

LANDMARK DESIGNATION REPORT



2678 WEST WASHINGTON BOULEVARD

Final Landmark Recommendation adopted by the Commission on Chicago Landmarks, October 5, 2023



CITY OF CHICAGO
Brandon Johnson, Mayor

Department of Planning and Development
Patrick Murphey, Acting Commissioner

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2678 WEST WASHINGTON BOULEVARD

DATE(S) OF CONSTRUCTION:

MAIN HOUSE, CA. 1880; 1888 REMODEL; 1895 REMODEL;
1910 REMODEL

COACH HOUSE, 1895; 1926 ADDITION AND REMODEL
DORMITORY, 1923; 1948 ADDITION AND REMODEL

ARCHITECT(S):

UNKNOWN (ORIGINAL BUILDER/ARCHITECT)

WILLIAM LONGHURST (1888 MAIN HOUSE REMODEL)

UNKNOWN (1895 MAIN HOUSE REMODEL AND COACH HOUSE)

DAVID ROBERTSON (1910 MAIN HOUSE REMODEL)

HOLABIRD & ROCHE (1923 DORMITORY)

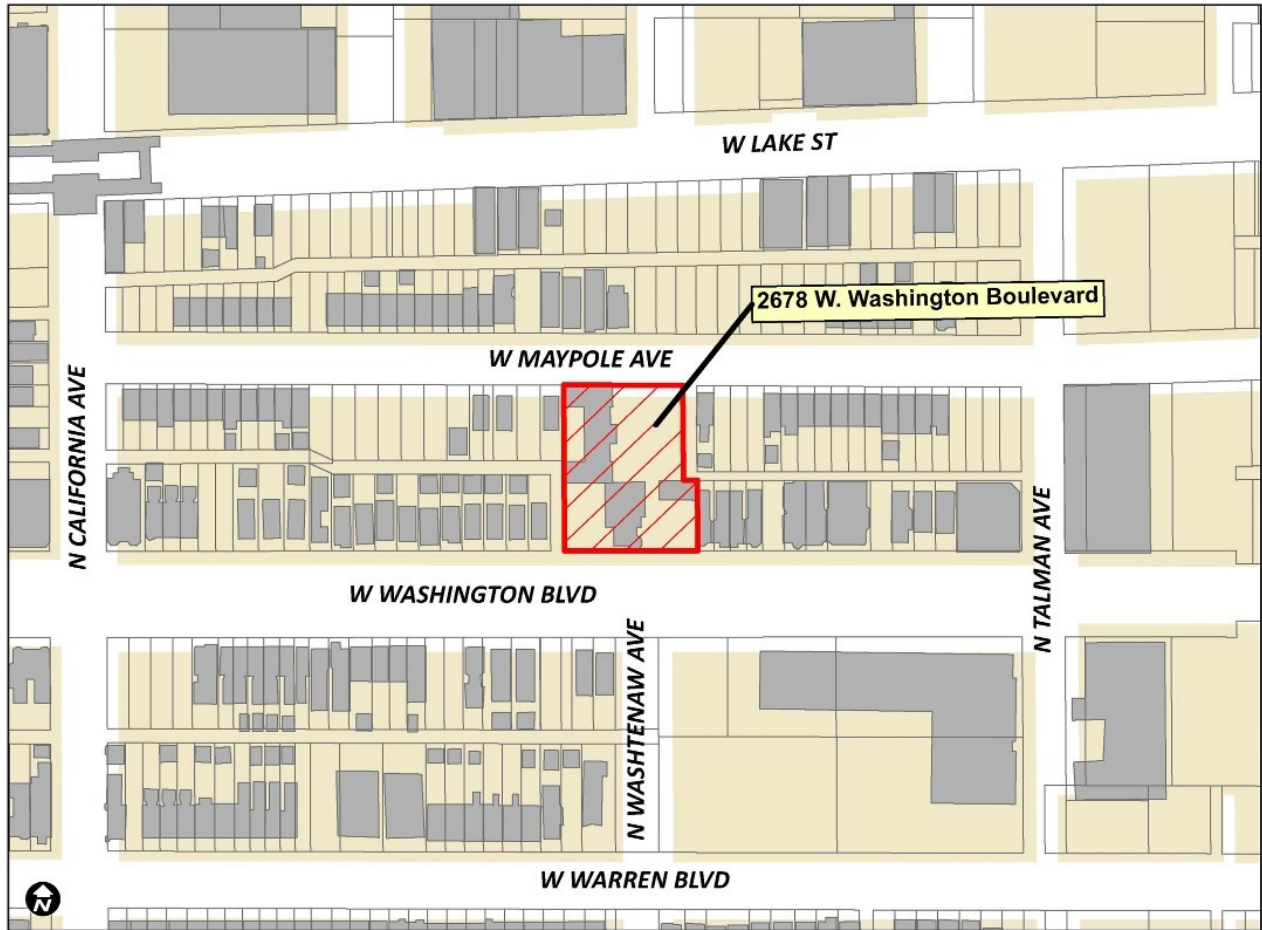
HOLABIRD, ROOT & BURGEE (1948 DORMITORY ADDITION
AND REMODEL)

PERIOD OF SIGNIFICANCE: CA. 1880-1973

INTRODUCTION

The property at 2678 West Washington Boulevard includes a large residential building with an attached dormitory and a free-standing coach house set on a large lot in the East Garfield Park Community Area. The house is a fine example of Queen Anne architecture, and the attached dormitory was designed by the noted Chicago architecture firm of Holabird & Roche. Both are rich in the history of institutions that cared for Chicago's women and children in need. Originally a frame, single-family residence, the house at 2678 West Washington was constructed circa 1880 and has undergone stylistic, material, and configuration transformations as a home for merchant John H. Howard and, later, tire magnate Fred W. Morgan. Though built around the 1880s, the house's appearance today derives largely from an 1888 remodeling which transformed it into a larger masonry structure.

In 1923 the Chicago Home for Convalescent Women and Children purchased the home and hired Holabird & Roche to design a one-story dormitory for children at the northwest corner of the parcel. The organization sought to provide post-hospital convalescence to the highly diverse population of Chicago and their facilities were "open to any one (sic), irrespective of religion or nationality." In 1949, the property became home to the Florence Crittenton Anchorage which continued to provide health care, social services, and shelter for women and their newborns without racial or religious restriction at the site through 1973. Both organizations led the way for nonprofit women's health care in Chicago at a time when the racial and religious restrictions imposed by other institutions shut out some of Chicago's most vulnerable citizens.



The 2678 West Washington Boulevard site, outlined in red, is located in the East Garfield Park Community Area on the West Side of Chicago. The main house (closest to Washington Boulevard) is connected to the dormitory (closest to Maypole Avenue). A smaller coach house is east of the main house.



The dormitory at 2678 West Washington Boulevard.



The main house at 2678 West Washington Boulevard.



Looking south at 2678 West Washington Boulevard from Maypole Avenue. At right is the dormitory. The coach house and main house are in the distance.



Looking northeast at 2678 West Washington Boulevard. The dormitory is at left and the main house is at right.

DESIGN AND CONSTRUCTION OF THE BUILDINGS

No building permit records exist for the main house at 2678 West Washington Boulevard; however, the earliest detailed map for the area, the 1886 *Robinson's Atlas*, shows a frame structure with a similar footprint and location as the existing house on the property. It was the home of John H. Howard and family. Howard was a wool commission merchant who had purchased the property in 1873.

Though the house existed as early as 1886, and likely earlier, its current appearance is largely derived from an 1888 remodeling described in the *Inter Ocean* newspaper as a “remarkable transformation” of the Howards’ “long-built residence” at 2678 West Washington by architect William Longhurst. It listed the addition of a pressed-brick veneer on the first floor, slate cladding at the second-floor gable ends, a bow window at the west elevation, a large two-story addition at the rear wrapping around the east elevation, and a tower and gables at the south elevation.

The designer of the 1888 remodeling was English-born architect William Longhurst. He had begun a partnership with fellow Englishman Thomas Tilley a few months before the Great Chicago Fire of 1871. The devastation to the city provided an opportunity for firms like Tilley & Longhurst to design new buildings in its aftermath. The 1891 *Industrial Chicago: The Building Interests* reflected on the post-Fire architects:

They formed a circle of citizens devoted to architecture, who, in the rush and hurry of uplifting a city from ruin, stood between art and barbarism and gave to Chicago many of the beautiful buildings which the age of steel and pressed brick found here... They came in time to experiment on the lines of the Queen Anne and other quaint forms of house building and immediately left the impress of their advent on the prairie north of North avenue, south of Thirty-ninth street and west of Ashland avenue; for in 1880-82 their adaptations of old English styles gave to the territory described great numbers of those wild-gabled homes, which, to the surprise of the owners at least, are still on their foundations with roofs and gables intact.

In 1895, John Howard and his wife Lucinda sold 2678 West Washington Boulevard and moved to Lake Bluff where John later served as Village President. The purchaser was Fred W. Morgan who also purchased the double lot directly east of the property. In May of 1895, Morgan obtained permits for brick alterations to 2678 West Washington and construction of a detached 24' x 24' coach house, work reported to be valued at \$10,000 in the *Real Estate and Building Journal*. Fred Morgan was a pioneer in the manufacture of tires who, in 1891, founded the company Morgan & Wright in Chicago, a precursor to the United States Tire Company and Uniroyal. His operation, which was located in the 312 North May Street manufacturing building (currently part of the City of Chicago Landmark Fulton-Randolph Market District), is notable as it became one of the largest tire manufacturing concerns of its time. Morgan was still at 2678 West Washington in 1910 when he hired architect David Robertson to do what appears to have been an interior remodel of the home.

Fred Morgan lived at 2678 West Washington Boulevard until his death there in 1921. His widow sold the home to the Chicago Home for Convalescent Women & Children (CHCWC) in 1923. Fundraising was underway that year to equip the “children’s ward of the new home being established at 2678 Washington.” A permit was issued October 2, 1923, to the CHCWC for construction of a one-story, brick “hospital” designed by the architecture firm of Holabird &



Above: Residences on north side of Washington Boulevard, 1907. The 2678 property is at right. (Photo by Charles R. Clark; Source: Chicago History Museum ICHi-072454)

Left: 1957 Chicago Sun-Times photo of 2678 West Washington. (Source: Chicago History Museum online collection; st17604824)

Roche. Dimensions were shown as 56' x 114' x 24' (reflecting the current building's dimensions). The project had an estimated cost of \$30,000 and the city signed off on the project as complete in June of 1924.

Ledgers in the firm of Holabird and Roche described the 1923 project as a one-story brick structure approximately 50' x 113' and noted that the central section contained a vestibule, playroom, rooms for a caretaker and nurse, and a six-bed ward. Plans also included two projecting wings, each containing a children's ward. The exterior was stuccoed with brick trim and had high, asphalt-shingled gable roofs.

In 1926, the CHCWC obtained a permit for a one-and-a-half-story addition and alterations to the garage estimated to cost \$10,000. No architect is listed but the contractor is W. M. Cumber & Son. Permit records indicate the work was completed by the end of the year.

The organization next occupying the property, the Florence Crittenton Anchorage, is listed on the 1948 permit for "remodel for nursery 36 x 65 x 27 and 1 sty addn 25 x 56 x 31." An addition of this size would be equivalent to one wing of the dormitory, suggesting the 1923 structure may have only built out one of the wings shown in the Holabird & Root plans and that the second wing was constructed at this later date. Architects are Holabird, Root & Burgee and the project cost is listed as \$29,000. The work began in October of 1948 and the city noted its final report on the construction in April of 1949. The small one-story connecting structure linking the dormitory to the home may have been built at this time or may have already existed.

A circa 1975 *Sanborn* map showed the same footprints as the 1950 *Sanborn* for the main house and dormitory, but accessory buildings on the northeast corner of the lot had been demolished. The coach house had been doubled in size and was now shown as a residence. The same configuration of structures remains at 2678 West Washington Boulevard.

DESCRIPTION

Site

The property at 2678 West Washington Boulevard is located in the East Garfield Park Community Area on the West Side of Chicago. It sits mid-block between California and Talman Avenues and extends from Washington Boulevard on the south to Maypole Avenue on the north. It has a frontage of 154' on Washington and 138' on Maypole. The parcel is 193' deep except for the eastern 14' which are only 93' deep to accommodate a 100'-long north-south alley off of Maypole. In total, the parcel is approximately 28,000 square feet. Three buildings currently occupy the site: a main house, dormitory, and coach house.

Main House

The two-and-one-half-story main house is a Queen Anne-style residence, the result of successive 1888, 1895, and 1910 remodelings of what began as a frame house built circa 1880. Characteristic of the home's picturesque style, the asymmetrical structure has a complex roofline and its deep red pressed brick facades at the west, south, and east elevations are ornamented with a combination of rusticated and smooth limestone along with pressed metal. The home is rectangular in plan with the longer sides at the east and west elevations. The rear elevation is clad in common brick.



Looking northwest at the main house. The altered coach house is at right.



The east elevation of the dormitory.

The home's main, tall, hipped roof has a gable end at the south elevation and is punctuated by three brick chimneys (two decorative and one utilitarian), three cross gables, dormers of various types and sizes, and a round corner turret with conical roof, all characteristics of the Queen Anne style. The raised main entrance to the residence is situated on the east side of the building and three additional raised entrances have been added further back along the elevation.

A limestone water table divides the basement level from the first floor and a narrow limestone belt separates the first from the second floor. Rusticated limestone lintels outline the flat and arched first-floor and tower windows. A series of arched lintels sit atop Tuscan columns to form an arcade on the west elevation's rounded bay window. Directly above at roof level, the gable end has a decorative pressed metal panel under its peak and the remaining clapboard has been covered with siding. Decorative grilles are set in front of the basement-level windows.

A highly ornate wrought-iron fence is mounted on stone curbs at the front of the lot along Washington with returns toward the main entrance and at the east side of the lot. A brick garden wall extends between the main house and the coach house.

Dormitory

The one-story, raised, masonry building at the northwest corner of the parcel was designed by Holabird and Roche and constructed in 1923 as a children's ward for the new location of the Chicago Home for Convalescent Women and Children. The successor firm of Holabird, Root & Burgee was chosen by the Florence Crittenton Anchorage for 1948 remodeling work for a nursery and a one-story addition.

A modest, one-story connector at the northwest corner of the main house links it to the dormitory. The dormitory is U-shaped, symmetric with wings at the north and south ends. The wings project a few feet forward of the east elevation and extend westward. Steep hipped roofs of the longer central section and the two wings intersect and are covered with asphalt shingles. The primary entrance is marked by a projecting vestibule at the middle of the east elevation and the single front door is reached from the north or south by a double stair.

The dormitory sits on a concrete foundation. Sixteen courses of red brick wrap the base of the perimeter, topped by a single rowlock course. Single window openings are set at regular intervals and most contain a modern double-hung window, though some are boarded and at least one is filled with glass block. The window openings are framed with red brick quoining. Each window opening has a simple rowlock sill. Smaller windows have a flat lintel, but doors and windows on more prominent portions of the elevations have segmental arch-shaped lintels and the quoining continues down to the brick base, framing a slightly recessed area. The remainder of the façade is rendered in a white stucco except for the red brick masonry forming quoins at the building's exterior corners.

The dormitory's classical symmetry, rectangular shape, stuccoed walls, arched openings, quoined surrounds, exterior corner quoins, and regularly symmetrically placed window openings are all elements common to the period style of Italian Renaissance. However, the markedly steep pitch of the hipped roof and the building's modest one-story height give it a more rural, Norman feel suggestive of the period style of French Eclectic. This style harkens back toward the medieval which would also encompass stuccoed walls and the total absence of eaves.

These "period" styles are part of the second phase of the Eclectic movement of architecture in America which began around 1920 and dominated domestic architecture between the two world



The north elevation of the dormitory at Maypole Avenue.



Left: Details at the west elevation include the decorative chimney, hip-roofed dormer, pressed metal decoration in the gable, stone arcade on the bow window, and wrought-iron grillwork at the basement windows. Right: The “Passage” sculpture in front of the coach house.

wars. The first wave of the Eclectic movement began during the last decades of the nineteenth century but lost favor after the dawn of the new century. The movement's later resurgence was likely fueled by American soldiers returning home from Europe who had seen the original domestic forms while abroad.

The CHCWC consciously looked toward residential styles for the dormitory as the organization adhered to the tradition in women's and children's health care where facilities were purposefully home-like to help put patients at ease. The trend toward historical styles in domestic architecture of the 1920s tried to incorporate "correct" architectural details. These are on display in the dormitory with abundance and account for its very distinct appearance.

Coach House

A one-and-a-half-story, square brick coach house was constructed in 1895 with a mansard roof at its south and west elevations. A 1926 permit called for a one-and-a-half-story addition and alterations and the permit document notes the phases of its construction from concrete foundation to construction of the walls and completion by December of that year. However, it is not clear where the work was done on the coach house and the 1950 *Sanborn* map does not reflect any changes. It is not until the circa 1975 *Sanborn* map that the footprint of the coach house is enlarged to reflect the current, substantially larger structure. It is not clear when this change took place.

Common brick clads the coach house's north and east elevations. At its most visible south elevation, although the brick at the first floor appears similar to the pressed brick of the home, brick at the second floor does not match well and approximately half of the elevation has been replaced with split-face concrete masonry units. An entrance is inserted into the modern masonry, but alterations are extensive enough that it's unclear if there was an entrance or windows there historically.

"Passage" Sculpture

Located on the lawn east of the main house is a one ton, 4' x 8', bronze sculpture entitled "Passage" created in 2011. The sculpture was cast by San Francisco Academy of Art students who designed the piece for Inner Voice of Chicago, an institution that occupied the property at that time. It symbolizes themes of "hope, family, remembrance, and looking toward the future." Images of Martin Luther King, Jr.'s civil rights march on the West Side reference Chicago's Open Housing Movement. The piece was meant to honor the work done in Chicago to end homelessness, which was Inner Voice's primary mission.

HOLABIRD & ROCHE, DORMITORY ARCHITECTS

The senior member of the Holabird & Roche firm was William Holabird. Born in 1854, he studied engineering at West Point, but left before graduating and married Maria Ford Augur in 1875. He immediately moved to Chicago and began working as a draftsman for William Le Baron Jenney. Martin Roche was born in 1853 in Cleveland and arrived in Chicago as a child. He attended public schools and enrolled at the Art Institute but left at age fourteen to become an apprentice cabinetmaker. By 1871 he had begun working for Jenney where he would meet and become friends with Holabird.



Above left: William Holabird. (Source: Chicago History Museum, IChi-39473)

Above center: Martin Roche. (Source: Chicago History Museum, IChi-33655)

Above right: Tacoma Building by Holabird & Roche, 1889, northeast corner of LaSalle and Madison Streets, demolished 1929. (Photo by J.W. Taylor; Source: Ryerson & Burnham Libraries)

Below right: Chicago Board of Trade by Holabird & Root, 1928, 141 West Jackson Boulevard, extant. (Source: Ryerson & Burnham Libraries)

Below center: North American Building by Holabird & Roche, 1912, 36 South State Street, extant. (Postcard)

Below left: Republic Building by Holabird & Roche, 1905; addition 1909, 201 South State, demolished 1961. (Photo by Chicago Architectural Photographing Co.; Source: Ryerson & Burnham Libraries)



In 1880, Holabird and colleague Ossian Simonds left the employ of Jenney to start their own firm. The following year they would tap Jenney's head draftsman Martin Roche to join their venture to add his design sensibility to what architect Edward Renwick, subsequently hired in 1882, characterized as the firm's being "long on engineering and short on architecture." Simonds withdrew from the firm in 1883 and the name was changed to Holabird & Roche. Commissions were moderate at first, mostly renovations of existing commercial buildings, but the growing city's demand for new construction in the 1880s provided considerable opportunities for the young practice.

Their firm was taking shape as experiments with existing building technologies were being undertaken in the rapid evolution of commercial buildings. In Chicago, Jenney's Home Insurance Building, completed in 1885, is typically credited as the first example of a structure designed with an iron and steel frame. (Per Robert Brueggemann, its masonry walls still carried some of the load as Jenney's novel engineering step for the Home Insurance Building was moving the outermost interior column to the exterior masonry pier into which it was embedded.) When given a chance to design a twelve-story office building at the northeast corner of La Salle and Madison Streets, Holabird & Roche took the bold step of using only metal (iron and steel) framing in the street wall of their Tacoma Building (1889, demolished). This was so unusual that, when cladding began to be installed simultaneously at the second, sixth, and tenth floors, it drew crowds in a way that Jenney's hidden technological advance had not.

The firm would become instrumental in perfecting the aesthetic expression of the skeletal-steel-frame office building. Their designs displayed the central characteristics of what has come to be called the Chicago School of architecture. In these structures, the supporting frame, sheathed in brick and/or terra cotta, is reflected on the facade of the building. Windows occupy the majority of the facades and often include Chicago windows (consisting of a stationary center pane flanked by double-hung windows). Rows of spandrels intersect with piers to create a "cellular" elevation.

By the early 1890s, Holabird & Roche was one of the handful of Chicago firms to rank nationally and they employed dozens of draftsmen. As the firm grew, operations were more complex, roles became more specialized, and they took on new staff overseeing specialty areas like construction and electrical work. At the turn of the twentieth century, a healthy economy led to increasing commissions. As one of the firms whose work played a large role in shaping State Street, they became known for their steel-frame, white-glazed-terra-cotta buildings such as the twelve-story Republic Building (1905, demolished 1961, 209 South State Street) and the nineteen-story North American Building (1912, extant, 2 West Monroe Street). Their work branched out to include institutional and civic work as well as resorts and club buildings. Around 1910 they began to solicit business outside of Chicago and developed a big presence in the small towns and cities of the Midwest.

Holabird & Roche grew to be one of the most successful and prolific architectural firms in Chicago. With an established national reputation, the firm's commissions averaged \$6 million per year between 1908 and 1911, reaching a peak of \$13 million in 1910. By the middle of that decade, the firm was responsible for five to ten percent of the construction in the city and employed over one hundred draftsmen. Between 1912 and 1917, Holabird & Roche surpassed the New York firm of McKim, Mead & White in size and commissions, but was still behind the Chicago firm of Burnham & Company. By the 1920s, Holabird & Roche had surpassed even them.

In 1914, William Holabird's twenty-seven-year-old son, John, came to work for the firm. Like his father, he had studied engineering at West Point. After graduating, he attended the École des Beaux-Arts in Paris. He was soon joined at the architecture firm by École des Beaux-Arts classmate John Root, son of architect John Wellborn Root, the partner of Daniel Burnham. John Root, Jr. and John Holabird left the firm in 1917 to serve in the military during World War I and both re-entered the firm upon their return in 1919.

With his father in failing health and Martin Roche disinclined to take full charge, John Holabird assumed leadership in the office during the busy years of the 1920s. During this time, he proved his skill and ability in executing the numerous and varied commissions received by the firm. William Holabird died in 1923, but the partnership with Martin Roche was continued by his son John until Roche's death in 1927. In 1928, John reorganized the firm and took on John Root as a partner, launching Holabird & Root.

The 1920s have been cited as one of the most brilliant periods in the firm's history, especially with regard to the development of setback-styled skyscrapers in Chicago and elsewhere in the Midwest. Examples include the LaSalle-Wacker Building (1926, extant, 221 North La Salle Street), 333 North Michigan Avenue (1928, extant, designated Chicago Landmark), and the Chicago Board of Trade (1928, extant, 141 West Jackson Boulevard, designated Chicago landmark).

As the years passed, the firm continued to build on the reputation of its predecessor and remained one of the premier architectural firms in the city. The society women who raised funds for the construction of the dormitory in 1923 would have been well aware of the firm and engaging this high-prestige name would have provided the project instant cache and served as a point of strength in their fundraising efforts.

John Henry Burgee joined the partnership of Holabird & Root in 1945 and the firm was known as Holabird, Root & Burgee through 1957. It was natural for the Florence Crittenton Anchorage (FCA) to choose them to design the remodeling as they could rely on the large firm to utilize its original plans to inform the work. Doubtless the FCA board would also have desired the name recognition provided by this architecture firm as it reached out for funds to carry out the work.

SERVING THOSE IN NEED

Chicago Home for Convalescent Women and Children, 1923-1946

Between 1923 and 1946, the property was occupied by the Chicago Home for Convalescent Women and Children (CHCWC), an institution that the *Chicago Tribune* regarded as “a landmark among the city's charitable institutions.” Indeed, it was the only institution of its kind in Chicago when it was founded by city missionary Annie Hibbert in 1902 to provide refuge for underprivileged women discharged from hospitals but too ill to return home, and to try to find employment for them before leaving. Though Hibbert's missionary work had been conducted under the auspices of the Episcopal Church, her intent was that the new home “know no sectarian basis or bias whatever.” The 1902 *Chicago Daily Tribune* article stating this noted there had been discussion of the need for such a convalescent home for years:

The charity departments of Chicago hospitals, public and semi-public alike, are almost invariably filled to the utmost capacity; it is not possible under such conditions to keep

**COMFORTABLE HOME FOR WOMEN JUST OUT OF HOSPITALS
IS OPENED IN PERMANENT QUARTERS IN WEST ADAMS STREET.**

[From a photograph taken for THE TRIBUNE.]



The Chicago Home for Convalescent Women is a charitable institution that marks a new departure in the work that is being done in behalf of the needy women of this city. It is located at 521 West Adams street, in the residence occupied until recently by Mr. and Mrs. W. W. Dresden, and has been purchased by the association having the home in charge. The property was secured at a cost of about \$14,000, which will be paid by the subscriptions of those who are interested in the work. More than a third of this amount already has been pledged.

The undertaking had its origin in the efforts of Miss Annie Hibbert, who for the last ten years has been doing the work of a city missionary. One evening, as a woman patient was leaving the Cook County hospital, she was met by Miss Hibbert, who asked her where she was going.

"I do not know," was the woman's reply. "I must go to work. I have no money. If I was strong I could do all right, but I am so weak."

Miss Hibbert took her to her own home until she had recovered fully.

"It was then I decided that something should be done for the poor women who are discharged from the charitable institutions cured but not well," said Miss Hibbert. "Everywhere there has been a hearty support promised, and many gifts have already been made. Already there have been a number of patients in the home and many have been waiting to come."

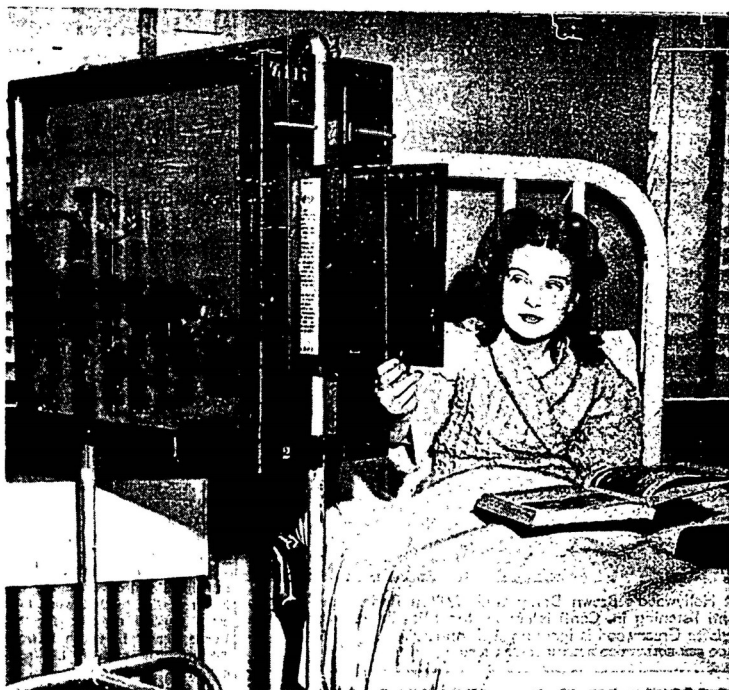
According to the articles of incorporation the institution will be under the control of a board of fifteen directors. Five will be chosen each year by the members of the association. An annual payment of \$5 makes the contributor a member of the association.

The first Chicago Home for Convalescent Women was located at 521 West Adams Street. This December 14, 1902, *Chicago Tribune* article announced its opening.



Children abled get degrees

Although they couldn't stand in line like other children at graduation ceremonies, Marilyn Strykowski, 14; Dolores Heins, 14, and Thelma Bonn, 13, are just as proud as they receive diplomas from Mrs. Olive P. Bruner, principal of Spaulding School for Crippled Children, at Chicago Home for Convalescent Women and Children's first "commencement."



A BIG SEALED TANK with live fish in it is sent out by the Field Museum to the Chicago Home for Convalescent Children to help young invalids like Harriet McHale progress in their lessons. Because of traveling exhibits like this one, Harriet doesn't miss the trips to museums that are star events with many school children. The Convalescent Home is having its annual Easter drive for funds to help keep up its invaluable work of seeing that ailing children regain their health.

Above: The Chicago Home for Convalescent Women and Children strove to increase the services it provided including education opportunities for children. Here, the result is elementary school diplomas. (Source: *Daily Times*, June 26, 1941)

Left: Educational display at the Chicago Home for Convalescent Women and Children. (Photo by Louise Clarke; Source: *The Chicago Sun*, March 31, 1942)

patients after they are able to help themselves a little. Many a woman, therefore, is unavoidably sent away from the hospital long before she is in fit condition to take up the battle of life. The few institutions at which such unfortunate sufferers can be received pending renewed strength and complete recovery are almost always filled to overflowing. Only the county poorhouse remains in such case, for the penniless convalescent woman whose friends are unable to take her in.

Formally incorporated as a benevolent organization in 1904 with the support of some of Chicago's most prominent philanthropists, the organization served Chicago's women and children for almost 45 years through the generosity of donors including a sizable number of Chicago's socially prominent families. A 1908 *Chicago Tribune* article stated, "Many prominent Chicago women are interested in the home, which is one of the worthy institutions of the city."

Women were at the heart and head of the organization from its beginning. Individual women and various women's clubs made monetary and in-kind donations. The society pages of Chicago newspapers published news of fundraising events for the CHCWC organized by the women who served on its boards.

CHCWC's original location was a spacious residence at 521 West Adams Street on the Near West Side. A 1912 *Chicago Tribune* article noted that the home was "open to any one, irrespective of religion or nationality." The write-up also provided a snapshot of the population served: "During the last year, the home has cared for 280 patients, seventy-two of which were children. These were sent by the United Charities, the Mary Thompson Hospital, the University of Chicago settlement, the Maxwell settlement, the Juvenile court, the Legal and Jewish Aid Society, etc." Due to the large number of children cared for, CHCWC worked with Chicago Public Schools to set up an academic program at the facility starting in 1919.

Still the only free convalescent home for women and children in Chicago by 1923, the need for greater capacity led the organization to sell its property at 1516 West Adams Street and purchase the residence at 2678 West Washington Boulevard from the Morgan family with plans to add a new building. They established their headquarters at the property and built a dormitory with wards devoted to the care of children. The organization also strove to increase the services it provided, and, by 1938, besides the 66 beds it provided, it had installed a library, introduced additional courses of study, and continued to bring in teachers for the children. By 1940, approximately 120 girls were taking advantage of an in-house Chicago Public Schools academic program annually with an average stay at the home from three months to a year.

In 1946, the CHCWC was forced to close due to a shortage of nurses and other hospital staff according to former president Miss Mary West. It was estimated at that time that between the Adams Street properties and 2678 West Washington, the organization had served over 15,000 women and children since 1902. And, despite closing, the facility still had \$250,000 in assets, including the property at 2678 West Washington, which were donated to the Chicago Community Trust for distribution to other charities.

Florence Crittenton Anchorage 1949-1973

When the Chicago Community Trust sought to find new occupants for 2678 West Washington, they decided that the Florence Crittenton Anchorage (FCA) came closest to providing the same type of services as had been provided by its former occupants, the Chicago Home for Convalescent Women and Girls. It was a fortuitous time for the FCA to receive this type of support as



The first Florence Crittenton Mission opened in 1883 at 21-23 Bleeker Street, New York City. (Source: *Florence Crittenton Missions: The Traffic in Girls*, 1893)



C.N. Crittenton, the major benefactor of the nation's Florence Crittenton Anchorage homes. (Source: Justice and Joy National web page)



The first home of the Florence Crittenton Anchorage in Chicago where women could stay overnight opened in 1886 at 125 Plymouth Court. (Source: *Florence Crittenton Missions: The Traffic in Girls*, 1893)



Fundraising pamphlet for the Chicago FCA, then at 2615 Indiana Ave., with image of Florence Crittenton. (Source: *Florence Crittenton Missions: The Traffic in Girls*, 1893)



Photo of a mother and son at Chicago's Florence Crittenton Anchorage, ca. 1900, in one of its locations before its move to 2678 West Washington Boulevard. (Source: Florence Crittenton Anchorage records, Special Collections and University Archives, University of Illinois at Chicago)



Photo of a needlework class at Chicago's Florence Crittenton Anchorage, ca. 1900. The organization was integrated and served any woman in need regardless of color, race, or religion. (Source: Florence Crittenton Anchorage records, Special Collections and University Archives, University of Illinois at Chicago)

they had ceased operations at their former building in 1943 when it was deemed unsafe and inadequate. The offer of the Washington property was the answer to the FCA board's search for a new home.

The FCA in Chicago traced its origins to 1886. In that year, educator, women's suffragist, and then national president of the Women's Christian Temperance Union (WCTU) Frances Willard, along with Dr. Kate C. Bushnell and Willard's WCTU successor Matilda Carse, opened a mission dedicated to serving the needs of sex workers or those at risk for becoming one. It was known as the Anchorage and had various locations before arriving at 2678 West Washington.

In 1893, the Anchorage became associated with the National Florence Crittenton Mission (NFCM) when the national group's benefactor provided important funding to the struggling Anchorage in Chicago. The NFCM was founded in 1883 by philanthropist Charles N. Crittenton to provide a home and education to girls and women being exploited for sex, escaping violent relationships, or trying to survive on their own, including single mothers, homeless girls, or immigrant women without family. The first Florence Crittenton Home was established in New York's Lower East Side in 1883.

With a huge unmet need for support of struggling women throughout the United States, Congress responded by chartering the National Florence Crittenton Mission organization in 1898 with a special act signed by President McKinley. A network of affiliated homes sprung up across the country and even outside the United States. Centered mainly in large cities, these shelters evolved over time to become maternity homes for unwed mothers.

The Chicago Anchorage quickly outgrew its initial location and moved to a rented house in a vice district at 125 Plymouth Place where it served about 400 women annually for the next eight years. After moving to another rental property at 1349 Wabash Avenue, benefactor Charles Crittenton helped the organization finally to purchase outright a large home at 2615 Indiana Avenue in 1903.

Services continued at this location until the building was condemned in 1943 and the home was forced to close. The organization's move to 2678 West Washington allowed the FCA to reopen in 1949. In an October 26, 1949, letter to the Subscriptions Department of the Chicago Association of Commerce and Industry, FCA Director Genrose Gehri explained their use of the new property. The main house was said to have a "delightful home-like atmosphere" and was used for living rooms, a dining room, kitchen, offices, and staff quarters. The remodeled and expanded dormitory was set up with eleven "sleeping rooms" which accommodated thirty residents, two nurseries, a nurse's station, and "a well-equipped formula room."

The letter went on to detail the purpose, nature, and scope of the services provided at 2678 West Washington:

Our program is set up to give unmarried mothers the protections which they need, which include social, physical and emotional. For those who do not want to venture out at all, our two enclosed yards give opportunity for being out of doors without being on the street. We have a staff of four graduate nurses, giving 24 hour nursing services. The meals are carefully planned to meet the health needs of this particular group. Each resident is having case work service from an outside agency. Those who are not referred through social service agencies are referred by us to such helpful resources... Discharge is anywhere from 24 days after delivery (which is the first time a convalescing mother is

Neighborhood Women Aid in Preparing Anchorage for Reopening on West Side



Pink tinted walls, clean white beds, and shining windows! That's a good description of the nurseries in the new Florence Crittenton Anchorage, home for unmarried mothers and babies, which will reopen Tuesday at 2678 Washington blvd., after being closed six years. While Miss Mary Pearl Sharp, nurse in charge, prepares a bed, a few of the women watch who have been active in making ready the home. From

left are Mrs. Paul F. Boehm, 340 S. Christiana av.; Mrs. Orland Paige, 3315 Maypole av.; Mrs. Clarence Cessford, 8 N. Albany av.; Mrs. Edward J. Lewis, president of the board; Miss Genrose Gehri, home director, and Miss Priscilla Levett, social worker in nearby Warren Avenue Congregational church, 3101 Warren blvd. (Story on Page 7)



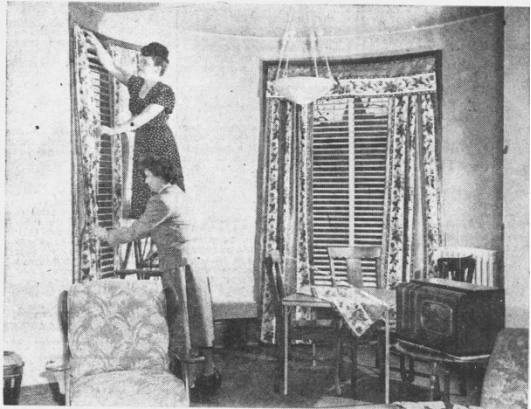
The former Convalescent Home for Women and Children has been acquired to house the Anchorage. The brick exterior has been changed little, most of the inside has been redecorated. First floor includes an entrance hall with wide staircase and an elevator, a living room, dining room, office, kitchen, and pantries. The dormitory wing opens from the dining room. Second floor has recreation room, crafts room, and staff quarters.



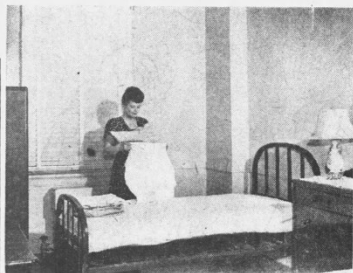
Partly because the church is in the neighborhood and partly because they just wanted to help, members of the Warren Avenue church have played a large part in preparing the home for its opening. Miss Levett shows her skill in polishing the living room mirror.



On the day the new dishes arrived, even the church pastor, the Rev. Julian Reiser, stopped by to congratulate the volunteer workers on their progress. Mrs. Hertha Compton, girls' supervisor, unpacks the china.



Adjusting curtains in the recreation room are Mrs. Cessford (on ladder), a church member, and Mrs. Boehm, a friend of the church. Members have made curtains and slipcovers, and have helped place furniture, clean, and unpack supplies.



Dormitory rooms, equipped with two or three single beds, also have dresser, table, wardrobe cabinets, and chairs. Walls are blue, pink, or green, and windows are hung with venetian blinds.



Sewing brightens with a bit of conversation, agree Miss Gehri, right, director, and Mrs. Paige, as she takes last stitches in silk drapes for the living room. (Tribune Photos by Robert Keighey)

Preparations for the opening of the Florence Crittenton Anchorage at 2678 West Washington Boulevard. Women volunteers were the backbone of the Anchorage from organization and set-up to fundraising. Women also staffed the facility as nurses, directors, and social workers.

(Source: *Chicago Tribune*, March 20, 1949)



On-site nursing staff provided care to expectant mothers at 2678 W. Washington, 1950. (Source: *Chicago Sun-Times* Photo Collection, Chicago History Museum)



Director Genrose Gehri with residents at 2678 W. Washington, 1950. (Source: *Chicago Sun-Times* Photo Collection, Chicago History Museum)



Residents learn cooking skills in the kitchen of 2678 W. Washington, 1950. (Source: *Chicago Sun-Times* Photo Collection, Chicago History Museum)

permitted out on the streets) up to the end of the post-partum period of six weeks. Our intake is unrestricted as to race, color, or creed and our population is unsegregated... While we have capacity for 30 girls and 20 infants, we have yet to reach our full capacity in residents but expect to do that before the end of the year.

Services offered by the Florence Crittenton Anchorage of Chicago had evolved over the years. At the organization's founding, the home served as a shelter for destitute women, many of whom were sex workers, but also unmarried pregnant women and widowed or abandoned women with children. Out of necessity, the shelter took in the children as well as the women. This aligned with the Anchorage's desire to help mothers keep their children regardless of their marriage status. The Anchorage also provided skills training, trying to equip women with the knowledge needed to successfully make a home and earn money after their departure. Sewing, hair styling, cooking, and child care were typical offerings and the majority of this instruction was from volunteers who shared their talents in these areas.

Over the decades, as the Chicago Anchorage's clients became younger and more middle class, the organization altered its focus to provide shelter for unmarried women and girls in the last months of their pregnancy. One constant, however, was the openness to assisting all those in need. Documents from the late nineteenth century make clear that women of virtually all ethnic, religious, and racial groups were sheltered together. During the 1940s when the organization did not have a facility where they could practice this, they found a way to support Black women by providing services to them in private boarding homes.

In a 1946 letter to the Council of Social agencies, Director Bernice Brower made clear that there was a pressing need to serve the Black community and that the only two other non-Catholic maternity homes in Chicago either did not accept or limited the number of Black women they would house. The FCA appealed to the Council not to spend community funds if they were not directed toward this end.

In the 1960s, strict licensing requirements led the FCA to limit admittance to women with a minimum age of 18. This did not help the financial situation of the organization whose funding had come from a mix of private and public donors but which also relied on the income generated by the sliding-scale residency fees from a completely occupied facility. The FCA applied and received state licensing to house minors by the early 1970s, but with continued declining enrollment and financial challenges, some members of the Board of Trustees moved to close the home and dissolve the Board by 1972. These members argued that increased social acceptance of unwed mothers made maternity homes unnecessary.

Led by Black community service leader Irene King, a new board committed to keeping 2678 West Washington open was formed. They worked to raise the needed funds and even received a grant from the Chicago Community Trust which allowed for remodeling, but the existing large deficit and decreased enrollment numbers led them reluctantly to close the agency on June 29, 1973. After working to clear the books of financial liability, the Board dissolved itself on August 15, 1974.

Living Center for Girls, Volunteers of America, 1977-1998

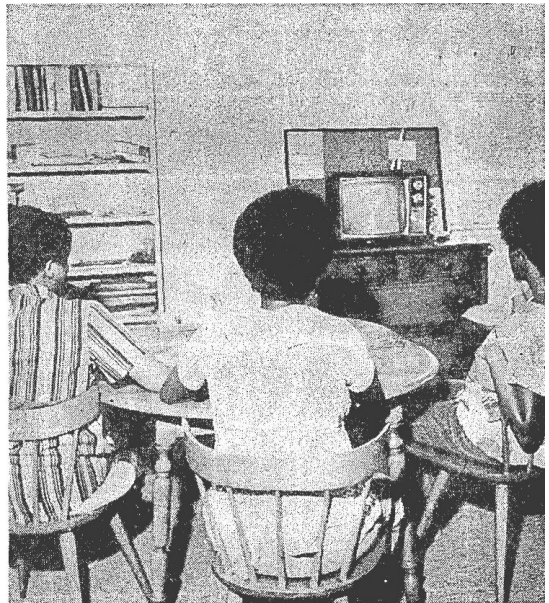
After the closure of the FCA, the property was acquired by the Volunteers of America (VOA), a national nonprofit social service organization that was originally founded in 1896. The VOA utilized the property to house the Living Center for Girls, a program for abused and neglected

Below: Volunteers shared their skills to provide training for women at the Florence Crittenton Anchorage. (Source: *Chicago Tribune*, October 31, 1960)



Miss Mary DeFond (left) teaches sewing to a resident of the Florence Crittenton Anchorage. She's been a volunteer there for five years, helps unmarried mothers make new wardrobes for themselves.

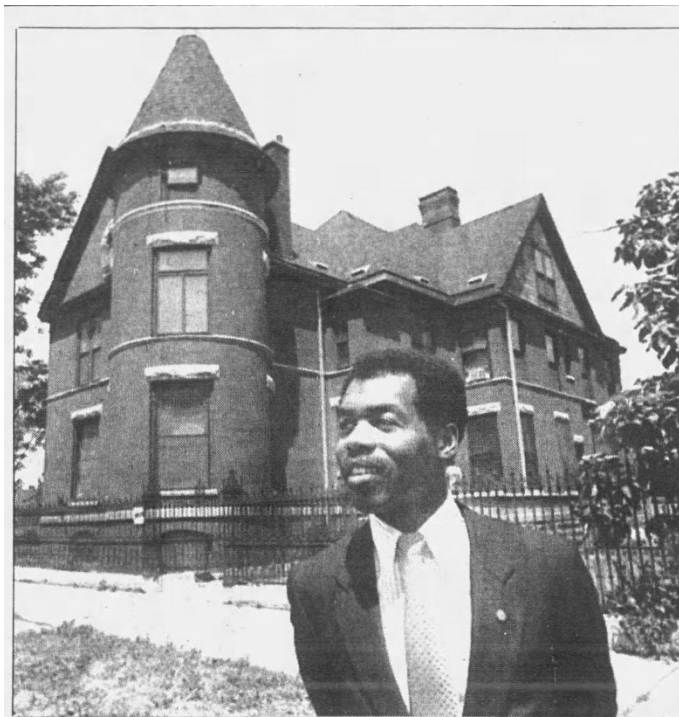
Below: Photo from the April 15, 1972, article "Florence Crittenton Home Sets New Trend in Social Service" in the *Chicago Daily Defender*.



Recreation...

Residents at Florence Crittenton Anchorage on Chicago's West Side, relax while watching television in the center's attractive recreation room. Mostly teens, the

girls receive excellent maternity care, and are encouraged to attend school during their confinement. (Photos by Daily Defender photographer John Gunn).



Tribune photo by Ernie Cox Jr.

Talmadge D. Betts, of Volunteers of America, advises would-be fundraisers to "know what's going on in the for-profit sector—and be flexible."



Above: FCA Board President Irene King at left and Director Sally McMahon at right. (Source: *Jet Magazine*, January 11, 1973)

Left: Volunteers of America used the second floor of 2678 West Washington for offices and ran a residential program for abused teenage girls out of the facility between 1977 and 1998. (Source: *Chicago Tribune*, July 31, 1988)

teenage females. The residential facility at 2678 West Washington provided social work, psychology and child-care services. The top floor of the main house was used for VOA's chapter offices. The organization operated at 2678 West Washington between approximately 1977 and as late as 1998 when they sold the property.

The Inner Voice, Inc. Shelter, 1998-2015

The property's last institutional tenant was Inner Voice, Inc., a not-for-profit entity formed in 1984 by Reverend Robert Johnson as a soup kitchen on the West Side of Chicago. Between approximately 1998 and 2015, Inner Voice operated a family shelter at 2678 West Washington Boulevard for homeless individuals.

CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Section 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation for an area, district, place, building, structure, work of art, or other object within the City of Chicago if the Commission determines it meets two or more of the stated “Criteria for Designation,” as well as possess sufficient historic design integrity to convey its significance. The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that 2678 West Washington Boulevard be designated as a Chicago Landmark.

Criterion 1: Critical Part of City’s Heritage

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

- For over 80 years, 2678 West Washington Boulevard served a critical role in providing care and opportunity to Chicago’s most vulnerable, including women and children who could not afford health care after being discharged from hospitals; homeless, destitute, or otherwise abandoned women without options; unwed mothers and their children; abused and neglected adolescent girls; and the larger homeless population of the city. The various populations served over the years often had little or no other alternatives available to meet their daily needs.
- The buildings at 2678 West Washington Boulevard have served as a care facility under four different organizations, including the Chicago Home for Convalescent Women & Children, the Florence Crittenton Anchorage, the Volunteers of America’s Living Center for Girls, and Inner Voice, Inc. as the need for social services in the neighborhood and city evolved.
- From 1923-1946, 2678 West Washington Boulevard served as the Chicago Home for Convalescent Women and Children. After purchasing the property in 1923, the charity built a Dormitory, and used the property to care for women and children discharged from the charity wards of Chicago’s hospitals. The home was “open to any one, irrespective of religion or nationality.” The facility was staffed by professionals and supported by donations from prominent Chicagoans, especially women. The Chicago Home for Convalescent Women and Children is said to have cared for more than 15,000 women and children during its existence.
- From 1949-1973, 2678 West Washington Boulevard became the Florence Crittenton Anchorage, serving as a maternity home offering shelter and assistance to unwed mothers. Unwed mothers and their newborns typically resided in the Anchorage for approximately three months and care was provided by RNs and pediatricians. Florence Crittenton homes existed in dozens of cities across the United States. Licensed by the State of Illinois, the Chicago Anchorage was funded by private donations, public funds, and residency fees. In addition to housing and medical care, the Anchorage provided education opportunities and mental health services. At a time when other organizations might serve only certain populations, the Florence Crittenton Anchorage had no racial or religious restrictions.
- In the 1980s through the 2010s, 2678 West Washington Boulevard became the Living Center for Girls for abused and neglected teens, operated by Volunteers of America, and subsequently one of the shelters of Inner Voice, Inc. in their mission to help house and re-employ Chicago’s homeless.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

- The 2678 West Washington Boulevard Main House is an excellent example of a residential building in the Queen Anne architectural style. Built circa 1880, through a series of remodelings, the building was transformed from a small frame dwelling to a brick mansion. The complex roofline with front-facing gable and dormers, asymmetric composition, corner tower with conical bay, decorative richness and variety, and projecting bays exemplify the style.
- The Dormitory and its sympathetic later addition reflect the Italian Renaissance and French Eclectic “period” styles popular in the 1920s during the second phase of the Eclectic movement in America. The building features distinctive masonry and stucco detailing with dark red brick window surrounds and quoining contrasting with flat, white fields of stucco. These unusual design motifs reflect the Eclectic movement’s preference for “correct” architectural detail and give the building a distinctive presence in the East Garfield Park Community Area.

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, State of Illinois, or the United States.

- The Dormitory was designed by the noted Chicago architecture firm of Holabird & Roche whose founders were recognized as major, innovative, and prolific practitioners of the Chicago School of architecture.
- The architectural firm of Holabird & Roche was one of the most successful and prolific architectural firms in Chicago between 1883-1927. At the time the Dormitory was constructed, the firm was responsible for five to ten percent of the construction in the city. Over a dozen of their buildings are designated as individual Chicago landmarks including the Old Colony Building, the Marquette Building, the Chicago Building, the City Hall-County Building, the Three Arts Club, and the Palmer House Hotel.
- Holabird and Roche’s successor firms of Holabird & Root and then Holabird, Root & McGee, the firm responsible for the 1948 addition to and remodeling of the Dormitory, continued to shape the look of the City of Chicago over the course of the twentieth century and they remain a major contributor to the city’s architectural excellence.

Integrity Criterion

The integrity of the proposed Landmark must be preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value.

The Main House retains the same form, location, design, setting, and majority of materials in place since its last major remodeling in 1910 during the period of significance. Most if not all

windows and doors have been replaced, but this is typical for buildings of this vintage. Slate shingles at the gable ends at the north and possibly the south elevation have been replaced with synthetic siding. Circa 2017 exterior work appears to have involved the replacement of the dentillated pressed metal cornice at the top of the second floor with flat bands of siding and removal of a decorative band of copper on the conical roof of the tower, but the overall impact is not enough to interfere with the home's overall historic appearance.

The Dormitory also maintains the same form, location, design, setting, and majority of materials in place since its last major remodeling in 1948 during the period of significance. There are isolated patches of stucco loss and masonry failure, but these can be repaired. Windows and doors have also been replaced but this alone is not enough to detract from the historic appearance.

Replacement of masonry with non-compatible split-face concrete masonry units over approximately half of the Coach House's most visible primary south elevation and consequent loss of original door/windows openings compromise the integrity of the structure to a degree that it should be excluded from the Significant Historical and Architectural Features of the property.

Significant Historical and Architectural Features

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

Based upon its evaluation of the property at 2678 West Washington Boulevard, Commission staff recommends that the significant features be identified as follows:

- all exterior elevations, including rooflines, of the Main House and Dormitory; and
- the 2011 bronze "*Passage*" sculpture.

The current location of the "*Passage*" sculpture is not integral to the Site's historic configuration, so the statue may be relocated elsewhere on the Site.



This photo from an October 23, 1958, *Chicago Tribune* article shows the decorative wrought-iron gate and limestone stairs leading to the main entrance of 2678 West Washington Boulevard.

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The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Chicago Department of Planning and Development; Bureau of Citywide Systems, Historic Preservation & Central Area Planning, City Hall, 121 North LaSalle Street, Room 905, Chicago, IL 60602; (312-744-3200) phone; web site: <https://www.chicago.gov/city/en/depts/dcd/provdrs/hist.html>

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within a designation ordinance adopted by the City Council should be regarded as final.

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