

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

NAME

First Church of the Brethren

OTHER NAME(S)

Seventh United Presbyterian Church

STREET ADDRESS

425 South Central Park Boulevard

CITY

Chicago

OWNERSHIP

First Church of the Brethren

TAX PARCEL NUMBER

16-14-224-005-0000, 16-14-224-004-0000, 16-14-224-003-0000, 16-14-224-002-0000, and 16-14-224-001-0000

YEAR BUILT SOURCE

1897 The Economist, "Building Department."

DESIGNER/BUILDER

Daniel Everett Waid

STYLE

Tudor Revival

PROPERTY TYPE

Religion/Funerary

FOUNDATION

Stone

WALLS

Brick

ROOF

Asphalt

DESCRIPTIVE NOTES

The First Church of the Brethren, built in 1897, is an interesting and skillful interpretation of Tudor Revival architecture as applied to an ecclesiastical building. The building is located at 425 South Central Park Boulevard on the northeast corner of South Central Park Boulevard and West Congress Parkway. The church complex includes the original Tudor Revival church building and an attached parsonage residence, both of which are stylistically similar and physically connected, as well as a Sunday school building executed in a Romanesque Revival aesthetic and a free-standing ca. 1908 Romanesque Revival two-flat residence that is used for volunteer housing. A community garden is located north of the church complex. All of the buildings date to the same period and are considered contributing elements.

The church is clad in pale red brick with contrasting pale buff-colored brick and limestone trim. Building corners and door and window openings are articulated with this contrasting trim in the form of quoins, sills, lintels, and surrounds, as well as water tables and beltcourses. The original church building has a cruciform plan with a flat-roof tower at the corner of the street intersection. Shallow buttresses adorn the building and allude to the revivalist precedents that inspired the stylistic references displayed on the church.

The tower is approximately three stories in height and on its west elevation, it contains an entrance housed within a pointed-arch opening. The door is reached by a short flight of concrete steps flanked by metal railings. A wood pedestrian door, which is slightly recessed, is flanked by sidelights and topped with a tripartite pointed-arch transom. The entrance surround is ornamented with pale brick and limestone molding. Above the entrance, a small, rectangular, fixed, single-pane, loophole window is present and is surrounded with contrasting pale brick and topped with limestone window-hood molding. The south elevation contains a replacement one-over-one, double-hung, vinyl-sash window with a brick and limestone surround at the first story; the upper stories are identical to the west elevation. The upper portion of the tower is encircled by a projecting molded limestone sub-cornice beneath a louvered vent opening. The tower is topped by a classically inspired cornice with geometric inset panel motifs.

The tower is connected to the cruciform-plan church. The front-facing gables dominate both the west and south elevations. On each elevation, a large pointed-arch opening is filled with a multi-pane, stained-glass window, which is identical on each elevation. The window is a stylized, geometric design with a central cross surrounded

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

by religious motifs such as doves, hands clasped in prayer, and open Bibles. A figure in the left corner of each window is a depiction of Dr. Martin Luther King, Jr., with a group of children facing him in the right corner; research indicates that these panes were added in 2000, but they are consistent with the style and materials of the remaining portion of the window. The red-brick facing is ornamented with contrasting brick and limestone. The window openings are surrounded by pale brick and limestone, and pale brick horizontal courses extend across the front-facing gables. No other openings are present on these areas on either elevation. Corners are adorned with contrasting color trim that alludes to quoins.

On the west elevation, the gable section connects to the north to a flat-roof bay with another arched entrance that is similar to the one located on the tower, except that the door is a more recent metal and glass configuration. A small, rectangular, fixed, single-pane, loophole window is centered above the doorway. A metal side door is also present on the projecting northern face of this bay. Both openings and the building corners feature contrasting brick and limestone trim. This bay is surmounted with an ornate parapet wall that consists of a central pediment with inset, graduated, blind, pointed arches flanked by corner posts; collectively, the configuration evokes crenellations or battlements.

A flat-roof wing, which contains the Sunday school and was built at the same time as the church and parsonage, is attached to the north of the brick portions of the building. It is recessed slightly from the brick portion of the main church. Clad in rough-faced ashlar limestone blocks, the wing's facade is dominated by one-over-one, double-hung, vinyl-sash replacement windows that are hung in various configurations. Limestone surrounds encompass the fenestration pattern. A projecting limestone water table, beltcourse, and cornice are the only other ornamentation. The north side elevation is clad in common brick; it was not intended to be a public portion of the building because an adjacent residence is located approximately four feet away, obscuring the view from the street. An accessibility ramp surrounded by a concrete-block wall that is scored to look like stone is located in front of this wing.

The south elevation, which includes the previously described tower and cruciform gable sections, also incorporates a recessed two-story bay with a single-story canted bay-window projection with a crenellated roofline attached to a two-flat residence. The two-story bay, the canted bay window, and the two-flat, which was built as a parsonage, continue the design vocabulary and materials found on the main church. Surfaces are clad in red brick with contrasting pale brick and limestone trim. Both have flat roofs and one-over-one, double-hung, vinyl-sash replacement windows. On all of the connected portions of the building, the flat roofs are covered with built-up roofing, while the cruciform gable roof is covered in asphalt shingles.

A free-standing residence, also executed with Romanesque Revival influences, is north of the church's addition and faces to the west. The building, which is called Faith House, was originally a two-flat constructed in ca. 1908, but is now used by the church for housing for youth services volunteers. Clad in rough-faced ashlar limestone blocks, the house has an asymmetrical facade with classical ornamentation including Doric columns, balustrade, and cornice. The raised entrance is reached by a flight of stairs and contains a replacement pedestrian door. One-over-one, double-hung, vinyl-sash replacement windows are located throughout the building. The north side elevation contains a colorful mural while the south side elevation is clad in red common brick and devoid of openings. A parapet wall tops the facade. The building has a flat roof.

The church is located in an urban setting with minimal setback from the sidewalk. A grass panel and a deciduous street tree are located on the south side of the property, while the west side contains a few foundation plantings. A community garden and grass lawn are located north of Faith House, and Interstate 290 (I-290) is located directly south of the block that contains the church complex.

All of the properties on the parcel that are associated with the church are considered contributing resources and research indicates they were built at the same time. This includes the church, Sunday school, parsonage, and Faith House.

HISTORY/DEVELOPMENT

East Garfield Park

East Garfield Park is Community Area 27, encompassing the East Garfield Park and Fifth City neighborhoods.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

Located four miles west of the Loop, East Garfield Park developed similarly to West Garfield Park. Annexed to Chicago in 1869, its western section comprised a portion of Central Park (later Garfield Park), which was established the same year. The land east and south of the 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 flats and small apartment buildings were erected to house them as well as modest homes, commercial buildings, and other industries. East Garfield Park's early residents were mostly 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 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.

Architect Daniel Everett Waid

Architect Daniel Everett Waid (1864-1939), who is alternately identified as D. Everett Waid, designed the First Church of the Brethren, which was originally called Seventh United Presbyterian Church in 1897. Waid, who was a native of St. Lawrence County, New York, studied architecture at Monmouth College in Illinois, graduating in 1887. Upon graduation, he took additional classes at the Art Institute of Chicago and studied at Columbia University in New York City. From 1888-1894, he worked at Jenney and Mundie, the firm of renowned architect William LeBaron Jenney, rising to the position of head draftsman. From 1894-1898, Waid practiced architecture independently in Chicago. It was during this time that he designed what is now the First Church of the Brethren. He also designed his own home, now called the Waid-Coleman House, at 9332 South Damen Avenue. The house, which has been altered since its construction, is an interpretation of Queen Anne and Stick style architecture.

In 1898, Waid moved to New York City, where his career skyrocketed. He first designed the Long Island Hospital in Brooklyn and began serving as the architect for the Board of Foreign Missions of the Presbyterian Church, which resulted in hospital and school commissions in the United States and abroad. During World War I, Waid worked as the deputy director for an architects' organization that designed housing at 25 shipbuilding yards throughout the nation. He also served from 1915-1923 on the New York State Board of Architectural Examiners, first as a member and later as president. He also served on the New York City Board of Appeals. Some sources

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

cite him as a consulting architect for the Empire State Building and Rockefeller Center; however, his work on these buildings may have been in his official capacity with his board work.

He was appointed as the architect of the Metropolitan Life Insurance Company, working first on an annex for the company's original headquarters and eventually a new design, referred to as the North Building. Working with Harvey Wiley Corbett, the building was originally planned to be one hundred stories, but construction was halted at the twenty-ninth floor in 1933 as a result of the Great Depression. The resulting building is still an impressive Art Deco design despite the unplanned alterations. Waid and Corbett also designed a printing office in Long Island City for the Metropolitan Life Insurance Company.

Waid was actively engaged in the American Institute of Architects and was made a fellow in 1910. In 1924, he was elected as president of the American Institute of Architects, an impressive achievement that was underscored when he was elected for a second term the following year.

In 1925, Waid donated \$80,000 to his alma mater for a gymnasium. He oversaw the design and the gym was subsequently named after him. He also designed the college's auditorium. He also designed Galpin Hall (1931-32), Douglass Hall (1929), Babcock Hall (1935), President's House (1928), and Henderson Memorial Apartments (1939) at the College of Wooster in Ohio.

Waid was a generous donor throughout his life. He contributed \$100,000 to the Presbyterian Fund, which he founded in memory of his first wife, and left a portion of his estate, reported to be between \$180,000 and \$300,000, to the American Institute of Architects.

Revival Architecture

In the late nineteenth and early twentieth centuries, architects routinely looked to historic precedents when designing new buildings, and these revival styles were extremely popular for residential, educational, religious, and government buildings nationwide. Some architects developed designs that were historically accurate while others interpreted the original styles more broadly, developing innovative designs.

First Church of the Brethren is an example of Tudor Revival architecture; the church may be best categorized as Collegiate Tudor Revival, which was commonly used on academic buildings and executed in brick. The building's form is derived from English Tudor-period gatehouses, including Clock Court's entrance at the Hampton Court Palace in Surrey, the gateways to St. John's College in Cambridge, and the entrance to Tattershall Castle in Lincolnshire. The building reflects the architects' ability to skillfully adapt and apply the Tudor Revival style to a small-scale sacred building, and is an excellent example of the Tudor Revival style. Notable Tudor Revival features found on First Church of the Brethren include a central Tudor-arched opening, towers, and battlement-style ornamentation. These features convey the architect's understanding of the Tudor Revival and its historical prototypes, and represents a skillful adaptation of the style and its application to a church building.

The Romanesque Revival-influenced buildings on the property contribute to the understanding of this trend. Although they are not high-style examples, they embody select character-defining features such as rough-faced blocks and classical forms. The style is particularly notable in Chicago, where master architect Louis Sullivan (1856-1924) promulgated Romanesque Revival designs and Henry Hobson Richardson's Glessner House, built in 1886, influenced other architects to adopt the style.

Church Congregation and Building History

The First Church of the Brethren originated as a Presbyterian Church building. In 1897, the Seventh United Presbyterian Church congregation commenced construction on a new church building at Central Park Boulevard and Congress Street. In June of that year, Thomas H. Gault quitclaimed land at the northeast corner of Central Park Avenue to Seventh United Presbyterian Church and architect Dan Everett Waid commenced work on the foundations for the new church the same month. Newspaper reports stated that the building would be 100 by 106 feet in size, including the church, Sunday school, and parsonage. The architect planned for the building to have a stone front and slate roof, hardwood finishes, gas fixtures, plumbing, and heating. No information regarding the impetus for changes that resulted in the brick-clad Tudor Revival design have been identified during research.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

First United Presbyterian Church, which had roots dating to 1860, merged with Seventh United Presbyterian Church in 1908, retaining the latter's name and the congregation continued to worship at the Central Park Boulevard church. After occupying the building for more than twenty-five years, Seventh United Presbyterian merged with an Oak Park presbytery in 1924, creating a new charter and calling themselves First United Presbyterian Church of Oak Park. The newly formed church built a new building in Oak Park in 1925.

In 1925, First Church of the Brethren purchased the church building at 425 South Central Park Boulevard. First Church of the Brethren traces its origins back to 1885, when its first service was held on State Street. The congregation later moved to Hastings Street in 1892. However, the leadership formed a committee to identify a proper and permanent location for worship. First Church of the Brethren purchased the Central Park Boulevard property for \$40,000 through a generous gift from Mrs. Fahrney, who donated the proceeds from the sale of her house to assist in the purchase. The church remodeled the interior with an addition of a balcony, baptistery, and more Sunday school rooms at a cost of approximately \$26,000. At that time, the membership was 868 and the congregation was predominantly white, but it has been racially integrated since the 1950s.

As the church grew, the congregation purchased the building next door, which is now called Faith House, to accommodate its expanding youth ministry. The building is currently used to house community outreach volunteers.

The church building has a long history of supporting various ethnic groups. From 1908 to the 1960s, a Chinese congregation worshipped in the building and during World War II, the church provided temporary housing for interned Japanese Americans. During the 1950s, a Spanish-language group worshipped in the chapel before moving to Douglas Park.

In 1966, Dr. Martin Luther King, Jr., came to Chicago to protest housing segregation in northern cities. While establishing a long-term presence in the city, King sought an office from which to work and organize his fair-housing campaign. This proved to be particularly difficult because Mayor Richard J. Daley threatened consequences, such as cutting services to their buildings, giving citations, and condemning buildings, to churches supporting King. Unafraid of the intimidation, First Church of the Brethren opened their doors to King, providing him office space in the church's annex for the Southern Christian Leadership Conference and a place to hold hearings on unfair public housing. King's office was a small room that featured a series of windows opening up views onto an empty plot of land across Central Park Boulevard. The building has since been renovated and the interior appearance has changed since King's occupation. King also preached in the church during his tenure in Chicago.

In the mid-1970s, just after celebrating fifty years in the building, a series of maintenance issues, including a broken boiler, frozen pipes, and a ceiling that fell in, forced the congregation into the youth ministry house. In the late 1970s, after minor renovations, the congregation, which numbered approximately 30 people, moved back into the church building using the Sunday school room for its sanctuary, where it remained for the next 13 years. In 1989, after an eight-month renovation, services were moved back to the original sanctuary and the congregation rededicated the building rededicated in March of that year.

Three congregations, First Church of the Brethren, Chicago Community Mennonite Church, and La Iglesia Christiana Roca de Esperanza, currently share the sanctuary.

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

First Church of the Brethren 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

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

for Evaluation.”

First Church of the Brethren is not associated with significant events in history and is not eligible under NRHP Criterion A.

The church is also not associated with persons significant in the past and is not eligible under Criterion B. Although Martin Luther King, Jr., used the church for office space and he did preach there, it is not the property that is best associated with King's productive life. The Martin Luther King, Jr., National Historic Site in Atlanta, Georgia, contains his boyhood home and Ebenezer Baptist Church where both King and his father were pastors. In Montgomery, Alabama, King's Dexter Avenue Baptist Church has been designated as a National Historic Landmark. Both of these properties are more strongly associated with the civil rights movement in which King was involved.

First Church of the Brethren is eligible under Criterion C. It is an excellent example of an expert interpretation of Tudor Revival architectural forms and ornament integrated into a religious building. The church's design features wide pointed arches and crenellations incorporated into forms and materials found on Tudor Revival architecture commonly used in academic building design. First Church of the Brethren is both a skillful and sophisticated design that exemplifies the revivalist architectural trends of the late nineteenth century.

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

Because the church is a religious property, it must also meet Criterion Consideration A, which requires that religious buildings be eligible for historic, architectural, or artistic merit rather than religious associations only. First Church of the Brethren is eligible for its architectural merit as an excellent example of Tudor Revival architecture and is eligible under Criterion Consideration A.

The First Church of the Brethren retains a high degree of integrity. It retains integrity of location, design, materials, workmanship, feeling, and association; the most notable change is the replacement windows in some areas. Its integrity of setting has been compromised by the presence of I-290, but the church complex continues to convey the importance of religion in the neighborhood in the late nineteenth century. The period of significance for First Church of the Brethren is 1897 to ca. 1908, the year of construction for the church complex and two-flat residence, which encompasses the contributing resources on the property.

NRHP BOUNDARY

The NRHP boundary for First Church of the Brethren is parcels 16-14-224-005-0000, 16-14-224-004-0000, 16-14-224-003-0000, 16-14-224-002-0000, and 16-14-224-001-0000, the legal parcels that contain the 1897 church building, parsonage, and Sunday school, ca. 1908 Faith House, and associated landscape. This includes the historic location of this complex.

SOURCES

“Building Department.” *The Economist*, June 26, 1897, page 714.

“D.E. Waid, Architect.” *New York Times*, November 1, 1939.

“Funeral of D.E. Waid; Co-Architect of Metropolitan Life Building Honored.” *New York Times*, November 3, 1939.

Lankton, G. William and Louis Paul Hase, Jr., editors. “The Churches of the Presbyteries of Chicago,” 2009.

Sinkevitch, Alice and Laurie McGovern Petersen, editors. *AIA Guide to Chicago*. University of Illinois Press: Urbana, Chicago, and Springfield, Illinois, 2014.

“Synopsis of Building News.” *The Inland Architect and News Record*, Vol. XXIX, No. 6, page 60.

Withey, Henry F. and Elsie Rathbone Withey. *Biographical Dictionary of American Architects (Deceased)*. New Age Publishing Company: Los Angeles, 1956.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

Photo 1 - First Church of the Brethren



Facing northeast to south and west elevations from South Central Park Boulevard and West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

Photo 2 - First Church of the Brethren



Facing southeast to west and north elevations from South Central Park Boulevard (two-flat visible at left)

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

First Church of the Brethren
SURVEY ID 1-43

Photo 3 - First Church of the Brethren



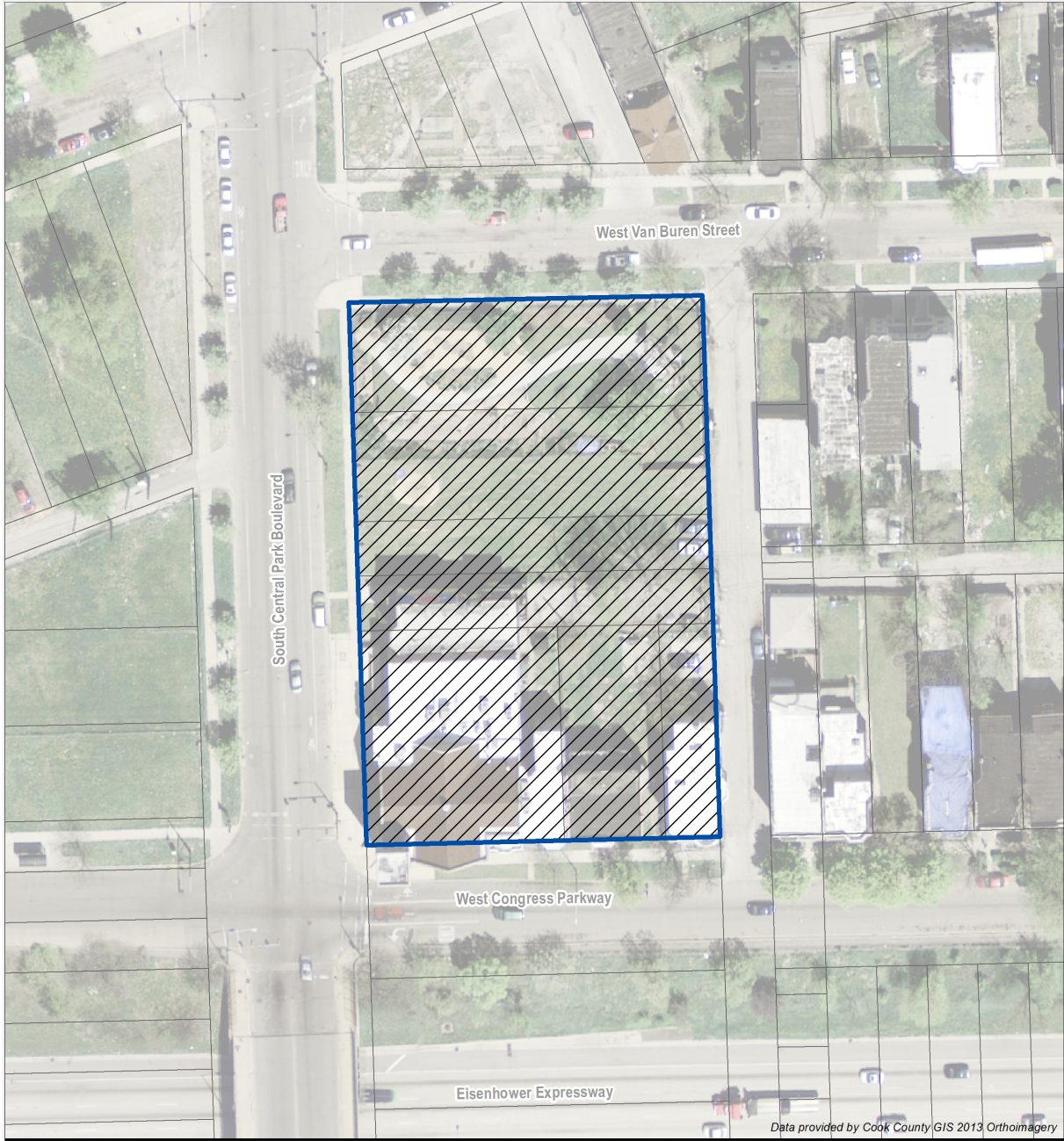
Facing northwest to south elevation from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Eligible




First Church of the Brethren
 SURVEY ID 1-43

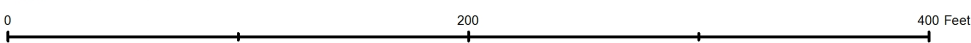
Map - First Church of the Brethren



Data provided by Cook County GIS 2013 Orthoimagery

PROPERTY NAME: First Church of the Brethren
 ADDRESS: 425 South Central Park Boulevard
 Chicago, IL

-  ↑
-  NRHP Boundary
-  Tax Parcel



Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

NAME

Precious Blood Roman Catholic Church

OTHER NAME(S)

N/A

STREET ADDRESS

2401 West Congress Parkway

CITY

Chicago

OWNERSHIP

Catholic Bishop of Chicago

TAX PARCEL NUMBER

16-13-234-028-0000, 16-13-234-027-0000, 16-13-234-026-0000

YEAR BUILT SOURCE

1907 The American Architect and Building News, "Building News."

DESIGNER/BUILDER

William F. Gubbins

STYLE

Other: See description

PROPERTY TYPE

Religion/Funerary

FOUNDATION

Concrete

WALLS

Brick

ROOF

Built-Up

DESCRIPTIVE NOTES

Precious Blood Roman Catholic Church includes a combined church and school building constructed in 1907-1908 and an adjacent rectory built ca. 1930. They are located at 2401 and 2411 West Congress Parkway on the southwest corner of West Congress Parkway and South Western Avenue. The combined church and school is an interesting mixed use building that more strongly resembles a school than an ecclesiastical form. It has a restrained design with only modest classical design influences. The later rectory contains more ornate architectural detail with Mediterranean Revival design components.

Church and School Building

The main building is three stories atop a tall, raised foundation that consists of rough-faced limestone ashlar blocks topped with a moulded watertable. The building is clad in brown brick laid in a running bond pattern with limestone details. It has a rectangular footprint and is oriented on a north-south axis with the facade, which is one of the shorter sides of the building, facing to the north along West Congress Parkway. The building's decorative details are classically inspired and are used minimally in the building's design.

The facade is symmetrical and has three bays. The central bay is slightly recessed and contains a classically influenced double pedestrian entrance that is reached by a flight of concrete stairs. The entrance consists of a pair of round-arch entrances with double metal doors topped with infilled areas in the arches. The entrance surround is executed in limestone, with articulated keystones and voussoirs surrounding the round-arch openings. Square columns with plain capitals flank the entrance, and round columns, also with plain capitals, are located on either side of each of the doorways and also between the two. A separate single pedestrian entrance is located within the raised foundation at the eastern end of the facade. It consists of a single metal door

The second story of the central bay contains round-arch windows hung in triplicate. Replacement window configurations are located in each arch. An articulated keystone and two articulated voussoirs executed in limestone are present on each arched opening. At the third story, three windows are encased in a continuous limestone surround that includes sills, a moulded cornice, and quoins.

On the outer bays, a single round-arch window opening with replacement window pane configurations is present at each floor. Like the arched window openings in the central bay, an articulated keystone and two articulated voussoirs decorate each arch. The corners of the outer bays feature alternating bands of projecting brick that

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

allude to quoins.

The east side elevation has five sections, each with multiple bays. The sections project and recede, resulting in an elevation that is not on a single plane. The first story consists of the same raised foundation as the facade, clad in rough-faced limestone ashlar blocks topped with a moulded watertable. Openings in the basement level have been filled with glass or concrete block. The three center sections are consistent in design, although the central section projects slightly. Round-arch openings with infilled replacement windows are at the first story. Keystones and voussoirs are articulated in limestone and a continuous limestone sill course extends beneath the windows. At the second and third stories, all windows have jack-arch openings with replacement windows. In the central section, the windows are hung in triplicate in two sets. The second story windows are topped with thin limestone moulding and have a continuous limestone sill, while the third story windows are set into prominent limestone surrounds. The flanking central bays' windows are hung singly at the second and third stories and are topped with a limestone band. Select window openings have been infilled and smaller replacement windows are now present.

The outer sections each contain arched entrances that are set in ornate classical limestone surrounds. The entrances contain single metal pedestrian doors; the arched areas are infilled. The limestone surrounds include articulated voussoirs and entablatures with scrolled brackets that support a projecting cornice area above dentil courses. Second-story windows have jack-arch openings while third-story windows are round arch openings; all windows on the outer sections have limestone keystones and brick and limestone voussoirs.

The west side elevation is separated from the rectory by only a few feet. It was designed to be a secondary elevation and does not feature decorative details. Windows have all been replaced and consist of round-arch forms at the first story; segmental-arch forms at the second story; and flat-arch forms at the third story.

The building's south rear elevation is also secondary and lacks the cohesive appearance and design details of the public elevations, most notably in the absence of the raised limestone foundation. Irregularly spaced pedestrian doors covered with iron security gates are located at the ground level. Windows are irregularly placed and contain one-over-one replacement windows and infilled configurations. Some limestone sills are present, but the openings lack limestone keystones and voussoirs found on the other elevations.

The building's flat roof is covered with built-up roofing.

Rectory

A two-story, side-gable rectory is located to the west of the church. The building, which sits atop a concrete foundation, has a slightly irregular rectangular footprint and is also executed in the same brown brick as the church. The rectory displays Mediterranean Revival details not found on the church. The symmetrical facade, which faces to the north along West Congress Parkway, is dominated by a central entry bay with a one-and-one-half-story projecting limestone entrance pediment with a round arch supported by Corinthian columns and pilasters. The door is an original wood panel pedestrian door and the elaborate door surround is also executed in limestone. The word "RECTORY" is carved into the limestone above the door and a blind limestone lunette is located over the lettering. The pediment's front-facing gable contains a bas relief Chi-Ro symbol, invoking an early Christogram invoking the authority of Jesus, and the pediment's roof is clad in clay tiles.

First-story windows have round-arch openings with classical motifs executed in brick. Second-story windows are jack-arch openings hung in pairs. Each pair is set into a limestone surround with quoins on the outside edges. All windows are metal replacements. A pair of scrolled brackets is between each set of first and second-story windows and appears to have supported a now-missing architectural element. The cornice contains a series of round arches with pendant bosses executed in limestone. This feature contributes to the Mediterranean Revival appeal of the building. Above the arches, bricks in the frieze are arranged in a glyph pattern.

The east and west side elevations are not considered public faces of the building and are therefore less ornamental. A flat-roof extension is located on the south side of the side-gable portion of the rectory. Windows on both the side-gable and flat-roof portions are round-arch and jack-arch forms, and are irregularly placed. The only ornamentation is the arched cornice pattern with pendant bosses and two unornamented brick pilasters that

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

project slightly. A tall narrow exterior brick chimney extends from the west elevation.

The south rear elevation contains a partial-width brick projecting bay. The surrounding walls do not have openings and one-over-one replacement windows are on the projecting bay.

The rectory's side-gable roof is covered in clay tiles and features a copper gutter system. The side walls extend above the gable forming parapet walls.

The area around the church is urban with a few street trees providing the only landscaping. The rectory has two grass lawn panels and evergreen foundation plantings. Interstate 290 (I-290) is directly north of the church and rectory.

HISTORY/DEVELOPMENT Near West Side

The Near West Side is Community Area 28, encompassing 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, 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 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. Institution building also emerged as an effort by individual ethnic groups to reconstruct the cultural worlds 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, women's reform; and efforts to establish new public schools, juvenile courts, neighborhood parks and playgrounds, and branch libraries. The 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, and Polk Streets, and Blue Island Avenue. 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

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

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 (now the Eisenhower 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 most of the Hull House, demolishing the majority of the original complex, as well as demolished the historic Italian neighborhood (only two of the original buildings still stand). 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 that followed the assassination of Martin Luther King Jr. The riots caused widespread devastation in the already impoverished area.

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.

Precious Blood Roman Catholic Church

Precious Blood Roman Catholic Church and School was organized on July 1, 1907, to serve English-speaking Irish and Italian Catholics in the surrounding Near West Side community. The church building was designed in 1907 by architect William F. Gubbins. An initial announcement stated that he was preparing plans for a building that would contain a church, school classrooms, and an assembly/entertainment hall. The building was to be three stories with a concrete foundation, steel superstructure, pressed brick and stone facing, a composition roof, and a marble and mosaic entrance. Interior spaces were to have oak finishes, concrete and maple floors, steam heat, combination gas and electric light fixtures, school and church furniture, and the total cost was estimated to be \$75,000. A later article stated that the church would be constructed by mason John Killeen at an increased estimated cost of \$85,900. The building was to be constructed at 981-987 West Congress Street, which later became 2401-2407 West Congress Street as part of an area-wide street renumbering system in 1909. A portion of the building dedicated to church use was designed to convert into school rooms, although this option was never exercised.

A site at West Congress Parkway and South Western Avenue was acquired for a combined church and school building and groundbreaking occurred on October 1, 1907. Construction was completed quickly and Archbishop James E. Quigley dedicated the building on March 15, 1908. The church and school building more strongly resembles a school than an early twentieth-century church, an interesting aesthetic choice in an era when sacred architecture was usually distinct and easily identifiable, and was often ornate. According to the 1922 Sanborn Fire Insurance Map, the building's basement was used as a hall, the first floor as the church, and the second and third stories as the school. The parish school was staffed by the Mercy Sisters and served the community until 1990.

The church has undergone several changes since its initial construction. In 1930, Western Avenue was widened and the church and school building was moved eighteen feet to the west. A detailed analysis of available research shows that prior to 1922, two separate two-story buildings built in ca. 1885 were located to the west of the church. These were identified on the 1922 Sanborn map as a dwelling for priests and a dwelling for sisters, presumably the Mercy Sisters. It seems likely that when the church was moved, these buildings were demolished. Additional research indicates that the rectory that is currently to the west of the church and school building was constructed sometime between 1922 and 1938. It is possible that the new rectory was built after the church was moved in 1930. However, an exact construction date and architect have not been identified at this time. For the purposes of this determination of eligibility, the rectory's construction date is being presented as ca. 1930.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

In the early 1940s, a population shift in the community led to a change in the demographics of the congregation as well, with predominately African American and Mexican American parishioners worshipping at the church.

In 1969, the Black Panther Party used the church to hold classes on guerilla tactics and the teachings of Mao Tse-tung. Reverend Francis G. Maloney of Precious Blood Roman Catholic Church stated that while he did not investigate the philosophies of the Black Panthers, he believed in the right of free assembly. Approximately twenty-five people attended the classes at his church. A spokesman for the chancery office of Chicago's Roman Catholic archdiocese were held without the knowledge or authorization of chancery officials.

In 2006, the Catholic Archdiocese of Chicago planned to reconfigure ten struggling Roman Catholic churches on the West Side. Precious Blood Roman Catholic Church parishioners rallied against the proposed merger. The largely Hispanic congregation believed that the church was central to their community and wanted to avoid closure or relocation. While the congregation was able to delay some changes, but Precious Blood Roman Catholic Church merged with St. Malachy in 2012, and is now located at 2248 W. Washington Boulevard in Chicago in the St. Malachy Church.

After Precious Blood Roman Catholic Church vacated the building, the Chicago Public Schools Ombudsman Program opened in the building in 2014. It is part of a nationwide program designed to help students who have dropped out of school find ways to complete their education and graduate from high school. The Chicago program served 482 students in its first year. The rectory is now occupied by the administrative offices of Youth Outreach Services.

Architect William F. Gubbins

William F. Gubbins (ca. 1874-1937) was a Chicago-based architect with an office at 685 Ogden Avenue at the time he designed Precious Blood Roman Catholic Church in 1907. He later moved to an office at 155 N. Clark Street. Research indicates that Gubbins was active from the 1890s through at least 1917, with most commissions seeming to occur in the 1900s and 1910s. Gubbins designed many churches and church-related buildings, such as schools and rectories in Chicago, including Our Lady Help of Christians (1890s) at 851-855 North Leamington Avenue; St. Malachy School (1910s) at 2252-2256 West Washington Boulevard; former Presentation Catholic Church (1902-1909) at Lexington and Harding Streets; St. Agatha Roman Catholic Church Rectory (1897) at 3147 West Douglas Boulevard; and Holy Family Church at 1840 Lincoln St., North Chicago, IL (1914). Gubbins also designed schools including St. Mel High School (1910s) on North LeClaire Ave, Chicago as well as two-flats, three-flats, clubhouses, and at least one factory. A review of Gubbins' works indicates that Precious Blood is one of his most restrained and least ornamented designs. It has more in common with his educational designs than his ecclesiastical work.

Gubbins used classically inspired motifs for the church and rectory. Common in the early twentieth century, when revival architectural designs were inspired by earlier historic precedents, the use of dentils, columns, and symmetrical designs were common. The rectory design was influenced by Mediterranean designs that also incorporated classical motifs while adding tile roofs, porticos, and articulated pendants. Interestingly, Gubbins' design for the church and school embodies characteristics more common to educational buildings of the era rather than typical ecclesiastical forms. It is a unique approach to religious architecture and responded to the proposed mixed use for the 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

Precious Blood Roman Catholic Church 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

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Register Criteria for Evaluation.” This evaluation includes the main church and school building and the rectory.

Precious Blood Roman Catholic Church is not associated with significant events in history and is not eligible under NRHP Criterion A.

Precious Blood Roman Catholic Church is also not associated with persons significant in the past and is not eligible under Criterion B.

Precious Blood Roman Catholic Church is eligible under Criterion C. The main church and school building is a remarkable and significant example of a purpose-built religious institution that was intended to provide space for worship and education and conveys the proposed uses well. Although its appearance is more akin to educational architecture of the era, it retains classical detailing and symmetry that is appropriately dignified for a sacred building. The adjacent rectory is a good example of Mediterranean Revival architecture and interestingly displays more ornate details than the church and school building. Collectively, the two buildings convey significant design merit and are an important juxtaposition.

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

Because the church is a religious property, it must also meet Criteria Consideration A, which requires that religious buildings be eligible for historic, architectural, or artistic merit rather than religious associations only. Precious Blood Roman Catholic Church and rectory are eligible for architectural merit as an example of a combined school and church building with classically inspired architecture and an associated rectory that is a good example of Mediterranean Revival architecture. The church complex is eligible under Criteria Consideration A.

The church and school building was moved eighteen feet to the west and therefore must meet Criteria Consideration B for moved properties. The church retains its original orientation, setting, and general environment. Its setting after the move is nearly identical to its historic location, which is compatible with the property’s significance. Because the church and school building is eligible for its architectural merit, and the move was only a small shift in setting, the church and school building is eligible under Criteria Consideration B. The rectory was not moved and is not subject to evaluation under Criteria Consideration B.

Precious Blood Roman Catholic Church and its associated rectory retain a moderate degree of integrity. It retains integrity of location, although the church has been moved, it was only shifted eighteen feet on the same parcel and meets Criteria Consideration B. It also retains integrity of design, materials, workmanship, feeling, and association; the most notable change is the replacement windows in some areas. Its integrity of setting has been compromised by the presence of I-290, but the church complex continues to convey the importance of religion and religious education in the neighborhood in the early twentieth century. The period of significance for Precious Blood Roman Catholic Church is 1907-ca. 1930, which also encompasses the construction dates of the church and school building and the rectory on the property. Because research did not reveal an exact construction date for the rectory, the period of significance is not precise, but additional research may yield information in the future.

NRHP BOUNDARY

The NRHP boundary for Precious Blood Roman Catholic Church is parcels 16-13-234-028-0000, 16-13-234-027-0000, and 16-13-234-026-0000, the legal parcels that contain the 1907 church building and school and the ca. 1930 rectory. This includes the historic location of this complex.

SOURCES

“Building News.” The American Architect and Building News, Volume 92, Number 1670, December 28, 1907, page 28.

“Chancery: Did Not Sanction Black Parleys.” Chicago Tribune. November 27, 1969.

Chicago History Museum. American Contractor Chicago Building Permit Database (1898-1912).
<http://www.chsmedia.org/househistory/1898-1912permits/search.asp>.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Ombudsman. Accessed on May 3, 2016. <http://www.ombudsman.com/news-information/west-side-alternative-school-means-second-chance-chicago/>.

"Panthers Use 3 Churches to Teach Tactics." Chicago Tribune, November 26, 1969.

"Parishioners Rally Against Merger." Chicago Tribune, November 26, 2006.

Sanborn Map Company. Chicago, Cook County, Illinois 1917 and 1950. New York: Sanborn Map Company.

"Summary of the Week." The American Architect and Building News, Volume 18, Number 516, November 14, 1885, page 239.

The Economist. September 28, 1907, page 521.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Photo 1 - Precious Blood Roman Catholic Church



Facing southwest to north-facing facade and east side elevation of main church and school building from South Western Avenue and West Congress Parkway intersection

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Photo 2 - Precious Blood Roman Catholic Church



Facing northwest to south rear and east side elevations of main church and school building from South Western Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Photo 3 - Precious Blood Roman Catholic Church



Facing south to north-facing facade of main church and school building entrance from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Photo 4 - Precious Blood Roman Catholic Church



Facing southeast to north-facing facade of rectory (at right) and north-facing facade and west side elevation of main church and school building (at left) from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Photo 5 - Precious Blood Roman Catholic Church



Facing south to north-facing facade of rectory from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Eligible

Precious Blood Roman Catholic Church
SURVEY ID 1-44

Photo 6 - Precious Blood Roman Catholic Church



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

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Eligible




Precious Blood Roman Catholic Church
 SURVEY ID 1-44

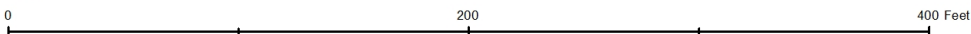
Map - Precious Blood Roman Catholic Church



Data provided by Cook County GIS 2013 Orthoimagery

PROPERTY NAME: Precious Blood Roman Catholic Church
 ADDRESS: 2401 West Congress Parkway
 Chicago, IL


 NRHP Boundary
 Tax Parcel



Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

NAME

Malcolm X College

OTHER NAME(S)

N/A

STREET ADDRESS

1900 West Van Buren Street

CITY

Chicago

OWNERSHIP

Board of Trustees of Community College District No. 508

TAX PARCEL NUMBER

17-18-224-035-0000, 17-18-225-036-0000, 17-18-226-026-0000, 17-18-227-033-0000

YEAR BUILT SOURCE

1971 Chicago Tribune, "New Malcolm X College Opened."

DESIGNER/BUILDER

Gene Summers, C.F. Murphy Associates

STYLE

International Style

PROPERTY TYPE

Education

FOUNDATION

Concrete

WALLS

Glass

ROOF

Built-Up

DESCRIPTIVE NOTES

Malcolm X College, located within the irregularly shaped block bound by West Van Buren Street, West Jackson Boulevard, South Damen Avenue, West Ogden Avenue, and South Wood Street, is an excellent example of Miesian International Style architecture. The building is three stories in height and clad in black glass and metal panels with metal beams geometrically and artistically arranged between them. At the time of the photography and survey of this determination of eligibility, the building was in the initial phases of a planned demolition. Plywood and fencing obscured certain areas of the building as they were being prepared for removal.

The building has a rectangular footprint and a box-like form and is oriented on an east-west alignment. Its main elevations face north and south, and are the longer sides of the building; however, the building is remarkably consistent on all elevations with the north and south elevations distinguished primarily by large metal letters that identify the college. Malcolm X College is impeccably symmetrical and embodies Modernism and the International Style in its long, low form that lacks architectural ornament and is defined by bands of glass and metal.

The first story is recessed behind square steel pilotis that support the upper stories. Large panes of dark glass are held in place by anodized metal frames. The upper stories consist of alternating horizontal bands of dark glass and metal spandrels. The vertically oriented dark glass windows are surrounded on the top and bottom by horizontally oriented spandrels, which collectively wrap around the building.

The anodized black metal beams are placed in parallel pairs between each window and spandrel, resulting in a creative grid pattern that emphasizes the grid design of the windows and spandrels. The corners of the building are treated especially expertly. Each elevation does not meet the flanking sides at a typical corner but instead is flush with its own plane and is intersected by the ninety-degree-angled edge of the pilotis, resulting in a sawtooth or inverted V shape. This treatment reinforces the sharpness and angularity of the entire design.

The flat roof features metal coping and is covered in built-up roofing materials. Two interior square courtyards are present on the building's third story.

The landscape of Malcolm X College is a significant component of the property. The parcel is carefully graded with four berms that encompass the building and visually obscure parking lots located at the east and west ends

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

of the parcel. The honey locust trees are laid out in linear and grid-like patterns within grass panels, providing an appropriate geometry for the setting of the building. Entrance plazas lead to the building's entrances on the north and south while parking is limited to the east and west. Landscaping is located on the four corners of the parcel.

HISTORY/DEVELOPMENT Near West Side

The Near West Side is Community Area 28, encompassing 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, 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 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. Institution building also emerged as an effort by individual ethnic groups to reconstruct the cultural worlds 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, women's reform; and efforts to establish new public schools, juvenile courts, neighborhood parks and playgrounds, and branch libraries. The 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, and Polk Streets, and Blue Island Avenue. 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 (now the Eisenhower 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

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

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 most of the Hull House, demolishing the majority of the original complex, as well as demolished the historic Italian neighborhood (only two of the original buildings still stand). 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 that followed the assassination of Martin Luther King Jr. The riots caused widespread devastation in the already impoverished area.

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.

Modern-Era Architecture

Modern-era architecture became popular in the United States in the 1940s after the arrival of exiled European Bauhaus architects such as Marcel Breuer, Walter Gropius, and Ludwig Mies van der Rohe. The American manifestation of the movement was less political than the Bauhaus, but still emphasized efficient design and modern materials. Early Modern-designed office towers and public buildings maximized space and windows with minimal facade decoration. The Modern house slowly became popular throughout the mid-twentieth century. While West Coast varieties were constructed before World War II, the movement became more popular after the war. The Modern house was influenced not only by the Bauhaus, but also the Prairie Style architecture of the previous decades. Some Prairie Style elements include low-pitched gables and overhanging eaves. Modern architecture emphasized harmony between the building and surrounding landscape, and utilized natural light. Basic characteristics of Modern-era dwellings include clean horizontal and vertical lines, rectangular forms, low massing, lack of decoration, the use of several modern materials, and the use of glass to take advantage of natural light.

After World War II, Modern architects began exploring different forms such as curved surfaces made possible by new materials. Frank Lloyd Wright's Guggenheim Museum, constructed in 1956, utilized reinforced concrete to create a curved, inward-focused shell. Wright asserted that Modern architecture was not purely motivated by function, but could also portray symbolic or psychological force. Eero Saarinen, a contemporary architect and son of Eliel Saarinen, agreed with Wright and designed Modern-era structures such as the Gateway Arch in St. Louis, Missouri, for a design competition in 1948 and the Trans World Airlines Terminal at Kennedy Airport in New York City in 1962. Saarinen improved his design for the Gateway Arch over the following years and construction began in 1961. He utilized a soaring parabolic form to celebrate the early pioneers' journey through the expansive, unknown western territory. When designing the Trans World Airlines Terminal, he utilized curved lines and cantilevered spaces that portray the idea of flight.

The International Style

Malcolm X College is an example of the International Style of architecture. Emerging in the 1920s and 30s, the name was first applied by Henry-Russell Hitchcock and Philip Johnson, curators of the 1932 exhibition "Modern Architecture: International Exhibition." European precedents focused on the social aspects of this new architecture, while American examples focused more on the architectural aesthetics. Character-defining features of the International Style are the absence of architectural ornamentation; box-shaped buildings; expansive window areas; smooth wall surfaces; cantilevered building extensions; and glass and steel as predominant building materials.

German-American architect Ludwig Mies van der Rohe (1886-1969) was perhaps the leading International Style architect in the United States. Departing from Germany in 1937, he soon settled in Chicago and began designing the sleek glass-and-steel buildings that would become synonymous with his name. His most notable designs include S.R. Crown Hall (1956) at the Illinois Institute of Technology and Lakeshore Drive Apartments (1949-1951), both in Chicago; and the Seagram Building (1958) in Manhattan.

The International Style of architecture was interpreted and applied to numerous public and private office and

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

school buildings throughout the United States from the 1950s through the 1970s. Malcolm X College is an excellent example of Miesian International Style architecture.

Modern Landscape Architecture and Malcolm X College

As Modernist architects began introducing vastly different and innovative buildings into the American design vocabulary, landscape architects initially struggled to redefine their discipline to keep pace with the changing built environment. In 1936, Harvard University was undergoing a revolutionary curriculum change in the architecture department with the arrival of Walter Gropius and his colleagues from the Bauhaus in Germany. The landscape architecture department, however, was less engaged in Modernism and continued to study estate gardens, Beaux Arts traditions, and naturalism vs. formalism. Three students, Dan Kiley, Garrett Eckbo, and James Rose, while accepting the earlier ideas of the Olmstedes, were extremely interested in emerging European social, spatial, and artistic interests. The three classmates attempted to incorporate the tenets of the new architectural thinking into landscape architecture in both design and theory. The three men went on to coauthor a series of articles in *Architectural Record* in 1939 and 1940, developing what was essentially a manifesto for a new landscape architecture. All three became groundbreaking Modernist landscape architects, revolutionizing the practice and developing designs that were appropriate for the new architecture. Kiley in particular was noted for his designs that were nearly always based on grid forms, a true hallmark of his style.

While the landscape architect of Malcolm X College was not identified during research, the influence of Dan Kiley cannot be denied. The use of a berm, skillfully siting and revealing the building, as Kiley did at Dulles International Airport, and the regular spacing of trees in both allees and grids combine for a masterful landscape setting for the building, as he did at Burlington, Vermont's Cathedral of the Immaculate Conception and Tampa, Florida's NCNB Plaza among many others, and contribute as much to the site as the sophisticated architecture. Finally, Kiley used honey locust trees extensively in his designs; they were both hardy and affordable for his clients. The trees at Malcolm X College are honey locusts, increasing the likelihood of Kiley's influence, if not his direct involvement.

Kiley worked extensively in Chicago, and had gained significant exposure as a Modern master landscape architect. His most notable local works include the Art Institute of Chicago's South Garden (1962); several commissions with Harry Weese in the mid-1960s; and Milton Lee Olive Park (1957, 1965), which he completed with C.F. Murphy Associates, Malcolm X College's architect of record. While research did not reveal Kiley's involvement with Malcolm X College, the prior relationship of the two firms makes it possible that he was the landscape architect. At the very least, C.F. Murphy Associates would have been aware of his aesthetic and may have sought out a landscape architect that would have incorporated similar design principles at Malcolm X College.

C.F. Murphy Associates

C.F. Murphy Associates was one of the largest and most prolific modernist firms in Chicago during the 1960s and 1970s. The firm was established in 1936 by Charles Francis Murphy (1890-1985) as Shaw, Naess & Murphy, later becoming Naess and Murphy (1946), then C.F. Murphy Associates (1959), and finally Murphy/Jahn (1981). After attending Northwestern University in 1911, Murphy began his career as a stenographer under architect Daniel Burnham at D.H. Burnham & Co. Upon Burnham's death, Murphy became Ernest R. Graham's secretary and assistant at Graham, Anderson, Probst and White. The firm was the most prolific architectural firm in the 1920s, designing numerous Chicago landmarks like the Merchandise Mart, the Field Museum, the Wrigley Building, and Union Station.

After forming C.F. Murphy Associates in 1959, Murphy's firm designed many Chicago buildings, including the Prudential Building (1955); the Continental Center (1961-62); O'Hare International Airport (1963); the Central District Water Filtration Plant (1964); the Daley Center as managing architect in a joint venture with Skidmore, Owings & Merrill and Loeb, Schlossman, Bennett and Dart (1965); Mercy Hospital (1968); St. Xavier College; the First National Bank Building (1968-73); the second McCormick Place convention center (1971); the Rehabilitation Institute of Chicago (1974); and Xerox Center (1980). Many of the firm's works were designed in the International Style, following the Miesian idiom of rectangular frames expressed in steel and glass. The firm also designed the J. Edgar Hoover Building, headquarters of the Federal Bureau of Investigation (FBI), in

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Washington DC (1965-1975) and the Kemper Arena in Kansas City, MO (1972).

In 1967, architect Gene Summers (1928-2011) joined C.F. Murphy Associates as partner in charge of design, serving as the chief architect for the new McCormick Place, which had burnt down. Chicago Mayor Richard J. Daley had hired C.F. Murphy Associates to design and rebuild the McCormick Place. At that time, the firm was without a lead designer; Murphy asked Ludwig Mies van der Rohe for a recommendation. Mies recommended his former assistant, Gene Summers. Summers had studied under Mies while pursuing his master's from the Illinois Institute of Technology (IIT) and served as a project architect in Mies' office from 1950 to 1966, where he worked on the Seagram Building in New York City and the Chicago Federal Center. In 1966, Summers started his own firm, hiring German architect Helmut Jahn. Both architects joined C.F. Murphy Associates for the McCormick Place commission. During his tenure at C.F. Murphy Associates, Summers was credited with designing Malcolm X College (1971); the Rehabilitation Institute of Chicago (1974); and the O'Hare Hilton Hotel (1973).

In 1973, Summers left C.F. Murphy Associates to co-found an architecture and development firm with Seagram heiress Phyllis Lambert in Newport Beach, CA; they restored historic buildings like the Biltmore Hotel in Los Angeles. Summers moved to France in 1985, where he designed bronze furniture, and returned to Chicago to become dean of IIT's College of Architecture from 1989 to 1993.

Building History

Malcolm X College opened in 1971 as Chicago's first new permanent junior college building. The new west side campus was one of the seven City Colleges of Chicago and one of six similar projects planned by the Board of Trustees of Junior College District No. 508 that operated City Colleges of Chicago. The building's architect was C.F. Murphy & Associates and attributed to the firm's partner and architect Gene Summers. The contractor was W.E. O'Neil Construction Company. Three-fourths of the construction costs were provided by local funds from the City Colleges of Chicago and bonds sold by the Illinois Building Authority. The remaining costs were funded by a \$2,099,000 construction grant awarded by the Department of Health Education and Welfare.

Plans for a new campus were first made in the mid-1960s, but a series of legal and financial problems delayed the project. The old Malcolm X College campus facilities at 1757 West Harrison Street, a former medical school, and 840 West 14th Place, the former Garfield School, were overcrowded and outdated with mobile class units to alleviate these issues. The buildings were not large enough to accommodate the college's 4,053 students. Construction on the new campus began in early 1970 and was more than halfway completed by April 1970. The campus was originally projected to open in fall 1970, was subsequently delayed to January 1971, and again to April 1971. Much of the delays were caused by a lack of funds to fully equip the new building with classroom furniture, office furniture, and lab and library equipment in time for the campus opening.

The \$21-million campus was constructed on a 23-acre site at 1900 West Van Buren Street, two miles west of the Loop. The site was laid out with the 700-foot long building at its center, flanked by two landscaped courtyards. The three-story building of glass and steel construction had a two-level basement, 523,000 square feet of floor space, and a third floor with two open lounge spaces similar to atriums. Built to accommodate 10,000 students, the building featured a student union with dining rooms and study lounges; two 140-seat and two 120-seat lecture halls; 75 classrooms; 14 laboratories; a gymnasium, swimming pool, and audio-visual center; and faculty and administrative offices. The building was equipped with the latest teaching equipment in academic, technical, and occupational fields.

Before the new campus opened, the majority of the thirty-five paintings that hung on the Wall of Truth at 43rd Street and Langley Avenue were moved to the campus for a permanent outside display. The Wall of Truth paintings were done by African-American artists, including William Walker and Eugene Eda, in 1969. They depicted the black experience in America, focusing on recent upheavals and inner-city neighborhood conditions, and prominent black leaders like Leroi Jones, Marcus Garvey, W.E.B. DuBois, and Malcolm X. The paintings had hung on the outside wall of a burned-out building for more than two years, across the street from another outside mural known as the Wall of Respect (1967), which honored black heroes. The scheduled demolition of the building prompted community leaders to stall demolition long enough to move the artwork to Malcolm X College. The paintings were mounted onto concrete displays outside of the new campus building. They remained there

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

until 1986, when they were placed in storage at Chicago State University. In ca. 1997, the paintings were donated to the DuSable Museum.

Once completed, officials wanted Malcolm X students to be able to use the building as soon as possible and facilitated a mid-semester move over the Easter holiday weekend to open the new campus on April 13, 1971. On opening day, students followed college president, Dr. Charles G. Hurst, in a march from the old building at 1757 West Harrison Street to the new campus. The May 16, 1971 dedication ceremonies were held on the front steps of the new building and attended by 4,000 people, including students, College President Hurst, Harry Belafonte, Benjamin Davis (father of imprisoned Angela Davis), and Betty Shabazz (widow of Malcolm X). The ceremonies included the raising of the tricolor red, green, and black flag as those gathered raised their fists in the black power salute and sang the black national anthem. Hurst, Belafonte, Davis, and Shabazz gave speeches, all calling for unity among blacks.

In September 1971, the Chicago Chapter of the American Institute of Architects (AIA) and the Chicago Association of Commerce and Industry awarded the building with the distinguished building award for an educational institution in Chicago. The AIA jury commented that "Malcolm X College is a very disciplined and rigid building with good scale and proportion."

In 2013, construction began on a new \$251 million Malcolm X College campus across West Van Buren Street, north of the existing campus location. The new 500,000 square-foot campus will include a School of Health Sciences, the latest technology in classrooms, a conference center, daycare center, and 1,500-space parking garage. The new campus is opening in 2016. Originally the 1971 Malcolm X College building was to be rehabilitated as the new home of the Chicago High School for the Arts; financial troubles stalled the renovation of the building and the school moved into another empty school facility. In July 2015, plans were announced to demolish the 1971 Malcolm X College campus building for the construction of a new Chicago Blackhawks two-rink practice facility and neighborhood hockey center. The new facility would be constructed on 4 acres of the 11-acre site; the remaining 7 acres have been purchased by Rush University Medical Center for future facilities expansion. As of May 2016, demolition has started on the 1971 Malcolm X College campus building; signage and first floor windows have been removed, and the site is closed off with construction fencing.

Malcolm X College History

Malcolm X College was originally established as Crane Junior College in 1911 at the corner of West Jackson and South Oakley Boulevards, in what is now the Richard T. Crane Medical Preparatory High School. In its first year, the college had only thirty students. By 1929, it had grown to 4,000 students and was the largest junior college in the United States. In 1933, the college closed due to the Great Depression, but re-opened less than a year later as the Herzl Junior College. It was named for Theodore Herzl, a journalist, playwright, and early leader of the movement for an independent Jewish state. During World War II, the school served as a Naval training college in 1944 and 1945. In the 1960s, it was the site of numerous civil rights demonstrations.

In 1969, the historically all-black Malcolm X College was renamed to honor the slain Black Nationalist leader. Dr. Charles Hurst, the college president, recommended the name change in his April 13, 1969 inaugural address after several weeks of soliciting community groups for support. Soon after, students began answering campus phones with the name "Malcolm X Junior College." President Hurst submitted the formal recommendation to the City Colleges of Chicago chancellor, Oscar Shabat, in April 1969 to endorse the name change; City Colleges planned to eventually rename all of its campuses. Shabat submitted his endorsement to the City Colleges of Chicago Board for consideration in June 1969. In early June 1969, the Board delayed its decision, having not found any community consensus on the name change. Some west side residents wanted the school named for Crispus Attucks, Booker T. Washington, or a black leader other than Malcolm X. By August 1969, an independent eight-member committee had been appointed to decide the name change after a Board-sponsored poll showed residents marginally favored Booker T. Washington over Malcolm X. Though deadlocked at first, the committee eventually voted in favor of the Malcolm X name.

In 1970, construction began on the new college campus at 1900 West Van Buren Street. After opening in April 1971, the new campus was held its first commencement ceremony on June 2, 1971 on the plaza in front of the school on West Van Buren Street. By fall 1971, student enrollment nearly doubled to 7,417 students.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Malcolm X College sought to serve the community and people by offering progressive educational programs and community services, due largely to the new campus' presence in the impoverished inner-city neighborhood of the Near West Side. When the new campus opened in 1971, the college offered liberalized grading systems, academic advisement and guidance, job placement programs, financial assistance, special services, community tutorial projects, and drug abuse education. Other programs included a Neighborhood Youth Corp trainees program, a parolee assistance project, prison annex courses, a "political awareness" program, street academy, and an urban studies program, in addition to the offered academic and technical courses.

Administrative policy geared the school's social and architectural atmosphere toward the contemporary black liberation movement, including the school's clenched fist "power" trademark and school colors of black, red, and green from the flag of Marcus Garvey's back-to-Africa movement of the 1920s. In 1971, President Hurst added the slogan "Black Excellence" to every door in the main building. Students chose to enroll at Malcolm X College for its black culture-oriented curriculum, active social projects in the black community, modern campus facilities, and "black pride."

Due to its proximity to the Medical Mile, Malcolm X College offered a large selection of health sciences programs, serving as the healthcare hub for the City Colleges of Chicago. However, demolition of the building has commenced, and it will be replaced with a practice facility for the Chicago Blackhawks. A new Malcolm X College campus has been constructed directly to the north.

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

Malcolm X College 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."

Malcolm X College is not associated with significant events in history and is not eligible under NRHP Criterion A.

The college is also not associated with persons significant in the past and is not eligible under Criterion B. Although the building is named for Malcolm X, it is an honorary designation only and the property is not associated with his productive life.

Malcolm X College is eligible under Criterion C. It is an excellent example of Miesian International Style architecture. It embodies the character-defining features of the style, including the absence of architectural ornamentation; box-shaped buildings; expansive window areas; smooth wall surfaces; cantilevered building extensions; and glass and steel as predominant building materials. The building has a cohesive and rhythmic appearance and is further enhanced by the Modernist landscape that surrounds it, a meritorious design in its own right. The architecture and the landscape combine to create a masterpiece of Modern-era design. Both components retain a high level of all aspects of integrity.

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

Malcolm X College was constructed in 1971 and is therefore forty-five years of age at the time of this assessment. Because the building is less than fifty years of age, it must also meet Criteria Consideration G. Criteria Consideration G requires that buildings less than fifty years of age meet the requirement of exceptional importance in order to be eligible for listing in the NRHP, as described in the NRHP publication entitled Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years. Malcolm X College is an excellent example of the International Style of architecture applied to an educational building. In Chicago, an omphalos of excellent International Style buildings, is stands out as a skillful

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

and sophisticated interpretation of the style. Scholarly documentation on the International Style and Modern-era architecture in the Chicago area exists, as do comparative examples of the International Style in the region, and Malcolm X College is an exceptionally important example of architecture when evaluated comparatively as required for assessments for properties that are less than fifty years of age. It is also exceptionally important because of the Modernist landscape that embodies important design tenets of the era. Therefore, Malcolm X College would be considered as eligible under Criteria Consideration G at this time as a building that is less than fifty years of age. However, the building is currently being demolished, and therefore, only because of the demolition, Malcolm X College is not eligible for listing in the NRHP.

SOURCES

Berger, Philip. "Four Degrees of Separation." Chicago Tribune, April 4, 2004.

http://articles.chicagotribune.com/2004-04-04/features/0404040302_1_firm-design-partner-daniel-h-burnham.

Bey, Lee. "A look at the planned new \$251 million Malcolm X College." WBEZ91.5Chicago, October 3, 2013.
<https://www.wbez.org/shows/wbez-blogs/a-look-at-the-planned-new-251-million-malcolm-x-college/693dea03-f6a7-47a9-92ff-f5b11caf2912>.

Chicago Daily Defender. "Dedicate Malcolm X College." ProQuest Historical Newspapers: Chicago Defender, May 29, 1971.

Chicago Daily Defender. "Malcolm X College Gets Design Award." ProQuest Historical Newspapers: Chicago Defender, September 21, 1971.

Chicago Daily Defender. "Malcolm X First New Permanent Building." ProQuest Historical Newspapers: Chicago Defender, February 23, 1971.

Chicago Daily Defender. "New Malcolm X College Bldg." ProQuest Historical Newspapers: Chicago Defender, April 12, 1971.

Chicago Tribune. "New Malcolm X College Opened." ProQuest Historical Newspapers: Chicago Tribune, April 14, 1971.

Chicago Tribune. "Students Stampede to Malcolm X College." ProQuest Newspapers: Chicago Tribune, November 7, 1971.

Chicago Tribune. "Work Peaking at Malcolm X." ProQuest Historical Newspapers: Chicago Tribune, April 5, 1970.

City Colleges of Chicago Malcolm X College. "History." City Colleges of Chicago, Accessed May 2, 2016.
<http://www.ccc.edu/colleges/malcolm-x/menu/Pages/History.aspx>.

"Crane College Name Change Being Studied." Chicago Tribune, April 24, 1969.
<http://archives.chicagotribune.com/1969/04/24/page/116/article/crane-college-name-change-being-studied>.

"Crane College Renaming Set." Chicago Tribune, August 21, 1969.
<http://archives.chicagotribune.com/1969/08/21/page/39/article/crane-college-renaming-set>.

Guarino, Jean. Landmark Designation Report: Continental Center, 55 E. Jackson Blvd. Commission on Chicago Landmarks, July 7, 2011.

Guarino, Jean. Preliminary Summary of Information: Daley Center (Originally Chicago Civic Center), 50 W. Washington St. Commission on Chicago Landmarks, June 2001.

Heise, Kenan. "Charles F. Murphy, Chicago Architect." Chicago Tribune, May 24, 1985.
http://articles.chicagotribune.com/1985-05-24/news/8502020167_1_charles-f-murphy-chicago-architecture-mr-murphy.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Hinz, Greg. "Emanuel's Blackhawks surprise: The story behind today's news." Crain's Chicago Business, July 30, 2015. <http://www.chicagobusiness.com/article/20150730/BLOGS02/150739997/emanuels-blackhawks-surprise-the-story-behind-todays-news>.

Huebner, Jeff. "The Man Behind the Wall." Chicago Reader, August 28, 1997. <http://www.chicagoreader.com/chicago/the-man-behind-the-wall/Content?oid=894264>.

Kamin, Blair. "Gene Summers, 1928-2011." Chicago Tribune, December 14, 2011. http://articles.chicagotribune.com/2011-12-14/news/ct-met-summers-obit-1214-20111214_1_ludwig-mies-mies-van-der-rohe-master-of-steel-and-glass-modernism.

"Malcolm X College Time for Moving Delayed 2 Weeks." Chicago Tribune, March 21, 1971. <http://archives.chicagotribune.com/1971/03/21/page/324/article/malcolm-x-college-time-for-moving-delayed-2-weeks>.

Michael, Vince. "The Demolition of Malcolm X College." Time Tells, October 13, 2015. <https://vincemichael.wordpress.com/2015/10/13/the-demolition-of-malcolm-x-college/>.

Negrondia, Peter. "Chicago City College Board Weighs New Campus Names." Chicago Tribune, June 8, 1969. <http://archives.chicagotribune.com/1969/06/08/page/34/article/chicago-city-college-board-weighs-new-campus-names>.

Schorsch, Kristen. "Malcolm X campus to be divided between Rush, Blackhawks." Crain's Chicago Business, July 30, 2015. <http://www.chicagobusiness.com/article/20150730/NEWS03/150739996/rush-university-medical-center-to-acquire-slice-of-malcolm-x-campus>.

Stephens, James. "Malcolm X College Has New Building, Lacks Equipment." Chicago Tribune, February 7, 1971. <http://archives.chicagotribune.com/1971/02/07/page/366/article/malcolm-x-college-has-new-building-lacks-equipment>.

Unger, Robert. "4,000 Hail Dedication of Malcolm X College." Chicago Tribune, May 17, 1971. <http://archives.chicagotribune.com/1971/05/17/page/3/article/4-000-hail-dedication-of-malcolm-x-college>.

Walker, Peter. "Dan Kiley." In *Shaping the American Landscape*, edited by Charles A. Birnbaum and Stephanie S. Foell. Charlottesville, Virginia: University of Virginia Press, 2009.

"Wall of Truth Art Moved to New Site." Chicago Tribune, April 4, 1971. <http://archives.chicagotribune.com/1971/04/04/page/356/article/wall-of-truth-art-moved-to-new-site>.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Photo 1 - Malcolm X College



Facing northeast to the south and west elevations from South Damen Avenue and West Van Buren Street

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Photo 2 - Malcolm X College



Facing east to west elevation from South Damen Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Photo 3 - Malcolm X College



Facing south to north elevation from West Jackson Boulevard

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Photo 4 - Malcolm X College



Facing southwest to north and east elevations from West Jackson Boulevard

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Photo 5 - Malcolm X College



Facing west to east elevation from South Wood Street

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Malcolm X College
SURVEY ID 1-45

Photo 6 - Malcolm X College



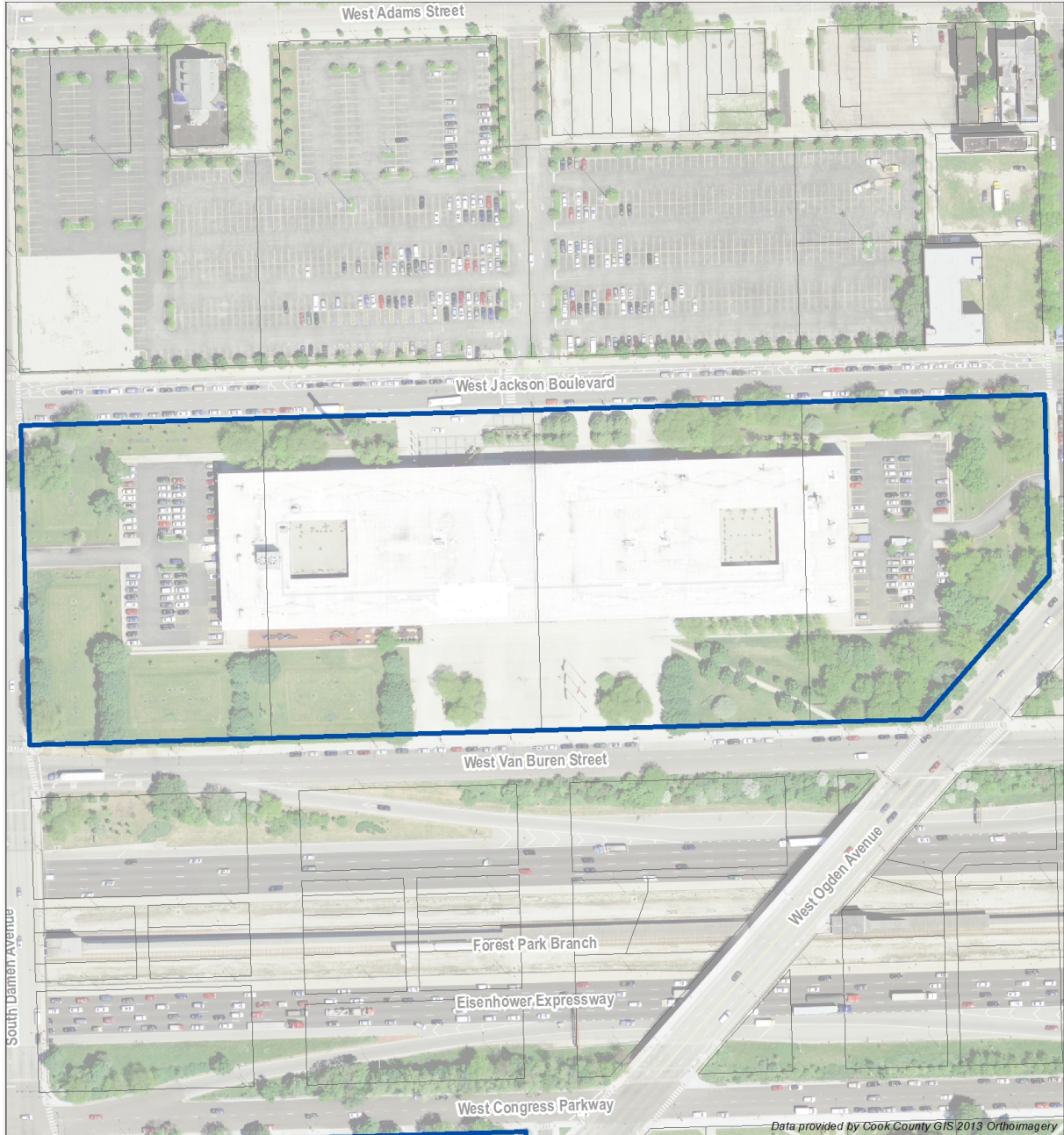
Facing north to south elevation from West Van Buren Street

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Not Eligible




Malcolm X College
 SURVEY ID 1-45

Map - Malcolm X College



Data provided by Cook County GIS 2013 Orthoimagery

PROPERTY NAME: Malcolm X College
 ADDRESS: 1900 West Van Buren Street
 Chicago, IL


 Property Boundary
 Tax Parcel
 0 200 400 Feet

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

NAME

Medical Center Apartments

OTHER NAME(S)

N/A

STREET ADDRESS

1926 West Harrison Street

CITY

Chicago

OWNERSHIP

Chicago Dwellings Association

TAX PARCEL NUMBER

17-18-244-042-0000

YEAR BUILT SOURCE

1964 Devereux Bowly, "The Poorhouse: Subsidized Housing in Chicago."

DESIGNER/BUILDER

PACE Associates Architects

STYLE

International Style

PROPERTY TYPE

Domestic

FOUNDATION

Concrete

WALLS

Concrete

ROOF

Built-Up

DESCRIPTIVE NOTES

The Medical Center Apartments is located at 1926 West Harrison Street in Chicago. Constructed in 1964, the eighteen-story building has a rectangular footprint and is oriented on an east-west axis. Executed in the International Style of architecture, the building has an exposed concrete frame and is largely devoid of ornamentation. The building contains 306 apartments, ranging in size from efficiencies to three-bedroom units.

All elevations shows a consistent pattern of alternating bands of pairs of horizontally oriented hopper windows and textured concrete panels. Vertical panels of the same textured concrete in a paler color separate the windows. The building has no dominant facade.

The first floor is differentiated from all of the similar upper stories. It features a concrete arcade that is supported by concrete columns. The first story is recessed behind the columns and the rest of the building plane. The first story's walls consist of glazed panes separated by anodized muntins and textured concrete panels surmounted by glazed panes on the north and south elevations. Centrally located pedestrian doors on both of these elevations consist of both metal and glass examples. An awning with the building's name is centrally placed on the south elevation.

The east and west side elevations are identical. No doors are present at street level and the walls are clad with textured concrete panels topped with glass panes in anodized metal frames.

The upper stories are identical on all elevations. The bands of windows and concrete panels encircle the building. Inset air-conditioning units that appear to be later installations are present at regular intervals on all elevations and project from the building's planes. Although the units are consistently sized and spaced, the concrete does not match the wall surfaces and condensation appears to have damaged the areas beneath the units. Given the number of units installed, the visual rhythm of the building is disrupted.

The flat roof contains a single-story HVAC and mechanical room with glazed walls. It occupies only a small portion of the roof area. Aerial photos indicate that the roof is sheathed in synthetic built-up roofing materials.

The Medical Center Apartments are surrounded by an L-shaped parking lot on the north and south sides. Grass panels are present to the northeast and south of the building. A few deciduous trees are located on the grounds, and an iron fence encompasses the property. West Ogden Avenue bisects the parcel and Interstate 290 (I-290)

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

is located directly north of the building.

HISTORY/DEVELOPMENT

Near West Side

The Near West Side is Community Area 28, encompassing 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, 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 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. Institution building also emerged as an effort by individual ethnic groups to reconstruct the cultural worlds 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, women's reform; and efforts to establish new public schools, juvenile courts, neighborhood parks and playgrounds, and branch libraries. The 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, and Polk Streets, and Blue Island Avenue. 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 (now the Eisenhower 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 most of the Hull House, demolishing the majority of the original complex, as well as demolished the historic Italian

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

neighborhood (only two of the original buildings still stand). 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 that followed the assassination of Martin Luther King Jr. The riots caused widespread devastation in the already impoverished area.

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.

Modern-Era Architecture

Modern-era architecture became popular in the United States in the 1940s after the arrival of exiled European Bauhaus architects such as Marcel Breuer, Walter Gropius, and Ludwig Mies van der Rohe. The American manifestation of the movement was less political than the Bauhaus, but still emphasized efficient design and modern materials. Early Modern-designed office towers and public buildings maximized space and windows with minimal facade decoration. The Modern house slowly became popular throughout the mid-twentieth century. While West Coast varieties were constructed before World War II, the movement became more popular after the war. The Modern house was influenced not only by the Bauhaus, but also the Prairie Style architecture of the previous decades. Some Prairie Style elements include low-pitched gables and overhanging eaves. Modern architecture emphasized harmony between the building and surrounding landscape, and utilized natural light. Basic characteristics of Modern-era dwellings include clean horizontal and vertical lines, rectangular forms, low massing, lack of decoration, the use of several modern materials, and the use of glass to take advantage of natural light.

After World War II, Modern architects began exploring different forms such as curved surfaces made possible by new materials. Frank Lloyd Wright's Guggenheim Museum, constructed in 1956, utilized reinforced concrete to create a curved, inward-focused shell. Wright asserted that Modern architecture was not purely motivated by function, but could also portray symbolic or psychological force. Eero Saarinen, a contemporary architect and son of Eliel Saarinen, agreed with Wright and designed Modern-era structures such as the Gateway Arch in St. Louis, Missouri, for a design competition in 1948 and the Trans World Airlines Terminal at Kennedy Airport in New York City in 1962. Saarinen improved his design for the Gateway Arch over the following years and construction began in 1961. He utilized a soaring parabolic form to celebrate the early pioneers' journey through the expansive, unknown western territory. When designing the Trans World Airlines Terminal, he utilized curved lines and cantilevered spaces that portray the idea of flight.

The International Style

The Medical Center Apartments are an example of the International Style of architecture. Emerging in the 1920s and 30s, the name was first applied by Henry-Russell Hitchcock and Philip Johnson, curators of the 1932 exhibition "Modern Architecture: International Exhibition." European precedents focused on the social aspects of this new architecture, while American examples focused more on the architectural aesthetics. Character-defining features of the International Style are the absence of architectural ornamentation; box-shaped buildings; expansive window areas; smooth wall surfaces; and cantilevered building extensions; and glass and steel as predominant building materials.

German-American architect Ludwig Mies van der Rohe (1886-1969) was perhaps the leading International Style architect in the United States. Departing from Germany in 1937, he soon settled in Chicago and began designing the sleek glass-and-steel buildings that would become synonymous with his name. His most notable designs include S.R. Crown Hall (1956) at the Illinois Institute of Technology and Lakeshore Drive Apartments (1949-1951), both in Chicago; and the Seagram Building (1958) in Manhattan.

PACE Associates Architects

PACE Associates, whose name was derived from Planners, Architects, and Consulting Engineers, developed the design for the Medical Center Apartments. Charles B. Genther, Wilbur H. Binford, William B. Cobb, and John

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

Kausal established the Chicago firm in 1946. Genther, who served as the chief architect, studied mechanical engineering at the University of Wyoming before transferring to the University of Oklahoma, where he graduated with a degree in architectural engineering. He initiated graduate work at the Armour Institute of Technology (later called the Illinois Institute of Technology), studying under Ludwig Mies van der Rohe, with whom he became friends, and Ludwig Hilberseimer.

Before establishing PACE Associates, Genther worked at Skidmore, Owings & Merrill from 1942-1944 and Holabird & Root in 1945. The other PACE Associates partners primarily had professional experience at Holabird & Root as well. The firm maintained an office in the Monadnock Building in Chicago, and quickly grew to one of the largest practices of its kind. It came to include ten partners and two hundred aides by 1952.

For the first ten years of the firm's existence, PACE Associates worked with Mies van der Rohe on such notable designs as the Promontory Apartments, Algonquin Apartments, 860-880 North Lakeshore Drive Apartments, and buildings on the Illinois Institute of Technology campus, all in Chicago. Other projects included town planning efforts, including contributions to the 1957 Chicago zoning ordinance; medical, industrial, and residential buildings; and transportation and infrastructure projects, most notably the Illinois State Toll Highway Commission and a network of subsurface pedestrian walkways connecting major subway system buildings in the Loop in Chicago. Subsequent designs show direct influence from the work with Mies van der Rohe, with International Style inspiration readily apparent.

The firm dissolved in 1968, two years after Genther began teaching at the University of Illinois at Chicago's College of Architecture. He was also active in professional organizations, including the Chicago Chapter of the American Institute of Architects and was elected a fellow of the American Institute of Architects in 1967. He continued teaching until his retirement in 1981 and he passed away in 1987.

Building History

In 1941, the Illinois legislature established the Medical Center Commission in an effort to support the development of the area around Cook County Hospital. The commission was authorized to condemn areas in an effort to secure large contiguous parcels for hospital expansion and development by institutions that would support the hospital and its personnel. The Chicago Dwellings Association then purchased the parcel from the Medical Center Commission at full market value to construct housing on the site of the Medical Center Apartments.

The Chicago Dwellings Association was chartered in 1948 as a not-for-profit corporation with the mission to develop moderate-income housing for families with incomes too high to meet public housing eligibility standards but too low to get adequate housing in the private market. The board of directors was appointed by the Chicago mayor and upon its inception, the organization worked closely with the Chicago Housing Authority. The first project developed by the Chicago Dwellings Association was the Midway Gardens building in 1953.

The apartment building, which was completed in 1964, was constructed with a Federal Housing Administration-insured Section 207 mortgage. Tenancy in the building was limited to moderate-income medical center personnel and students. The Chicago Dwellings Association continues to own and operate the building.

In *The Poorhouse: Subsidized Housing in Chicago*, Devereux Bowly analyzes the Medical Center Apartments in comparison to other designs implemented by the Chicago Dwellings Association, saying "It lacks the good proportions and overall design quality of the Midway Gardens building, and as its light colors have gotten dirty, it has taken on an almost shabby appearance."

NRHP STATUS Not Eligible **DATE LISTED**

NRHP CRITERIA
 A B C D Not Applicable

NRHP CRITERIA CONSIDERATIONS
 A B C D E F G Not Applicable

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

NRHP EVALUATION/JUSTIFICATION

The Medical Center Apartments 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 Medical Center Apartments is not associated with significant events in history and is not eligible under NRHP Criterion A. While the Chicago Dwellings Association had a unique mission, the Medical Center Apartments building was not an early or influential example of the organization's work in supporting moderate-income housing.

The Medical Center Apartments is also not associated with persons significant in the past and is not eligible under Criterion B.

The Medical Center Apartments is not eligible under Criterion C. It is a nondescript example of the International Style as applied to a high-rise building and is not a particularly skillful or inspired execution of the style, particularly in Chicago where excellent examples abound. The building lacks character-defining features of the style, including smooth walls and cantilevered building extensions, and does not demonstrate Mies van der Rohe's influence on PACE Associates.

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

Therefore, the Medical Center Apartments are not eligible for listing in the NRHP.

SOURCES

Art Institute of Chicago. Ryerson & Burnham Archives. PACE Associates. Accessed on April 26, 2016. <http://digital-libraries.saic.edu/cdm/ref/collection/findingaids/id/14905>.

Bowly, Devereux. *The Poorhouse: Subsidized Housing in Chicago*, 2nd edition. Carbondale, Illinois: Southern Illinois University Press, 2012.

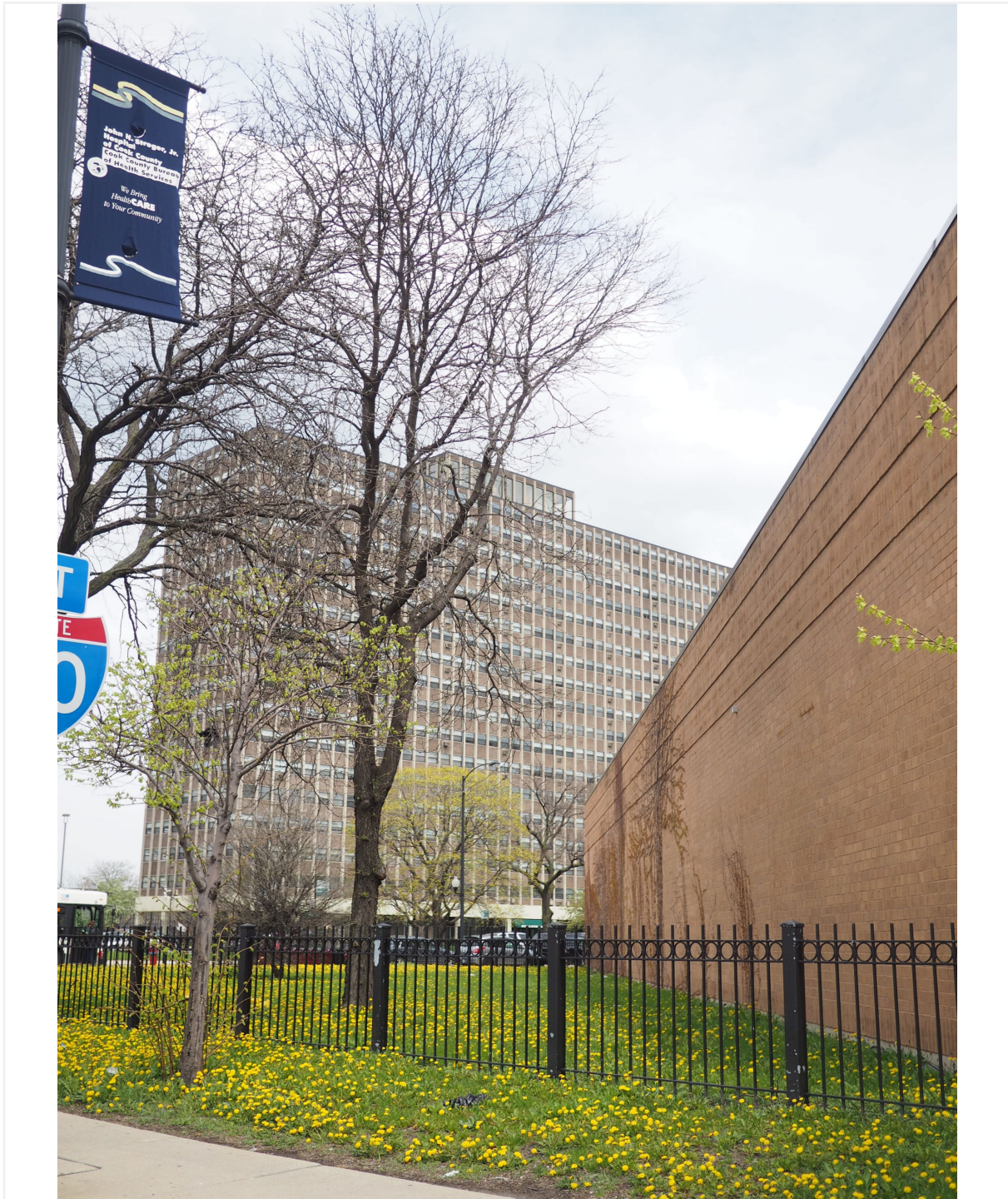
Sinkevitch, Alice and Laurie McGovern Petersen, editors. *AIA Guide to Chicago*. University of Illinois Press: Urbana, Chicago, and Springfield, Illinois, 2014.

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

Photo 1 - Medical Center Apartments



Facing northeast to south and west elevations from South Damen Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

Photo 2 - Medical Center Apartments



Facing north to south elevation from West Harrison Street

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

Photo 3 - Medical Center Apartments



Facing northwest to south elevation entrance from West Ogden Avenue

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

Photo 4 - Medical Center Apartments



Facing southeast to west and north elevations from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

Photo 5 - Medical Center Apartments



Facing southwest to north and east elevations from West Congress Parkway

Historic Resources Survey

RESOURCE TYPE Property
NRHP STATUS Not Eligible

Medical Center Apartments
SURVEY ID 1-46

Photo 6 - Medical Center Apartments



Facing west to east elevation from West Ogden Avenue

Historic Resources Survey

RESOURCE TYPE Property
 NRHP STATUS Not Eligible

Medical Center Apartments
 SURVEY ID 1-46

Map - Medical Center Apartments



PROPERTY NAME: Medical Center Apartments
 ADDRESS: 1926 West Harrison Street
 Chicago, IL