

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 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue

other names/site number _____

Name of Multiple Property Listing Chicago Courtyard Apartment Buildings

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

2. Location

street & number 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue not for publication

city or town Chicago vicinity

state Illinois county Cook zip code 60644

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ 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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide ___ local

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

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:

- ___ 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:) _____

Signature of the Keeper Date of Action _____

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only **one** box.)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	site
0	0	structure
0	0	object
1	0	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Multiple Dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC / Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS /
Classical Revival

LATE 19TH AND 20TH CENTURY REVIVALS /
Tudor Revival

Materials

(Enter categories from instructions.)

foundation: Concrete
walls: Brick, limestone

roof: Membrane
other: _____

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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

5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue (also referred to hereafter simply as 5401-5415 W. Washington Boulevard) is an “S-shaped” courtyard apartment building located at the southwest corner of Washington Boulevard and Long Avenue in Chicago’s Austin community area.

Designed by architect Edward Steinborn and completed in 1925, the building is three stories tall over a raised basement, with masonry exterior walls and a flat roof. The building displays all the common characteristics of a 1920s Chicago courtyard apartment building. The exterior walls are clad in face brick with Tudor Revival and Classical limestone detailing. The building wraps around a north-facing landscaped courtyard open to the street and a narrower service court that faces south. Multiple entrances along the courtyard and street-facing elevations provide access to separate apartment tiers. Inside, the building retains four entrance vestibules, including an expansive vestibule inside its courtyard entrance, along with five original stairwells and its original apartment layouts.

Narrative Description

Site

5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue is located at the southwest corner of Washington Boulevard and Long Avenue in Chicago’s West Side neighborhood of Austin. The building is located in a residential neighborhood that features a mixture of single family homes, two- and three-flat buildings, and larger apartment buildings that primarily date from the first decades of the twentieth century.

The building is situated on a nearly square parcel bound by Washington Boulevard to the north, Long Avenue to the east and a public alley to the west. A vacant lot is located to the south of the building. The building has an “S-shaped” footprint with a landscaped courtyard facing Washington Boulevard and a narrow service court facing south toward the adjacent vacant lot.

Exterior

5401-5415 W. Washington Boulevard is a three-story, S-shaped masonry building set on a raised basement. The roof of the building is flat and covered with a bitumen roofing membrane. The building’s primary street-facing and courtyard-facing elevations are clad in face brick (buff colored at the raised basement and yellow on the upper floors) with Tudor Revival and Classical limestone details. All elevations are regularly fenestrated with non-historic one-over-one aluminum windows set within the original window openings. On the primary elevations, the window openings feature limestone sills with simple end brackets, rowlock brick jambs, and soldier course lintels with limestone keystones. Many of the basement windows have been infilled with solid panels.

Projecting window bays extending the full height of the building are located on all street- and courtyard-facing elevations and are some of the building’s most important character-defining features. Three of these

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bays are located along the Washington Boulevard façade, two of which frame the entrance to the public courtyard, and another three bays are located along the Long Avenue façade. Five projecting window bays are located within the public courtyard. The double-width bay at the courtyard's south terminus is framed by limestone quoining, and the windows openings flanking the center entrance feature limestone label molding.

The primary elevations feature continuous limestone stringcourses located between the basement and raised first floor, below the third floor windows, and at the parapet, which is decorated with simplified limestone pinnacles. Unfenestrated bays at the north end of the courtyard and the east elevation (Long Avenue) elevation are decorated with limestone panels and minimal Classical ornament.

The building is accessed from the north and east sidewalks by three building entrances – at 5401-5403 W. Washington Boulevard (northeast corner), 5413-5415 W. Washington Boulevard (northwest corner) and 56-58 N. Long Avenue (southwest corner). A fourth entrance for 5405-5411 W. Washington Boulevard is located at the far south end of the west public courtyard. These entrances are set within a Tudor Revival style limestone surrounds, which feature polygonal pilasters framing an arched doorway, topped by a triangular arch with quatrefoil medallions and a central shield. The original doors and sidelights have been replaced in these entrances.

The north-facing courtyard is fully open to the Washington Boulevard sidewalk, though evidence at the walls near the sidewalk indicate that the courtyard may have been partially enclosed with a gate feature, now missing. The courtyard has a single center sidewalk, flanked by planting areas, which terminates at the entrance to 5405-5411 W. Washington Boulevard at its southern end. When viewed from Washington Boulevard, the courtyard's sidewalk, and its south, east, and west facades and window openings are fully symmetrical.

The subject building's secondary elevations, facing the alley and gangways, are clad in common brick and are regularly fenestrated with non-historic windows set within the original openings. These secondary elevations also house recessed, open secondary wood stairs serving the apartments within.

Interior

Inside, the building has four primary entrance vestibules, which provide access to five enclosed stairs. The entrance vestibules retain original tile floors, painted wood trim, and plaster walls and ceilings. The wood stairs feature painted balustrades, square newel posts, and simple trim. The steps and landings in all the stairs are covered in carpet. Apartment entrances at each of the upper floors (typically two per floor) have original painted wood frames and non-historic doors.

The courtyard building entrance at 5405-5411 W. Washington Boulevard has an enhanced entry sequence with a long entrance vestibule that in turn provides access to larger east and west stairwell.

The subject building retains its 30 upper floor apartments, each with a living room, bedroom, kitchen, and bathroom. Some apartments retain original entry foyers connecting the apartment's main living spaces.

Raised basement spaces are accessed from entrance vestibules and from service doors along the rear gangways. The basement areas are highly utilitarian with laundry rooms, storage, and mechanical rooms. Though historically Chicago courtyard apartment buildings would not have included basement apartments,

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today the northeast building tier (5401-5403 W. Washington Boulevard) houses a basement apartment and building office.

Integrity

The majority of the building's significant exterior and interior features remain intact and continue to express their historic location, setting, design, materials, workmanship, feeling and association that make the building a good example of an early-twentieth century courtyard apartment building in Chicago's Austin neighborhood.

Exterior alterations are limited to replacement of original exterior doors and windows, and likely the replacement of secondary façade wood egress stairs. Otherwise the building's original masonry façade cladding and ornamentation remain and, most significantly, the north-facing public courtyard remains intact. Inside, entrance vestibules and stairwells remain intact and most apartments retain their original layouts. Changes at the interior include replacement of some textured walls with flat painted drywall, the addition of carpeting and other newer flooring in stairwells and apartments, and the replacement of kitchen and bathroom cabinetry and fixtures.

Despite minor changes at the exterior and interior, the subject building at 5401-5415 W. Washington Boulevard remains an excellent, intact example of the Chicago courtyard apartment building type.

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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.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- 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.
- G less than 50 years old or achieving significance within the past 50 years.

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Period of Significance

1925 (year of construction)

Architect/Builder

Edward Steinborn, architect

Significant Dates

1925 (year of construction)

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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).

5401-5415 W. Washington Boulevard, designed by Chicago architect Edward Steinborn and completed in 1925, meets the registration requirements outlined in the proposed Multiple Property Documentation Form (MPD) Chicago Courtyard Apartment Buildings.

The building is locally significant under Criterion C for Architecture as a good local example of a Chicago courtyard building as a unique building type. The development of the courtyard apartment building by Chicago's architects and developers was a specific design response to the city's growing need for housing starting in the late nineteenth century and remained a common residential planning solution through the mid-twentieth century. Occupying the middle ground between the idealized single-family home and the demonized tenement house, the courtyard apartment provided what architectural historian Daniel Bluestone called "humane urban density," bridging the divide between urban and suburban living with attractive, efficient apartments organized around a central, shared greenspace.

The Chicago courtyard apartment's distinctive form reflected progressive improvements in the design of multi-family buildings that were codified in Chicago's 1902 Tenement House Ordinance. Units organized around multiple staircase tiers instead of long corridors met the ordinance's strict fire safety codes, while narrow projecting wings accommodated light and ventilation requirements. Landscaped courtyards provided literal breathing space for residents, while visually connecting courtyard buildings to the surrounding residential environment.

Specifically, 5401-5415 W. Washington Boulevard is a good example of an "S-shaped" courtyard apartment building, characterized by a single courtyard with one additional wing located to one side, separated by a narrow light court.

The period of significance for the building under Criterion C is 1925, the year of its completion.

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

Building History

5401-5415 W. Washington Boulevard was designed by Chicago architect Edward Steinborn for property owner Walter Levin in a sparsely populated section of Chicago's growing Austin neighborhood. The 30-unit apartment building was begun in February or March of 1925 and was completed by August 1925. The building permit dated February 5, 1925, records the architect as "Edw[ard]" Steinborn and the contractor as Harry Eutin. The total cost of construction was \$120,000.¹

Although modest compared to the luxury courtyard apartments concentrated along Chicago's lakefront and landscaped boulevards, the building at 5401-5415 W. Washington Boulevard exhibits all of the features that would come to define Chicago courtyard apartments in the early twentieth century. The three story, S-shaped masonry building framed a landscaped open courtyard facing north onto Washington Boulevard, and a narrow service court facing south onto a rear gangway. Separate entrances along the landscaped courtyard and street-facing elevations providing access to vertical tiers of apartments. The building's courtyard appears to have been

¹ Building permit no. 99582, 5401-5413 W. Washington Blvd, Chicago, IL, February 3, 1925.

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fully open to the public sidewalk and Washington Boulevard to the north. Evidence at the brick and stone walls at the north end of the courtyard suggest that it may have been originally enclosed, possibly by a low masonry wall or fence, though no drawings or photographs of this missing enclosure are known to survive.

Each of the building's four entrances accessed an ample vestibule with tiled floors, textured plaster walls, and plaster ceilings. The 5405-5411 W. Washington Boulevard entrance vestibule off the courtyard was especially large, extending the full width of the courtyard, with a stair at each end. These vestibules connected residents to the public stairwells. Each of the five stairwells allowed access to six apartments, two at each floor.

On the interior, apartments were simply finished and planned to maximize efficiency, light, and ventilation. Living and dining spaces were combined into a single space, which overlooked the courtyard or street. Apartments at the north end of the building, facing Washington Boulevard, featured two generously sized bedrooms and small bathroom. The remaining apartments were smaller, with more modest bedrooms. Kitchens were small but featured modern gas ranges and hot and cold water. Rear entrances off the kitchen provided access to the secondary stairs. Generous windows along the front and back of each apartment provided natural light and encouraged cross ventilation through the spaces.

Newspaper documentation of 5401-5415 W. Washington Boulevard is scant but U.S. census records from 1930, 1940, and 1950 give a glimpse at the building's earliest residents. In the 1940 census almost all of the building's residents reported having lived in their apartments for at least five years. Most residents in 1930, 1940 and 1950 reported the American Midwest (usually Illinois) as their place of birth, and if foreign born they usually hailed from Canada, Western Europe, or Russia. Typically, apartments housed no more than three or four residents with households made up of married couples, sometimes with young children, older parents, and extended family members. Residents employed outside the home reported work at a variety of both blue-collar and white-collar jobs including business proprietors, salesmen, stenographers, public school teachers, bankers, janitors, bartenders, house servants, a rabbi, an attorney, a streetcar operator, city workers, bookkeepers, office secretaries, clerks, and managers, factory workers and foremen, pharmacists, and telephone operators. All residents of 5401-5415 W. Washington in the census years of 1930, 1940 and 1950 were reported as White.²

5401-5415 W. Washington Boulevard has remained in operation as rental housing to the present day. The building was purchased in 2023 by Preservation of Affordable Housing (POAH) who continues to operate the property as rental housing today as the "Austin Renaissance" community along with the nearby Washington Manor Apartments, another 1920s courtyard apartment building at 5113-5123 W. Washington Boulevard.

Walter Levin (or Lewe) (1887-1957), Original Owner and Developer

Walter Levin, later known as Walter Lewe, was the original owner and developer of the courtyard apartment building at 5401-5415 W. Washington Boulevard. Levin was born into a Polish-Russian Jewish family in 1887 and immigrated to the United States in 1904. Young Levin became a Chicago real estate investor and frequently bought and sold properties on the city's West Side beginning in the 1910s. Levin is recorded as dealing in existing small residential and commercial buildings in the city and also building new structures, reporting himself as a "contractor" in the 1920 and 1930 U. S. Censuses. Newspapers records show that Levin remained a real estate buyer, seller, lessor, and lessee as late as 1938 though in the 1940 census, the 53-year old Levin (recorded as

² "To Rent," *Chicago Tribune* (Chicago, IL), January 13, 1926, 42.

"To Rent," *Chicago Tribune* (Chicago, IL), August 9, 1928, 30.

United States Census Records, 1930, 1940 and 1950.

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Walter “Lewe”) did not report a profession. The *Chicago Tribune* reported Walter Lewe’s death in February 1957.³

Edward Steinborn (1897-1988), Architect

Edward Steinborn was born in Michigan in 1897 to Russian Jewish parents. Steinborn studied at the “Chicago Architectural College” (possibly the Chicago Technical College located downtown in the 1910s) and began practicing as an architect in the early 1920s.⁴

During the 1920s, Steinborn designed a variety of buildings across the city, including residential buildings, houses of worship, and movie theaters. In addition to 5401 W. Washington Boulevard, he designed at least two other courtyard apartment buildings--1704-1716 N. Humboldt Boulevard (1925, extant and contributing within the Chicago Park Boulevard System Historic District), and 1108-1118 E. 82nd Street (1928, extant). Steinborn also designed the former First Austrian Jewish Congregation Synagogue at 1359 N. California Avenue (1922, extant), the Atereth Zion Congregation Synagogue at 1130-1136 N. Spaulding Avenue (1928, extant), and the State Theater at 5816-5834 W. Madison Street (1925, demolished). His last commission of the 1920s—the Music Box Theater at 3713-3733 N. Southport Avenue (1929, extant)—is perhaps his best-known work.⁵

³ United States Census Records, 1920, 1930 and 1940.

“Marriage licenses,” *The Inter-Ocean* (Chicago, IL), January 1, 1911, 10.

“Real estate deals show high record,” *The Inter-Ocean* (Chicago, IL), August 4, 1912, 15.

“Real estate transfers,” *Chicago Examiner* (Chicago, IL), November 11, 1911, 10.

“Realty deals of week reviewed,” *The Inter-Ocean* (Chicago, IL), December 15, 1912, 25.

“Real estate transfers,” *Chicago Examiner* (Chicago, IL), June 25, 1914, 15.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), February 25, 1911, 15.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), August 11, 1911, 11.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), September 12, 1911, 11.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), November 11, 1911, 15.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), November 25, 1911, 13.

“Leases and loans,” *Chicago Tribune* (Chicago, IL), December 22, 1912, 14.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), February 21, 1913, 16.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), January 17, 1914, 15.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), February 4, 1914, 17.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), February 17, 1914, 16.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), May 29, 1914, 11.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), May 15, 1914, 17.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), June 25, 1914, 16.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), October 26, 1915, 18.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), January 27, 1916, 12.

“Buys Hamlin Corner,” *Chicago Tribune* (Chicago, IL), April 20, 1916, 23.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), April 25, 1916, 18.

“Real estate transfers,” *Chicago Tribune* (Chicago, IL), May 19, 1916, 20.

“Auburn Park Sale,” *Chicago Tribune* (Chicago, IL), December 24, 1916, 13.

“Local hotel notes,” *National Hotel Reporter* (Chicago, IL), August 2, 1927, 4.

“New One-Story Brick Residence for District; Stony Island Property Sold for \$12,000,” *The Daily Calumet* (Chicago, IL), October 8, 1938, 1.

“Lewe,” *Chicago Tribune* (Chicago, IL), February 2, 1957, 49.

⁴ United States Census Records, 1900, 1910 and 1920.

“Edward Steinborn,” *Chicago Tribune* (Chicago, IL), September 6, 1988, 10.

⁵ Matt Crawford, *Humboldt and Sacramento Extension to the Logan Square Boulevards Historic District: Final Landmark Recommendation Adopted by the Commission on Chicago Landmarks November 6, 2025*, Chicago, IL: Commission on Chicago Landmarks, 2025, 35.

Chicago Historic Permit Index – 1700-1714 Humboldt Boulevard, Permit No. 11812, October 14, 1925.

“To Cost \$165,000,” *Southtown Economist / Suburbanite Economist* (Chicago, IL), February 7, 1928, 15.

“Synagogue to Face Humboldt Park,” *Chicago Tribune* (Chicago, IL), October 1, 1922, 138.

“Erect Synagogue Costing \$150,000 on Spaulding,” *Chicago Tribune* (Chicago, IL), June 3, 1928, 42.

“A litany of ruins,” *Chicago Tribune* (Chicago, IL), January 13, 2003, 2.

“Plan \$300,000 film house in Southport Ave.,” *Chicago Tribune* (Chicago, IL), August 30, 1928, 19.

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In his later career, Steinborn was the consulting architect for large hotels in downtown Chicago, including the Midland Hotel at 172 W. Adams Street (1927, renovated 1939, extant), the Oxford House at 225 N. Wabash Avenue (1912, converted to a hotel in 1958, extant but heavily altered), the Lake Tower Motel at Lake Shore Drive and Ohio Street (1959, demolished), and the Executive House at 71 E. Wacker Drive (1960, extant).⁶

Edward Steinborn retired from his architectural practice in 1982 as the oldest recorded practicing architect in Illinois. He died in 1988 at the age of 91.⁷

Chicago's Austin Neighborhood

5401-5415 W. Washington Boulevard was one of many large courtyard apartment buildings completed in the 1910s and 1920s during a major population boom in Chicago's Austin neighborhood, once a western suburb of Chicago. The community of "Austinville" was founded as a temperance settlement by developer Henry Austin in 1895. Improving rail service to Chicago drew an increasing number of affluent mobile families to the village, and by the 1890s Austin boasted over 4,000 residents. Although the village was annexed in 1899 and became part of Chicago, the Austin community maintained an independent identity through the 1920s, illustrated by the construction of the Austin Town Hall, a prominent building that was modeled on Philadelphia's Independence Hall and completed in 1929.

During the 1920s, tremendous growth transformed Austin's built environment. Vibrant commercial corridors developed along transit lines, and impressive churches and schools were constructed to serve the community. Columbus Park (designed by renowned landscape architect Jens Jensen and completed in 1920) provided residents with ample recreation space. As the population expanded, the large single-family homes that had been constructed in the nineteenth century were largely replaced by bungalows, two- and three-flats, and larger apartment buildings including 5401-5415 W. Washington Boulevard. The construction of numerous multi-unit apartment buildings in the 1920s signaled a rapid increase in the community's population density and a change in the ethnic and economic makeup of the community from upper class white residents to working-class Irish and Italians. Like many neighborhoods on the west side of Chicago, by the 1960s Austin's demographics shifted, and by 1980 Austin's residents were predominantly African American.

Although the Austin community experienced housing disinvestment, vacancy and demolition through the last half of the twentieth century, it still retains some of the city's best examples of early 20th century small- and large-scale residential architecture.⁸

Criterion C – Early 20th Century Courtyard Apartment Buildings in Chicago

The Chicago courtyard apartment building is a multi-family residential building type that emerged between 1890 and 1910 as one of many architectural solutions to the city's increasing population growth. After an early period of experimentation, inspiration from similar residential designs in other U.S. cities, and reaction to civic and government efforts to improve tenement housing, the Chicago courtyard apartment building type matured in the 1910s and 1920s and became commonplace across the city. Private developers constructed tens of thousands of courtyard apartment buildings in nearly every residential neighborhood in Chicago and they became a fixture of the city's multi-family housing stock with the largest and best known examples concentrated in the North Side

⁶ "Edward Steinborn."

⁶ "Advertisement: Lake Tower Motel," *Chicago Tribune* (Chicago, IL), April 28, 1959, 12.

⁷ "Edward Steinborn."

⁸ "Austin," Encyclopedia of Chicago, <http://www.encyclopedia.chicagohistory.org/pages/93.html>, accessed March 10, 2026.

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neighborhoods of Rogers Park and West Ridge but with equally impressive examples to be found in the Hyde Park and South Shore neighborhoods on the South Side and in the Logan Square and Austin neighborhoods on the West Side.

5401-5415 W. Washington Boulevard meets all the registration requirements for Chicago courtyard apartment buildings as noted in the proposed Multiple Property Documentation Form *Chicago Courtyard Apartment Buildings*. These requirements include:

- **Masonry construction with exterior walls of brick, stone, or terra-cotta;**
5401-5415 W. Washington Boulevard is constructed of brick with decorative brick and stone cladding on its street-facing and courtyard facades.
- **Two to five stories tall (not including raised basement);**
5401-5415 W. Washington Boulevard is three stories tall over a raised basement.
- **At least one courtyard open to the street and enclosed by the building (or group of buildings) on at least two sides;**
5401-5415 W. Washington Boulevard has a landscaped courtyard, open to and accessed from Washington Boulevard.

Specifically, 5401-5415 W. Washington Boulevard is a good example of an “S-Shaped” courtyard apartment building, characterized by a north-facing landscaped courtyard open to the street and enclosed by the building on three sides, and a south-facing service court open to the rear gangway.

- **Ground-level entries organized around vertical stair halls.**
The building features four separate ground-level entries—one accessed from the north-facing courtyard and the remaining accessed from Washington Boulevard or Long Avenue. All building entries have separate street addresses.

Conclusion

5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue is an intact example of a 1920s Chicago courtyard apartment building with Tudor Revival and Classical Revival detailing. The building continues to express its local significance under Criterion C as a good example of the Chicago courtyard apartment building type.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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- “Real estate transfers.” *Chicago Tribune* (Chicago, IL). April 25, 1916. 18.
- “Real estate transfers.” *Chicago Tribune* (Chicago, IL). May 19, 1916. 20.
- “Realty deals of week reviewed.” *The Inter-Ocean* (Chicago, IL). December 15, 1912. 25.
- Sanborn Fire Insurance Maps of Chicago, Illinois. 1908 and 1950.
- “Synagogue to Face Humboldt Park.” *Chicago Tribune* (Chicago, IL). October 1, 1922. 138.
- “To Cost \$165,000.” *Southtown Economist / Suburbanite Economist* (Chicago, IL). February 7, 1928, 15.
- “To Rent.” *Chicago Tribune* (Chicago, IL). January 13, 1926. 42.
- “To Rent.” *Chicago Tribune* (Chicago, IL). August 9, 1928. 30.
- United States Census Records, 1910, 1920, 1930, 1940 and 1950.

5401-5415 W. Washington Boulevard
Name of Property

Cook County, Illinois
County and State

Previous documentation on file (NPS):

- 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:

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

Historic Resources Survey Number (if assigned)

5401-5415 W. Washington Boulevard
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10. Geographical Data

Acreeage of Property Less than one acre

(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	<u>41.882159</u>	<u>-87.760946</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude

2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

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

The National Register boundary for the subject building at 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue includes the entire parcel historically associated with the building, bound by Washington Boulevard to the north, Long Avenue to the east, a public alley to the west, and a vacant lot to the south.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the subject building at 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue encompasses the building's full historic footprint.

11. Form Prepared By

name/title	<u>John Cramer + Emily Ramsey</u>	date	<u>5/21/2026</u>
organization	<u>Ramsey Historic Consultants, Inc.</u>	telephone	<u>337.781.1180</u>
street & number	<u>1105 W. Chicago Avenue, Suite 201</u>	email	<u>john@ramseyhcinc.com</u>
city or town	<u>Chicago</u>	state	<u>IL</u> zip code <u>60642</u>

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).

5401-5415 W. Washington Boulevard
Name of Property

Cook County, Illinois
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: 5401-5415 W. Washington Boulevard
City or Vicinity: Chicago
County: Cook **State:** Illinois
Photographer: John Cramer, Ramsey Historic Consultants, Inc.
Date Photographed: December 2, 2025

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

- Photo 1 of 16.** Washington Boulevard facade (right) and Long Avenue facade (left), looking southwest.
- Photo 2 of 16.** Washington Boulevard (north) facade, looking south.
- Photo 3 of 16.** Washington Boulevard facade (left) and alley facade (right), looking southeast.
- Photo 4 of 16.** Long Avenue (west) facade, looking west.
- Photo 5 of 16.** Courtyard, looking south.
- Photo 6 of 16.** South facade (left) and Long Avenue facade (right), looking northwest.
- Photo 7 of 16.** 5405-5411 W. Washington Boulevard, 1st floor entrance vestibule, looking west.
- Photo 8 of 16.** 5405-5407 W. Washington Boulevard, 1st floor stairwell, looking east.
- Photo 9 of 16.** 5409-5411 W. Washington Boulevard, 1st floor stairwell, looking southwest.
- Photo 10 of 16.** 5401-5403 W. Washington Boulevard, 1st floor entrance vestibule, looking south.
- Photo 11 of 16.** 5401-5403 W. Washington Boulevard, 1st floor stairwell, looking east.
- Photo 12 of 16.** 56-58 N. Long Avenue, 1st floor entrance vestibule, looking west.
- Photo 13 of 16.** 5409-5411 W. Washington Boulevard, typical upper floor stairwell.
- Photo 14 of 16.** 56-58 N. Long Avenue, stairwell, looking south at typical apartment entry landing.
- Photo 15 of 16.** 56-58 N. Long Avenue, typical apartment living room.
- Photo 16 of 16.** 56-58 N. Long Avenue, typical apartment bedroom.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

5401-5415 W. Washington Boulevard
Name of Property
Cook County, Illinois
County and State
Chicago Courtyard Apartment Buildings
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.

- Figure 1.** 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue – Location map
- Figure 2.** 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue – Google Earth GIS Map
- Figure 3.** 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue – Site map with National Register boundary
- Figure 4.** 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue – Current 1st floor plan
- Figure 5.** 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue – Typical current 2nd - 4th floor plan
- Figure 6.** 1950 Sanborn Fire Insurance map showing 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue. The red arrow shows the entrance to the Washington Boulevard courtyard.
- Figure 7.** February 1925 building permit ledger entry for 5401-5413 Washington Blvd. showing owner Walter Levin and architect “Edw” Steinborn. Source: Chicago Building Permits Digital Collection 1872-1954, University of Illinois Chicago.
- Figure 8.** August 9, 1928, *Chicago Daily Tribune* advertisement for 5415 W. Washington Boulevard.

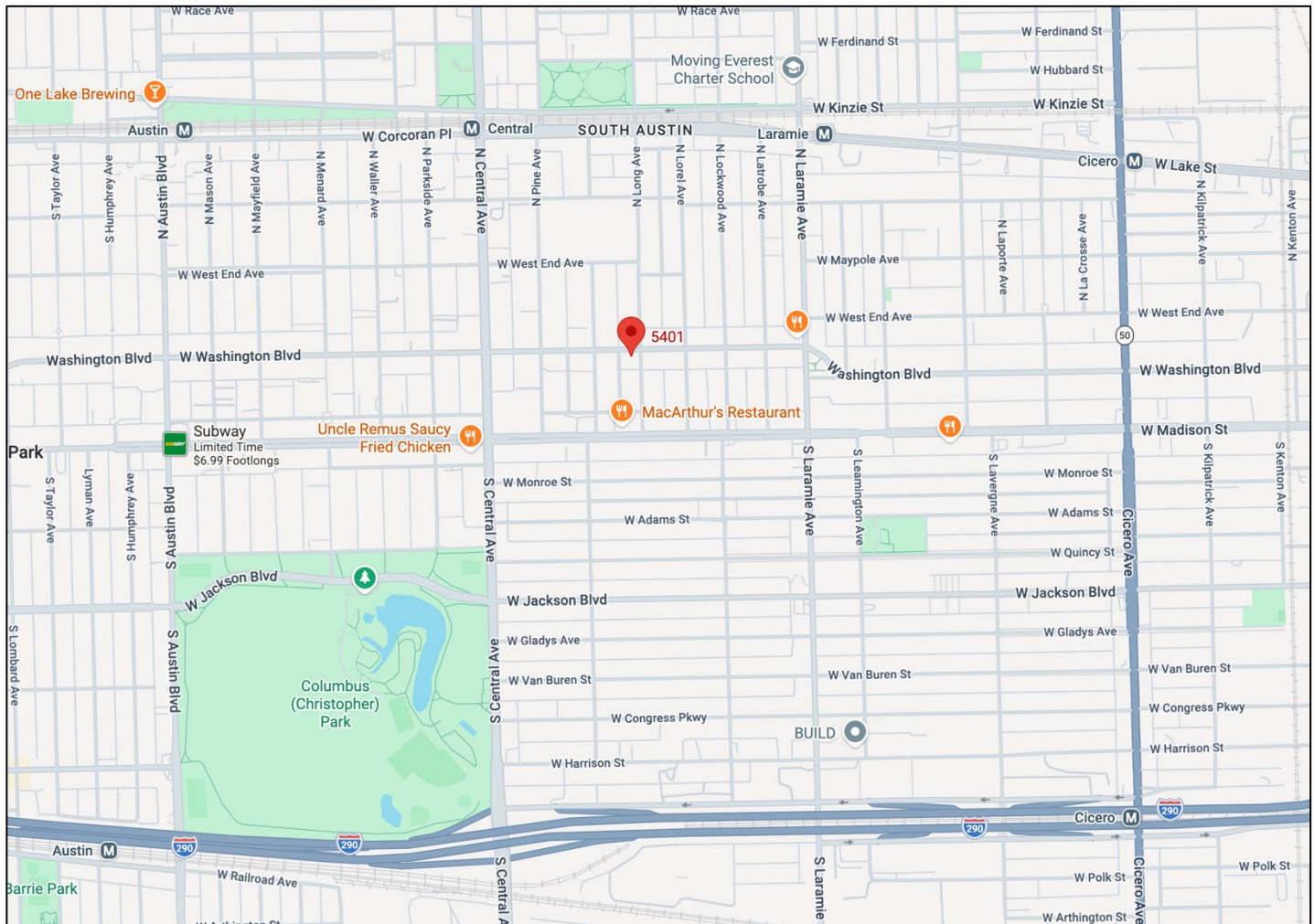
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

5401-5415 W. Washington Boulevard
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Figure 1. 5401-5415 W. Washington Boulevard – Location map



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5401-5415 W. Washington Boulevard

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Figure 2. 5401-5415 W. Washington Boulevard – Google Earth GIS Map



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Figure 3. 5401-5415 W. Washington Boulevard – Site map with National Register boundary



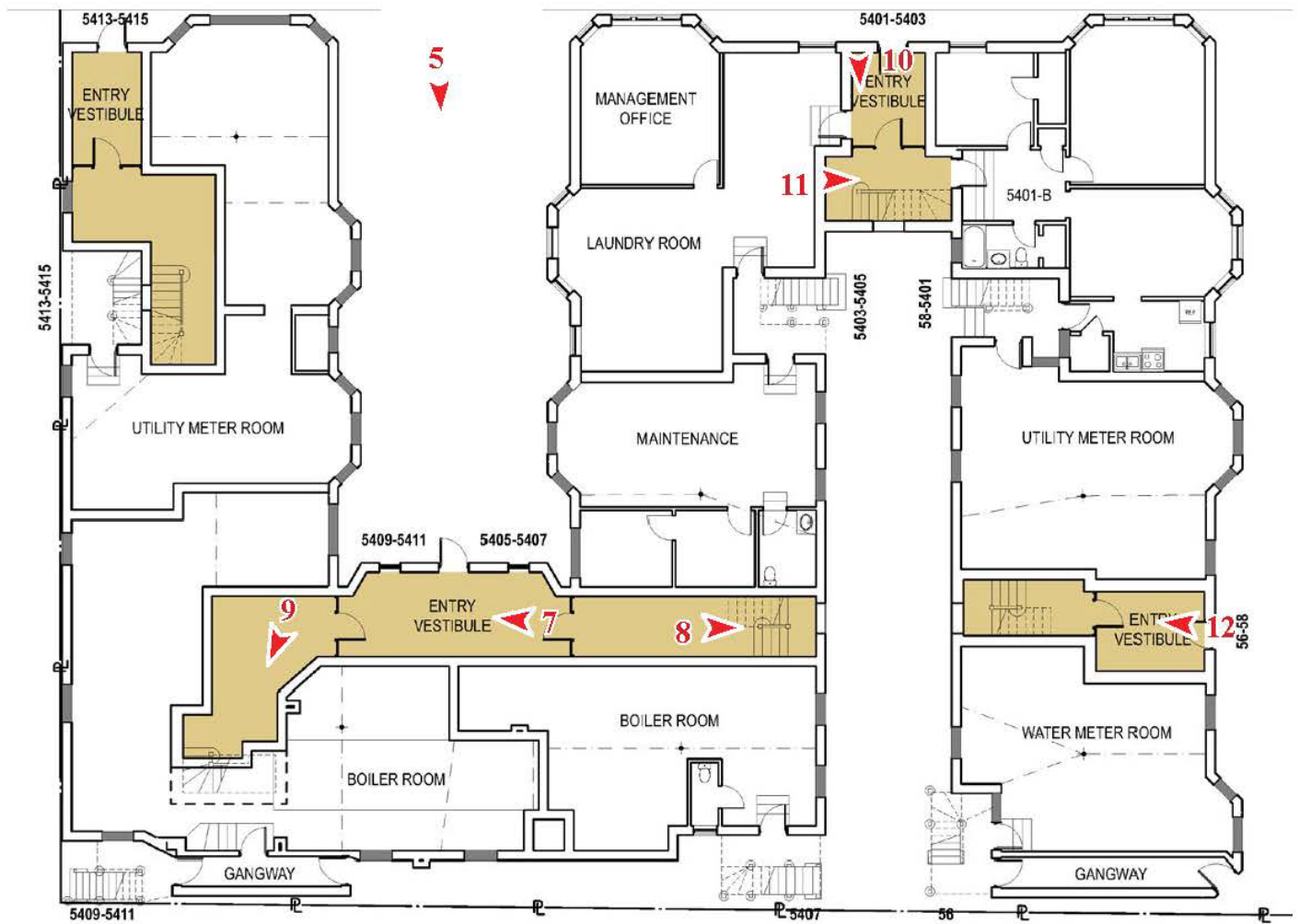
United States Department of the Interior
National Park Service

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5401-5415 W. Washington Boulevard
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Figure 4. 5401-5415 W. Washington Boulevard – Current Basement floor plan



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Figure 5. 5401-5415 W. Washington Boulevard– Typical Upper Floor Plan



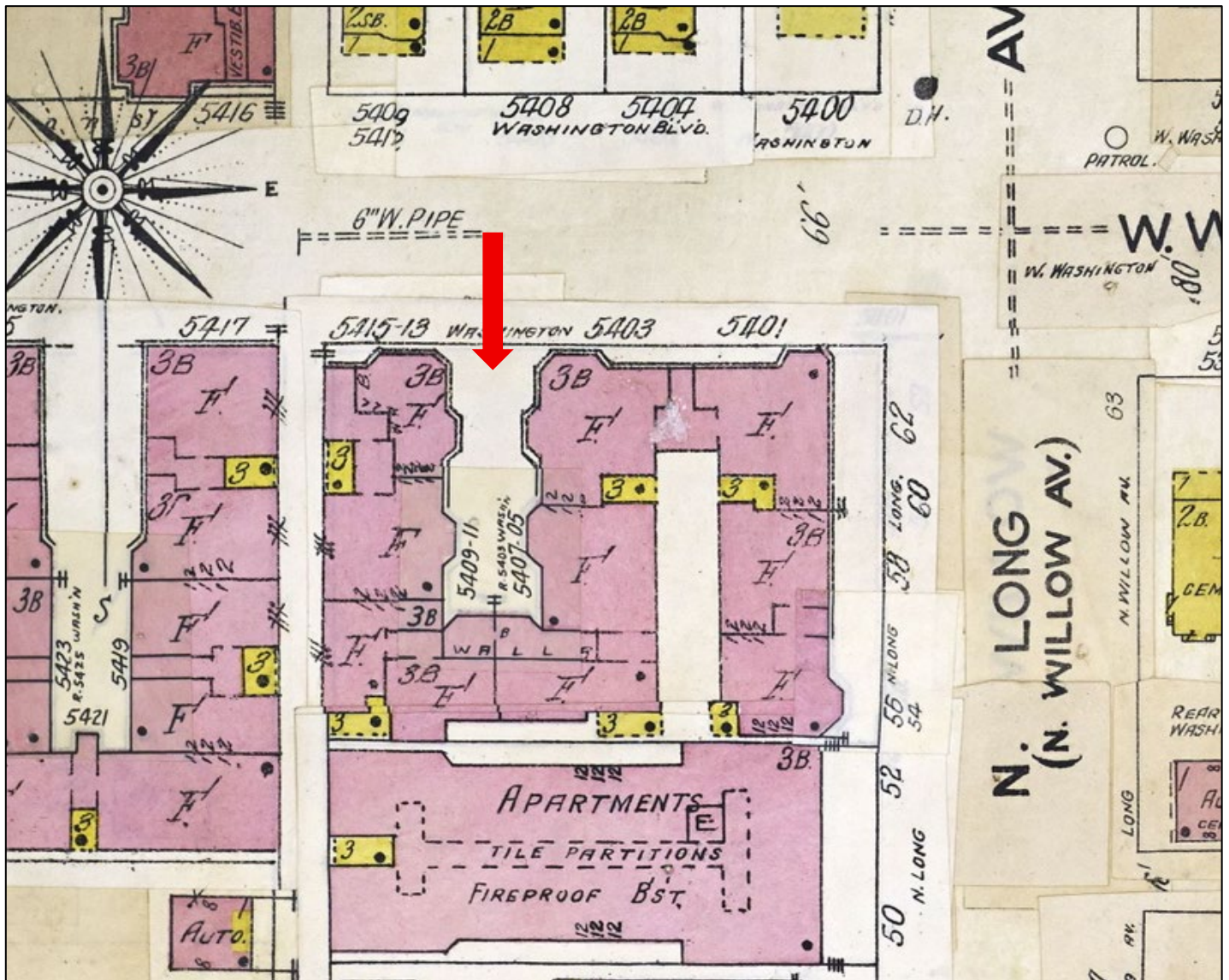
United States Department of the Interior
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Figure 6. 1950 Sanborn Fire Insurance map showing 5401-5415 W. Washington Boulevard. The red arrow shows the entrance to the Washington Boulevard courtyard.



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Figure 7. February 1925 building permit ledger entry for 5401-5413 Washington Blvd. showing owner Walter Levin and architect "Edw" Steinborn. Source: Chicago Building Permits Digital Collection 1872-1954, University of Illinois Chicago.

Water App. 74645	Permit No. 99582	Date 2-3-25	File No. 95278
Owner Walter Levin	Address		
Location 5401-13 Washington Blvd.			
Arch. Edw Steinborn	Contr. Harry Cutler		
No. of Stories 3	Frame Brick Apt.	Net Area 126 1'00 x 38	
Violation			
Report 2-10-25 Not started. McKinley 3-2-25 Encouraging Larkin 3-16-25 On 1 st story wall Larkin 4-19-25 On 2 nd story wall Larkin 4-30-25 On 2 nd story wall Larkin 5-25-25 Lathing Larkin 7-17-25 Trimming Larkin			
Cost 120000 ⁰⁰	P. 119 ³⁰	W. 46 ⁰⁰	Final Report 8-20-25 Larkin
Inspector			
Subs Recommended	Time Extended	Have Complied	Withdrawn

Figure 8. August 9, 1928, *Chicago Daily Tribune* advertisement for 5415 W. Washington Boulevard.

G. H. GOTTSCHEK & CO., FRANKLIN 5448.
TO RENT—SUBLEASE 3 RM. APT., ALL
outside rms.; real kit., pantry. 2d fl., 5415
Washington-blvd. See janitor.
TO RENT 4 AND 5 RM. MODERN

National Register Nomination
5401-5415 W Washington Boulevard /
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Chicago, IL 60644



Photo 1. Washington Boulevard facade (right) and Long Avenue facade (left), looking southwest.

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Chicago, IL 60644



Photo 2. Washington Boulevard (north) facade, looking south.

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Photo 3. Washington Boulevard facade (left) and alley facade (right), looking southeast.



Photo 4. Long Avenue (west) facade, looking west.

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Photo 5. Courtyard, looking south.



Photo 6. South facade (left) and Long Avenue facade (right), looking northwest.

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Photo 7. 5405-5411 W.
Washington Boulevard, 1st
floor entrance vestibule,
looking west.



Photo 8. 5405-5407 W.
Washington Boulevard, 1st
floor stairwell, looking east.

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Photo 9. 5409-5411 W. Washington Boulevard, 1st floor stairwell, looking southwest.



Photo 10. 5401-5403 W. Washington Boulevard, 1st floor entrance vestibule, looking south.

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Photo 11. 5401-5403 W. Washington Boulevard, 1st floor stairwell, looking east.

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Photo 12. 56-58 N. Long Avenue, 1st floor entrance vestibule, looking west.



Photo 13. 5409-5411 W. Washington Boulevard, typical upper floor stairwell.

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Chicago, IL 60644



Photo 14. 56-58 N. Long Avenue, stairwell, looking south at typical apartment entry landing.



Photo 15. 56-58 N. Long Avenue, typical apartment living room.

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56-58 N. Long Avenue
Chicago, IL 60644



Photo 16. 56-58 N. Long Avenue, typical apartment bedroom.