 inches tall and comprises a Georgia White Marble battered monumental pillar, topped by a bust of Pasteur and ornamented on the sides by sculptural figures. The pillar and sculptural figures stand on stone pedestals. "PASTEUR" is carved into the south-facing side of the pillar pedestal. Above, the words "ERECTED/ TO/ LOUIS PASTEUR/ SERVANT OF/ HUMANITY/ BY/ THE PEOPLE/ OF CHICAGO/ 1928" is etched into the front of the pillar below a geometric design. On the east side of the pillar, a nude woman looks upwards, draped in a cloth and extending a palm frond and laurel crown to Pasteur. On the west side of the pillar, a seated woman leans into a billowing cloth while gazing down at a child in her arms and another lying on her lap. On top of the pillar, the bearded bust of Louis Pasteur is draped in a garment and looks downward with a serious expression.

The back, north side of the pillar has a metal plaque near the bottom with elaborate classical surrounds and a Pasteur quote reading "One doesn't ask of one who suffers: what is your country and what is your religion? One merely says, you suffer. This is enough for me. You belong to me and I shall help you."

HISTORY/DEVELOPMENT

The Louis Pasteur Memorial, designed by sculptor Leon Hermant and architect Edward Bennett, was originally built in 1928 in Grant Park. The statue honors famous French chemist Louis Pasteur and his achievements in medicine. It was made possible by the Pasteur Memorial Committee, led by chairman Dr. Frank Billings, who began working to create the memorial in 1924. The memorial was moved to Convalescent Park in 1946 by the West Side Medical Center Commission, as part of general renovations to the City's west side medical district.

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Louis Pasteur Memorial
SURVEY ID 1-32

Though the green space is no longer a park, the statue remains in front of the Cook County Hospital Administration Building.

Grant Park

In the mid-nineteenth century, local Chicago citizens urged the government to create a park on the Lake Michigan waterfront to protect against lakefront development. It was designated "public grounds" in 1835 and named Lake Park in 1847. The park was transferred to the South Park Commission in 1901 and the Commission changed its name to Grant Park to honor President Ulysses S. Grant. Though architect Daniel H. Burnham envisioned museums and civil buildings on site, laws protecting the open space limited construction to the southern border. In the summer of 1927, the South Park Commission began an improvement plan of Grant Park including a temporary band stand, bridges, and monuments.

This improvement plan included a statue of Louis Pasteur. Research indicates Bennett likely designed the base of the sculpture, much like he designed many memorials in Grant Park, and sculptor Hermant designed the figures and the bust. The Louis Pasteur Memorial was dedicated on October 27, 1928, and Dr. Billings spoke at the unveiling. Vice President Dawes, French ambassador Paul Claudel, director of the John McCormick Institute for Infectious Diseases Ludvig Ektoen, and South Park Board President Kelly also attended. The monument was one of many statues and monuments erected around Grant Park; however, an overview of extant Grant Park monuments did not reveal any other Art Deco works. Hermant would later win the Cross of the Legion of Honor from the French government for his work on the Louis Pasteur Memorial.

In the following years, the Commission developed Grant Park by constructing additional museums along the western edge along with sports fields, plazas, monuments, and other outdoor attractions. In 1934, Grant Park became part of the consolidated Chicago Park District. The Louis Pasteur Memorial remained at Grant Park for about two decades, and was moved to Convalescent Park at 1800 West Harrison Street in June of 1946.

Cook County Hospital and Convalescent Park

Cook County established Convalescent Park in 1939 as part of the Cook County Hospital grounds. The first Cook County Hospital building was constructed in 1857, and students and physicians from Rush Medical School provided healthcare for patients. The hospital moved to the Rush Medical School building in 1866, and was home to the first internship program in the county. It was at the forefront of medical education and medical research. The Beaux Arts-style Cook County Hospital building at 1835 Harrison was constructed in 1912-1916, and served as the primary hospital building until 2001.

The original Convalescent Park was located north, across from the hospital, on land bounded by Honore, Harrison, Congress, and Wood Streets. The Works Progress Administration (WPA) completed the landscaping in 1939 and the County Commissioners planned to purchase the second half of the block through a trade with the University of Illinois, which they did a few years later. Originally the park had two buildings, the West Side Hospital and an unidentified building at the south end of the park. Both buildings were demolished sometime between 1973 and the mid-1980s.

The Louis Pasteur Memorial was given to Cook County and moved to Convalescent Park to inspire medical students studying at nearby hospitals. The dedication ceremony took place on June 10, 1946 with speeches by Clayton F. Smith of the county board and others. The current sidewalk configuration around the statue was installed ca. 1960. Other changes include the installation of a helipad west of the memorial ca. 1967. Construction included the addition of a large fence bisecting the park west of the statue and the central walkway. By 2007, a second helipad was built. Today, the green space is no longer called Convalescent Park and is half the size of its 1946 footprint when the Louis Pasteur Memorial was installed; the helipad takes up the second half of the block.

Leon Hermant and Edward Bennett

Leon Hermant was a French sculptor who studied in Paris before coming to Chicago. After serving in France during World War I, he returned to Chicago and continued an active career as a sculptor in partnership with Carl

Historic Resources Survey

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NRHP STATUS Eligible

Louis Pasteur Memorial
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Beil. In Chicago, he worked out of a studio at 21 East Pierson Street with Beil. The Art Institute displayed his work from 1918-1919. His other Chicago public works include elaborate Art Deco reliefs on One North LaSalle and the Medinah Athletic Club, and classical statues and a frieze on the Illinois Athletic Club. Though Hermant created other busts sold to private individuals, most of his public work was detailed architectural relief. The Louis Pasteur Memorial is not as ornate as the Art Deco reliefs on One North LaSalle or as detailed as the classical statues on the Illinois Athletic Club, but it is the only recorded freestanding Hermant monument in Chicago. It is one of his most well-known works as a public art piece and was recognized by the French government with an award. Hermant was a leader in the French community of Chicago and president of the French division for the 1932 A Century of Progress Exposition, or world's fair. Hermant died on December 12, 1936 in Chicago.

Edward Bennett was an architect and planner influential in the design of the Chicago parks system. Born in England, he moved to San Francisco to work with Robert White. He then studied at the École des Beaux Arts in 1895, returning to work in New York. After a few years, he began working for D.H. Burnham & Company on the Plan of West Point, San Francisco, and the 1909 Plan of Chicago. He then became the consulting architect of the Chicago Parks Commission. Bennet started his own successful firm, Bennett, Parsons & Frost, and completed the plans for Grant Park after Burnham's death. He designed many Grant Park monuments, including the Beaux Arts-style Congress Plaza, Classical-style 8th Street Fountain, and Classical-style Clarence Buckingham Memorial Fountain. Bennett died on October 19, 1954 in North Carolina.

Art Deco Style

The Louis Pasteur Memorial is a modest example of the Art Deco style that flourished in the country during the 1920s and 1930s. The style gained popular attention in the post-war era of the 1920s following the 1922 design competition for the Chicago Tribune Headquarters. Eliel Saarinen's second place submission of an Art Deco design for the headquarters was immediately touted by architects and quickly gained popularity. The 1925 "Exposition des Arts Decoratifs" in Paris further popularized the style. Since the new style was seen as a rejection of historic precedents because of its use of new construction technologies, it became a popular design for the emerging skyscraper buildings. The Art Deco style embraces smooth wall surfaces, zigzags, chevrons, and other stylized and geometric motifs as decorative facade elements, as well as towers or other vertical projections to give emphasis to the vertical aspect of a building.

The Louis Pasteur Memorial reflects some aspects of the Art Deco style through its smooth stone veneer, stylistic palm frond, and geometric lines and designs. Although it was removed from its original location in Grant Park and situated on a new concrete base, the statue has no alterations, though it has substantially weathered over the years.

NRHP STATUS DATE LISTED
Eligible

NRHP CRITERIA

A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

The Louis Pasteur Memorial was evaluated under NRHP Criteria A, B, and C and Criteria Considerations B and F using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

Though the Louis Pasteur Memorial was constructed during a time of improvements in Grant Park and was moved to Convalescent Park as part of an effort to inspire to medical students, it is not known to be associated with specific events significant to the past. Although the monument was designed in memory of Louis Pasteur, it is a commemorative object and not associated with the productive life of Louis Pasteur. Therefore, the Louis Pasteur Memorial is not eligible under Criterion A or B.

Although the Louis Pasteur Memorial is a typical example of Edward Bennett's work and a modest example of the Art Deco style, it is not a significant or representative Bennet-designed monument or representative of the Art

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Deco style. However, the bust and human forms are unique freestanding public works of well-known sculptor Leon Hermant. The City of Chicago Landmarks Nomination for One North Lasalle Street, featuring Hermant's detailed Art Deco reliefs, states that the Louis Pasteur Memorial is Hermant's "most noted work." Not only was he recognized by the French Government with the Cross of the Legion of Honor, but it is his only known public freestanding sculpture in Chicago, fulfilling Criterion Considerations B and F. The Louis Pasteur Memorial is an excellent and rare example of Hermant's work as a sculptor in Chicago, and therefore is eligible under Criterion C and Criteria Considerations B and F as the work of a master.

The property was not evaluated under Criterion D as part of this assessment.

Because the fountain was moved to Convalescent Park in 1946, it no longer conveys significance as a public work of Grant Park, and therefore does not retain integrity of location or setting. Despite some deterioration due to poor maintenance, original materials remain to convey Hermant's original design intent. Therefore, the Louis Pasteur Memorial retains integrity of design, materials, workmanship, feeling, and association.

The period of significance for the Louis Pasteur Memorial is 1928, the year of its construction.

NRHP BOUNDARY

The NRHP boundary for the Louis Pasteur Memorial includes the statue footprint and none of its surrounding features, such as the fence, sidewalk, or green space.

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Historic Resources Survey

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Louis Pasteur Memorial
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Photo 1 - Louis Pasteur Memorial



Facing north to south-facing front of monument, toward West Congress Parkway and I-290 Eisenhower Expressway from within green space

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Louis Pasteur Memorial
SURVEY ID 1-32

Photo 2 - Louis Pasteur Memorial



Facing northwest to south and west sides of monument from within green space

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Louis Pasteur Memorial
SURVEY ID 1-32

Photo 3 - Louis Pasteur Memorial



Facing northwest to south and east sides of monument from within green space

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Louis Pasteur Memorial
SURVEY ID 1-32

Photo 4 - Louis Pasteur Memorial



Facing southwest to north and east sides of monument from within green space, Cook County Hospital Administration Building visible at left

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Louis Pasteur Memorial
SURVEY ID 1-32

Photo 5 - Louis Pasteur Memorial



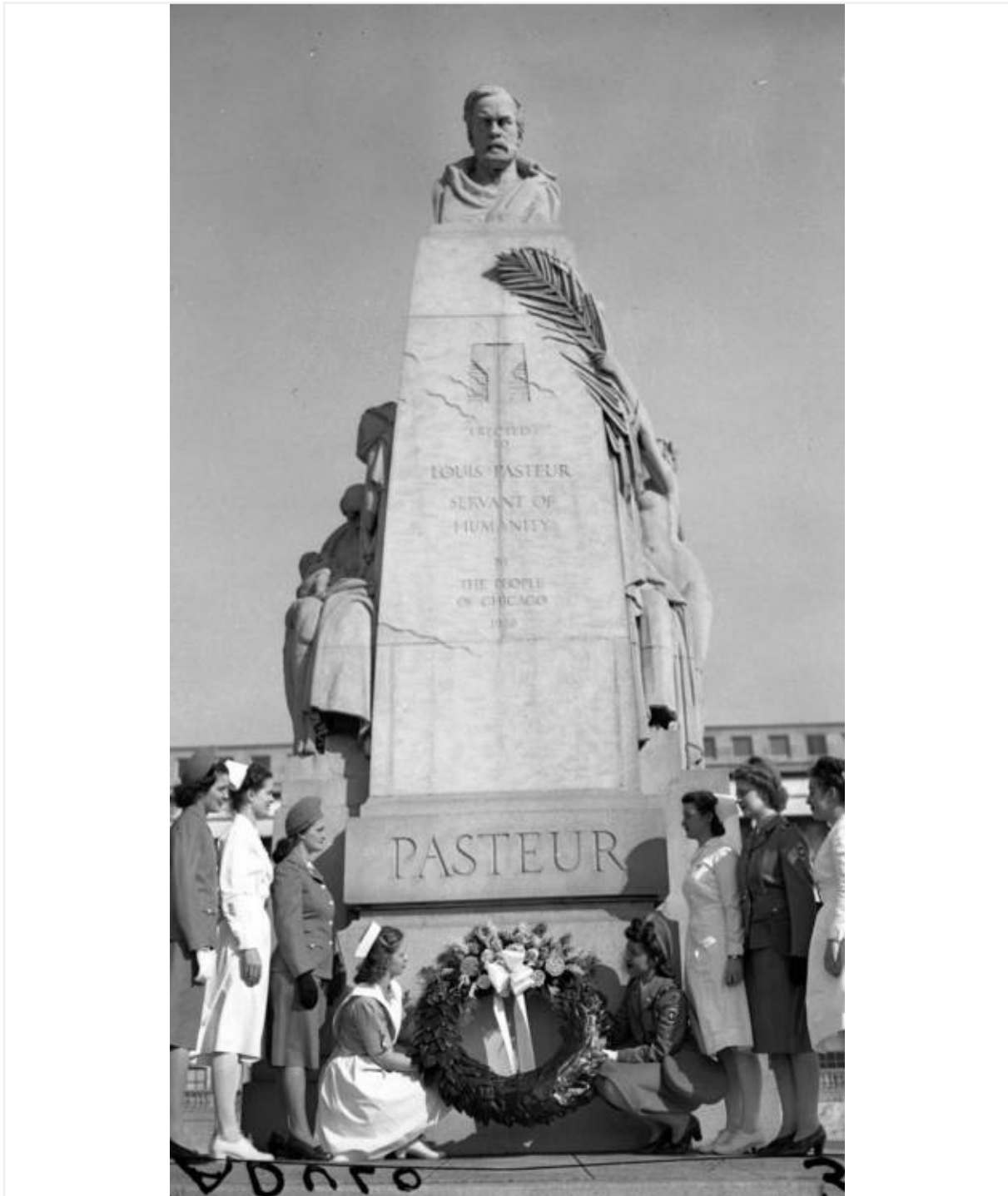
Facing south to north side of monument and Cook County Hospital Administration Building in background from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Louis Pasteur Memorial
SURVEY ID 1-32

Photo 6 - Louis Pasteur Memorial



January 8, 1946, Chicago Tribune newspaper photograph of Louis Pasteur Memorial in Grant Park

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Eligible

Louis Pasteur Memorial
 SURVEY ID 1-32

Map - Louis Pasteur Memorial



PROPERTY NAME: Louis Pasteur Memorial
 ADDRESS: 1800 West Harrison Street
 Chicago, IL

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

NAME

Chicago & Midwest Regional Joint Board Building

OTHER NAME(S)

Workers United Hall

STREET ADDRESS

333 South Ashland Avenue

CITY

Chicago

OWNERSHIP

Amalgamated Bank of Chicago

TAX PARCEL NUMBER

17-17-114-036-0000

YEAR BUILT SOURCE

1927 City of Chicago Building Permit No. 17382

DESIGNER/BUILDER

Walter W. Ahlschlager/Paschen Bros. Construction Company

STYLE

Art Deco

PROPERTY TYPE

Industry

FOUNDATION

Stone/Granite

WALLS

Stone/Limestone

ROOF

Built-Up

DESCRIPTIVE NOTES

The five-story, Art Deco-style Chicago & Midwest Regional Joint Board Building was constructed ca. 1927. The masonry structure has a rectangular footprint with its facade facing west to South Ashland Avenue and its south side elevation facing to West Van Buren Street. The facade and south side elevation are finished with stone veneer. A flat roof with a parapet covers the building. The parapet has a molded cornice along the facade and south elevation. The roof features a penthouse at the facade, a tower in the southeast corner, and a brick head house at the northeast corner. The penthouse is faced in stone as are the tower's south and west elevations. The tower's east and north elevations are brick with stone quoins. The tower provides roof access on its west elevation. The tower has tall vertical vents on all elevations with ornamental grills. The cap of the tower features pilasters with large denticulated bases and vents with ornamental grills.

The facade is seven bays in width with a centrally-placed entrance. The entrance is framed with a molded stone surround. The door system is composed of paired double-leaf metal replacement doors with single glass panels. A large single-light transom tops the doors. The entrance is flanked by two window openings with molded surrounds that have been infilled and currently display banners. Three window openings are located north and south of the infilled openings on the first story. The window openings extend to the granite knee wall that extends along the facade and south elevation. The windows hold single-light fixed metal sashes. The facade's second story features three centrally placed panels with floral motifs above the entrance. Similar to the first story, three window openings are located at the north and south ends of the second story. The window openings have molded lintels and sills and hold single-light fixed wood sashes. Above the entrance, the central bays of the third, fourth, and fifth stories are inset from the rest of the facade. The inset panel is framed with Ionic pilasters. Three sets of paired window openings are set within this panel on the third and fourth stories; the openings are horizontally separated between the third and fourth stories by metal spandrel panels. Each set of window openings is also delineated vertically with Ionic pilasters. The window openings hold one-over-one wood sashes. Within the inset panel, the upper portion of the fifth story was infilled at an unknown time and covered with a plaster veneer imitating stone block. The outer (north and south) bays of the third story each have a single window opening with molded lintels and sills. The north window opening holds a one-over-one wood sash with sidelights and the south window holds paired one-over-one wood sashes. A flat stone stringcourse with a molded frieze runs the length of the facade and south elevation above the fifth story; on the facade, the stringcourse caps the Ionic pilasters. The cornice breaks at the facade elevation above the inset panel and below the penthouse. A circular stone with the letters "A C" is set in the cornice break. The penthouse facade is ornamented with a garland and ribbon motif just below the molded cornice. An eagle statue and metal flagpole

Historic Resources Survey

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NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

are located atop the penthouse and face west toward South Ashland Avenue.

The south side elevation is also a primary elevation that faces onto West Van Buren Street. The elevation is faced in stone with a granite knee wall, consistent with the facade. This elevation is ten bays in width at the first story and thirteen bays in width on the upper stories. The first story of this elevation has been modified over time. The three westernmost bays originally held storefront openings but have been infilled with stone panels and ribbons of single-light metal windows at the top of the former openings. From west to east, entrances are located in the fourth, fifth, and sixth bays of the first story. The fifth bay has a large inset entrance with replacement doors. The entrance holds paired double-leaf metal doors topped with two ten-light transoms. Single-leaf entrances are located in the fourth and sixth bays; each holds a metal replacement door. Three additional storefronts to the east of the entrances were also infilled with stone panels at an unknown time and each holds a ribbon of single-light metal windows. The easternmost bay has an additional entrance. The entrance holds a replacement single-leaf metal door. Twenty window openings are located along the second story. All windows openings have molded lintels and sills. The eleven westernmost openings hold single-light fixed wood sashes and the remaining nine window openings hold one-over-one wood sashes. On the third through fifth stories of this elevation, the central seven bays are inset from the rest of the elevation. The bays each hold two window openings that are delineated by squared pilasters that rest on a molded beltcourse. Three windows openings are located at both the western and eastern ends of these stories. All window openings feature molded lintels and sills and are delineated horizontally by metal spandrel panels. All window openings on these stories hold one-over-one wood sashes, with the exception of the central third story windows. These windows hold twelve-over-twelve wood sashes with diagonal muntins. Fifth story window openings are half size and have molded lintels and sills. These window openings hold a combination of sashes: single-light sliding metal and one-over-one wood (single and tripled). Two window openings are secured with painted plywood.

The north side elevation is common brick laid in a Flemish bond. Repairs to the masonry have occurred across the elevation. The elevation is divided into three vertical sections, with a large inset central section. Fenestration on the first story is limited to the central, inset section. There are four large window openings with three-over-three wood sashes and two smaller window openings with two-over-two wood sashes. The second story has four smaller window openings that hold two-over-two wood sashes. Twenty-one windows in a combination of single, paired, and ribbons are located along the third story. Openings hold a combination of one-over-one and two-over-two wood sashes. Sixteen paired window openings are located along the fourth story. Four of these windows hold replacement one-over-one sashes, while the rest retain their two-over-two wood sashes. Window openings at the fifth story were modified at an unknown time to accommodate smaller sashes. The window openings are grouped in threes and hold one-over-one sashes. Two louvered vents are located on this elevation.

The east rear elevation is common brick laid in a Flemish bond and was partially obscured at the time of on-site survey. The first story has entrances at the north end. The entrances hold single-leaf metal doors. Windows openings on the elevation hold a combination of three-over-three and two-over-two wood sashes. A metal fire escape is located on this elevation at the south end.

HISTORY/DEVELOPMENT

The Chicago & Midwest Regional Joint Board Building, also known as "Workers United Hall," was commissioned by the Amalgamated Clothing Workers of America (ACWA) in 1927. The ACWA began in Chicago as a local chapter of the United Garment Workers Union (UGW) following the 1910 Chicago garment workers' strike by semiskilled immigrants from Eastern and Southern Europe who were employed as men's clothing workers. The local chapter in Chicago quickly challenged the conservative UGW leadership, and by 1914 members of the UGW local chapter had established the ACWA under union president and Chicagoan, Sidney Hillman. The ACWA was immediately successful and boasted 40,000 members by 1919. The union fought for wage increases and better working conditions, as well as unemployment insurance and labor banking. By the mid-1920s, however, ACWA membership in Chicago began to shrink. The beginning of the Great Depression in 1929 furthered the ACWA's membership problems, and the union would only temporarily experience growth in membership during World War II. Although the union had shrunk over the years, the ACWA continued to advance workers' rights and began to reach beyond the men's clothing industry in the post-war era of the 1940s and 1950s. In 1976, the ACWA merged with the Textile Workers Union of America to form the Amalgamated Clothing and Textile Workers Union. In 1995, the organization became the Union of Needletrades, Industrial and Textile Employees (UNITE), and included the International Ladies Garment Workers Union. Today, the Chicago

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

& Midwest Regional Joint Board Building houses various unions and other organizations committed to American workers. The building lot also borders the West Jackson Boulevard Historic District to the north.

The Chicago & Midwest Regional Joint Board Building was designed by Chicago architect Walter W. Ahlschlager (1887-1965). Ahlschlager was born to parents John and Louise on July 20, 1887. He attended Lewis Institute, the Armour Institute, and the Art Institute of Chicago. In 1911, Ahlschlager began his architecture practice in Chicago. He married Jennie Wiik in 1914 before having three children. In 1921, he incorporated his business under the firm name Walter W. Ahlschlager, Inc. Walter W. Ahlschlager was responsible for the design of various notable buildings throughout his career, including the Medinah Athletic Club (Chicago, 1929), Carew Tower (Cincinnati, 1930), and Plaza Building (Wichita, 1962). Ahlschlager's career spanned more than fifty years, during which time he designed buildings in many styles, including Art Deco, Eclectic, and Moderne. He died in Dallas, Texas on March 28, 1965.

The Paschen Bros. Construction Company was responsible for the construction of the Chicago & Midwest Regional Joint Board Building. The company was started by Henry and Frank Paschen in 1906, and quickly found success. Led by Henry Paschen, who had proven his dedication to the rudiments of building while studying at Lewis Institute, the company constructed some of Chicago's leading edifices. These included the Carter H. Harrison School, Municipal Pier, Chicago Theatre, Somerest Hotel, and Loop Office Building. The Paschen Bros. Construction Company participated in infrastructure projects as well, such as the northbound subway tube under the Chicago River.

Near West Side

The Chicago & Midwest Regional Joint Board Building is located in the Near West Side neighborhood of Chicago. The neighborhood was first settled in the 1830s by groups of African Americans and Irish. Germans, Czechs and Bohemians, and French immigrants soon followed and occupied the area south of Harrison Avenue, bound by Halsted to the west and 12th Street (later Roosevelt Road) to the south. The settlement of poor immigrants in the east end of the neighborhood was mirrored by the development of the north section by wealthy elites between the 1840s and 1860s. By the 1870s, a small middle class had replaced many of the wealthy residents in the neighborhood. The Chicago Fire of 1871 left a staggering number of people homeless, and many came to the Near West Side to find homes. Coupled with another wave of immigrants around the same time, the Near West Side developed both residentially and commercially.

By the turn of the twentieth century, many of the older immigrant groups were beginning to be replaced by Russian and Polish Jews and Italians. The area between Polk and Taylor Streets became populated by Italians, while the Maxwell Street Market was built up by Jews. A Greek settlement also developed between Harrison, Halsted, Polk, and Blue Island. By the 1930s and 1940s, large numbers of African Americans and Mexicans had moved into the Near West Side. The African American population would continue to increase through 1960 due to the Great Migration of black southerners. The second half of the twentieth century also brought urban renewal, public housing, the Chicago Circle expressway, and the University of Illinois at Chicago to the Near West Side.

Art Deco Style

The Chicago & Midwest Regional Joint Board Building is an example of the Art Deco style that flourished in the country during the 1920s and 1930s. The style gained popular attention in the post-war era of the 1920s following the 1922 design competition for the Chicago Tribune Headquarters. Eliel Saarinen's second place submission of an Art Deco design for the headquarters was immediately touted by architects and quickly gained popularity. The 1925 Exposition des Arts Decoratifs in Paris further popularized the style. Since the new style was seen as a rejection of historic precedents because of its use of new construction technologies, it became a popular design for the emerging skyscraper buildings. The Art Deco style embraces smooth wall surfaces, zigzags, chevrons, and other stylized and geometric motifs as decorative facade elements, as well as towers or other vertical projections to give emphasis to the vertical aspect of a building.

The Chicago & Midwest Regional Joint Board Building embodies the Art Deco style in various ways. The building is covered by a smooth stone veneer on its west facade and south side elevation. Floral, garland, and ribbon motifs, geometric metal spandrel panels, and window sashes with geometric designs are also present throughout

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

the two street-facing elevations. All of these features are characteristic of the Art Deco style. The vertical projections of the Ionic pilasters, as well as the tower and its vertical vents and geometric detailing are also characteristic of the Art Deco style. Certain changes to the facade and south side elevation, however, have diminished the integrity of the building, including various window replacements and extensive alterations to the first story architectural elements. Infilled window openings flank a replacement door on the building's first story facade. Storefront openings on the first story of the south elevation have also been infilled, and all entrances have either had replacement doors installed or have been infilled.

NRHP STATUS DATE LISTED

Eligible

NRHP CRITERIA

A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

The Chicago & Midwest Regional Joint Board Building at 333 South Ashland Avenue was evaluated for listing in the National Register of Historic Places (NRHP) under Criteria A, B, and C using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

This property is associated with events that have made a significant contribution to the broad patterns of United States history. The organization of the Amalgamated Clothing Workers of America in 1914 marked a significant turning point for unions in the United States. The ACWA's meteoric rise to the head of garment labor unionization resulted in an unprecedented number of garment workers joining the union. Backed by 40,000 members, the ACWA found success fighting for wage increases, better working conditions, unemployment insurance, and labor banking in the 1920s. This success culminated in the construction of the impressive building at 333 South Ashland Avenue. Today, the Chicago & Midwest Regional Joint Board Building still serves as the labor headquarters for various unions and union leaning organizations. The Chicago & Midwest Regional Joint Board Building represents the critical growth of unions in 1920s Chicago as well as the United States, and is therefore eligible under Criterion A.

This property is not known to be associated with the lives of persons significant in the past. Background research did not indicate any significant associations, and therefore, the Chicago & Midwest Regional Joint Board Building is not eligible under Criterion B.

The Chicago & Midwest Regional Joint Board Building is eligible under Criterion C. The building embodies the Art Deco style in various ways. The smooth stone veneer, floral, garland, and ribbon motifs, geometric metal spandrel panels, and window sashes are all representative of the style. The vertical projections the building presents via the Ionic pilasters, the tower, and the tower's vertical vents and geometric detailing are also characteristic of the Art Deco style. The building was designed by notable local architect Walter W. Ahlschlager and built by the prominent Chicago Paschen Bros. Construction Company. The Chicago & Midwest Regional Joint Board Building is eligible under Criterion C as the work of a local master architect and as an example of the Art Deco architectural style in the Chicago area.

The property was not evaluated under Criterion D as part of this assessment.

The Chicago & Midwest Regional Joint Board Building retains high levels of integrity, despite alterations. Although certain alterations to the first story architectural elements as well as various window replacements have altered some aspects of the building, it retains integrity of location, design, materials, workmanship, feeling, and association. Although the building still borders the intact West Jackson Boulevard Historic District to the north, the building's facade and south elevation now face a modern gas station and the Eisenhower Expressway (I-290), respectively. These changes in environment have compromised the integrity of the building's setting. The period of significance for the Chicago & Midwest Regional Joint Board Building (1927-1976) spans the time the Amalgamated Clothing Workers of America was present in the building before merging with the Textile Workers Union of America. The building retains its original historic function, and its significance extends to the fifty-year

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

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age consideration from the current date.

NRHP BOUNDARY

The NRHP boundary for the Chicago & Midwest Regional Joint Board Building is parcel 17-17-114-036-0000, the legal parcel on which the building is located and which contains all associated historic features. The parcel borders parking lots to the north and east, West Van Buren Street to the south, and South Ashland Avenue to the west. This is the location that the building has occupied since it was constructed at this site in 1927.

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Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

Photo 1 - Chicago & Midwest Regional Joint Board Building



Facing southeast to facade and north side elevation from west side of South Ashland Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

Photo 2 - Chicago & Midwest Regional Joint Board Building



Facing southeast to facade and north side elevation from west side of South Ashland Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

Photo 3 - Chicago & Midwest Regional Joint Board Building



Facing northeast to facade and south side elevation from South Ashland Avenue over I-290 Eisenhower Expressway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
SURVEY ID 1-34

Photo 4 - Chicago & Midwest Regional Joint Board Building



Close-up view of west-facing facade cornice and penthouse

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Eligible

Chicago & Midwest Regional Joint Board Building
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Map - Chicago & Midwest Regional Joint Board Building



↑
 NRHP Boundary
 Tax Parcel

0 200 400 Feet

PROPERTY NAME: Chicago & Midwest Regional Joint Board Building
 ADDRESS: 333 South Ashland Avenue
 Chicago, IL

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

324 South Racine Avenue
SURVEY ID 1-35

NAME

324 South Racine Avenue

OTHER NAME(S)

N/A

STREET ADDRESS

324 South Racine Avenue

CITY

Chicago

OWNERSHIP

Anchuk, LLC, Charles A. Scala, Carol A. Cunningham Estate

TAX PARCEL NUMBER

17-17-117-025-0000

YEAR BUILT SOURCE

1911 1910 United States Federal Census

DESIGNER/BUILDER

Unknown

STYLE

Renaissance Revival

PROPERTY TYPE

Commerce

FOUNDATION

Stone/Granite

WALLS

Terra Cotta

ROOF

Built-Up

DESCRIPTIVE NOTES

The four-story, seven-bay, mixed-use commercial building at 324 South Racine Avenue is characteristic of a Renaissance Revival-style building. The building is masonry construction with a rectangular footprint and faces east onto South Racine Avenue. The east-facing facade has a tripartite design with a terra cotta base, a shaft clad in terra cotta tiles, and cornice. A flat roof with a parapet covers the building. The parapet has concrete coping and a molded cornice with brackets along the facade. A floral-designed panel is situated between each bracket on the cornice. The facade's first story base is clad in terra cotta with seven segmental, arched openings. Each arch, except the central arch, has a molded lintel with floral plaques and a lintel panel with a floral motif. All arches retain the original, multi-light wood transoms. The center bay holds the historic main entrance; the segmental, arched opening is lower than the surrounding bays and holds a fourteen-light wood transom. Double-leaf wood doors are set within the entrance. The panel above the entrance is ornamented with heraldic shields. The outermost bays also hold entrances. The two outermost entrances hold non-historic metal doors, each with a sidelight and single-light fixed transom. The rest of the bays hold single-light fixed storefront windows set on a granite and terra cotta knee wall. A metal belt course delineates the first story from the upper portion of the building. Canted bays are located at the north and south ends of the upper portion of the building and run from the second to the fourth story. Window openings at each story on the canted bays hold one-over-one replacement vinyl sashes. The central bays each have two window openings on each story with a combination of single-light fixed, one-over-one vinyl, and one-over-two vinyl replacement sashes. All windows have terra cotta sills.

The south side elevation is parged common brick. The first story features an inset entrance bay; the door system was not visible at the time of on-site survey. The entrance is flanked by single-light fixed vinyl windows. Above, signs for the "Wise Owl Drinkery and Cookhouse" are affixed to the second story. A canted bay, flanked by two inset bays, runs from the second to the fourth stories at the center of the elevation. The canted and inset bays each have single windows with slightly arched lintels. The window openings hold one-over-one replacement vinyl sashes. A non-historic poured concrete patio occupies the area south of the building and is surrounded by a non-historic metal fence.

The north side elevation is clad in terra cotta tiles. The first story has no visible fenestration. The second through fourth stories of this elevation each have five windows. Each window holds a one-over-one replacement vinyl sash. The west rear elevation was not accessible at the time of the on-site survey. A surface lot extends from the south side of the building to West Van Buren Street. West Gladys Avenue abuts the north side of the building

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

324 South Racine Avenue
SURVEY ID 1-35

and “Life Storage” operates out of the contemporary building across West Gladys Avenue from the building. The “Hubbard Street Dance Center” and a gas station are located across South Racine Avenue from the building.

HISTORY/DEVELOPMENT

The building at 324 South Racine Avenue was extant by at least ca. 1911-1916 according to information gathered from the 1910 United States Federal Census and the 1916 Police Directory of Chicago. James C. Gavin operated a funeral home in the building by at least 1916, and by 1920, over thirty people resided in the apartments on the building’s second to fourth floors. Albert Irwin, an elevator inspector, and his wife Louise lived in the building at that time. Western Electric clerk Max Long also resided in the building, along with his wife and three children. The Gavin family continued to operate a funeral home on the first floor of the building until the late 1940s or early 1950s, when the development and construction of the Congress Expressway (later the Eisenhower Expressway) encouraged the Gavins to move their business in with the Rago Brothers at 624 North Western Avenue and 5120 Fullerton Avenue.

By 1945, various residents were occupying the apartments in the building. The residents included John Ahern, George and Emma Atzel, Rich Cagney, William and Ottitie Gavin, Marg Gaynor, Marie and Andrew Olsen, Mary Oswald, and August Taibe. In 1948, the building underwent an extensive renovation and the number of apartments was adjusted from six to twenty-one. The front of the building was also remodeled at this time, and a new doorway was installed as well. While Andrew J. Olsen was still registered at the building in 1948, no other residents were discovered. The history of the building falls into obscurity from 1948 to 1985, but by 1986, Restaurant Raffael was operating on the building’s ground floor. Further, records indicate that the building has been utilized for apartment living throughout its existence, as residents have been documented in the building in the 1990s and up to 2015. Today, the Wise Owl Drinkery and Cookhouse occupies the ground floor of the building.

Near West Side

The building at 324 South Racine Avenue is located in the Near West Side neighborhood of Chicago. The Near West Side neighborhood was first settled in the 1830s by an African American and Irish population and soon expanded west as Germans, Czechs and Bohemians, and French immigrants began settling in the neighborhood. While the neighborhood’s population rose steadily from the 1830s, it was the Chicago Fire of 1871 that drove over 200,000 people to the Near West Side in search of housing. This sudden population growth spurred greater development in the neighborhood throughout the 1870s and 1880s, including large business and manufacturing development in the northern section of the neighborhood.

By the turn of the century, the older ethnic groups in the Near West Side were beginning to be replaced by newcomers. This process of neighborhood succession continued into the twentieth century, and by the 1940s the new groups settling in the Near West Side included African Americans and Mexicans. The neighborhood’s African American population increased the most during this period, from 25,239 in 1930 to 68,146 by 1960, constituting 53.8 percent of the Near West Side’s 1960 population. The second half of the twentieth century brought urban renewal, public housing, the Chicago Circle expressway, and the University of Illinois at Chicago to the Near West Side. These projects had unintended negative effects on the neighborhood, including the destruction of numerous historic blocks as well as the physical division of the neighborhood by the expressways.

The building at 324 South Racine Avenue was originally constructed to serve as a mixed-use building. The facade of the building, especially the first story, is extravagantly decorated to display the success of any business occupying the building. The tripartite design of the facade is used in part to separate any businesses operating on the first floor from the apartments that occupy the upper stories. This visual separation of commercial and residential uses within a single building was very popular during the late nineteenth and early twentieth centuries. Similar to the mixed-use purpose of 324 South Racine Avenue was the mixed-use development of the surrounding neighborhood. Two- and three-story dwellings and flats populated the smaller streets in the area, while mixed-use buildings similar to 324 South Racine Avenue were prevalent along West Van Buren Street, South Racine Avenue, and West Jackson Boulevard. These mixed-use buildings operated stores on their street levels while serving as homes or rented apartments in their upper stories. Large manufactories also operated in the vicinity, including the six-story Jas. C. Curtis & Co. wood-working company, the seven-story Regensteiner Colortype Co. photography company, and an eight-story factory at the corner of South Racine Avenue and

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

324 South Racine Avenue
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Garden Avenue (now West Gladys Avenue).

Many mixed-use buildings operated in the commercial area along the northern portion of the Near West Side Neighborhood, including the building at 324 South Racine Avenue. The building is larger than many other mixed-use buildings, as it is a four-story building and its footprint covers two lots. While the building at 324 South Racine Avenue has remained intact and still serves as a mixed-use building, most of the surrounding buildings have been demolished, either due to the construction of the Eisenhower Expressway or more modern development.

Renaissance Revival Style

The building at 324 South Racine Avenue is also an example of the Renaissance Revival-style that was popular from 1890 to 1935. Although the style was primarily applied to architect-designed landmarks, some apartment buildings and larger private residences also utilized the style. The Renaissance Revival style is characterized by a symmetrical facade, stucco, masonry, or masonry-veneered walls highlighted by stone or terra cotta detailing, the division of floors via accentuated beltcourses, and low-pitched roofs or flat roofs with a roofline parapet or balustrade. Decorative details are also prevalent within the style, including quoins, pedimented windows, molded cornices, and classical door surrounds. The building is an example of the Renaissance Revival-style characterized by various motifs and detailing on the first-story facade and cornice, an accentuated beltcourse separating the first story and the upper stories, the symmetrical facade, and terra cotta tiles cladding the building's facade and north side elevation. It has been altered with non-historic vinyl windows and doors, as well as the addition of a non-historic patio and metal fence along the south side of the building. Its secondary south side elevation is clad in a replacement stucco-like finish. The Near West Side is home to several other Revival-style commercial buildings, including the Classical Revival commercial block at 1110 South Oakley Avenue. Nearby, the Art Deco and Classical Revival terra-cotta clad Bryn Mawr-Bell Shore Apartment Hotels at 1039-1062 West Bryn Mawr Avenue are an excellent example of terra cotta-clad revival architecture.

NRHP STATUS DATE LISTED
Not Eligible

NRHP CRITERIA

A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS

A B C D E F G Not Applicable

NRHP EVALUATION/JUSTIFICATION

The building at 324 South Racine Avenue was evaluated for listing in the National Register of Historic Places (NRHP) under Criteria A, B, and C using guidelines set forth in the NRHP Bulletin "How to Apply the National Register Criteria for Evaluation."

This property is not known to be associated with events that have made a significant contribution to the broad patterns of United States history or with the lives of persons significant in the past. Background research did not indicate any significant associations, and therefore, the building at 324 South Racine Avenue is not eligible under Criterion A or B.

The building at 324 South Racine Avenue is an altered example of a Renaissance Revival-style mixed-use commercial building. Many of the building's windows and doors have been altered with the installation of vinyl sashes and other non-historic materials. The type, style, and features of the building are characteristic of Renaissance Revival-style buildings. Due to alterations, however, the building is not a representative example or architecturally significant. It does not embody the distinct characteristics of a type, period, or method of construction, and does not represent the work of a master. Therefore, the building at 324 South Racine Avenue is not eligible under Criterion C.

The property was not evaluated under Criterion D as part of this assessment.

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Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

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Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

324 South Racine Avenue
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Photo 1 - 324 South Racine Avenue



Facing west to facade from South Racine Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

324 South Racine Avenue
SURVEY ID 1-35

Photo 2 - 324 South Racine Avenue



Facing northwest to facade and south side elevation from South Racine Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

324 South Racine Avenue
SURVEY ID 1-35

Photo 3 - 324 South Racine Avenue



Close-up view of west-facing facade's first story

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

324 South Racine Avenue
SURVEY ID 1-35

Photo 4 - 324 South Racine Avenue



Close-up view of west-facing facade's upper stories

Historic Resources Survey




RESOURCE TYPE Property
 NRHP STATUS Not Eligible

324 South Racine Avenue
 SURVEY ID 1-35

Map - 324 South Racine Avenue



Data provided by Cook County GIS 2013 Orthimagery.
 PROPERTY NAME: 324 South Racine Avenue
 ADDRESS: 324 South Racine Avenue
 Chicago, IL


 Property Boundary
 Tax Parcel

0 200 400 Feet

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