Appendix T

Cumulative Impacts Technical Memorandum

- Final EIS Addendum T, Cumulative Impacts Technical Memorandum, July 2022
    - Attachment A: Approval of Altgeld Gardens - Phillip Murray Homes Historic District to the National Register of Historic Places

Chicago Red Line Extension Project

Cumulative Impacts

Final EIS Addendum T

July 2022

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Abbreviations

ADA	Americans with Disabilities Act
API	area of potential impact
BRT	Bus Rapid Transit
CHA	Chicago Housing Authority
CIP	CREATE 75th Street Corridor Improvement Project
CMAP	Chicago Metropolitan Agency for Planning
CN	Canadian National
CN/MED	Canadian National/Metra Electric District
CREATE	Chicago Region Environmental and Transportation Efficiency
CTA	Chicago Transit Authority
EA	Environmental Assessment
EIS	Environmental Impact Statement
eTOD	equitable Transit Oriented Development
FPCC	Forest Preserves of Cook County
FTA	Federal Transit Administration
IDOT	Illinois Department of Transportation
IHB	Indiana Harbor Belt Railroad
ISTHA	Illinois State Toll Highway Authority
MED	Metra Electric District
MWRD	Metropolitan Water Reclamation District of Greater Chicago
NICTD	Northern Indiana Commuter Transportation District
NRHP	National Register of Historic Places
NS	Norfolk Southern Railway
RLE	Red Line Extension
RPM	Red and Purple Modernization Program
SES	Metra Southeast Service
TIP	Transportation Improvement Program
TSD	Transit Supportive Development
UPRR	Union Pacific Railroad

Section 1 - Summary

This technical memorandum analyzes the potential cumulative impacts that would occur with the implementation of the Red Line Extension (RLE) Project, updating any changes since the Draft Environmental Impact Statement (EIS).

As stated in **Appendix T** of the Draft EIS, per Federal Transit Administration (FTA) guidance, a cumulative impact would be an impact on the environment that results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions. Cumulative impacts can result from individually minor, but collectively significant, actions taking place over a period of time.

In general, the area of potential impact (API) for determining potential cumulative impacts and benefits for the RLE Project is a broader geographic area than those for direct impacts. The API for cumulative impacts reflects the distribution of the individual resources and is not limited to the project area. The API consists instead of the boundaries specific to the resource, such as the construction limits for a transportation improvement, private development, or other public infrastructure project that is near enough to the project and being performed at the same time, potentially inducing cumulative impacts.

Cumulative impacts were identified based on the updated API for the individual resources for the Preferred Alignment of the Union Pacific Railroad (UPRR) Rail Alternative. The Preferred Alignment is a hybrid of the East and West Options of the UPRR Rail Alternative presented in the Draft EIS. The cumulative impact analysis also considered any new or updated reasonably foreseeable future actions near the RLE Project since the Draft EIS.

Section 2 - Project Description and Background

The Chicago Transit Authority (CTA), as project sponsor to the FTA, proposes to extend the existing Red Line heavy rail transit service 5.6 miles south from the existing 95th/Dan Ryan terminal to Chicago's Far South Side. This project is one part of the Red Ahead Program to extend and enhance the entire Red Line. The Red Line provides rapid transit services 24/7 and is the most heavily traveled rail line in the CTA System.

The RLE Project would reduce commute times for residents, improve mobility and accessibility, and provide connection to other transportation modes. The RLE Project could also foster economic development, where new stations may serve as catalysts for neighborhood revitalization and help reverse decades of disinvestment in local business districts. The RLE Project would also provide a modern, efficient railcar storage yard and shop facility.

CTA undertook an extensive Alternatives Analysis process from 2006 to 2009 that considered multiple modes and corridor options for the RLE Project. The Chicago Transit Board designated the UPRR Rail Alternative as the Locally Preferred Alternative on August 12, 2009. Based on further technical analysis and public input, CTA selected the UPRR Rail Alternative as the NEPA Preferred Alternative in August 2014. The Draft EIS, published on October 6, 2016, disclosed the environmental benefits and impacts of the No Build Alternative and the two UPRR Rail Alternative options: the East Option and the West Option shown in **Figure 2-1**.

Subsequent to the publication of the Draft EIS, continued design and outreach by CTA resulted in the selection of the Preferred Alignment for the RLE Project. The Preferred Alignment was announced to the public on January 26, 2018. The Preferred Alignment is a hybrid of the East and West Options of the UPRR Rail Alternative presented in the Draft EIS. CTA reviewed multiple locations for a cross-over area that would maximize the benefits and reduce the impacts of the East and West Options.

The UPRR provided comments on the Draft EIS where they expressed their preference for the West Option due to concerns for the proximity of the East Option to their tracks. UPRR noted that the location of the Roseland Pumping Station could not accommodate UPRR's requested clearance of 25 feet between the centerlines of the UPRR's potential tracks and the proposed East Option. Therefore, all hybrid options considered in selecting the Preferred Alignment started with the West Option and crossed over from the west to the east side of the UPRR tracks south of the pumping station and north of 115th Street to minimize property impacts. Comparative analysis of parcel impacts and alignment with the goals of the RLE Project identified the vicinity of 108th Place as the cross-over location that would provide the greatest benefit. A cross-over in the vicinity of 108th Place would preserve viable businesses; minimize impacts on schools, residences, and the historic

Roseland Pumping Station; and preserve properties slated for future development surrounding the station areas. However, additional engineering refined the alignment further, which moved the UPRR crossing north from 108th Place to 107th Place. The refinement would lower the 111th Street station platform height and would lower the profile of the elevated structure.

After the announcement of the Preferred Alignment in 2018, CTA continued to conduct stakeholder coordination and further develop design plans. Norfolk Southern Railway (NS) shared their plans for future potential access to Canadian National/Metra Electric District (CN/MED) tracks to the north of Kensington Yard and the national freight rail network at that location. This access would allow restoration of a former connection that the Michigan Central Railroad had with the CN/MED tracks, which were then owned by the Illinois Central Railroad. The 120th Street yard and shop presented in the Draft EIS would have precluded future potential access to those tracks as well as access to All American Recycling located west of the railroad tracks (11900 S. Cottage Grove Avenue). The All American Recycling facility is served by the NS via its joint ownership of Conrail and the Indiana Harbor Belt Railroad (IHB). This coordination with NS resulted in additional adjustments to the Preferred Alignment near the 120th Street yard and shop. The 120th Street yard and shop and the tracks south to 130th Street were shifted approximately 100 feet to the west to accommodate NS railroad access to the All American Recycling and potential improvements to the national freight rail network, namely a future connection from the NS track to CN tracks along the MED corridor. In addition, this design refinement would provide a rail connection to facilitate rail delivery of ballast, ties, and other material to support CTA operations.

In 2019, CTA began exploring an opportunity to relocate the 130th Street station, the terminating station of the RLE Project, to a location south of 130th Street. The Draft EIS had originally proposed the station location north of 130th Street. In 2017, after publication of the Draft EIS, the Chicago Housing Authority (CHA) demolished Blocks 11, 12, and 13 of the Altgeld Gardens neighborhood, creating an opportunity to relocate the station south of 130th Street to the area of the demolished blocks. The demolition of Blocks 11, 12, and 13 of Altgeld Gardens was an activity completed by CHA and was independent and unrelated to the RLE Project. CTA evaluated the station relocation for feasibility. Meetings were held with partner agencies and stakeholder groups of residents in the station area with these agencies and groups expressing support for the station relocation. The design refinement relocated the station from north of 130th Street, as presented in the Draft EIS, to south of 130th Street, adjacent to the Altgeld Gardens neighborhood.

Since the publication of the Draft EIS and selection of the Preferred Alignment, three design refinements were made as discussed above: (1) the location of the 107th Place cross-over between UPRR East and West alignment options evaluated in the Draft EIS required for selection of a hybrid Preferred Alignment; (2) refinement of the 120th Street yard and shop location; and (3) relocation

of the 130th Street station to extend the Preferred Alignment farther south so the 130th Street station would be within the Altgeld Gardens neighborhood. These design refinements were evaluated in a Supplemental Environmental Assessment (EA). The agency coordination and outreach associated with the Supplemental EA have influenced the design refinements incorporated into the Preferred Alignment and that is analyzed in this Final EIS.

Additional details about the Preferred Alignment may be found in **Appendix E**.

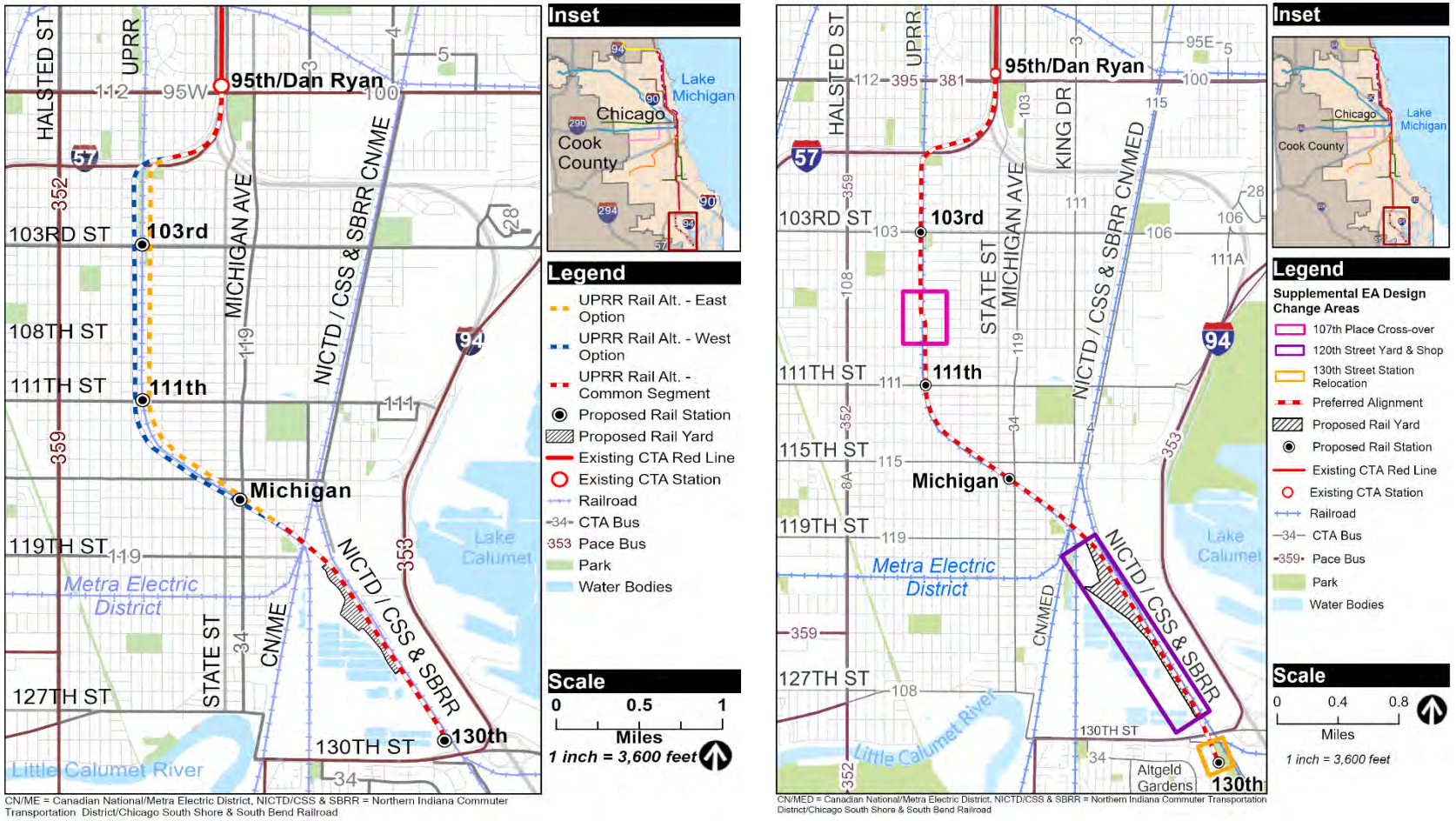

Figure 2-1: Left - East and West Options of the UPRR Rail Alternative (Draft EIS), Right – Preferred Alignment (Final EIS)

Section 3 - Methods for Impact Evaluation

Methods presented in **Appendix T** of the Draft EIS have been carried forward to analyze the potential cumulative impacts. This section documents the consistency with Draft EIS **Appendix T** and associated updates to the corresponding guidelines directing the methods.

3.1 Regulatory Framework

There are no changes to the applicable federal or state regulations referenced in **Appendix T** of the Draft EIS. **Appendix T** further notes there are no local requirements for cumulative effect analyses.

3.2 Area of Potential Impact

The API for each resource is presented in a separate technical memorandum specific to each resource. In general, the impact areas for cumulative impacts are broader geographic areas than those for direct impacts. The API for cumulative impacts reflects the distribution of the individual resource and is not limited to the API. The API consists instead of the boundaries specific to the resource, such as the construction limits for a transportation improvement, private development, or other public infrastructure project that is near enough to the project and being performed at the same time, potentially inducing cumulative impacts.

3.3 Methods

The analysis of potential cumulative impacts of the Preferred Alignment was performed using the same methods as were documented in the Draft EIS consistent with of **Appendix T**.

The projects evaluated in this addendum for cumulative impacts are those currently approved and within the general vicinity of the RLE Project and therefore considered reasonably foreseeable to be implemented. Projects identified in the Chicago Metropolitan Agency for Planning's (CMAP) *ON TO 2050* comprehensive regional transportation plan were also considered. The analysis was based on known projects from information available from CTA, the City of Chicago, CMAP, the Chicago Region Environmental and Transportation Efficiency Program (CREATE), the Illinois Department of Transportation (IDOT), the Illinois State Toll Highway Authority (ISTHA), Metra, and the Northwest Indiana Commuter Transportation District (NICTD).

Section 4 - Affected Environment

The RLE Project encompasses a diverse mix of land uses including residential, commercial, and light industrial. South of I-57, the Preferred Alignment runs along an existing railroad corridor that is surrounded by a mix of residential and light commercial districts. The southern end of the Preferred Alignment is adjacent to the Metropolitan Water Reclamation District of Greater Chicago (MWRD) and the terminus is adjacent to the Altgeld Gardens neighborhood.

This section describes any updates to cumulative impacts since the publication of the Draft EIS.

The specific projects discussed in this section are projects that have not been completed since the Draft EIS was released or are new projects identified after the publication of the Draft EIS, which have the potential for cumulative impacts when considered with the RLE Project. The projects that were considered were reasonably foreseeable within the vicinity of the RLE Project, anticipated to be completed before the start of construction in 2025 or may be under construction during the RLE Project's proposed construction period of 2025–2029. The analysis was based on known projects from information available from CTA, the City of Chicago, CREATE, IDOT, ISTHA, Metra, and NICTD. No capital projects previously identified in the Draft EIS have been fully constructed since the time of publication of the Draft EIS. Construction of the CTA Red and Purple Modernization Program Phase 1 project and construction of the I-294/I-57 interchange addition Phase 2 have begun since the time of publication of the Draft EIS.

4.1 Transportation Improvement Program (TIP)

Table 4-1 lists the larger infrastructure projects that are included the CMAP *Fiscal Year 2019-2024 Transportation Improvement Program* (TIP) and that were identified for analyzing potential cumulative benefits or impacts. These projects are either currently underway or reasonably foreseeable future actions within or near the API.

Table 4-1: Projects in the CMAP TIP (2019-2024)

Agency	Project Name	Description	Timeframe of Action in Relation to RLE Project	Referenced in Draft EIS
IDOT	I-94 at 111th Street	Bridge Replacement	2021-2023	Yes
IDOT	I-94 Bishop Ford Expressway Reconstruction	Road Modernization	Future	Yes
IDOT	130th Street to Indiana Avenue	Road Maintenance	2021	No

Agency	Project Name	Description	Timeframe of Action in Relation to RLE Project	Referenced in Draft EIS
Metra	147th Street/Sibley Boulevard Station, Metra Electric District (MED)	Improvements to existing 147th Street Station on the MED including American with Disabilities Act (ADA) accessible improvements	2021	No
Metra	Harvey Transportation Center	Improvements to the Harvey Transportation Center	2021	No
Pace	Pulse 95th Street Line	Bus Rapid Transit (BRT) service from Harlem to CTA Red Line 95th Street Station	Future	No
Pace	Pulse Halsted Street Line	BRT service from 95th Street to 159th Street	Future	No
NICTD	West Lake Corridor Project Note: Project located in Indiana.	NICTD is constructing the West Lake Corridor Project, an approximately 9-mile alignment that would extend the NICTD South Shore Line from Dyer to Hammond, Indiana. The West Lake Corridor Project alignment would run through the east side of the RLE API. A Final EIS/ROD was issued for the project by FTA in March 2018 and the Design/Build contractor was selected by NICTD in 2020. Construction is underway and completion is expected in late 2024 with passenger service starting in early 2025.	Concurrent	No

4.2 Fiscally Constrained Major Capital Projects

Table 4-2 lists fiscally constrained major capital projects that are included in the CMAP *ON TO 2050* (CMAP 2018). These projects were identified for analyzing potential cumulative benefits or impacts. Note that the RLE Project is also included as a fiscally constrained major capital project.

Table 4-2: *ON TO 2050* Fiscally Constrained Major Capital Projects

Agency	Project Name	Description	Timeframe of Action in Relation to RLE Project	Referenced in Draft EIS
Metra	Metra Rock Island District Guideway Improvements	16th Street south to Gresham Junction; addition of a third track, new signals, and an expanded 47th Street Yard to provide capacity for additional service	Future	Yes
Metra	West Loop Transportation Center	Expansion on Phase I improvements to Union Station building north-south and east-west subway tunnels	Future	Yes
CTA	South Halsted BRT	BRT service on Halsted between the 79th Street Red Line Station and the Harvey Transportation Center	Future	No
CTA	Red Purple Modernization (RPM) Program	The RPM Program is a series of proposed improvements to the North Red Line (from just north of Belmont station to the northern terminus of the Red Line at Howard station) and the Purple Line (from just north of Belmont station to Linden station). The first phase of the RPM Program is currently under construction.	Concurrent	Yes
Tollway	I-294/I-57 Interchange Addition	Final phase of connection of two interstates for improved north-south regional travel.	Concurrent	Yes
CREATE	75th Street Corridor Improvement Project (CIP)	The project would provide improvements in the UPRR corridor. The program and rail traffic expectations remain in line with those at the time of the Draft EIS. Initial contracts have been let, and final engineering design on other parts is ongoing.	Concurrent	Yes

4.3 State, Regional, and Local Plans

Table 4-3 lists the other actions or studies within or near the API that are not included in the TIP or on the list of fiscally constrained plans but that were identified for analyzing potential cumulative benefits or impacts.

Table 4-3: State, Regional, and Local Plans

Agency	Project Name	Description	Timeframe of Action in Relation to the RLE Project	Referenced in Draft EIS
Metra	Southeast Service (SES) Expansion Project	Metra's SES expansion project consists of 33.2 miles of proposed rail line from LaSalle Street station to a terminal near Balmoral Park. The rail line would run along the following four existing railroad rights-of-way The SES would, if implemented, run along the UPRR tracks adjacent to the RLE. As part of the Metra Strategic Plan–System-wide Cost Benefit Analysis of Major Capital Improvements, Final Report, January 16, 2019. No formal timeline has been announced.	Future	Yes
Crown Commercial Real Estate and Development	Roseland Plaza	The Crown Commercial Real Estate & Development - Roseland Plaza redevelopment is a 6-acre site zoned commercial, located at the Michigan Avenue station location (in the area bounded by the UPRR tracks, State Street, 115th Street, and Michigan Avenue). It was expected to be a strip mall. The project has not moved forward since the Draft EIS.	Future	Yes
National Park Service	Pullman Historic District	The Pullman Historic District was declared a National Monument on February 19, 2015. The park is on the east side of the API. The designation as a National Monument under the National Park Service is expected to bring economic opportunities to the surrounding communities.	Before/Concurrent	No
Illinois Coastal Management Program	Great Lakes Restoration Initiative Action Plan	Environmental Impact Statement was prepared through the National Oceanic and Atmospheric Administration. Plan was adopted in 2011. Plan for preserving, restoring, and protecting the coastal resources in Illinois. In the Little Calumet and Grand	Concurrent	Yes

Agency	Project Name	Description	Timeframe of Action in Relation to the RLE Project	Referenced in Draft EIS
		Calumet River corridors, Lake Calumet and Calumet River and surrounding wetland areas and degraded industrial areas would be addressed.		
CHA	Altgeld Gardens- Philip Murray Homes Historic District	Altgeld Gardens-Philip Murray Homes was added to the National Register of Historic Places in April 2022. The designation as a historic district may bring economic opportunities to the Altgeld Gardens neighborhood.	Concurrent	No
CHA	Altgeld Gardens – Philip Murray Homes Master Plan	The Master Plan charts a course for opportunities for diverse housing options, access to jobs and training, efficient transportation infrastructure, expanded learning and recreational spaces, historic preservation, and sustainable design. The plan states that the RLE Project would provide residents with greater accessibility to jobs, retail, and services in other parts of the city.	Concurrent	No
CTA	Transit Supportive Development (TSD) Comprehensive Plan	A plan that identifies methods and resources to enable mixed-use development and enhance economic vitality, multimodal connectivity, and the pedestrian environment. The TSD would utilize an equitable Transit Oriented Development (eTOD) planning approach. eTOD planning seeks to promote development without displacement and realize community-focused benefits, such as affordable housing, local economic development, and environmental sustainability.	Concurrent	No
Center for Neighborhood Technology	The Real Estate Mantra – Locate Near Public Transportation	This report compares the performance of residential and commercial property sales near fixed-guideway stations with areas without public transit access between 2012 and 2016 in	Concurrent	No

Agency	Project Name	Description	Timeframe of Action in Relation to the RLE Project	Referenced in Draft EIS
		seven regions around the United States. Research results indicate that the presence of fixed-guideway public transportation (rail and bus rapid transit) has a strong correlation to higher property values.		
City of Chicago	INVEST South/West	INVEST South/West is a community initiative implemented by the City of Chicago to marshal the resources of multiple City departments, community organizations and corporate and philanthropic partners towards 10 communities on Chicago's South and West sides. With a focus on 12 key commercial corridors in the 10 communities, INVEST South/West collectively supports infrastructure development, improved programming for residents and businesses and policies that impact each of the community areas surrounding the corridors to create lasting impact. Target areas include the Roseland, Pullman, and West Pullman areas, which are within the API. Priority corridors include South Michigan Avenue and 111th Street.	Concurrent/Future	No

Section 5 - Impacts and Mitigation

5.1 No Build Alternative

The No Build Alternative is defined as the existing transportation system plus any committed transportation improvements that are already in the Fiscal Year 2019-2024 TIP. TIP projects consist of several road improvement projects including resurfacing and coordination of signal timing, work on Metra's MED district facilities to replace electrical systems, construction of a bicycle/pedestrian multi-use trail south and east of the API, and preservation of historic facilities.

The No Build Alternative would not contribute to cumulative benefits or impacts for the following resources: transportation; land use and economic development; displacements and relocations; parklands and community facilities; visual and aesthetic conditions; noise and vibration; safety and security; historic and cultural resources; hazardous materials; water resources; wetlands; floodplains; vegetation and wildlife habitat; threatened and endangered species; geology and soils; energy; and environmental justice. Only resources that would incur cumulative impacts due to multiple projects are presented in this section. The following sections discuss environmental resources with the potential to be subject to cumulate benefits or impacts with the No Build Alternative.

5.1.1 Neighborhood and Communities

The No Build Alternative would not cause any adverse impacts to neighborhoods and communities; however, the lack of improved transportation options and new infrastructure would do little to reverse the disinvestment in the RLE Project area and vicinity that has occurred over the past several decades.

5.1.2 Air Quality

The RPM Program and the NICTD West Lake Corridor Project are reasonably foreseeable actions that would result in beneficial air quality impacts because they would increase ridership, which would reduce trips made by vehicles. The cumulative impacts would result in a reduction of air emissions and would be beneficial. The air quality benefits of the No Build Alternative would be smaller in scale than for the Preferred Alignment.

5.2 Union Pacific Railroad Alternative - Preferred Alignment

The following discusses environmental resources with the potential to be subject to cumulative benefits or impacts with the Preferred Alignment.

5.2.1 Transportation

Beneficial cumulative impacts would occur for CTA passengers because of the new, direct rail service for the communities near the RLE Project, which would provide new and better access to employment, health care, and recreation opportunities. Additional cumulative benefits would occur for bicyclists and pedestrians due to improved access near the RLE Project.

The 130th Station would result in changes in vehicular and pedestrian circulation. The impacts on vehicular and pedestrian circulation would not be adverse due to the relocation of 130th Street station. No mitigation measures would be required.

Although the RLE Project would not increase the number of freight trains, the increased traffic utilizing stations (including bus traffic, bicyclists, and pedestrians) may increase delays at the at-grade crossings. Mitigation measures would be implemented to offset the portion of the level of service deterioration or insufficient storage length attributable to the Preferred Alignment, improving the flow of traffic near the RLE Project. Park & ride facilities were also located near the station entrances on the same side of the UPRR tracks as the proposed stations to reduce the amount of pedestrian traffic at the at-grade crossings. The impacts would not be adverse after mitigation.

A minor change from the Draft EIS is that the relocation of the 130th Street station south of 130th Street lessens opportunity for a future connection between the NICTD South Shore Line and the Red Line, as the 130th Street station would be located farther (approximately 370 feet) from the NICTD South Shore Line than it was at the time of the Draft EIS.

5.2.2 Land Use and Economic Development

The demolition of the CHA Blocks 11, 12, and 13 within Altgeld Gardens has contributed cumulatively on the proposed relocation of the 130th Street station adjacent to the Altgeld Gardens neighborhood. The relocated 130th Street station would be closer to the Altgeld Gardens neighborhood and the Beaubien Woods Forest Preserve than the 130th Street station located north of 130th Street that was presented in the Draft EIS. The Beaubien Woods Forest Preserve is owned by the Forest Preserves of Cook County (FPCC) and is located east and south of the relocated 130th Street station.

Relocating the 130th Street station south of 130th Street would enable residents of the Altgeld Gardens neighborhood access to the station through neighborhood roadways and their associated sidewalks without having to cross 130th Street. The relocation of the 130th Street station would also improve pedestrian connections to the Beaubien Woods Forest Preserve and its amenities. The station relocation would provide opportunities to create a gateway to the Beaubien Woods Forest Preserve from the rest of the city and surrounding suburbs. The relocated 130th Street station would provide direct connection to the rail transit network through a new station, enhanced bus service

connections at the station, and a proposed park & ride facility directly adjacent to the forest preserve.

Construction of the 130th Street station would close Old 130th Street and eliminate connection to the access road into the Beaubien Woods Forest Preserve from Old 130th Street. Mitigation measures would be implemented to minimize impacts to the Beaubien Woods Forest Preserve, including the transfer of two-City owned parcels into FPCC ownership. CTA would work with the City of Chicago to modify the zoning for the station and for the two City-owned parcels currently zoned as residential and planned development. The impacts to land use would not be adverse.

Beneficial cumulative impacts would be the result of the economic development benefits that would accrue to all communities in the API from improved public transportation options and development potential adjacent to the transit stations. There would be cumulative beneficial impacts on the neighborhoods that are focusing on improving employment accessibility to the Chicago region, attracting development adjacent to the RLE stations, and improving the overall livability of neighborhoods through local and regional planning. Implementation of INVEST South/West and the Transit Supportive Development (TSD) Comprehensive Plan are initiatives focused on the communities along the RLE Project.

5.2.3 Neighborhood and Communities

The cumulative impacts to neighborhood and communities are the same as those described in **Appendix T** of the Draft EIS. The Draft EIS stated that the CREATE 75th Street Corridor Improvement Project (CIP), the West Lake Corridor Project, and the Metra Southeast Service (SES) line are reasonably foreseeable actions that would result in both beneficial and adverse impacts to the community. The Draft EIS stated that the permanent cumulative impacts of these projects would be beneficial to the surrounding communities because they would improve access to jobs, places of interest, and residences.

5.2.4 Parklands and Community Facilities

The cumulate impacts to parklands and community facilities are similar to those described in **Appendix T** of the Draft EIS, unless otherwise noted below. The Preferred Alignment track structure would run through two parcels of Fernwood Parkway between 99th Street and 103rd Street. Elevated track structure supports would be placed permanently in the parkway, resulting in a permanent incorporation of 4.5 acres of Fernwood Parkway. This constitutes a Section 4(f) use. The adverse impacts to Fernwood Park due to its use for the Preferred Alignment would be mitigated through the creation of 4.5 acres of smaller pocket parks within the Washington Heights community area, along the Major Taylor Bike Trail, and other locations based on additional coordination.

Although there is no Section 4(f) use of the Beaubien Woods Forest Preserve, mitigation includes land transfer of City-owned parcels that would add 7 acres to the Beaubien Woods Forest Preserve.

Beneficial cumulative impacts would occur with the increase in parklands throughout the neighborhoods in the form of pocket parks, increasing residents' ability to access open space and recreational areas. Improved transit near the communities along the corridor would result in improved access to parklands and community facilities beyond the immediate area.

5.2.5 Visual and Aesthetics

The Preferred Alignment would have permanent high and adverse visual and aesthetic impacts north of I-57, between 99th Street and the 103rd Street station area, near the 107th Place cross-over, at 117th Street and Prairie Avenue, and at the 130th Street station, despite implementation of mitigation measures. These impacts to the respective neighborhoods also include the visual impacts of the permanent elevated structure through Fernwood Parkway, to the Altgeld Gardens neighborhood, and Beaubien Woods Forest Preserve. Visual impacts would remain despite mitigation. Future developments near the train stations could cumulatively contribute to visual changes to the surrounding communities.

5.2.6 Noise and Vibration

Noise impacts were determined using FTA criteria based on a comparison of future project noise with existing noise. The noise increases would be highest at locations close to the Preferred Alignment and would be lower at locations farther away. Mitigation in the form of a minimum height of 3.5-foot noise barriers in accordance with FTA guidelines was recommended to eliminate all severe impacts and as many of the moderate impacts as possible. There would be some impacts despite mitigation to 15 residences, primarily because of their proximity to track turnouts and crossovers.

The Preferred Alignment would have a cumulative noise impact due to the increased freight traffic volumes. However, highway or rail improvements would need to double their capacity to noticeably increase noise levels for the average person (i.e., an increase of 3 decibels) and there are no major projects that would increase the capacity of the roadways planned or within the feasible future that would create an adverse cumulate impact on noise.

5.2.7 Safety and Security

In addition to the expected increase in automobile and pedestrian traffic volumes as a result of the RLE Project compared to the No Build Alternative, the number of freight trains using the UPRR tracks is expected to increase from the existing 14 trains per day to 25 per day, a 79 percent increase over existing conditions. This increase in train volumes, pedestrian volumes, and motor vehicle

volumes near the 103rd Street, 111th Street, Michigan Avenue, and 130th Street stations would have cumulative and permanent adverse impacts on pedestrian safety due to potential conflicts between pedestrians and vehicles. The station areas and associated parking would be designed to minimize pedestrian and vehicle interaction by placing the park & ride facilities on the same side as the station entrances. Mitigation measures include visible crossing pavement markings near the stations.

The potential for an increase in crash frequencies at the UPRR at-grade rail crossings adjacent to the RLE stations would be mitigated by creating parking on the same side of the tracks so riders that use park & ride facilities would not have to cross the UPRR tracks. CTA would coordinate with the UPRR regarding fencing or other appropriate design elements, and the agreed upon design features would be included in final design of the RLE Project to deter trespassing into UPRR property. Pedestrian gates would also be included in final design to enhance at-grade crossing protections. These proposed at-grade crossing improvements are indicative of the level of protection expected. As coordination with UPRR and CDOT take place, details may change, but the protection level would be similar.

There would be beneficial cumulative impacts to safety and security with an improvement in traffic control and pedestrian crossing once mitigation measures are in place.

5.2.8 Historic and Cultural Resources

The Michigan Avenue station is located near historic properties that are eligible for the National Register of Historic Places (NRHP). The station improvements coupled with the INVEST South/West focus along the Michigan Avenue corridor would help to activate the neighborhood and increase economic opportunities and investment within the Roseland community. The historic properties would benefit from the investment within the community.

The Altgeld Gardens-Philip Murray Homes Historic District was added to the NRHP in April 2022. The designation as a historic district could bring economic opportunities to the Altgeld Gardens neighborhood. The proximity of the station and improved transit access and mobility adjacent to Altgeld Gardens would result in beneficial cumulative impacts to the historic district.

There would be beneficial cumulative impacts to historic and cultural resources.

5.2.9 Air Quality

The RPM Program and the NICTD West Lake Corridor Project are reasonably foreseeable actions that would result in beneficial air quality impacts because they would increase ridership, which would reduce trips made by vehicles. The cumulative impacts would result in a reduction of air emissions and would be beneficial.

Section 6 - Impacts Remaining after Mitigation

This section describes the permanent cumulative impacts of the RLE Project remaining after mitigating for impacts as described in **Section 5**.

6.1 No Build Alternative

Consistent with the findings of the Draft EIS, because there would be no adverse cumulative impacts, no mitigation measures would be required for the No Build Alternative.

6.2 Union Pacific Railroad Alternative - Preferred Alignment

6.2.1 Visual and Aesthetics

Cumulative impacts to the neighborhoods adjacent to station areas would include the visual impacts of future developments that may occur in addition to the visual impacts of the RLE Project.

6.2.2 Noise

Noise impacts would occur at locations close to the Preferred Alignment and would be lower at locations farther away. There would be some cumulative impacts despite mitigation of 3.5-foot noise barriers to a small group of residents due to the increased number of projected freight traffic on the UPRR tracks.

Section 7 - References Cited

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Attachment A: Approval of Altgeld Gardens - Phillip Murray Homes to the National Register of Historic Places

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Altgeld Gardens – Philip Murray Homes Historic District

other names/site number N/A

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number E. 130th St., E. 130th Pl., S. Greenwood Ave., E. 133rd Pl., E. 133rd St., E. 134th St., & S. St. Lawrence Ave. ☐ not for publication

city or town Chicago ☐ vicinity

state Illinois county Cook zip code 60827

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this **x** nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property **x** meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: **x national ___ statewide x local**

Applicable National Register Criteria: **x A x B x C ___ D**

Carey L Mayer 3/1/2022

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Illinois Department of Natural Resources - SHPO

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

James Gabbert 4-13-2022

Signature of the Keeper Date of Action

Altgeld Gardens – Philip Murray Homes Historic District
Name of Property

Cook County, Illinois
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [X] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
191	8	buildings
1	0	site
24	10	structure
0	9	object
216	27	**Total**

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Commerce / Trade: Business
Domestic: Multiple Dwelling; Education: School
Government: Public Works; Landscape: Park
Recreation: Auditorium
Recreation: Sports Facility
Religion: Religious Facility

Current Functions
(Enter categories from instructions.)

Commerce / Trade: Business
Domestic: Multiple Dwelling; Education: School
Education: Library; Government: Public Works
Landscape: Park; Recreation: Auditorium
Recreation: Sports Facility
Vacant / Not in Use

7. Description

Architectural Classification
(Enter categories from instructions.)

Late 19th and 20th Century Revivals: Colonial Revival
Modern Movement: Art Deco

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: Brick, Concrete, Stone, Glass, Terra Cotta
roof: Asphalt
other:

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Altgeld Gardens – Philip Murray Homes Historic District is located in the Riverdale community area on the Far South Side of Chicago, Illinois. The district is bounded by E. 130th Street to the north, S. Greenwood Avenue to the east, E. 133rd Street, E. 134th Street, and E. 133rd Place to the south, and S. St. Lawrence Avenue to the west. The district includes the Altgeld Gardens and Philip Murray Homes housing developments, public schools, and privately owned retail and church buildings constructed in the 1940s through the 1970s. Commissioned by the Chicago Housing Authority (CHA) in the early 1940s, Altgeld Gardens Homes (known simply as Altgeld Gardens) was constructed between 1944 and 1945 with site planning and individual building designs by the Chicago architectural firm Shaw, Naess & Murphy. The Altgeld Gardens development originally consisted of 162 two-story brick rowhouse-style apartment buildings, as well as community buildings, public schools, and a public park. A privately-owned Shop Building designed by Chicago architects Keck & Keck was constructed at the center of the development and completed in 1945. In response to the overwhelming need for additional housing, the CHA recommissioned Altgeld's original architects, then known as Naess & Murphy, to design an expansion to Altgeld Gardens in 1951; constructed between 1952 and 1953, the housing expansion named the Philip Murray Homes was sited on three separate parcels of vacant land immediately west and south of Altgeld Gardens and consisted of 63 two-story brick rowhouse apartments. The district also contains six public school buildings; two privately-owned churches; Carver Park with an indoor swimming pool; and two CHA community centers, all constructed in the decades after Altgeld Gardens' completion to accommodate the growing community. The Altgeld Gardens and Philip Murray Homes developments continue to operate as a public housing community operated by the CHA and retain 136 of the original two-story brick rowhouse apartment buildings, as well as all of the original community buildings, schools, and the public park. Later changes to the community include the re-landscaping of all Altgeld Gardens and Philip Murray Homes interior courtyards between 2005 and 2017; the demolition of 26 apartment buildings in Altgeld Gardens between 2017-2018 and 25 apartment buildings belonging to the Philip Murray Homes between 2016-2017; the exterior and interior renovation of Altgeld Gardens' rowhomes; and the completion of the Altgeld Family Resource Center in 2020. Despite these changes, most buildings dating from the district's period of significance remain and the original design of the Altgeld Gardens – Philip Murray Homes Historic District remains clearly legible. The district's extant resources retain sufficient integrity to convey its significance under National Register Criteria A, B, and C.

Narrative Description

Altgeld Gardens – Philip Murray Historic District Resource Descriptions

The proposed Altgeld Gardens - Philip Murray Homes Historic District contains a total of two hundred-and-forty-three (243) resources. Of this number, one hundred-and-seventy-four (174) rowhouse apartment buildings, seventeen (17) non-residential buildings, twenty-four (24) structures, and one (1) site account for a total two hundred-and-sixteen (216) contributing resources. The remaining twenty-seven (27) resources are non-contributing buildings, structures, and objects. See the attached Resource Map and Inventory spreadsheet for an outline of all resources with addresses, construction dates, architects, C/NC status, etc.

Note that resources were considered contributing ("C") if they fall within the period of significance established for their respective significance criteria and retain sufficient integrity to express that significance. Non-contributing ("NC") resources are those that either do not contribute to the significance of the district, date from outside the established periods of significance, or no longer retain sufficient integrity.

All features within the proposed district that are not counted due to size or lack of importance, such as fencing, are considered non-contributing.

Contributing Resources

1. Altgeld Gardens – Philip Murray Site (completed 1944-45; 1953)
Contributing under Criterion A, POS 1944-1972

The Altgeld Gardens – Philip Murray Homes Historic District is located just west of Lake Calumet Industrial District on the Far South Side of Chicago, in the Riverdale community area just north of the Little Calumet River. The district is bounded by E. 130th Street to the north, S. Greenwood Avenue to the east, E. 133rd Street, E. 134th Street, and E. 133rd Place to the south, and S. St. Lawrence Avenue to the west. The district's site has a highly residential character and is predominantly composed of low-rise masonry buildings deliberately arranged on blocks set between a connected web of paved curvilinear streets.

Immediately outside the district boundary to the southeast and bounded to the east by Interstate-94 (Bishop Ford Freeway) is Beaubien Woods, a small forest preserve with prairie, woodland, and wetland habitats. Small, unassociated residential neighborhoods known as Golden Gate and Eden Green are located immediately to the west of the district and are composed of detached single-family homes and apartment complexes that predominantly date from the late 1960s and 1970s. These neighborhoods are bounded to the west by a heavy rail line for the Metra Electric District and a northern curve in the Little Calumet River.

The larger area surrounding the district has a heavily industrial character. Directly north of the district is the Metropolitan Water Reclamation District of Greater Chicago, a sewage treatment plant. East of Interstate-94 are heavy industrial areas and landfills and the Lake Calumet Industrial District. Additional industrial sites are located across the Little Calumet River to the south and east, including the former Acme Steel plant.

Altgeld Gardens (See Photos #1-5, 11-25, 32-33)

The Altgeld Gardens section, which was originally planned by architects Shaw, Naess, & Murphy and completed between 1944-1945, is composed of fourteen (14) blocks. The residential blocks, which include Blocks 1, 2, 3, 4, 5, 6, 9, 10, wrap around the development's central core and surround it to the east, north, and west. Blocks 11, 12, and 13 encompassed all of the residential buildings east of S. Greenwood Avenue; however, as all of these buildings were demolished in 2018, Blocks 11, 12, and 13 are being excluded from the district.

All residential blocks feature a common layout (Photos #1-5). Each block is divided into four symmetrical quadrants that are divided by two paved parking lots that flank a pair of two-story rowhouse apartment buildings at center. (The exception to this is Block 8, which features the Altgeld Gardens Community Building No. 2 at its NE quadrant). Each quadrant has three two-story rowhouse apartment buildings arranged in a U-shape that is oriented so that the open end faces a parking lot. Within each U-shape configuration are landscaped courtyards composed of grassy lawns, a curving concrete walkway, and a paved community area with benches. Grassy lawns appear along the outside of the U-shape configurations and act as buffers between the apartment buildings and the paved roads. Rectilinear concrete walkways facilitate circulation between front and rear entries of each apartment unit and the rest of the block. Concrete sidewalks line the outer edges of each block. Black metal fences typically divide the sidewalks from street-facing front yards. Planted trees are scattered throughout the site and exist in street-facing front yards and within inner courtyards. Eight playgrounds/splash pads exist and are located at Blocks 4, 5, 6, 7, 8, 9, 10 and one between Blocks 1 and 2.

Although the layouts remain mostly as was originally designed by Shaw, Naess & Murphy, each of the residential blocks received landscape improvements between c.2007 and 2017. This work, which was undertaken by Holabird & Root and reviewed/approved by IL SHPO, included the removal/replanting of trees, the replacement of deteriorated concrete walkways and sidewalks, the installation of black metal fencing along sidewalks, and the addition of the eight playground islands/splashpads. Other work included the construction of new small, one-story laundromats and utility buildings. The original parking lots were retained but slightly reconfigured with new circulation around new parking lot islands. Changes were also made to the courtyards within the U-shaped configurations of apartments. Previously, these inner courtyards had a large, paved area that was surrounded by a perimeter of small grassy yards belonging to the apartments except at the end where it was connected to the parking lot. The relandscaping work removed these paved areas and added the grassy lawns, concrete walkways, and community areas that exist today. Although this work was completed following IL SHPO review and approval, it is all considered non-contributing to the site because it falls outside of the period of significance for Criterion A.

The site's central core, which was designed as part of the original master plan of Altgeld Gardens, includes an unnumbered block bounded by S. Corliss Avenue to the west, E. 132nd Street to the north, E.133rd Place to the south, and Block 8 and E. 132nd Place to the east. This section features the contributing Children's Building (Photo #13), Carver Park Indoor Pool (Photo #22), and Altgeld Gardens Community Building No. 2 (Photo #23) clustered together at the northeast corner. Four contributing original school buildings (Buildings A, B, C, D; Photos #14-17) wrap along the western and northern edge of the northern half of Carver Park. Prior to the establishment of Carver Park around 1955, this northern half of the park was designed by Shaw, Naess & Murphy as part of the original master plan for Altgeld Gardens. Early drawings show that it was originally intended to serve as an athletic field for use by the residents of the development. Historic aerial photographs confirm that the original boundary framed by the contributing buildings to the west, north, east, and E.133rd Place to the south, has remained intact and that park area has always remained an open space. Historic aerials show that a non-grassy, perhaps paved, area had existed between the late 1960s to 1980s; however, the park was relandscaped to its current appearance sometime by 1998. Today, the northern portion remains an open, flat grassy field. Planted trees and shrubs are scattered throughout. This northern portion of Carver Park also features a sand pit, basketball courts, children's playgrounds, and picnic tables.

The central core also includes Block 14 to the northeast. Block 14 was designed as part of the original master plan of Altgeld Gardens to serve as the community's commercial and administrative center. It retains its original wedge-shape and includes the contributing Shop Building and Administration Building (Photos #11-12, 18-20). An original paved parking lot exists, and curves, along the northeast facade of the Shop Building. The Altgeld Family Resource Center designed by KOO Architecture and completed in 2020 exists at the northwest corner of Block 14 (Photo #33). Site work around the new building included new concrete paving, gardens along the façade of the new building, and new paved street adjacent parking areas to the north and west of the new building.

The Altgeld Gardens portion of the site features a web of paved curvilinear vehicular streets that surround the central core in a roughly U-shape. The site's main access point is located at the northeast corner. Here, S. Ellis Avenue runs from E. 130th Street and gently curves southwest into the development. Main bisecting paved two-way vehicular roads that curve through the development from the north to east include E. 130th Place, S. Greenwood Avenue, E. 131st Street and S. Ellis Avenue. On the western end, S. Corliss Avenue and S. Langley Avenue run north-south with a gentle curve between E. 133rd Place to the south and E. 132nd Street to the north. Smaller, paved, one-way streets run between the individual blocks and include the north-south running S. Evans Avenue, and the east-west running E. 132nd Street and E. 133rd Street. Bounding the site's curvilinear roads along the southern edge of the site, and generally running east-west, are E. 133rd Street which continues into E. 133rd Place and E. 134th Street, which are also paved two-way vehicular roads.

Philip Murray Homes (Photos #6-10)

Philip Murray Homes is composed of one block, Block 17, which is located to the west of Altgeld Gardens Blocks 4, 5, and 6.

This block includes rowhouse style apartment buildings of varying lengths that are mostly oriented north-south. A series of three apartment buildings flank a central greenspace. Four apartment buildings arranged in a wedge-shape with a grassy courtyard are located east of the central green space. The central greenspace is bounded on the west by S. St. Lawrence Street and features a large flat grassy lawn, a playground/splash pad accessed by curving concrete sidewalks, and single basketball courts to the north and south. The residential areas north and south of the central greenspace are accessed by straight paved roads that connect to narrow, north-south oriented parking lots situated in the center of the apartment buildings. Apartment buildings feature grassy lawns. Circulation for pedestrian traffic within the block is facilitated by curving central concrete walkways between buildings with straight walkways that run to individual apartment entries. A limited number of planted trees are scattered throughout the block. Non-contributing black metal fencing lines the perimeter of the block and divides grassy lawns from the street adjacent sidewalks.

Historic aerials show that the Philip Murray Homes development originally featured large simple grassy lawns and straight concrete walkways between the buildings. Over time, some of the grassy areas between the apartment buildings appear to have been paved over. The Philip Murray Homes site was re-landscaped in 2007. Although the access roads and central parking lots were retained, all new grassy lawns and concrete walkways were added between buildings, new trees were planted, fencing added, and the playground/splash pad added to the central greenspace.

The Philip Murray Homes development originally featured two additional non-contiguous residential blocks (Blocks 15 and 16) along E. 133rd Street and E. 133rd Place south of Altgeld Gardens. As these additional areas were completely demolished between 2016 and 2017, Blocks 15 and 16 have been excluded from the district.

Site Perimeter (Photos #24, 26-31)

Along the southern perimeter of the district, across E. 133rd Street and 133rd Place, is the southern portion of Carver Park and two school buildings: George Washington Carver Primary School and the now vacant former Carver High School, which was most recently known as the Chicago International Charter School (CICS) Larry Hawkins.

The southern portion of Carver Park was created as part of Carver Park around 1955 and remains very much intact (Photo #24). Unlike the northern half, which is owned by CHA, it was and remains owned by the Chicago Park District. This southern half has a roughly rectangular shape and features a grassy play field with baseball diamonds which, as evidence by historic aerials, appear to be original despite having been upgraded throughout the years. A small, non-historic masonry building with restrooms is located adjacent to a children's playground that was added to the park sometime by the mid-1980s.

The two contributing schools now known as George Washington Carver Primary School (Photo #30) and the vacant former Carver High School (Photos #26-27) retain original grassy lawns and concrete walkways in front with non-contributing black metal fencing along E. 133rd Place. The rear (south) of the buildings appears to have always served as parking or recreational space. The formal parking lot between the buildings appears to have been created by the late 1970s or early 1980s. Much of this parking lot was repaved in 2007 and new curbs added.

In the southwest corner of the district is the contributing Our Lady of the Gardens Catholic church and school building (Photo #29), known today as CICS Lloyd Boyd, and the contributing Our Lady of the Gardens gymnasium (Photo #28). These buildings have always featured an open lawn to the west and south that is bounded by S. St. Lawrence Street and E. 134th Street. To the east, opens lawns with a few trees and shrubs exist between the buildings and S. Langley Street. Straight concrete walkways exist at the east and north lawns. Paved parking lots are located adjacent to E. 133rd street north of the school and between the school and gymnasium building to the south. A playground/basketball court is located west of the building and was added around 2010. These buildings are accessed via the concrete walkways or from a curved drive east of the gymnasium building.

The final perimeter school building, Ira F. Aldridge Elementary School, is located at the northwest corner of the district (Photo #31). This school is bounded by E. 131st Street to the south, E.130th Street to the north, a narrow overgrown portion of S. Lawrence Avenue to the west, and S. Champlain Avenue to the east. The school grounds include grassy lawns, original concrete walkways, and paved parking lots at the southeast corner and behind the school to the north. The rear parking lot dates to around 1967 while the southeast parking lot was added sometime in the early 2000s. North of the rear parking lot is a grassy playfield. A few planted trees and shrubs are located around the school perimeter.

Site Integrity

Overall, the Altgeld Gardens-Philip Murray Homes site retains a high degree of integrity. Most of the original layout remains intact. At Altgeld Gardens, the circulation pattern remains defined by curved, connecting roads and deliberately placed residential blocks that surround a central core of non-residential/community buildings and Carver Park. The rowhouse apartment buildings also retain their original U-shaped arrangement with inner courtyards and central parking lots. The block that remains of the Philip Murray Homes development also retains its original layout and distinctive arrangement of rowhouse apartments clustered together between parking lots and central lawns. The non-residential buildings within the district, such as the schools and the community buildings, largely retain their original forms and massing.

As discussed above, a number of changes to the site have occurred within the last 20 years that have resulted in a limited loss of integrity. This work includes the demolition of 26 Altgeld Gardens apartment buildings located to the east of S. Greenwood Avenue in Blocks 11, 12, and 13. Additionally, 25 Philip Murray Homes apartment buildings were demolished on Blocks 15 and 16 south of E. 133rd Place and E. 133rd Street. Other notable changes included work done by Holabird & Root in the 2000s and 2010s, all of which was approved by IL SHPO. Site related work by Holabird & Root involved the relandscaping at all blocks. including new lawns, the replacement and addition of walkways, community areas, and playgrounds/splash pads. New metal fencing was added along the perimeter of many blocks. Original parking lots received new curbing, landscape islands, and circulation patterns. Also, all of the residential buildings were rehabilitated, and new single-story laundry and utility buildings were constructed throughout the site. A more recent change, also approved by IL SHPO, included the construction of the Altgeld Family Resource Center designed by KOO architects. For more information on these buildings see their respective sections below.

The loss of Blocks 11, 12, and 13 (Altgeld Gardens) and Blocks 15 and 16 (Philip Murray Homes) along the eastern and southern edges of the development, the relandscaping of all blocks, the rehabilitation of all residential buildings, and the construction of new buildings has not overtly disrupted the original plan of the Altgeld Gardens – Philip Murray Homes development. Therefore, the changes described have not been found to substantially degrade the ability of the community to convey its significance. Additionally, this work was all undertaken following IL SHPO review and approval. The Altgeld Gardens – Philip Murray Homes site has been found to retain enough integrity to reflect its significance under Criterion A and C.

2. Parking Lots (24 resources) (completed 1944-1952)
Contributing under Criterion A, POS 1944-1972

Residential Block Parking Lots (22 resources)
All of the original residential block parking lots for the Altgeld Gardens and Philip Murray Homes developments remain. In Altgeld Gardens, two central parking lots exist per residential block creating a total of twenty (19). At Philip Murray Homes, two (2) narrow parking lots exist centered between apartment buildings. These parking lots remain in their original locations and are generally accessed in the same manner they were historically – vehicular access from the street and pedestrian access to the apartment buildings on the sides.

Changes to these residential block parking lots were undertaken between c.2007 and 2017.

The Altgeld Gardens residential block parking lots originally had an L-shaped layout. A single entry/exit existed at the street for vehicles. A small grassy lawn existed adjacent to the single entry/exit point. The paved parking area extended back from the entry/exit point and wrapped around the rear of the grassy lawn creating the L-shape. The c.2007-2017 improvements at each parking lot included the removal of the L-shaped layout. The small grassy lawn was removed, and a wider entry/exit point was added at the street. The circulation for entering and exiting vehicles was reconfigured into a loop around a long, central grassy island. New curbing and pedestrian walkways were added along the edges of the parking lots.

The two parking lots at the extant Philip Murray Homes block remain at their original location and appear to retain much of their of original layouts. These parking lots are narrow with a central two-way lane for vehicles in the center and parking spaces to either side. Both parking lots are oriented north-south and are centrally located between rowhouse apartment buildings. Both parking lots have two entry/exit points and a two-way paved road that provides access to, and runs centrally through, the parking areas Improvements that were made to these parking lots in c. 2007 include new paving and curbs, but the narrow layouts and access points/roads remain intact.

These parking lots have been counted as individual contributing resources (structures) as they are significant original features.

Commercial/Administration Block (Block 14) Parking Lot

An original paved parking areas exists, and curves, along the northeast façade of the Shop Building.

This parking lot originally curved along the entire length of Block 14's northeastern boundary, from the intersection of E. 131st Street and S. Ingleside Avenue eastward and down, along S. Ellis Avenue, to E. 132nd Street. This parking lot was designed as part of the original master plan and provided parking for the community's commercial/administration center. An area of the curving parking lot along E. 131st Street has been altered as part of the construction of the Altgeld Family Resource Center completed 2020. Although some parking still remains, a small portion of the original parking lot is now occupied by part of the new building and an access road has been added. The section of the curving parking lot along S. Ellis Avenue remains intact but has received new asphalt paving.

Although a portion of this parking lot has been altered, much of it remains intact and in use as a parking lot for the community's commercial/administration center. It is considered a contributing resource (structures) because it is a unique feature of the Block 14's wedge-shaped design, a critically important component of Shaw, Naess & Murphy's original master plan, and enough of the parking lot remains intact and readable to convey this.

Dorothy Gautreaux Child Development Center Parking Lot.

A paved, rectangular parking lot is located east of the non-contributing Dorothy Gautreaux Child Development Center and fronts S. Ellis Avenue between E. 132nd Street and E. 132nd Place. This parking lot is a continuation of the original curving parking lot to the north, which runs along the northeast façade of the Shop building, and originally provided parking for the community's commercial/administration center. As an original part of the unique design for the community's central core, this parking lot remains an important component in conveying the significance of the site. Based on historic aerials, no significant changes have occurred to this parking lot over time. Non-historic metal posts linked by chains line the north, east, and south boundary of the parking lot. Planted trees also exist along a narrow grassy strip along S. Ellis Avenue.

This parking lot is considered its own contributing resource, separate from the *Commercial/Administration Block (Block 14) Parking Lot,* because A.) divided by E. 132nd Street, it is not physically connected to the wedge-shaped Block 14; B.) it now distinctly functions as a parking lot for the *Dorothy Gautreaux Child Development Center.*

3. Altgeld Gardens Apartment Buildings (136 resources) (completed 1945)
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion C, POS 1944-1950
See Photos #1-5

There is a total of one hundred-and-thirty-six (136) extant rowhouse apartment buildings within the original Altgeld Gardens development. Of these, there are five different apartment types: A, B, CL, CR, and D. These five types were originally designed by the architects Shaw, Naess & Murphy as part of the original master plan of Altgeld Gardens. Each of the five types share a similar design language. Each type is a walkup, two-story, rowhouse-style, residential building with a box-like massing and rectangular footprint, and each utilize the same materials and construction. Typical elements of these apartment buildings include a concrete foundation, exterior walls of common brick laid in common bond, a gabled roof with 3-tab asphalt shingles, metal gutters and downspouts, and stepped gable ends that extend upward from the building's brick end walls. Primary elevations typically feature a mix of single and grouped exterior unit doors under a metal canopy (the original concrete canopies were removed and replaced in renovations of the 2010s). Exterior doors are typically metal paneled single leaf doors. All types have punched window openings with a concrete sill and anodized aluminum, one-over-one, double-hung, replacement windows with aluminum screens. Each apartment type has a standard fenestration pattern of on each elevation. Each type features concrete pads that abut the front and rear entry doors. These pads connect to concrete walkways that cross grassy lawns and lead to both street adjacent sidewalks and interior courtyards.

The typical differences between the rowhouse apartment building types are the number of units they contain, their overall length, and fenestration patterns. Type "A" apartment buildings contain six (6) units. Type "B" Buildings are identical to Type "A" buildings but feature an excavated basement that is accessed by exterior concrete steps. Type "CL" and Type "CR" apartment buildings contain twelve (12) units and are mirrored reflections of each other. They are both composed of three distinct sections that each contain four (4) units. These sections each have a rectangular footprint and are set back slightly from one another, giving the overall building a staggered massing that angles backward. Type "D" apartment buildings contain four (4) units and have the shortest length of the five types.

All units typically housed between one to four bedrooms. Each unit also typically had a layout with living space in the front of the unit and the kitchen, pantry, and bathrooms in the rear. Interior concrete stairs accessed the second stories which typically housed hallways flanked by bedrooms and bathrooms. The interiors of most units were reconfigured during renovations of the 2010s.

The residential blocks are composed of four quadrants in which the apartment buildings are arranged in a distinctive U-shape that encloses an internal landscaped courtyard. Two additional apartment buildings are situated parallel from each other in the center of each block. Narrow, paved parking lots are located on both sides of these central apartment buildings.

Playgrounds/splash pads were added to most of the residential blocks between 2007 and 2017.

4. Philip Murray Homes Apartment Buildings (38 resources) (completed 1953)
Contributing under Criterion A, POS 1944-1972
See Photos #6-10

There are 38 extant rowhouse apartment buildings within the Philip Murray Homes, constructed between in 1952 and 1953. Of these, there are six different types: A, B, C, D, E, G. These types were originally designed in 1951 by the architects Naess & Murphy as part of the original plan of the Philip Murray Homes. While each of the apartment types differ in terms of the number of units, all of the apartment buildings share a standard design language. Each rowhouse apartment building type is a walkup, two-story, rowhouse-style, residential building with a rectangular footprint, box-like massing, and a regular fenestration pattern with punched window openings. Each type has a concrete foundation, exterior walls of common brick, a gabled roof with 3-tab asphalt shingles, metal gutters and downspouts, one-over-one anodized aluminum replacement windows and concrete sills, paired metal unit doors and storm doors and a concrete canopy. Each type features concrete pads that abut the front and rear entry doors. These pads connect to concrete walkways that cross grassy lawns.

Type “A” apartments contain four (4) units. Type “B” apartments contain eight (8) units. Type “C” apartments also have eight (8) units and are but have a slightly different interior plan. Type “D” apartments have twelve (12) units. Type “E” has ten (10) units. Type “F” has six (6) units.

The Philip Murray Homes apartment types have a virtually identical, two-story, interior plan. Units typically have a first floor divided with a living room and a stair to the second story in the front half and a kitchen and dining room in the rear half. The second story typically contains bedrooms and a bathroom. Type “C” apartment types have a few, central, one-bedroom units on each story. These one-bedroom units have a similar layout, but a slightly larger living/dining room with an adjacent bedroom in the front and a kitchen and bathroom in the back.

All of the extant Philip Murray Homes apartment buildings are located on Block 17, west of the original Altgeld Gardens development. The block is composed of three sections. The northern and southern sections feature apartment buildings arranged in a cluster between a narrow, central, paved parking lot. Concrete walkways cross grassy lawns and run between the apartment buildings and provide access to the central parking lots, S. St. Lawrence Street to the west and S. Langley Avenue to the east. The block’s center section features four apartment buildings arranged roughly in a circle with a large public greenspace to the west. The greenspace has an open grassy lawn and children’s playgrounds.

5. Administration Building (completed 1944)
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion C, POS 1944-1950
See Photos #11-12

The Administration Building was designed by Shaw, Naess & Murphy as part of the original master plan for Altgeld Gardens and was completed in 1944. The Administration Building is a one-story office/service/storage building with an elongated L-shaped footprint. A small, excavated basement area

houses a boiler room. The building has a concrete foundation, exterior walls of common brick laid in common bond, and a flat built up roof with slightly projecting cornice covered in metal sheeting. The building's north and south facing elevations serve as primary elevations, with the north elevation facing a landscaped public area and the south elevation facing E. 132nd Street. A large, covered passage divides the western one-third of the building from its eastern two-thirds. Concrete steps and a ramp with metal handrails provide access to the raised covered passage, which features brick exterior walls with the building's main entrances. The north and south elevations a feature series of punched window openings positioned high on the exterior walls, just below the projecting cornice. A continuous stone sill runs the length of each series of windows. The north and south elevations west of the covered passage feature large double-hung wood sash windows covered by metal screens. These double-hung windows have a three-over-three light pattern with each sash having a stack of three horizontal glass lights. The north and south elevations east of the covered passage feature smaller window openings containing hinged wood awning sashes, each with the three horizontal glass lights. The south elevation also features secondary service entrances that flank an overhead garage door. A diamond-shaped brick boiler stack is located off the north elevation, adjacent to the covered passageway. The short east and west (side) elevations feature windows of the same type as seen on the north and south elevations and have additional service entrances.

A notable feature of the Administration Building's exterior is a large terra cotta panel at is north façade adjacent to the center covered passage. The terra cotta panel depicts an abstracted version of Altgeld Gardens' original 1944 plan, notably missing the 1945 Shop Building.

Inside the Administration Building are CHA offices and maintenance spaces that continue to serve the community today.

6. **Children's Building (completed 1944)**
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion C, POS 1944-1950
See Photo #13

The Children's Building was designed for community and child care purposes by Shaw, Naess & Murphy as part of the original master plan for Altgeld Gardens and was completed in 1944. It is a one-story building with an irregular footprint, asymmetrical elevations, and flat roofs of varying heights. Its irregular form is the result of the building's various functions, which included a health center, club rooms, offices, gymnasium/auditorium, and nurseries. The double height, rectangular-shaped gymnasium/auditorium is located roughly in the center of the building and makes up part of the primary north elevation. Three one-story projecting wings are located at the east side of the gymnasium and make up the east elevation. A one-story U-shaped portion is located on the west side of the gymnasium and makes up the west elevation. A one-story L-shaped portion is located to the south, connecting the west and east portions of the building, and encloses an open, concrete paved courtyard.

Two main entrances are located underneath a concrete canopy that cantilevers out at the first story level of the gymnasium/auditorium's north facing elevation. The building has a concrete foundation and exterior walls of common brick. The exterior of the double height gymnasium/auditorium features exposed concrete piers regularly spaced between spans of brick. Each elevation has a different fenestration pattern, which is typically irregular due to a few previous openings that have been resized or completely infilled with brick. Typical first story windows contain one-over-one anodized aluminum double hung sashes set within punched openings. First story window openings typically are located in a series. A continuous stone sill typically runs the length of each series of windows. A continuous concrete lintel is located above first story windows on the north and west elevations. The north, west, and south elevations of the two-story gymnasium features glass block windows positioned just below a slightly projecting cornice. The west elevation windows have been boarded over with plywood.

As at the Administration Building north across East 132nd Street, notable features of the Children's Building's exterior are two large terra cotta panels at its gymnasium and classroom entrances. Each panel displays an abstracted plan of the Children's Building.

Inside the Children's Building houses classrooms, a gymnasium, fitness rooms, locker rooms, and an office facility that continue to serve the community today.

7. Original School Buildings (4 Resources)
Building A (completed 1944)
Building B (completed 1944)
Building C (completed 1944)
Building D (completed 1945)
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion C, POS 1944-1950
See Photos # 14-17

Four original school buildings were designed in the Colonial Revival style by Chicago Board of Education architect John C. Christensen and were constructed as part of the original master plan for Altgeld Gardens. These buildings wrap around the western and north edge of Carver Park. They each originally served different uses and are identified herein as Buildings A, B, C and D.

The northeast school building adjacent to the Children's Building, Building C was constructed in 1944 and originally served as a high school. The northwest school building, aligned on a diagonal with the intersection of East 132nd Street and South Corliss Avenue, Building B was constructed in 1944 and served as an assembly hall/gymnasium. Building A to the south of Building B was built in 1944 and originally served as a grammar school. The southernmost Building D was constructed in 1945 and served as an additional grammar school with rooms for kindergarten.

The high school and two grammar schools (Buildings A, C and D) are practically identical is design. They are each a one-story building with a T-shaped footprint, and pitched roofs with a tall brick chimney centered at the intersection of the T-shaped plan. These schools have a concrete foundation, exterior walls of common brick laid in common bond, and regularly arranged fenestration. Each wing of the T-shaped plan terminates at short gable ends with classically inspired roof lines capped with a stone coping. The main elevation of each school building is the street facing gable end. This main elevation features concrete steps that ascend to a central entrance framed with a classical stone entablature and columns in antis. Centered above the entrance and set into the brick is a classically detailed stone block with the year of construction carved into it (Buildings A and C have "1944" and Building D has "1945"). The long side elevations each have a subtle brick dentil course and a series of regularly sized window openings with stone sills. Building C's window openings have been boarded over. The windows at Building A are non-historic multilight, typically nine-over-nine, double hung sash. The windows at Building D are typically non-historic one-over-one double hung sash with a fixed transom. The Carver Park-facing elevations of each building feature a pedimented stone portico with columns in antis. Each portico covers a recessed entry with decorative stone trim. Metal doors are located below fixed glass or infilled transoms.

Building B, the original assembly hall and gymnasium, is a one-story building with a T-shaped footprint. The building has a concrete foundation and exterior walls of common brick laid in a common bond. The vertical bottom wing of the T-shaped building has a tall, pitched roof that terminates at gable ends with classically inspired roof lines capped with a stone coping. Its primary façade is the short gable end that faces northwest toward the intersection of S. Corliss Avenue and E. 132nd Street. Here, a shed roofed projection extends out from the gable end and features a central entrance framed by a pedimented stone door surround. The

horizontal, top wing of the T-shaped building has a lower, flat roof and its side elevations angle out to form right angles, creating a roughly hexagonal shape.

Buildings A, B, and D are joined together by one-story masonry hyphen-links that are located between the buildings, connecting at the side elevations of their horizontal wings.

Building C is vacant and in poor condition. The remaining three buildings remain in use as community and school buildings.

8. Shop Building (completed 1945)
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion B, POS 1979-2011
See Photos #18-19

The Shop Building was designed by the architectural firm of Keck & Keck and was constructed in 1945 Although it was privately owned, as remains so today, the Shop Building was built as part of the original master plan of Altgeld Gardens.

The Shop Building is notable for the International Style design of its white-painted concrete frame and roof structure and its expansive use of glass (most infilled today), distinct from the mostly Colonial Revival architecture of the remainder of Altgeld Gardens.

The Shop Building is a one-story commercial building with a curved, crescent-like footprint. The Shop Building has a concrete foundation, exterior walls of painted brick, and a flat built-up roof. A curving, white-painted concrete canopy cantilevers out from the roof line, runs the length of the west elevation and wraps around the northwest corner to the short, north (side) elevation. The west facade is the primary elevation, facing a landscaped public area with paved walkways. The west facade historically featured glazed storefronts; these storefronts were removed and infilled with brick in the mid-to-late-1970s, based on historic photographs and accounts from Altgeld residents. A few door openings remain, some of which are boarded up or locked behind security gates. The east (rear) elevation facing South Ellis Avenue and features bands of boarded up windows highly positioned just below the metal cornice. Rear entry doors for each of the former commercial spaces are irregularly spaced along the east elevation beneath the bands of windows.

A covered outdoor passage is located near the southern end of the building. This passage has a concrete floor and painted concrete ceiling with a covered skylight. The south wall within the passage features boarded up storefronts. The north wall within the passage is of painted brick and concrete and features the hand painted names of Altgeld Gardens – Philip Murray Homes residents who have died due to violence and medical complications resulting from the environmental hazards facing the community. This Memorial Wall, first started by Altgeld residents in the 1960s, has sadly grown to include most of the passage's north wall and has become a significant feature in its own right, a reminder of the challenges faced by Altgeld residents.

Inside the Shop Building is mostly vacant and houses former retail and office spaces, including the former offices of Hazel Johnson's People for Community Recovery organization.

9. United Church of Altgeld Gardens (completed 1952)
Contributing under Criterion A, POS 1944-1972
See Photo #21

The United Church of Altgeld Gardens was completed in 1952 and was designed in the Colonial Revival style by architects Michelsen, Rabig & Ramp. The church constructed by a private owner on a prominent site

along Altgeld Gardens' South Ellis Avenue entry boulevard on a site left empty in the original site plan, possibly for such a purpose.

The United Church of Altgeld Gardens is a one-story building with a raised basement and an L-shaped footprint. The building has a concrete foundation, exterior walls of red brick, gable ends of painted concrete masonry units, and a gabled roof covered in 3-tab shingles. The building is oriented to the northwest, with its primary elevation facing southwest toward South Ellis Avenue. The main entrance is located at the intersecting gable end that projects out from the southern end of the building at a right angle. The main entry is centrally located in this projecting gable end and features an ornate, classically inspired door surround with a broken pediment. Brick quoining is located at the corners of the projecting intersecting gable end. Punched windows are regularly arranged, typically with one window per bay at the basement and first-story levels. Except for a pair of basement windows, the northwest facing elevation features uninterrupted spans of brick with decorative brick quoining and a central stone crucifix. Semi-circular wood vents are centered in the gable ends. A Georgian-inspired spire is located on the ridge of the gable roof near the northwest facing elevation.

Inside the building today houses an education nonprofit for children. The building's original layout overall remains intact with its original upper floor sanctuary subdivided for classrooms.

10. Carver Park Indoor Pool (completed 1958)
Contributing under Criterion A, POS 1944-1972
See Photo #22

The Carver Park Indoor Pool was designed by the firm Ralph H. Burke, Inc. and was completed in 1958. It is a one-story building with a rectangular footprint constructed by the Chicago Park District within Carver Park as an addition to the Altgeld Gardens' Children's Building.

The southern two-thirds of the building is double height and houses an indoor pool. The exterior is composed of a steel frame with masonry infill at ground level and glass block above. The northern one-third of the building is of standard height, features exterior walls of brick, and houses locker and shower rooms. A flat, retractable roof covers the double height pool and was designed to be retractable over the northern portion. A large rectangular brick chimney is located on the east elevation. A narrow hyphen-link of masonry construction connects the northwest corner of the building to the Children's Building.

11. Altgeld Gardens Community Building No. 2 (completed 1972)
Contributing under Criterion A, POS 1944-1972
See Photo #23

The Altgeld Gardens Community Building No. 2 was designed by the architectural firm of Pereira, Bernheim & Kahn between 1969 and 1970 and was completed in 1972. It is a one-story building with a roughly L-shaped footprint. The building is divided into two distinct portions – a north-south oriented rectangular portion to the west, which housed offices and meeting rooms, and to the east, a rectilinear projection with exterior walls that angle outward, which housed a multi-purpose/auditorium space with a stage. The building has a concrete foundation and walls of red brick. The east and west portions of the building have flat built up roofs of different heights. A brick penthouse is located on the roof of the west portion. The west portion of the building features regularly arranged and evenly spaced windows on each of its elevations. The windows on the exposed east and north elevations are vertical strips that extend from the foundation to the roofline and contain two, stacked, one-over-one aluminum framed windows. The west and south elevations have smaller punched windows with one-over one aluminum windows. The primary entrance is located on the north elevation of the west portion. A secondary entrance is located on the south elevation. The east portion containing the auditorium space has no windows and each façade is composed of uninterrupted spans of brick, except for a metal double door near the northwest corner of the east elevation.

Inside, the building continues to house a gymnasium / auditorium and classrooms that serve the community today.

12. Carver Park Pump House (completed 1945)
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion C, POS 1944-1950

The Carver Park Pump House is located within Carver Park and is adjacent to the sidewalk along E. 133rd Place. It was designed by architects Shaw, Naess & Murphy and was constructed in 1945 as part of the original master plan for Altgeld Gardens. It is a one-story utility building with a square footprint. It has a concrete foundation, exterior walls of common brick laid in common bond, and a flat roof. Original window openings with concrete sills that have been infilled with brick are located at all corners of the building and are located just below the overhanging eaves. A metal double door is centered on the east elevation.

13. Utility Building (completed 1945)
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion C, POS 1944-1950

The Utility Building is located adjacent to the apartment buildings of Block 1, and is near the north perimeter of the district, along E. 130th Street. It was designed by architects Shaw, Naess & Murphy and was completed in 1945 as part of the original master plan for Altgeld Gardens. It is a one-story utility building with a rectangular footprint. It has a concrete foundation, exterior walls of common brick laid in common bond, and a flat roof that overhangs a recessed concrete cornice. The Utility Building has no windows. A non-historic metal paneled double door that extends from the foundation to the cornice is located behind a security gate on the north elevation. Metal single leaf doors are located on the north and south elevation.

14. Carver High School / School Building E (CICS Larry Hawkins) (completed 1950)
Contributing under Criterion A, POS 1944-1972
Contributing under Criterion C, POS 1944-1950
See Photos #26-27

The Carver High School was designed in a restrained Art Deco style of architecture by Chicago School Board of Education architect John C. Christensen in 1947. Construction was completed in 1950 to relieve the overcrowded 1944-1945 public schools built for Altgeld Gardens. It is a two-story with raised basement school building with an O-shaped footprint and a flat asphalt roof. The building has a concrete foundation and a masonry exterior composed of orange face brick with grey stone detailing. The base of the building features courses of darker brick that wrap around each elevation and convey the streamline motif common to the Art Deco aesthetic. A light well for the second story is located north of the building's center and an open, grassy courtyard is located south of center. The building is oriented to the north with its primary elevation facing E. 133rd Place. The primary elevation features two, full height, projecting entry bays set between nine bays with a symmetrical window arrangement. Each bay features a group of three windows at each level. Stone panels with stylized Art Deco motifs carved in bas relief are located below a stone string course on the primary elevation. The east and west elevations each have a single projecting entry bay located near their center. Windows are located on the east and west elevations at each level in groups of three. All second story windows feature restrained classically inspired lintels. Projecting entry bays also are located centered on the two-story and basement portions of the south elevation, which flank a one-story central portion with an exterior wall that angles out southward. All projecting entry bays feature concrete steps and door surround, brick corbeling on at the corners, and a circular, stone ornament with the Chicago Board of Education's period logo carved in bas-relief.

The Carver High School is currently vacant.

15. Our Lady of the Gardens Catholic Church & School (CICS Lloyd Bond) (completed 1952)
Contributing under Criterion A, POS 1944-1972
See Photo #29

Our Lady of the Gardens Catholic Church & School was designed in a Wrightian-inspired Modern style by architect Edo Belli. The building was completed in 1952 for the residents of Altgeld Gardens who at that time lacked a dedicated worship space and attended overcrowded schools. Originally identified in news articles as Our Lady of the Garden Catholic Church and School, this pair of buildings has been more commonly referred to as Our Lady of the Gardens Catholic Church until changing its name to CICS Lloyd Bond.

The combined church and school is a one-story, L-shaped building with a classroom wing set perpendicular to a double height auditorium. The building has a concrete foundation, exterior walls clad in yellow face brick, and low-pitched gable roofs. The east (primary) elevation faces S. Langley Avenue and features an asymmetrical façade with a central, recessed, main entrance covered by overhanging eaves. The classroom bays to the south of the main entrance feature bands of large windows set above short brick walls. The bays north of the feature projecting and recessed wall planes composed of wide spans of brick. The north and south elevations of the double height auditorium are also composed of yellow brick and features evenly spaced window openings that span the height of the elevations and contain large aluminum framed windows. Small appendages of similar materials and style are located off the north elevation of the classroom wing and off the south elevation of the auditorium. Landscaped lawns with concrete walkways are located to the east (front) and west) rear of the building. A small parking lot is located to the north and is accessed by E 133rd Street. A non-historic detached garage is located adjacent to the west elevation of the auditorium wing. A basketball court and children's playground are located on the grounds to the rear of the building. To the south is another paved parking lot and the Our Lady of the Gardens Gymnasium (Resource #16).

16. Our Lady of the Gardens Gymnasium (CICS Lloyd Bond) (completed 1959)
Contributing under Criterion A, POS 1944-1972
See Photo #28

Our Lady of the Gardens Gymnasium was built by the Catholic parish in 1959 for use by the church and the community. Originally identified in news articles as Our Lady of the Garden Catholic Church and School, this pair of buildings has been more commonly referred to as Our Lady of the Gardens Catholic Church until changing its name to CICS Lloyd Bond. The gymnasium is a one-story, double height building with a rectangular footprint and large gable roof. The building has a concrete foundation and exterior walls of yellow face brick. The bottom half of all elevations are painted while the upper half remains exposed brick. The east facing gable end elevation is the primary façade and it features a wide central entry with a group of metal doors. The exterior wall of the central bay above the entry doors is recessed and composed of painted concrete. Three vertically oriented strips of windows with concrete spandrels are located within the brick exterior to either side of the central bay. The windows below the spandrels have been infilled with brick. The upper windows are aluminum framed. The long north and south side elevations feature a continuous band or windows along the top of the exterior wall, just below the roof line. The west (rear) elevations also features a continuous band of windows above two evenly spaced groups of doors.

17. George Washington Carver Primary School / Newton Elementary School (completed 1954)
Contributing under Criterion A, POS 1944-1972
See Photo #30

The George Washington Carver Primary School was completed in 1954 by the Chicago School Board of Education as a public school for use by the children of Altgeld Gardens and Philip Murray Homes. It is a two-

story school building with a long rectangular footprint. It oriented horizontally towards E. 133rd Place so that its north (primary) elevation and south (rear) elevations are the long sides of the building and the east and west elevations are the short sides. The building has a concrete foundation and a masonry clad exterior of brick with grey stone sills and coping along the roof line. The east and west elevations are entirely composed of a dark, almost purple colored brick. On the north and south elevations, this dark colored brick clads the projecting entrance bays and frames orange colored brick used as piers and spandrels between first and second story windows. The north and south elevations have a regularly arranged windows with groups of three double-hung windows located in each bay at the first and second story. The west elevation has no windows but does have a central projecting entrance bay. The east elevation has shorter roof height and four groups of a two windows.

The building remains in use today as a public school.

18. Ira F. Aldridge Elementary School (completed 1960, addition completed 1963)
Contributing under Criterion A, POS 1944-1972
See Photo #31

The Ira F. Aldridge Elementary School was designed by architects Walter H. Sobel & J. Stewart Stein and was completed in 1960 as a primary school for the children of Altgeld Gardens and Philip Murray Homes. A large addition that doubled the size of the school was completed in 1963.

It is a sprawling one-story building with a two-story rear portion located at the northeast corner. The building has a U-shaped footprint that encloses a lawn and parking lot to the north. Designed in a style reflective of the Modern Movement, the school has a concrete foundation, masonry walls of light brown brick with some stone and concrete detailing, and several flat roofs that vary in height. The primary elevation faces south towards E. 131st Street and has a wide, covered front entrance with a metal and glass storefront system near the eastern end. A secondary entrance is located near the western end of the south elevation. The south (primary) and east elevations feature bays composed a regular bands of large aluminum windows set above glazed block fill. Each of the bays, which are reflective of individual classrooms within, are divided by vertical strips of brick. This composition is typical of the courtyard facing elevations. The west elevation is irregular and features spans of brick with aluminum windows. The two-story portion to the north features a regular fenestration pattern on the east and west elevations. Pairs of aluminum windows are located at the first and second stories and are set within a façade of light brown brick. Exposed concrete piers divide each of the two-story bays. A rear entrance is located on the north facing elevation with a group of three aluminum windows above.

The building remains in use today as a public school.

Non-Contributing Resources

19. Dorothy Gautreaux Child Development Center (completed c.1979)
See Photo #25

The Dorothy Gautreaux Child Development Center was completed c.1979. It is a one-story building with a rectangular footprint, a concrete foundation, exterior walls of red brick, and a flat, built up roof. Metal and glass storefront windows and entrances are centered on the long sided (north and south) elevations. Additional metal and glass storefront windows are located on the short side (east and west) elevations. A paved parking lot is located to the east of the building and provides access from E. 132nd Street and E. 132nd Place. To the west of the building is a lawn and paved area with benches.

Inside, the building continues to house classrooms that serve the community today.

This building is considered a non-contributing resource because it was completed after the period of significance for Criterion A and is not significant under Criterion C or B.

20. Power Stations (2 resources) (completed 2005-2007)

Two power stations were built in Blocks 5 and 8 of Altgeld Gardens between 2005 and 2007. The power stations are small, one-story buildings with rectangular footprints. Their design is similar to the 1945 Utility Building (See #13 above). They have a concrete foundation, red brick exterior walls laid in a running bond, a tall metal paneled door set behind a security gate, and recessed concrete cornices covered by a flat roof.

These resources are considered non-contributing buildings because they were completed after the period of significance for Criterion A and are not significant under Criterion C or B.

21. Laundry Buildings (4 resources) (completed 2005-2009)
See Photo #32

Four laundry buildings were designed for the residents of Altgeld Gardens and Philip Murray Homes by the architectural firm Holabird & Root and built sometime between 2005 - 2009. They are one-story, purpose-built buildings with a small, square footprints. They have a concrete slab foundation, stuccoed exterior walls, metal and glass storefronts. They are located in Blocks 3, 5, 7, and 10.

These resources are considered non-contributing buildings because they were completed after the period of significance for Criterion A and are not significant under Criterion C or B.

22. Altgeld Family Resource Center (completed 2020)
See Photo #33

The Altgeld Family Resource Center is a community center that also houses the Altgeld Gardens branch of the Chicago Public Library. It was designed by Chicago-based KOO Architecture and completed in 2020. The building is situated along E. 131st Street and sited just west of the Keck & Keck designed Shop Building (See #8 above). This contemporary style structure is a tall, one-story building with an irregular, curving footprint. It has a concrete slab foundation and exterior walls of dark grey and brown brick. It is irregularly fenestrated, with rectangular shaped single light windows of varying sizes arranged is various positions along the entire exterior. The building has a flat roof that is angled to create a double height library space on the eastern side. The main, recessed entrance faces north toward E. 131st Street. The building has two open courtyards with landscaping elements, public seating, and playground equipment.

This resource is considered a non-contributing building because it was completed after the period of significance for Criterion A and is not significant under Criterion C or B.

23. Playgrounds/Splash Pads (9 resources) (completed c.2007-2017)

During the work carried out by Holabird & Root between c.2007 and 2017, eight playgrounds/splash pads were added to the Altgeld Gardens development at Blocks 4, 5, 6, 7, 8, 9, 10 and one between Blocks 1 and 2. One playground/splashpad was added to the central greenspace at the Philip Murray Homes development.

These nine resources are considered non-contributing objects because they were completed after the period of significance for Criterion A and are not significant under Criterion C or B.

Note that a few other non-historic playgrounds exist within Carver Park, in the paved recreational area of the Children's Building, at the rear (west) of Our Lady of the Gardens Catholic Church & School, and in the grassy playfield behind (south of) George Washington Carver Primary School. These playgrounds were not counted as they A.) are minor resources that do not strongly contribute to any of the significance criteria; B.) are considered features of their larger, more important, resources; and C.) fall outside all periods of significance.

24. Non-Contributing Parking Lots (10 resources) (completed late 1970s-2000s)

George Washington Carver Primary School Parking Lot
The formal paved parking lot between the buildings was created by the late 1970s or early 1980s. Much of this parking lot was repaved in 2007 and new curbs added. It is considered a non-contributing structure because it falls outside the period of significance for all applicable significance criteria.

Parking Lots for school Buildings A and D (3 resources)
Three small, paved parking lots exist between the original schools identified as Buildings A and D. These lots were added between the 1980s and 2000s. They are considered non-contributing structures because they fall outside the period of significance for all applicable significance criteria.

Children's Building Parking Lot
This is a paved parking lot at the southeast corner of the Children's Building and is accessed from E. 132nd Street. This parking lot was created between the late 1970s and early 1980s. It is considered a non-contributing structure because it falls outside the period of significance for all applicable significance criteria.

Altgeld Gardens Community Building No. 2 Building Parking Lot
A small, paved parking lot exists at the west (rear) of the building. This parking lot appears to date to the 1972 construction of the community building; however, it is a minor resource that does not strongly contribute to the significance of the district. Therefore, it is considered a non-contributing structure.

Our Lady of the Gardens Parking Lots (2 resources)
The small paved lot north of the building, which is accessed by E. 133rd Street, was created sometime around 2007. It is considered a non-contributing structure because it falls outside the period of significance for all applicable significance criteria.

The paved south lot between the church & school building and the gymnasium dates from the early 1960s. This lot is a minor resource that does not strongly contribute to the significance of the district and, therefore, is considered a non-contributing structure.

Ira F. Aldridge Elementary School Parking Lots (2 resources)
The large, paved parking lot to the north (rear) of the school dates to around 1967. This lot was not found to strongly contribute to the significance of the district and, therefore, is considered a non-contributing structure.

The small parking lot southeast of the building, and accessed by E. 131st Street, was added sometime in the early 2000s and falls outside the period of significance for all applicable significance criteria.

Integrity

Location: The Altgeld Gardens – Philip Murray Homes Historic District encompasses the original location of the developments and their contributing buildings. The Altgeld Gardens and Philip Murray Homes developments are

located where they were originally planned and constructed. All educational buildings from the original period of construction and later and their associated resources are also located where they were originally constructed.

Setting: Altgeld Gardens and Philip Murray Homes were developed in a remote area on Chicago's Far South Side along the Little Calumet River. The site has always had a planned residential character created by the sprawling nature of the development, its low-rise masonry buildings, and paved curvilinear streets that wrap around a central core of non-residential/community buildings. The community remains remote with few changes to its community area, most notably the construction of Interstate 94 to its east in the 1950s.

Design: The Altgeld Gardens – Philip Murray Homes Historic District retains good integrity of design. The vast majority of the original street plan and buildings remain intact. The development still retains its distinctively curved, connecting roads and deliberately placed residential blocks that surround a central core of non-residential/community buildings and Carver Park. The individual, low-rise, masonry rowhouse apartment buildings retain their massing and form and reflect the original rowhouse-style design. The rowhouse apartment buildings for Altgeld Gardens retain their original U-shaped arrangement with inner courtyards and central parking lots. The Philip Murray Homes also retain their own original and distinctive arrangement, clustered together between parking lots and central greenspace. The non-residential buildings within the district, such as the schools and the community buildings, largely retain their original forms and massing. Although the original storefronts are either missing or covered up, the Shop Building retains its distinctively International Style massing, brick exterior, and curved concrete canopy designed by Keck & Keck. The Carver Park Indoor Pool retains its retractable roof and glazed doubled height indoor pool. Carver Park remains a public park with open lawns.

A number of undertakings within the last 20 years have resulted in the limited loss of integrity to the historic district. Included in these undertakings is the demolition of 26 Altgeld Gardens apartment buildings located on the periphery of the complex, east of S. Greenwood Avenue in Blocks 11, 12, and 13. Additionally, 25 Philip Murray Homes apartment buildings were demolished on Blocks 15 and 16 south of E. 133rd Place and E. 133rd Street – these were also on the periphery of the complex. The demolition of these buildings occurred between 2016 – 2018 and was approved by IL SHPO. The loss of these buildings does not overtly disrupt the original plan of the Altgeld Gardens – Philip Murray Homes development and has not been found to substantially degrade the ability of the community to convey its significance.

Other work included the rehabilitation of all Altgeld Gardens and Philip Murray Homes rowhome apartments by Holabird & Root during the 2010s. This work was also reviewed/approved by IL SHPO. Typical work included the replacement of windows, doors, and roofs, as well as exterior masonry repairs. Additional rehabilitation work specific to the Altgeld Gardens rowhomes included moving the locations of some original doors and windows. Cantilevered concrete entry canopies were replaced with metal canopies. Also, original mechanical room additions were removed and replaced with new mechanical room additions. Despite these changes, a majority of these buildings' character-defining features remain intact, including the two-story, elongated, rowhouse-type massing, the exterior common brick cladding, and the shallow-pitched gable roofs. The Altgeld Gardens rowhome buildings also retain their distinctive stepped gable ends and the Philip Murray Homes retain their concrete entry canopies. Due to these factors, the 136 apartment buildings within Altgeld Gardens and the 38 apartments buildings of the Philip Murray Homes still greatly add to the district's sense of time, place and historical development.

Other changes within the proposed historic district include additional work by Holabird & Root. This work, which was completed throughout the 2000s and 2010s and likewise reviewed and approved by IL SHPO, involved the relandscaping of all blocks, including new lawns, the replacement and addition of sidewalks and walkways, community areas, and playgrounds/splash pads. Inner courtyards between rowhome apartments were redesigned to feature a new circulation pattern with curving walkways. New metal fencing was added along the perimeter of many blocks. Original parking lots received new curbing, landscape islands, and circulation patterns.

The most recent change within the proposed historic district was the construction of the Altgeld Family Resource Center designed by KOO architects. Work also included new paving, gardens, and parking around the building. Completed in 2020, this project was also reviewed and approved by IL SHPO. This new construction occurred at Block 14, the community's original wedge-shaped commercial/administration center, and is situated on formerly vacant land adjacent to the Shop Building and the Administration Building. Despite its contemporary design, its siting on Block 14 does not significantly impact the original layout of Altgeld Gardens designed by Shaw, Naess, & Murphy, nor does it degrade the ability of the community to convey its significance.

Overall, the proposed district possesses sufficient integrity of design. Despite the changes described above, most of the original architect designed layouts remain intact. At Altgeld Gardens, the circulation pattern remains defined by curved, connecting roads and deliberately placed residential blocks that surround a central core of non-residential/community buildings and Carver Park. The rowhouse apartment buildings also retain their original U-shaped arrangement with inner courtyards and central parking lots. The block that remains of the Philip Murray Homes development also retains its original layout and distinctive arrangement of rowhouse apartments clustered together between parking lots and central lawns. The non-residential buildings within the district, such as the schools and the community buildings, largely retain their original forms and massing

Materials: The Altgeld Gardens – Philip Murray Homes Historic District retains good integrity of materials. Apartment and non-residential/community buildings still feature original brick exterior walls with concrete and stone detailing. The curving, connected roads, sidewalks, and parking lots are still paved asphalt. Carver Park remains an open lawn with planted shrubs and trees throughout. Although residential buildings no longer retain their original windows and doors, this loss does not significantly detract from the their ability to convey their historic significance.

Workmanship: The Altgeld-Gardens – Philip Murray Homes retains integrity of workmanship. The original residential and non-residential buildings of Altgeld Gardens and the Philip Murray Homes exemplify the period workmanship typical of wartime and post-war public housing in Chicago. This is clearly evident in the repetitive and cost-effective designs, construction methods, and materials used to create the buildings. The original buildings are typically low-rise, with utilitarian forms and massing that were dictated by function, had simple roof lines, and were composed of common brick and concrete. The original schools were small, had simple T-shape plans, and reflect older schoolhouse designs. They were ornamented with impressive classically inspired details and door surrounds, which also reflect the workmanship of the wartime period. Although designed and built just a couple years after the original schools, the Carver High School reflects distinctive era of postwar workmanship through its large massing, masonry construction and restrained Art Deco motifs and ornament. The later school buildings, such as Our Lady of the Gardens Catholic Church & School and Ira F. Aldridge Elementary School reflect later post-war workmanship through design and materials that are reflective of the Modern Movement. The Carver Park Indoor Pool, with its steel frame, glass block infill, and retractable roof is a special example of innovative post-war workmanship.

Feeling: The Altgeld Gardens – Philip Murray Historic District retains a strong integrity of feeling. Not only does the district retain its block sizes, layout, and a large number of contributing resources to strongly reflect its original master plan and how it evolved during the period of significance, but the resources themselves retain enough integrity to reflect their original appearance. These aspects strongly express both the aesthetic and historic sense of the development during its period of significance.

Association: The Altgeld Gardens – Philip Murray Historic District retains integrity of association. The development is still mostly owned and operated by CHA. Most buildings retain their original use. The original apartment buildings remain residential, the original Administration Building remains as the hub of for the development's administrative and management services. Other buildings, such as the Children's Building, the Altgeld Gardens Community Center No. 2, the Carver Park Indoor Pool, and the United Church of Altgeld

Gardens all remain used for community functions. Carver Park remains and active public park. The George Washington Carver School, the Our Lady of the Gardens Church & School and Gymnasium, and the Ira F. Aldridge Elementary School are still active schools.

Conclusion
The Altgeld Gardens – Philip Murray Historic District has been found to retain all seven aspects of integrity. Despite a number of undertakings throughout the 2000s and 2010s, which resulted in most apartment building losing their original doors and windows, as well as the demolition of three residential blocks along the eastern and southern edges of the development, and the construction of new community center/library and laundry and utility buildings, the Altgeld Gardens – Philip Murray Homes Historic District has been found to retain enough integrity to reflect its significance under Criterion A, B, and C.

Integrity – Shop Building

Since the Shop Building is considered an individually eligible building significant under Criteria A and B this section provides an integrity argument specifically for the Shop Building.

Location – the Shop Building remains at its original location.

Setting – The Shop Building retains good integrity of setting. It remains set within the Altgeld Gardens development, specifically within the central core originally designed to be the community's commercial/administrative center. The building's immediate setting within this central core remains much as it was originally, situated on a wedge-shaped block with a curved parking lot along the street, a central open public space, and the Administration Building to the southeast. Blocks of rowhouse apartments surround the central core to the east, north, and west. Additional non-residential/community buildings are located to the southeast. The non-contributing Altgeld Family Resource Center, constructed in 2020, is located west of the Shop Building. New site work around the new building included new paving, gardens, an access road, and street parking. This new work occurred at a previously vacant area of wedge-shaped block and was reviewed and approved by IL SHPO. The existence of this new community building and site work does not significantly degrade the integrity of setting because the Shop Building remains set in a non-residential block of community buildings surrounding a central public space within the Altgeld Gardens development.

Design – The Shop Building retains sufficient integrity of design to convey its significance under Criterion A and B. The one-story commercial building was uniquely designed with a curved, crescent-like footprint by the architecture firm of Keck & Keck to fit the wedge-shaped block that was designed in the original master plan to function as a commercial/administrative center for Altgeld Gardens. As Altgeld Gardens was so remote, this commercial building was critical to the original design of a self-contained public housing complex. Today, the Shop Building remains a one-story building with its character-defining curved, crescent-like footprint and massing intact. The concrete foundation, brick exterior walls, and a flat built-up roof also remain intact. It also retains its curving, white-painted concrete canopy that cantilevers out from the roof line along the north and west elevations. The original covered outdoor passage also remains intact near the southern end of the building. The Memorial Wall within the covered passage featuring the hand painted names of residents who have died due to violence and medical complications resulting from the environmental hazards also remains intact. Although not part of the original design, this wall was started by Altgeld residents in the 1960s and has become a significant feature in its own right.

The most significant impacts to the design of the building have been changes to the fenestration. The glazed storefronts along the west façade were removed and infilled with brick in the mid-to-late-1970s. A few original door openings still remain but have been boarded up or locked behind security gates. The east (rear) elevation facing South Ellis Avenue still features original bands of window below the metal cornice, although many of these have been boarded up. Rear entry doors for each of the former commercial spaces still exist.

Inside the Shop Building is mostly vacant, but the spaces that housed the former shops and offices, including the former offices of Hazel Johnson's People for Community Recovery organization, remain.

Due to the loss of the storefronts, the Shop Building does not retain enough integrity of design to convey its significance under Criterion C. However, enough of the building's integrity of design remains to convey its significance under Criteria A, as it is still readable as the one-story crescent-shaped commercial building that was central to the life of the community and was a critical component of the Altgeld Gardens' self-contained design. The building also retains good integrity of design to convey its significance under Criterion B as the storefront windows were infilled prior to the 1979-2011 period of significance.

Materials: The Shop Building retains good integrity of materials as the original concrete foundation, brick exterior walls, curving canopy, and built-up roof remain intact. The original glass storefront windows have been lost and infilled with brick.

Workmanship: Evidenced by the unique crescent-shaped footprint, original materials, and original features such as the curving cantilevered canopy, the Shop Building retains good integrity by which it conveys its unique, mid-century workmanship.

Feeling: The Shop Building retains a strong integrity of feeling. Not only does the building's intact location, setting, design, materials, and workmanship make strongly reflect its original design, but the features like the Memorial Wall reflect how the building evolved during its periods of significance. Despite the loss of the storefront windows, the aesthetic and historic sense of the building are still strongly expressed.

Association: The Shop Building retains a strong integrity of association. Enough remains of the building to retain its association with the original master plan designed by Shaw, Naess, and Murphy. As the storefront windows were removed and infilled by the late 1970s, the building no longer retains a strong association with the original design by Keck & Keck. However, the building does remains very much as it existed during the years of its association with Hazel Johnson and PCR.

Conclusion
The Shop Building has been found to retain enough integrity to convey its significance under Criteria A and B. The loss of the storefronts along the west façade has been found to be too significant an impact to the building's integrity that it cannot appropriately convey significance under Criterion C. The Shop Building may be individually eligible under Criterion C if the currently infilled storefront windows were restored.

Altgeld Gardens – Philip Murray Homes Historic District
Name of Property

Cook County, Illinois
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[X] B Property is associated with the lives of persons significant in our past.

[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

[ ] A Owned by a religious institution or used for religious purposes.

[ ] B removed from its original location.

[ ] C a birthplace or grave.

[ ] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorative property.

[X] G less than 50 years old or achieving significance within the past 50 years.

Altgeld Gardens – Philip Murray Homes Historic District
Name of Property

Cook County, Illinois
County and State

Areas of Significance
(Enter categories from instructions.)

Community Planning and Development
Politics and Government
Social History
Architecture
Ethnic Heritage

Period of Significance

Criterion A: 1944-1972
Criterion B: 1979-2011
Criterion C: 1944-1950

Significant Dates

1945 – Completion of Altgeld Gardens
1953 – Completion of Philip Murray Homes
1994 – Executive Order 12898 signed
2011 – Death of Hazel Johnson

Significant Person
(Complete only if Criterion B is marked above.)

Hazel Johnson (1935-2011)

Cultural Affiliation (if applicable)

Architect/Builder

Shaw, Naess & Murphy / Naess & Murphy (original Altgeld Gardens and Philip Murray Homes design)
Keck & Keck (Shop Building)
John C. Christensen (schools)
Ralph H. Burke, Inc. (Carver Park Covered Pool)
Michelson, Rabig, & Ramp ()

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Altgeld Gardens – Philip Murray Homes Historic District is significant under three National Register Criteria:

- Criterion A for the district's local level of significance in the areas of Community Planning and Development, Politics / Government, Social History, and Ethnic Heritage (Period of Significance 1944-1972);
- Criterion B for the district's national significance in association with longtime Altgeld Gardens resident Hazel Johnson (1935-2011), widely recognized as a leader of the American environmental justice movement (Period of Significance 1979-2011); and
- Criterion C for the district's local significance in the area of Architecture (Period of Significance 1944-1950)

The Altgeld Gardens – Philip Murray Homes Historic District (also known as Altgeld Gardens or simply Altgeld) was constructed over a span of several decades and includes residential, commercial, and institutional buildings designed by numerous notable architects. As a result, this resource conveys multiple interweaving stories of early- to mid-20th century Chicago community planning and architecture along with issues of environmental justice, grassroots social movements, and environmental and housing inequalities that have disproportionately affected Black Chicagoans and communities of color across the United States. Situated on the far south side of the city, Altgeld was built to house African American war workers and their families, and the community was strategically constructed in the heart of a dense industrial area that provided jobs for many of the residents. The planning of Altgeld Gardens can be traced back to earlier experimentation in 20th century housing reform. While most of these early planned communities were built for White families, between 1939 and 1941 in the Bronzeville neighborhood of Chicago, the Ida B. Wells Homes was constructed as the first Chicago Housing Authority development built exclusively for African Americans. Altgeld was a continuation of the legacy of Ida B. Wells Homes and was an attempt by the Chicago Housing Authority (CHA) to address the very real needs of African Americans in the city to obtain affordable and quality housing, particularly during World War II when individuals and families alike flooded the city to find work in the defense industries and racial segregation and housing shortages reached an apex.

The CHA, in partnership with numerous notable architecture firms over several decades, worked to create and improve upon modern housing reform in Chicago. The architecture of Altgeld is a bridge between the traditional and the modern utilizing the more familiar Colonial Revival and classically inspired styles with elements of modern design for residential buildings. The Shop Building, Children's Building, and Administration buildings further pushed the boundary of experiments in Modernism with variations on the International Style. The district is for its unique and intact collection of 1940s and 1950s residential, commercial, and institutional building. The district's most significant buildings were built by three public entities – the Chicago Housing Authority, Chicago Public Schools, and the Chicago Park District. The initial Altgeld Gardens development (1944-1945), designed by the Chicago architecture firm Shaw, Naess & Murphy was built by the Chicago Housing Authority as one of the city's largest self-contained early public housing complexes. The residential complex was supplemented first by four wartime public school buildings (1944-1945) designed by Chicago Board of Education architect John Christensen (1878-1967), then by a large public high school (1950) also designed by Christensen, and finally by additional rowhome housing units (Philip Murray Homes,1953) designed by the renamed Naess & Murphy.

Some notable Altgeld residents played an important role in housing reform and environmental justice efforts on a national level. Altgeld resident Dorothy Gautreaux (1927-1968) was the lead plaintiff in a 1966 landmark lawsuit

against the Chicago Housing Authority for perpetuating racial segregation at Altgeld Gardens, a case that marked the first major lawsuit concerning desegregation in public housing in the country. Altgeld was also home to long-time resident Hazel Johnson (1935-2011), a nationally recognized leader in the American environmental justice movement that emerged in the 1970s and 1980s. Johnson's grassroots activism was shaped by the conditions she experienced and witnessed at Altgeld, and her work with the People for Community Recovery (a community organization she founded in 1979) brought much needed attention to the issues of environmental injustice in communities of color while improving the environmental conditions within Altgeld and Chicago's Southeast Side. Altgeld was also an early center of activity for a young community organizer who would eventually go on to become the first African American president of the United States, Barack Obama. Obama worked alongside Hazel Johnson and other community members to hold CHA accountable for remediating toxic materials in residences including lead and asbestos.

Historian Deveraux Bowley, Jr., described Altgeld as "the most self-contained and comprehensive housing project ever built in Chicago." Through its extant and intact built and natural environment, the Altgeld Gardens – Philip Murray Homes Historic District is still an active community illustrating the significance of major twentieth century movements ranging from housing reform to environmental justice. Through these larger historical contexts, the stories of Altgeld, including those who designed, built, and lived in the community are significant under multiple National Register Criteria.

Though each criterion has its own specific period of significance, this nomination focuses on events that occurred starting in 1944 with the initial occupation of Altgeld Gardens by the first 100 families, and ends in 2011, the year Hazel Johnson died. This district satisfies the requirements of Criteria Consideration G for the period of significance under Criterion B. Altgeld Gardens resident Hazel Johnson maintained her critical role in the operations of the People for Community Recovery until her death in 2011.Her continued activism for Altgeld Garden residents and the surrounding community, her important role in the founding and growth of the American environmental justice movement in the late twentieth and early twenty-first century, and her work advocating for passage of Executive Order 12898 and other important environmental justice policies are of exceptional importance and justify the district's period of significance ending in the year 2011.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History of Chicago's Riverdale Community and the Lake Calumet Industrial District

The public housing developments of Altgeld Gardens and Philip Murray Homes were built at the remote southern edge of Chicago's Riverdale community area on vacant land which had served as an industrial waste site for over half a century. Historically, "Riverdale" referred to a small settlement that was centered around the Little Calumet River and Indiana Avenue (historically known as Chicago-Thornton Road). In the 1920s, sociologists at the University of Chicago defined 77 community areas in Chicago, including Riverdale, which was created from a combination of the original community and industrial lands to the north. Riverdale's boundaries were defined as the Illinois Central Railroad to the west, Interstate 94 to the east, 115th Street to the north, and the city limits at 138th Street to the south. Surrounding Chicago community areas include Pullman to the north, West Pullman to the northwest, South Deering and Lake Calumet to the northeast, Hegewisch to the east, and the Village of Dolton (outside Chicago's city limits) to the south.

During the 19th century, the marshy land west of Lake Calumet was slow to develop. Early non-Native settlement began in the 1830s following the sale of government lands. Farms operated along the Little Calumet River, and a chain ferry and in 1842 a toll bridge, operated across the river at Indiana Avenue. Early residents include George Dolton, for whom the village of Dolton was named, who arrived with his family in Riverdale in 1835. Until

the early 1850s, there were only about one dozen families living in the area immediately west of Lake Calumet.[1] One family was that of Dutch abolitionist Jan "John" Ton (1826-1896), who bought a farm owned by Dolton near the current intersection of St. Lawrence and 134th, which is today just south of the Philip Murray Homes. Ton's home served as a stop along the Underground Railroad and the site of the Ton Farm is today recognized for its historic significance by the National Park Service Network to Freedom Program.[2]

In 1852, the Illinois Central Railroad built a line from Chicago that ran southward across central Illinois. Several stations opened along the line, including at 115th Street near the railroad's intersection with the Michigan Central Railroad line. Known as "Calumet Junction," the area around 115th Street developed during the mid- to late-19th century into the manufacturing Town of Kensington, which became part of the community of West Pullman. Two stations served the Riverdale area, including the Wildwood station at 130th Street, next to the horseshoe-shaped bend in the Little Calumet River, and the Riverdale station on the south side of the river near 136th Street.[3] The new rail lines opened additional land, which attracted new settlers. Irish, German, and Scandinavian immigrants and residents moving westward from the East Coast built homes in the area during the 1850s.[4] By the early 1870s, the population of Riverdale and surrounding lands had reached 600.[5]

Following the Great Chicago of 1871, new residents and several manufacturers moved to the area west of Lake Calumet; however, most of this settlement occurred north of 123rd Street. One exception was Colonel James H. Bowen, who after losing his home to the fire bought a large farm near the bend in the Little Calumet River. There, he built a summer estate named "Wildwood," which remained a popular gathering place for Chicago's elite during the 1870s and 1880s.[6] In 1873, Bowen added to the Riverdale settlement by subdividing land northeast of the intersection of Indiana Avenue and 134th Street into three new blocks of buildable lots. This small pocket of platted land soon attracted residents who built small frame cottages, several of which are still extant. Residents who built these homes likely worked in the community's two primary businesses: the Union Copper Distilling Company of Chicago, established in 1871; and the Riverdale Lumber Company, formed in 1879.[7] To the east, at the current location of Altgeld Gardens, a set of blocks between 130th and 134th streets were subdivided in 1872. The blocks were platted on paper and published in maps during the late-19th century.[8] However, these blocks were never paved or prepared for development.

In contrast, the area to the north of 123rd Street grew rapidly, especially following the opening of George M. Pullman's factory town in 1880. Dozens of other manufacturers moved into the areas west of Pullman's town and attracted new waves of residents who bought lots and homes in new real estate subdivisions. One such development was the village of Gano, which was platted near Kensington in the 1880s by developers from Cincinnati, Ohio, who were seeking to profit from growing demand for land in the area. Gano and Kensington were later folded into the community area known as West Pullman.[9] The town of Pullman, West Pullman, and Riverdale were all annexed to the city of Chicago in 1889. Annexation linked the area to the Chicago's utilities, fire and police protection, telegraph lines, mail systems, and to the public school system. The benefits of city utilities and services combined with thousands of new jobs led to rapid development and growth in the areas

[1] Alfred T. Andreas, *History of Cook County, Illinois: From the Earliest Period to the Present Time* (Chicago: A. T. Andreas, Publisher, 1884) 601-602.
[2] "Jan and Aagje Ton Farm," National Park Service, accessed September 16, 2021, https://www.nps.gov/places/jan-and-aagje-ton-farm.htm.
[3] Rand McNally and Company, *Rand McNally and Co.'s Standard Map of Chicago* (Chicago: Rand McNally & Co., 1888) The University of Chicago Map Collection, website: www.lib.uchicago.edu, accessed April 15, 2021.
[4] Matthew Wicklund and Lara Ramsey, National Register of Historic Places Registration Form, "West Pullman Elementary School," United States Department of the Interior, 2018: 12.
[5] Andreas, 602.
[6] Janice L. Reiff, "Riverdale" in *Encyclopedia of Chicago*, website: http://www.encyclopedia.chicagohistory.org/pages/1077.html, accessed April 14, 2021.
[7] Andreas, 602.
[8] Rand McNally and Company, 1888.
[9] Wicklund, 12.

west of Pullman during the 1890s and early 1900s. Between 1890 and 1900, the city ward that included West Pullman grew at a faster rate than Chicago itself. Chicago's population increased at a rate of 54 percent, while West Pullman and surrounding areas increased by 202 percent, or by 60,933 new residents.[10] However, the Riverdale community around Indiana Avenue and the Little Calumet River was not connected to city water and sewer lines until well into the 20th century. The lack of utilities and a smaller number of job sources limited Riverdale's residential growth.

The marshy land south of Pullman and north of the Riverdale settlement consisted primarily of farmland well into the 20th century. Residential blocks were limited to the Kensington area around 115th Street and to the Riverdale settlement. Undisturbed patches of forest and wetlands survived along the Little Calumet River, between industrial sites. As early as 1904, plans for forest preserves and parks linking natural areas around Chicago were drawn to include the unique landscape south of Lake Calumet. The Forest Preserve District was formed in 1916 and began acquiring land for preserves. Land for Whistler Woods Forest Preserve on the south bank of the Little Calumet River and east of Halsted Street was acquired in 1921, while land for Beaubien Woods was purchased later.[11]

Industry continued to expand around both Pullman and Lake Calumet during the early-20th century. Several new factories opened south of Pullman, including the Sherwin-Williams paint factory, the Chicago Drop Forge, the Illinois Terra Cotta Works, and the Swift and Sons and Knickerbocker Ice Company ice plants along the shore of Lake Calumet.[12] The Michigan Central Railroad built a large rail yard between 116th and 123rd Streets. However, much of the soggy land was given over to farmland. Dozens of farmhouses and agricultural fields filled the area between the Illinois Central Railroad lines and Lake Calumet. Many of these industries relied on Lake Calumet for water transportation to Lake Michigan and for disposal of waste. In 1920, Arend Van Vlissengen created a plan to transform the shallow lake into Lake Calumet Harbor, a dredged waterway that required filling the east and west shores of the lake to create dozens of long boat slips and docks.[13] The City of Chicago adopted the plan in 1921 and Van Vlissengen's concept of creating slips influenced future lake filling and dredging.

Lake Calumet connects to Lake Michigan via the narrow Calumet River, which curves northward from the lake's southern end and connects with Lake Michigan. Both Lake Calumet and its tributaries became highly polluted during the 20th century because industries and waste disposal sites lined the water and made the Calumet River a major shipping passage. Industrial effluence and waste both flowed into and was directly dumped into the water. A significant contributor to waste were the area's steel mills to the east of Lake Calumet. In addition, area homes continued to lack city sewer service through the mid-20th century. Consequently, sewage was dumped directly into the lake and waterways. The limited currents in the lake were insufficient to carry waste away. In 1922, The Metropolitan Sanitary District (Metropolitan Water Reclamation District of Greater Chicago) dug the Calumet-Saganashkee (or Cal-Sag) Channel from the Little Calumet River to the Sanitary and Ship Canal, which helped send waste from Lake Calumet downstate via the Illinois River. At the same time, the sanitary district built the Calumet Sewage Treating Plant at roughly 126th Street and Vernon Avenue to treat sewerage from the growing communities and industries of the Calumet region.[14] The original treatment pools remain extant. To the south of the treatment plant, 130th Street was widened to accommodate greater traffic volume in 1923.[15] To the east, South Stony Island Avenue was extended southward from 95th Street along the western shore of Lake Calumet to 130th Street.

[10] West Pullman Land Association, *West Pullman and Stewart Ridge – Chicago, Illinois – 1892-1900*, 1900: 14.
[11] "Little Calumet Tract to Become New Wood Park," *The Chicago Daily Tribune*, August 2, 1921: 20.
[12] Reiff.
[13] Arend Van Vlissingen Plan for Lake Calumet Harbor, 1920, IChi-37313, Chicago History Museum.
[14] Craig E. Colten, *Industrial Wastes in the Calumet Area, 1869–1970: An Historical Geography.* Hazardous Waste Research and Information Center, Illinois Department of Energy and Natural Resources, September 1985.
[15] Chicago 80-Acre Map, E ½ NE ¼ Section 34.37.14, Chicago 80 Acre Map Library, website: https://gisapps.chicago.gov/KioskMap/ accessed April 15, 2021.

New residential development continued through the 1930s and 1940s around Lake Calumet despite the continued presence of industry and increasing pollution. In 1937, the extant Riverdale Public School was built at 310 East 133rd Street at the north end of the Riverdale settlement area. In 1938, the Chicago Housing Authority built the 434-unit Trumbull Park development as the last of three Public Works Administration housing projects in the city. The project consisted of dozens of two-story townhouses and was completed on 21-acres of unimproved land on the eastern shore of Lake Calumet, south of 105th Street between Oglesby and Bensley Avenues. According to historic aerial photographs, by 1938, the community areas of Pullman and West Pullman to the north and northwest were largely developed with a grid of paved streets lined by rows of houses. However, several blocks south of 123rd Street remained only sporadically undeveloped. Except for the water treatment facility, the land between Lake Calumet and the Illinois Central Railroad lines continued to serve as farmland. The original Riverdale settlement around the Little Calumet River and Indiana Avenue was still isolated from other residential areas, but industrial sites, material storage yards, and some unregulated landfills surrounded the community and flanked the river.

Construction of CHA's Altgeld Gardens public housing development began in 1944 on vacant farmland between 130th Street and the Little Calumet River. In 1945, the Chicago Plan Commission completed a study of vacant land across the Chicago area. It identified 6.6-acres of unimproved and unsubdivided land where homes could be built to alleviate post World War II housing shortages. Some of this land was located in the Scottsdale community area around 87th Street and Cicero Avenue on the city's far southwest side, but the majority was located south of Lake Calumet around the Altgeld Gardens site.[16] Although the vacant lands near Altgeld Gardens were proposed for future residential construction, only the Philip Murray Homes to the west of Altgeld Gardens was completed in 1953.

Throughout the 1950s and 1960s the Lake Calumet area experienced new growth. The Calumet Expressway (Bishop Louis Henry Ford Expressway, Interstate 94) was built during the 1950s along the western shore of Lake Calumet along the route the 1920s extension of Stony Island Avenue. A large cloverleaf type of interchange was completed at 130th Street, to the northeast of Altgeld Gardens. The expressway was built along the east side of Beaubien Woods, which stands east of Altgeld Gardens. The woods were improved with the addition of Flatfoot Lake in 1957 and a boat launch on the Little Calumet River in 1964.[17]

During the same period, new industry came to Lake Calumet and the opening of the Saint Lawrence Seaway to deep water cargo ships in 1959 led to the improvement of the lake. Significant portions of the lake were infilled, while the center was dredged to accommodate a turning basin for deep water ships. The lake became the International Port of Illinois in 1959. Two of the largest fill sites were the Paxton and Land & Lakes landfills, which substantially expanded the lake's eastern shore. In the early 1960s, the Joint Tank Car Company infilled the lake's southern end near the mouth of the Little Calumet River and built a bulk liquid terminal with dozens of tanks for the storage of various oils and fuels. This site was followed by the construction of three boat slips during the late 1960s. A pair of large landfills, known as CID Landfill #3 and #4, opened in 1967 on the west shore of the Calumet River south of 130th Street. This 400-acre fill site accepted hazardous waste and is separated from Beaubien Woods to the west by Interstate-94.[18] The site was capped with soil by 2015, with a portion converted to parkland.

The Riverdale community area and the greater Calumet region were largely industrialized by the 1960s. However, the development of federal housing projects including Altgeld Gardens and Philip Murray Homes increased Riverdale's population from nearly 1,500 before World War II to almost 11,500 by 1960. The rapid growth severely burdened both the limited utilities and available services. Few hospitals existed in the greater

[16] Chicago Plan Commission, *Vacant land suitable for residential development, December 1945*, The University of Chicago Map Collection, website: www.lib.uchicago.edu, accessed April 15, 2021.
[17] "Lake Digging to Be Begun in New Preserve," *The Chicago Daily Tribune*, April 5, 1957: 8; "Boating Center OK'd at 135th Street Site," *Chicago Tribune*, March 26, 1964: 2A-3.
[18] Michael Hawthorne, "Neighborhood Trashes Landfill Plan," *Chicago Tribune*, December 8, 2004.

area, with the majority serving the predominantly White community areas of Pullman and West Pullman to the north and northwest. In 1968, the Eden Green townhouse and apartment development to the west of the Philip Murray Homes opened as the nation's first to be majority African American-owned and -operated. The homes raised Riverdale's population to its peak of over 15,000 by 1970.

The closure of area steel mills, the Sherwin Williams Paint factory, and several other facilities in the 1970s and 1980s lead to a great decline in employment opportunities. In addition, the extensive pollution of both soil and water from decades of industrial production, material and waste storage, and landfills promoted Riverdale's image as a "toxic doughnut". Exposure to the asbestos, fiberglass, and lead used in the construction of the housing units, as well as severe environmental pollution was also found to be responsible for an alarming increase in serious illnesses which disproportionately affected the area's predominantly African American population. The toxic environment and deteriorating building conditions of Altgeld Gardens motivated the creation of the People for Community Recovery (PCR), an influential environmental justice organization that was led by Altgeld Gardens resident Hazel M. Johnson (1935-2011). The organization advocated for the removal of the toxic building materials used to build the Altgeld Gardens project and protested against a number of those companies responsible for polluting the area. Due to the efforts of the PCR, Altgeld Gardens is regarded as an important center of activism within the history of the American Environmental Justice movement.

History and Development of Altgeld Gardens and the Philip Murray Homes

In 1940, the U.S. Lanham Act prohibited new construction of public housing except for projects intended to house war workers.[19] A provision to this ruling, however, stipulated "that in the case of projects planned for low-rent occupancy, but whose proposed sites were in areas with a real need for war-worker housing, construction might proceed, subject to the limitation that such projects would house war workers only."[20] With this provision, and with the desire to assist in the war effort, the Chicago Housing Authority (CHA) decided to move forward with the development of projects built specifically to house war workers while planning to eventually revert its primary focus back to low-income tenants after the war ended. Although the United States would not enter World War II until December 1941, the Lanham Act was an example of how the country getting on wartime footing shortly after 1939 with the outbreak of war in Europe.

At a cost of $9 million, one of the largest of the CHA's war worker housing projects was the Altgeld Gardens public housing development, which was designed by the architectural firm Shaw, Naess & Murphy and built between 1943 and 1945 on the far south side of the city. Named in honor of John Peter Altgeld (1847-1902), governor of Illinois from 1893 to 1897, and built adjacent to the Little Calumet River on a 157-acre site at 130th Street and Ellis Avenue, the housing development was comprised of 162 two-story brick row houses for about 1,500 African American families. The first tenants of Altgeld Gardens consisted of nearly 100 families. They moved into the development in September of 1944 and the community was dedicated almost a year later on August 27, 1945.[21]

Altgeld Gardens was one of the CHA's most unique public housing projects in that, because of its isolated location on the border of Chicago and Riverdale, Illinois, far from any substantially developed areas or methods of public transit, many essential community facilities were included within the master plan.[22] In addition to the row houses, two common buildings for the community were begun in 1944. These included an Administration

[19] Altgeld-Carver Alumni Association, *History of Altgeld Gardens, 1944-1960* (Chicago: The Association, 1993).
[20] Ibid.
[21] John Peter Altgeld was a reformist politician and Progressive Movement leader who, as governor, fought for improvements to the penal system and for child labor and occupational safety laws. He is also known for pardoning men convicted in the 1886 Haymarket bombing and for his refusal to intervene in the Pullman railroad strike.
"Housing Units to Be Dedicated," *The Chicago Daily News*, August 10, 1945; "Family of Four in Room First In Altgeld Homes," *Chicago Daily Times*, September 13, 1944.
[22] Deveraux Bowley, Jr., *The Poor House: Subsidized Housing in Chicago* (Carbondale: Southern Illinois University Press, 1978).

Building and Children's Building (also called the Community and Child Care Building) on 132nd Street at Ingleside Avenue. The following year, Chicago Board of Education architect John C. Christensen designed three similar single-story public buildings along Corliss Avenue and 132nd Street. These included an elementary school at 13301 South Corliss Avenue, a high school at 901 East 132nd Street, and a library at 13201 South Corliss Avenue.[23] A fourth school building similar in design to the first two was completed in 1945 at 13325 South Corliss Avenue.[24] In 1945, additional amenities were completed in the form of a privately-owned, single-story shopping center on Ellis Avenue at 131st Street. The streamlined International Style block featured what were deemed to be community essentials, such as a supermarket, drug store, beauty parlor, barber shop, and laundromat. The retail block was designed by architect George Fred Keck of the Chicago-based firm of Keck & Keck; Keck also designed a retail addition in 1947.[25]

The idea for a self-sufficient community was championed by CHA Executive Director Elizabeth Wood (1899-1993), who pushed planners and architects to turn public housing projects into real readymade neighborhoods.[26] Wood, who served as the CHA's executive secretary from 1937 to 1954, was also a strong proponent of racial and economic integration, which she sought to see realized in later public housing projects.[27] Elizabeth Wood was teacher and a writer with an extensive background in social work before she served as executive secretary of the Illinois Housing Board starting in 1935. She maintained this position when the CHA was formally created in 1937 and served until 1954. Under her leadership, Wood pushed for smaller, more dispersed projects rather than dense high rises. She also sought to provide services, such as social workers, to families and invested in human-scale architecture and planning in public housing. Her influence can directly be seen in the planning of Altgeld Gardens. Woods urged CHA planners and architects to consider "…shops, churches, and even pubs to turn housing complexes into real neighborhoods instead of human warehouses."[28] Perhaps most controversially, she was a champion of racial integration in public housing.[29] Wood was eventually pushed out of her position at CHA, largely attributed to the fact that she regularly clashed with city alderman. These clashes came to a head when Wood was spearheading an attempt to integrate Trumbull Park Homes. The Trumbull Park Race Riots took place between 1953-1954, and Wood was largely blamed for this violence.[30] CHA authorities created a new title for Wood of executive director (a new position with no real powers), and Wood resigned. Under Wood, such projects were realized like Lathrop Homes (1938, extant and NR Listed #12000025) and Trumbull Park Homes (1938, extant). Wood later worked as a housing consultant in New York City and as an administrator for the federal Department of Housing and Urban Development.

The overall community plan of Altgeld Gardens was designed with a park, shopping center, community building, administration building and schools all clustered near the center of the development and surrounded by the blocks of two-story rowhouse style apartment buildings and courtyards. As stated in the CHA's 1944 "Handbook for Residents of Altgeld Gardens," from the very beginning the project was designed to be a "city within itself".[31] Altgeld Gardens was later described by historian Deveraux Bowley, Jr., as "the most self-contained and comprehensive housing project ever built in Chicago."[32]

[23] Chicago Building Permit #65222, August 10, 1944; Chicago Building Permit #65223, August 10, 1944; Chicago Building Permit #65224, August 10, 1944; "Pupils Go to School in Homes at South Side Housing Projects," *The Chicago Daily Tribune*, January 28, 1945.
[24] Chicago Building Permit #66542, April 19, 1945; "Altgeld Gardens Get New School Costing $179,896," *The Chicago Daily News*, March 27, 1945.
[25] "Plan Private Shop in CHA Home Project," *The Chicago Daily Tribune*, June 25, 1944; Chicago Building Permit #66502, April 6, 1945; Chicago Building Permit #B04686, September 24, 1947.
[26] "Elizabeth Wood, 93, Innovator In Early Days of Public Housing," *The New York Times*, January 17, 1993.
[27] Ibid.
[28] "Elizabeth Wood, 93, Innovator In Early Days of Public Housing," *The New York Times*, January 17, 1993.
[29] Kenan Heise, "Elizabeth Wood, 93, CHA Crusader," *Chicago Tribune,* January 19, 1993.
[30] D. Bradford Hunt, "Trumbull Park Homes Race Riots, 1953-1954," Encyclopedia of Chicago, accessed January 25, 2022, http://www.encyclopedia.chicagohistory.org/pages/2461.html
[31] Chicago Housing Authority, *Handbook for Residents of Altgeld Gardens* (Chicago Housing Authority, August 1944).
[32] Bowley, Jr., *The Poor House,* 44.

As a self-contained site, Altgeld is reminiscent of company towns found across the United States, including many prominent examples in the upper Midwestern Rust Belt. These planned communities were typically built as employee housing for a single company and included amenities such as religious facilities, schools, commercial enterprises, and recreational facilities. One of the best-known examples is the company town of Pullman (National Register Listed, 1969), just north of Altgeld Gardens in Chicago. Pullman was established in the 1880s by George Pullman to house workers employed at the Pullman Car Company building sleeping cars for railroads. The town was entirely company owned and consisted of cohesive blocks of rowhouses outfitted with modern amenities. It is heralded as the first planned industrial community in the United States.[33] Also on the city's far south side and east of Altgeld is the community area of Hegewisch. Originally established in the 1880s, Hegewisch was home to workers for the U.S. Rolling Stock Company. The area was selected by president of the company, Adolph Hegewisch, to build a company town that would be "an ideal workingman's community."[34] In East Chicago, Indiana is the company town of Sunnyside, built as a neighborhood with housing for workers at nearby Inland Steel Company. Like Altgeld, Sunnyside expanded over several decades with the earliest housing built in 1918 and later additions constructed into the 1960s. Other well-known company towns in the upper Midwest included Gary, Indiana (U.S. Steel Corporation's Gary Works, 1906); and Marktown in East Chicago, Indiana (Mark Manufacturing Company, 1916, National Register Listed 1975). Altgeld was a community purposefully built by the Chicago Housing Authority to house African American war workers and their families and was later redesignated for low income residents after World War II. It is a distinct example of a planned and self-contained community built for workers in the nearby factories and plants, much like these company towns in the region.

Shortly after the end of World War II in 1945, the CHA sought to amend its rental policies and established new standards for tenant selection. Although veterans and war workers were still eligible for tenancy, the CHA focused its policy towards the lowest-income families.[35] Development also continued within the housing project. A children's dental clinic was established in 1948;[36] Carver High School at 801-831 East 133rd Place was designed by John C. Christensen, completed in 1950, and named for African American scientist and inventor George Washington Carver (1864-1943);[37] and additions to the Administration Building and the Children's Building were designed by Shaw, Naess & Murphy and completed in 1952.[38] Also during 1952, Altgeld Gardens saw the construction of two houses of worship. On the western edge of the community, at 13300 South Langley Avenue, the Society of the Divine Word commissioned architect Edo Belli to design Our Lady of the Gardens Catholic church. The $200,000 single-story building consisted of a chapel, auditorium, school, and a rectory.[39] At the eastern end of the site, at 13015 South Ellis Avenue, the United Church of Altgeld Gardens was constructed in 1952 and designed by architectural firm of Michelsen, Rabig & Ramp.[40] Originally identified in news articles as Our Lady of the Garden Catholic Church and School, this pair of buildings has been more commonly referred to as Our Lady of the Gardens Catholic Church.

In the early 1950s, the need for additional housing in the city and in the Riverdale area became clear. The CHA first proposed a 660-unit extension of Altgeld Gardens to the west in 1950. The proposal was initially turned down by City Council, but at the urging of CHA a new proposal limited to only around 500 units was approved in

[33] National Park Service, "Illinois, Pullman National Monument," accessed June 30, 2021, website: https://www.nps.gov/places/pullman-national-monument.htm.
[34] Mary Zangs, *The Chicago 77: A Community Area Handbook,* (Charleston, SC: The History Press, 2014).
[35] Wayne McMillen, "Public Housing in Chicago, 1946," *Social Source Review* 20, no. 2 (June 1946): 153; "Dedicate homes project today," Chicago Daily Times, August 26, 1945.
[36] "Dental Clinic at Altgeld," *Chicago Sun-Times,* June 14, 1948.
[37] "Carver High Pupils Enjoy New Building: Carver High Pupils Move for 3rd Time," *Chicago Tribune*, May 7, 1950.
[38] Chicago Building Permit #B71335, March 20, 1952; Chicago Building Permit #B71336, March 20, 1952.
[39] "China Cleric to Bless New S.Side Church," *The Chicago Daily Tribune*, July 20, 1952: 3-1; the former church was converted to serve as the Loyd Bond Chicago International Charter School.
[40] "Dedicate Site of Church in Rites Today," *Chicago Daily Tribune*, September 25, 1949; "Altgeld Church Cornerstone To Be Laid Today: Plan to Finish by November," *Chicago Tribune*, September 21, 1952; Chicago Building Permit #B72056, April 4, 1952.

1952. This initial denial was a result of three alderman objecting, citing a need for the building and zoning committee to complete proper zoning studies on several new proposed projects, one of them being Philip Murray. While the zoning concerns seemed to have largely been tied to the zoning of LeClair Courts (proposed to shift from single to multi-family construction), Alderman Du Bois of the 9th district where Altgeld is located stated that plans for extension to Altgeld Gardens were lacking in specifics of materials to be used and wanted additional details and time to review the proposed project. Du Bois however, was widely known as an outspoken opponent of public housing. At the time, he was also spearheading an effort to have a public housing referendum placed on the February 1951 ballot of the aldermanic election. There were also concerns about increasing the number of residential units and the burden it could place on the schools in Altgeld, which were getting closer and closer to reaching capacity.[41] Regardless of this political opposition and concerns, the construction of this extension moved forward.

This expansion was named the Philip Murray Homes in honor of Congress of Industrial Organizations (CIO) president Philip Murray (1886-1952) who died just before the project's completion.[42] The Philip Murray expansion of Altgeld Gardens was the first in a series of south side housing projects in the early 1950s. As one of thirteen sites slated for development, funding came from President Truman's "multi-billion-dollar housing program."[43] The development consisted of blocks of row houses similar to those in Altgeld Gardens. The architectural firm who designed Altgeld Gardens, recently renamed Naess & Murphy, was again commissioned to design the homes, which were expected to cost $10,000 per unit and a total of $5 million. The architectural firm rushed plans in order for ground to be broken before the close of 1950. The project was dedicated in 1953.[44]

During the late 1950s, additional improvements and new facilities complemented Altgeld Gardens. In 1958, construction of the ultra-modern, glass enclosed indoor-outdoor Carver Park Swimming Pool designed by Ralph H. Burke, Inc. was completed in the central Carver Park. The pool facility was noted as the first public natatorium in the city with a sliding glass roof, which allowed the pool to be used year-round.[45] Engineer Edward Purcell contributed to the design of the building's innovative glass roof.[46] Additional educational facilities were also completed, with the construction of the two-story brick and terra cotta Newton Elementary school to the east of Carver High School at 901 East 133rd Place in 1954.[47] In 1960, the Board of Education commissioned the architecture firm of Walter H. Sobel & J. Stewart Stein to design the Ira F. Aldridge Elementary School in the northwest corner of Altgeld Gardens at 616 East 131st; the school was named for prominent 19th century African American actor and playwright Ira F. Aldridge (1807-1867).[48] An addition to the Aldridge Elementary School was designed by the architectural firm of Barry & Kay in and completed in 1962.[49]

During the 1970s, Altgeld Gardens gained two new community buildings following the CHA's "modernization program". In 1969, the architectural firm of Pereira, Bernheim and Kahn designed the single-story Altgeld Gardens Community Center No. 2 at 975 East 132nd Street. The building was one of twelve such facilities designed by the firm to be completed in housing sites across Chicago. Inside the 15,00 square foot building there were spaces that included a multi-purpose area with a stage and seating for 500, several club rooms, lavatories, and cloak rooms.[50] In 1979, the single-story brick Dorothy Gautreaux Child Development Center was constructed

[41] Thomas Buck, "Public Housing Program Puts Altgeld First," *Chicago Daily Tribune,* September 3, 1950.
[42] "Name Housing Project for Philip Murray," *The Chicago Daily Tribune*, November 25, 1952: 13.
[43] Thomas Buck, "Public Housing Program Puts Altgeld First," *Chicago Daily Tribune,* September 3, 1950.
[44] "Housing Dedication," *The Chicago Daily Tribune*, May 7, 1953: 35.
[45] "Park District to Build First Glass Roofed Swim Pool," *Chicago Daily Tribune*, November 25, 1956.
[46] Edward Purcell, "Indoor-Outdoor Pool," *Park Maintenance*, 1959: 56.
[47] Chicago Building Permit #B118238, September 15, 1954.
[48] Suzanne Avery, "New Mayo School Plans Ok'd," *Chicago Tribune*, December 31, 1959: 31.
[49] Suzanne Avery, "School Board Moves Ahead on 2 Buildings," *Chicago Tribune*, May 31, 1962: 55.
[50] "Altgeld Will Get Edifice," *Chicago Tribune*, January 30, 1969: S3; "Altgeld Gardens Center Receives City Approval," *Chicago Tribune*, August 7, 1969.

south of the Children's Building and named for Altgeld resident Dorothy Gautreaux who helped launch a 1966 desegregation class-action lawsuit against the Chicago Housing Authority.[51]

The 1970s and 1980s proved difficult for Altgeld Gardens and much of Chicago. The closure of area steel mills, the Sherwin Williams Paint factory, and several other facilities in the area lead to widespread unemployment and lack of access to well-paying jobs. In addition, the extensive pollution of both soil and water from decades of industrial production, material and waste storage, and landfills promoted Riverdale's image as a "toxic doughnut". Within the residential units themselves, exposure to the asbestos, fiberglass, and lead used in the construction of the housing units, as well as severe environmental pollution was also found to be responsible for an alarming increase in serious illnesses which disproportionately affected the area's predominantly African American population. It was in this environment surrounding by deteriorating building conditions of Altgeld Gardens that the People for Community Recovery (PCR), an influential environmental justice organization that was founded by Altgeld Gardens resident Hazel M. Johnson (1935-2011). The organization advocated for the removal of the toxic building materials used to build the Altgeld Gardens project and protested against a number of those companies responsible for polluting the area. Due to the efforts of the PCR and Hazel Johnson, Altgeld Gardens is regarded as an important center of activism within the history of the American Environmental Justice movement.

Woven into the story of Altgeld Gardens were other forms of community organizing. In addition to the offices of PCR, Altgeld Gardens was also home to activity for the Illinois chapter of the Black Panther Party.[52] Although it was geographically isolated from the larger Chicago area and the official South Side office was at 109th and Racine outside of the Altgeld community, Altgeld Gardens still played a role in the national Black Panther movement. An apartment unit in Altgeld was reported to have been a "Panther Pad" where members would meet and stay, and the Our Lady of the Gardens Church was home to a Black Panther Party breakfast program.[53] As the Black Panther Party and larger ideas of Black Power began to enter the public discourse, writing on the walls of the outdoor passage at the Shop Building (locally known as the Up-Top) began in the 1960s expressing sentiments of racial justice.[54] Eventually, the community began to commemorate the dead on the same walls of the Shop Building located in the heart of the community. This Memorial Wall commemorates community members lost to environmentally related health issues, violence, and other causes.[55]

In 1992, Altgeld Gardens was determined eligible for listing in the National Register of Historic Places under Criterion A for Community Planning and Development and Criterion C for Architecture.[56] In 1994, a Determination of Eligibility Report from the National Park Service again confirmed Altgeld Gardens eligibility, this time under Criterion A only, in the areas of Community Development and Planning and Social History.[57] Units in Altgeld Gardens were renovated in the 1990s, and several blocks of homes were demolished in the 2010s. Demolition included blocks of homes in the Philip Murray Homes south of 133rd Place and several blocks at the eastern end of Altgeld Gardens, east of Greenwood Avenue. Other improvements during the 2010s included new landscaping and several playgrounds throughout the site. In 2020, the Altgeld Family Resource Center with a branch of the Chicago Public Library opened in a new building designed by the architectural firm of KOO LLC at Ellis Avenue and 131st Street.

[51] "Pulley: U.S. Should Stop Attacks" *Chicago Metro News,* February 9, 1980.
[52] Samuel Hogsette, "Bobby L. Rush, Rise of A Black Panther Politician: The Price of Resistance in America," *Wayne State University Dissertations* (2019), 2284*,* 23.
[53] Leila Willis (former resident), interview with MacRostie Historic Advisors, July 2, 2021.
[54] The Tactical Gardens, "A Virtual Tour of Altgeld Gardens," accessed June 30, 2021, website: https://thetacticalgardens.com/A-Virtual-Tour-of-Altgeld-Gardens.
[55] Ibid.
[56] SHPO Log #006030917, March 29, 2018; IHPA Log #01092192 October 22, 1992.
[57] National Register of Historic Places, National Park Service, "Determination of Eligibility Notification, Chicago Housing Authority Properties," Requested by HUD/Joseph P. Garaffa, July 15, 1994.

Criterion A: Community Planning and Development, Politics / Government, Social History, and Ethnic Heritage

Summary Statement of Significance: Criterion A

The Altgeld Gardens – Philip Murray Historic District is historically significant at the local level under Criterion A in the areas of Community Planning and Development, Politics / Government, Social History, and Ethnic Heritage as a major World War II-era public housing development for African American defense industry workers and their families. Altgeld Gardens was a distinctive product of its time, embodying several historic patterns and events that characterized this important period in the history of Chicago and in the country more broadly. These include the federal housing policies enacted under the 1940 Lanham Act and carried out locally by the Chicago Housing Authority; the de facto racial segregation that occurred under these policies; the industrial boom and ensuing housing shortage that took place in the country's wartime industrial centers, including Chicago, due to the influx of millions of civilian defense workers within a brief period; and, finally, Chicago's longtime role as a primary destination for the nation's African Americans in search of a better life, which can be traced from the city's origins as a trading settlement up through the post-World War II period. The period of significance under Criterion A begins in 1944, the year Altgeld Gardens' earliest buildings were completed, and ends in 1972. This encompasses the time marking the construction of Altgeld Gardens to the fifty-year cut-off as established by National Register Bulletin 15 in which a property less than fifty years of age would need to be of exceptional importance to be considered eligible for listing on the National Register.

History of Chicago's African American Community

The history of the Chicago's African American community is integral to the city's history as a whole, from its earliest days as an eighteenth-century settlement to the post-World War II period and beyond. Jean Baptiste Point du Sable (c. 1740-1818), a trader of African descent and widely considered to be the founder of Chicago, settled on Lake Michigan at the mouth of the Chicago River around 1775 which marked the genesis of the American city. Du Sable grew his commercial activities including a thriving fur trading business into a six-square-mile settlement with a large homestead. He maintained amicable relations with the Potawatomi, the primary local indigenous tribe, and his ability to speak their language and his marriage to one of their own were key to his success in the area. By the end of the eighteenth century, du Sable's settlement had caught the interest of American authorities, who gradually expanded into the region following du Sable's decampment southward into French territory in 1800. The next community of African Americans did not coalesce in Chicago until the 1830s but du Sable's legacy of freedom and personal agency on the frontier provided a foundation for the city's future as a hub of Black aspiration and achievement in the centuries to come.[58]

Chicago was predominantly White when it was incorporated as a town in 1833, then as a city in 1837. Nevertheless, there were several African American residents who operated businesses in Chicago's earliest days, including two of the town's three bathhouses and a barbershop.[59] While these individuals were not immune to racial discrimination, the presence of abolitionists in Chicago and the broader "passive liberation" of the antebellum North, where slavery was illegal, made it possible for the city's African American citizens to achieve some degree of economic independence.[60] In the decades leading up to the Civil War, Chicago was a "City of Refuge," hosting increasing numbers of refugees from the slavery of the South.[61] In 1860 there were nearly one thousand African Americans in Chicago, mostly inhabiting the First, Second, and Third Wards south of the Chicago River near the lake.[62] These individuals established churches and fraternal organizations, were gainfully

[58] Christopher Robert Reed, *Black Chicago's First Century, Volume I: 1833-1900* (Columbia: University of Missouri Press, 2005), 27-31.
[59] Reed, *Black Chicago's First Century,* 31.
[60] Reed, *Black Chicago's First Century,* 38.
[61] Reed, *Black Chicago's First Century,* 94.
[62] Reed, *Black Chicago's First Century,* 50-52.

employed or operated their own businesses, started families, and owned property.[63] Despite these comparative freedoms, however, the lives of these residents were restricted by pervasive prejudice and the Black Laws of Illinois (1819-1865) which severely limited Black Chicagoans' civil rights, including the right to vote.[64]

Meanwhile, Chicago had grown into a major transportation hub with the opening of the Illinois and Michigan Canal in the late 1840s and the construction of over thirty railroad lines into the city by the 1850s. As the fast-growing commercial heart of the Midwest, the city's industrial economy expanded with warehousing for numerous trans-national businesses, including lumber and wheat; processing facilities; and meatpacking, which grew into a major national industry with the invention of refrigerated rail cars in the 1870s.

The American Civil War (1861-1865) and its impacts on the national economy initiated a period of substantial growth in Chicago. While its industries expanded to produce food and supplies for Union troops, the city also took in numerous refugees from the Confederate South. Many of its African American citizens joined regiments of the U. S. Colored Troops to fight with the Union army.[65] Following the Emancipation Proclamation of 1863 and the end of the war in 1865, many hundreds of formerly enslaved African Americans fled the South in search of work in the great Midwestern metropolis, where they were required to adjust to a different kind of urban and industrial environment.[66] For Black Chicagoans, the war also marked a significant moment of transition; before the war, a better life for African Americans was possible in Chicago, whereas after the war, and the legal end of slavery, it was not only possible but probable.[67] By 1870, the city's African American population had reached to nearly 4,000 and its overall population had climbed to nearly 300,000.[68]

Chicago's growing African American population expanded into the southern part of the city and diversified into laboring and professional classes. The well-known "Black Belt" developed during this period along Clark Street and nearby thoroughfares and extended southward below Twenty-second Street. Poor and working-class families mostly settled above Twenty-second Street, while to the south a wealthier and more cosmopolitan section emerged, sowing the seeds for the Black Metropolis of the 1920s.[69] Chicago's first African American attorney passed the Illinois bar exam in 1869, its first African American newspaper was established in 1878, and its first African American business directory, *The Colored Men's Professional and Business Directory* was published in 1885.[70] The Chicago-based Pullman Company, which designed and manufactured railroad sleeping cars and hired exclusively African American porters, provided a low-paying but reliable source of employment for thousands of African American men, known as Pullman porters, from the 1860s until well into the twentieth century.[71]

The World's Columbian Exposition of 1893, an internationally promoted event and a symbol of Chicago's resilience following the Fire of 1871, instigated another wave of African American immigration to Chicago. Whether it was to work at the 1893 World's Fair or to visit, these newcomers led to an increase in African American-owned businesses such as restaurants, saloons, and hotels, as well as an increase in the city's African American population, which reached approximately 30,000 in 1900 (out of a total population of 1.7 million).[72]

[63] Reed, *Black Chicago's First Century,* 55-75.
[64] Reed, *Black Chicago's First Century,* 94.
[65] Reed, *Black Chicago's First Century,* 111.
[66] Reed, *Black Chicago's First Century,* 167.
[67] Reed, *Black Chicago's First Century,* 171.
[68] Reed, *Black Chicago's First Century,* 112; and United States Census Bureau, "Pop Culture: 1870," https://www.census.gov/history/www/through_the_decades/fast_facts/1870_fast_facts.html, accessed April 12, 2021.
[69] Reed, *Black Chicago's First Century,* 170-171.
[70] Reed, *Black Chicago's First Century,* 172.
[71] Christopher Robert Reed, *Knock at the Door of Opportunity: Black Migration to Chicago, 1900-1919* (Carbondale: Southern Illinois University Press, 2014), 142-152.
[72] Reed, *Black Chicago's First Century,* 32, 339; and Reed, *Knock at the Door of Opportunity*, 22.

According to historian Dr. Christopher Robert Reed, the "fabled 'White City'" drew not only laborers but a "refined element" known as the "Talented Tenth" who were attracted in large part by the economic opportunities that were generated by the fair. Included in these newcomers were civic activist Ida B. Wells (1862-1931) who moved to Chicago in 1895; activist AME ministers Reverdy C. Ransom(1861-1959) and Archibald J. Carey, Sr. (1868-1931), who moved to the city in 1896 and 1897 respectively; and entrepreneurs such as Jesse Binga (1865-1950) who established Chicago's first African American-owned bank in 1908, and Julius F. Taylor (1853-1934) publisher of the political newspaper the *Broad Ax.*[73] Geographically, the city's African American lived in the ever-expanding Black Belt on the South Side, which was now a veritable "city-within-a-city," as well as in growing enclaves on the North Side and West Side.[74]

Among the most transformative periods in the history of Black Chicago was the Great Migration, a massive demographic shift between 1900 and 1920 in which more than half a million African Americans moved from the rural South into the industrial cities of the Midwest and Northeast, including Philadelphia, Baltimore, Chicago, Detroit, Cleveland, and Buffalo. Between 1915 and 1918 alone, Chicago gained fifty thousand residents, all of whom were searching for work and a better life than the impoverished sharecropping and similar slavery-adjacent occupations available to them in the Jim Crow South.[75] In Chicago, they mostly settled on the South Side where the Black Belt had grown to five miles in length and was bordered to the west by railroads and industrial properties, to the east by affluent residential neighborhoods, and extended south from Van Buren Street to Thirty-Ninth Street.[76] In 1920, the city's African American population had reached 109,548, which constituted a 148-percent increase in a single decade.[77] The South Side was home to approximately 85 percent of this population.[78] The Chicago Urban League, one of the first branch offices of the National Urban League, was founded in 1916 to help support and advocate for the city's many newcomers.

The *Chicago Defender,* an influential African American-owned newspaper with nationwide circulation, was founded in 1905 by Robert S. Abbott (1868-1940). To reach a wider audience, Abbott coordinated unofficially with Pullman porters to disseminate his paper throughout the South, and the contents of his paper, particularly the passionate editorials on civil rights issues, is now credited in large part with making Chicago one of the primary destinations of the Great Migration era.

In addition to gains in population, early twentieth-century Chicago's African American community was fueled by an increasing economic independence which in turn led to better access to financial resources, such as Jesse Binga's Binga Bank at the corner of State Street and Thirty-Sixth Place. No longer beholden to the established White financial community, Black Chicagoans expanded into a wide variety of manufacturing, professional, and commercial enterprises. Many of these enterprises were concentrated in an area of the Black Belt known as the Black Metropolis, which "gained nationwide publicity as a model of Black achievement."[79] Increased economic independence and prosperity began opening doors to the local political arena, which began with the 1915 election of Oscar De Priest (1871-1951), the city's first African American alderman.[80]

While the Great Migration was a catalyst for great achievements in the areas of independence, both economically and socially, these burgeoning African American communities were met with new challenges in the northern cities they called home. As African Americans filled factory and industry jobs in the city, their white neighbors

[73] Reed, *Black Chicago's First Century,* 339; and Timothy Samuelson, "Black Metropolis Thematic Nomination, Chicago, Cook County, Illinois," National Register of Historic Places, 1986, np.
[74] Reed, *Black Chicago's First Century,* 341; and Samuelson, "Black Metropolis Thematic Nomination," np.
[75] Reed, *Black Chicago's First Century,* 340.
[76] Samuelson, "Black Metropolis Thematic Nomination," np.
[77] Samuelson, Samuelson, "Black Metropolis Thematic Nomination," Section 8, page 1.
[78] Arnold R. Hirsch, *Making the Second Ghetto: Race & Housing in Chicago 1940-1960* (Chicago: The University of Chicago Press, 1998), 3-4.
[79] Samuelson, "Black Metropolis Thematic Nomination," Section 8, page 2.
[80] Samuelson, "Black Metropolis Thematic Nomination," Section 8, page 2.

viewed this as a threat economically. Growing numbers in these communities were also perceived as a threat with a newly established voting base. In 1919, between July 27 and July 30, riots in the city left 38 people dead and over 500 individuals injured. Members of the white community spent days setting fire to Black-owned homes and business, leaving large numbers in the community homeless, injured, or dead. The white rioters were eventually tamed by the deployment of reserve guardsman, only after days of warfare took hold of the streets of Chicago.[81] Part of the greater Red Summer that the United States experienced, with similarly horrifying riots occurring in as many as three dozen American cities.

While the Great Migration fueled a remarkable period of growth and prosperity within Chicago's African American community, it also precipitated the labor and housing shortages that would impact the population to varying degrees over the next several decades. Even as early as the 1920s, new arrivals began to outpace employment opportunities which increased unemployment levels and impacted the health of local businesses on the South Side. The Great Depression of the 1930s compounded these issues to a catastrophic degree and fully dismantled the advancements of the Black Metropolis. Unemployment soared among the African American population, which had hit nearly 234,000 in 1930. Financial institutions collapsed, businesses closed, and slum-like housing conditions increased as the South Side's aging and increasingly overcrowded housing stock went unaddressed.[82]

According to historian Arnold R. Hirsch, the growth of Chicago's African American population slowed significantly in the 1930s, which instead was characterized by a period of "territorial consolidation," or demographic shifts along neighborhood boundaries and within previously mixed communities. By 1940, the African American community in Chicago had reached an apex of racial concentration, a phenomenon that paved the way for the federal housing policies of the 1940s and beyond. This racial concentration was exacerbated by the National Housing Act of 1934 which resulted in the ranking of races and nationalities by order of "desirability."[83] Individuals and families from Anglo Saxon and northern European descent were ranked as more desirable, while those from the Mediterranean and Eastern Europe, followed by African Americans and Central and South Americans, who were ranked as less desirable. This ranking was employed by the FHA's chief economist Homer Hoyt. The FHA would go on to employ Hoyt's racial hierarchy to standardize the mortgage lending process in an attempt to protect the government against risky lending. This resulted in the creation of racial maps of cities across the country. In these maps, Hoyt's hierarchy was color coded, with low-risk investment areas represented with blue and green, moderate risk areas were yellow, and high-risk areas, largely inhabited by African Americans, were red. Known today as "redlining," the long-term effects of this categorization can still be seen in neighborhoods to this day. With residential segregation already largely mandated by multiple levels of government, this new redlining policy presented yet an another barrier to minority communities by largely denying them access to mortgage loans and decreasing opportunity for home ownership in large swaths of urban areas. At the same time, the city of Chicago had also adopted its own forms of restrictive covenants resulting in white homeowners being legally barred from selling their property to nonwhites, further intertwining racial prejudice into the history and urban fabric of Chicago.[84]

As discussed more thoroughly in the following section, federal housing reform arose from the dire nationwide economic impacts of the Great Depression and originated as part of the federal government's New Deal program under President Franklin D. Roosevelt. Its earliest iteration was managed by the housing division of the Public Works Administration which financed the first federal housing project exclusively for African American families in Chicago, the Ida B. Wells Homes on the South Side at Thirty-Ninth Street and South Parkway (1939-1941;

[81] Adam Green, "How a Brutal Race Riot Shaped Modern Chicago," *The New York Times*, August 3, 2019.
[82] Christopher Robert Reed, *The Depression Comes to the South Side: Protest and Politics in the Black Metropolis, 1930-1933* (Bloomington: Indiana University Press, 1994), 9-10.
[83] Digital Chicago, "Racial Restriction and Housing Discrimination in the Chicagoland Area," Lake Forest College, accessed January 25, 2022.
[84] Adam Green, "How a Brutal Race Riot Shaped Modern Chicago," *The New York Times*, August 3, 2019; Cheryl W. Thompson, et al, "Racial covenants, a relic of the past, ares still on the books across the country," National Public Radio, November 17, 2021.

demolished). The 1,662-unit development, which was completed by the newly formed Chicago Housing Authority, involved the demolition of 47 acres of "ghetto" housing at a cost of $9 million.[85] From this point through the remainder of the twentieth century, federal public housing played a critical role, for better and for worse, in the lives of countless thousands of African Americans across the country.

The United States' involvement in World War II produced an industrial boom in Chicago that attracted a new wave of African American migration from the South. Between 1940 and 1950, the city's African American population swelled by approximately 270,000 but this time the city had more than enough jobs to employ them, particularly in the defense industries.[86] However, the intensive influx created a crisis-level housing shortage. The addition of two more exclusively African American federal housing projects in the wartime years, the Robert H. Brooks Homes (834 units; 1943) and Altgeld Gardens (1,500 units; 1944), plus the reservation of a small percentage of units in other new projects for African American families, provided a total of 4,000 new units. However, in many cases new housing construction involved the demolition of older existing housing in established African American neighborhoods in an effort to clear slums, creating more housing problems while solving others (Altgeld Gardens, established in the largely undeveloped Riverdale area, was a notable exception). These efforts, coupled with the National Housing Agency's Neighborhood Composition Rule, which required the racial composition of federal housing projects to reflect their host neighborhoods, resulted in a net loss of units overall and thus further exacerbated the wartime housing crisis.[87] According to Hirsch, these wartime construction efforts "were neither sufficient to meet the incoming flood of war workers, nor a solution to the city's preexisting housing problems."[88] By 1942, the city's overall vacancy rate had dipped to 0.9%.[89]

Following the end of the war in 1945, Chicago continued to gain African American residents who accounted for nearly 30 percent, or more than 800,000, of the city's population by the mid-1960s.[90] Due to the overcrowding and lack of decent housing on the South Side and other African American enclaves, the established "racial barriers" between Black and White / mixed-race areas began to dissolve.[91] The departure of White residents out of the inner city and into new post-war suburbs amplified this trend, as did the demolition of entire blocks of older housing to make way for new low-income public housing projects for predominantly African American residents. The United States Supreme Court's abolition of restrictive covenants in 1948, a racist tactic used to exclude African Americans and other minorities from certain neighborhoods, was another factor in the breakdown of barriers. Previously White neighborhoods in Chicago such as Chatham on the South Side became predominantly middle-class African American enclaves beginning in the 1950s. In the spirit of urban renewal, the Chicago Housing Authority built several high-rise public housing projects in poorer areas to replace existing "ghettos," such as the 4,415-unit Robert Taylor Homes (1960-62) in the old Black Belt.[92] The CHA also shifted previously Whites-only or predominantly White projects to African American occupancy, including the Frances Cabrini Homes, a wartime housing project on Chicago's Near North Side that gained several high-rise buildings between 1958 and 1962.[93] Efforts to build more public housing in less congested and more diverse areas sparked a series of racially fueled clashes that relocated newer housing projects in increasingly dense racially segregated neighborhoods.

Civil Rights activism grew in the 1960s to combat racial discrimination in housing and in schools. The Chicago Freedom Movement, led by local school teacher Al Raby (1933-1988), drew Martin Luther King Jr. and the

[85] Hirsch, *Making the Second Ghetto,* 10-11.
[86] Neil A. Wynn, *The African American Experience During World War II* (Lanham, Maryland: Rowman & Littlefield Publishers, 2010), 64.
[87] Hirsch, *Making the Second Ghetto,* 13; and ""FDR Will Get Plea to Provide Negro Housing. – New Buildings Only Increase Shortage, Says Frayser Lane," *Chicago Sun,* June 19, 1942.
[88] Hirsch, *Making the Second Ghetto,* 20.
[89] Hirsch, *Making the Second Ghetto,* 20.
[90] Hirsch, *Making the Second Ghetto,* 3, 17.
[91] Hirsch, *Making the Second Ghetto,* 5.
[92] Hirsh, *Making the Second Ghetto,* 262.
[93] Hirsh, *Making the Second Ghetto,* 262.

Southern Christian Leadership Conference (SCLC) to Chicago in 1965 to lead a series of protests. By 1969, 99 percent of CHA's low-income housing was occupied by African Americans, and virtually all of this housing was located in dense, racially segregated areas.[94] These areas, and the projects themselves, were plagued by violence and crime fueled by overcrowding, poverty, and a pervasive sense of despair. According to historian D. Bradford Hunt, Chicago's public housing of this period "perpetuated racial segregation and symbolized second-class citizenship."[95] Many thousands of African Americans were thus struggling to achieve the dream of a better life that they or their predecessors had arrived in the city to pursue. Meanwhile, Chicago's African American population was climbing to its all-time high of nearly 1.2 million in 1980.[96]

In 1983, the African American community, with support from Latinos and liberal White residents, succeeded in electing the city's first African American mayor Harold Washington (1922-1987) who sought to reverse the decades of neglect that the city's African American had experienced under its White political machine. While more African Americans made strides in the political arena, however, police discrimination and brutality, along with violence, grew increasingly worse in the 1980s and beyond, and by 2000 Chicago was experiencing an unprecedented exodus of its African American population, which for so many decades had been an integral part of its social and cultural identity. Despite efforts on the part of the City and CHA to replace dozens of housing projects with more equitable mixed-income housing, the de-population trend continued, and in 2017 the African American population had plummeted to just under 800,000.[97]

Overview of Public Housing in the United States

The New Deal and Early Public Housing in the United States

The modern-day concept of public housing in the United States – government-built and -operated multi-unit residential complexes for low income families – originated in the 1930s during the Great Depression, when a nationwide confluence of unemployment, worsening conditions in urban slums, and a dearth of decent housing prompted the federal government to include a housing initiative as part of President Franklin D. Roosevelt's New Deal economic recovery program. In June 1933, the National Industrial Recovery Act (NIRA) allotted $3.3 billion to form the Federal Emergency Administration of Public Works (also known as the Public Works Administration [PWA]), which was designed in part to alleviate unemployment and the housing crisis by coordinating the clearance of slums and the erection of low-income housing in cities throughout the nation.[98] The new PWA was folded into the U.S. Department of the Interior under the administration of Harold L. Ickes (1874-1952), who created a Housing Division within the PWA to manage the agency's housing related projects.

Initially the PWA sought to improve and increase housing stock by providing low interest loans to limited-dividend housing corporations. The agency received over five hundred requests but only seven projects ultimately received the loans, and all seven were intended for White occupants only. Additionally, all were built on vacant land rather than former slum areas. Completed in 1933-1935, the first PWA-funded developments included the Carl Mackley Houses in Philadelphia, the Hillside Homes in New York City, and Neighborhood Gardens in St. Louis. Their designs were inspired by European Modernism and the Garden City Movement and modeled after the successful large scale public housing built after World War I in European countries such as Austria and Germany. Architects for these initial PWA-funded projects were encouraged to be creative in their designs and

[94] Hirsch, *Making the Second Ghetto,* 265.
[95] D. Bradford Hunt, *Blueprint for Disaster: The Unraveling of Chicago Public Housing* (Chicago: University of Chicago Press, 2009) , 6.
[96] Great Cities Institute, "Fact Sheet: Black Population Loss in Chicago," https://greatcities.uic.edu/wp-content/uploads/2019/08/Black-Population-Loss-in-Chicago.pdf, accessed April 13, 2021.
[97] Great Cities Institute, "Fact Sheet: Black Population Loss in Chicago," https://greatcities.uic.edu/wp-content/uploads/2019/08/Black-Population-Loss-in-Chicago.pdf, accessed April 13, 2021; and Julie Bosman, "Black Families Came to Chicago by the Thousands," *New York Times,* February 16, 2020, accessed April 13, 2021.
[98] National Park Service, "Public Housing in the United States, 1933-1949," unpublished draft, December 2004, E-18.

received little government oversight. Common features included the use of superblock site arrangements, low-rise building heights, low-density site coverage, compact building interiors, community amenity buildings and gardens, and a public art component. While the quality of design and construction of these developments was high and "provided an important first step…in establishing a federal role in housing reform," the limited-dividend housing program failed in its goal to alleviate housing conditions among the urban poor.[99] Even with the program's liberal loan terms, the rents required to make the projects work financially were well above the means of lower-income tenants.

Between February 1934, when Ickes suspended the loan program, and 1937, the PWA transitioned to take on a more direct role in American low income housing development. The agency acquired the land for new housing projects; contracted out slum clearance, design, and construction, which was overseen by its own qualified staff; and managed the completed properties. During this period the agency constructed or initiated 51 projects in 36 cities. Twenty-one projects were allotted for African American tenants only, 24 for Whites only, and 6 had segregated buildings for Black and White tenants.[100] The character of the PWA's direct-build housing projects was similar to the loan program projects in their low density; low-rise building heights; rowhouse-type (rather than detached) units; selection of quality construction materials; integration of open spaces and recreational areas within a superblock arrangement; provision of amenity buildings such as community centers and nursery schools; and exterior designs chosen by local architects to reflect regional architectural preferences.[101] The program provided a total of nearly 22,000 units, cleared 10,000 slum units, and employed thousands. Examples include Techwood Homes (extant) and University Homes (demolished) in Atlanta (1936); Lakeview Terrace in Cleveland (1935-1937, extant); the Harlem River Houses in New York City (1936-1937, extant); the Langston Terrace Dwellings in Washington D.C. (1936-1938, extant); and the Julia C. Lathrop Homes in Chicago (1938, extant). Operating under the George-Healey Act of 1936, which required that the PWA fix rents at a certain level and limit tenant selection based on income, made this second phase of federal housing more affordable than the first, although the units still were not affordable for the poorest among those displaced by slum clearances.[102]

As the PWA administered its own direct-build housing program, it also encouraged states to pass legislation to better enable local participation in housing activities. By 1938, thirty states had passed such legislation and fifty communities had established local housing authorities that took over management of thirteen of the PWA's new developments. This increased engagement at the local level set the stage for the federal-local partnership that was codified under the United States Housing Act of 1937.

The United States Housing Act of 1937, also known as the Wagner-Steagall Act, decentralized public housing by creating a permanent federal housing program that provided financial assistance for low-income housing to be constructed and operated by state-chartered local housing authorities. The goals of the program, which would be administered by the newly created United States Housing Authority within the Department of the Interior, were "the elimination of unsafe and insanitary housing conditions…the eradication of slums…the provision of decent, safe, and sanitary dwelling for families of low income, and…the reduction of unemployment and the stimulation of business activity."[103] The program was guaranteed funding through 1939, after which it would require additional appropriations from Congress. President Roosevelt appointed Nathan Straus as the USHA's first administrator.

Using federal funds, local authorities were responsible for executing all aspects of the housing development process, from selecting sites to design, construction, tenant selection, and building management. In addition to

[99] National Park Service, "Public Housing in the United States, 1933-1949," E-23.
[100] National Park Service, "Public Housing in the United States, 1933-1949," E-24.
[101] National Park Service, "Public Housing in the United States, 1933-1949," E-27.
[102] National Park Service, "Public Housing in the United States, 1933-1949," E-31; and Gilbert A. Cam, "United States Government Activity in Low-Cost Housing, 1932-38," Journal of Political Economy Vol. 47, No. 3 (June 1939): 364.
[103] United States Housing Authority, "The United States Housing Act of 1937, as Amended" (Washington D.C.: United States Department of the Interior, 1937).

the more decentralized arrangement of public housing development under the USHA, another important component of the act was that it offered deeper subsidies to ensure that even the poorest citizens could afford the rents.[104] In its first few years of existence, the USHA financed nearly 120,000 new units at a cost of $540 million. In addition to increased involvement at the local level, these projects also differed from those of the PWA era in their increased emphasis on economy and standardization, which was deemed essential to keeping rents low. They were typically designed in the International Style, with regular fenestration patterns, flat roofs, and little to no ornament, and they offered fewer amenities. However, PWA-era features such as low-rise building heights, superblock site arrangements, and the incorporation of green space continued to be used. Early examples of USHA-funded housing developments include Edison Courts in Miami (1939-1940, extant) and the James Weldon Johnson Homes in Philadelphia (1940, extant). Though socially progressive, the early movement for public housing in the United States could not contend with the ever-present specter of racial segregation, even in Northern cities like Chicago. The PWA- and USHA-funded projects of the 1930s and early 1940s were intended for both Black and White tenants but on a segregated basis. The programs adhered to the unwritten "Neighborhood Composition Rule" which required a project's tenants to be of the same race as the majority of residents in its host neighborhood. In areas of mixed population, the project matched that ratio in number of segregated units. Thus, the de jure residential segregation that had been in place throughout the country for decades was now formalized through federal housing policy.

U.S. Public Housing during World War II

As the nation emerged from the Great Depression at the end of the 1930s, the perceived need for public housing waned, and the federal government determined that future housing needs should rest in the hands of the private sector. In 1939, Congress refused to fund the USHA program beyond its original three-year period. Yet as and the threat of world war loomed and the nation's industries pivoted to wartime production, a lack of accommodations for millions of defense workers created a new housing crisis that required government intervention. In 1940-1941 alone, approximately three million defense workers and their families (both Black and White) relocated to the nation's industrial centers, primarily Chicago, Detroit, Philadelphia, and New York, and only half of these families were able to secure decent housing within existing markets.[105]

In June 1940 the federal government reinstituted a version of its public housing program under the National Defense Act. Under Public Law 671 of the act, the USHA was authorized to acquire land, finance 100 percent of housing development costs, and reassign in-progress developments for defense housing. The law also eliminated the low income requirement for tenancy, requiring instead that rents be fixed at variable rates that were within reach of defense worker families, and it exempted local authorities from the "equivalent elimination" clause regarding slum removal.[106] By 1942, more than 6,500 in-progress units had been converted for defense worker housing; one large-scale example is San Felipe Courts in Houston (1939-1944, demolished). The USHA also issued loans for a total of 6,344 purpose-built defense housing units with the goal of converting them for low-income use after the war.[107] Due to the pressing need for housing, material shortages, and financing constraints, these new developments were more restrained and regularized than ever before, prioritizing speed and efficiency over creativity and quality. The Moreno Court development in Pensacola (1940, extant), for example, was a 220-unit defense housing development completed in less than three months.[108]

Although the United States would not enter the War until December 1941, the nation was preparing for wartime footing as America's allies in Europe descended into war in 1939. In October 1940, the emergency housing policies under the National Defense Act were replaced by the Lanham Act, a wartime bill that prioritized temporary federally built housing that would not compete with private enterprise. Under the Lanham Act, the

[104] Hunt, *Blueprint for Disaster*, 25.
[105] National Park Service, "Public Housing in the United States, 1933-1949," E-54.
[106] National Park Service, "Public Housing in the United States, 1933-1949," E-55.
[107] National Park Service, "Public Housing in the United States, 1933-1949," E-57.
[108] National Park Service, "Public Housing in the United States, 1933-1949," E-58.

government built approximately 625,000 units of housing, about 58,000 of which were temporary construction, e.g., plywood dormitories, Quonset huts, and trailers. The program restricted per-unit construction costs to a level well below USHA standards and forbade conversion of its temporary housing for low-income use after the war. In 1942, President Roosevelt consolidated the government's various housing agencies into the National Housing Agency (NHA), which joined other federal construction programs under the Federal Public Housing Administration (FPHA). Meanwhile, private developers built nearly 900,000 wartime housing units, primarily single-family homes on the outskirts of industrial centers that would catalyze postwar suburbanization.

In November 1944, in anticipation of the end of the war and the massive re-integration effort of veterans, the NHA published its estimate of the nation's postwar housing needs. According to the report, the country would require 12.6 million new housing units to accommodate the population in the first ten years after the war, and 36 percent of these would need to be low-income units. While the Servicemen's Readjustment Bill of 1944 (known as the G. I. Bill) guaranteed special home loans for veterans, public housing was intended to provide a critical stop-gap measure until the private construction industry could catch up with demand. In 1945, an executive order prioritized the use of housing built under the National Defense Act as veteran housing managed by local housing authorities, followed by a gradual conversion to low-income housing.[109]

The temporary housing built under the Lanham Act also supplemented veteran housing into the early 1950s despite mandates for its immediate demolition, and over 24,000 units of permanent housing were transferred to local housing authorities under the Housing Act of 1950, which was administered by the FPHA's postwar successor, the Public Housing Administration (PHA). One example of a converted permanent Lanham Act project is Chicago's Altgeld Gardens, the subject property.

Postwar U.S. Public Housing

The public housing programs of the 1930s and World War II period demonstrated that the federal government had an important role to play in the housing sphere, and this role continued to evolve in the postwar period. The next important step in this evolution was the passage of the Housing Act of 1949, a landmark piece of legislation that declared, for the first time, that "every American family" deserved decent housing:

> [T]he general welfare and security of the Nation and the health and living standards of its people require housing production and related community development sufficient to remedy the serious housing shortage, the elimination of substandard and other inadequate housing through the clearance of slums and blighted areas, the realization as soon as feasible of the goal of a decent home and suitable living environment for every American family…[110]

To meet these goals, the PHA provided financing to local housing authorities for slum clearance and the construction of more than 800,000 new housing units. In direct contrast to earlier projects, however, postwar public housing projects were typically constructed as high-rise towers that symbolized "economic efficiency, social order, and modern design."[111] Strict per-unit cost caps forced an increase in density per building and a greater density of buildings per complex. Amenities were reduced or eliminated altogether.

In addition to changes in design and planning philosophies, public housing experienced an important policy shift in this period as well. Whereas earlier housing projects targeted low-income wage earners, both Black and White, postwar housing was conceived of as a way to alleviate housing conditions for the poorest citizens, who by the late 1950s were disproportionately African American. Furthermore, the Urban Renewal Act of 1954, which was intended to improve declining inner cities in the face of postwar suburbanization, displaced an overwhelming

[109] National Park Service, "Public Housing in the United States, 1933-1949," E-63-65.
[110] United States Senate, "Housing Act of 1949," (Washington DC: United States Government Printing Office, 1949), 1.
[111] National Park Service, "Public Housing in the United States, 1933-1949," E-66.

number of poor African Americans from razed slums who then had little choice but to crowd into public housing as their only feasible means of shelter.

The lofty goals of the 1949 act instigated perhaps the most controversial period in the country's history of public housing. Critics described postwar projects as "warehousing" for the predominantly African American urban poor, and in the 1960s housing projects became touchstones of racial violence and Civil Rights activism. This trend continued into the 1970s and 1980s, as drug use and gun violence escalated. Once conceived of as a temporary respite for the working class families on their path to a better life, public housing had become a prison of poverty that was nearly impossible to escape.

In 1965, President Lyndon B. Johnson created the United States Department of Housing and Urban Development (HUD) as a Cabinet-level agency to oversee housing issues. The 1968 Fair Housing Act, which HUD was tasked with enforcing, illegalized discrimination in the housing industry based on qualities such as race, gender, religion, and nationality. At the same time, the federal government shifted to a public-private arrangement of housing development in which it provided federal subsidies to private low-income housing developers (both for-profit and non-profit). This type of development, known as affordable housing, continues to provide the primary form of low income housing today.[112]

Public Housing in Chicago

As a fast-growing city with a large proportion of poor and working class residents, both Black and White, Chicago faced several housing challenges over the course of the twentieth century. Until the creation of federal housing policies under the 1930s New Deal program, these challenges were addressed, with varying success, by the private sector and by the accretion of slum districts. With its first four public housing projects of the 1930s, however, Chicago fully embraced public housing as a viable solution to its housing challenges, erecting many thousands of subsidized units that transformed its cityscape. In many ways, the city's history of public housing mirrors the evolution of policy and design that occurred at a national level, but the ways and places in which it manifested are in other ways unique to Chicago's history as both an industrial center and as a mecca of African American urbanity.

Prior to the initiation of federal public housing under the 1930s New Deal, Chicago's housing shortage following the Great Migration of the 1910s, and the increasingly dire conditions of its slums, caught the attention of philanthropic progressives who determined that the problem could be solved via private investment. In 1919, the Chicago Housing Association was formed by businessman Benjamin J. Rosenthal and a group of like-minded Chicago businessmen, who believed that home ownership was the key to a stable society. Well aware of the dehumanizing conditions in the city's slums, and that many of its board members' employees were housed there, the association endeavored to finance and build modest homes that working-class families could afford to purchase.[113] In 1920, the group completed the Garden Homes development, a collection of 154 single-family and duplex residences for White families in the Chatham neighborhood (extant, NRHP, 2005). The project, hailed as "the most ambitious housing project in the history of Chicago," struggled with foreclosures in the 1930s and was the only development the association ever built.[114]

In 1929, Julius Rosenwald (1862-1932), Chicago philanthropist and president of Sears, Roebuck, & Company, constructed the Michigan Boulevard Garden Apartments, a 454-unit, five-story housing complex for African American families on the booming South Side (extant, NRHP, 1981). While Rosenwald's goal was to provide affordable rental housing, the high cost of the project resulted in middle class rents and thus did little to alleviate

[112] Alexander Von Hoffman, "To Preserve Affordable Housing in the United States: A Policy History," Harvard Joint Center for Housing Studies (March 2016): 7-12.
[113] "Garden Homes Historic District, Chicago, Cook County, Illinois," National Register of Historic Places, 2005, Section 8, pp. 8-9.
[114] "Garden Homes Historic District, Chicago, Cook County, Illinois," Section 8, p. 11.

housing conditions for the poor of Chicago's Bronzeville. Nevertheless, the complex, which continued to provide quality housing for middle class African Americans for decades to come, marked an important step in localized housing relief efforts. A similar development for White families was the Marshall Field Apartments in Chicago's Old Town neighborhood on the Near North Side, a 628-unit complex financed and built by the estate of merchant entrepreneur Marshall Field in 1929 (extant, NRHP, 1991).[115] Like Rosenwald's development, the rents ended up being too high for its intended demographic.

As overcrowding and unemployment increased, Depression era Chicago was a leading candidate for the federal government's PWA direct-build and USHA-funded housing programs of the 1930s. Between 1935 and 1941, the city gained four projects: 1) the Julia C. Lathrop Homes (1938, extant), 2) the Jane Addams Houses (1938, demolished), 3) the Trumbull Park Homes (1938, extant), and 4) the Ida B. Wells Homes (1939-1941, demolished). All four were designed in accordance with the programs' ideals of high-quality design and construction, low density, and the provision of green space and indoor amenities such as community centers and nursery schools. All four were managed by the Chicago Housing Authority (CHA) following its creation in 1937.

The Julia C. Lathrop Homes were completed as a PWA direct-build project on the North Side of Chicago in 1938. Its 925 units in two- to four-story rowhouse and apartment buildings were allocated for White families (NRHP, 2010).[116] The project was named after Illinois social reformer Julia C. Lathrop (1858-1932), who was involved in several charitable and civil rights causes throughout her career. A fifteen-member consortium of architects designed the project under the leadership of Chicagoan Robert DeGolyer. Today, the property is historically significant as an intact pre-World War II public housing complex in Chicago. It is currently operated by the CHA.

The Jane Addams Houses was a PWA direct-build project completed in 1938 on the Near West Side. In accordance with the federal government's "Neighborhood Composition Rule," 2.5 percent of its 1,027 units were reserved for African American families and the rest were designated for Whites.[117] The team of architects included John Holabird, John Armstrong, Ernest Grunsfeld Jr., Elmer Jensen, and Philip Maher.[118] The complex of 1,027 units in 32 three-story buildings, named for progressive social reformer and activist Jane Addams (1860-1935), was demolished between 2002 and 2007.

Trumbull Park Homes, also completed in 1938, was a comparatively small PWA project on the Southeast Side, three blocks from the Wisconsin Steel Works, that comprised 426 units for White families. The two-story row houses and four-story apartment buildings were designed by the same architectural team as the Jane Addams Houses and are similar in appearance. When the CHA attempted to integrate Trumbull Park Homes in 1953, the complex endured seven months of daily race riots followed by years of racial attacks and protests that made national headlines. The complex is extant and operated by the CHA.

The Ida B. Wells Homes, constructed between 1939 and 1941, was the only Chicago public housing development from this era designed exclusively for African American families. The large 1,662-unit complex replaced slums on the South Side and was named for local activist Ida B. Wells (1862-1931). The Wells Homes also differed from the others in that it was planned under the PWA but constructed by the CHA. The complex was expanded in 1955 with ten seven-story buildings. The site was cleared gradually between 2002 and 1994.

Illinois was among the nation's first thirty states to authorize the creation of local housing authorities under the United States Housing Act of 1937. Formed that same year, the Chicago Housing Authority was, and still is, a non-profit municipal corporation governed by a mayor-appointed executive secretary and board of

[115] "Marshall Field Garden Apartments, Chicago, Cook County, Illinois," National Register of Historic Places, 1991, Section 8, p. 1.
[116] "Julia C. Lathrop Homes, Chicago, Cook County, Illinois," National Register of Historic Places, 2010, Section 8.
[117] Hirsch, *Making the Second Ghetto,* 14.
[118] Devereux Bowley Jr., *The Poorhouse: Subsidized Housing in Chicago, Second Edition* (Carbondale: Southern Illinois University Press, 2012), 21.

commissioners. Social reformer Elizabeth Wood served as the CHA's first executive secretary from 1937 until 1954. Under Wood's leadership, the CHA endeavored to "design projects that were 'assets to the community and integrated'….[and] maintain racial balance in at least some buildings."[119] These attempts at "racial balance" and integration led to frequent political clashes, lawsuits, and, most notably at Trumbull Park Homes, violent riots and attacks. Despite its noble intentions, the CHA was in its early years plagued by conflict, dissatisfaction in both the White and Black communities, and a seemingly insurmountable deficiency of affordable housing.

The city's housing shortage of the 1920s and 1930s was compounded during World War II with the arrival of thousands of defense workers.[120] In response, the CHA converted four planned low-income projects into defense worker housing per federal mandate and secured financing to build a fifth project.[121] Between 1941 and 1945, the CHA completed 1) Frances Cabrini Homes (1941-1942,extant); 2) Lawndale Gardens (1942, extant); 3) Robert H. Brooks Homes (1943, extant); 4) Bridgeport Homes (1943, extant); and 5) Altgeld Gardens (1944; the subject property). Two additional developments, the Collin P. Kelley Homes and Maurice J. Dorney Homes, were planned but never realized due to material shortages.[122]

Chicago's wartime developments continued to be racially segregated per the federal government's Neighborhood Composition Rule; a brief attempt at integration as an emergency wartime measure led to violent confrontations and was quickly abandoned. In terms of design, the wartime projects were more stripped down and standardized than their pre-war counterparts to maximize speed and efficiency of construction. Nevertheless, they still maintained the low-rise, low-density character, building arrangement within superblocks, and integrated green spaces of the PWA-era developments.

CHA's first completed wartime housing project was the Frances Cabrini Homes on the Near North Side (1941-1942). The original 56 low-rise buildings replaced a notorious slum district and were segregated to match the racial composition of the population that was displaced, reserving 80 percent for White families (of predominantly Italian descent) and 20 percent for African American families.[123] (By 1949, as neighborhood demographics changed, African American families comprised about 40 percent of the tenants.) Amenities in the development were limited to small tenant yards and shared green space, while the size of the units, averaging 4.4 rooms each, were the largest among the CHA's developments.[124] At the dedication ceremony, Mayor Edward Kelley described the Cabrini Homes as a model of Chicago's future:

> "These homes, built by the Chicago Housing Authority, symbolize the Chicago that is to be. We cannot continue as a nation, half slum and half palace. This project sets an example for the wide reconstruction of substandard areas which will come after the war."[125]

Between 1958 and 1962, the site was expanded with several mid- and high-rise buildings known as the William H. Green Homes, and together the Cabrini-Green site housed 15,000 residents, nearly all of them African American families.[126] In the 1970s and 1980s, Cabrini-Green devolved into a pit of institutionalized poverty and gang-related gun violence, becoming a national symbol of the failures of public housing. Demolition of the post-war buildings occurred gradually between 1994 and 1995; the original wartime development is extant and operated by the CHA.

[119] Kenan Heise, "Elizabeth Wood, 93, CHA Crusader," *Chicago Tribune,* January 19, 1933.
[120] "WHC Head Warns of Housing Crisis. – Mayor Supports Demand for New Quota of Homes," *Chicago Tribune*, September 21, 1943.
[121] Bowley Jr., *The Poorhouse,* 30.
[122] "Scarcities Halt Housing Unit on South Side," *Chicago Tribune*, August 8, 1942.
[123] "Story of City's Big Problem: Negro Housing," *Chicago Tribune,* December 30, 1949; and Hirsch, *Making the Second Ghetto,* 45.
[124] Bowley Jr., *The Poorhouse,* 32.
[125] "Dedicate Frances Cabrini Homes," *Chicago Tribune,* August 30, 1942.
[126] Bowley Jr., *The Poorhouse,* 32.

Lawndale Gardens was a small-scale housing development completed in December 1942 in the West Wide community of Lawndale. The 128 two-story rowhouse units were built on a vacant site north of the International Harvester manufacturing complex (demolished) and were designated for White families only.[127] The development is extant and operated by the CHA.

The large-scale Robert H. Brooks Homes were completed in 1943 as an African American housing development on the Near West Side named for a fallen Black private from Chicago.[128] Occupying eight city blocks, the development comprised 834 units in two-story row houses that were located adjacent to the pre-war Jane Addams Houses, serving as an extension of that complex. In addition to dwelling units, the Brooks Homes included a city park and community center. The buildings replaced a blighted neighborhood of 864 homes, and while the new units provided better-quality housing they also created a net loss of total housing units for the city, thus doing nothing to alleviate the wartime housing shortage.[129] In 1961, the complex was expanded with three 16-story towers that were demolished between 1998 and 2001. The original 1943 buildings were renovated in the early 2000s as part of a mixed-income redevelopment project and are operated by the CHA.

Bridgeport Homes, like Lawndale Gardens, was a small-scale wartime housing development for White families in the South Side community of Bridgeport. It was completed in 1943 on a vacant parcel and comprised 141 units in eighteen two-story rowhouse buildings.[130] The location was near the Central Manufacturing District, where several factories were working on wartime contracts when the development was completed.[131] Bridgeport Homes is extant and operated by the CHA.

The fifth and final wartime public housing development completed in Chicago was Altgeld Gardens, the subject property. This particularly large 1,500-unit development, designated for African American families, was constructed between 1944 and 1945 on the Far South Side of Chicago in the Riverdale neighborhood. Named in honor of Illinois politician John Peter Altgeld (1847-1902), the community was designed to be self-contained given its relative isolation. In addition to 162 two-story rowhouse-style brick buildings containing 1,500 apartment units, Altgeld Gardens also had a community center, shopping center with grocery store, administration building, library, elementary and high schools, and integrated green space, including a public park. Historian Deveraux Bowley, Jr., described Altgeld as “the most self-contained and comprehensive housing project ever built in Chicago.”[132] In 1954, Altgeld was expanded with a 500-unit addition of two-story rowhouses known as the Philip Murray Homes, one of only two low-rise postwar projects.[133] For an in-depth history of the site, please refer to “History and Development of Altgeld Gardens and the Philip Murray Homes” at the beginning of Section 8 of this document.

A sixth project, Wentworth Gardens, was developed in an industrial section of the South Side by the Federal Public Housing Authority (FPHA), not the CHA, which was in charge of its operation only (the CHA finally gained ownership in 1956).[134] The 422 unit-complex for African American families began construction as defense worker housing in 1945 but was not completed until after the war, and from that time onward served as low-income housing. The 37 two- to three-story buildings are extant and managed by the CHA.

Following the end of World War II in 1945, the CHA’s defense worker housing was gradually converted into low-income units, although returning veterans received priority status in the immediate postwar years. As housing shortages continued, the CHA decided to abandon the restrictive Neighborhood Composition Rule by moving

[127] Bowley Jr., *The Poorhouse,* 32-33.
[128] “Name Housing Project After Negro Soldier,” *Chicago Tribune*, June 21, 1942.
[129] Bowley Jr., *The Poorhouse,* 36.
[130] Bowley Jr., *The Poorhouse,* 34.
[131] “Stepup Work on Big Chicago Housing Authority Project,” *Chicago Tribune*, July 19, 1942.
[132] Bowley Jr., *The Poorhouse,,* 44.
[133] Bowley Jr., *The Poorhouse,* 75.
[134] Bowley Jr., *The Poorhouse,,* 45-46.

some African American veterans into Whites-only sections of its temporary housing developments, including Airport Homes and Fernwood Park (both demolished). This early attempt at integration was in line with the attitudes of CHA's leadership at the time; Executive Secretary Wood was a known proponent of racial and economic integration and Robert Taylor (1899-1957), the chairman of CHA's board and an African American, was well aware of the housing issues within the African American community.[135] A series of protests, some violent, at the housing sites deterred most African American families from trying to move in, and the CHA soon abandoned its efforts.

By 1950, the CHA had grown to a staff of 449 managing more than 11,000 units (3,200 temporary units and more than 7,500 permanent units).[136] In its first decade of existence, according to Bowley Jr., "the CHA had established a good record in regard to efficiency of construction and maintenance… [but] the question of integration…remained largely unresolved, as did the larger question of the advisability of publicly created enclaves exclusively for poor people."[137]

Freed from the emergency constraints of the Depression and World War II, the CHA was confronted with a new set of challenges in the postwar period. Postwar suburbanization, and the construction of thousands of government-insured single-family homes on the city's outskirts and beyond, finally alleviated the housing shortage among most Whites (both working and middle class) and middle-class African Americans. In addition, the latter group made some headway into the housing market following the illegalization of restrictive covenants in 1948, although implicit racial discrimination continued to limit opportunities. This exodus from the urban core in the late 1940s through the 1960s left behind a poor and mostly African American population that was concentrated on the city's the South and West Sides. These areas became the target of CHA's slum-clearance and low-income housing construction efforts. The CHA's postwar housing projects followed national trends of increased density (both in its buildings and its sites), increased building heights to an average of 12 stories, reduction of site amenities, and monolithic architecture that prioritized cost over design.

The CHA's first postwar projects were unusual in a number of ways. The South Side's Dearborn Homes, initiated in 1946 and completed in 1950, was a complex for African American families consisting of sixteen six- to nine-story buildings and was the first CHA project to include elevators (extant). Because it was developed prior to the Housing Act of 1949, it was financed by a combination of city, state, and federal funds.[138] Between 1947 and 1952, the CHA developed eight "Court" projects (Racine Courts, LeClaire Courts, Harrison Courts, Maplewood Courts, Ogden Courts, Archer Courts, and Loomis Courts) to house families displaced by specific urban renewal and public projects such as the Illinois Institute of Technology campus expansion and the construction of the Congress Street (now Eisenhower) Expressway. Using state rather than federal funding for these developments, and thus less confined by increasingly stringent per-unit cost caps, CHA built a mix of low-rise rowhouse buildings and mid-rise elevator apartment buildings that maintained some of the design qualities of its earliest projects. All but the Prairie Avenue Courts are extant.

Based on two housing studies conducted in 1950, the CHA determined that the city was carrying a 292,000-unit deficit of low-income housing, and that the deficit was disproportionately affecting the African American Chicagoan community. The CHA announced ambitious plans to construct 40,900 new units in a six-year period, with more than half slated to be completed within the first two years. However, the controversy surrounding the site selection of these new developments "so damaged the CHA that it never fully recovered."[139] The CHA faced fierce opposition from an influential group of White aldermen and their constituents who refused to approve the CHA's choice of mostly vacant sites on the city's outskirts. Instead, the city council insisted that the majority of the units be constructed in existing African American neighborhoods as slum-clearance projects, which would

[135] Bowley Jr., *The Poorhouse,,* 43.
[136] Bowley Jr., *The Poorhouse,,* 48.
[137] Bowley Jr., *The Poorhouse,* 48.
[138] Bowley Jr., *The Poorhouse,* 54-55.
[139] Bowley Jr., *The Poorhouse,* 68.

not only reinforce racial segregation but also net the city virtually no new housing units. Despite protests from members of both the Black and White communities, and pleas for federal intervention, the so-called "Duffy-Lancaster compromise program" was accepted.[140] Far from improving the housing issue, the ensuing building program "reinforced the city's pattern of racial segregation and placed its greatest burdens on the African American population."[141]

Meanwhile, CHA renewed its integration efforts with the introduction of non-White families into Trumbull Park Homes in the early 1950s followed by a vote in 1953 to integrate all projects.[142] Trumbull Park endured years of violent race riots instigated by the White community as Black families gradually moved in. Despite a few gains, however, the CHA's goal of full integration would not be achieved once again. A gradual shift within the CHA commission from liberal to conservative eventually pushed Executive Secretary Wood out; in 1954 she was fired from her position and replaced with William B. Kean, a retired army lieutenant general tasked with prioritizing the business of the CHA over its social agenda. By this time, the CHA had grown into a $100 million corporation and the largest landlord in Chicago, and Wood's efforts to racially integrate were jeopardizing that status. Wood's departure and the transfer of power to a conversative leadership ushered in the CHA's darkest period of racial strife and, ultimately, the failure of public housing in Chicago.[143]

The city's thirty-three public housing projects constructed in the 1950s and 1960s were built in census tracts that were already 75 percent African American or undergoing a racial transition that would reach that demographic ratio by the building's date of completion.[144] Some were extensions of older projects, including Grace Abbott Homes and the William H. Green Homes. Philip Murray Homes (subject property) was another such extension to an older CHA project; its three blocks of new low-rise rowhomes adjacent to Altgeld Gardens were completed in 1953.

Among the larger projects on Chicago's South Side were the 1955 Harold L. Ickes Homes (797 units in eight massive 5- to 9-story buildings; demolished); the 1958 Stateway Gardens (1,684 units in eight 10- to 17-story buildings; demolished); and the 1960-65 Robert Taylor Homes (demolished), the largest public housing project in Chicago and the largest in the world at the time of its construction.[145] Its twenty-eight 16-story buildings contained more than 4,000 units housing 27,000 residents, more than half of whom received public aid and nearly all of whom were African American. Together, the Stateway Gardens and Taylor Home formed the "South Street Corridor," a public housing zone more than four miles long.

Examples of Chicago West Side projects include the 1955 Grace Abbott Homes (1,200 units in 40 buildings, including seven 15-story towers; demolished) and the 1957 Horner Homes (920 units in seven 7- to 15-story buildings and expanded in 1961 with an additional 736 units; demolished).

A major extension program of the Frances Cabrini Homes on Chicago's NearNorth Side took place in two phases (both phases demolished). In 1958, the Cabrini Extension added 1,952 units in 15 buildings of 7 to 19 stories, which when completed "was the largest public housing project ever constructed in Chicago."[146] In 1962, the William H. Green Homes created another 1,096 units in eight 15- to 16-story buildings for a total of more than 3,600 units overall.

By the 1960s, it was apparent that the high-rise design of Chicago's postwar projects and their confinement to African American enclaves created serious issues, from physical maintenance (elevators were frequently out of

[140] Hirsch, *Making the Second Ghetto,* 226-227.
[141] Hirsch, *Making the Second Ghetto,* 228.
[142] Bowley Jr., *The Poorhouse,* 71.
[143] Bowley Jr., *The Poorhouse,* 98.
[144] Hirsch, *Making the Second Ghetto,* 242-243.
[145] Bowley Jr., *Poorhouse,* 109.
[146] Bowley Jr., *The Poorhouse,* 102.

order and expensive to fix, while the sheer number of buildings and units made regular site inspections nearly impossible) to extreme concentrations of impoverished and desperate people. In a 1966 class-action lawsuit, *Gautreaux v. Chicago Housing Authority,* a group of Altgeld Gardens tenants led by Dorothy Gautreaux sued the CHA for perpetuating racial segregation, which ultimately resulted in a federal judge enjoining the authority from building additional projects in African American neighborhoods.[147] It was the first major public housing desegregation lawsuit in the country. Following *Gautreaux,* the CHA's few new projects were scattered throughout the city and almost all of them were designated for elderly tenants. By the late 1970s, the CHA was managing approximately 30,000 family units plus another 10,000 units for the elderly. The lawsuit was a major turning point in the CHA's history, although its existing projects continued to be plagued by violence and physical deterioration for the next three decades.

In 1996, HUD took control of the CHA on the grounds of mismanagement and began advocating for the demolition of high-rise public housing, which occurred gradually over the next two decades.[148] The city regained control of the CHA in 2000 and instituted a 25-year "Plan for Transformation" involving "the demolition of notorious high-rise developments, the comprehensive rehabilitation of all the other scattered-site, senior and lower-density family properties, and the construction of new mixed-income/mixed-finance developments," according to its website.[149]

Criterion A: Community Planning and Development, Politics / Government, Social History, and Ethnic Heritage

The Altgeld Gardens – Philip Murray Homes Historic District is historically significant at the local and national levels under Criterion A in the areas of Community Planning and Development, Politics / Government, Social History, and Ethnic Heritage as a major World War II-era public housing development for African American defense industry workers. Altgeld Gardens was a distinctive product of its time, embodying several historic patterns and events that characterized this important period in the history of Chicago and in the country more broadly. These include the combination of federal and local housing policies as they were enacted under the 1940 Lanham Act; the de facto racial segregation that occurred under these policies; the industrial boom and ensuing housing shortage that took place in the country's wartime industrial centers, including Chicago, due to the influx of millions of civilian defense workers within a brief period; and, finally, Chicago's longtime role as a primary destination for the nation's African Americans in search of a better life, which can be traced from the city's origins as a trading settlement up through the post-World War II period. The period of significance under Criterion A begins in 1944, when plans were announced for the development of site, and ends in 1972.

Many dozens of public housing projects were constructed in Chicago between the 1930s and 1960s. As described in the historic contexts above, these projects were associated with various periods in the evolution of federal and local housing policies and were executed in response to different historic periods of social and political change, including the Great Depression, World War II, and postwar suburbanization. Altgeld Gardens is associated with the period of public housing as it manifested in Chicago and nationally during the World War II period. Thus a comparative analysis limited to wartime public housing developments aids in contextualizing the significance of the subject property at both the local and national levels.

At the local level, Altgeld Gardens was among five public housing developments completed for the purpose of housing defense workers employed in Chicago's war industries. However, it was the only purpose-built wartime housing development constructed by the Chicago Housing Authority, as the other four—Frances Cabrini Homes, Lawndale Gardens, Robert H. Brooks Homes, and Bridgeport Homes—were planned before the war as low-

[147] Bowley Jr., *The Poorhouse,* 166-171.
[148] "HUD tired of CHA failures," *Chicago Tribune,* May 28, 1995.
[149] Chicago Housing Authority, "History," https://www.thecha.org/about, accessed April 16, 2021.

income developments that were reassigned as defense working under the National Defense Act of 1940. This difference at the planning stage is significant in terms of the chosen sites and sizes of the developments.

Altgeld was built at a remote vacant site on the far South Side, near the Pullman Shipyards and steel companies, that provided sufficient space to build a village-like community. Two of the other CHA developments, Frances Cabrini Homes and Robert H. Brooks Homes, were similar in scale to Altgeld but doubled as slum-clearance projects in accordance with the federal slum-clearance policy that was suspended under the National Defense Act. The Brooks Homes are the most similar to Altgeld in that they were designated for African American families only, whereas the Cabrini Homes were designated as predominantly White.

The remaining two CHA developments, Lawndale Gardens and Bridgeport Homes, were small-scale projects adjacent to established communities after which they were named, and both further differed from Altgeld in that they were for White families only. Therefore, Altgeld Gardens is distinct in that it was a CHA wartime development that was purposely built rather than reassigned from a pre-war plan; it was developed under the Lanham Act and thus not tied to a slum-clearance agenda; and it was the largest of the developments designated for African American families. Furthermore, Altgeld Gardens differs from the others in its design as a self-contained community, offering numerous amenities to residents, including schools and a shopping center; in contrast, the other developments including very few amenities given their proximity to developed areas and restrictions on wartime spending.

A sixth wartime development for African American defense worker families in Chicago, Wentworth Gardens, differs from Altgeld Gardens in several ways. It was developed by the Federal Public Housing Authority (FPHA) rather than the CHA, it was not completed until after the war and thus never actually served its intended purpose, and it was much smaller in scale than Altgeld, comprising only 422 units.

At the national level, many thousands of wartime housing units were built throughout the United States, from vast complexes such as Altgeld Gardens to small developments with less than a hundred apartments (e.g., Ramsey Homes in Alexandria, VA). A small percentage of the units, including those at Altgeld, were built as permanent housing to serve low-income populations after the war, but most were intended for temporary use to limit competition with the private sector (e.g., Vanport, Oregon, and Planeview, Kansas). In addition to public housing, nearly one million wartime housing units, including entire communities, were constructed by private developers with the support of the federal government.

Two other extant permanent wartime public housing projects that are comparable in scale to Altgeld Gardens are discussed below:

- The partially extant San Felipe Courts in Houston was a large-scale public housing development conceived as a slum-clearance USHA project but reassigned as defense worker housing after the onset of the war (NRHP, 1988).[150] Constructed between 1939 and 1944 for white families only, it consisted of 1,000 units in 68 two-story apartment buildings and 12 three-story blocks.[151] The 37-acre site also included a community center and a high proportion of shared green space. In the 1990s, approximately three-quarters of the buildings were demolished.[152] San Felipe Courts differs from the subject property in that it was planned as a pre-war slum-clearance/low-income housing development, it was for white families only, and the majority of the development has been lost to demolition.

[150] *Public Housing in the United States,* E-56-57.
[151] "San Felipe Courts Historic District, Houston, Harris County, Texas," National Register of Historic Places, February 1988, Section 7 p. 1.
[152] "San Felipe Courts Historic District (boundary revision), Houston, Harris County, Texas," National Register of Historic Places, March 1998, Section 7 p. 5.

- The Linda Vista community in San Diego was developed as a large low-income community on the outskirts of the city and was the first public defense housing project planned under the Lanham Act. The largest low-income housing development in the world at the time, Linda Vista was designed to house up to 13,000 people in 3,000 permanent units of single-family homes and duplexes, plus 1,845 temporary units. The project was completed in November 1941 with additional temporary units added through 1943; by that year, the population reached 20,000 residents.[153] The Linda Vista Shopping Center opened in 1943 (demolished 1972). Dedicated by Eleanor Roosevelt, the shopping center was among the first to be erected in the United States.[154] The Linda Vista community was designated for White families only and evolved into a middle-class White suburb following the war.[155] It differs from the subject property in that it was designed as a collection of single-family homes and duplexes rather than rowhouse blocks and was designated for White families only.

Altgeld Gardens stands apart as the only large-scale permanent public housing project built for African American defense workers in the United States, and one of the few such developments that survives into the present day. This distinction underscores the significance of the site not only within the context of Chicago's legacy of public housing and the vibrant history of the city's African American community, but also in its association with the twentieth-century African American experience on a national scale.

[153] "Business Area in Linda Vista Built to Order," *San Diego Union,* October 16, 1943.
[154] Christine Killory, "Temporary Suburbs," The Journal of San Diego History Spring 1993, Volume 39, Numbers 1 & 2, https://sandiegohistory.org/journal/1993/january/suburbs/, accessed April 19, 2021.
[155] Vicenta Martinez Govea, "America's Finest Housing Crisis: Racialized Housing and Suburban Development," University of San Diego, McNair Summer Research Program (August 2020): 1.

Criterion B: Hazel Johnson (1935-2011) and the American Environmental Justice Movement

Summary Statement of Significance: Criterion B

Altgeld Gardens is locally and nationally significant under National Register Criterion B in the area of Social History for its association with Hazel Johnson, a nationally recognized leader in the environmental justice movement that emerged in the 1970s and 1980s, which sought to "unite environmentalism and social justice into a single framework" to provide equal access to clean air, clean water, and a safe environment for communities of color.[156]

In 1979, Altgeld resident Hazel Johnson founded the People for Community Recovery (PCR), a grassroots community organization for Altgeld Garden residents. Although initially formed to help bring maintenance issues and tenant concerns to the attention of the Chicago Housing Authority (CHA), by the time PCR incorporated as a not-for-profit in 1982, Johnson had shifted the focus of the organization to addressing the specific issues of environmental contamination at Altgeld Gardens and the impact of these hazardous conditions on the health of the community's residents. PCR was one of the first Black environmental justice organizations to form in the Midwest, and Hazel Johnson quickly became a leading figure in the national environmental justice movement, which emerged in the late 1970s and early 1980s as a response to widespread environmental injustices across the United States. From 1979 until her death in 2011, Hazel Johnson worked tirelessly as the leader of PCR to improve the environmental conditions within her community and to further the goals of the larger environmental justice movement.

For 28 years, PCR operated out of leased office space at 13116 South Ellis Street, in the one-story Shop Building in Altgeld Gardens designed by Keck & Keck and completed in 1945 as part of the original master plan for the project. Although Hazel Johnson was a long-time resident of Altgeld Gardens, the property that is most closely associated with her environmental justice work and the work of PCR is the Shop Building. The period of significance under Criterion B begins in 1979, when Hazel Johnson founded PCR, and ends in 2011, the year she died, reflecting the years during which she was actively engaged in the operations of PCR and the environmental justice movement.

Industry, Waste, and Contamination in the Calumet Lake Region

When Altgeld Gardens was completed in 1945, it was hailed by housing officials, policy makers, and the public as a utopian community and a model for post-war housing reforms. The area surrounding the complex, while decidedly industrial, was also close to water and open green space—a seemingly ideal combination for African American war workers and their young children. To compensate for the lack of residential amenities in the surrounding industrial district, the Chicago Housing Authority designed the complex with a host of supporting facilities so that residents enjoyed access to a public school, a public library, playgrounds, a community center, a city park, and shopping center, all within the boundaries of their new community on the Little Calumet River. For Black residents moving from the South and from overcrowded, dilapidated, and segregated neighbors in Chicago—the product of decades of local, state, and federal policies designed specifically to restrict Black mobility—Altgeld Gardens must have seemed a golden opportunity to live in an optimal, sustainable, and self-contained environment.

Beneath the surface, however, the environment at Altgeld Gardens and surrounding residential neighborhoods in the Calumet region of Chicago's far south side was far from ideal. The region's long history as one of the largest industrial districts in the country, built improbably on top of a marshy wetland, produced not only a visible landscape of massive iron and steel mills, factories, water and sewage treatment plants, refineries, and landfills but also a largely invisible landscape of polluted air, contaminated waterways, and toxic soil. Unknown to most residents, Altgeld Gardens itself was built on top of an unregulated industrial landfill and along the edge of a

[156] Robert D. Bullard, ed., *Confronting Environmental Racism: Voices from the Grassroots* (Boston: South End Press, 1993), 7.

"sewage farm" built by the Pullman Car Company in 1880 as a dumping site for Pullman's municipal and industrial waste. By the early 1970s, a century of unregulated and under-regulated waste disposal in the Calumet region had created "one of the greatest ecological disasters in the history of North America" and turned the dream of Altgeld Gardens into a public health crisis for its residents.[157]

Early History of the Calumet Industrial District (1869-1940)

The transformation of Chicago's Southeast Side from a low-lying marshland into a "mighty industrial center" began in 1869, when the US Army Corps of Engineers put forth the first proposal to create a harbor on Lake Michigan at the mouth of the Calumet River to relieve the crowded conditions of Chicago's main ports. The same year, local entrepreneurs established the Calumet and Chicago Canal and Dock Company and consolidated 5,000 acres of land along the Calumet River to market for industrial development. Although the natural landscape was not conducive to industry, the situational advantages of the area—water access for shipping and processing, rail connections, lower property prices, and lower tax rates—lured the first industries to the area in the early 1870s, and the Army Corps of Engineers began the long and arduous task of restructuring the landscape to fit the new use.[158]

By 1896, the Army Corps of Engineers had dredged the river, established piers at the harbor, and dug several large channels to accommodate freighters carrying bulk cargo. At the same time, several industries—including three steel mills and a shipyard—had already established themselves along the river, dredging their sections of the river and using the dredge to create additional buildable land. Similar "land-building" efforts were completed by other manufacturers in the area. In 1880, dredge from Lake Calumet was used to raise to the land west of the lake by five feet to create a suitable building site for George Pullman's massive factory and company town.[159]

By the early twentieth century, dozens of industrial concerns lined the shores of the Calumet River and Lake Calumet. These were primarily iron and steel mills and related support industries such as chemical factories, but the area also contained several grain handlers and various industries related to construction. The increasing concentration of industry in the Calumet region inevitably produced a plethora of industrial waste. Iron and steel manufacturing by-products included phenols, cyanides, and naphthalene, as well as copious amounts of slag. Chemical firms produced waste that contained nitric, sulphuric and muriatic acid. Liquid waste produced by the Calumet Paint Company (later Sherwin Williams) contained sulfuric acid, arsenic, copper, lead, zinc, chromium, iron, and sodium sulfide.[160]

Although municipal leaders and public health officials had recognized the need to control and remove biological wastes in Chicago as early as the 1870s to prevent disease and contamination of potable water supplies, this concern did not generally extend to the types of industrial waste that were produced in the Calumet district. Through the early 1920s, industrial waste disposal in Chicago continued to be largely exempt from municipal oversight, with the obvious exception of meatpacking wastes. Some sanitation experts even argued that industrial wastes had beneficial "germicidal" properties, although this may have been a ploy to placate residents and workers in industrial areas who complained of odor and taste problems. As dryly noted in a 1985 geographical history of the Calumet industrial region produced by the Illinois Department of Energy and Natural Resources (later reorganized into the Illinois Department of Natural Resources, or IDNR, in 1995), at that time "the dangers of most other industrial wastes were poorly understood."[161]

[157] David N. Pellow, *Garbage Wars*: *The Struggle for Environmental Justice in Chicago* (Cambridge, Mass.: MIT Press, 2002), 67.
[158] Craig E. Colton, *Industrial Wastes in the Calumet Area, 1869-1970: An Historical Geography* (Springfield, IL: Hazardous Waste Research and Information Center, Illinois Department of Energy and Natural Resources, 1985), 14, 18-20.
[159] Ibid, 20.
[160] Ibid, 5; Sylvia Hood Washington, *Packing Them In: An Archeology of Environmental Racism in Chicago, 1865-1954* (Bloomington, IN: iUniverse, 2017), 199.
[161] Ibid, 22.

With no restrictions, industries in Calumet chose the easiest and most economical means for disposing of their waste. Liquid waste and some solids were dumped into nearby waterways. Bulkier wastes were dumped on site, piled in the marsh, or deposited in the numerous clay pits used by brick manufacturers. These dumping practices remained customary through 1940, despite increasing research suggesting the dangers of such indiscriminate disposal methods for industrial waste.

Ever the progressive industrialist, George Pullman chose a different (though not ultimately better) method for sewage and waste removal for his factory and town. Although the drinking water for Pullman came from Lake Michigan, the company's shops used water from Lake Calumet. Fearing that disposal of sewage and industrial waste into the lake "would make a cesspool of that body of water," Pullman's engineers designed a state-of-the-art sewer system that connected to a "sewage farm" near the Little Calumet River, at Indiana Avenue and 130th Street. In its first year of operation, 211 million gallons of municipal and industrial sewage sludge from the Pullman factory and town were pumped to the site and spread on the fields. The Pullman system also handled liquid waste from Sherwin Williams. Confident that the percolation of the liquid sewage and wastes through the soil would both filter the wastes and fertilize the soil, Pullman initially grew crops for his workers on the farm, including onions, potatoes, cabbages, celery, and beets. By 1887, however, most of the sewage from the system had been redirected to Lake Calumet "in order to save the crops."[162] Mechanical difficulties with the system ultimately forced Pullman to abandon the sewage farm in 1907, after which time "Pullman's sewage went untreated into the Little Calumet River," but the site continued to serve as a dumping ground for industrial wastes until plans for Altgeld Gardens were unveiled in the early 1940s.[163]

Pullman's sewage problems were ultimately solved in 1921, when the Chicago Sanitary District constructed a sewage treatment plant and established a domestic sewage system to serve the increasing residential developments in the Calumet region. The new system, coupled with the opening of the Cal-Sag Channel in 1922, effectively reduced the amount of pollution to Lake Michigan but did little to solve the larger problem of industrial waste disposal. Even within the growing scientific community studying industrial wastes, the primary concern was keeping wastes out of sight rather than reducing volume.[164] Unfortunately for the residents of the Calumet region, in the eyes of most Chicagoans and municipal officials, the far southeast side of Chicago—relatively unpopulated, primarily industrial, and geographically separated from the rest of the city—was a perfectly suitable "out-of-sight" location for waste disposal.

The Rise of the Landfill in the Calumet Region (1940-1970)

The period between 1940 and 1970 saw increasing awareness of the dangers of industrial waste disposal and the first attempts at state and federal legislation to control it. In 1948, the federal government passed the Water Pollution Control Act, which delegated enforcement of water pollution to state and municipal bodies, while providing funding for research and construction of sewage treatment facilities throughout the county. In the late 1940s, the Illinois and the Metropolitan Sanitary District enacted statutes prohibiting waste disposal in waterways and requiring violators to pay a moderate fine. Such statutes were aimed solely at reducing waste in water supplies, without addressing the volume of hazardous waste that industrial concerns produced.[165]

These tentative steps towards regulation also came at a time when new industrial technologies increased production and consequently, significantly increased the volume of wastes. The development, production, and widespread use of modern synthetic products such as DDT (an insecticide developed in the 1940s and now classified as a persistent organic pollutant and probable carcinogen) also introduced completely new toxic substances into the region.[166]

[162] Washington, 198-199; Colton, 23-24.
[163] Colton, 24.
[164] Colton, 34-37.
[165] Ibid.
[166] Ibid.

Sanitary officials in Chicago pushed for reduction of waste disposal in waterways by promoting landfills as the most efficient means of dealing with municipal and industrial waste. In 1940, the city opened the first "sanitary" landfill in the Calumet region, a 300-acre site at the northern end of Lake Calumet, and several more opened in the following decades. The sanitary landfill practice--compacting waste daily and covering each layer of compacted waste with soil—was seen as posing fewer health hazards than the open dumps that already existed in the region. Proponents also favored sanitary landfills because the "low quality" land could be reclaimed at minimal cost for new recreational, industrial, or even residential development after the landfill was full. Although critics argued that residential redevelopment was unwise, given that fills "continued to settle for up to thirty years" and gases such as carbon dioxide and methane could migrate into basements and cause explosions, after 1945 landfills in the Calumet region "received a huge share of municipal and industrial waste."[167] Many of these landfills operated without permits to avoid regulation. Open dumping and burning of wastes were also permitted until 1966, when a state law was passed. Even after these practices became illegal, enforcement was lax and illegal and undocumented dumping continued to be a problem. [168]

Not until the 1960s did federal and state agencies begin to explore the environmental impact of a century of waste disposal in the Calumet region. An investigation of pollution in the Calumet River system conducted by the US Department of Health, Education, and Welfare found, not surprisingly, that all three rivers were severely polluted. The Grand Calumet was described in the investigation as biologically barren, with "high concentrations of toxic pollutants and dropping levels of dissolved oxygen" that "prevented the survival of even sludge worm communities." Subsequent investigations, decades later, found little improvement. A 1985 report from the Illinois Department of Energy and Natural Resources concluded that "modifications in the natural landscape have destroyed substantial areas of prime habitat and contamination of surface waters has eliminated many species in the marshes. Overall, this has caused a noticeable reduction in the biological diversity of the Calumet area."

In most of these reports, investigations into the negative impacts of pollution and waste in the Calumet region focused almost exclusively on the impact to the waterways, marshlands, and wildlife. The impact on human health was generally characterized as unknown or difficult to assess. The 1985 Illinois Department of Energy and Natural Resources report on the Calumet region vaguely acknowledged the potential for human health impacts from direct exposure to a variety of hazardous substances—methane, lead, arsenic, and leachates from landfills and on-site waste dumps—but noted that the Illinois Environmental Protection Agency had "reported no unusual mortality figures for the years 1969 to 1981." The report ended its summary of waste disposal impacts with the following astonishing statement:

> *In addition, two residential areas have been constructed on top of former dumping grounds…Much of the area between 95th, Van Vlissingen, and Torrence is built over a former slag dump. To the southwest, a portion of Altgeld Gardens is over the former Pullman sewage farm. For a few years in the 1880's domestic and industrial sewage was piped to this site for natural soil infiltration. It is uncertain what dangers juxtaposing a modern housing complex and an old sewage farm presents, since IEPA did not take soil samples from this portion of the project.*[169]

It was in this environment that Hazel Johnson began her quest for environmental justice for Altgeld Gardens.

Human Sacrifice Zones: Origins of the National Environmental Justice Movement

The Beginnings and Evolution of the Traditional Environmental Movement

The origins of the environmental movement in the United States stretch back to the late nineteenth and early twentieth century, but groups such as the Sierra Club (founded in 1892) and the National Audubon Society (founded in 1905) focused primarily on preserving natural landscapes and protecting wildlife amid rising

[167] Ibid, 57.
[168] Ibid, 57-59.
[169] Ibid, 59

urbanization and industrialization. By the 1960s, however, several factors combined to bring national attention to the human health costs of environmental pollution. Rachel Carson's seminal book, *Silent Spring*, published in 1962, outlined the dangers of widespread use of the insecticide DDT. In the early 1960s, Mexican American labor activist Cesar Chavez organized Latino farm workers in California to push for workplace rights, including protection from harmful pesticides. In 1969, a fire on an oil slick in the polluted Cuyahoga River in Cleveland gained national press coverage. Although fires on the river were not uncommon (a fire in 1952 was larger and caused much more damage than the 1969 fire), the event garnered national press coverage and became an arresting symbol of the dangers of industrial pollution.[170]

In the wake of these developments, pollution became a primary concern for the country's citizens and the push for legislative action reached a tipping point. Wisconsin Senator Gaylord Nelson, a staunch environmentalist, organized the first Earth Day on April 22, 1970. More than 20 million Americans participated, holding rallies, marches, and programs across the country to raise awareness of environmental issues. In November 1970, President Richard Nixon established the Environmental Protection Agency with the stated mission to "protect human health by safeguarding the air we breathe, water we drink, and land on which we live."[171] A dizzying array of legislative actions quickly followed in the early 1970s, including the Clean Air Act (1970), the Lead-Based Paint Poisoning Prevention Act (1971), the Great Lakes Water Quality Agreement (1972), the EPA ban on DDT (1972), the Clean Water Act (1972), the Ocean Dumping Act (1972), regulations to reduce leaded gasoline (1973), and the Safe Drinking Water Act (1974), among others.[172] Similar legislation was enacted at the state level during the early 1970s. The Illinois Environmental Protection Act of 1970 established the Illinois Environmental Protection Agency to enforce state and federal environmental laws and regulations.

While new legislation in the early 1970s focused primarily on cleaning water ways, reducing air pollution, and reducing postconsumer waste, the regulation of industrial wastes was an afterthought at best. This was largely due to the fact that the general public was not yet fully aware of the dangers of toxic exposure from these types of wastes. A 1973 EPA survey showed that "60 percent of respondents favored or strongly favored placement of a national disposal site [a hazardous waste disposal facility] in their county; 58 percent thought that such siting would either leave property values unchanged or actually increase those values." At the same time, industry lobbied heavily in Congress to avoid any regulations that would inhibit waste production. The resulting legislation, the Resource Conservation and Recovery Act of 1976, regulated disposal but not production. This required a great number of new waste disposal and treatment facilities to properly contain industrial waste that was now categorized as hazardous and regulated by the EPA. Although this was not an issue for most communities in the early 1970s, by 1980 several high-profile toxic wastes disasters throughout the United States had solidified public opinion against locating waste facilities anywhere near their communities.[173]

The most infamous of these environmental disasters was Love Canal in Niagara Falls, New York. Originally envisioned as an idyllic community centered on a man-made canal between the upper and lower Niagara Falls, by 1910 developer William T. Love had abandoned the project after digging only a partial ditch. In the 1920s, the ditch was converted to a municipal dump site. In the 1940s, the Hooker Chemical Company purchased the property and converted it into a 16-acre chemical landfill. In 1953, Hooker covered the canal with earth and sold it to city of Niagara Falls for $1. By the 1960s, the site contained a school and over 1,000 homes and low-income apartments. After a record snowfall in 1977 significantly raised the water table, contaminated water containing at least 11 carcinogens (including benzene, dioxin, and polychlorinated biphenyls) began leaching into the

[170] Lorraine Boissoneault, "The Cuyahoga River Caught Fire at Least a Dozen Times, but No One Cared Until 1969," *Smithsonian Magazine*, June 19, 2019. https://www.smithsonianmag.com/history/cuyahoga-river-caught-fire-least-dozen-times-no-one-cared-until-1969-180972444/.
[171] "Milestones in EPA and Environmental History," https://www.epa.gov/history/milestones-epa-and-environmental-history.
[172] Ibid.
[173] Andrew Szasz, *EcoPopulism: Toxic Waste and the Movement for Environmental Justice* (Minneapolis: University of Minnesota Press, 1994), 14-23.

backyards and basements of residents' homes. Subsequent investigation found that the contamination was linked to birth defects, leukemia, and chromosome damage, and the residents of Love Canal were relocated.[174]

The tragedy at Love Canal, together with similar incidents in Missouri, Kentucky, and California, transformed toxic industrial waste from a back-burner issue into a nightly national news story and a top legislative priority. In 1980, Congress passed the Comprehensive Environmental Response, Compensation, and Liability Act (the Superfund Act), which authorized the EPA to identify parties responsible for contamination and compel the parties to clean up the sites. Love Canal was the first site in the country to be designated as a Superfund site, but EPA officials quietly suspected that there were hundreds, if not thousands, of these "ticking time bombs" of toxic waste across the country. [175] By 1985, these suspicions were confirmed, and the EPA had inventoried approximately 20,000 uncontrolled (i.e., closed and abandoned) toxic wastes sites throughout the United States.[176]

Racial Inequality in Environmental Policy and the Warren County Protests of 1982

As public knowledge of the dangers of toxic industrial waste grew, so did opposition to siting for the new facilities necessary to contain that waste. Unlike the environmental successes of the early 1970s, driven by a national movement, opposition to existing and new waste facilities and polluting industries in the late 1970s and early 1980s was fought very much at the local level. And as local protests to garbage dumps, sewage treatment plants, and containment landfills grew, it was impossible not to notice a commonality. The vast majority of these toxic sites (both existing and proposed) were located in communities of color, and the laws and regulations brought about by the legislation of the early 1970s did little to protect these communities from environmental hazards.

Examples of minority resistance to hazardous waste facilities can be found as early as the 1960s and were often organized in conjunction with civil rights organizations. In 1967, a group of Black students from the Friends of SNCC[177] chapter at Texas Southern University joined with Black residents in Houston to protest after a child drowned in an unfenced city garbage dump. In 1968, residents of West Harlem organized to protest a proposed new sewage treatment plant in their community.[178] In 1979, sociologist Robert F. Bullard and his wife, attorney Linda McKeever Bullard, joined Black residents in Houston to fight a city landfill proposed in their middle-class, suburban neighborhood. Linda McKeever Bullard represented the residents in a lawsuit, *Bean v. Southwestern Waste Management, Inc*., which was the "first of its kind in the United States that charged environmental discrimination in waste facility siting under civil rights laws." Dr. Robert Bullard served as an expert witness, conducting a study which documented that "all five city-owned garbage dumps, six of eight city-owned garbage incinerators, and three of the four privately owned landfills were sited in Black neighborhoods," even though only 25% of the city's population was Black. [179] These protests were important indicators of the struggle against environmental threats faced by communities of color but failed to garner widespread national attention.

Ultimately, it was an environmental protest by Black farmers in Warren County, North Carolina that would bring these isolated struggles together to form a national movement. In 1982, Black residents in rural Warren County joined forces to protest the construction of a chemical containment landfill in the town of Afton, where the state planned to bury 400,000 cubic yards of soil contaminated with highly toxic PCBs (polychlorinated biphenyls).

[174] Eckardt C. Beck, "The Love Canal Tragedy," *EPA Journal*, January 1979, https://archive.epa.gov/epa/aboutepa/love-canal-tragedy.html.
[175] EPA Timeline; Beck, "The Love Canal Tragedy."
[176] Commission on Racial Justice, United Church of Christ*, Toxic Wastes and Race: A National Report on the Racial and Socio-Economic Characteristics of Communities with Hazardous Waste Sites* (New York: United Church of Christ Commission for Racial Justice, 1987), xii.
[177] Student Non-Violent Coordinating Committee, a civil rights group formed in the early 1960s to give younger Black activists more of a voice in the larger civil rights movement.
[178] Environmental Justice Timeline, Alabama Center for Rural Enterprise, https://www.arcgis.com/apps/Cascade/index.html?appid=b3ab68df37ff4ec3b8bdd156929174aa.
[179] Gregory Dicum, "Meet Robert Bullard, the Father of Environmental Justice," Grist, March 15, 2006. https://grist.org/article/dicum/."Robert D. Bullard," Wikipedia, last modified March 5, 2021, 03:17, https://en.wikipedia.org/wiki/Robert_D._Bullard.

The soil, which came from 51 sites in 14 counties across the state, was contaminated in 1978 when the Ward Transformer Company illegally dumped liquid PCB waste along roadsides to avoid the costs associated with proper containment. Upon discovery of the contamination, the state considered several sites for disposal before selecting a parcel of agricultural land 2.5 miles north of Afton, despite the fact that the water table and soil at the site failed to meet EPA requirements for PCB containment.[180] It was, however, located in the county with the highest percentage of Black residents, and one of the poorest counties in the state. Landowners adjacent to the proposed site filed a lawsuit in 1979 to stop the landfill. A separate suit was filed that year by the Warren County Board of Commissioners. The NAACP also filed a lawsuit in 1982 explicitly arguing that racial discrimination was the driving force behind the state's selection of the landfill site. All three lawsuits were unsuccessful, and preparations for the landfill proceeded quickly.[181]

Warren County residents, however, were not ready to give up the fight. On September 15, 1982, 500 people—including members of the locally-organized Warren County Citizens Concerned About PCBs (WCCC) and civil rights activists such as US Representative Walter Fauntroy and leaders from the United Church of Christ's Commission for Racial Justice and the Southern Christian Leadership Conference—met the first dump trucks en route to the landfill and blocked their path. Fifty-five people were arrested "by state patrol officers dressed in full riot gear" on the first day of protest.[182] Six weeks of demonstrations followed; 523 adults and children were arrested and Army troops from Fort Bragg were called in the quell the protest. Photographs of Black protesters lying across the road in front of the trucks made front-page news across the country.[183]

Environmental Racism and the Beginnings of the National Environmental Justice Movement

Although ultimately unsuccessful, the 1982 protests in Warren County served as a coalescing moment for the host of scholars, civil rights activists, and grassroots organizations who all recognized that communities of color in America bore "the brunt of the nation's pollution problems"—they were victims of what civil rights activist Reverend Benjamin F. Chavis, Jr. would label "environmental racism."[184] The documentation and dismantling of environmental racism—defined as discrimination in environmental policy-making, enforcement of regulations, siting of waste facilities and polluting industries, and the exclusion of minorities from the environmental decision-making process—would form the core mission of the national environmental justice movement in the United States.

In the years immediately following the Warren County protest, academics, civil rights leaders, and a host of grass-roots organizations would form the coalition of the environmental justice movement. Each of these groups would bring their own unique expertise and contribute their owns ideas about the ultimate goals of the movement. Civil rights advocates brought experience with direct action and civil disobedience—the protests in Warren County used techniques of non-violent resistance that had been used effectively to garner national media exposure the 1950s and 1960s. Civil rights leaders that had risen to positions of power and influence also helped to bring environmental justice to the attention of legislatures. Spurred by his participation in the Warren County protests, in 1983 US Representative Walter Fauntroy enlisted the US General Accounting Office (GAO) to review hazardous waste siting decisions in EPA's Region 4, which included North Carolina and seven other states in the southeastern United States. The study found that three of four new hazardous waste facilities were located in majority black, poor communities; the study ultimately lead to new guidelines and standards for selecting

[180] Dorceta E. Taylor, *Toxic Communities: Environmental Racism, Industrial Pollution, and Residential Mobility* (New York: New York University Press, 2014), 13-15. EPA regulations required that groundwater be at least 50 feet below the landfill bottom; groundwater at the Afton site was seven feet below the surface. The state also requested that the EPA waive the requirements for an artificial liner and under-liner leachate collection system to prevent leaks. The final design for the landfill did include a liner and collection system.
[181] Ibid, 16-17.
[182] Ibid, 17.
[183] Ibid.
[184] Richard J. Lazarus, "Environmental Racism! That's What It Is," *Georgetown Law Faculty Publications*, January 2010, https://scholarship.law.georgetown.edu/cgi/viewcontent.cgi?article=1151&context=facpub.
Chavis coined the term environmental racism in 1987 during his preparations to present the findings from *Toxic Waste and Race in the United States* to the National Press Club.

landfill locations.[185] The United Church of Christ's Commission on Racial Justice, under the leadership of Rev. Benjamin F. Chavis, Jr., followed in 1987 with *Toxic Wastes and Race in the United States*, the first report to comprehensively document the relationship between waste siting decisions and race across the country. The study, which concluded that race was the most significant factor in siting decisions for hazardous waste facilities, was widely circulated in minority communities and among minority activists.[186]

Academics also played a critical role in documenting the claims of environmental racism and providing a basis for policy changes at the local, state, and national level. Dr. Robert Bullard, widely considered the father of the environmental justice movement, expanded on his research from the 1970s in Houston to document patterns of environmental racism across the American South, publishing articles in several scholarly journals through the 1980s. His first book, *Dumping in Dixie: Race, Class, and Environmental Quality*, published in 1990, was heralded as the first publication to "fully articulate the concept of environmental justice."[187] In 1990, Bullard would join with other academics, led by Bunyan Bryant at the University of Michigan and Charles Lee, co-author of the UCC study, *Toxic Wastes and Race in the United States*, to advocate for a government response to their findings on disparate impacts in waste siting. Known as the Michigan Group, these academics would eventually succeed in convincing the EPA to establish a Work Group on Environmental Equity in 1990 and an Office of Environmental Equity in 1992.[188]

While academics and civil rights organizations were (and continue to be) critical players in the environmental justice movement, from the beginning, grassroots organizations from across the country formed the backbone of the movement and were its most important stakeholders. Grassroots activists were the direct victims of environmental racism. They were motivated by deeply personal and immediate motives—the health of their families, the lives of their children, and the safety of their homes, schools, and neighborhoods. As people of color from largely poor and working-class communities, these grassroots advocates recognized that environmental racism was not an isolated issue but part of a larger system of institutional failings, which also included "inner-city disinvestment, residential segregation, lack of decent health care, joblessness, and unequal access to education."[189] In their eyes, environmental justice extended beyond "simply stopping a local polluter or toxic dumper" and necessitated broader structural reforms to improve the quality of life in their communities.[190]

The geographical diversity of grassroots organizations within the environmental justice movement reflected the pervasiveness of environmental racism in the United States. They included organizations who rallied behind a specific environmental threat—such as the Citizen's Clearinghouse for Hazardous Waste in New York state, founded by former Love Canal resident Lois Gibbs in 1981--as well as organizations whose missions were much more broadly defined. In New Mexico, Richard Moore founded the Southwest Organizing Project in 1981 to deal with "a host of issues including affordable housing, neighborhood economic development, and voter registration;" by the end of the decade, the group had expanded its mission to include environmental hazards, while also reframing its work on larger social issues as inextricably linked to the fight for environmental justice.[191] The Gulf Coast Tenants Organization, formed in 1983 by housing activists in Louisiana, Mississippi, and Alabama, worked with residents in public housing projects across the region for over a decade before expanding its work to

[185] "Environmental Justice History," Office of Legacy Management, Department of Energy, https://www.energy.gov/lm/services/environmental-justice/environmental-justice-history; Anne Braden, "Environmental Justice = Social Justice: Southern Organizing Heralds New Movement," *Labor Research Review*, Cornell University, Vol. 1 Number 20, 1993. file:///C:/Users/EMILYR~1/AppData/Local/Temp/5116822.pdf.
[186] *Toxic Waste and Race in the United States*, xiii – xv.
[187] Dicum, "Meet Robert Bullard, the Father of Environmental Justice," https://grist.org/article/dicum/.
[188] Luke W. Cole and Sheila R. Foster, *From the Ground Up: Environmental Racism and the Rise of the Environmental Justice Movement* (New York: New York University Press, 2001), 24-26.
[189] Cole and Foster, *From the Ground Up*, 32-33.
[190] Ibid, 33.
[191] Patrick Novotny, *Where We Live, Work, and Play: The Environmental Justice Movement and the Struggle for a New Environmentalism*, Praeger Series in Transformational Politics and Political Science, 2000, 29-30.

specifically target environmental hazards related to intensive exploitation of the region by the chemical industry.[192]

The seemingly disparate struggles of these grassroots organizations united at the First National People of Color Environmental Leadership Summit, held in Washington, D.C. in October 1991. Three hundred delegates and over 400 attendees, representing Black, Latino, Asian-American and Indigenous communities from all 50 states, joined for the first time to form an unprecedented alliance and establish the guiding principles of the national environmental justice movement.[193]

Among the speakers at the 1991 summit was Altgeld Gardens resident Hazel Johnson, founder and chief executive officer of the People for Community Recovery (PCR). Founded in 1979, PCR was one of the earliest Black environmental grass roots organizations in the Midwest. Hazel Johnson's story of resistance and vigilance against environmental racism in one of the region's most polluted urban neighborhoods, and her ability to speak plainly and powerfully about her community's struggle, served as an inspiring example of grassroots activism for members of the fledgling national movement. Her impassioned statement to the delegates underscored the importance of the moment and her role in it:

> *This is a dream. I told Ben Chavis a year ago that I would like to see some people of color getting together. I have been fighting around environmental issues for nine years on a daily basis…Mostly everywhere I went for the past eight years speaking on the environment, I was the only black among three, four, or five hundred whites. And I am happy to see so many of my sisters and brothers are here today to fight for this struggle….I have never been to university or college. But I am going in making speeches. I am here to tell you that I have shaken up Illinois' EPA. Now when they hear the name Hazel Johnson, they move.*[194]

After the summit, Johnson emerged as a national figurehead for environmental justice and was christened "the mother of the Environmental Justice Movement" in the United States. In the decades that followed, she would serve as a prominent representative of the movement on the national and global stage, while still continuing and expanding her grassroots work with PCR to effect change within her own community.

From Cancer Alley to the Toxic Doughnut: Hazel Johnson and the Beginnings of People for Community Recovery (1935-1982)

Hazel Johnson's path toward environmental activism began in one of the country's most toxic regions. She was born on January 28, 1935, in New Orleans, in the Gulf Coast region of Louisiana and Mississippi that would eventually become known as "Cancer Alley" due to its concentration of toxic chemical industries. The oldest of four siblings, Hazel was the only child in her family to live past their first birthday. When Hazel was 11 years old, her mother, Mary Dunmore, contracted tuberculosis. Hazel was sent to a Catholic orphanage school because her father, Clarence Washington, was often on the road in his job as a truck driver and unable to care for her. By the time she was 12, both of Hazel's parents had died. She moved with an aunt to Los Angeles and attended Thomas Jefferson High School but left after her sophomore year and returned to New Orleans to live with her grandmother. She met her husband, John Johnson, less than a year later and in June of 1955 they moved with their two young children to the Woodlawn neighborhood on the south side of Chicago.[195]

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[192] Ibid, 13-15.
[193] Dana Altson, "The Summit: Transforming a Movement," *Race, Poverty, & the Environment*, Spring 2010.
[194] "Living in Chicago's Toxic Doughnut," transcript of Hazel Johnson's remarks for the First National People of Color Environmental Leadership Summit, PCR Archives.
[195] Various biographies, PCR Archives, Chicago Public Library, Woodson Regional Library, Vivan G. Harsh Research Collection of Afro-American History and Literature; Josh Getlin, "Fighting Her Good Fight," *Los Angeles Times*, February 18, 1993. https://www.latimes.com/archives/la-xpm-1993-02-18-vw-458-story.html; Brian Roewe, "Hazel Johnson, the mother of environmental justice, was Catholic," *Earth Beat*, February 26, 2021, https://www.ncronline.org/news/earthbeat/hazel-johnson-mother-environmental-justice-was-catholic.

Soon after moving to the city, Hazel Johnson became involved in community activism, joining a grassroots campaign against housing segregation. The work energized her and suited her outgoing personality—as she told the *Los Angeles Times* in 1993, "I was always an outspoken kid, with a good independent streak…. People told me to watch my mouth from an early age."[196] In 1962, the Johnsons moved to Altgeld Gardens. It seemed the perfect place for their family, which had by that time grown to seven children. Hazel Johnson had "fallen in love with the place" after visiting her brother-in-law, a veteran, who was living there. In contrast to the public housing projects closer to the center of Chicago, Altgeld was peaceful, quiet, and close to nature, with lots of room for her children to explore.[197] Hazel immediately got involved in her new community—she became a community representative, organizing summer field trips and block parties for neighborhood children, many of whom called her "Mama Hazel," and was active in her local school council.[198]

Hazel Johnson's life took a dramatic turn in 1969, when her husband, John, was diagnosed with lung cancer. He passed away within weeks of his diagnosis at the age of 41. His early death shocked Hazel and mystified doctors since he had been only an occasional smoker and had no other risk factors for the disease. As news of John's death spread through Altgeld Gardens, neighbors told Hazel similar stories of residents stricken with cancer and other lung ailments including asthma. Several mothers had children with birth defects, and many suffered miscarriages. She noticed her own children, like many children in the community, had developed skin and respiratory problems since moving to Altgeld.[199] These stories gnawed at Johnson, now a widow with seven children ranging in age from two to seventeen years.

Her community activism in the early 1970s focused on more immediate and obvious issues related to the Chicago Housing Authority's poor maintenance of Altgeld Gardens. In 1970, she ran for office as block captain and gained a seat on the Altgeld Gardens Local Advisory Council (a position she would hold until 1979), organizing the community to force CHA to fix leaking roofs, peeling paint, and low water pressure. In 1979, Johnson, along with a group of other women at Altgeld Gardens, formed the People for Community Recovery (PCR), a grassroots organization that was initially envisioned as an outgrowth of Johnson's efforts to compel CHA to maintain the buildings in the complex.

Around the same time, however, several events caused Johnson to re-examine the pervasive and widespread health issues in Altgeld Gardens. First, she learned that four women who had grown up next door to each other in Altgeld had babies that were all diagnosed with cancer. None of the four girls lived past their seventh birthday. Hazel's daughter, Cheryl Johnson, remembered her mother being struck by the news and convinced that it was more than a tragic coincidence. But at the time, Cheryl noted, "Nobody was talking about it…. cancer during that period of time was shameful; people kept it hidden. Instead of understanding that when you have a cluster of same types of cancer in a defined area, it's signifying that something is going on."[200]

Soon after, Johnson was watching television when a news story reported that an Illinois Department of Health Study showed that cancer rates in the southeast side of Chicago were significantly higher than the rest of the city. The reporter listed Altgeld Gardens and Calumet City as the two residential areas with the highest rates of cancer. Suddenly, Johnson had the key piece of information that connected all of the stories she had heard from

[196] Getlin, "Fighting Her Good Fight."
[197] Lisen Holmstrom, "The Mother of Environmental Justice," *Q Magazine*, May 23, 2018. https://q.sustainability.illinois.edu/hazel-johnson-and-the-toxic-doughnut/.
[198] Roewe, "Hazel Johnson, the mother of environmental justice, was Catholic."; Hazel Johnson, "Surviving Chicago's Toxic Doughnut," Voices from the Grassroots series, Environmental Justice Resource Center, clipping dated 2006 from PCR Archives.
[199] Hazel Johnson, "My Life as Environmental Activist," c. 1992-1993 handwritten document in PCR Archives; Getlin, "Fighting Her Good Fight."
[200] Lisen Holmstrom, "The Mother of Environmental Justice," *Q Magazine*, May 23, 2018. https://q.sustainability.illinois.edu/hazel-johnson-and-the-toxic-doughnut/.

residents. “I was stunned and angry,” she told the *Chicago Tribune* in 1995. “I decided to make it my mission not only to find out what was really going on but also to do something about it.”[201]

Over the following months, Johnson called local and state public health authorities and environmental agencies, began researching environmental pollution and its health effects, and reached out to academics and activists in the environmental and public health fields. What she found was that Altgeld Gardens “lay in the center of a 140-square-mile ring of pollution stretching from Chicago’s Southeast Side to Northwest Indiana,” which housed over 50 landfills, a chemical incinerator, a water and sewage treatment facility, steel mills, paint factories, scrap yards, and abandoned industrial dump sites. She also discovered, to her horror, that Altgeld Gardens itself was built over a former industrial waste dump.[202]

Armed with this knowledge and determined to act, Johnson shifted the focus of PCR’s efforts to reducing or eliminating the environmental hazards surrounding her community, which she coined “the toxic doughnut.” In 1982, PCR officially incorporated as a not-for-profit organization, with Hazel Johnson serving as president and executive director.[203] Over the next several decades, Johnson and PCR would wage the environmental justice war on multiple fronts and secure key victories for Altgeld residents and surrounding communities —including extension of water and sewage service, construction of a new health clinic, asbestos and PCB removal, lead abatement, and a moratorium on new or expanded landfills in Chicago. In the process, Johnson would work in conjunction with other grassroots community organizations on the Southeast Side and bring national attention to the fight for environmental justice through her work with PCR.

People for Community Recovery as a Grassroots Environmental Justice Organization (1982-1990)

In the years following its incorporation, PCR focused its efforts on lobbying city and state officials to address hazardous wastes, documenting the extent of the health issues in Altgeld Gardens, and directly confronting polluting industries. During this time, Hazel Johnson also developed important working relationships with other community organizations that were active in Chicago’s Southeast Side and with local academic institutions that could support the work of PCR. She also reached out to national environmental organizations including the Sierra Club and Greenpeace and attended environmental conferences to gain insights on the tactics of environmental activism and tell her community’s story.

One of PCR’s first major challenges was to formally document the health issues in the Altgeld Gardens community. In 1983, Johnson testified at an Illinois EPA hearing, voicing her concerns about the link between environmental hazards and elevated rates of cancer and respiratory diseases in Altgeld Gardens. IEPA officials responded by providing Johnson with a handful of citizen complaint forms. She later recalled, “I guess (agency personnel) thought they’d never hear from me again. But as it turned out, they’ve never been able to get rid of me.”[204] Johnson made more than 1,000 copies of the forms and dispatched a group of PCR volunteers to distribute the forms and collect responses. The results of the informal survey, as Johnson expected, showed that many residents were suffering from “asthma, chronic respiratory conditions, cancer, allergies, difficult pregnancies and complicated births.”[205] When the IEPA concluded that the survey did not provide evidence of any health impacts at Altgeld Gardens which could be directly contributed to environmental hazards, Johnson learned a hard lesson—proving that environmental hazards were directly linked to poor health in minority communities would be an uphill battle.

Undeterred, Johnson used the findings of the survey to connect with government leaders and the scientific community, including newly-elected Chicago Mayor Harold Washington, the Centers for Disease Control, and Illinois US Senator Charles H. Percy, among others, and plead for action. Harold Washington developed a productive, if sometimes strained, working relationship with Johnson and PCR, meeting with the community

[201] Heather M. Little, “Toxin Shock,” *Chicago Tribune*, January 15, 1995.
[202] Ibid.
[203] People for Community Recovery incorporation records, PCR archives.
[204] Little, “Toxin Shock” *Chicago Tribune;* “Homesick—From the Fumes,” *USA Weekend*, April 17-19, 1992, p.19.
[205] Ibid.

multiple times between 1983 and 1987 (when he died of a heart attack) and actively promoting several components of the organization's agenda. Influenced by PCR's push against the expansion of landfills, Washington created a Task Force on Solid Waste Management in 1985 and placed a moratorium on the expansion of existing landfills and creation of new landfills in Chicago.[206]

PCR's First Environmental Victory: Maryland Manor

PCR claimed its first major environmental justice victory in 1985, when it successfully lobbied the city to install water and sewer lines in Maryland Manor, a small development of elderly and low-income Black residences adjacent to Altgeld Gardens. Developed in the 1960s, the community was never connected to city's water and sewage system, despite the fact that residents, who were Black, elderly, and low-income, paid taxes for these services. Residents used well water, which was contaminated with cyanide, benzine, touline, lead, sulfur, fecal coliform, and other compounds. As the *Chicago Tribune* reported in 1985, "Though residents waited for development to bring water and sewer improvements, they didn't need chemists to tell them something was wrong with the murky water that spurted from their faucets. The pungent smell made it impossible to drink, and several said they added chlorine bleach for dishwashing."[207] Between 1984 and 1987, PCR worked closely with Maryland Manor residents, bringing attention to the problem, and pushing the city to bring in water and sewage service. Hazel Johnson persuaded the Chicago Board of Health to request testing, attended meetings on behalf of the residents, and gained vocal support from local officials, including 2nd Ward Alderman Bobby Rush, chairman of the Chicago City Council's Committee on Energy, Environmental Protection, and Public Utilities. When asked to speak on the issue at a legislative hearing in Chicago, she testified that she had provided information to an Illinois EPA director, but he had seemed unconcerned. Recalling the hearing in 1988, Johnson said, "Then I turned around and pointed him out so they could see I wasn't trying to talk behind his back."[208]

After nearly two years, the city council approved funding to install water and sewer lines that would connect Maryland Manor to the city's system.[209] Hazel Johnson stood next to Mayor Washington at the 1987 ceremony to mark the official connection.[210]

No More Dumps: PCR and the Fight Against Landfills

At the same time PCR was pressing for water quality in Maryland Manor, the organization was also waging a long and protracted battle against the sea of landfills surrounding Altgeld Gardens. By the mid-1980s, waste disposal had reached a crisis point in Chicago. Municipal landfills established only a few decades ago were rapidly reaching capacity, and communities were increasingly unwilling to serve as the city's dumping grounds. In 1986, the city's Task Force on Solid Waste Management issued a report urging the city to shift from landfills to recycling and incineration. Reflecting the growing impact from the environmental justice movement and grassroots organizations such as PCR, the report specifically noted, "The city must phase out the use of landfills…because of potential health and environmental problems, negative impacts on neighborhoods, and limited availability of land."[211] Hazel Johnson joined the task force in 1987, giving PCR a literal seat at the table regarding decisions around municipal waste disposal.[212]

Through the 1980s, PCR worked to form partnerships with other community organizations, grassroots activists, sympathetic government officials, and national environmental organizations to advocate for change, but progress was distressingly slow. Responding to community pressures, the Illinois EPA conducted testing and surveyed the area in 1984 and 1986; despite results showing that "46 million pounds of toxic emissions are being pumped

[206] Tom Gibbons, "Scrap Dumps, Task Force Tells City," *Chicago Sun-Times*, April 23, 1986.
[207] Jean Davidson, "Families So Close, Yet So Far from Solution to Tainted Water," *Chicago Tribune*, December 1, 1985.
[208] Virginia Mullery, "Interview with Hazel Johnson," *Salt of The Earth*, 1988, clipping from PCR archives.
[209] "Fund Pipeline Opening for Water, Sewer Service to Far South Side Area," *Chicago Tribune*, August 19, 1986.
[210] PCR Archives, Box 1 Folder 19.
[211] "Scrap Dumps, Task Force Tells City," *Chicago Sun-Times*, April 23, 1986.
[212] Letter Hazel Johnson to Mr. Mosi K. Kitwana, Department of Streets and Sanitation, dated March 9, 1897, from PCR Archives.

into the area's air annually," the agency failed to develop a plan of action to deal with pollution.[213] Chicago's Southeast Side remained the largest dumping ground for municipal and industrial wastes in the city, and the body of evidence for negative health impacts in these communities was growing.

In the mid-1980s, Hazel Johnson joined forces with other local grassroots activists, including well-known environmental leader Marian Byrnes, who headed the Committee to Protect the Prairie. Johnson and Byrnes created Citizen's United to Reclaim the Environment (CURE), a coalition of five Southeast Side grassroots organizations with varied environmental goals—Hegewisch Organized to Protect the Environment (HOPE), the Pullman Civic Organization, PCR, Committee to Protect the Prairie, and Progressive Independent People's Community Organization (PIPCO)— to form a united front against landfills in the Southeast Side.[214] In the fall of 1986, frustrated by lack of progress in their negotiations with the city, CURE pushed the administration for a referendum to propose outlawing new waste disposal operations in their communities. Johnson told the *Chicago Tribune* in November that the referendum was needed to show the Chicago City Council "how we feel about landfills, and the health hazards…. We feel the mayor promised in 1984 that the landfills would be banned, and they have not been banned." She also pointed to the results of a second community health study of 500 Altgeld Garden residents that showed "birth defects, cancer, asthma attacks, and unexplained nosebleeds." Fellow CURE member Virginia Cap, Hegewisch resident and chairman of HOPE, concurred, saying "We don't seem to be getting any kind of help against these landfills…. So we had to take things in our own hands."[215]

Consistent pressure from CURE helped bring increased media attention to the issue of pollution in the Lake Calumet region. In early June of 1987, the *Chicago Sun-Times* published a series of scathing articles entitled "Far South Side: Our Toxic Trap," focusing on the "brewing environmental crisis on the city's Far South Side" and the continued inaction from city, state, and federal governments. The series reported that only one of the 50 active or abandoned industrial waste sites identified in the area had been designated a Superfund site, qualifying for comprehensive cleanup, but that internal Illinois EPA records showed that many of the sites posed "serious health and safety threats…to people, wildlife, and the environment." *Sun-Times* reporters highlighted several of the contaminated sites that were deemed ineligible for cleanup, including three sites owned by the Paxton Company and two landfills owned by the Land & Lakes Corporation, all of which were in close proximity to Altgeld Gardens. The Paxton Avenue Lagoons was an "illegal toxic waste dump wedged between two active landfills," that contained high concentrations of PCBs. The abandoned Paxton landfill at 116th Street and Paxton Avenue housed millions of gallons of heavy metals, solvents, and other industrial wastes, with no collection system to stop the toxic materials from leaching into waterways and contaminating groundwater. The Land & Lakes Corporation was charged by the US EPA in 1986 for accepting illegal hazardous waste at both of its Calumet facilities. The EPA had also charged Paxton for illegal hazardous waste dumping at its active landfill but had dropped the charges on all three sites by 1987.[216]

Despite the damning press coverage, state and federal environmental agencies issued permits in June 1987 to Waste Management, Inc. (the nation's largest waste disposal corporation and a frequent subject of criticism for its poor environmental record), allowing the company to continue operating a 32-acre toxic waste dump at its massive CID landfill at 138th Street and the Calumet Expressway, just east of Altgeld Gardens. The permits also allowed for continued toxic waste disposal at an incinerator managed by Waste Management subsidiary Service Corporation of America (SCA) at 11700 South Stony Island Avenue, which since 1983 had been burning toxic PCB wastes removed from nearby Superfund sites.[217]

In response, CURE staged a highly-publicized demonstration at the CID landfill on July 28, 1987. Joined by members of the national environmental organization Greenpeace, and the Lake Calumet Study Committee (headed by James E. Landing from the University of Illinois at Chicago), demonstrators gathered at the entrance

[213] "We Must Act Fast on Toxic Trap," *Chicago Sun-Times*, June 1, 1987.
[214] "Say 'No' To Waste Management," flyer c. 1989, PCR Archives.
[215] "Waste Fight Turning to Ballot Box," Chicago Tribune, November 3, 1986.
[216] "Waste Pits Poisoning Air, Water," *Chicago Sun-Times*, June 1, 1987.
[217] "Southeast Side Fights to Shut Toxic Dumps," *Chicago Tribune*, June 14, 1987.

to the landfill and blocked the gate to prevent a line of approaching dump trucks from entering the facility. In five hours, the group halted 57 trucks filled with hazardous waste. Seventeen protesters were arrested, including Hazel Johnson and other members of PCR.[218]

The demonstration proved to be a successful stop-gap strategy; the temporary EPA permits for both sites were revoked in late 1987. Chicago Mayor Eugene Sawyer publicly declared that the moratorium on new or expanded landfills established by his predecessor, the late Harold Washington, would remain in effect for the Southeast Side "until a safe and acceptable alternative to landfilling and landfill control are developed."[219] In 1988, residents turned down a $25 million "cash-for-cooperation" offer from Waste Management that included "job training, scholarships, housing, health centers, and new recycling enterprises" in exchange for allowing the company to expand its landfill operations near Lake Calumet. CURE representative Virginia Cap told reporters at a news conference, "We have paid for our land on the Southeast Side. We have paid in cancer deaths, in birth deformities, in respiratory diseases, in nausea from foul odors, day by day and night by night…We have paid dearly, and we declare that this land is not for sale."[220]

The battle against Waste Management stretched through the early 1990s, with Hazel Johnson and other members of CURE leading the fight. PCR rallied Altgeld Gardens residents in 1989 to successfully protest Waste Management's proposal to construct a new $3 million incinerator at the CID landfill. After an explosion at the company's Stony Island incinerator (renamed the Chemical Waste Management incinerator) in 1991, PCR "joined persistent local lobbying of EPA, helped fight the Retail Rate Law that rewarded unsafe waste incineration, testified at hearings, and made public statements" which eventually helped lead to a 1992 consent decree with the US Environmental Protection Agency. Under the agreement, Waste Management paid over $3 million in fines; in an effort to mollify CURE and other opponents of the landfill and incinerator, the Illinois EPA required that the company hire community residents to monitor operations at the facility going forward.[221] This would form the basis of PCR's later push to establish programs that provided environmental jobs training for community residents and linked "pollution control with employment opportunities."[222]

PCR and CURE waged similar battles against other landfill operators in the Calumet region through the 1980s and early 1990s, as well as the Metropolitan Sanitary District (MSD), which operated a huge sewage treatment plant in the area. In 1988, PCR partnered again with Greenpeace to conduct chemical testing along drainpipes of the CID landfill, the Land & Lakes landfill, and the MSD plant. Greenpeace and PCR held a rally and press conference at Skipper's Marina along the Calumet River, where Greenpeace's ship, the Beluga, was docked. Joe Thornton, a spokesperson for Greenpeace, reported that the testing confirmed that the MSD discharged "as much as 20 million pounds of toxic chemicals into the environment every year." Johnson spoke as a representative of the community, stressing that the sanitary district's dumping contributed to the "high rates of cancer, respiratory ailments, and birth deformities in the area." [223]

In the early 1990s, increasing resistance to landfills and incinerators led to other victories. Residents successfully blocked a city proposal to open a new municipal landfill near the O'Brien Locks on the Little Calumet River. After a prolonged battle with the Paxton Landfill Corporation, the city also permanently closed the Paxton Landfill at 122nd Street, which had operated without a permit since 1983 and was briefly shut down by the city in 1987. PCR and other community organizations had been advocating for the closure for years.[224]

[218] Flyers and clipping from Chicago Tribune dated July 29, 1987, PCR Archives.
[219] "Firm May Sue to Expand Landfill," *Chicago Tribune*, February 20, 1988.
[220] Ibid.
[221] Historical Notes, PCR Archives, https://www.chipublib.org/fa-people-for-community-recovery-archives/; "3 Million Fine Assessed for Incinerator Violations," *Chicago Tribune*, June 23, 1992, A6.
[222] "People for Community Recovery Archives – Historical Note," Chicago Public Library, https://www.chipublib.org/fa-people-for-community-recovery-archives/
[223] Rudolph Unger, "Sanitary District Accused of Being Top Polluter, *Chicago Tribune*, August 9, 1988, D2.
[224] "South Side Landfill in Use Without Permits Since 1983," *Chicago Sun-Times*, October 16, 1987; "City Shuts Landfill After 9-Year Battle," *Chicago Tribune*, April 22, 1992.

Toxic Homes: PCR and Asbestos Contamination at Altgeld Gardens

In addition to fighting the significant environmental threats that surrounded Altgeld Gardens, Hazel Johnson and PCR lobbied the Chicago Housing Authority and the city for years in the late 1980s for removal of toxic materials within their homes. Hazel Johnson had been involved in contentious negotiations with CHA over building maintenance at Altgeld Gardens beginning in the late 1970s, when she had served on the Local Advisory Council. By the early 1980s, armed with years of research on environmental hazards and toxic substances, Johnson recognized that many of the building materials that had been used in the construction of Altgeld Garden were now known to be toxic. Asbestos, a fire-resistant fibrous silicate mineral, had been a common component in construction materials since the late 1800s, and was used in a variety of applications, including thermal insulation. Evidence emerged as early as the 1930s linking asbestos exposure to serious lung diseases—including pulmonary fibrosis and a rare lung cancer known as mesothelioma—but asbestos continued to be widely used in the United States in construction through the post-war period, peaking in 1973.[225]
The US EPA began regulating asbestos use in 1973 and banned the installation of molded or wet-applied asbestos insulation in 1975.[226] By that time, however, asbestos insulation had been installed in millions of buildings, including nearly all of CHA's public housing projects built before the late 1950s. Although asbestos insulation that was intact and in good condition did not pose an immediate health risk to residents, by the early 1980s many of the older complexes constructed by CHA (including Altgeld Gardens and the Ida B. Wells Homes) were suffering from deferred maintenance due to CHA budget shortfalls and skyrocketing annual operating costs. Residents across the system lived in apartments with failing plaster and flooring, peeling paint, faulty electrical wiring, leaking plumbing, broken cabinets and missing or broken interior doors. In December 1986, the *Chicago Tribune* reported that CHA's deferred maintenance costs amounted to $724 million, "more than all the federal money available nationwide this year to rehab public housing." CHA executive director Zirl Smith told the *Tribune*, "We're very behind on deferred maintenance…We have to reach up to touch bottom."[227]

The most urgent of these issues was the crumbing asbestos insulation that coated exposed pipes throughout older CHA complexes. CHA's 1986 budget included $8.9 million from the United States Department of Housing and Urban Development (HUD) to identify and remove asbestos in five developments—including Altgeld Gardens—but CHA made little effort to alert residents to the potential dangers of the asbestos in their homes. Residents at Altgeld were more informed than most; Hazel Johnson and PCR had worked to educate residents on the dangers of asbestos, filed multiple resident complaint forms with CHA, and pushed for a meeting with CHA representatives after reports circulated that CHA had identified asbestos at Altgeld and the Ida B. Wells Homes. CHA met with Altgeld residents on May 28 and confirmed that additional testing would proceed, with results anticipated by June 9.[228] The following week, a damning investigative report on CHA's asbestos problem appeared in the *Chicago Reporter*, charging that CHA had quietly removed asbestos piping from two offices at Ida B. Wells but had not tested or removed deteriorated asbestos in any apartments.[229] Residents at Wells and Altgeld angrily confronted CHA executive director Zirl Smith in a series of community meetings in early June. Smith continued to downplay the severity of the issue, telling residents that the problem "may not be as serious as everyone believes," while also telling them "not to touch the asbestos insulation or dust, sweep it up, or let their children play around it."[230] Angered by Smith's dismissive stance amidst growing fears from residents, Hazel Johnson urged Mayor Washington to intervene, telling the *Chicago Sun-Times*, "We're asking for the mayor to

[225] Although the last asbestos mine closed in 2002, asbestos is not banned in the United States. A 1989 ban of most asbestos-containing product was overturned by the Fifth Circuit Court of Appeals in New Orleans in 1991. Although still a legal commodity, the knowledge of health risks has significantly reduced the use of the product in the US. https://www.asbestos.com/asbestos/history/
[226] "Asbestos, "United States Environmental Protection Agency website, https://www.epa.gov/asbestos/epa-actions-protect-public-exposure-asbestos, accessed April 21, 2021.
[227] "CHA Finances Falling Apart as Quickly as Its Buildings," *Chicago Tribune*, December 5, 1986.
[228] "Asbestos Test Worries Altgeld Garden Residents," *Chicago Tribune*, May 29, 1986.
[229] "Asbestos in CHA Apartments Poses Possible Health Hazards," *The Chicago Reporter*, June 1, 1986.
[230] "Asbestos Tests Slated for Well Homes," *Chicago Tribune*, June 3, 1986.

save our children and ourselves. We don't have faith in the promises from CHA management."[231] At a June 9 meeting at Altgeld, over 700 residents demanded answers from Smith. Smith's responses were vague and met with boos and cries of "no more rent" from the crowd.[232]

The battle over asbestos removal at Altgeld continued through 1987, with PCR and other community organizations (including the Developing Communities Project, a faith-based organization led by young community activist Barack Obama) keeping constant pressure on CHA as the agency sought to minimize the scope of the abatement to keep the project within budget. Abatement work at Altgeld Gardens and Ida B. Wells was finally completed in 1988, two years after the problem was first documented in the developments.[233]

Toxic Tours, Town Halls, and Connection to the National Environmental Justice Movement

By the end of the 1980s, Hazel Johnson's work at PCR had turned her into a seasoned and well-respected grassroots activist. She was a long-time resident of Altgeld Gardens whose personal story resonated with others in the community; neighbors trusted her as a knowledgeable and persistent advocate. She was also an effective collaborator and networker, connecting with a wide array of stakeholders across the spectrum of the environmental movement to help further PCR's goals. Johnson was also increasingly determined to bring broader attention to the environmental issues affecting Altgeld Gardens. In the early 1990s, PCR began giving "Toxic Tours" of southeast Chicago to give outsiders a real-life glance at the pollution and industrial hazards that residents dealt with every day. In May of 1990, PCR participated in a televised Town Hall meeting on environmental issues on the Southeast Side, which aired on WTTW-Chicago. Hazel Johnson's exchange with moderators over shutting down industries was a highlight of the program and illustrated her effectiveness at speaking plainly and passionately against industrial pollution in the region:

> ***Moderator:*** *May I ask you what you think needs to be done in order to deal with this problem? Do you want to shut down all the industry around here, do you want to move people out? What do you want to do?*
>
> ***Johnson:*** *Close all the industry down and relocate the people. I've been asking that for years.*
>
> ***Moderator:*** *You want to close all the industries?*
>
> ***Johnson:*** *Sure I do! Human health comes first. You know, that's the problem with all the industries, the politicians and everybody else that care about the buck. But what is happening to people's health?*
>
> ***Moderator:*** *But people have to eat, don't they need jobs?*
>
> ***Johnson:*** *Sure, but let's put that in an area where no one lives, in an un-residential area. Instead of piling all this around us. We are like sitting in the center of a doughnut, we have steel mills, treatment plans, hazardous waste incinerators, paint factories, we have it all. And I don't think that my community should share the burden for the whole city of Chicago, and we've been doing it ever since 1863. (applause) Now it's time for them to do something for us.*
>
> ***Moderator:*** *Is there a middle ground, can you come to some kind of agreement with these companies?*

[231] "Mayor's Aid Asked to Remove Asbestos," *Chicago Sun-Times*, June 5, 1989.
[232] "CHA Director Booed from Talks on Asbestos," *Chicago Tribune*, June 10, 1986.
[233] "CHA Plans to Remove Asbestos at 2 Developments in January," *Chicago Tribune*, November 10, 1987.

> ***Johnson**: No. We're not compromising with these people in the companies. We want them closed down because we feel that they are affecting our health while they are making millions of dollars each year.*[234]

Johnson's comments at the WTTW Town Hall were a succinct grassroots summary of the concepts of environmental racism and environmental justice as they were beginning to take shape. By the late 1980s, she was increasingly connected to other key players in the emerging national environmental justice movement, including sociologist Robert L. Bullard, Rev. Benjamin Chavis at UCC, Lois Gibbs with CCHW, others. In the 1990s, Hazel Johnson would find a national audience for her story and PCR's environmental mission.

Hazel Johnson and the National Environmental Justice Movement (1991-2011)

1991 was a pivotal year for PCR and for grassroots environmental justice organizations across the country. The first National People of Color Environmental Leadership Summit, held in Washington, DC, brought delegates from around the country together and saw communities of color united under seventeen founding principles of the national environmental justice movement, merging environmentalism and social justice into a single, unified framework. The summit also criticized traditional environmental groups (which were overwhelming white and middle-class) that prioritized wildlife and natural landscapes over the health and well-being of communities of color. [235] The work that PCR and Hazel Johnson had been doing in Chicago for over a decade epitomized the principles of the environmental justice movement; Altgeld Gardens "was like a postcard for environmental justice and racial justice," Robert Bullard stated. "There was no separation."[236] The summit moved Hazel Johnson and PCR to the national stage, and Johnson was declared the "mother of the environmental justice movement." Through the 1990s and early 2000s, Johnson would remain at the center of the national movement while continuing her grassroots activism in Chicago through her work with PCR.

As the figurative "parents' of the emerging movement, Hazel Johnson and Robert Bullard became national public figures in the early 1990s, as issues of environmental racism and environmental justice became increasingly part of the public discourse. In 1992, they traveled to the first United Nations Conference on Environment and Development (known as Earth Summit) in Rio de Janeiro, Brazil, with Johnson representing the grassroots side of the movement and Bullard the academic side.[237] They would speak at subsequent summits on climate and racism together throughout the 1990s. Johnson received a flood of speaking invitations and traveled across the country to share what she had learned through her work with PCR and collaborate with fellow activists. Bullard would later reflect that Johnson's effectiveness as a spokesperson for the movement stemmed from her ability to tell her story in a way that connected with people from a wide range of backgrounds: "Housing, issues around health, the issues around land use, issues around transportation, around jobs and employment, education—all of that. She could lay all of it out, and so that people could really understand it."[238]

The combined efforts of Johnson and other environmental justice leaders, united under the national movement, led to modest but significant changes in environmental policy at the federal level during the early 1990s. For the first time, the federal government was forced to acknowledge the disparate environmental burdens placed on communities of color and take steps to address the impacts. In 1992, the US EPA formed the Office of Environmental Justice to "address the needs of vulnerable populations by decreasing environmental burdens, increasing environmental issues, and working collaboratively to build healthy, sustainable communities."[239] That same year, PCR became the first grassroots environmental justice organization to receive the EPA's prestigious

[234] Letter from Carolyn Broughton, WTTW Special Events, to Hazel Johnson dated April 24, 1990, PRC Archives. WTTW Archives, Town Hall May 9, 1990, https://interactive.wttw.com/playlist/2020/02/24/hazel-johnson.
[235] Bullard, *Confronting Environmental Racism*, 7.
[236] Roewe, "Hazel Johnson, the Mother of the Environmental Movement, Was Catholic."
[237] Ibid.
[238] Ibid.
[239] Office of Environmental Justice Fact Sheet, United States Environmental Protection Agency, https://www.epa.gov/sites/production/files/2017-09/documents/epa_office_of_environmental_justice_factsheet.pdf

Environmental and Conservation Challenge Award. President George H.W. Bush presented the award to Hazel Johnson at a ceremony in the Oval Office, stating that it was leaders like her "who realize that the greening of America is truly a grassroots operation."[240] On September 30, 1994, the Environmental Protection Agency formed the National Environmental Justice Advisory Council (NEJAC), a federal advisory committee of stakeholders that would advise the EPA and make recommendations on policy related to environmental justice issues. In recognition of PCR's role as a leading grassroots environmental justice organization, Hazel Johnson was invited to serve on NEJAC in 1995 and remained an active participant for several years.[241]

As the national environmental justice movement gained momentum, Johnson and PCR garnered media attention from across the country and were featured in national publications such as *Time* Magazine, *USA Today,* and *Woman's Day*. In 1993, the *Los Angeles Times* published a lengthy profile on Hazel Johnson entitled, "Fighting Her Good Fight," calling her "a leader of the fledgling environmental justice movement and a thorn in the side of the hazardous waste industry."[242] Her story was also featured in national environmental publications such as *National Wildlife*, illustrating the increasing influence of the environmental justice movement on the traditional conservation movement.[243] In February of 1993, Hazel Johnson was inducted into the Grassroots Movement for Environmental Justice Honor Roll and Hall of Fame, for her role in "advancing the work of the grassroots movement for environmental justice. Ralph Nadar presented the award to Johnson at the CCHW Grassroots Convention held in New York.[244]

On the legislative side, Hazel Johnson continued to work with local and federal officials on environmental policy issues, testifying before members of the US House of Representatives Judiciary Committee at a hearing on environmental justice in 1993 and consulting with US Senator Carol Moseley-Braun on a proposed bill (the Environmental Justice Act of 1993) to ensure that all hazardous waste facilities, particularly those in minority communities, complied with environmental, health and safety laws and regulations.[245]

The environmental justice movement secured a landmark victory on February 11, 1994, when President William J. Clinton issued Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations." The order was the first major federal action on environmental justice and generated a number of EPA initiatives that activists were hopeful would lead to meaningful changes within their communities. The EPA established an interagency working group to integrate environmental justice principles throughout 17 government agencies, incorporated environmental justice as a component of decision-making for environmental policy, and created an environmental justice small grants program. Public-private partnerships, such as the National Advisory Committee on Environmental Policy and Technology, were established by the EPA to "stimulate sustainable economic growth, assess brownfields, and oversee superfund toxic cleanups." PCR was an active participant in many of these programs, and Hazel Johnson was one of a small group of stakeholders invited to attend the signing of the order.[246]

As the national environmental justice movement continued to grow through the turn of the century, Hazel Johnson served as the movement's primary representative for grassroots activism in African American and urban communities. In 1996, President Clinton invited Hazel Johnson back to the White House for a ceremony honoring

[240] Remarks at the Presentation Ceremony for the President's Environment and Conservation Challenge Awards, December 2, 1992, https://www.presidency.ucsb.edu/documents/remarks-the-presentation-ceremony-for-the-presidents-environment-and-conservation.
[241] "National Environmental Justice Advisory Council: 20 Year Retrospective Report (1994-2014)," United States Environmental Protection Agency, 60, https://www.epa.gov/sites/production/files/2019-10/documents/nejac_20_year_retrospective_report.pdf
[242] Getlin, "Fighting Her Good Fight."
[243] "Johnson Takes on Polluters," *National Wildlife*, October/November 1993, 50-51.
[244] Letter from Lois Gibbs to Hazel Johnson, dated February 23, 1993, PCR Archives.
[245] Press release from Senator Carol Moseley-Braun dated July 6, 1993 and letter from Jack Brooks to Hazel Johnson dated February 17 ,1993, PCR Archives.
[246] Albert Huang, "The 20th Anniversary of President Clinton's Executive Order 12898 on Environmental Justice," *National Resource Defense Council*, February 10, 2014, https://www.nrdc.org/experts/albert-huang/20th-anniversary-president-clintons-executive-order-12898-environmental-justice.

the work of 100 environmental groups from across the country. PCR was the only Black-run grassroots organization among the groups that were recognized. Johnson would later serve as an advisor for former Vice President Al Gore's climate and environmental platform during his presidential campaign in 2000. She was also one of eleven women of color to be honored at the Second People of Color Summit in 2002.

PCR After 1991: Focusing on Jobs, Health, and a Better Community

In spite of the awards and accolades, Hazel's work at PCR continued to be an arduous, and often frustrating, uphill battle. Keeping the community engaged and focused on environmental hazards was difficult when residents were also struggling with poverty, unemployment, and a host of other social issues. Praise from government officials and environmental groups mattered less to her than the support of her neighbors in Altgeld Gardens. "Sometimes I get discouraged," Johnson told a reporter in 1988, "more with my own people than with others, because some of the people who are affected the most don't seem to care. When I go out and meet other people and they say, 'Oh, what a beautiful job you're doing,' it hurts because I want to hear those same words from my own people and not from an outsider."[247] PCR also faced fierce resistance from local politicians firmly aligned with industry and from hazardous waste officials who accused her of distorting health statistics and relying on scare tactics to attract attention.[248] Documenting health consequences through scientific studies took years, and companies routinely dismissed such evidence when it was released. The sheer number of polluting industries and sites surrounding Altgeld Gardens made it nearly impossible to prove that health issues were directly caused by contamination from specific companies; Waste Management, Sherwin Williams, and other industries in the Calumet region were often able to deflect blame and resist the community's calls for them to clean up their sites.[249]

Undeterred, Johnson searched for creative ways to engage her community, focusing on programs that would not only address environmental issues but also provide concrete benefits to residents. The initiatives launched by PCR in the 1990s reflected Johnson's belief that true environmental justice could not be achieved without also addressing issues of poverty, unemployment, and education. As she told the *Chicago Tribune*, "You have to motivate people, and economics motivates best. When you combine environmental activism with economic liberation, you have the recipe for real community recovery."[250] In 1995, PCR partnered with DePaul University's Office of Applied Innovation and Laubach Literacy International's Center for Workforce Education to create an environmental training program for inner city youth. The innovative program, touted as the first of its kind in the city and a "model for the nation," was designed to improve employment opportunities for young residents in environmentally disadvantaged communities by providing practical training in environmental fields, targeting skills such as underground storage tank removal and lead abatement.[251] In addition to specific work training, the program also provided academic support and assistance with general employability and life skills for participants. Additional funding through the US EPA allowed PCR to offer lead-based paint abatement training to other unemployed residents at Altgeld Gardens.[252] The following year, PCR received a grant from the US EPA and the US Department of Housing and Urban Development (HUD) to launch the Residents Education About Lead (REAL) project, the first EPA-sponsored lead education and intervention program in the country. Partnering with CHA and the City of Chicago Department of Health, PCR canvassed CHA communities, going door-to-door to provide education on the dangers of lead exposure and strategies for risk reduction, conduct informal lead inspections, and coordinate lead testing for children. Altgeld residents were hired and trained as paid community

[247] Virginia Mullery, "Interview with Hazel Johnson," *Salt of The Earth*, 1988, clipping from PCR archives.
[248] Getlin, "Fighting Her Good Fight."
[249] Line Cohen, "Waste Dumps Toxic Traps for Minorites," *The Chicago Reporter*, April 1, 1992, 1.
[250] Little, "Toxin Shock."
[251] Flyer for Commencement Ceremony for Inner-City Youth Environmental Training Program, April 27, 1996, PCR Archives.
[252] People for Community Recovery, "Educational Intervention and Lead Hazard Reduction for Inner-City Residents Coupled with Sustainable Community Economic Development," submitted to United States Environmental Protection Agency Region 5, dated January 4, 1995, PCR Archives.

educators to implement the program, providing another example of how PCR successfully integrated job training and employment opportunities with environmental activism.[253]

PCR also continually worked with local industries to encourage the companies surrounding Altgeld Gardens to employ local residents, arguing that manufacturers within walking distance of Altgeld Gardens consistently excluded these residents from their workforce. In 2001, PCR successfully lobbied the Chicago Ford Company Assembly Plant, which drew 70% of its workers from nearby Indiana despite receiving significant financial incentives from the City of Chicago and State of Illinois, to expand its employment recruitment centers to include three unemployment offices close to the plant.[254]

While pursuing projects that would increase economic opportunities for Altgeld residents, PCR continued to collaborate with other environmental organizations and institutions to document and reduce environmental hazards throughout southeast Chicago. PCR partnered with University of Illinois-Chicago School of Health and toxicologist Dr. Robert Ginsburg (who also served as director of Citizens for a Better Environment), to conduct a more expansive health survey of over 800 Altgeld residents, modeled after the Michigan Toxic Substance Control Commission Citizen's Guide for collecting data and establishing community health trends. The results of the survey, published in 1993, showed that 27% of surveyed residents had been diagnosed with asthma, bronchitis, or emphysema, with 68% reporting that symptoms improved when they were away from home. More troubling, the survey revealed that more than half of 270 pregnancies reported resulted in miscarriages, stillbirths, premature births, or babies with birth defects or severe health problems.[255] In the early 1990s PCR also successfully lobbied the Agency for Toxic Substances and Disease Registry, a branch of the Centers for Disease Control, to initiate a study of environmental health impacts in the Calumet region. In 1995, PCR joined with the Chicago Legal Clinic, Citizens for a Better Environment, and the Center for Neighborhood Technology to form the Southeast Chicago Environmental Initiative (SCEI), one of several pilot programs launched by the US EPA as part of Executive Order 12898 to encourage collaboration between the EPA and local communities in the development of solutions to air, water, and soil pollution in the region. Working as part of the SCEI, PCR monitored environmental clean-up sites and sponsored educational programs to encourage community involvement.[256]

In addition to collaborating with established organizations, Johnson also mentored college students and young activists who would form the next generation of the environmental justice movement. In the mid-1980s, she helped Barack Obama, then a fledgling community organizer working on Chicago's south side, to gain traction with residents over the fight to remove asbestos from Altgeld Gardens.[257] David Pellow, Director of the Global Environmental Justice Project, and chair of the Environmental Studies Department at the University of California-Santa Barbara, first worked on environmental justice issues as a volunteer for PCR in the 1990s, while a student at Northwestern University. His experiences with Hazel Johnson would help form the basis of a life-long career in environmental justice.[258] Johnson also led environmental bus tours for DePaul students alongside DePaul University professor Sylvia Hood Washington and later collaborated with Washington on a film on environmental justice produced for the Knights of Peter Claver and the US Conference of Catholic Bishops.[259] Most importantly, Hazel mentored the next generation of leadership within PCR. Cheryl Johnson, Hazel's daughter, worked alongside her mother from the beginnings of the organization. By the mid-1980s, she had left her job as a data

[253] Ibid.
[254] PCR website, http://www.peopleforcommunityrecovery.org/accomplishments.html; Letter from Cheryl Johnson to Alderman Anthony Beale (9th Ward) dated October 11, 2002; PCR Archives.
[255] PCR's Community Health Survey Results, undated document in PCR Archives.
[256] Historical Notes, PCR Archives, https://www.chipublib.org/fa-people-for-community-recovery-archives/
Little, "Toxin Shock."
[257] William Wan, "At the Housing Project Where Obama Began His Career, Residents are Filled with Pride—and Frustration," *The Washington Post*, January 8, 2017.
[258] Roewe, "Hazel Johnson, the Mother of the Environmental Movement, Was Catholic."
[259] Ibid.

coordinator at Argonne National Laboratory to devote herself to PCR full time, eventually stepping into her mother's role as president and executive director of PCR in 2009.

While adding new programs and tackling new issues, PCR continued to work on the ever-present threats surrounding waste disposal, industrial pollution, and toxic waste cleanup. In 1997, an explosion at a nearby chemical plant owned by PMC Specialty Group released a massive cloud of sulfur trioxide over the Southeast Side, shutting down highways and forcing evacuations at Altgeld Gardens and several nearby communities. PCR organized residents to demand cleanup and coordinated with the Chicago Legal Clinic to explore legal options.[260] The following year, PCR teamed with Northwestern University and the Chicago Legal Clinic to urge the US EPA to remove soil at Altgeld Gardens that was contaminated with excessively high levels of poly aromatic hydrocarbons (PAH), a chemical known to cause rashes and skin cancer.[261]

One of the longest battles waged by PCR in the 1990s and 2000s involved clean up of toxic PCB oils within Altgeld Gardens. Between the mid-1970s and 1984, discarded electric transformers containing PCBs had been dumped into a storage yard in the middle of the complex. CHA employees dismantled the transformers on the site to salvage copper, releasing the PCBs into the soil. Although CHA was aware of the environmental hazard posed by the PCBs and reported the problem to the Illinois EPA in 1984, initial cleanups were intermittent, and the site was not completely cleared until 1999.[262] The issue pushed the already strained relationship between Altgeld residents and CHA to a breaking point, and nearly 6,000 current and former residents filed a lawsuit against CHA in the summer of 1999, charging the agency with negligence and claiming that the CHA exposed them to potential harm by failing to properly clean the site.[263] PCR worked with the lead plaintiff attorney, S. Jerome Levy, to bring plaintiffs into the suit and helped residents file the necessary paperwork for the case. After four years of litigation, a settlement was reached in 2004 and CHA agreed to pay a total of $10.5 million to residents in the form of rent abatement, amounting to an average of $750 per plaintiff.[264]

While a major victory for PCR, the settlement ultimately had little impact on the day-to-day lives of the people in Altgeld Gardens. Although the lawsuit brought much-needed attention to the issue of environmental contamination at CHA properties and led CHA to handle environmental issues more closely going forward, CHA was not found to be negligent, and the agency refused to acknowledge any wrongdoing as part of the settlement. The decision to pay the plaintiffs in rent credits instead of cash also angered many Altgeld residents, who felt it was demeaning to not be allowed control over the money they were awarded. One Altgeld resident, speaking to a reporter, summed up the result: "Short term, we won. Long term, we lost. The main element was environmental, and we lost."[265]

The 2004 settlement with CHA reflected a hard reality that grassroots activists like Hazel Johnson faced on a daily basis when confronting environmental inequity. Progress was inevitably slow and incremental at best, with many setbacks along the way. Victories, though hard-won, often fell short of PCR's demands, and there was always another battle to fight. Hazel Johnson's continued activism through the 1990s and 2000s showed a remarkable ability to persevere despite seemingly insurmountable odds. As the *Los Angeles Times* noted in its profile on Johnson, her work with PCR quickly taught her "that environmental wars go on forever and that people who expect miracles burn out quickly."[266] Ultimately, it was her commitment to her community, and her belief that everyone should have the right to a clean environment no matter where they lived, that drove Johnson to stay and keep fighting. Despite its problems, Altgeld Gardens was her home, and solving environmental issues there was the necessary first step in solving global environmental issues. She told the *Chicago Tribune* in 1995:

[260] "$10 Million Payout Near Over CHA Contamination," *Chicago Sun-Times*, August 15, 2003, 18.
[261] PCR website, http://www.peopleforcommunityrecovery.org/accomplishments.html
[262] *Chicago Sun-Times*, August 15, 2003, 18.
[263] Aaron et al. v. Chicago Housing Authority, case number 99 L 11738.
[264] *Chicago Sun-Times*, August 15, 2003, 18
[265] "Altgeld Gardens Lawsuit Settlement," *Residents' Journal*, February 9, 2004, https://wethepeoplemedia.org/altgeld-gardens-lawsuit-settlement/
[266] Getlin, "Fighting Her Good Fight."

> *Every day I complain, protest and object, but it takes such vigilance and activism to keep legislators on their toes and government accountable to the people on environmental issues. I've been thrown in jail twice for getting in the way of big business. But I don't regret anything I've ever done, and I don't think I'll ever stop as long as I'm breathing. We have abused the planet mercilessly for years, and now we are paying the price. If we want a safe environment for our children and grandchildren, we must clean up our act, no matter how hard a task it might be.*[267]

Despite an increasing number of health problems, Hazel Johnson remained actively engaged in PCR's work until her death from congestive heart failure on January 12, 2011 at the age of 75. Toward the end of Hazel's life, Cheryl Johnson gradually assumed responsibility for day-to-day operations of the organization, finally succeeding her mother as Executive Director of PCR in 2009.

Hazel Johnson's Legacy: PCR from 2011 to the Present Day

Having devoted most of her life and limited financial resources to pursuing environmental justice for her community, Hazel Johnson died in poverty; but her work in the environmental justice movement left a lasting legacy both within Altgeld Gardens and across the country. Reflecting on her mother's sacrifices, Cheryl Johnson told the *Chicago Tribune* in 2011, "My mother used her Social Security checks to educate herself about environmental issues. She paid for buses for residents to go down and protest. She paid to print flyers. For years, she didn't know anything about writing grant proposals to get funding. She paid out of her pocket…. [She] didn't get involved in environmental justice to make money. She got involved to make change in people's lives."[268]

Cheryl Johnson and PCR staff carry on the work begun by Hazel Johnson, leading toxic tours, directing environmental training and educational programs, providing employment services, and assisting residents with housing issues and grant applications. When CHA unveiled plans in 2012 to demolish over 600 vacant apartment units in Altgeld Gardens as part of its *Plan for Transformation*, PCR partnered with the Chicago Housing Initiative, Preservation Chicago, and Architecture for Humanity to form the Save Altgeld Coalition, rallied hundreds of Altgeld residents to protest the proposal, and successfully lobbied for rehabilitation over large-scale demolition.[269] Building on PCR's history of linking environmentalism with local job opportunities, the organization joined with other members of the Illinois Clean Jobs Coalition and Illinois State Legislature to pass the Future Energy Jobs Act (FEJA) in 2016, which included $750 million in funding to bring clean energy developments and related employment opportunities to low-income neighborhoods. After 2016, PCR advocated for installation of a solar farm to provide electricity at Altgeld Gardens; CHA approved the plan in 2020. In a nod to environmental justice advocates, CHA's Director of Sustainable Initiatives, Ellen Sargent, told *Forbes* Magazine, "Putting clean energy and renewable projects close to communities that have a long history of environmental injustice would be a way to balance that scale."[270]

For environmental justice leaders, Hazel Johnson's work with PCR and her unique perspective on environmental issues has left an indelible mark on the national environmental movement. Nearly 40 years after Johnson founded PCR, environmental justice has found its way into local, state, and federal legislation and policy and is studied at colleges and universities across the world. Environmental justice organizations have flourished and multiplied. "It's not a footnote now," Robert Bullard told *Earth Beat* in February 2021, "It's a headline. Environmental justice has reached all the way up to the level where it's part of national policy across the board. [Hazel Johnson] would think it's about damn time, even though she wouldn't use 'damn.' She would be the first

[267] Little, "Toxin Shock."
[268] "Final Tribute Sought for Altgeld Gardens Community Activist," *Chicago Tribune*, July 18, 2011, 1.4.
[269] Spencer McAvoy, "Lost in the Shuffle," *South Side Weekly*, January 8, 2014, https://southsideweekly.com/lost-in-the-shuffle/.
[270] John Lippert, "As the World Turns to Solar Power, Black Chicagoans Jump on the Bandwagon," *Forbes*, March 8, 2020. https://www.forbes.com/sites/johnlippert/2020/03/08/as-the-world-turns-to-solar-power-blacks-chicagoans-jump-on-the-bandwagon/?sh=64fed3e549b5.

to say, 'It's about time. You're very smart people, why are you just getting to this?' This is what she had been saying for decades."[271]

In recognition of Hazel Johnson's significant contributions to the environmental justice movement, US Representative Bobby Rush (D-IL) introduced legislation in 2019 to honor Johnson's contributions by posthumously awarding her the Congressional Gold Medal, commissioning a commemorative stamp, and designating April as the Hazel M. Johnson Environmental Justice Month. The bill was reintroduced in April 2021, with Robert Bullard and Cheryl Johnson joining Rush in Washington DC to promote the legislation. "So often," Rush stated, "Black activists are overlooked for their contributions to the environmental and environmental justice movements. Ms. Johnson was a visionary who used her voice to shine a bright light on the environmental injustices suffered by low-income, minority communities."[272]

Criterion Consideration G

The environmental justice movement in the United States transitioned from isolated acts of resistance to a cohesive national movement in the last decades of the twentieth century. Consequently, the entire movement is less than 50 years old. However, the historical importance of the environmental justice movement and its impact are well documented. Environmental justice activists brought much needed public attention to issues surrounding environmental racism and inequality and forced changes in policy and legislation at the local, state, and national level. Like other twentieth-century social justice movements in the United States, most notably the civil rights movement, the environmental justice movement fought environmental racism on two fronts—activists worked on the local level to facilitate change in their communities, while also pushing for legislation and recognition at the national level. Hazel Johnson's work with PCR was, by its very nature, a local endeavor that aimed specifically to effect change within Altgeld Gardens and the surrounding communities of Chicago's far south side. In this way, her path was similar to other leaders in the national environmental justice movement who were working towards similar goals in their own communities across the county. However, as the national movement developed in the 1980s and 1990s, Hazel Johnson rose to national prominence as a representative of the environmental justice movement in the United States. Her experience in Altgeld Gardens gave voice to the environmental inequities faced by communities of color and she often served as the primary symbol for their struggles on the national stage.

Within the context of the national environmental justice movement, Altgeld Gardens exemplifies the significant work of Hazel Johnson and PCR and meets Criterion Consideration G for properties that have attained significance within the past 50 years.

[271] Roewe, "Hazel Johnson, Mother of Environmental Justice, was Catholic."
[272] Office of United States Congressman Bobby L. Rush, "On Earth Day, Rush Champions Legislation to Honor Legacy of Hazel M. Johson, Mother of Environmental Justice Movement and Activist from Chicago's South Side," press release, April 22, 2201, https://rush.house.gov/media-center/press-releases/on-earth-day-rush-champions-legislation-to-honor-legacy-of-hazel-m.

Criterion C: Architecture

Summary Statement of Significance: Criterion C

The Altgeld Gardens – Philip Murray Historic District is locally significant under Criterion C in the area of Architecture as one of the largest self-contained public housing complexes in Chicago. The district is notable not just for its housing component, but also for the inclusion of administrative, educational, recreational, and retail amenities that were integral to the project's design. While developed during World War II and subject to stringent cost and efficiency requirements, Altgeld Gardens' low-rise rowhouses and courtyards, anchored by larger public buildings around a central green, represented the type of human-scaled community-oriented architecture reflective of early public housing's Garden City ideals and the Public Works Administration design principles. The expansive project's remote location on Chicago's Far South Side required the provision of neighborhood amenities to a degree not seen in prior public housing projects in Chicago.

The first half of this section establishes a national context for public housing design by describing: the philosophies and international trends that influenced architects and planners of low-rent housing; how site and unit designs were codified by federal housing agencies and disseminated by professional journals; and how the resulting architecture of public housing changed as federal policies evolved between 1933 and 1949. This period corresponds to the National Park Service's Multiple Property Submission "Public Housing in the United States, 1933-1949," which asserts that the character of public housing changed dramatically after passage of the United States Housing Act of 1949 in terms of site planning, building massing, materials, detailing, and architectural style.[273] While public housing projects built in the 1930s and 1940s were typically planned communities with low-rise buildings, courtyards, parks, and amenities, projects constructed in the 1950s and 1960s favored dense modernist mid- and high-rise apartment towers on minimally landscaped superblocks. The second half of this section provides an overview of early public housing projects in Chicago, establishing the significance of Altgeld Gardens within its local context. Projects in Chicago responded to national requirements but were adapted to specific sites by the local architects and planners hired for each development.

The district's period of significance under Criterion C begins in 1944 when the first units within the complex were completed and ends in 1950 with the completion of the last large public school building designed by architect John C. Christensen.

Design of Public Housing in the United States

Even before the New Deal and the creation of the Housing Division within the Public Works Administration in 1933, the architectural and planning professions in the United States were considering the pressing challenge of urban slums. In many of the cities that emerged as economic and industrial centers in the early decades of the 20th century, working class residents were concentrated in dense neighborhoods with inadequate infrastructure and deteriorating older buildings. Families crowded into tenement apartments, often sharing living quarters and bathrooms. Few buildings had adequate plumbing, heat, or electricity. Unsanitary conditions were compounded by a lack of open space, natural light, and adequate ventilation, leading reformers to raise concerns over public health and safety.

Problems of both housing quantity (insufficient supply) and quality (poor condition) continued to worsen through the 1920s. State, local, and charitable measures were insufficient to address the magnitude of the situation. As unemployment soared during the Great Depression, the federal government was spurred to take action relative to the housing crisis. The PWA's 1933 slum clearance and housing development program, overseen by the

[273] National Park Service, "Public Housing in the United States, 1933-1949," December 2004, E3.

newly created Housing Division, was conceived of as a way to create jobs and boost the stagnant construction industry while simultaneously addressing the squalid living conditions plaguing urban centers.[274]

Rather than rehabilitate existing building stock, government officials and planners favored wholesale slum clearance and new construction. One of the questions asked in the early years of public housing was whether the new projects should meet "only the most basic standards of health, safety, and comfort within a carefully prescribed budget, or should innovative housing design be encouraged both for the benefit of the residents and community as a whole?"[275] Architects and planners largely fell into the latter camp, seeking to solve the physical—and by extension social—problems of urban housing through good design.

The design professions in the United States were aware of new housing models emerging in Europe. The Garden City movement, pioneered by British planner and theorist Ebenezer Howard in the late 19th century, promoted the creation of self-sufficient new towns that featured clearly delineated green spaces, designated building areas, winding streets, and public amenities. As non-speculative planned developments, these new cities were able to maintain housing affordability. The first Garden Cities to be built were Letchworth (1903) and Welwyn (1919) outside of London. Tenets of Garden City design spread to the United States and were embraced by members of the newly formed Regional Planning Association of America (RPAA), which included writers Lewis Mumford and Catherine Bauer, as well as architects Clarence Stein and Henry Wright.

Faced with major housing shortages after the devastation of World War I, many European cities embarked on ambitious housing construction programs. In Vienna, new apartment complexes included facilities such as libraries, kindergartens, meeting halls, and recreation centers that "reflected the social agenda of the city leaders."[276] German projects were seen as more modern and experimental, combining new materials and cost-efficient construction with bold rational-functional forms and a modernist aesthetic.[277] Via trips to Europe in 1926-27 and again in 1930, housing scholar Catherine Bauer became acquainted with these European examples, which she featured in her influential book *Modern Housing* in 1934. One of the developments she profiled was Ernst May's Estate Römerstadt (1926-1928), a 1,200-unit housing development near Frankfurt comprising apartment buildings and rowhouses, shared gardens, laundries, day care facilities, and retail Shop.[278] Bauer also wrote extensively of the work of other European Modernists working in the social housing sphere, including France's Le Corbusier, the Netherlands' J.J.P. Oud, and Germany's Walter Gropius, founder of the Bauhaus design school.

These architects and others were featured in the landmark "Modern Architecture: International Exhibition" at the Museum of Modern Art in 1932. The exhibit was divided into two sections covering architecture and housing. In the three years following its debut in New York, the exhibit traveled to several cities including Philadelphia, Los Angeles, Cleveland, and Milwaukee to disseminate the ideals of Modern design and showcase exemplary projects. In November 1931, MoMA's Board of Trustees invited President Hoover's Conference on Home Ownership and Home Building to attend the exhibit opening:

> It is the sincere belief of the Museum that the Exhibition of Modern Architecture will exert a most beneficial influence on architecture and building in the United States and particularly in the field of multiple dwelling developments both urban and suburban . . . There will be two main divisions of the Exhibition, the second of which has, in the opinion of the Director, particular significance for those attending the Washington Conference. This section is devoted to the most recent solution of multiple dwelling problems by leading architects of the world . . .

[274] National Park Service, "Public Housing in the United States, 1933-1949," E4-E5.
[275] National Park Service, "Public Housing in the United States, 1933-1949," E4.
[276] National Park Service, "Public Housing in the United States, 1933-1949," E12.
[277] National Park Service, "Public Housing in the United States, 1933-1949," E12.
[278] National Park Service, "Public Housing in the United States, 1933-1949," E12.

> Housing of minimum wage earners is a subject claiming the attention of the nation. Private enterprise, under existing construction methods, realizes a return of but 2% on capital invested. The State and City governments are faced with the problem of subsidizing this type of building. The model solutions take into account lower construction costs while maintaining a high standard of living condition.[279]

Whereas most European examples of public housing were financed by generous government subsidies, no similar federal model existed in the United States. Prior to the New Deal legislation of 1933, the responsibility for regulating and incentivizing low-rent housing rested almost exclusively with state and local governments, charitable groups, and civic-minded private enterprise. The RPAA, founded in 1923, promoted government policies that would increase the supply of low-rent housing and reduce its cost. Encouraged by the European precedents, the organization advocated for the creation of "large-scale, planned residential communities accessible to low-income groups."[280]

RPAA members Stein and Wright developed community planning principles that emphasized low-rise, durable residential buildings set within protected green spaces that encouraged outdoor play and interaction on the part of the residents.[281] To put their theories to the test, members formed the City Housing Corporation to design, finance, and build two demonstration projects outside of New York City: Sunnyside Gardens in Queens (1924) and Radburn, New Jersey (1928).[282] Sunnyside Gardens comprised over 600 buildings on 16 blocks, and included a park and community center. Radburn, set on 149 acres, combined residential buildings with a community center, administrative offices, a library, gymnasium, clubroom, pre-school, and maintenance Shop. Both developments ultimately proved too expensive to be considered affordable to lower-income working classes. Nevertheless, their lasting impact on residential housing design has been significant.

Other examples of privately financed large-scale housing projects undertaken prior to federal involvement include a 300-unit project in the Bronx for the Amalgamated Clothing Workers Union (1926), which combined two 5-story winding buildings with a cooperative store, community rooms, nursery, library, and other amenities.[283] Similar developments in Chicago were the Michigan Boulevard Garden Apartments (1929) and the Marshall Field Garden Apartments (1930).

New Deal and World War II-era Public Housing (1933-1949)

As part of the National Industrial Recovery Act (NIRA) of June 1933, the Federal Emergency Administration of Public Works (PWA) was created to provide "massive work relief activities quickly."[284] Included within this authorization were slum clearance activities and the construction of low-cost housing. To accomplish the mandate, the PWA was permitted to "make loans to limited-divided corporations, award grants to state or local agencies, or build projects on its own."[285] Secretary of the Interior Harold Ickes appointed architect Robert D. Kohn, AIA president and founding member of the RPAA, as the first head of the PWA's Housing Division in 1933.

The PWA's initial program (1933-1934) provided low-interest loans to limited-dividend housing corporations, essentially providing liberal financing terms to organizations that agreed to limit their profits. Out of over 500 applications, only seven projects received funding and were ultimately constructed. These seven projects were located in St. Louis, Raleigh, Philadelphia, New York City (Bronx and Queens), Virginia, and Ohio.

[279] Museum of Modern Art Architectural Exhibition, Press release, marked copy, dated November 27, 1931. https://www.moma.org/calendar/exhibitions/2044.
[280] National Park Service, "Public Housing in the United States, 1933-1949," E13.
[281] "Julia C. Lathrop Homes Historic District, Chicago, Cook County, Illinois," National Register of Historic Places, 2010, p. 25.
[282] National Park Service, "Public Housing in the United States, 1933-1949," E14.
[283] "Julia C. Lathrop Homes Historic District, Chicago, Cook County, Illinois," National Register of Historic Places, 2010, p. 26.
[284] National Park Service, "Public Housing in the United States, 1933-1949," E18.
[285] National Park Service, "Public Housing in the United States, 1933-1949," E18

These early limited-dividend PWA projects showed the influence of both the Garden City and European Modernist movements.[286] Applicants were free to select their own design teams, and architects were encouraged to be creative. Formal design requirements were minimal; in general, buildings were limited to a maximum of six floors, buildings could cover no more than 35% of a parcel, and units were required to have private bathrooms and kitchens.[287] As loan terms were more favorable for projects constructed of durable masonry, most homes were clad with brick. Shared characteristics included the use of "superblocks" to organize neighborhoods, low lot coverage ratios (i.e., building footprints as a percentage of the overall lot area), compact and efficient unit plans that eliminated corridors, and the incorporation of amenities such as community centers and parks.

In 1934, the PWA replaced the limited-dividend program with a new direct-build program, placing responsibility for public housing construction firmly in the hands of the federal government. Horatio Hackett, a Chicago architect and engineer, replaced Kohn as head of the Housing Division. Hackett made no major changes to the general approach to public housing design, which remained true to RPAA planning principles. He did, however, begin to standardize the design process.

Projects were most often designed by consortiums of local architects and planners. As the PWA's charge was job creation, the intent was to divide the labor fairly and employ architects from multiple firms. Local architects coordinated with the staff of the Housing Division, who reviewed and approved submitted plans. In March 1935, the Housing Division published *Unit Plans: Typical Room Arrangements, Site Plans and Details for Low-Rent Housing*. The manual included a variety of typical site plans and floor plans for use by architects and engineers. Such technical information was exceedingly useful, as projects were being built throughout the country yet not all local design teams were familiar with the specific challenges of public housing. Tested strategies to minimize materials, standardize details, and speed construction times were critical to staying within the cost limits established by the housing program.

In terms of site planning, *Unit Plans* called for neighborhood scale development, limited points of entry and the incorporation of street closures, curving interior streets, subdivision of a site into "blocks," and the incorporation of open space. In terms of building design, care was taken to efficiently arrange living spaces within units, and efficiently arrange units within buildings. Materials were selected for their durability and maintenance.

The *Unit Plans* publication proved highly influential throughout the duration of the direct-build program. Between 1934 and 1937, nearly 22,000 dwelling units were constructed in 51 projects across 20 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.[288] While the guidelines led to a recognizable uniformity in the overall design and planning of the housing projects, architects were free to modify facades to reflect local preferences. The most prevalent architectural styles were stripped-down versions of Colonial Revival and Modern, though some Spanish Revival projects were built as well. Most PWA projects incorporated only minimal ornamental detailing usually limited to entrance canopies, patterned brickwork, or simplified quoining.

When the United States Housing Act of 1937 formally ended the PWA's role, the Housing Division was replaced by the United States Housing Authority (USHA). The newly created agency was tasked with overseeing the federal housing program and coordinating with local housing authorities. This new arrangement placed more control over site selection and planning in the hands of local authorities, though the USHA continued to review plans and set design and construction standards. New regulations focused on efficiency and cost drove further regularization of the projects.

[286] National Park Service, "Public Housing in the United States, 1933-1949," E19.
[287] "Julia C. Lathrop Homes Historic District, Chicago, Cook County, Illinois," National Register of Historic Places, 2010, p. 27.
[288] Margaret Schoenfeld, "Progress of Public Housing in the United States," *Monthly Labor Review* 51, no. 282 (August 1940): 270-272.

In general, the basic building typologies established by the PWA persisted under the USHA, and the agency continued its adherence to site principles established by the RPAA. Starting in 1938, the USHA issued a series of bulletins on policies and procedures relating to public housing planning, design, and construction. Bulletin No. 12 focused on dwelling unit planning (and was essentially an update of the PWA's *Unit Plans*), while Bulletin No. 11 focused on site planning, That publication's introduction provides insight into the goals of the agency at the time, which was still very committed to the creation of vibrant, human-centered communities:

> In low-rent housing, it is in the plan of the project as a whole—in the relation of the buildings to each other and to the land—that we may provide both insurance against deterioration of the neighborhood and the opportunities for the growth of a better community life. These opportunities for a better way of life may be discussed in terms which are both simple and specific: privacy for each family within the four walls of the home and opportunity for group life outside the home; adequate space, sunlight and ventilation in the rooms; and adequate space out of doors for active games and for rest and relaxation . . . The purpose of public housing is to improve the health, happiness, and social usefulness of the low-income groups in the community. Every step in the development of the housing project should be considered in the light of that fundamental purpose.[289]

Beginning in 1940, federal attention shifted to housing for defense workers. While many defense housing projects were designed as temporary, some (such as Altgeld Gardens) were planned by local housing authorities as permanent communities that would ultimately serve as low-rent housing. Again, there was no significant change in the planning or design approach to such projects, though amplified concerns over development costs and speed of construction led to further simplification where possible.

Building on the type of guidance previously issued by the PWA and USHA, the Office for Emergency Management's Division of Defense Housing Coordination published the *Summary of Standards for Defense Housing* in January 1941. Professional architecture journals also provided extensive information to their readership on defense housing, often including excerpts of federal directives and case studies of completed projects. The November 1940 issue of *Architectural Forum*, themed "Building for Defense," dedicated over 30 pages to the subject of housing. The November 1941 issue of *Architectural Record* included a 25-page "building types study," as well as a critical essay titled "Defense Housing—Are We Building Future Slums or Planned Communities?"[290]

The character of American public housing changed after passage of the United States Housing Act of 1949.[291] The legislation, which renewed federal subsidies to local housing authorities, tied public housing to new urban renewal efforts. Preferences shifted from the low-rise low-density housing models based on Garden City ideals and pioneered by the PWA, to mid- and high-rise apartments. Sited on large open blocks, the new buildings often read as "objects in a landscape" rather than as part of a harmonious and integrated plan, and many developments were out of scale with the low-rise neighborhoods that surrounded them. A lack of architectural ornamentation, consistent with the Modern style favored at the time, lent the looming post-1949 developments a stark and minimalist appearance.

Today, the trend in public housing is once again for lower-density low-rise buildings. Many of the high-rise 1950s- and 1960s-era public housing projects have been demolished in recent years and replaced with new mixed

[289] United States Housing Authority, *Design of Low-Rent Housing Projects: Planning the Site*, Bulletin 11 (Washington, D.C.: Government Printing Office): 3.
[290] "Defense Housing," *Architectural Forum* 73, no. 5 (November 1940): 437-468 and 58-66; Dorothy Rosenman, "Defense Housing—Are We Building Future Slums or Planned Communities?" *Architectural Record* 90, no. 5 (November 1941): 71-96; "Housing for Defense: A Building Types Study," *Architectural Record* 90, no. 5 (November 1941): 71-96.
[291] National Park Service, "Public Housing in the United States, 1933-1949," E3.

income communities. These transformations have typically taken place under the direction of local housing authorities with the support of the federal Department of Housing and Urban Development.

Public Housing in Chicago

As a major economic and industrial center with a growing population and congested urban core, Chicago, like New York, was at the forefront of efforts to clear slums and address housing deficiencies in the first half of the 20th century. Between 1933 and 1949, 11 public housing projects were built in Chicago under the federal housing programs described in the previous section (see Table 1). These projects conformed to the guidance set forth by federal agencies such as the PWA's Housing Division, the USHA, and later the Division of Defense Housing Coordination. Projects designed and constructed after 1937 were coordinated locally by the Chicago Housing Authority, formed that same year.

The first three public housing projects in Chicago—the Jane Addams Homes (1935-1938), Julia C. Lathrop Homes (1936-1938), and Trumbull Park Homes (1936-1938)—were initiated under the PWA's direct-build program. All three featured low-rise brick buildings ranging from two to four stories in height. Buildings were organized to form interior courtyards, and each development was anchored by a central open space.

The Jane Addams Homes, located in the city's Near West Side neighborhood, was the first PWA project to break ground in 1935, and the final one completed in December 1938. It was the largest of the three complexes with 1,027 units. The project was designed by a consortium of architects led by John Holabird with John Armstrong, Ernest Grunsfeld Jr., Elmer Jensen, and Philip Maher. All buildings had flat roofs and appeared quite modern, with little ornament save for a small number of balconies with curved metal guardrails and flat-roofed canopies at principal entrances. Some of the larger buildings incorporated ground floor passageways to connect courtyards. The project included a significant public art component in the form of a grouping of Edgar Miller-designed animal sculptures in the central courtyard. The Jane Addams Homes along with later high-rise extensions, was demolished between 2002 and 2007, with the exception of one original building that is slated to become the National Public Housing Museum.

Trumbull Park Homes, the smallest of the three PWA projects with 426 units, was built in the South Deering neighborhood on the city's far south side. As the project was designed by five members of the same architectural team as the Jane Addams Homes, Trumbull Park's buildings were similar in their simplified modern style, mostly rectangular forms, and flat roofs. Unit entrances at rowhouses featured curved concrete canopies, while horizontal lines were accentuated by cast stone sills and parapet copings. The project is extant and retains most original character defining features.

Lathrop Homes, located along the Chicago River in the North Center and Lincoln Park neighborhoods, was listed in the National Register of Historic Places in 2010. The 925-unit project was designed by a consortium of architects led by Robert DeGolyer. The team working under DeGoyler included Hubert Burnham (son of Daniel Burnham), Roy Christensen, Hugh Garden, Everett Quinn, Thomas Tallmadge, Vernon Watson, Bertram Weber, Charles White, Edwin H. Clark, Israel S. Lowenberg, Max L. Lowenberg, Ernest Mayo, Peter Mayo, E.E. Roberts, and Elmer C. Roberts, with the landscape design attributed to Jens Jensen. Lathrop Home's relatively simple flat-roofed buildings incorporated some Classical-style detailing such as brick quoins, applied stone trim suggestive of gables, and finials. Building entrances were trimmed with limestone, and some buildings were connected with brick arches. Like the Jane Addams and Trumbull Park Homes, Lathrop Homes included laundry facilities and recreational rooms in the basements of the residential buildings. In addition, Lathrop had a separate administration building and central heating plant. In 2020, the complex was extensively rehabilitated and 21 original buildings were retained.

The 1,662-unit Ida B. Wells Homes (1939-1941) was located in the Douglas neighborhood on the city's south side. The site was initially selected and assembled under the PWA's direct-build program, but constructed

between 1939 and 1941 by the Chicago Housing Authority under the United States Housing Authority's program. Nationally, it was the last of the USHA's pre-World War II projects built under the 1937 Housing Act.[292] The project was the largest in Chicago at the time, and one of the largest in the country. Noted African American Architect Beverly Lorraine Greene (1915-1957) is worked on this project in her time at CHA between 1938-1941. It seems that her departure from CHA predated the planning and construction of Altgeld Gardens, and no evidence was found to support that she played a part in the planning and design of the subject district.[293]

The Ida B. Wells Homes design team was led by Alfred Shaw of Shaw, Naess and Murphy (who later designed Altgeld Gardens), in association with three other firms: Theilbar and Fugard; Nimmons, Carr, and Wright; and Metz and Gunderson. Shaw, once engaged on the project, revised the PWA's preliminary plans by increasing the number of rowhouses, cutting back on the number of apartment buildings, and expanding the playgrounds.[294] Low-rise two- to four-story brick buildings were grouped around individual courtyards. The project was the first in the city to include a city park within its site plan. The simple rectangular buildings employed a combination of low-pitched hipped and flat roofs. Banded brickwork and copper canopies at entrances provided visual interest on building exteriors. In addition to the residential buildings, the Ida B. Wells Homes had a separate administration building, community center, and central heating plant. The entire complex of buildings was demolished between 2002 and 1994.

Five projects were constructed in Chicago to provide housing for defense workers. Four of these—the Frances Cabrini Homes (1941-1942), Lawndale Gardens (1942), Bridgeport Homes (1942-1943), and Robert H. Brooks Homes (1942-1943)—were already in the planning stages as USHA low-income projects in the lead up to World War II. They were reclassified as defense housing, then converted to low-income use after the war. Altgeld Gardens (1944-1945) was planned and constructed specifically as defense housing under the Lanham Act, with the intention of converting the project to low-income housing at the conclusion of the war.

The 586-unit Frances Cabrini Homes were built in Chicago's near North Side neighborhood. The initial project consisted of 56 two- and three-story buildings arranged in barracks-style rows. Most units fronted on north-south streets cut off from the city's grid, while rear yards were shared (originally these served as "victory" gardens). Brick buildings were rectangular in form, with flat roofs and slightly projecting eaves. Two colors of brick cladding lent a vaguely striped effect to the facades. Flat roofed canopies shaded unit entrances. Overall, the buildings were starkly modern and minimalist in their appearance. The project was designed by a consortium of architects including Henry Holsman, George Burmeister, Maurice Rissman, Ernest Grunsfeld Jr., L.R. Solomon, G.M. Jones, K.M. Vitzhum, I.S. Loewenberg, and Frank McNally. Later expansions in 1958-1962 included several high-rise apartment buildings, all of which were subsequently demolished. The majority of the original low-rise buildings are extant.

With only 128 units, Lawndale Gardens on the city's southwest side represented the Chicago Housing Authority's first experiment with small-scale public housing.[295] The project comprised four long rows of staggered buildings bisected by a central green. The unadorned modern buildings had flat roofs with slightly projecting eaves. Frank McNally, who had previously worked on the Frances Cabrini Homes, designed the project with Eric Hall. All original buildings are extant.

Bridgeport Homes on the city's southwest side was another small-scale project with only 141 units. It was designed by the architectural firm Burnham & Hammond, Inc., whose principal Hubert Burnham had previously worked on Lathrop Homes. The simple masonry buildings resembled those of Lawndale Gardens, though the Bridgeport rowhouses had a brick belt course at the second floor windowsills. The original flat canopies over the

[292] National Park Service, "Public Housing in the United States, 1933-1949," E52.
[293] "Beverly Lorraine Greene," Pioneering Woman of American Architecture, accessed January 25, 2022, https://pioneeringwomen.bwaf.org/beverly-lorraine-greene/.
[294] Devereux Bowly, Jr., *The Poor House: Subsidized Housing in Chicago* (Carbondale: Southern Illinois University Press, 1978), 26.
[295] Bowley, 32.

unit entrances have since been replaced by curved awnings. The master plan was simple, with buildings oriented both north-south and east-west across the site. Most original buildings are extant.

The Robert H. Brooks Homes, located adjacent to the Jane Addams Homes, contained 834 units in two-story rowhouses on eight square blocks. Initially, simple flat-roofed brick buildings were arranged barracks style in long rows. A separate community center and city park were included in the plan. The project was designed by the same architectural team as the Frances Cabrini Homes. Today, a total of 330 of the original units remain, though most buildings have had their flat roofs replaced with gable roofs. Sites where rowhouses were demolished have been converted to green space and play yards, reducing the project's density and lot coverage.

Altgeld Gardens, located approximately fourteen miles south of the city center in the Riverdale community area, was the city's largest public housing project at the time with 1,500 units built on 157 acres. Due to its remote location, it was planned as a self-contained community with a full range of programs and services for families, from libraries, nurseries, gymnasiums and schools to grocery stores and barber Shop. Shaw, Naess, and Murphy developed the master plan and designed the residential buildings, community center, and administration building, School Board architect John C. Christensen designed the four one-story schools, and Keck & Keck designed the retail component.

Curving streets divided the Altgeld Gardens site into separate blocks. Two-story rowhouses were arranged to form interior courtyards on each residential block; educational and recreational functions were located towards the center of the development bordering a city park; and the commercial functions were sited near the project's main entrance on 130th Street. While the unit plans followed typical rowhouse configurations, the buildings' exteriors stood apart from other Chicago Housing Authority projects at the time. Each building was designed with a slate-covered gabled roof and Dutch-style stepped parapets at each end. Unit entrances featured concrete canopies and playful screening elements. Altgeld Gardens was extended in 1953 with the addition of the 500-unit Philip Murray Homes to the west, whose stripped-down cost-efficient modern exteriors stand in contrast to the earlier 1940s buildings. Today, 136 of Altgeld Gardens original 162 rowhouses are extant along with all of its community and educational facilities.

Two public housing projects were completed between the end of World War II and the passage of the 1949 Housing Act. Wentworth Gardens (1945-1947) was a 422-unit project initially designed to serve defense workers and converted to low-income housing at the close of the war. Architects Loebl & Schlossman organized flat-roofed two- and three-story buildings around courtyards and play yards, while a larger park anchored the center of the development. Most original buildings are extant.

Dearborn Homes (1948-1949) was initially considered for low-income housing before the war, then for defense housing, but construction did not get underway until 1948 in part due to difficulties clearing the site. The project was comprised of 16 cruciform-shaped six- to nine-story buildings. It was the Chicago Housing Authority's first project to use elevator buildings, establishing a new model for the agency's subsequent developments. The architectural firm selected for the project was Loebl, Schlossman & Bennett, whose principals had prior experience designing Wentworth Gardens. Most original buildings are extant.

Significance Under Criterion C

In 1994, the National Park Service found that six Chicago housing projects were eligible for listing in the National Register of Historic Places. These included the three PWA projects—the Jane Addams Homes, Trumbull Park Homes, and Julia C. Lathrop Homes—along with the Ida B. Wells Homes, Frances Cabrini Homes, and Altgeld Gardens. The report found that the six projects were "historically significant for their association with this country's earliest efforts to provide large-scale public housing for the urban poor. [They] represent the built response of governmental agencies—at both the national and local levels—to the development of new policies for city planning and urban housing on a scale never before attempted." Since that time, Lathrop Homes has

been listed in the National Register (2010) and rehabilitated; unfortunately, the Jane Addams Homes and Ida B. Wells Homes have been demolished.

The 1994 report affirmed Altgeld Gardens' significance as "one of the most self-contained of the early public housing developments in Chicago." Others have echoed that assessment, with historian Devereux Bowly calling it "the most self-contained and comprehensive public housing project ever constructed in Chicago." [296] Despite the recent loss of 26 of the original 162 original buildings east of Greenwood Avenue, and the addition of a contemporary new public library designed by Koo Architects in 2020, the project retains the key design and planning features that set it apart from other Chicago public housing projects in the 1930s and 1940s. These include the site's curving streets, organization into smaller blocks, building and courtyard configurations, and the careful placement of the amenity buildings around public open spaces and key access points. More than any other public housing project in Chicago, Altgeld Gardens exemplifies the ideals of the Garden City movement that inspired early public housing planners and architects.

Concerning the six eligible projects' residential architecture, the 1994 eligibility report noted that "[t]he rather austere designs that make the buildings seem so visually "unremarkable" today are in fact the architectural features that constitute important design principles within the context of period planning and design for low-income public housing." Altgeld Gardens' rowhouses embody several key character defining features including: compact and efficient unit plans derived from federal standards and guidelines, room arrangements designed to maximize light and cross ventilation, the incorporation of durable materials (e.g., masonry exteriors, plaster walls, and terrazzo flooring), and canopies at unit entrances. The incorporation of gabled roofs, stepped parapets, and perforated screening devices at entrances suggest a higher quality of design relative to other Chicago public housing projects of the same period.

Architects

*Shaw, Naess and Murphy (*Altgeld Gardens Master Plan and Multiple Buildings, 1944-45)
Shaw, Naess and Murphy (1937-1946) was formed by three architects who had previously worked together at the office of Graham, Anderson, Probst and White. [297] Alfred Shaw (1895-1970) was born in Dorchester, Massachusetts. After completing his studies at the Boston Architectural Club in 1917, he worked for various firms in Boston and New York before accepting a position with Ernest Graham in Chicago in 1922. While with Graham, Shaw was the chief architect of Chicago's Merchandise Mart (1930) and also contributed to the design of the Pittsfield Building (1927), Civic Opera House (1929), and Field Building (1934).[298] Sigurd E. Naess (1886-1970), a native of Norway, began working for D.H. Burnham & Co. in 1906 while studying at the Armour Institute.[299] Charles F. Murphy, Sr. (1890-1985) was born in New Jersey. He entered the architectural field first as a stenographer, serving as personal assistant to Ernest Graham while both were employed by Daniel Burnham.[300] Murphy and Naess followed Graham when Graham, Anderson, Probst and White was established in 1917. After Graham's death in 1936, Shaw, Naess, and Murphy formed their own firm the following year. In 1946, Shaw left the partnership, which continued on as Naess and Murphy until Naess's retirement in 1959. Murphy then formed C.F. Murphy Associates, which became Murphy/Jahn in 1981.

Notable projects by Shaw, Naess and Murphy included the Ida B. Wells Homes (1941) and Altgeld Gardens (1945) public housing complexes, with Alfred Shaw as the lead designer. Shaw had served as president of the Chicago Metropolitan Housing Council and was active in local efforts to ameliorate substandard housing stock

[296] 1994 National Register Eligibility Study ; Bowly, 37.
[297] Information adapted from Maurice Blanks, "Biographical Glossary" in John Zukowsky and Mark Jansen Bouman, *Chicago Architecture and Design, 1923-1993: Reconfiguration of an American Metropolis* (Munich, Germany: Prestel, 1993), 468, 471.
[298] "Architect Alfred P. Shaw Dies," *Chicago Tribune*, December 2, 1970.
[299] "Architect Sigurd E. Naess, 83, Designed New Herald Building," *Miami Herald*, March 5, 1970.
[300] "Charles F. Murphy," Interview by Carter Manny, June 1, 1981. Chicago Architects Oral History Project, Ryerson and Burnham Art and Architecture Archive, Art Institute of Chicago.

in the city.[301] Notable projects undertaken by Naess and Murphy included the Prudential Building (1955), Chicago Sun Times Building (1957), the original McCormick Place (1960), and O'Hare International Airport (1963).

John C. Christensen (multiple Altgeld Gardens schools, 1944, 1945, 1950)

John C. Christensen (1878-1967) served as the Chief Architect for the Chicago Board of Education from 1921-1924, 1926-1928, and 1931-1959, overseeing both new construction and additions for all public schools within the city. Christensen was a native of Denmark who immigrated to the United States as a child. He began working in the Architect's Department of the Board of Education under Dwight Perkins in 1906. Christensen was promoted to the supervisory role of Chief Architect in 1921, a position he held on and off until 1959. Christensen worked in multiple architectural styles ranging from Art Deco, Prairie Style, and eventually Modern, to streamlined versions of revival styles (e.g., Neoclassical, Gothic, and Tudor.) Examples of his work include the Lucy Flower Vocational High School (1927), Newberry School (1937), Chicago Vocational School (1940), and South Shore High School (1940). Christensen designed the four initial school buildings at Altgeld Gardens (1945) in addition to the adjacent Carver High School (1950), all of which are included as contributing resources within this National Register nomination. While working for the School Board, Christensen also maintained a private practice focused mainly on residential design.[302]

Conclusion

The Altgeld Gardens – Philip Murray Homes Historic District is significant under three different National Register Criteria:

- Criterion A for the district's local level of significance in the areas of Community Planning and Development, Politics / Government, Social History, and Ethnic Heritage (Period of Significance 1944-1972);
- Criterion B for the district's national significance in association with longtime Altgeld Gardens resident Hazel Johnson (1935-2011), widely recognized as a founder of the American environmental justice movement (Period of Significance 1979-2011); and
- Criterion C for the district's local significance in the area of Architecture (Period of significance 1944-1950)

For these reasons, the Altgeld Gardens – Philip Murray Homes historic district is a resource that is rich in significance from multiple perspectives that illustrate the decisions that went into the establishment of Altgeld Gardens and the later Philip Murray Homes residential communities. Further, Altgeld's buildings were constructed over a span of several decades including various building types designed by an array of notable architects. Altgeld itself is an example of purposefully built government-sponsored housing effort built during World War II for African American war workers and their families. The self-contained nature of the district is unmatched by other extant or recorded housing projects in Chicago. Historian Deveraux Bowley, Jr., described Altgeld as "the most self-contained and comprehensive housing project ever built in Chicago." While the self-contained character of Altgeld was designed to support a geographically isolated community, its location within a so-called "toxic doughnut" and the effects of historic and ongoing pollution on residents is also at the center of the story of Altgeld and those who lived and live there.

[301] "Architect Shaw Chosen Head of Housing Council," *Daily Times*, June 4, 1937.
[302] Information adapted from "John C. Christensen (1878-1967)," chicagohistoricschools.wordpress.com, by Frances O'Cherony Archer, February 8, 2013. The online project showcases the work of historians Julia S. Bachrach and Elizabeth A. Patterson and architect Bill Latoza who, since the early 2000s, have been documenting Chicago's historic schools. The project was funded in part by a grant from the Graham Foundation for the Advanced Studies in the Fine Art; See also, *Chicago Public School Buildings Pre-1940 Context Statement*, City of Chicago.

The troubles at Altgeld were catalysts for major, ground-breaking movements in the country including the larger Environmental Justice movement in the United States pioneered by Altgeld resident Hazel Johnson. Altgeld tells an all too common story of unwise residential encroachment into industrial areas, communities suffering from the effects of pollution, and the struggle with governments for environmental justice. The work of Hazel Johnson in particular is at the core of Altgeld's narrative as her work grew out of the problems she bore witness to. Her work eventually reached the executive branch of the United States government. The unique history of Altgeld tells the arduous and continuous story of racial justice and environmental justice through the built environment and the surrounding landscape.

Altgeld is one of the oldest surviving Chicago public housing projects built for African Americans and one of the few that has survived without significant alterations. Further, it is one of the largest extant examples of wartime public housing projects in the country. Through the extant and intact resources associated with this historic district, Altgeld tells a story that many Americans, communities of color in particular, have experienced and lived through, but one that few outside of the experience know about. Its significance under multiple National Register Criteria is a testament to the importance of the story of Altgeld, including those who planned it, why they did so, and stories of those who lived there.

Though each criterion has its own specific period of significance, this nomination focuses on events that occurred starting in 1944 with the initial occupation of Altgeld Gardens by the first 100 families, and ends in 2011, the year Hazel Johnson died. This district satisfies the requirements of Criteria Consideration G for the period of significance under Criterion B. Altgeld Gardens resident Hazel Johnson maintained her critical role in the operations of the People for Community Recovery until her death in 2011.Her continued activism for Altgeld Garden residents and the surrounding community, her important role in the founding and growth of the American environmental justice movement in the late twentieth and early twenty-first century, and her work advocating for passage of Executive Order 12898 and other important environmental justice policies are of exceptional importance and justify the district's period of significance ending in the year 2011.

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Previous documentation on file (NPS):

__x__ preliminary determination of individual listing (36 CFR 67 has been requested)
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

Altgeld Gardens – Philip Murray Homes Historic District | Cook County, Illinois
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10. Geographical Data

Acreage of Property 193
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1	41.659253	-87.60775		3	41.651733	-87.594576	
	Latitude	Longitude			Latitude	Longitude	
2	41.659633	-87.594850		4	41.651764	-87.607719W	
	Latitude	Longitude			Latitude	Longitude	

Verbal Boundary Description (Describe the boundaries of the property.)

The Altgeld Gardens – Philip Murray Homes Historic District is roughly bounded by E. 130th Street to the north, S. Ellis Avenue, S. Greenwood Avenue, and Carver Park to the east, E. 133rd Street, E. 134th Street, and E. 133rd Place to the south, and S. St. Lawrence Avenue to the west. This boundary includes the street and opposite street curb all the way around the site with the exception of the northern boundary that follows 130th Street which includes the landscaped greenway, sidewalk, and ends at the curb on the south side of the street. The other exception is the portion of southeastern boundary which follows the natural curvature of Carver Park. This boundary as described encompasses the majority of the original 1944 Altgeld Gardens and 1951 Philip Murray Homes sites as developed by the Chicago Housing Authority.

Blocks 11, 12, and 13 of Altgeld Gardens (east of S. Greenwood Avenue) and Blocks 15 and 16 of Philip Murray Homes (south of E. 133rd Place and E. 133rd Street) are excluded from the boundary because all of their residential buildings associated with the district have been demolished.

In addition to the intact original sites of Altgeld Gardens and Philip Murray Homes, the district boundary also jogs south to E. 134th Street to include Carver Park, George Washington Carver Primary School and the former Carver High School. The district boundary also includes the school and gymnasium buildings associated with Our Lady of the Gardens (CICS Lloyd Bond) at the southwest corner and the Ira F. Aldridge Elementary School at the northwest corner.

Starting at the intersection of S. St. Lawrence Avenue and E. 130th Street, the boundary travels east for 2,772 feet, following the southern curb of E. 130th Street. The boundary then turns south at S. Ellis Avenue and follows the eastern curb of the street for 271 feet before following the natural curve of E. 130th Place and S. Greenwood Avenue in a south/southeasterly direction for 2,090 feet before reaching E. 133rd Street and turning west. The boundary travels west for 545 feet until S. Ellis Avenue intersects with E. 133rd Street at which point the boundary travels south/southeast for 720 feet following the natural, tree lined boundary of Carver Park. The boundary then travels west, meeting up with E. 134th Street, for 1,843 feet. This boundary line follows the southern curb of the

street before traveling north for 400 feet along S. Corliss Avenue, following the street's western curb. At the intersection of S. Corliss Avenue and E. 133rd Place the boundary travels west/southwest following the southern curb of E. 133rd Place for 655 feet before traveling south for 185 feet and back to E. 134th Street. The boundary extends to the southern curb of E. 134th Street and moves west for 685 feet until meeting up with S. St. Lawrence Avenue. The boundary then follows the western curb of S. St. Lawrence Avenue and travels north for 2,637 feet back to the point of origin. All measurements are approximate.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the Altgeld Gardens – Philip Murray Homes Historic District encompass the majority of the original 1944 Altgeld Gardens and 1953 Philip Murray Homes sites developed by the Chicago Housing Authority. In addition to original CHA residential, administrative, and amenity structures, within this original development boundary are other publicly-owned and privately-owned structures and publicly-owned Carver Park with were constructed after 1944.

Due to their lack of historic integrity, demolished Altgeld Gardens housing parcels east of Greenwood Avenue ("Blocks 11, 12, and 13"), the 1990s health center site at the northeast corner of Greenwood Avenue and Ellis Avenue, and demolished Philip Murray housing parcels south of 133rd Street ("Blocks 15 and 16") are not included in the district boundary.

A landscaped greenway that was historically part of the original 1944 Altgeld Gardens site plan between the Altgeld Gardens development and 130th Street is also included within the district boundary.

Also included within in the district boundary are five large public facilities abutting the original Altgeld Gardens – Murray Homes development that played a significant part in life at Altgeld Gardens – Philip Murray Homes and in the community's early development: Our Lady of the Gardens Church / School and Gymnasium, Carver High School (CICS Larry Hawkins), Carver Primary School, and Aldridge Elementary School.

The portion of Carver Park south of 133rd Street which has played a significant part in life at Altgeld Gardens – Philip Murray Homes has also been included within in the district boundary.

11. Form Prepared By

Rachel Barnhart, Gabrielle Begue, John Cramer, Beth Jacob,
Emily Ramsey, Chris Usler, Matt Wicklund, Shannon Winterhalter, Lara
name/title Ramsey, Dr. Christopher Reed (Peer Reviewer) date September 20, 2021
organization MacRostie Historic Advisors, LLC telephone 312-973-3904
street & number 53 W. Jackson Blvd., Suite 1142 email jcramer@mac-ha.com
city or town Chicago state IL zip code 60604

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**

- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Altgeld Gardens – Philip Murray Homes Historic District | Cook County, Illinois
Name of Property | County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Altgeld Gardens – Philip Murray Homes Historic District

City or Vicinity: Chicago

County: Cook State: IL

Photographer: Rachel Barnhart, John Cramer, Chris Usler

Date Photographed: January 2020, March 2021

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 33: Altgeld Gardens Apartments, west and south elevations, view northeast
Photo 2 of 33: Altgeld Gardens Apartments, west and south elevations, view northeast
Photo 3 of 33: Altgeld Gardens Apartments, south elevation, view north
Photo 4 of 33: Altgeld Gardens Apartments, east, south, and north elevations, view southeast
Photo 5 of 33: Altgeld Gardens Courtyard, view west
Photo 6 of 33: Philip Murray Apartments, west elevation, view east
Photo 7 of 33: Philip Murray Apartments, south and east elevations, view northwest
Photo 8 of 33: Philip Murray Apartments, south and east elevations, view northwest
Photo 9 of 33: Philip Murray Apartments, south and east elevations, view northeast
Photo 10 of 33: Philip Murray Apartments, overview, view west
Photo 11 of 33: Administrative Building, northeast elevation, view southwest
Photo 12 of 33: Administrative Building, northwest and northeast elevations, view southeast
Photo 13 of 33: Children's Building, northeast and northwest elevations, view southwest
Photo 14 of 33: School Building A, west and south elevations, view northeast
Photo 15 of 33: School Building B, southeast elevation, view northwest
Photo 16 of 33: School Building C, south elevation, view north
Photo 17 of 33: School Building D, west and north elevations, view southeast
Photo 18 of 33: Shop Building, northwest and southwest elevations, view southeast
Photo 19 of 33: Shop Building, southwest elevation, view northwest
Photo 20 of 33: Central Plaza, view north/northwest
Photo 21 of 33: United Church of Altgeld, northwest and southwest elevations, view south/southeast
Photo 22 of 33: Carver Park Indoor Pool, southeast elevation, view northwest
Photo 23 of 33: Community Building No. 2, west and south elevations, view northeast
Photo 24 of 33: Carver Park, view southeast
Photo 25 of 33: Dorothy Gautreaux Child Development Center, east and north elevations, view southwest
Photo 26 of 33: Carver High School, south and east elevations, view northwest
Photo 27 of 33: Carver High School, west and north elevations, view southeast
Photo 28 of 33: Our Lady of the Gardens Catholic Gymnasium (CICS Lloyd Bond), south and east elevations, view northwest
Photo 29 of 33: Our Lady of the Gardens Catholic Church and School (CICS Lloyd Bond), north and east elevations, view southwest
Photo 30 of 33: George Washington Carver Primary School, southeast elevation, view north/northeast
Photo 31 of 33: Ira F. Aldridge Elementary School, east elevation, view northwest

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Photo 32 of 33: Laundry Building, Non-contributing, south and east elevations, northwest
Photo 33 of 33: Altgeld Family Resource Center, Non-contributing, north and east elevations**,** view southwest

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Altgeld Gardens-Philip Murray Historic District
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Name of multiple listing (if applicable)

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List of Figures
(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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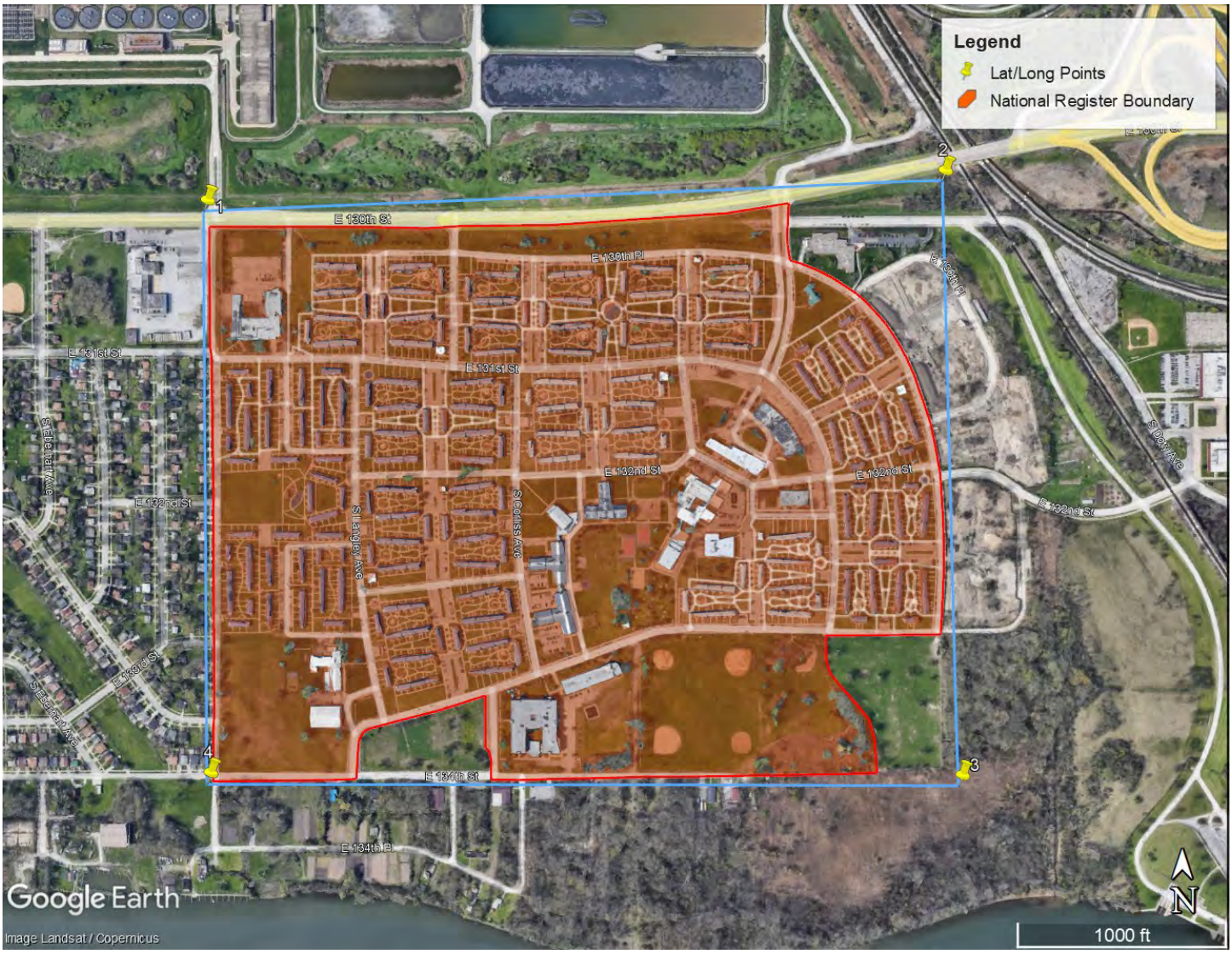
Figure 32. 1881 Map of the Calumet Region
Figure 33. Plan of Pullman Sewage Farm, 1880
Figure 34. 1930 aerial view of the Lake Calumet Industrial District
Figure 35. 1938 aerial photo of steel mills along the Calumet River
Figure 36. Whispering Pines protest, 1979
Figure 37. Reverend Benjamin Chavis at the Warren County, North Carolina PCB protest, 1982.
Figure 38. Warren County, North Carolina PCB protest, 1982.
Figure 39. Cover of *Toxic Wastes and Race in the United States.*
Figure 40. People for Community Recovery's original office location sign at Altgeld Gardens' Shop Building, c. 1985.
Figure 41. People for Community Recovery's 1987 publication *Save Your Life from the Toxic Trap*
Figure 42. Undated photograph of Hazel Johnson outside the office of People for Community Recovery
Figure 43. Hazel Johnson alongside Chicago Mayor Harold Washington at a January 1987 ceremony celebrating the connection of Maryland Manor homes to municipal water and sewer lines
Figure 44. Google Map of Altgeld Gardens' "Toxic Doughnut Map."
Figure 45. U.S. President George H. W. Bush presenting Hazel Johnson with the President's Environmental and Conservation Challenge Award from at a 1992 White House ceremony
Figure 46. Hazel Johnson at the White House, 1992
Figure 47. Hazel Johnson (fifth from the right) at the 1992 United Nations Conference on Environment and Development (UNCED) Earth Summit in Rio de Janeiro, Brazil
Figure 48. U.S. President Bill Clinton signing Executive Order 12898 at a 1994 Oval Office ceremony with Hazel Johnson in attendance (third from right)
Figure 49. Altgeld Gardens – Philip Murray Homes Historic District, Resource Map – Sites, Structures, and Objects, 2021.
Figure 50. Altgeld Gardens – Philip Murray Homes Historic District, Resource Map – Buildings, 2021.

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

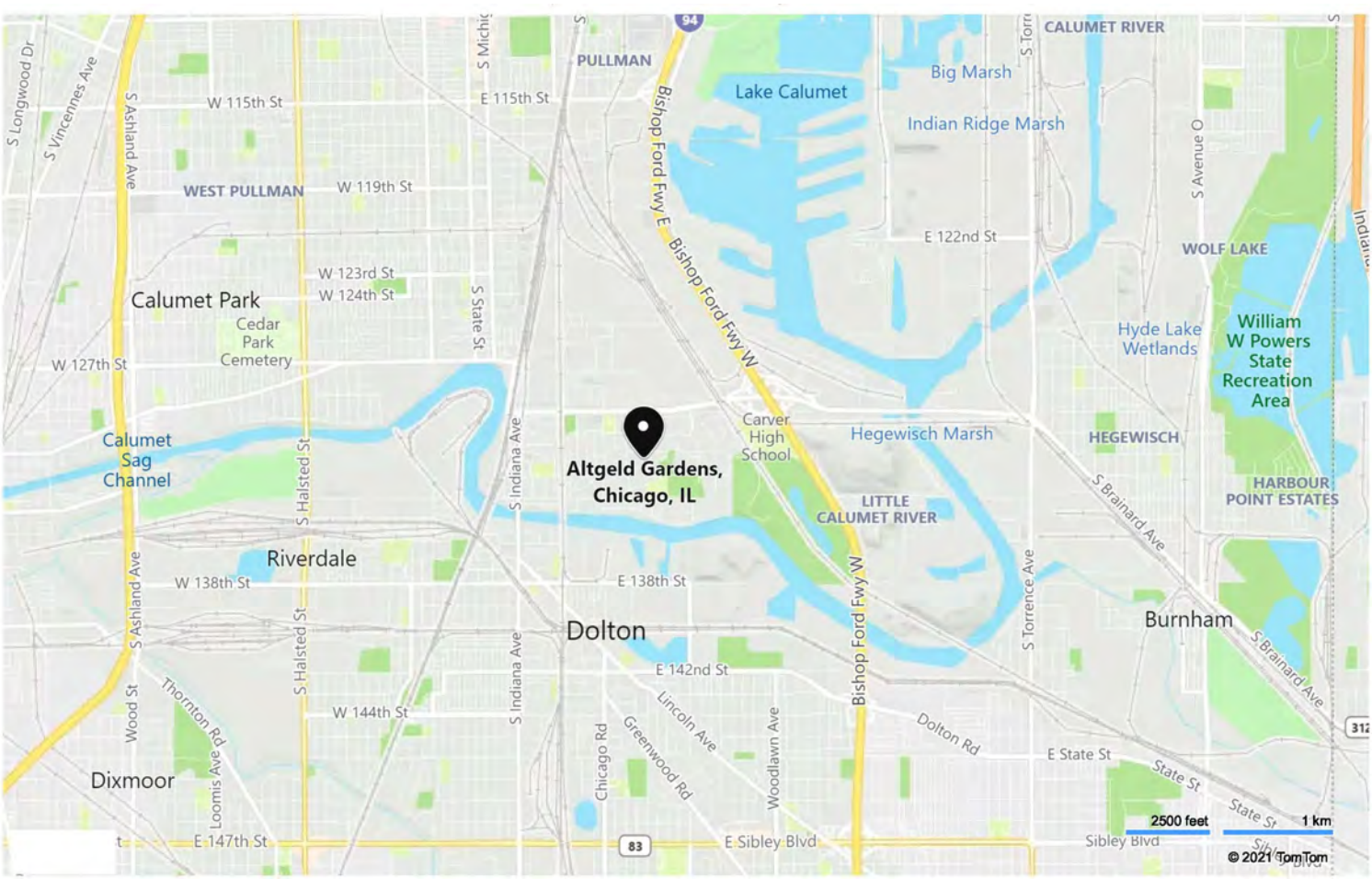
Figure 1. Altgeld Gardens – Philip Murray Homes Historic District, GIS Location Map with National Register Boundary, 2021.
Source: Google Earth, 2021.



1. 41°39'33.31"N, 87°36'27.99"W
2. 41°39'34.68"N, 87°35'41.46"W
3. 41°39'6.24"N, 87°35'40.44"W
4. 41°39'6.35"N, 87°36'27.79"W

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Figure 2. Altgeld Gardens – Philip Murray Homes Historic District, Context Map, 2021.
Source: Bing Maps, 2021.



Property name: Altgeld Gardens – Philip Murray Homes Historic District
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Figure 3. Altgeld Gardens – Philip Murray Homes Historic District, Block Numbering System
2021, MacRostie Historic Advisors

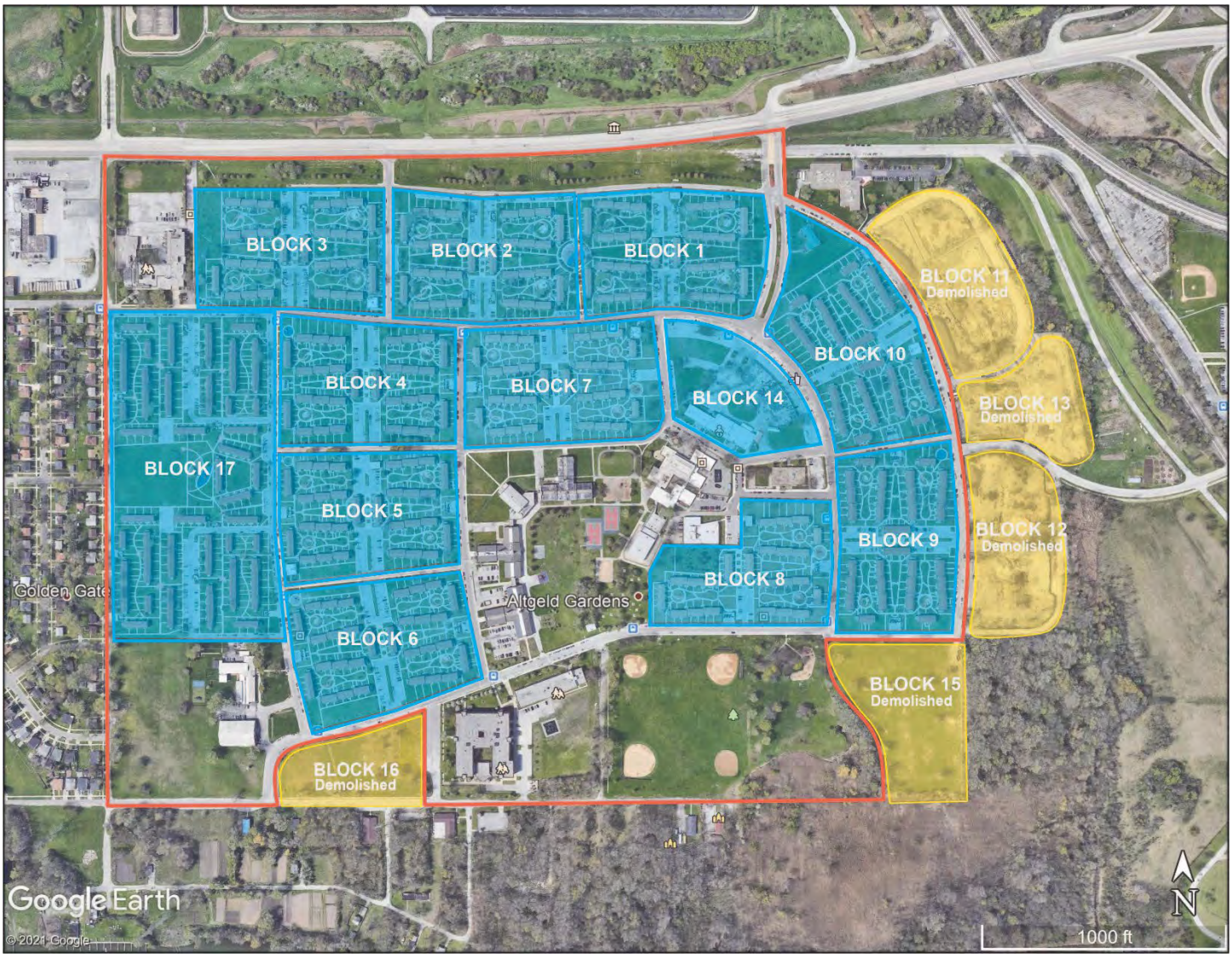


Figure 4. Altgeld Gardens – General Site Plan, Original 1944 Drawing Set
Source: 10117 – IL.2-007 , Chicago Housing Authority Archives.

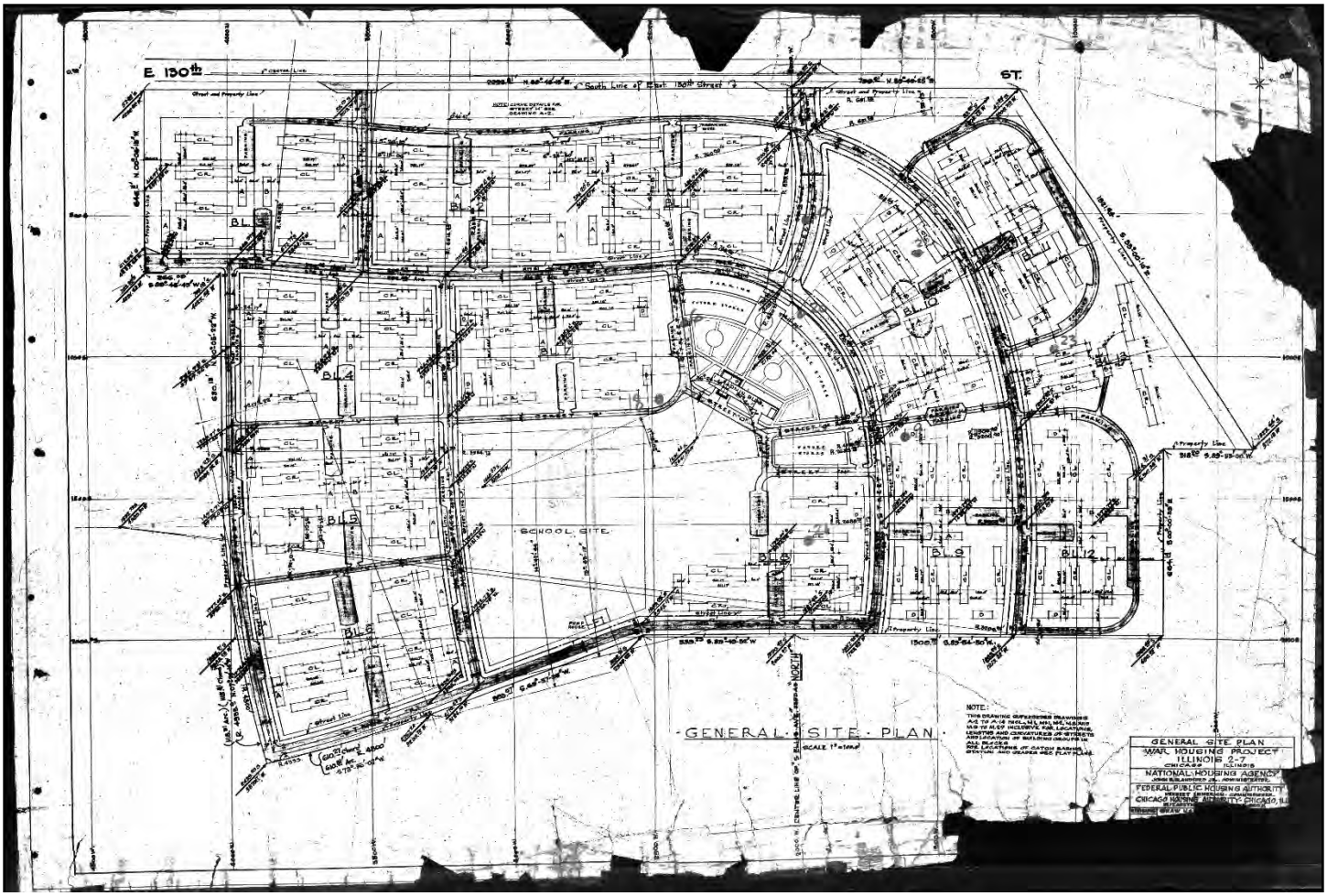


Figure 5. Administration Building (completed 1944). North façade terra cotta panel showing original Altgeld Gardens site plan. Note that the Shop Building and School Building D, both completed in 1945, are missing from this 1944 panel
Source: MacRostie Historic Advisors, LLC. 2021 photograph.

Figure 6. Altgeld Gardens – Typical Rowhome Floor Plans, Original 1944 Drawing Set
Source: 10117 – IL.2-007 , Chicago Housing Authority Archives

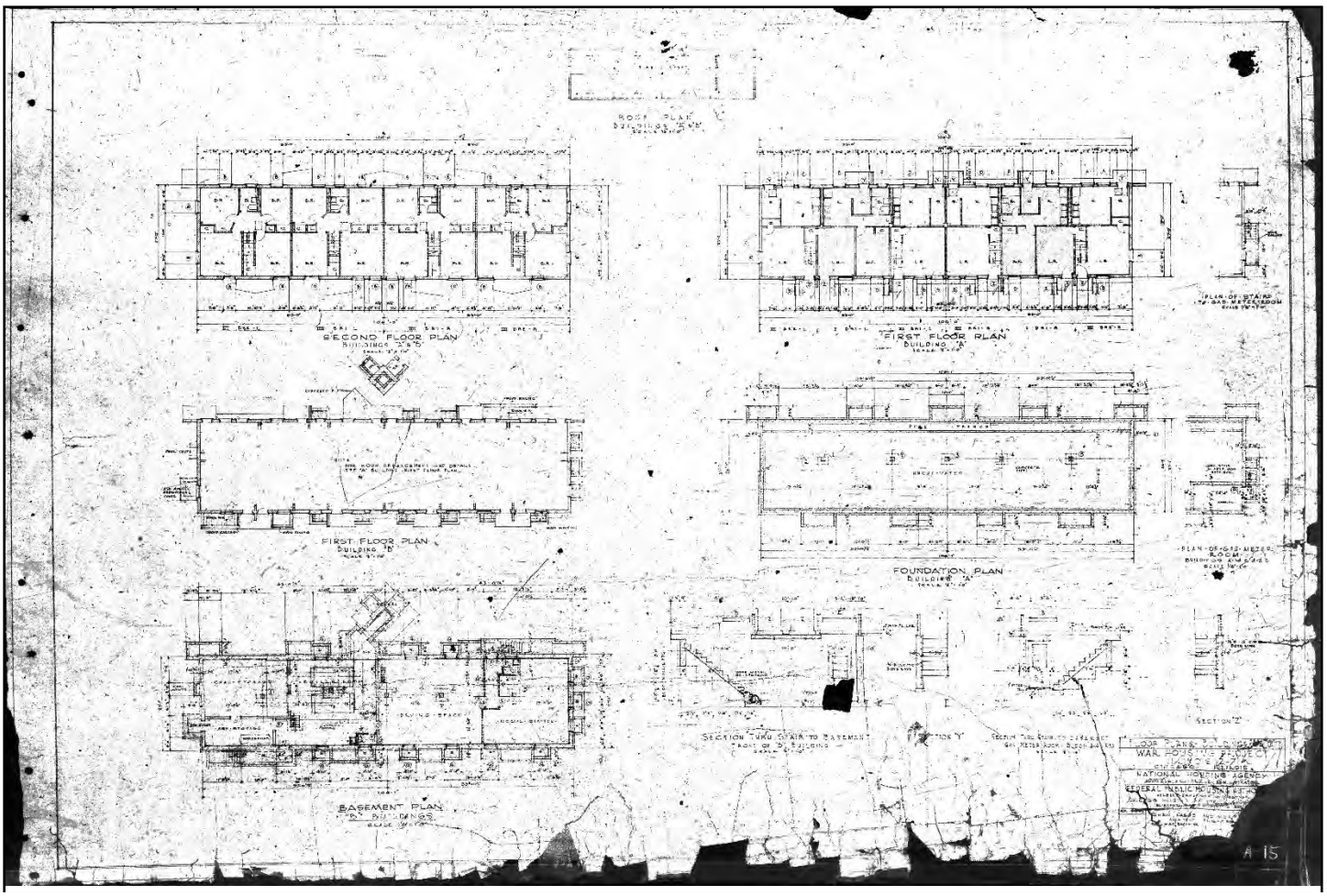


Figure 7. Altgeld Gardens – Typical Rowhome Elevations, Original 1944 Drawing Set
Source: 10117 – IL.2-007 , Chicago Housing Authority Archives

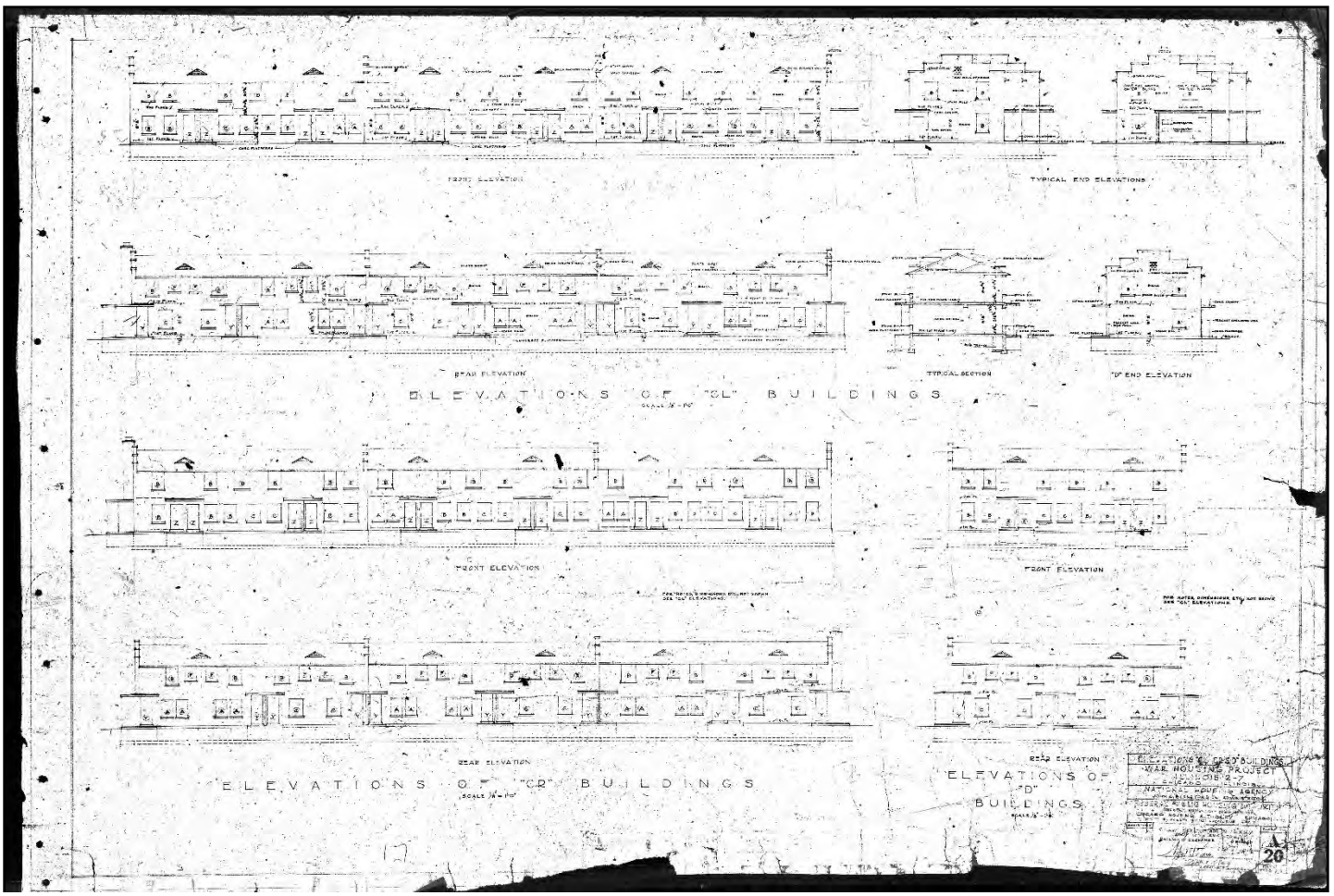


Figure 8. Altgeld Gardens – View of Rowhomes, c. 1944
Source: *The Poorhouse: Subsidized Housing in Chicago*

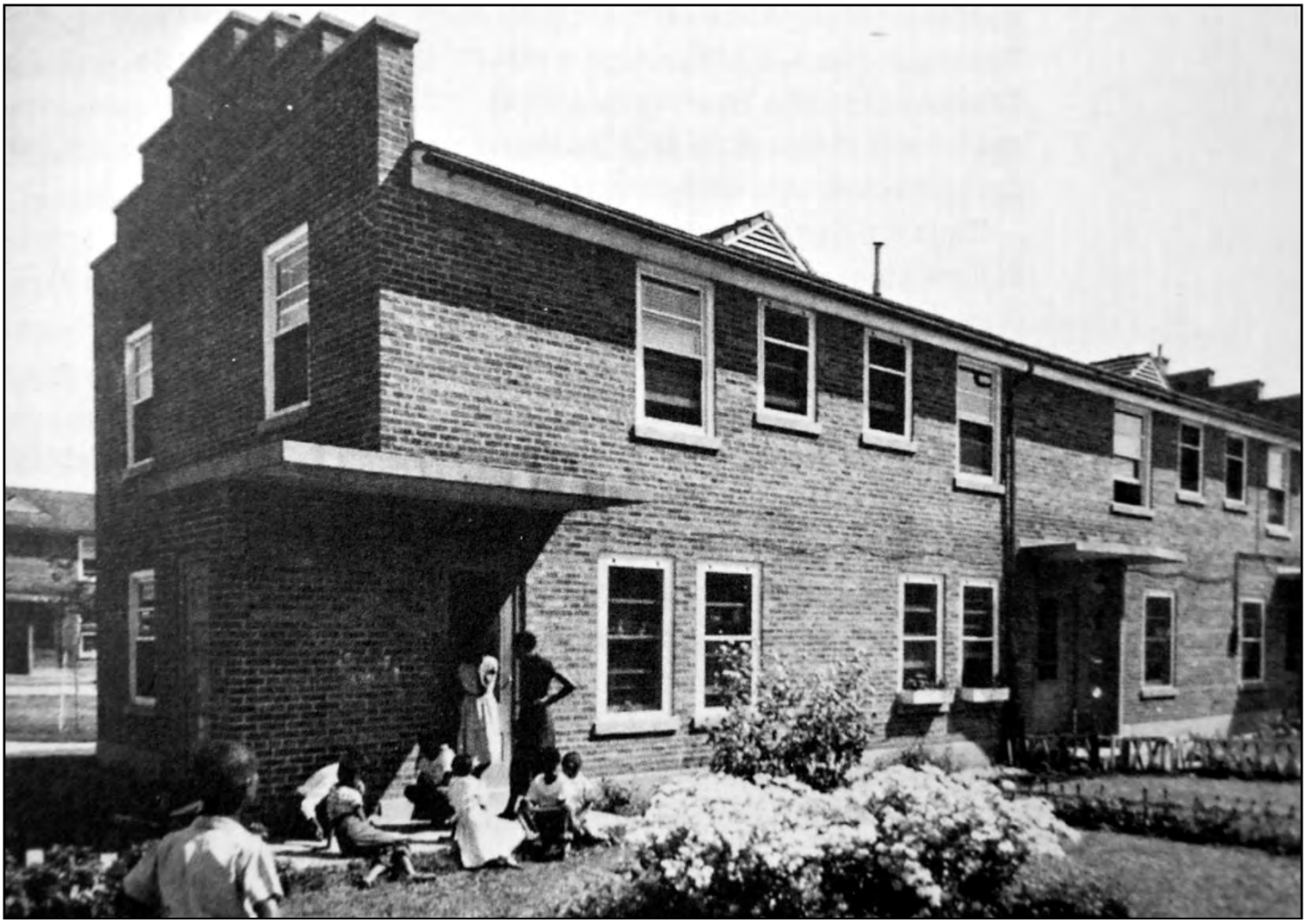


Figure 9. Altgeld Gardens – View of Rowhomes, c. 1944
Source: *History of Altgeld Gardens*

Figure 10. Altgeld Gardens – View of Rowhomes, c. 1944
Source: *Chicago Architecture and Design 1923-1993: Reconfiguration of an American Metropolis*, p. 239

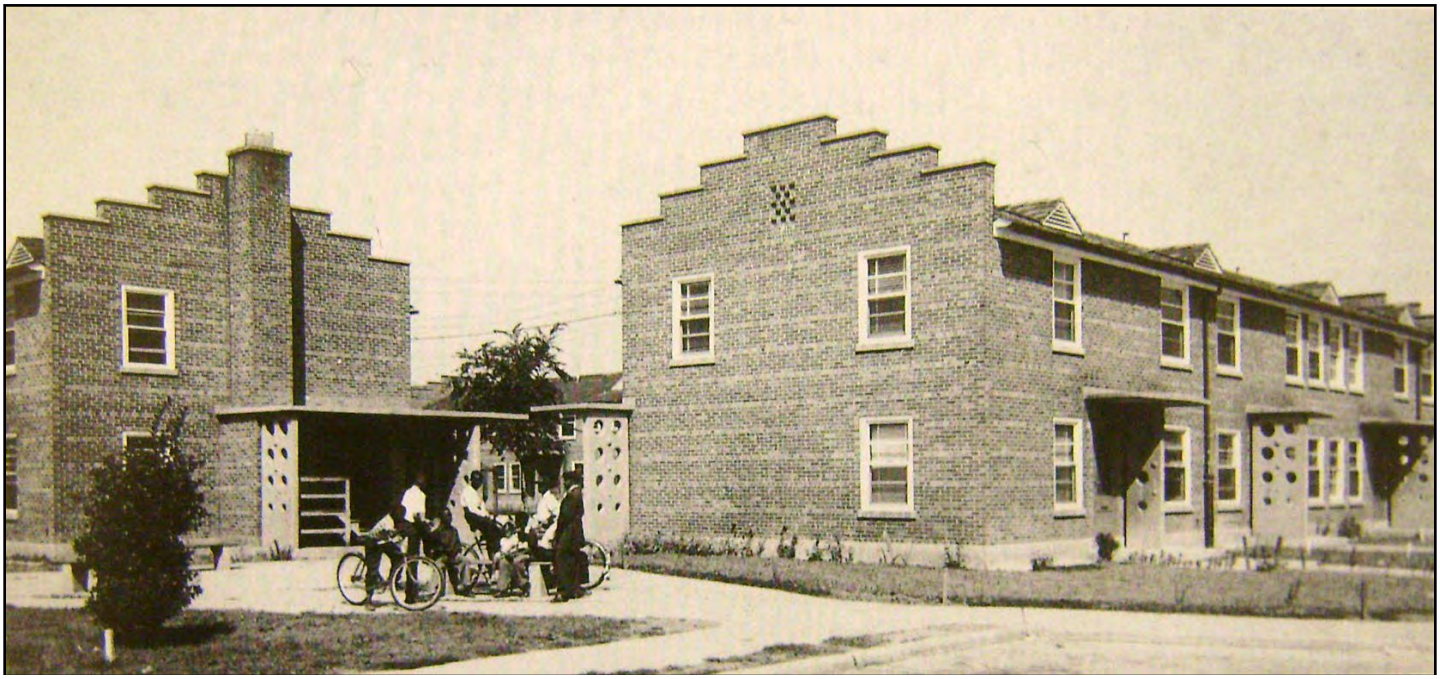


Figure 11. Altgeld Gardens – Administration Building Floor Plans, Original 1944 Drawing Set
Source: 10117 – IL.2-007 , Chicago Housing Authority Archives

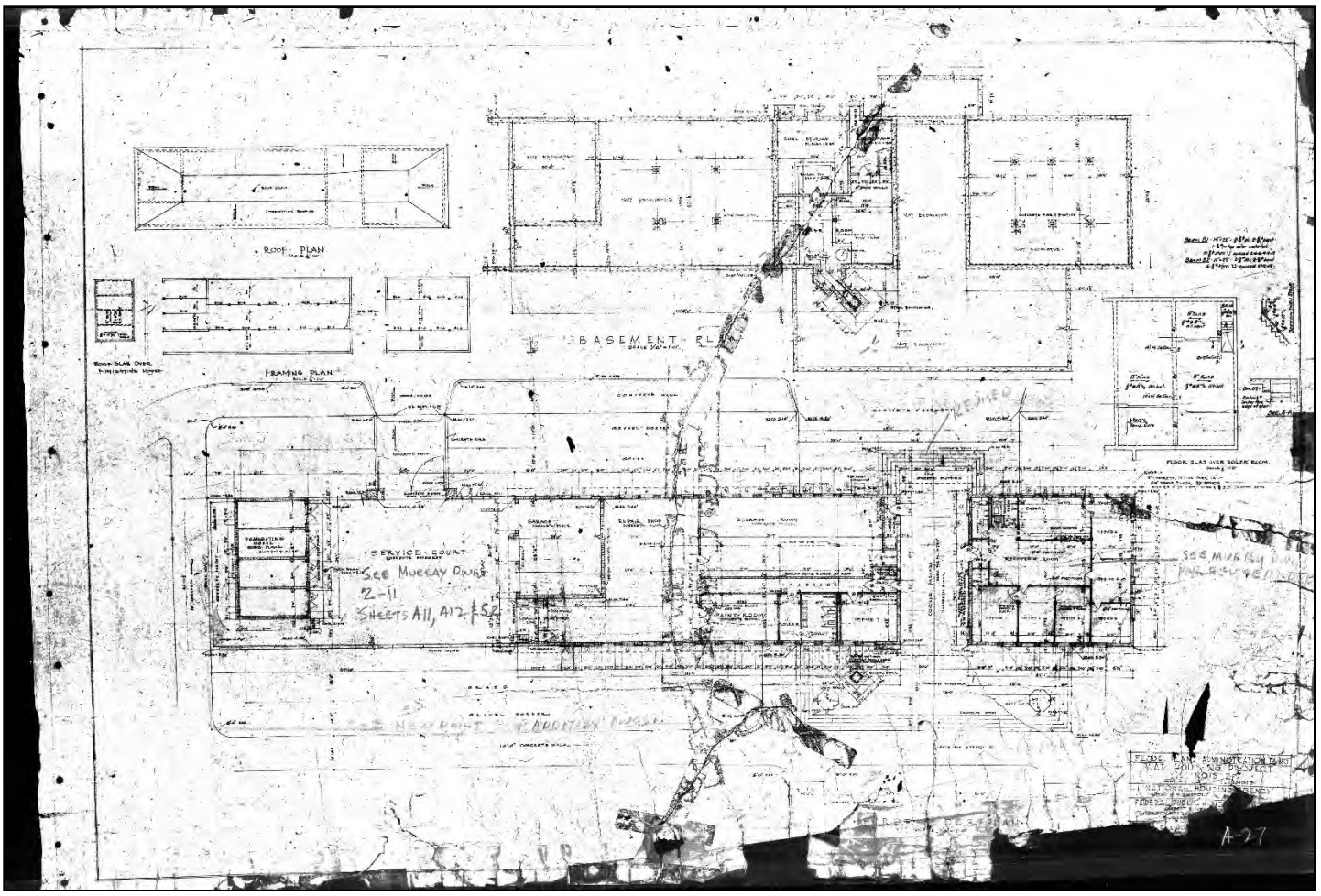


Figure 12. Altgeld Gardens – Administration Building Elevations, Original 1944 Drawing Set
Source: 10117 – IL.2-007 , Chicago Housing Authority Archives

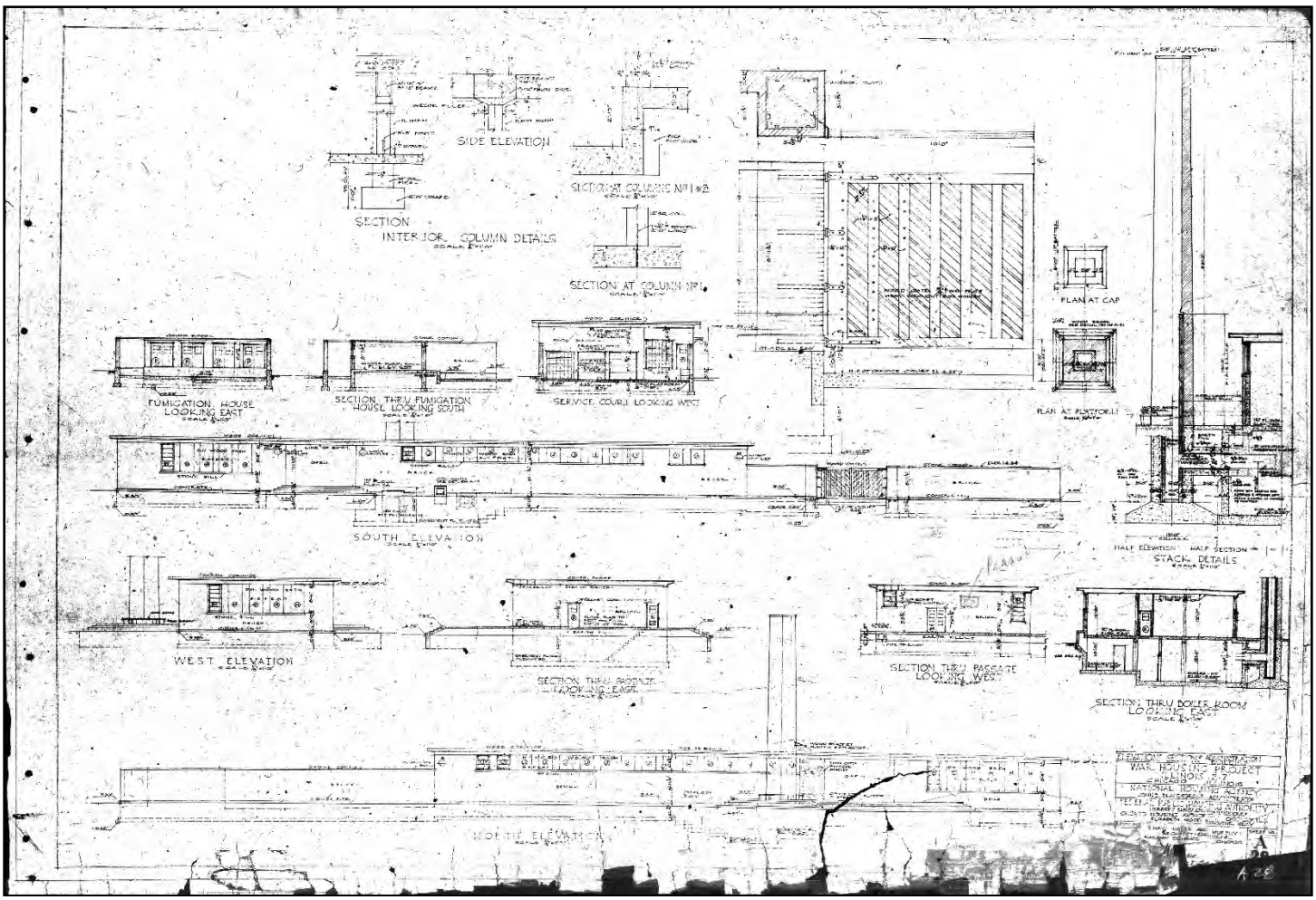
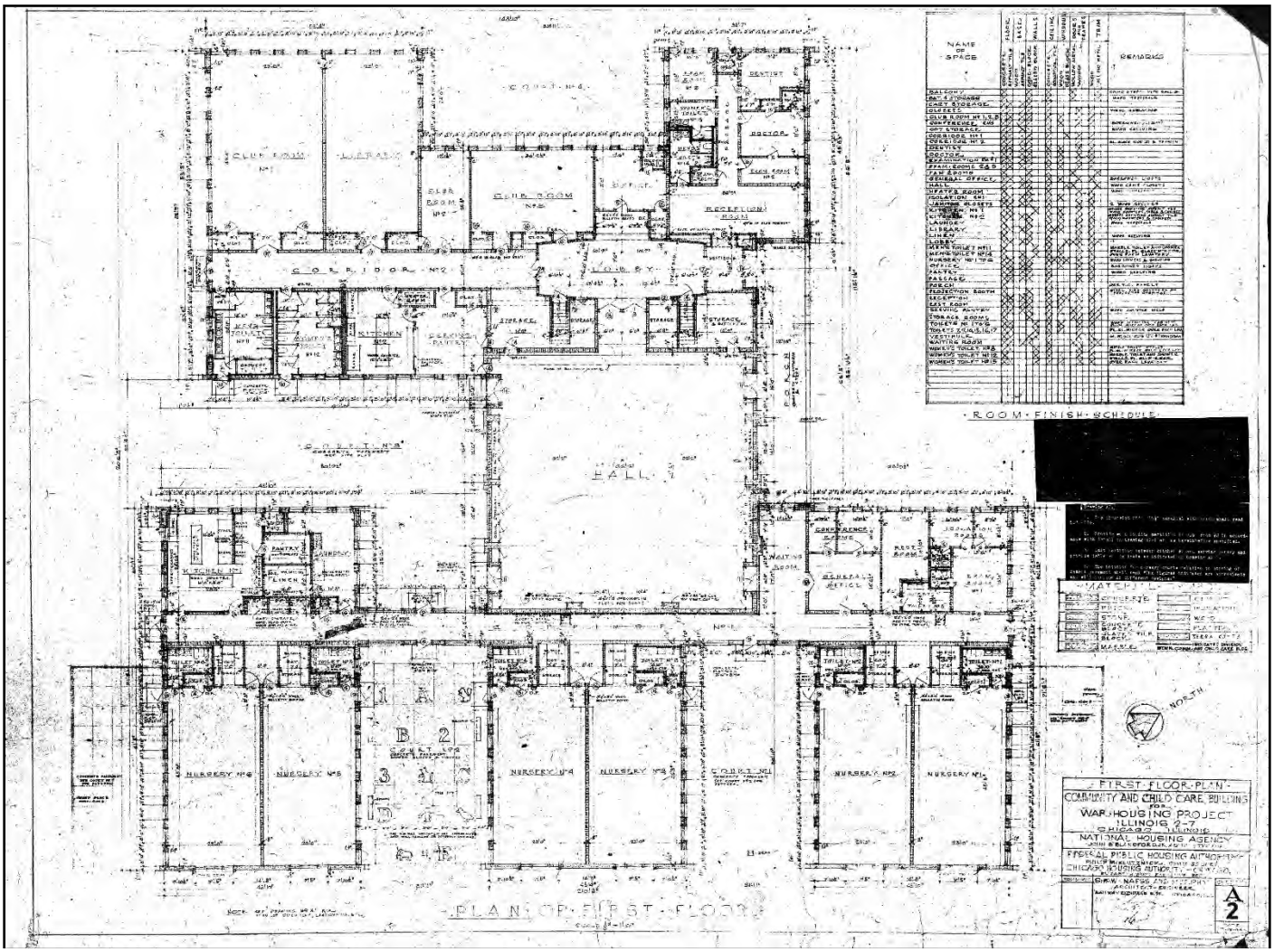


Figure 13. CHA President Elizabeth Wood at Altgeld Gardens' opening, 1944
Source: Chicagotribute.org

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Figure 14. Altgeld Gardens – Community and Child Care Building Floor Plan, Original 1944 Drawing Set
Source: 10103 – IL.2-007 , Chicago Housing Authority Archives



Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Figure 15. Altgeld Gardens – Community and Child Care Building Elevations, Original 1944 Drawing Set
Source: 10103 – IL.2-007 , Chicago Housing Authority Archives

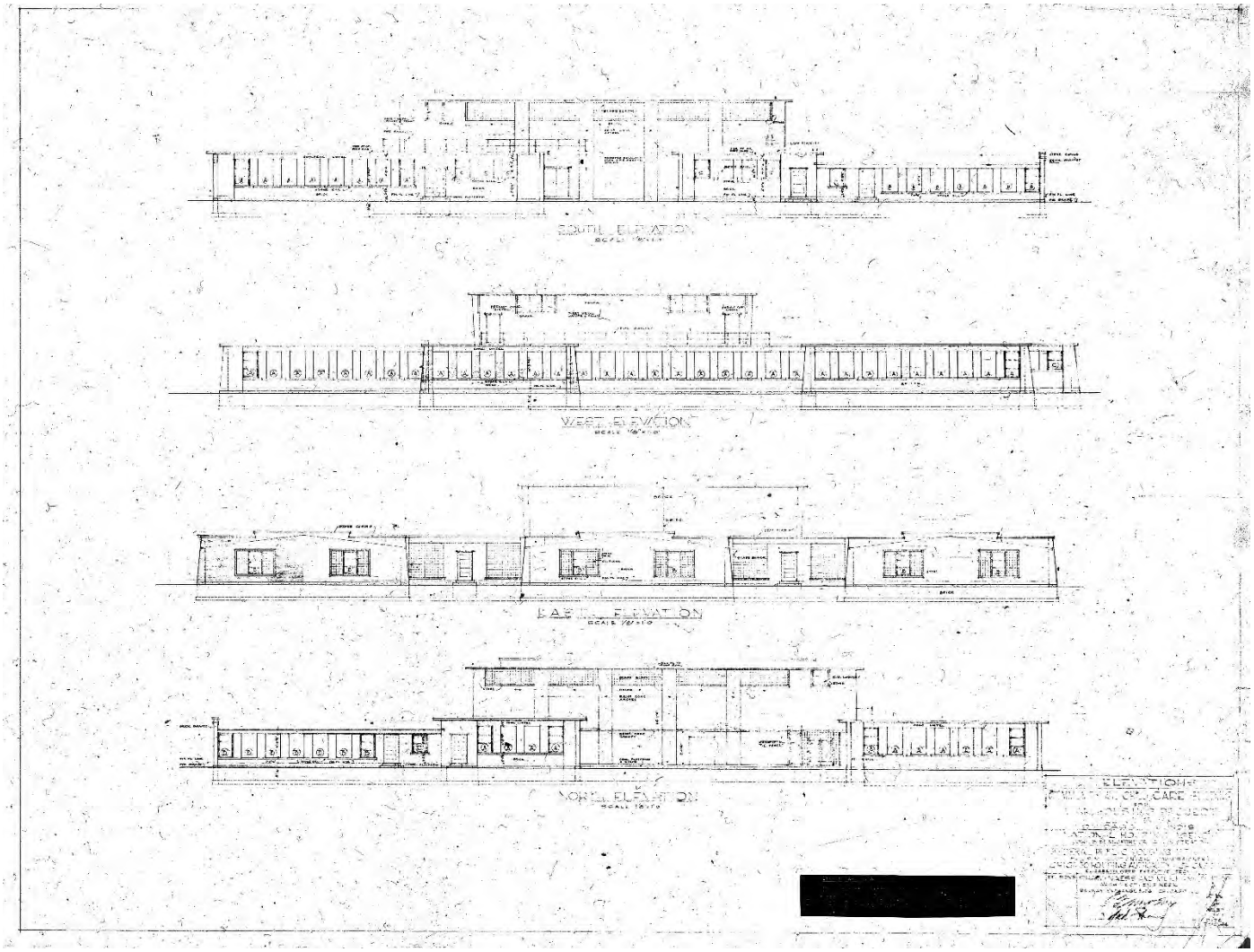


Figure 16. 1945 Carver High School, Assembly Hall, and Elementary School Buildings – "Plan Four Unit School for Altgeld Housing Project."
Source: *Chicago Daily Tribune,* April 22, 1945

Plan Four Unit School for Altgeld Housing Project

Plan of the new four building school unit under construction at 132d st. and Corliss av. When completed the unit will consist of a high school, and an all purpose building, including assembly hall and gymnasium, to be opened within two weeks; a recently opened elementary school building, and a planned additional elementary school building. The entire project, including athletic field, will cover nine acres. The school will serve children living in the Altgeld housing project. *(Story on page 1)*

Figure 17. Altgeld Gardens Shop Building, c. 1945
Source: *Chicago History Museum*

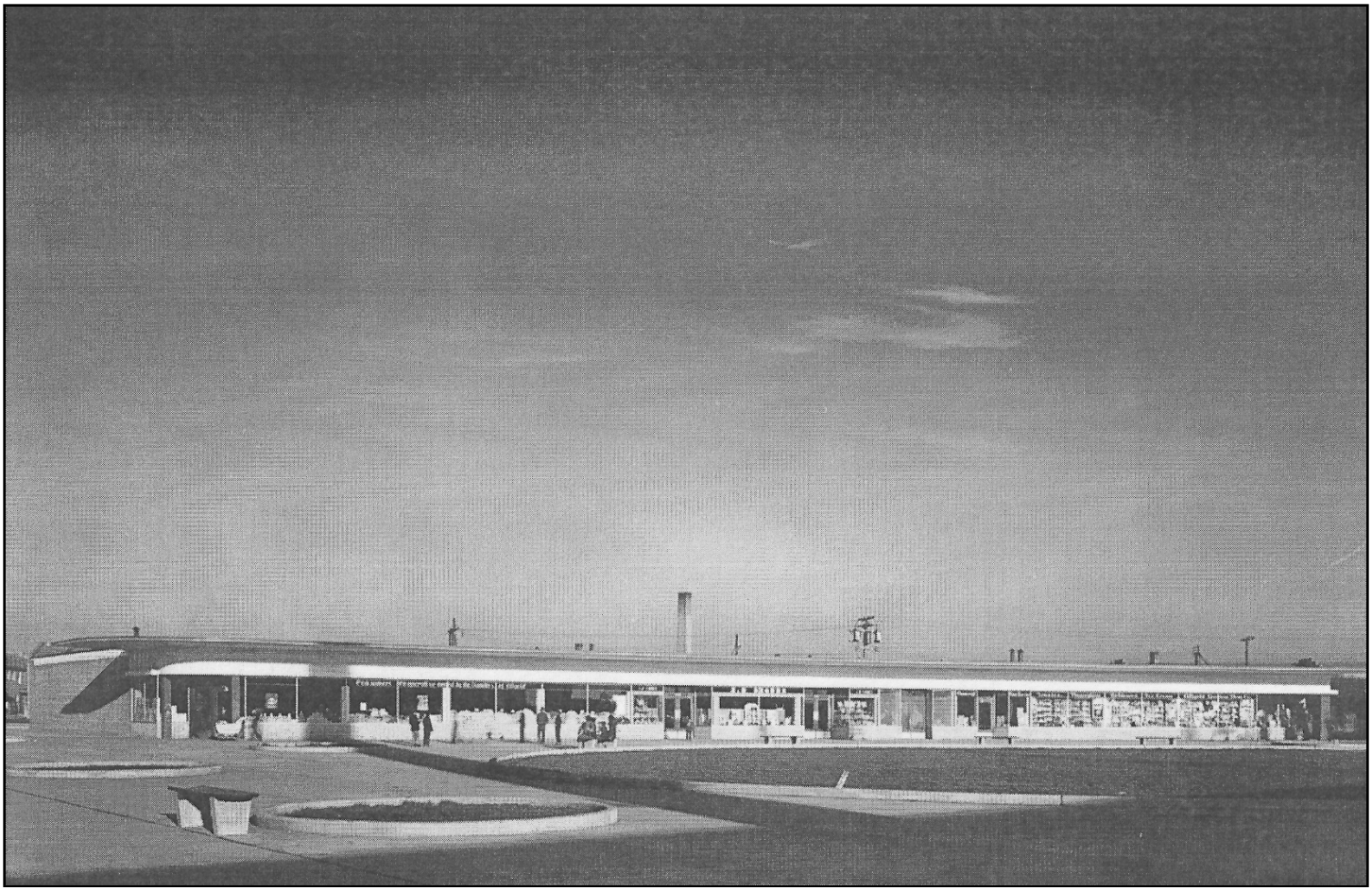


Figure 18. Altgeld Gardens Shop Building, c. 1945
Source: *Chicago History Museum*

Figure 19. Altgeld Gardens Shop Building, c. 1945
Source: *Wisconsin Historical Society*

Figure 20. Altgeld Gardens Shop Building, c. 1945
Source: *History of Altgeld Gardens*

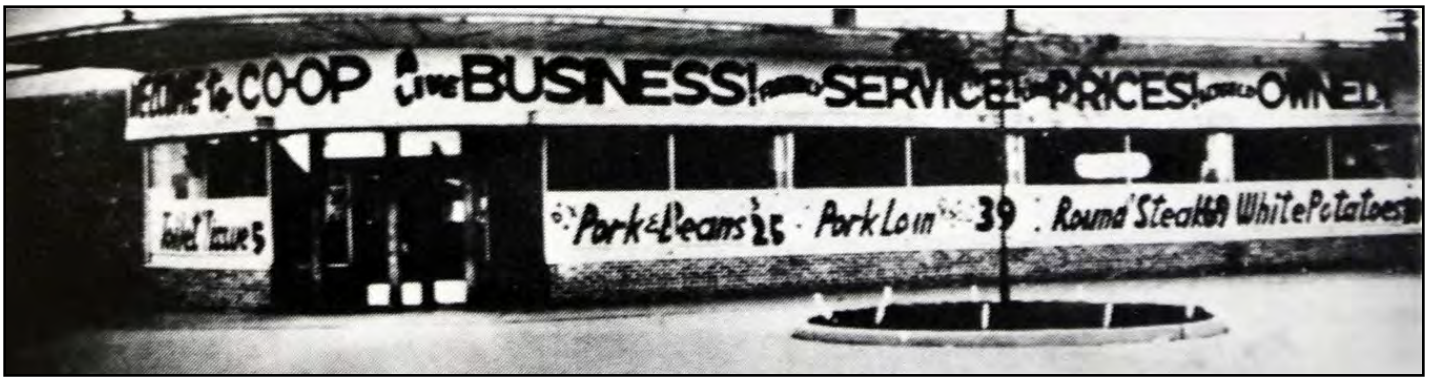
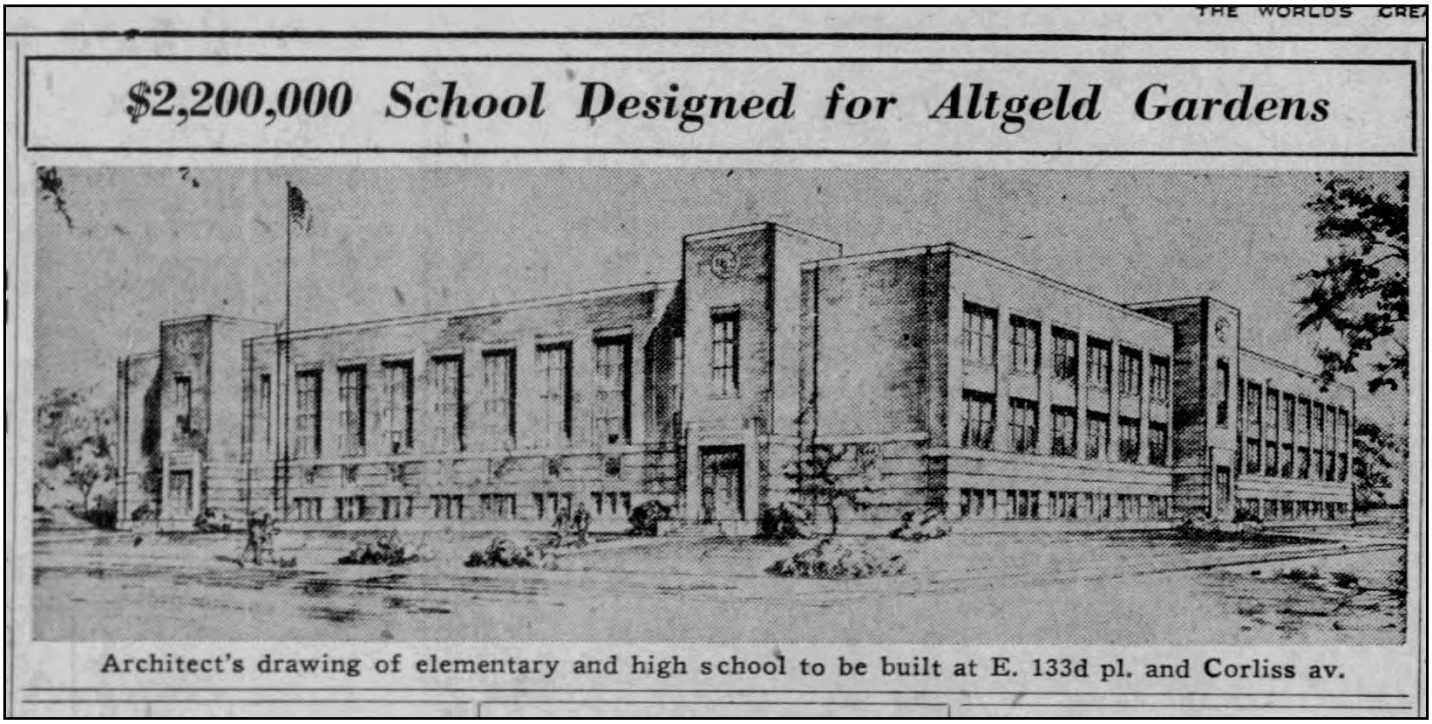


Figure 21. Altgeld Gardens Consumer Co-operative ("Co-op") members, c. 1945
Source: *History of Altgeld Gardens*

Figure 22. Carver High School – "$2,200,000 School Designed for Altgeld Gardens."
Source: *Chicago Daily Tribune,* September 28, 1947.



THE WORLD'S GRE

$2,200,000 School Designed for Altgeld Gardens

Architect's drawing of elementary and high school to be built at E. 133d pl. and Corliss av.

Figure 23. "Altgeld Gardens manager Robert Murphy hands keys to the last family to move out of temporary veterans housing and into permanent public housing, 1950s."
Source: *The Promise of Public Housing*, Plate 51.

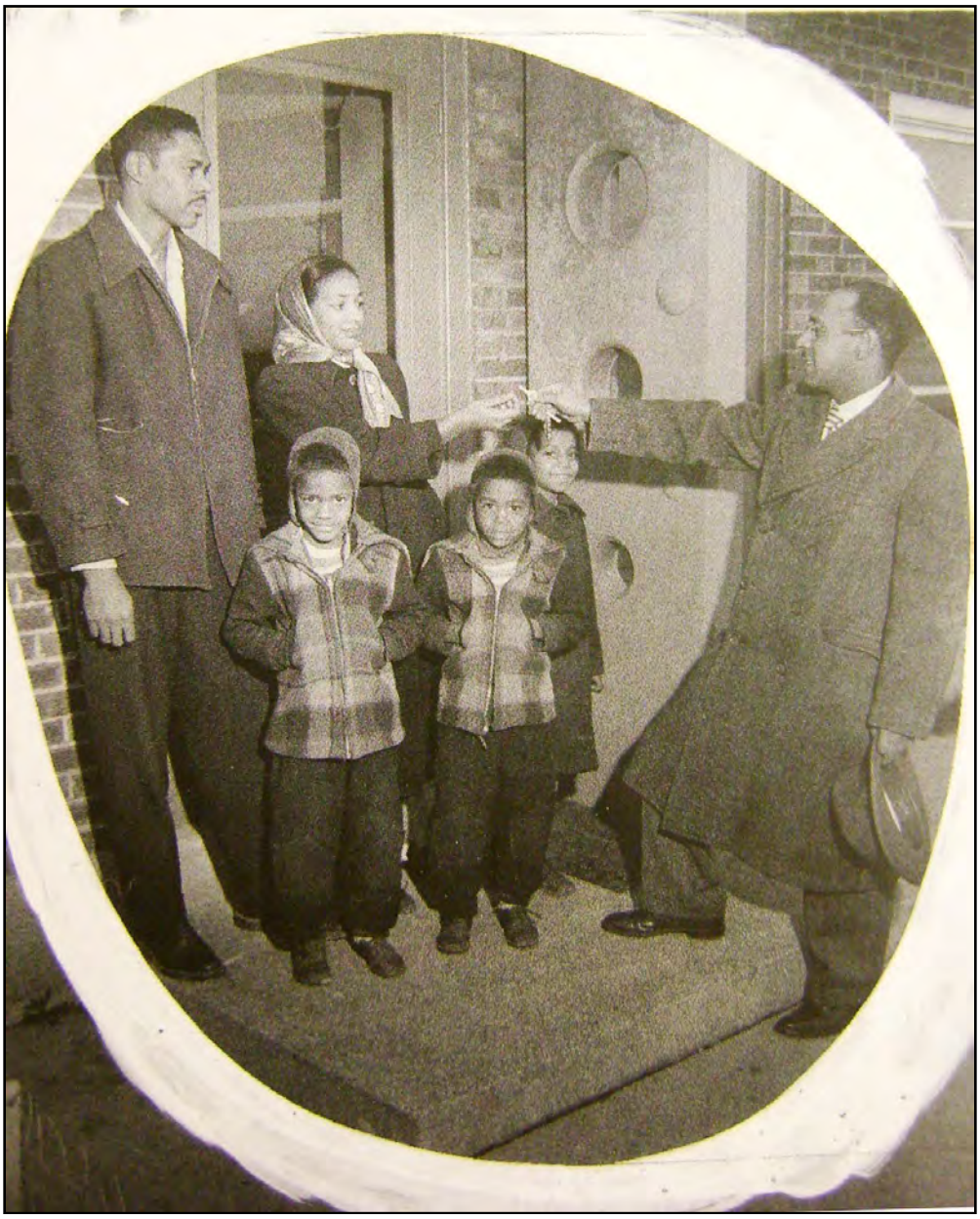


Figure 24. Our Lady of the Gardens – "Plan for New Church for Altgeld Gardens Area."
Source: *Chicago Daily Tribune,* July 20, 1952, p. 2.

Plan New Church for Altgeld Gardens Area

(Story on page 1)

Architect's drawing of Our Lady of the Garden Catholic church being built at 13391 Langley av., to serve Altgeld Gardens residents. The corner stone will be laid at 3 p. m. today. The church building will consist of a chapel, auditorium, school, and rectory.

Figure 25. Aerial plan showing locations of new Philip Murray Homes, 1950
Source: Chicago Daily Tribune, September 3, 1950, p.51

Photo by Chicago Aerial Survey company showing Altgeld areas where 500 new dwelling units are to be built. The additional Gardens public housing project at 130th st. and St. Lawrence av., and units were voted by the city council over property owners' protests.

Figure 26. Philip Murray Homes – General Site Plan, Original 1950 Drawing Set
Source: 10115 – IL.2-011 , Chicago Housing Authority Archives

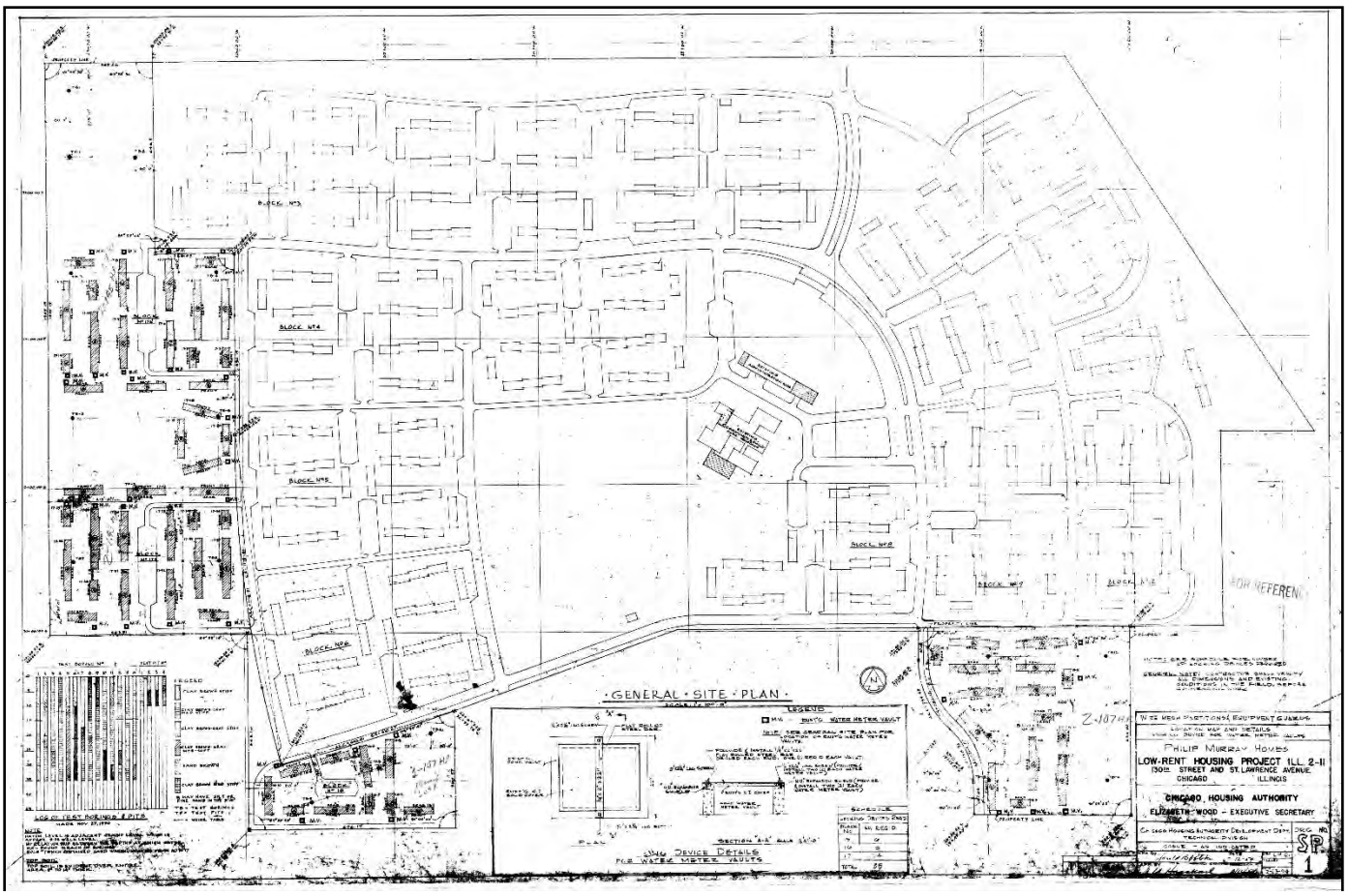


Figure 27. Philip Murray Homes – Typical Rowhome Floor Plans, Original 1950 Drawing Set
Source: 10115 – IL.2-011 , Chicago Housing Authority Archives

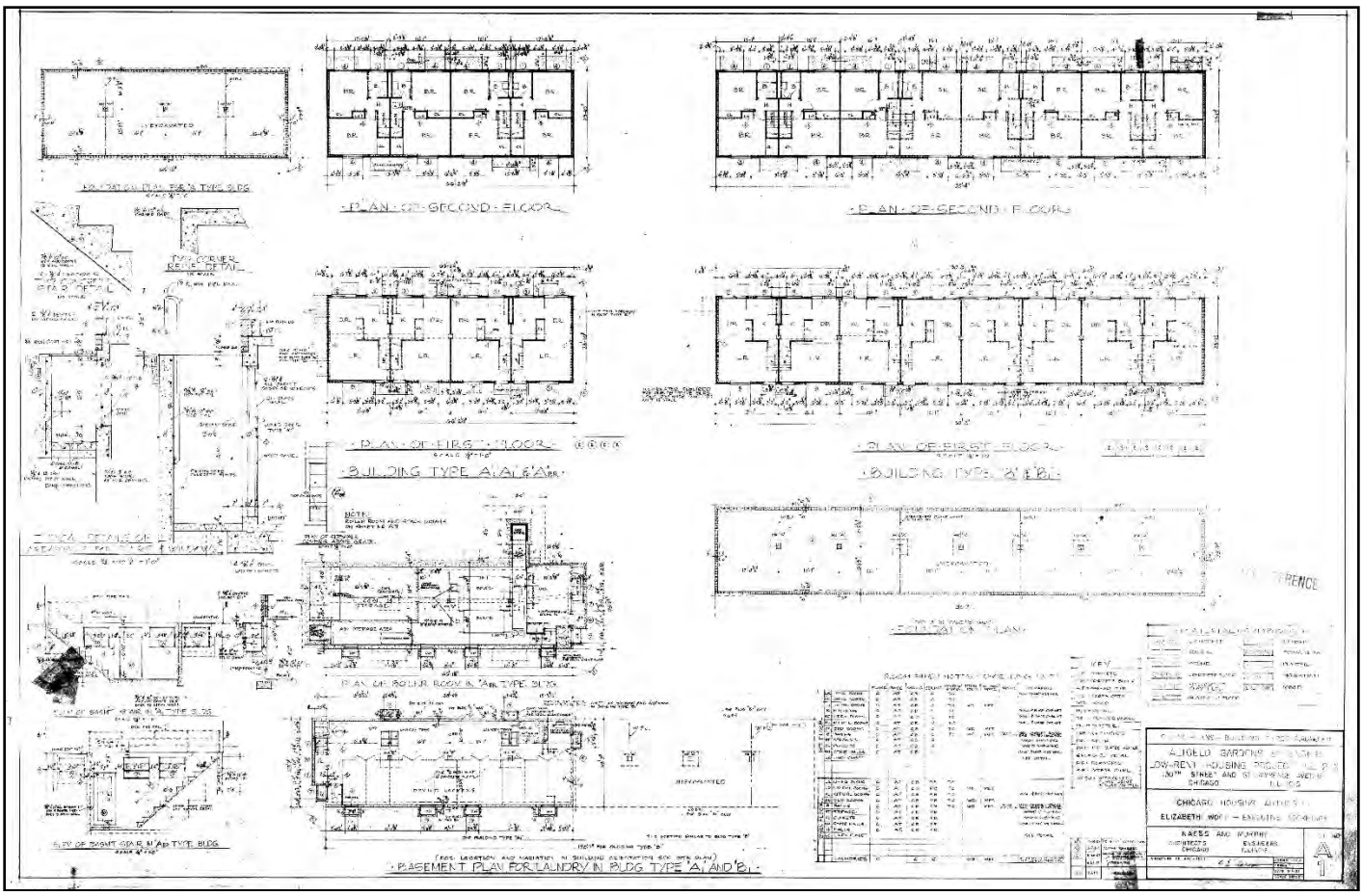


Figure 28. Philip Murray Homes – Typical Rowhome Elevations, Original 1950 Drawing Set
Source: 10115 – IL.2-011 , Chicago Housing Authority Archives

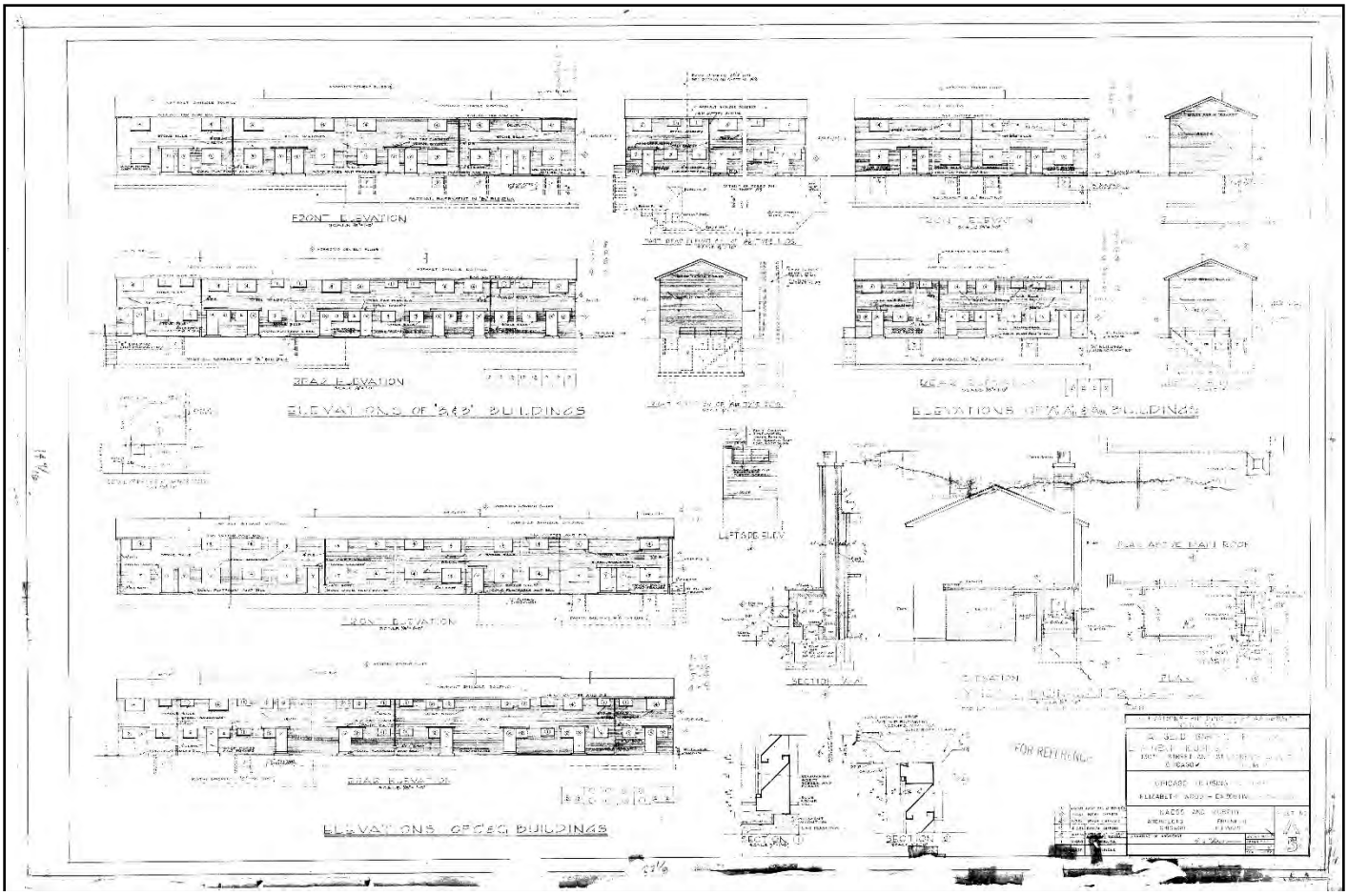


Figure 29. Opening of Philip Murray Homes, 1954
Source: *History of Altgeld Gardens*

Figure 30. Altgeld Gardens – Philip Murray Homes – Aerial view from the southwest, c. 1953
Source: *The Poorhouse: Subsidized Housing in Chicago*

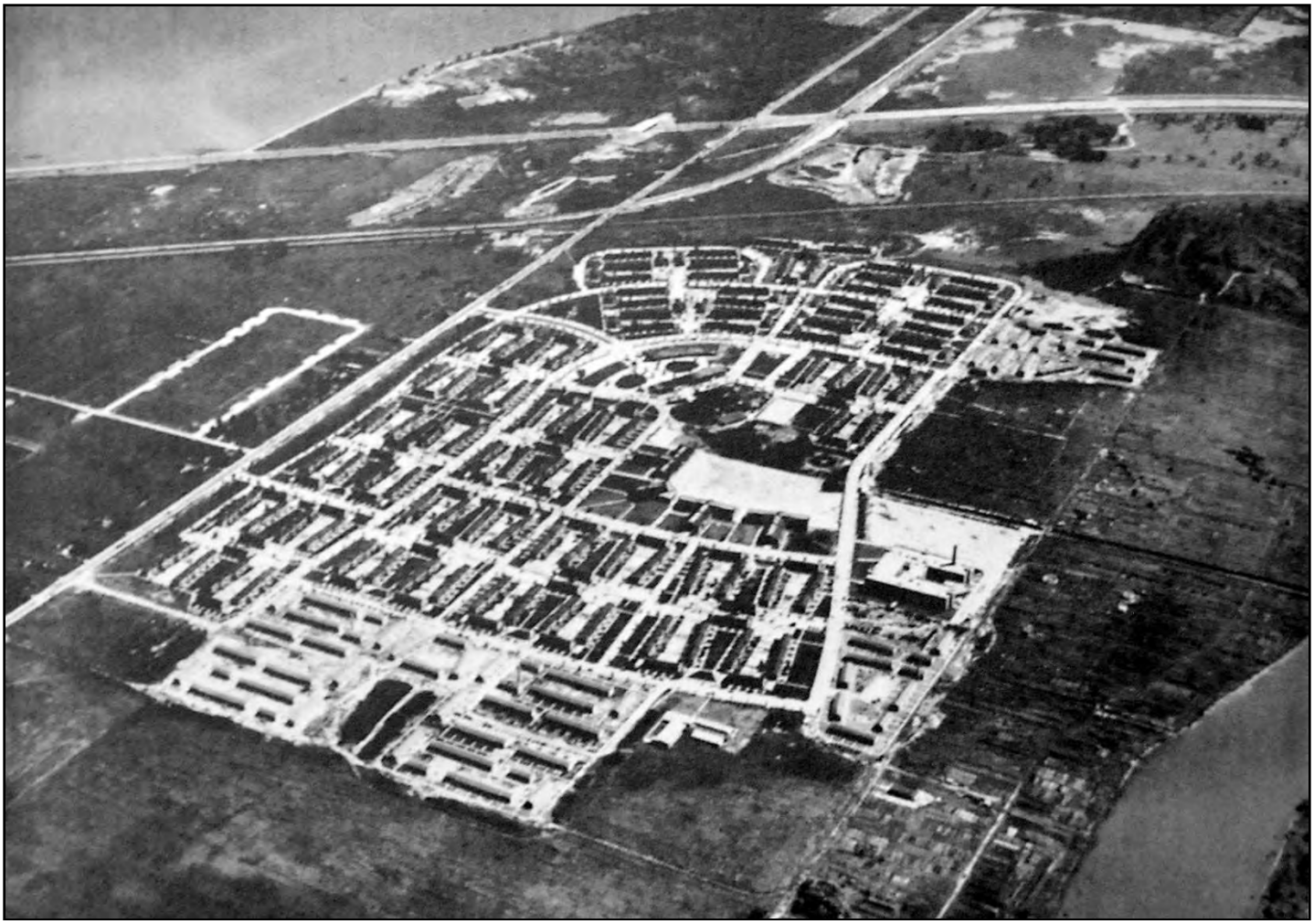


Figure 31. Altgeld Gardens – Aerial view from the southeast, 1958
Source: *History of Altgeld Gardens*

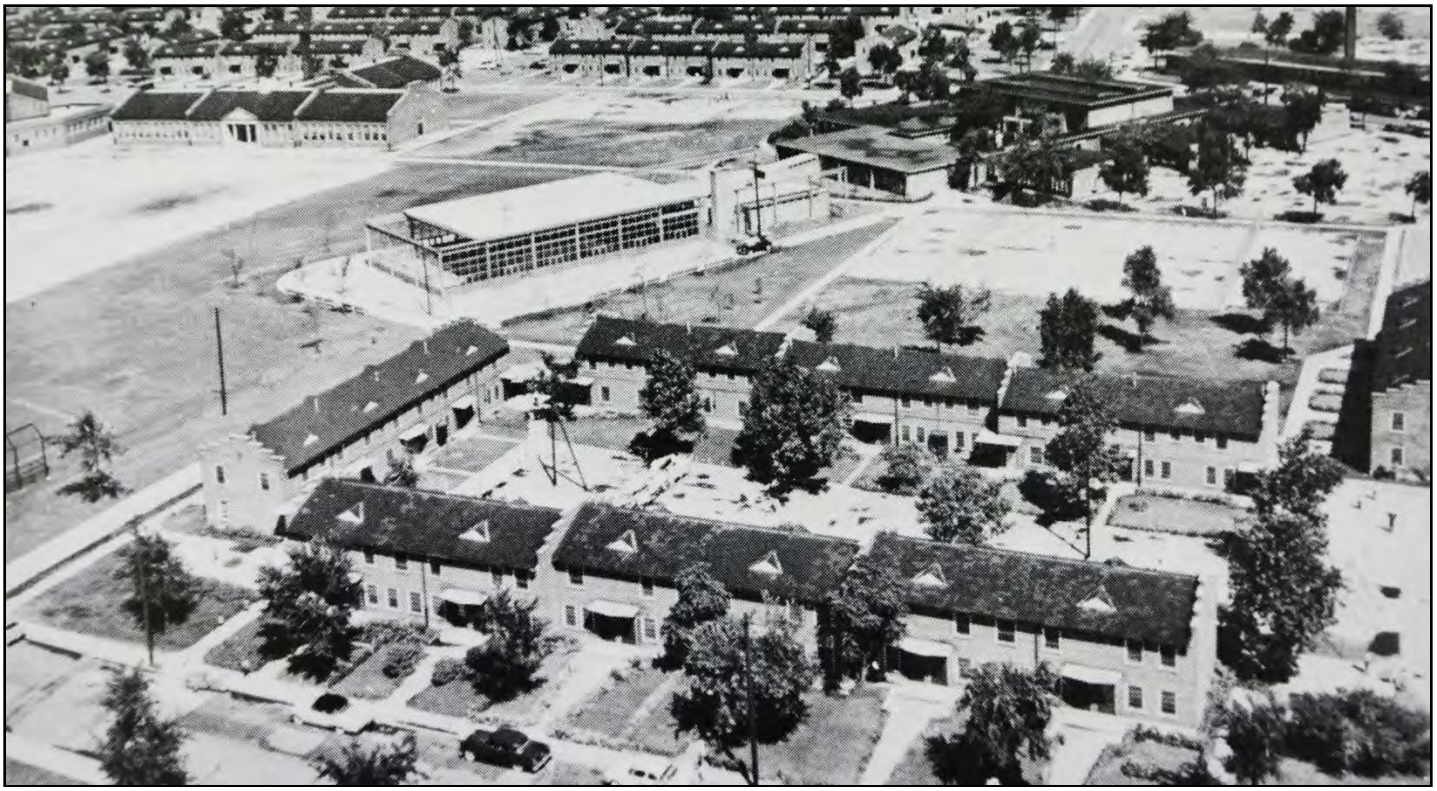


Figure 32. 1881 Map of the Calumet Region
Source: *Illinois DNR Report, 1985.*

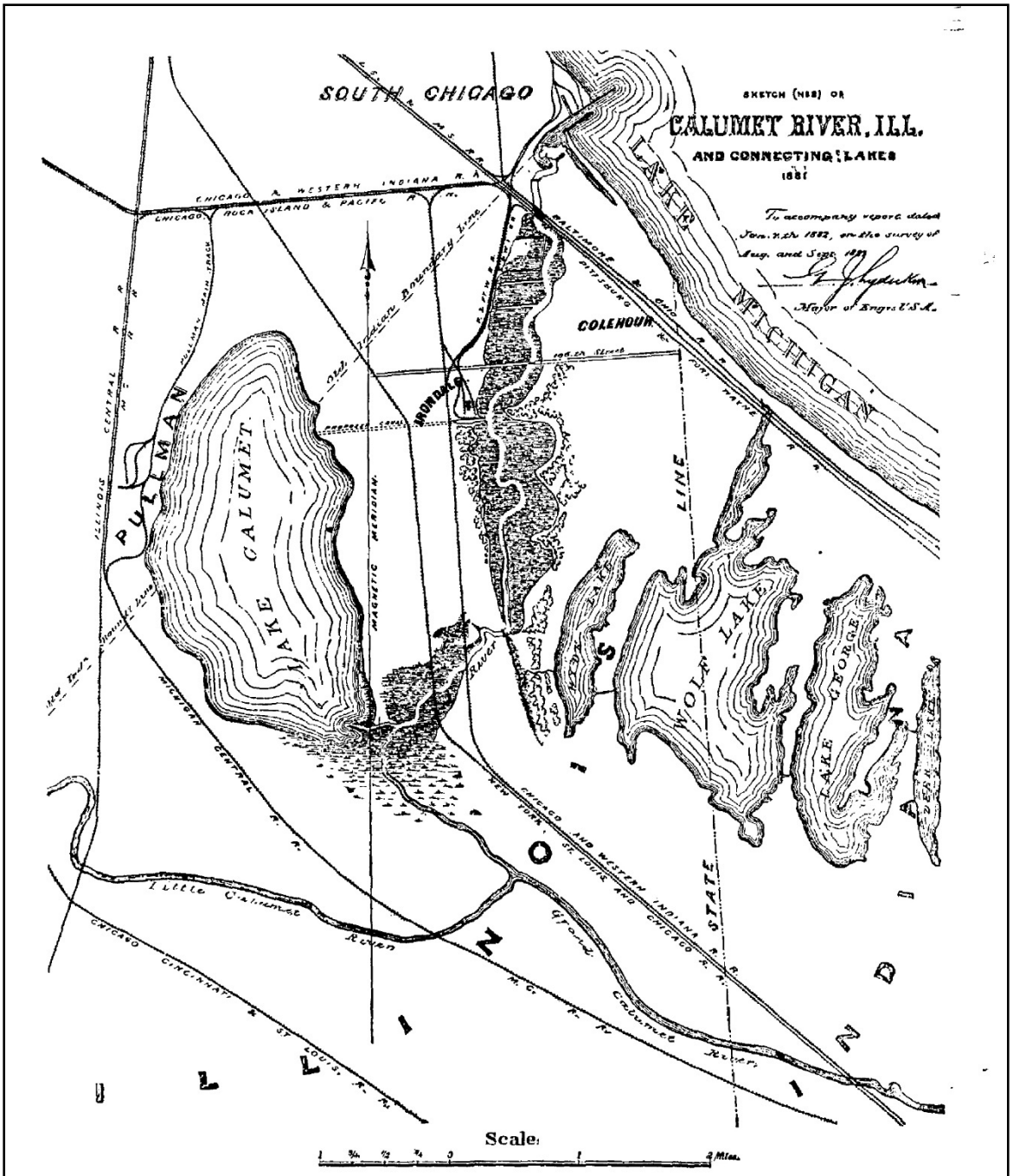


Figure 2-2: Lake Calumet Area, 1881. Dark areas represent marsh.
Source: U.S. Congress, Senate, Exec. Doc., 1st Ses. 1882, No. 77, p. 5.

Figure 33. Plan of Pullman Sewage Farm, 1880
Source: *Sewage Disposal in the United States, p. 463.*

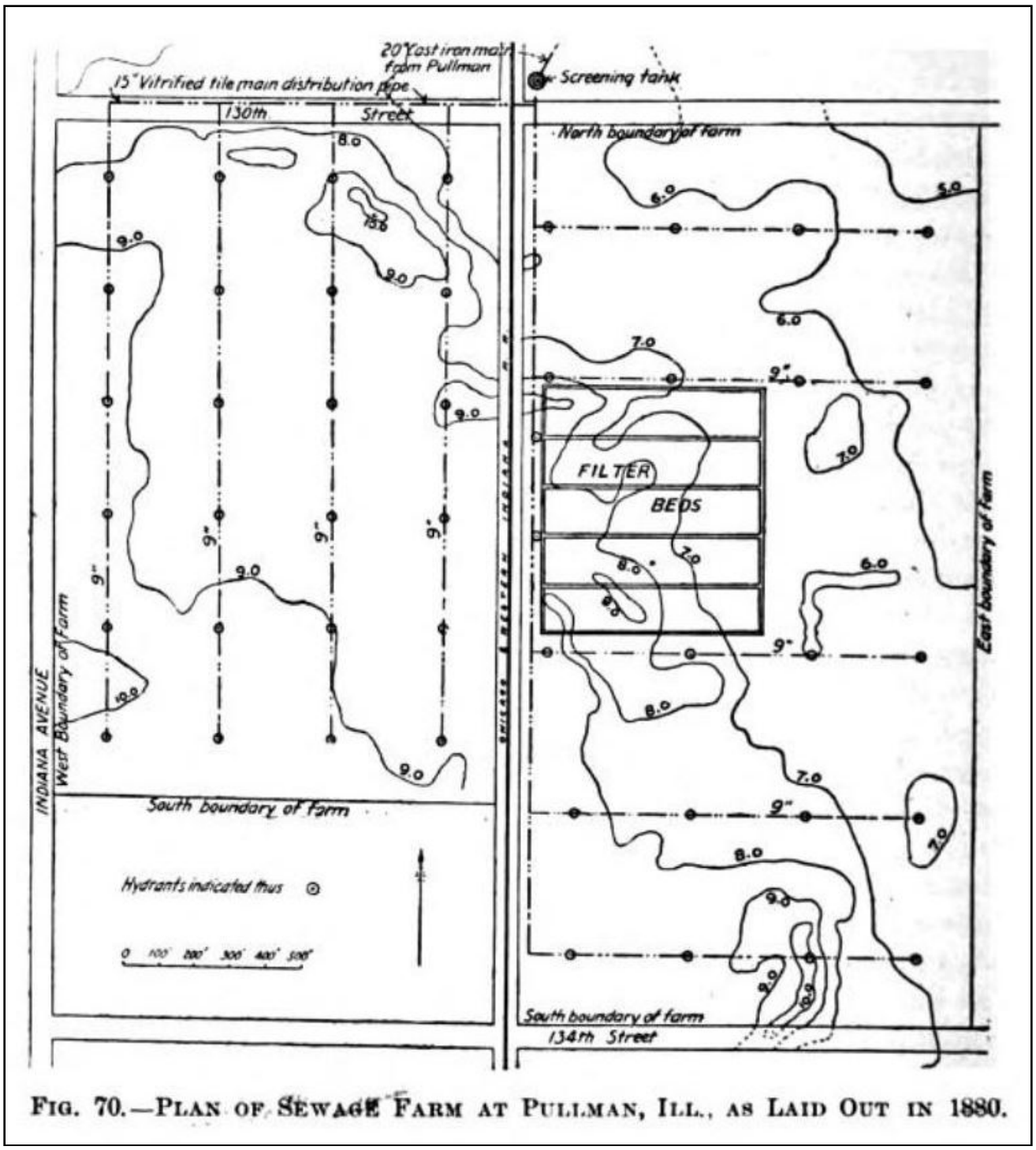


FIG. 70.—PLAN OF SEWAGE FARM AT PULLMAN, ILL., AS LAID OUT IN 1880.

Figure 34. 1930 aerial view of the Lake Calumet Industrial District
Source: *Chicago Aerial Survey.*

Figure 35. 1938 aerial photo of steel mills along the Calumet River
Source: *Chicago Aerial Survey.*

Figure 36. Whispering Pines protest, 1979
Source: *"Environmental Justice and the Politics of Garbage," Robert Bullard*.

Figure 37. Reverend Benjamin Chavis at the Warren County, North Carolina PCB protest, 1982
Source: *The Washington Post*

Figure 38. Warren County, North Carolina PCB protest, 1982
Source: climateandjustice.com

Figure 39. Cover of *Toxic Wastes and Race in the United States*
Source: *UCC report, 1987.*

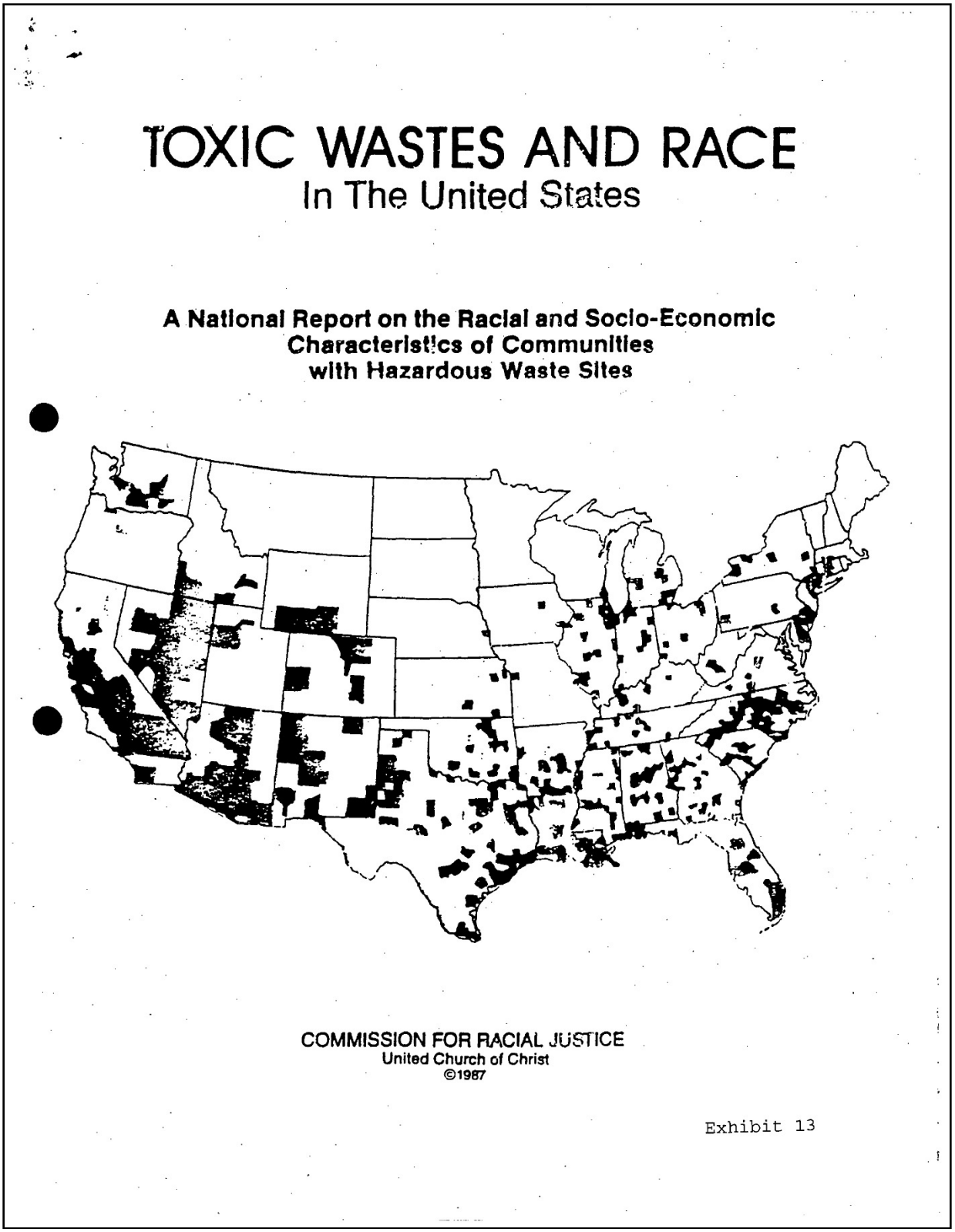


Figure 40. People for Community Recovery's original office location sign at Altgeld Gardens' Shop Building, c. 1985
Source: *People for Community Recovery Archive, Woodson Regional Library.*

Figure 41. People for Community Recovery's 1987 publication *Save Your Life from the Toxic Trap*
Source: *People for Community Recovery Archive, Woodson Regional Library.*

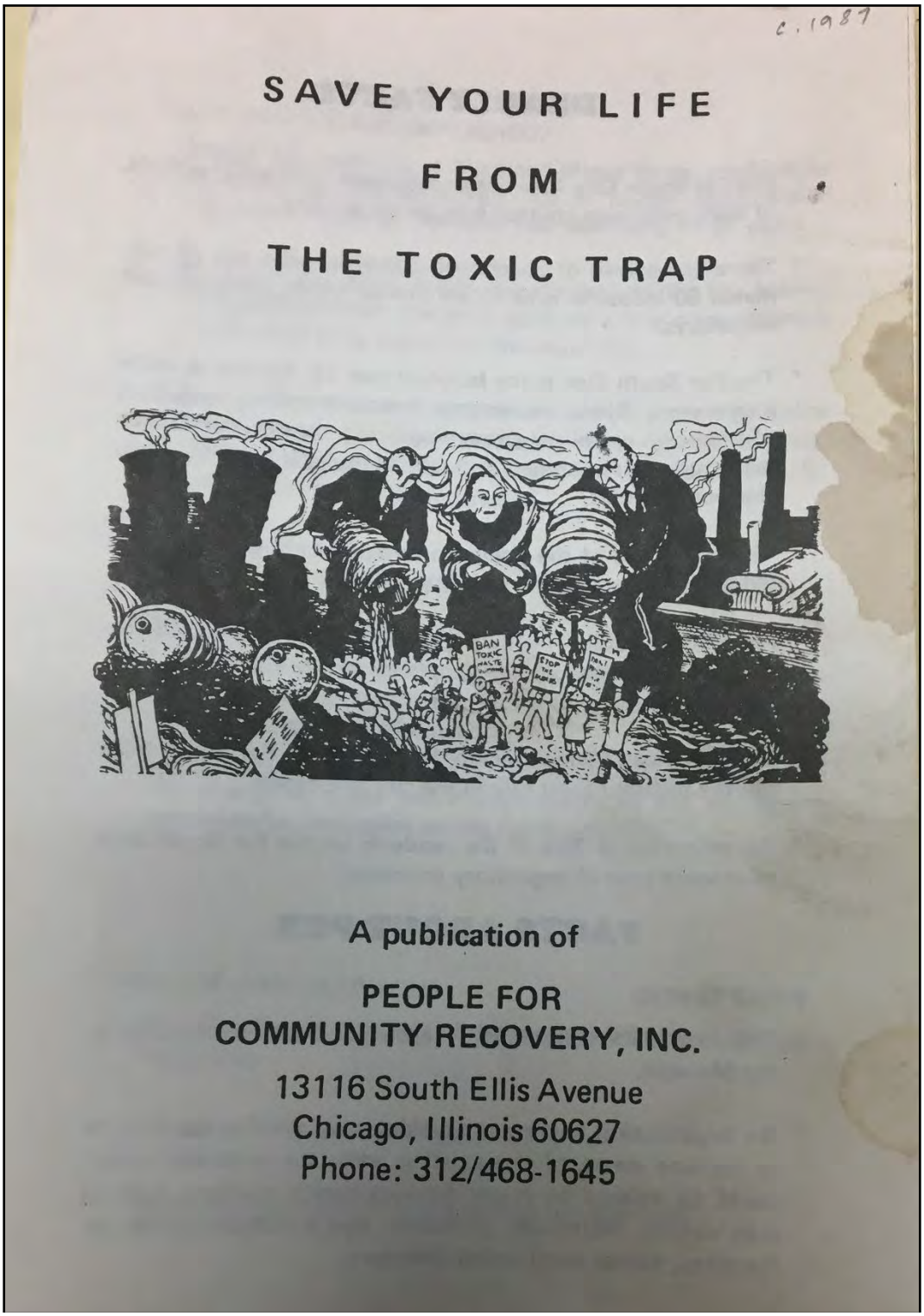
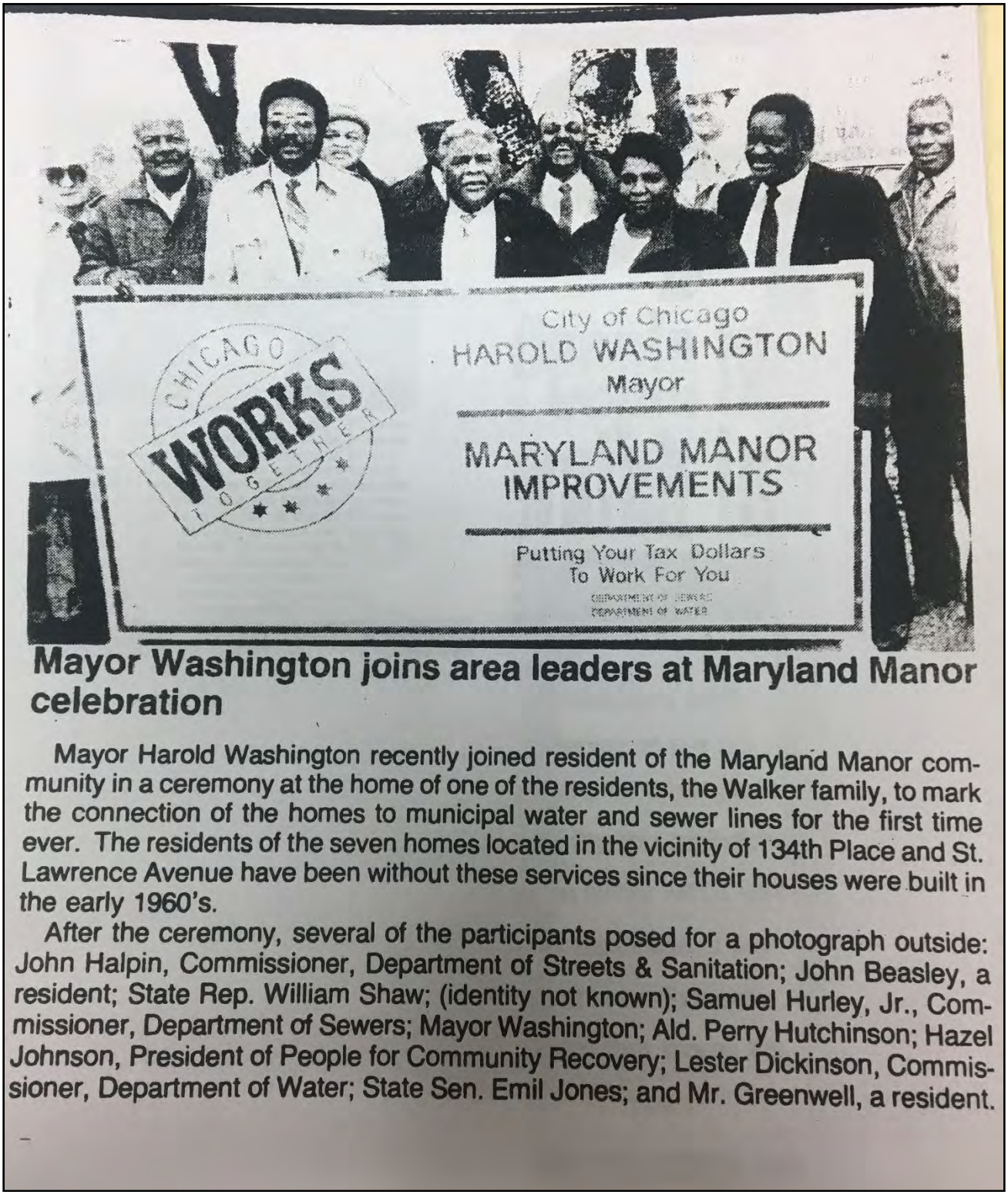


Figure 42. Undated photograph of Hazel Johnson outside the office of People for Community Recovery
Source: *People for Community Recovery, Earth Beat 2-21-2021.*

Figure 43. Hazel Johnson alongside Chicago Mayor Harold Washington at a January 1987 ceremony celebrating the connection of Maryland Manor homes to municipal water and sewer lines
Source: *People for Community Recovery Archive, Woodson Regional Library.*



Mayor Washington joins area leaders at Maryland Manor celebration

Mayor Harold Washington recently joined resident of the Maryland Manor community in a ceremony at the home of one of the residents, the Walker family, to mark the connection of the homes to municipal water and sewer lines for the first time ever. The residents of the seven homes located in the vicinity of 134th Place and St. Lawrence Avenue have been without these services since their houses were built in the early 1960's.

After the ceremony, several of the participants posed for a photograph outside: John Halpin, Commissioner, Department of Streets & Sanitation; John Beasley, a resident; State Rep. William Shaw; (identity not known); Samuel Hurley, Jr., Commissioner, Department of Sewers; Mayor Washington; Ald. Perry Hutchinson; Hazel Johnson, President of People for Community Recovery; Lester Dickinson, Commissioner, Department of Water; State Sen. Emil Jones; and Mr. Greenwell, a resident.

Figure 44. Google Map of Altgeld Gardens' "Toxic Doughnut Map."
Source: *People for Community Recovery, Google Maps.*

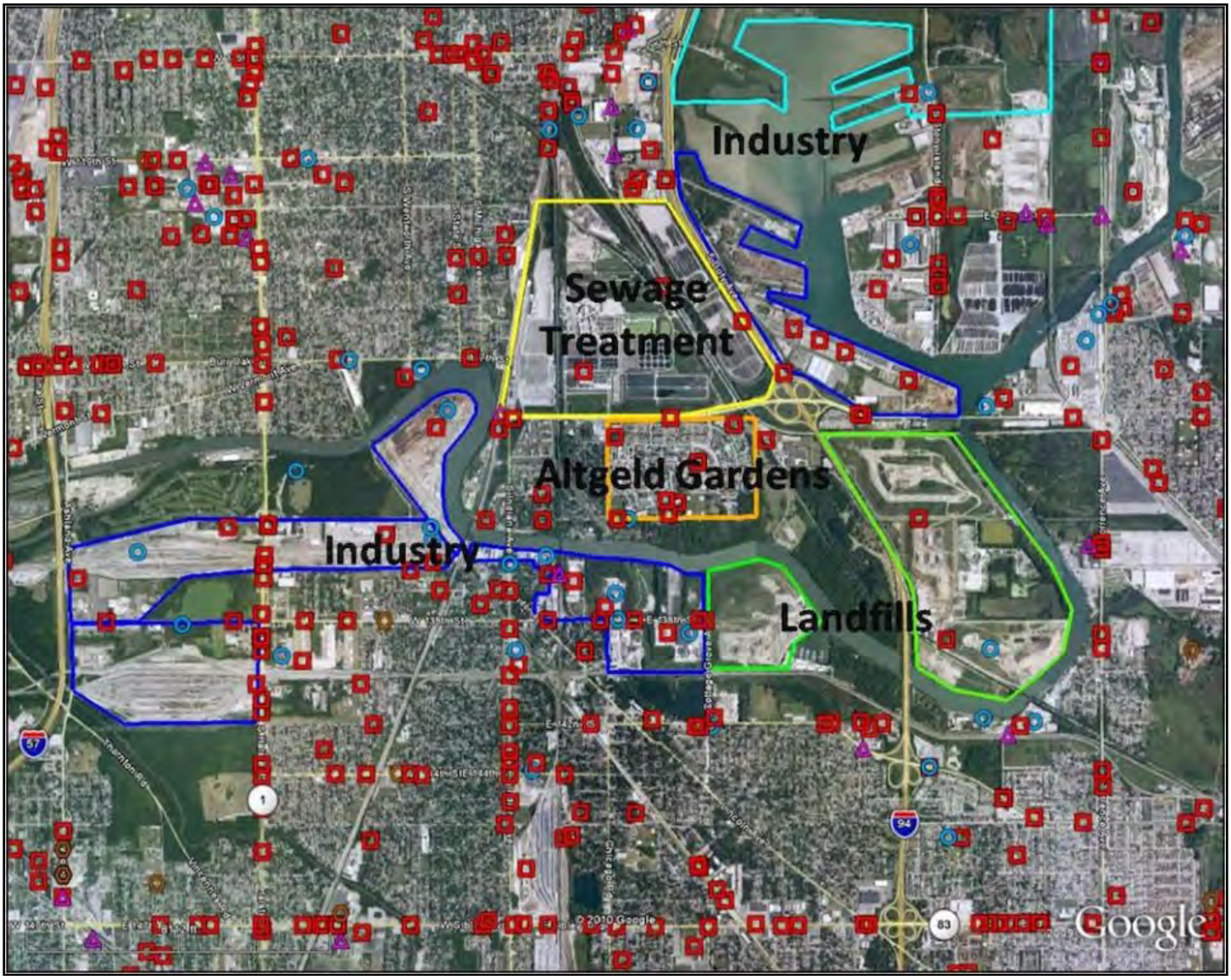


Figure 45. U.S. President George H. W. Bush presenting Hazel Johnson with the President's Environmental and Conservation Challenge Award from at a 1992 White House ceremony
Source: *People for Community Recovery Archive, Woodson Regional Library.*

Figure 46. Hazel Johnson at the White House, 1992
Source: *People for Community Recovery Archive, Woodson Regional Library.*

Figure 47. Hazel Johnson (fifth from the right) at the 1992 United Nations Conference on Environment and Development (UNCED) Earth Summit in Rio de Janeiro, Brazil
Source: *People for Community Recovery Archive, Woodson Regional Library.*

Figure 48. U.S. President Bill Clinton signing Executive Order 12898 at a 1994 Oval Office ceremony with Hazel Johnson in attendance (third from right)
Source: *People for Community Recovery Archive, Woodson Regional Library.*

Figure 49. Altgeld Gardens – Philip Murray Homes Historic District, Resource Map – Sites, Structures, and Objects, 2021.
Source: Google Earth, 2021

* Resource numbers correspond with the numbers assigned in Table C: Resource Inventory

Figure 50. Altgeld Gardens – Philip Murray Homes Historic District, Resource Map – Buildings, 2021.
Source: Google Earth, 2021

* Resource numbers correspond with the numbers assigned in Table C: Resource Inventory

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table A: Chicago Public Housing Projects, 1933-1949

Name (Program)*	Construction Dates	No. Units	Architect	Status
Jane Addams Houses (PWA)	1935-1938	1,027	Consortium led by John Holabird with John Armstrong, Ernest Grunsfeld Jr., Elmer Jensen, Philip Maher, John Merrill, Melville Chatton, Frederick Hodgdon, Ralph Huszagh, and Chester Wolcott	Demolished 2002-2007 (one original building remains)
Trumbull Park Homes (PWA)	1936-1938	426	Consortium led by John Holabird with John Armstrong, Ernest Grunsfeld Jr., Elmer Jensen, and Philip Maher	Extant
Julia C. Lathrop Homes (PWA)	1936-1938	925	Consortium led by Robert DeGolyer. Jens Jensen for landscape.	21 out of 31 original buildings extant (rehabilitated 2017-2020)
Ida B. Wells Homes (USHA)	1939-41;	1,662	Alfred Shaw (Shaw, Naess, and Murphy) with Theilbar and Fugard; Nimmons, Carr, and Wright; and Metz and Gunderson	Demolished 2002-1994.
Francis Cabrini Homes (Defense)	1941-42	586	Consortium led by Henry Holsman with George Burmeister, Maurice Rissman, Ernest Grunsfeld Jr., L.R. Solomon, G.M. Jones, K.M. Vitzhum, I.S. Loewenberg, Frank McNally.	Most original buildings are extant.
Lawndale Gardens (Defense)	1942	128	Eric Hall and Frank McNally	Extant
Bridgeport Homes (Defense)	1942-1943	141	Burnham & Hammond, Inc.	Most original buildings are extant.
Robert H. Brooks Homes (Defense)	1942-43	834	Consortium with Henry Holsman, George Burmeister, Maurice Rissman, Ernest Grunsfeld Jr., L.R. Solomon, G.M. Jones, K.M. Vitzhum, I.S. Loewenberg, Frank McNally.	Some original buildings are extant.
Altgeld Gardens (Defense)	1943-1945	1,500	Shaw, Naess & Murphy;	Most original buildings extant.
Wentworth Gardens (USHA)	1945-1947	422	Loebl & Schlossman	Most original buildings extant.
Dearborn Homes (USHA)	1948-1949	800	Loebl, Schlossman & Bennett	Most original buildings extant.

*Corresponds to the categories used in the National Park Service, "Public Housing in the United States, 1933-1949," Volume I, Appendix IV, page 6.

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table B: Altgeld Gardens – Philip Murray Homes Owner Information

Owner Entity	Mailing Address	Email	Phone Number
Archdiocese of Chicago	835 North Rush Street, Chicago, IL 60611	jrigg@archchicago.org / (Jim Rigg, Ph. D., Superintendent of Catholic Schools)	312-534-8200
By the Hand Club for Kids	415 N. Laramie Avenue, Chicago, IL 60644	info@bythehand.org	773-413-0895
Chicago Housing Authority	60 E. Van Buren Street #12, Chicago IL 60605	hcv@thecha.org	312-742-8500
Chicago Park District	541 N. Fairbanks Court, Chicago, IL 60611	play@chicagoparkdistrict.com	312-742-7529
Chicago Public Schools	42 W. Madison Street, Chicago, IL 60602	esmith78@cps.edu (Eben Smith, Director of Planning and Design)	773-553-2900
Garden Building LLC	13106 S. Ellis, Chicago, IL 60827 / 1150 S. Harlem Avenue, Worth, IL 60482	N/A	N/A

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
1	Site	Altgeld Gatdens-Philip Murray Site (includes Carver Park)						Chicago	Cook	IL	1944/5; 1953		Shaw, Naess & Murphy; Naess & Murphy	C	Chicago Housing Authority
2	Structure	Residential Block Parking Lot	1					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
3	Structure	Residential Block Parking Lot	1					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
4	Structure	Residential Block Parking Lot	2					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
5	Structure	Residential Block Parking Lot	2					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
6	Structure	Residential Block Parking Lot	3					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
7	Structure	Residential Block Parking Lot	3					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
8	Structure	Residential Block Parking Lot	4					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
9	Structure	Residential Block Parking Lot	4					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
10	Structure	Residential Block Parking Lot	5					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
11	Structure	Residential Block Parking Lot	5					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
12	Structure	Residential Block Parking Lot	6					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
13	Structure	Residential Block Parking Lot	6					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
14	Structure	Residential Block Parking Lot	7					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
15	Structure	Residential Block Parking Lot	7					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
16	Structure	Residential Block Parking Lot	8					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
17	Structure	Residential Block Parking Lot	8					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
18	Structure	Residential Block Parking Lot	9					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
19	Structure	Residential Block Parking Lot	9					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
20	Structure	Residential Block Parking Lot	10					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
21	Structure	Residential Block Parking Lot	10					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
22	Structure	Residential Block Parking Lot	17					Chicago	Cook	IL	1952		Naess & Murphy	C	Chicago Housing Authority
23	Structure	Residential Block Parking Lot	17					Chicago	Cook	IL	1952		Naess & Murphy	C	Chicago Housing Authority
24	Structure	Commercial/Administration Block Parking Lot	14					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
25	Structure	Dorothy Gautreaux Child Devel. Center Parking Lot	n/a					Chicago	Cook	IL	1944-45		Shaw, Naess & Murphy	C	Chicago Housing Authority
26	Building	Altgeld Gardens Apartment Building	1	901-23	E	130th	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
27	Building	Altgeld Gardens Apartment Building	1	933-55	E	130th	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
28	Building	Altgeld Gardens Apartment Building	1	13017-27	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
29	Building	Altgeld Gardens Apartment Building	1	13029-51	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
30	Building	Altgeld Gardens Apartment Building	1	13053-63	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
31	Building	Altgeld Gardens Apartment Building	1	13065-87	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
32	Building	Altgeld Gardens Apartment Building	1	13089-99	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
33	Building	Altgeld Gardens Apartment Building	1	13016-26	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
34	Building	Altgeld Gardens Apartment Building	1	13028-50	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
35	Building	Altgeld Gardens Apartment Building	1	13052-62	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
36	Building	Altgeld Gardens Apartment Building	1	13064-86	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

Property name: Altgeld Gardens – Philip Murray Homes Historic District
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Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
37	Building	Altgeld Gardens Apartment Building	1	13088--98	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
38	Building	Altgeld Gardens Apartment Building	1	900-22	E.	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
39	Building	Altgeld Gardens Apartment Building	1	932-54	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
40	Building	Altgeld Gardens Apartment Building	2	743-65	E	130th	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
41	Building	Altgeld Gardens Apartment Building	2	801-23	E	130th	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
42	Building	Altgeld Gardens Apartment Building	2	13017-27	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
43	Building	Altgeld Gardens Apartment Building	2	13029-51	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
44	Building	Altgeld Gardens Apartment Building	2	13053-63	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
45	Building	Altgeld Gardens Apartment Building	2	13065-87	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
46	Building	Altgeld Gardens Apartment Building	2	13089-99	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
47	Building	Altgeld Gardens Apartment Building	2	13016-26	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
48	Building	Altgeld Gardens Apartment Building	2	13028-50	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
49	Building	Altgeld Gardens Apartment Building	2	13052-62	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
50	Building	Altgeld Gardens Apartment Building	2	13064-86	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
51	Building	Altgeld Gardens Apartment Building	2	13088-98	S	DREXEL	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
52	Building	Altgeld Gardens Apartment Building	2	742-64	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

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53	Building	Altgeld Gardens Apartment Building	2	800-22	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
54	Building	Altgeld Gardens Apartment Building	3	643-65	E	130th	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
55	Building	Altgeld Gardens Apartment Building	3	701-23	E	130th	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
56	Building	Altgeld Gardens Apartment Building	3	13029-51	S	CHAMPLAIN	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
57	Building	Altgeld Gardens Apartment Building	3	13053-63	S	CHAMPLAIN	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
58	Building	Altgeld Gardens Apartment Building	3	13065-87	S	CHAMPLAIN	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
59	Building	Altgeld Gardens Apartment Building	3	13089-99	S	CHAMPLAIN	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
60	Building	Altgeld Gardens Apartment Building	3	13016-26	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
61	Building	Altgeld Gardens Apartment Building	3	13028-50	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
62	Building	Altgeld Gardens Apartment Building	3	13052-62	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
63	Building	Altgeld Gardens Apartment Building	3	13064-86	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
64	Building	Altgeld Gardens Apartment Building	3	13088-98	S	EVANS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
65	Building	Altgeld Gardens Apartment Building	3	642-64	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
66	Building	Altgeld Gardens Apartment Building	3	700-22	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
67	Building	Altgeld Gardens Apartment Building	4	701-23	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
68	Building	Altgeld Gardens Apartment Building	4	733-55	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

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Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
69	Building	Altgeld Gardens Apartment Building	4	13101-11	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
70	Building	Altgeld Gardens Apartment Building	4	13113-35	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
71	Building	Altgeld Gardens Apartment Building	4	13137-47	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
72	Building	Altgeld Gardens Apartment Building	4	13149-71	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
73	Building	Altgeld Gardens Apartment Building	4	13173-83	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
74	Building	Altgeld Gardens Apartment Building	4	13100-10	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
75	Building	Altgeld Gardens Apartment Building	4	13112-34	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
76	Building	Altgeld Gardens Apartment Building	4	13136-46	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
77	Building	Altgeld Gardens Apartment Building	4	13148-70	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
78	Building	Altgeld Gardens Apartment Building	4	13172-82	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
79	Building	Altgeld Gardens Apartment Building	4	700-22	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
80	Building	Altgeld Gardens Apartment Building	4	732-54	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
81	Building	Altgeld Gardens Apartment Building	5	701-23	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
82	Building	Altgeld Gardens Apartment Building	5	733-55	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
83	Building	Altgeld Gardens Apartment Building	5	13201-11	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
84	Building	Altgeld Gardens Apartment Building	5	13213-35	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

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85	Building	Altgeld Gardens Apartment Building	5	13237-47	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
86	Building	Altgeld Gardens Apartment Building	5	13249-71	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
87	Building	Altgeld Gardens Apartment Building	5	13279-83	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
88	Building	Altgeld Gardens Apartment Building	5	13200-10	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
89	Building	Altgeld Gardens Apartment Building	5	13212-34	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
90	Building	Altgeld Gardens Apartment Building	5	13236-46	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
91	Building	Altgeld Gardens Apartment Building	5	13248-70	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
92	Building	Altgeld Gardens Apartment Building	5	13272-82	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
93	Building	Altgeld Gardens Apartment Building	5	700-22	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
94	Building	Altgeld Gardens Apartment Building	5	732-54	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
95	Building	Altgeld Gardens Apartment Building	6	701-23	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
96	Building	Altgeld Gardens Apartment Building	6	733-55	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
97	Building	Altgeld Gardens Apartment Building	6	13301-11	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
98	Building	Altgeld Gardens Apartment Building	6	13313-35	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
99	Building	Altgeld Gardens Apartment Building	6	13337-47	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
100	Building	Altgeld Gardens Apartment Building	6	13349-71	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

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101	Building	Altgeld Gardens Apartment Building	6	13373-83	S	LANGLEY	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
102	Building	Altgeld Gardens Apartment Building	6	13300-10	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
103	Building	Altgeld Gardens Apartment Building	6	13312-34	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
104	Building	Altgeld Gardens Apartment Building	6	13336-46	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
105	Building	Altgeld Gardens Apartment Building	6	13348-70	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
106	Building	Altgeld Gardens Apartment Building	6	13372-82	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
107	Building	Altgeld Gardens Apartment Building	6	700-22	E	133rd	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
108	Building	Altgeld Gardens Apartment Building	6	732-54	E	133rd	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
109	Building	Altgeld Gardens Apartment Building	7	801-23	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
110	Building	Altgeld Gardens Apartment Building	7	901-23	E	131st	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
111	Building	Altgeld Gardens Apartment Building	7	13101-07	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
112	Building	Altgeld Gardens Apartment Building	7	13109-31	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
113	Building	Altgeld Gardens Apartment Building	7	13132-42	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
114	Building	Altgeld Gardens Apartment Building	7	13133-43	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
115	Building	Altgeld Gardens Apartment Building	7	13145-67	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
116	Building	Altgeld Gardens Apartment Building	7	13169-75	S	CORLISS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

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117	Building	Altgeld Gardens Apartment Building	7	13100-06	S	INGLESIDE	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
118	Building	Altgeld Gardens Apartment Building	7	13108-30	S	INGLESIDE	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
119	Building	Altgeld Gardens Apartment Building	7	13144-66	S	INGLESIDE	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
120	Building	Altgeld Gardens Apartment Building	7	13168-74	S	INGLESIDE	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
121	Building	Altgeld Gardens Apartment Building	7	800-22	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
122	Building	Altgeld Gardens Apartment Building	7	900-22	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
123	Building	Altgeld Gardens Apartment Building	8	967-89	E	132nd	PL	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
124	Building	Altgeld Gardens Apartment Building	8	13218-24	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
125	Building	Altgeld Gardens Apartment Building	8	13226-48	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
126	Building	Altgeld Gardens Apartment Building	8	13250-60	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
127	Building	Altgeld Gardens Apartment Building	8	13262-84	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
128	Building	Altgeld Gardens Apartment Building	8	13286-92	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
129	Building	Altgeld Gardens Apartment Building	8	900-10	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
130	Building	Altgeld Gardens Apartment Building	8	912-34	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
131	Building	Altgeld Gardens Apartment Building	8	936-46	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
132	Building	Altgeld Gardens Apartment Building	8	948-70	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

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133	Building	Altgeld Gardens Apartment Building	8	972-94	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
134	Building	Altgeld Gardens Apartment Building	9	1001-07	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
135	Building	Altgeld Gardens Apartment Building	9	1009-31	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
136	Building	Altgeld Gardens Apartment Building	8	1033-43	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
137	Building	Altgeld Gardens Apartment Building	9	1045-67	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
138	Building	Altgeld Gardens Apartment Building	9	1069-75	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
139	Building	Altgeld Gardens Apartment Building	9	13201-23	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
140	Building	Altgeld Gardens Apartment Building	9	13241-63	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
141	Building	Altgeld Gardens Apartment Building	9	13200-22	S	GREENWOOD	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
142	Building	Altgeld Gardens Apartment Building	9	13240-62	S	GREENWOOD	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
143	Building	Altgeld Gardens Apartment Building	9	1000-06	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
144	Building	Altgeld Gardens Apartment Building	9	1008-30	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
145	Building	Altgeld Gardens Apartment Building	9	1032-42	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
146	Building	Altgeld Gardens Apartment Building	9	1044-66	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
147	Building	Altgeld Gardens Apartment Building	9	1068-74	E	133rd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
148	Building	Altgeld Gardens Apartment Building	10	13023-45	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority

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149	Building	Altgeld Gardens Apartment Building	10	13047-57	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
150	Building	Altgeld Gardens Apartment Building	10	13059-81	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
151	Building	Altgeld Gardens Apartment Building	10	13083-89	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
152	Building	Altgeld Gardens Apartment Building	10	13101-23	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
153	Building	Altgeld Gardens Apartment Building	10	13133-55	S	ELLIS	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
154	Building	Altgeld Gardens Apartment Building	10	13022-28	S	GREENWOOD	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
155	Building	Altgeld Gardens Apartment Building	10	13030-52	S	GREENWOOD	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
156	Building	Altgeld Gardens Apartment Building	10	13072-94	S	GREENWOOD	AVE	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
157	Building	Altgeld Gardens Apartment Building	10	1000-06	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
158	Building	Altgeld Gardens Apartment Building	10	1008-30	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
159	Building	Altgeld Gardens Apartment Building	10	1032-42	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
160	Building	Altgeld Gardens Apartment Building	10	1044-66	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
161	Building	Altgeld Gardens Apartment Building	10	1068-74	E	132nd	ST	Chicago	Cook	IL	1944-1945	Mixed - Modern / Colonial Revival	Shaw, Naess & Murphy	C	Chicago Housing Authority
162	Building	Philip Murray Homes Apartment Building	17	601-05A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
163	Building	Philip Murray Homes Apartment Building	17	607-09A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
164	Building	Philip Murray Homes Apartment Building	17	611-21A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
165	Building	Philip Murray Homes Apartment Building	17	623-31A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
166	Building	Philip Murray Homes Apartment Building	17	633-39A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
167	Building	Philip Murray Homes Apartment Building	17	641-49A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
168	Building	Philip Murray Homes Apartment Building	17	651-57A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
169	Building	Philip Murray Homes Apartment Building	17	659-61A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
170	Building	Philip Murray Homes Apartment Building	17	663-73A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
171	Building	Philip Murray Homes Apartment Building	17	675-79A	E	131st	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
172	Building	Philip Murray Homes Apartment Building	17	13101-23	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
173	Building	Philip Murray Homes Apartment Building	17	13125-31	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
174	Building	Philip Murray Homes Apartment Building	17	13133-47	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
175	Building	Philip Murray Homes Apartment Building	17	13149-63	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
176	Building	Philip Murray Homes Apartment Building	17	13201-15	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
177	Building	Philip Murray Homes Apartment Building	17	13217-31	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
178	Building	Philip Murray Homes Apartment Building	17	13233-47	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
179	Building	Philip Murray Homes Apartment Building	17	13249-55	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
180	Building	Philip Murray Homes Apartment Building	17	13257-79	S	ST. LAWRENCE	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
181	Building	Philip Murray Homes Apartment Building	17	13100-22	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
182	Building	Philip Murray Homes Apartment Building	17	13124-30	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
183	Building	Philip Murray Homes Apartment Building	17	13132-46	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
184	Building	Philip Murray Homes Apartment Building	17	13148-62	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
185	Building	Philip Murray Homes Apartment Building	17	13200-10	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
186	Building	Philip Murray Homes Apartment Building	17	13212-26	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
187	Building	Philip Murray Homes Apartment Building	17	13228-42	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
188	Building	Philip Murray Homes Apartment Building	17	13244-50	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
189	Building	Philip Murray Homes Apartment Building	17	13252-74	S	LANGLEY	AVE	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
190	Building	Philip Murray Homes Apartment Building	17	600-04A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
191	Building	Philip Murray Homes Apartment Building	17	606-08A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
192	Building	Philip Murray Homes Apartment Building	17	610-20A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
193	Building	Philip Murray Homes Apartment Building	17	622-30A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
194	Building	Philip Murray Homes Apartment Building	17	632-38A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
195	Building	Philip Murray Homes Apartment Building	17	640-48A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
196	Building	Philip Murray Homes Apartment Building	17	650-56A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
197	Building	Philip Murray Homes Apartment Building	17	658-60a	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
198	Building	Philip Murray Homes Apartment Building	17	662-72A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
199	Building	Philip Murray Homes Apartment Building	17	674-78A	E	133rd	ST	Chicago	Cook	IL	1953	Modern	Naess & Murphy	C	Chicago Housing Authority
200	Building	Administration Building	14	940	E	133rd	ST	Chicago	Cook	IL	1944	International Style	Shaw, Naess & Murphy	C	Chicago Housing Authority
201	Building	Children's Building		941	E	133rd	ST	Chicago	Cook	IL	1944	International Style	Shaw, Naess & Murphy	C	Chicago Housing Authority
202	Building	School Building A (Grammar School)		902	S	CORLISS	AVE	Chicago	Cook	IL	1944	Colonial Revival	John C. Christensen	C	Chicago Public Schools
203	Building	School Building B (Assembly Hall/Gym)		902	S	CORLISS	AVE	Chicago	Cook	IL	1944	Colonial Revival	John C. Christensen	C	Chicago Public Schools
204	Building	School Building C (High Schooll)		901	E	132nd	ST	Chicago	Cook	IL	1944	Colonial Revival	John C. Christensen	C	Chicago Public Schools
205	Building	School Building D (Grammar School)		902	S	CORLISS	AVE	Chicago	Cook	IL	1945	Colonial Revival	John C. Christensen	C	Chicago Public Schools
206	Building	Shop Building	14	13106-24	S	ELLIS	AVE	Chicago	Cook	IL	1945	International Style	Keck & Keck	C	Garden Building LLC
207	Building	United Church of Altgeld Gardens		13015	S	ELLIS	AVE	Chicago	Cook	IL	1952	Colonial Revival	Michelsen, Rabig & Ramp	C	By the Hand Club for Kids
208	Building	Carver Park Indoor Pool		939	E	132nd	ST	Chicago	Cook	IL	1958	No Style	Ralph H. Burke, Inc.	C	Chicago Parks District
209	Building	Altgeld Gardens Community Building No. 2		951	E	132nd	PL	Chicago	Cook	IL	1972	No Style	Pereira, Bernheim & Kahn	C	Chicago Housing Authority
210	Building	Carver Park Pump House		939	E	132nd	ST	Chicago	Cook	IL	1945	Modern	Shaw, Naess & Murphy	C	Chicago Parks District
211	Building	Utility Building	1	929	E	130th	PL	Chicago	Cook	IL	1945	No Style	Shaw, Naess & Murphy	C	Chicago Housing Authority

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
212	Building	Carver High School (CICS Larry Hawkins)		801	E	133rd	PL	Chicago	Cook	IL	1950	Art Deco	John C. Christensen	C	Chicago Public Schools
213	Building	George Washington Carver Primary School		901	E	133rd	PL	Chicago	Cook	IL	1954	Modern	N/A	C	Chicago Public Schools
214	Building	Our Lady of the Gardens Catholic Church & School		13300	S	LANGLEY	AVE	Chicago	Cook	IL	1952	Modern	Edo Belli	C	Archdiocese of Chicago
215	Building	Our Lady of the Gardens Gymnasium		13300	S	LANGLEY	AVE	Chicago	Cook	IL	1959	Modern	N/A	C	Archdiocese of Chicago
216	Building	Ira F. Aldridge Elementary School		630	E	131st	ST	Chicago	Cook	IL	1960; 1963	Modern	Walter H. Sobel & J. Stewart Stein	C	Chicago Public Schools
217	Building	Dorothy Gautreaux Child Devel. Center		975	E	132nd	ST	Chicago	Cook	IL	1979	Modern	N/A	NC	Chicago Housing Authority
218	Building	Power Station	5	N/A	N/A	N/A	N/A	Chicago	Cook	IL	2005-2007	No Style	N/A	NC	Chicago Housing Authority
219	Building	Power Station	8	N/A	N/A	N/A	N/A	Chicago	Cook	IL	2005-2007	No Style	N/A	NC	Chicago Housing Authority
220	Building	Laundry Building	3	N/A	N/A	N/A	N/A	Chicago	Cook	IL	2005-2009	No Style	Holabird & Root	NC	Chicago Housing Authority
221	Building	Laundry Building	5	N/A	N/A	N/A	N/A	Chicago	Cook	IL	2005-2009	No Style	Holabird & Root	NC	Chicago Housing Authority
222	Building	Laundry Building	7	N/A	N/A	N/A	N/A	Chicago	Cook	IL	2005-2009	No Style	Holabird & Root	NC	Chicago Housing Authority
223	Building	Laundry Building	10	N/A	N/A	N/A	N/A	Chicago	Cook	IL	2005-2009	No Style	Holabird & Root	NC	Chicago Housing Authority
224	Building	Altgeld Family Resource Center	14	955	E	131st	ST	Chicago	Cook	IL	2020	Contemporary	KOO Architecture	NC	Chicago Housing Authority
225	Object	Playground/Splash Pad	1/2					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
226	Object	Playground/Splash Pad	4					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority

Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
227	Object	Playground/Splash Pad	5					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
228	Object	Playground/Splash Pad	6					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
229	Object	Playground/Splash Pad	7					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
230	Object	Playground/Splash Pad	8					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
231	Object	Playground/Splash Pad	9					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
232	Object	Playground/Splash Pad	10					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
233	Object	Playground/Splash Pad	17					Chicago	Cook	IL	c2007-2017			NC	Chicago Housing Authority
234	Structure	George Washington Carver Primary School Parking Lot		901	E	133rd	PL	Chicago	Cook	IL	late 1970s			NC	Chicago Public Schools
235	Structure	Parking Lot for school Buildings A and D		902	S	CORLISS	AVE	Chicago	Cook	IL	1980s-2000s			NC	Chicago Public Schools
236	Structure	Parking Lot for school Buildings A and D		902	S	CORLISS	AVE	Chicago	Cook	IL	1980s-2000s			NC	Chicago Public Schools
237	Structure	Parking Lot for school Buildings A and D		902	S	CORLISS	AVE	Chicago	Cook	IL	1980s-2000s			NC	Chicago Public Schools
238	Structure	Children's Building Parking Lot		941	E	133rd	ST	Chicago	Cook	IL	late 1970s			NC	Chicago Housing Authority
239	Structure	Altgeld Gardens Community Building No. 2 Parking Lot		951	E	132nd	PL	Chicago	Cook	IL	c.1972			NC	Chicago Housing Authority
240	Structure	Our Lady of the Gardens Parking Lot		13300	S	LANGLEY	AVE	Chicago	Cook	IL	2007			NC	Archdiocese of Chicago
241	Structure	Our Lady of the Gardens Parking Lot		13300	S	LANGLEY	AVE	Chicago	Cook	IL	c.1960s			NC	Archdiocese of Chicago

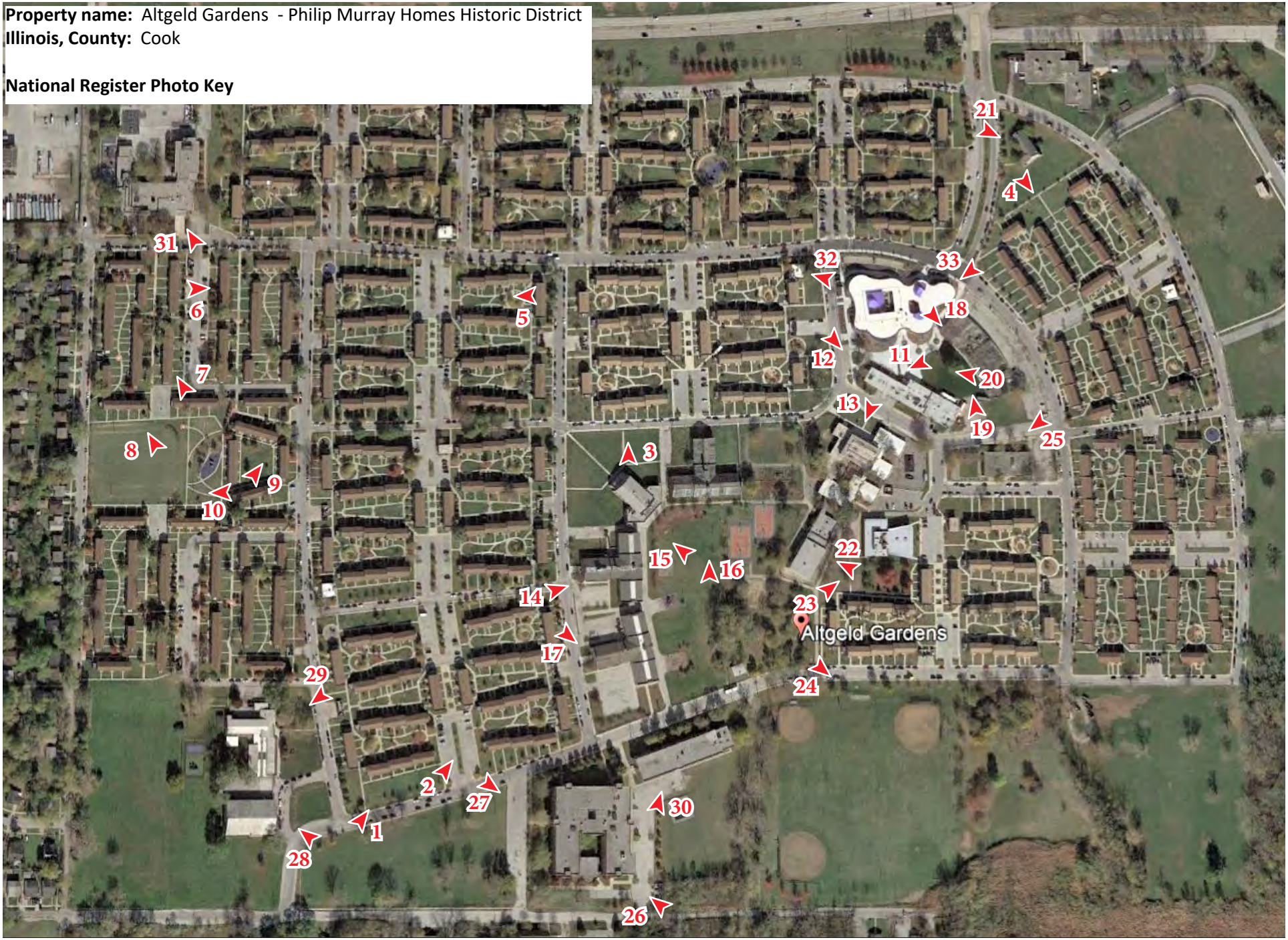
Property name: Altgeld Gardens – Philip Murray Homes Historic District
Illinois, County: Cook

Table C: Resource Inventory

Resource No.	NR Resouce Category	Resource Name	Block No.	Street No.	Street Direction	Street Name	Street Type	City	County	State	Date of Construction	Style	Architect	C/NC	Owner Entity
242	Structure	Ira F. Aldridge Elementary School Parking Lot		630	E	131st	ST	Chicago	Cook	IL	1967			NC	Chicago Public Schools
243	Structure	Ira F. Aldridge Elementary School Parking Lot		630	E	131st	ST	Chicago	Cook	IL	2000s			NC	Chicago Public Schools

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photo Key



MHA MacRostie Historic Advisors LLC
Bringing strategy, equity, and experience to historic building development

Altgeld Gardens - Philip Murray Homes Historic District
Chicago, Cook County, Illinois

National Park Service
NR Photo Key

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

1. Altgeld Gardens Apartments, west and south elevations, view northeast.

2. Altgeld Gardens Apartments, west and south elevations, view northeast.

MHA MacRostie Historic Advisors LLC
Bringing strategy, equity, and experience to historic building development

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

3. Altgeld Gardens Apartments, south elevation, view north.

4. Altgeld Gardens Apartments, east, south, and north elevations, view southeast.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

5. Altgeld Gardens Courtyard, view west.

6. Philip Murray Apartments, west elevation, view east.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

7. Philip Murray Apartments, south and east elevations, view northwest.

8. Philip Murray Apartments, south and east elevations, view northwest.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

9. Philip Murray Apartments, south and east elevations, view northeast.

10. Philip Murray Apartments overview, view west.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

11. Administrative Building, northeast elevation, view southwest.

12. Administrative Building, northwest and northeast elevations, view southeast.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

13. Children's Building, northeast and northwest elevations, view southwest.

14. School Building A, west and south elevations, view northeast.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

15. School Building B, southeast elevation, view northwest.

16. School Building C, south elevation, view north.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

17. School Building D, west and north elevations, view southeast.

18. Shop Building, northwest and southwest elevations, view southeast.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

19. Shop Building, southwest elevation, view northwest.

20. Central Plaza, view north/northwest.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

21. United Church of Altgeld, northwest and southwest elevations, view south/southeast.

22. Carver Park Indoor Pool, southeast elevation, view northwest.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

23. Community Building No. 2, west and south elevations, view northeast.

24. Carver Park, view southeast.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

25. Dorothy Gautreaux Child Development Center, east and north elevations, view southwest.

26. Carver High School, south and east elevations, view northwest.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

27. Carver High School, west and north elevations, view southeast.

28. Our Lady of the Gardens Catholic Gymnasium (CICS Lloyd Bond), south and east elevations, view northwest.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

29.Our Lady of the Gardens Catholic Church and School (CICS Lloyd Bond), north and east elevations, view southwest.

30. George Washington Carver Primary School, southeast elevation, view north/northeast.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

31. Ira F. Aldridge Elementary School, east elevation, view northwest.

32. Laundry Building, Non-contributing, south and east elevations, northwest.

Property name: Altgeld Gardens - Philip Murray Homes Historic District
Illinois, County: Cook

National Register Photos

33. Altgeld Family Resource Center, Non-contributing, north and east elevations, view southwest.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Nomination
Property Name:	Altgeld Gardens–Philip Murray Homes Historic District
Multiple Name:	
State & County:	ILLINOIS, Cook

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
3/1/2022	3/18/2022	4/4/2022	4/15/2022	

Reference number:	SG100007590
Nominator:	Other Agency, SHPO

Reason For Review:

__ Appeal	**X** PDIL	__ Text/Data Issue
__ SHPO Request	__ Landscape	__ Photo
__ Waiver	__ National	__ Map/Boundary
__ Resubmission	__ Mobile Resource	__ Period
__ Other	__ TCP	**X** Less than 50 years
	X CLG	

X Accept _____ Return _____ Reject **4/13/2022** Date

Abstract/Summary Comments:	Locally significant housing project constructed in 1945 for defense workers and converted into homes for African American veterans after the war. Significant in community planning/development, ethnic heritage, politics/government. and social history. Nationally significant for its association with Hazel Johnson, a leader in the environmental justice movement. Johnson was a resident of the complex and her non-profit organization was housed in one of the commercial spaces. Johnson was active until her death in 2011, and was recognized by 2 presidents (GHW Bush and B Clinton) for her work. Meets the exceptional significance consideration under B.
Recommendation/ Criteria	Accept / A, B, & C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

March 1, 2022

Jeff Mansell, National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Mr. Mansell:

Following is the PDF file that contains the true and correct copy of the National Register nomination with embedded photographs for the Altgeld Gardens – Philip Murray Homes Historic District in Chicago, Cook County. The property was recommended for nomination by the Illinois Historic Sites Advisory Council at its October 29, 2021 meeting and the nomination was signed by Deputy State Historic Preservation Officer Carey Mayer on March 1, 2022.

The nomination is supported by the majority of property owners, most of which are Chicago-owned. It did receive one objection of the three private property owners. The property is located within a Certified Local Government; at its October 7, 2021 meeting, the Commission on Chicago Landmarks voted that it met the criteria for listing in the National Register of Historic Places.

Please contact Amy Hathaway, Survey and National Register Specialist at amy.hathaway@illinois.gov if you need any additional information. Thank you for your attention to this matter.

Sincerely,

Andrew Heckenkamp, Coordinator
Survey and National Register program
Illinois State Historic Preservation Office/Illinois Department of Natural Resources