

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 Washington Manor Apartments

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 5113-5123 W. Washington Boulevard

☐

not for publication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

Washington Manor Apartments

Name of Property

Cook County, Illinois

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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

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

Washington Manor Apartments is a "single court" courtyard apartment building located at 5113-5123 W. Washington Boulevard in Chicago's Austin community area. Designed by architect J. S. Aroner and completed in 1922, the three-story, U-shaped apartment building displays all the common characteristics of a 1920s Chicago courtyard apartment building, with its masonry cladding and its center courtyard open to the street offering entrances to multiple apartment tiers. Inside, Washington Manor Apartments retains its nine original stairwells and its original apartment layouts.

Narrative Description

Site

Washington Manor Apartments at 5113-5123 W. Washington Boulevard is located mid-block on Washington Boulevard between Laramie and Leclaire Avenues in Chicago's West Side neighborhood of Austin. The building is located on a rectangular parcel approximately 100 feet wide and 180 feet long, bound by Washington Boulevard to the north, two adjacent residential properties to the east and west, and a public alley to the south. The building is surrounded primarily by early twentieth-century low-rise apartment buildings, including two-flats, three-flats, and other courtyard apartment buildings. St. Thomas Aquanis Catholic Church and school (now St. Martin de Porres Church and KIPP Academy) is located directly north of the Washington Manor Apartments.

The north elevation of the building is set back approximately twenty feet from sidewalk and separated from the public way by a non-historic metal fence. A non-historic covered mailbox enclosure is located at the north end of the courtyard.

Washington Manor Apartments is a three-story, U-shaped masonry building set on a raised basement. The roof of the building is flat and covered in a bitumen roofing membrane. The building's primary street-facing and courtyard-facing elevations are clad in dark red brick and decorated with Classical Revival limestone details. All elevations are regularly fenestrated with non-historic one-over-one aluminum windows set within the original window openings. Many of the basement windows have been infilled with solid panels.

Exterior

Street-facing Elevations

The north elevations of the two building's two long, projecting wings, facing Washington Boulevard, are three bays wide and symmetrical. with a polygonal center window bay and angled corners. The center bay is ornamented with limestone quoining. Simpler limestone banding marks the east and west corner of these elevations. Limestone string courses separate the raised basement from the first floor. The brick parapet above the third floor windows features a molded limestone cornice and decorative limestone shield.

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Courtyard-facing Elevations

The courtyard-facing elevations of the building are less ornamented than the street-facing elevations, although the limestone stringcourses and corner limestone banding continue along the northernmost bays of the courtyard. The molded limestone cornice continues along all sides of the courtyard. The east and west-facing courtyard elevations feature regularly spaced three-sided window bays. The north-facing courtyard elevation has a deeper, five-sided center bay.

The seven entrance bays withing the courtyard each contain an at-grade entrance and two windows above, marking the location of the primary interior stairs. Limestone quoining extends from the entrance doors to the top window. The entrances are topped by decorative limestone festoons, with geometric limestone spandrel panels above. The lintel of the top window features scrolled limestone ornament. Above the lintel is a carved limestone panel depicting an urn. The doors at each of these entrance bays are non-historic aluminum and glass door set within the original openings.

The courtyard is accessed from the north by a single center sidewalk which then splits into two perimeter sidewalks that circle the edges of the courtyard. When viewed from Washington Boulevard, the courtyard's sidewalks, and its south, east, and west facades and window openings are fully symmetrical.

Secondary Elevations

The building's secondary elevations—facing the alley to the south and narrow gangways east and west—are clad in common brick and unornamented. Recessed wooden rear stairs are located along these elevations.

Interior

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

The building retains its thirty-nine upper floor apartments, each with a living room, kitchen, and bathroom. Most apartments have two bedrooms with one-bedroom and studio apartments located at the south end of the building.

Raised basement spaces are accessed from entrance vestibules and from service doors along the gangways and alley. The basement areas are highly utilitarian with laundry rooms, storage, and mechanical rooms.

Integrity

The majority of the Washington Manor Apartments' 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.

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Changes to the exterior are limited to replacement of original entrance doors and windows and the replacement of secondary wood egress stairs. Otherwise, the building's original masonry cladding and ornamentation remain and, most significantly, the north-facing courtyard remains intact.

Inside, entrance vestibules and stairwells remain intact and most apartments appear to retain their original layouts. Changes at the interior include the addition of 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 Washington Manor Apartments 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

Period of Significance

1922 (year of construction)

Significant Dates

1922 (year of construction)

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

J. S. Aroner, architect

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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).

The Washington Manor Apartments, designed by Chicago architect J. S. Aroner and completed in 1922, meets the registration requirements outlined in the Multiple Property Documentation Form (MPD) *Chicago Courtyard Apartment Buildings*.

Washington Manor Apartments is locally significant under Criterion C for Architecture as a good 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.

The period of significance for the building under Criterion C is 1922, the year of its completion.

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

Building History

The Washington Manor Apartments was built by property owner N. W. Weber and designed by Chicago architect J. S. Aroner.¹ Planning for the new building was reported in the *Chicago Daily Tribune* in November 1921, anticipating a new "forty flat building..., all with four room kitchenettes."² Advertisements for construction bond offerings by Chicago's Bond & Mortgage Company showcased illustrated renderings of the new courtyard building.³

Work on the Washington Manor Apartments proceeded quickly—excavation began in November 1921 and the building was ready for occupancy by May 1, 1922. The building permit dated December 5, 1921, listed the total cost of construction as \$250,000.⁴

1920s apartment rental advertisements for Washington Manor noted its "unexcelled" location on "Chicago's Finest Boulevard," close to transportation and across from the "most beautiful Chicago church," the Gothic

¹ "Building Permits," *Chicago Tribune*, December 6, 1921, 14.

Building permit no. 64508, 5115-5123 W. Washington Blvd, Chicago, IL, December 5, 1921.

Sanborn Fire Insurance Maps for Chicago, Vol. 18, 1908, 89.

Sanborn Fire Insurance Maps for Chicago, Vol. 18, 1908, Revised to June 1950, 89.

² Al Chase, "Flat situation isn't as gloomy as gloomers say," *Chicago Tribune*, November 27, 1921, 25.

³ "Advertisement: The Bond & Mortgage Company," Chicago, IL, *Chicago Tribune*, January 15, 1922, 29.

"Advertisement: The Bond & Mortgage Company," *Chicago Tribune*, January 29, 1922, 32.

⁴ Building permit no. 64508.

"New Building," *Chicago Tribune*, March 31, 1922, 24.

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Revival style St. Thomas Aquinas Catholic Church designed by architects K. M. Vitzhum & Co, and completed in late 1923.⁵ The “cheerful” three- and four-room apartments were available for monthly rents between \$75 and \$90 per month in 1924. Ads also highlighted the ample natural light and ventilation made available by the building’s courtyard layout, which featured “large outside room apartments.”⁶

Although modest compared to the luxury courtyard apartments concentrated along Chicago’s lakefront and landscaped boulevards, the Washington Manor Apartments exhibits all of the features that would come to define Chicago courtyard apartments in the early twentieth century. The three story, U-shaped masonry building framed a long open courtyard, with separate entrances providing access to tiers of apartments. The building’s generous setback from Washington Boulevard enhanced the sense of privacy and connection to the landscape.

On the interior apartments were planned to maximize efficiency, light, and ventilation. Living and dining spaces were combined into a single space, which overlooked the courtyard. Most units featured two small bedrooms and bathroom. A 1922 advertisement for the building noted that bedrooms could be outfitted with space-saving Murphy “in-a-dor” beds, metal bed frame systems affixed to closet door frames that could be easily stored away when not in use. Kitchens were small but featured modern gas ranges and hot and cold water. Rear entrance off the kitchen provided access the secondary stairs.⁷ Generous windows along the front and back of each apartment provided natural light and encouraged cross ventilation through the spaces.

U.S. census records from 1930, 1940, and 1950 give a glimpse at early 20th century residents of Washington Manor. 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 or Western Europe. Typically, apartments housed no more than three or four residents with households made up of married couples, sometimes with young children and older parents; extended families; and occasionally unrelated lodgers. Residents employed outside the home reported work at a variety of mostly white-collar jobs including teachers, accountants, office clerks and managers, stenographers, salesmen, and city workers, including policemen. All residents of 5113-5123 W. Washington in the census years of 1930, 1940 and 1950 were reported as White.⁸

Washington Manor Apartments has remained in operation as rental housing to the present day. Washington Manor’s late 1980s renovation by then owner Oak Park Real Estate, Inc., was included in a 1988 *Chicago Tribune* profile of historic apartment rehabilitations in Austin. Washington Manor Apartments 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 1920s courtyard apartment building at 5401-5415 W. Washington Boulevard / 56-58 N. Long Avenue.⁹

⁵“New building,” *Chicago Tribune*, April 2, 1922, 136.

“2, 3, 4 and 5 Room Apts,” *Chicago Tribune*, October 12, 1924, 120.

“Unexcelled location,” *Chicago Tribune*, April 4, 1925, 28.

“Unexcelled location,” *Chicago Tribune*, January 31, 1925, 22.

“Unexcelled location,” *Chicago Tribune*, January 31, 1926, 143.

“St. Thomas Aquinas,” *Chicago Tribune*, January 7, 1923, 29.

⁶ “New building,” April 2, 1922, 136.

“2, 3, 4 and 5 Room Apts.”

“Unexcelled location,” January 31, 1925.

⁷ “5115-23 Washington-Blvd.” *Chicago Tribune*, July 23, 1922. 74.

Murphy Door Bed Co., *Murphy In-a-Dor Beds* (Chicago, IL: Shattock & McKay Co., 1925).

⁸ United States Census Records, 1930, 1940 and 1950.

⁹ “MOD.,” *Chicago Tribune*, January 24, 1960, 73. Steve Kerch, “Empty Austin buildings fuel boom, not bust,” *Chicago Tribune*, September 4, 1988, 278, 280.

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N. W. Weber, Original Owner and Developer

Archival information on the Washington Manor Apartments' original owner N. W. Weber, including his full name, is scant. This developer was noted in several contemporary articles and building permits as N. W. Weber but was noted as N. H. Weber, probably incorrectly, in a January 22, 1922, *Chicago Daily Tribune* update on Washington Manor Apartments' construction.¹⁰

In 1923, the year after Washington Manor Apartments was completed, owner N. W. Weber again collaborated with architect J. S. Aroner on another large courtyard apartment building nearby at the southeast corner of Washington Boulevard and Leclaire Avenue.¹¹

Architect J. S. Aroner (1883-1924)

Jacob Samuel (J. S.) Aroner, architect of the Washington Manor Apartments, was born in 1883 to Austrian Jewish parents recently immigrated to the United States. Though his educational background is not known, Aroner was listed as an architect at the age of 26 in the 1910 census. His earliest recorded individual commissions, found in *American Contractor*, date to 1911 and include small residential and commercial projects mostly on Chicago's West Side.¹²

J. S. Aroner appears to have worked in at least two professional partnerships in his short career. In the early 1910s, Aroner operated with a partner as Aroner & Somers and designed the Jewel Laundry at 1730 W. Greenleaf Avenue (1912, extant), a stretch of commercial buildings in the 3200 block of W. Chicago Avenue (1912, extant), and the Shepherd's Temple (former Anshe Kanesses Israel Synagogue) at 3411 W. Douglas Boulevard (completed 1914, demolished).¹³ Later, Aroner operated with another partner as Aroner & Bacon, designing a two-story residence at 10428 S. Hoyne Avenue (1920, extant) and the Logan Square Congregation Shaare Zedek along Fullerton Avenue just east of Kedzie Boulevard (1920, demolished).¹⁴

In the early 1920s, Aroner established a solo practice and secured his largest commissions, including the Ashne Emes Synagogue at 631-633 W. Patterson Avenue in Chicago's Lake View neighborhood (1922, extant) and the 2,500-seat Palace Theatre at 211 N. Michigan Street in downtown South Bend, Indiana (1922, extant).¹⁵ Aroner also designed several courtyard apartment buildings in 1922 and 1923, including the Washington Manor Apartments at 5113-5123 W. Washington Boulevard (1922, extant),¹⁶ 5049-5061 W. Washington Boulevard /

¹⁰ Building permit no. 64508.

Building permit no. 66919, 5049-5059 W. Washington Blvd, Chicago, IL, March 22, 1922.

"\$1,000,000 in new flats for one district," *Chicago Tribune*, January 22, 1922, 22.

¹¹ "\$1,000,000 in new flats for one district."

Building permit no. 66919.

¹² U.S., *World War I Draft Registration Cards, 1917-1918*, Provo, UT, USA: Ancestry.com Operations Inc, 2005.

United States Census Records, 1910.

Chicago Historical Society, "Index to the American Contractor's Building Permit Column, 1898-1912,"

<http://chsmmedia.org/househistory/1898-1912permits/search.asp>, accessed December 8, 2025.

¹³ "Index to the American Contractor's Building Permit Column, 1898-1912."

"New Synagogue for Douglas Boulevard," *Chicago Tribune*, December 23, 1912, 7.

¹⁴ "Building Permits," *Chicago Tribune*, April 29, 1920, 19.

"Logan Square district like a new Wilson Ave.," *Chicago Tribune*, February 29, 1920, 26.

"Two good sized Jewish organization building projects..." *Chicago Tribune*, May 2, 1920, 108.

¹⁵ "Grandeur of New Palace Theater Will Astonish When Doors are Opened Thursday," *South Bend Tribune*, October 29, 1922, 26.

¹⁶

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29-35 N. Leclaire Avenue (1923, extant), and 3600-3612 W. Garfield Square Drive / Franklin Boulevard; and 3432-3440 W. Franklin Boulevard.¹⁷

Newspaper accounts show that in addition to architectural design, J. S. Aroner was a busy real estate investor who frequently bought and sold existing buildings in Chicago. Among his last projects was one where he was to serve as both investor and architect for the planned but never built Fantasia ballroom and dancehall planned for the corner of Cottage Grove Avenue and 63rd Street in Chicago's Woodlawn neighborhood.¹⁸

J. S. Aroner died at the age of 39 on May 1st, 1924, and is buried in Waldheim Cemetery in Forest Park, Illinois.¹⁹

Chicago's Austin Neighborhood

Washington Manor Apartments 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 Washington Park Manor. 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.²⁰

Criterion C – Early Twentieth 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

¹⁷ "\$1,000,000 in new flats for one district." Chicago Tribune, "\$1,000,000 flat buildings for Franklin Blvd," *Chicago Tribune*, May 2, 1924, 10.

¹⁸ "Pays \$170,000 for South Side flat building," *Chicago Tribune* (Chicago, IL), August 10, 1916, 8.

"Advertisement: Fantasia," *Chicago Tribune*, June 26, 1921, 11.

¹⁹ "Aroner – Jacob," *Chicago Tribune*, March 16, 1924, 126.

"Jacob S. Aroner," Find a Grave, <https://www.findagrave.com/memorial/178044895/jacob-s-aroner>, accessed December 7, 2025.

²⁰ "Austin," Encyclopedia of Chicago, <http://www.encyclopedia.chicagohistory.org/pages/93.html>, accessed March 10, 2026.

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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 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.

Washington Manor Apartments 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;**
Washington Manor Apartments 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);**
Washington Manor Apartments 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;**
Washington Manor Apartments has a deeply recessed courtyard, open to and accessed from Washington Boulevard.

Specifically, Washington Manor Apartments is a good example of a "single court" courtyard apartment building, characterized by a single courtyard open to the street and enclosed by the building on three sides.

- **Ground-level entries organized around vertical stair halls.**
All of Washington Manor Apartments' seven entry doors are accessed from inside the courtyard. All building entries have separate street addresses.

Conclusion

Washington Manor Apartments at 5113-5123 W. Washington Boulevard is an intact example of a 1920s Chicago courtyard apartment building with 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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“\$1,000,000 in new flats for one district.” *Chicago Tribune* (Chicago, IL). January 22, 1922. 22.

“2, 3, 4 and 5 Room Apts.” *Chicago Tribune* (Chicago, IL). October 12, 1924. 120.

“5115-23 Washington-Blvd.” *Chicago Tribune* (Chicago, IL). July 23, 1922. 74.

“Advertisement: Fantasia.” *Chicago Tribune* (Chicago, IL). June 26, 1921. 11.

“Advertisement: The Bond & Mortgage Company.” *Chicago Tribune* (Chicago, IL). January 15, 1922. 29.

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“Aroner – Jacob.” *Chicago Tribune* (Chicago, IL). March 16, 1924. 126.

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Building permit no. 66919, 5049-5059 W. Washington Blvd, Chicago, IL. March 22, 1922.

“Building Permits.” *Chicago Tribune* (Chicago, IL). April 29, 1920. 19.

“Building Permits.” *Chicago Tribune* (Chicago, IL). December 6, 1921. 14.

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Kerch, Steve. "Empty Austin buildings fuel boom, not bust." *Chicago Tribune* (Chicago, IL). September 4, 1988. 278, 280.

"Logan Square district like a new Wilson Ave." *Chicago Tribune* (Chicago, IL). February 29, 1920. 26.

"MOD." *Chicago Tribune* (Chicago, IL). January 24, 1960. 73.

Murphy Door Bed Co. *Murphy In-a-Dor Beds*. Chicago, IL: Shattock & McKay Co., 1925

"New Building." *Chicago Tribune* (Chicago, IL). March 31, 1922. 24.

"New building." *Chicago Tribune* (Chicago, IL). April 2, 1922. 136.

"New Synagogue for Douglas Boulevard." *Chicago Tribune* (Chicago, IL). December 23, 1912. 7.

"Pays \$170,000 for South Side flat building." *Chicago Tribune* (Chicago, IL). August 10, 1916. 8.

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"Two good sized Jewish organization building projects..." *Chicago Tribune* (Chicago, IL). May 2, 1920. 108.

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"Unexcelled location." *Chicago Tribune* (Chicago, IL). January 31, 1925. 22.

"Unexcelled location." *Chicago Tribune* (Chicago, IL). April 4, 1925. 28.

"Unexcelled location." *Chicago Tribune* (Chicago, IL). January 31, 1926. 143.

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):

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10. Geographical Data

Acreage 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 41.881267

Latitude

-87.753305

Longitude

3

Latitude

Longitude

2

Latitude

Longitude

4

Latitude

Longitude

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

The Washington Manor Apartments' National Register boundary includes the entire parcel historically associated with the building, bound by Washington Boulevard to the north, a public alley to south, and property lines to the east and west.

Boundary Justification (Explain why the boundaries were selected.)

The Washington Manor Apartments' National Register boundary encompasses the building's full historic footprint.

11. Form Prepared By

name/title John Cramer + Emily Ramsey

date 5/21/2026

organization Ramsey Historic Consultants, Inc.

telephone 337.781.1180

street & number 1105 W. Chicago Avenue, Suite 201

email john@ramseyhcinc.com

city or town Chicago

state IL zip code 60642

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).

Washington Manor Apartments

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:	Washington Manor Apartments – 5113-5123 W. Washington Blvd.		
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 15.	Washington Boulevard (north) facade, looking south.
Photo 2 of 15.	Washington Boulevard (north) facade, looking south.
Photo 3 of 15.	Courtyard, looking south.
Photo 4 of 15.	Courtyard, looking south.
Photo 5 of 15.	Courtyard, looking south at entrances to 5117 and 5117-1/2 S. Washington Boulevard.
Photo 6 of 15.	Courtyard, looking north.
Photo 7 of 15.	South (left) and east (right) facades, looking northwest.
Photo 8 of 15.	5113 W. Washington Boulevard - 1st floor entrance vestibule, looking east.
Photo 9 of 15.	5113 W. Washington Boulevard - 1st floor entrance vestibule and stairwell, looking west.
Photo 10 of 15.	5113 W. Washington Boulevard - upper floor stairwell, looking east at typical apartment entry landing.
Photo 11 of 15.	5113 W. Washington Boulevard - upper floor stairwell, looking east at typical apartment entry landing.
Photo 12 of 15.	5115 W. Washington Boulevard - upper floor stairwell, looking east at typical apartment entry landing.
Photo 13 of 15.	5123 W. Washington Boulevard - upper floor stairwell, looking west at typical apartment entry landing.
Photo 14 of 15.	5115 W. Washington Boulevard - typical apartment.
Photo 15 of 15.	5115 W. Washington Boulevard - typical apartment.

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.

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Washington Manor Apartments

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.** Washington Manor Apartments – Location map
- Figure 2.** Washington Manor Apartments – Site map with National Register boundary
- Figure 3.** Washington Manor Apartments – Google Earth GIS Map
- Figure 4.** Washington Manor Apartments – Current 1st floor plan
- Figure 5.** Washington Manor Apartments – Typical current 2nd - 4th floor plan
- Figure 6.** Sanborn Fire Insurance Map, 1950. The red arrow shows the entrance to the Washington Boulevard courtyard.
- Figure 7.** January 22, 1922, *Chicago Tribune* article noting the Washington Manor Apartments' construction.
- Figure 8.** January 29, 1922, *Chicago Tribune* bond company advertisement showing an architect's rendering of the Washington Manor Apartments.
- Figure 9.** March 31, 1922, *Chicago Tribune* advertisement for the Washington Manor Apartments.
- Figure 10.** July 23, 1922, *Chicago Tribune* advertisement for the Washington Manor Apartments.
- Figure 11.** October 12, 1924, *Chicago Tribune* advertisement for the Washington Manor Apartments.
- Figure 12.** January 31, 1925, *Chicago Tribune* advertisement for the Washington Manor Apartments.
- Figure 13.** January 31, 1926, *Chicago Tribune* advertisement for the Washington Manor Apartments.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Washington Manor Apartments

Name of Property

Cook County, Illinois

County and State

Chicago Courtyard Apartment

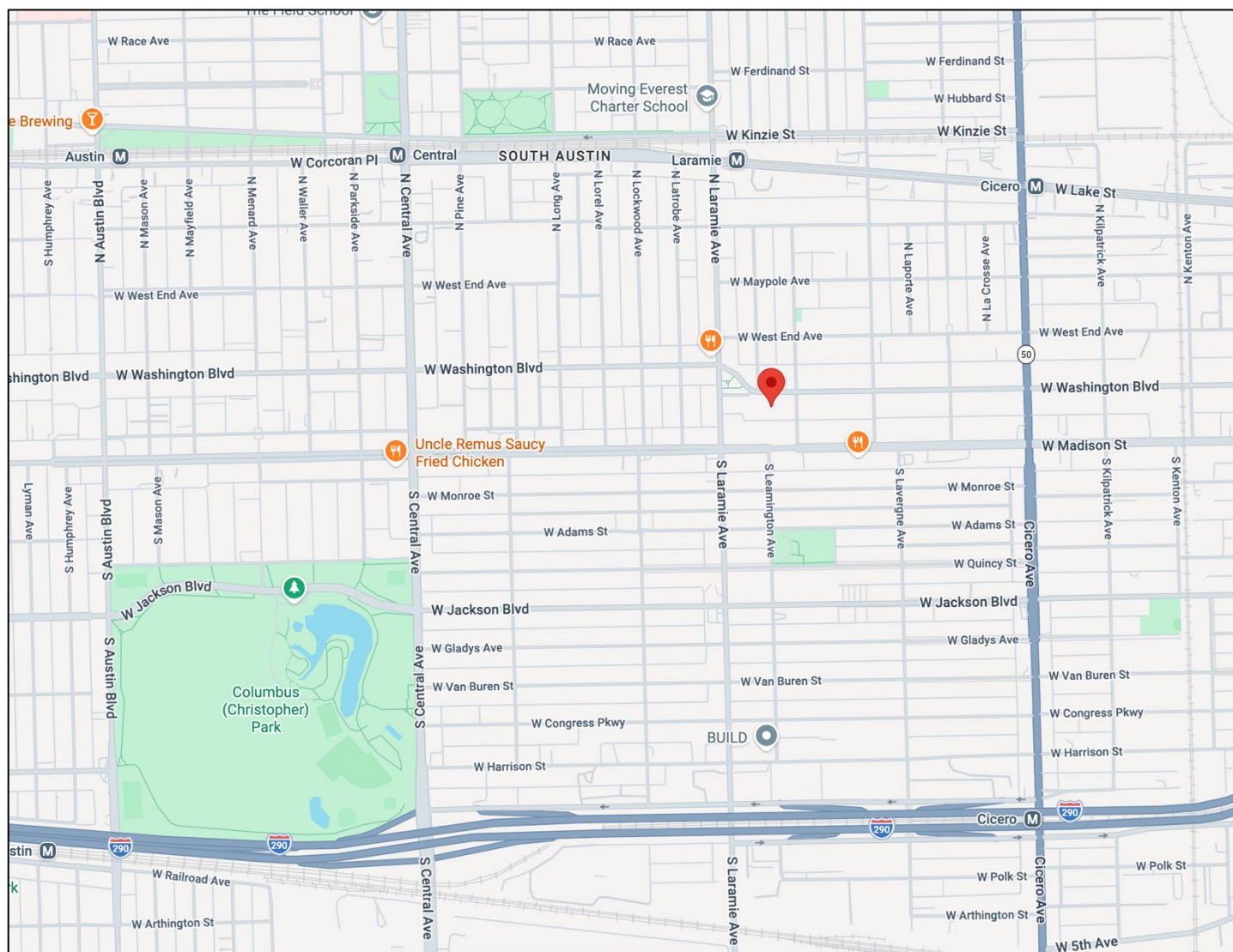
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Figure 1. Washington Manor Apartments – Location map



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Washington Manor Apartments

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Figure 2. Washington Manor Apartments – Site map with National Register boundary



— — — — — Proposed National Register boundary

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Figure 3. Washington Manor Apartments – Google Earth GIS Map



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Washington Manor Apartments

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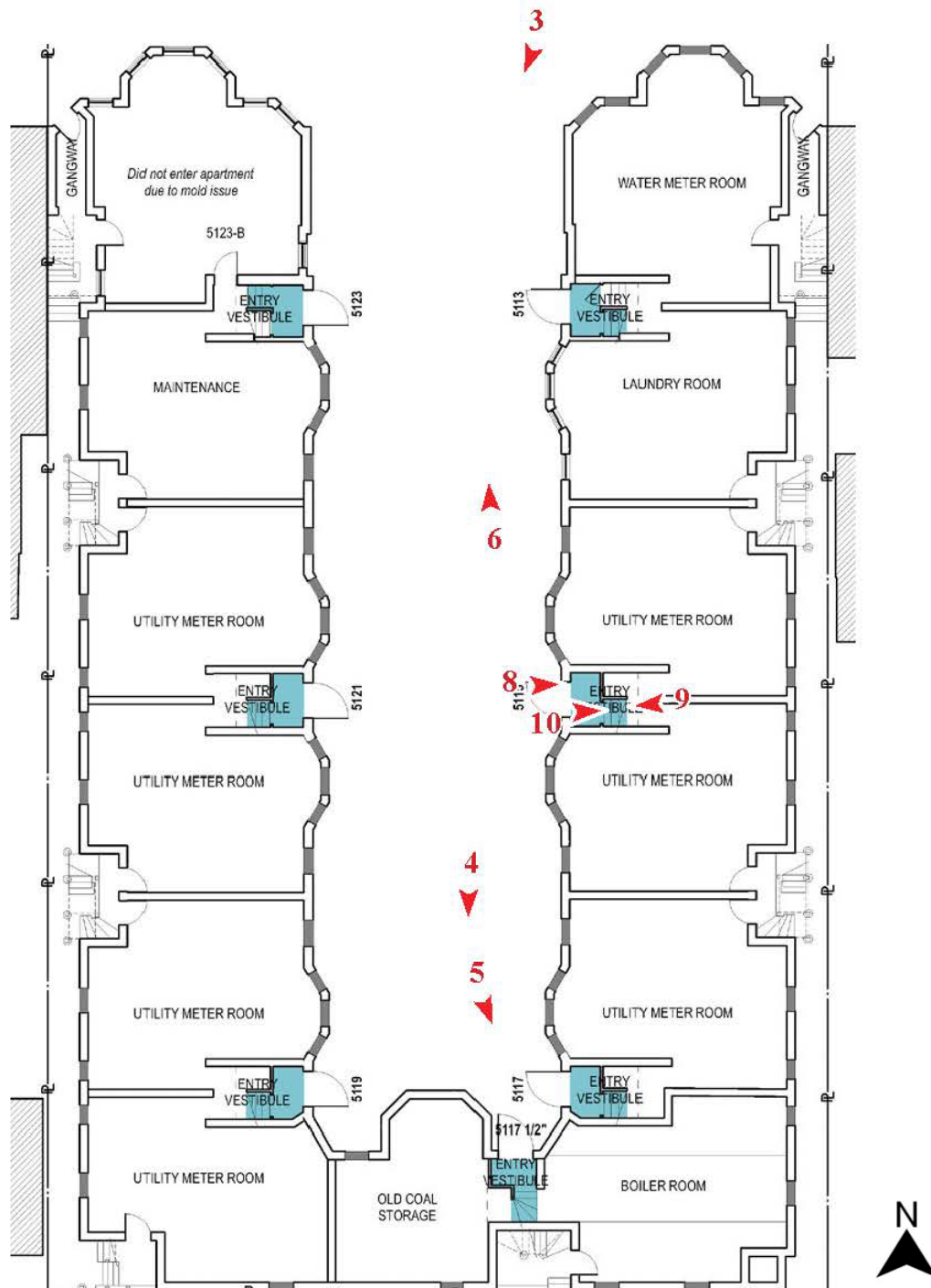
County and State

Chicago Courtyard Apartment

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Figure 4. Washington Manor Apartments – Current 1st floor plan



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Washington Manor Apartments

Name of Property

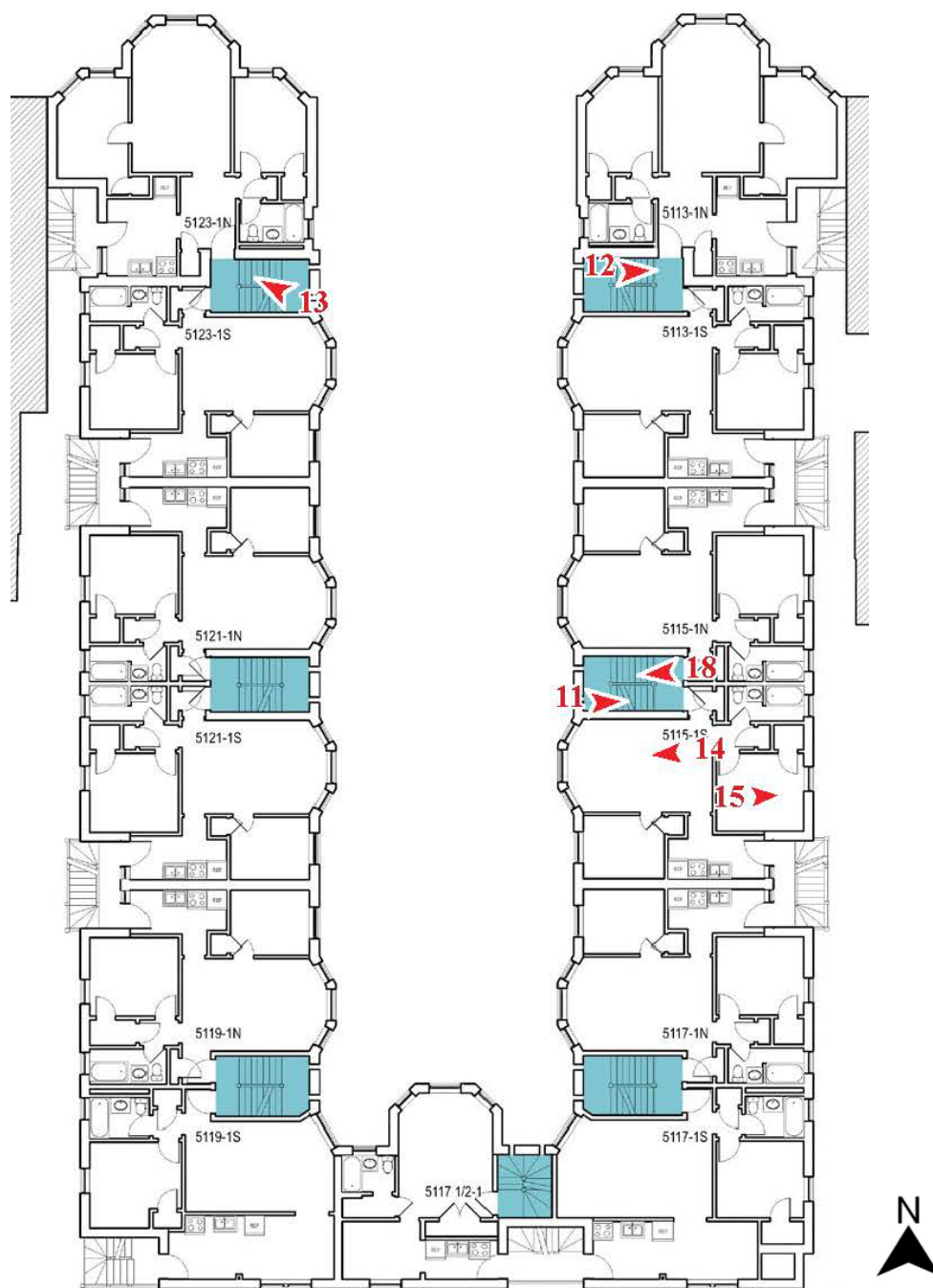
Cook County, Illinois

County and State

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Figure 5. Washington Manor Apartments – Typical current 2nd - 4th floor plan



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Washington Manor Apartments

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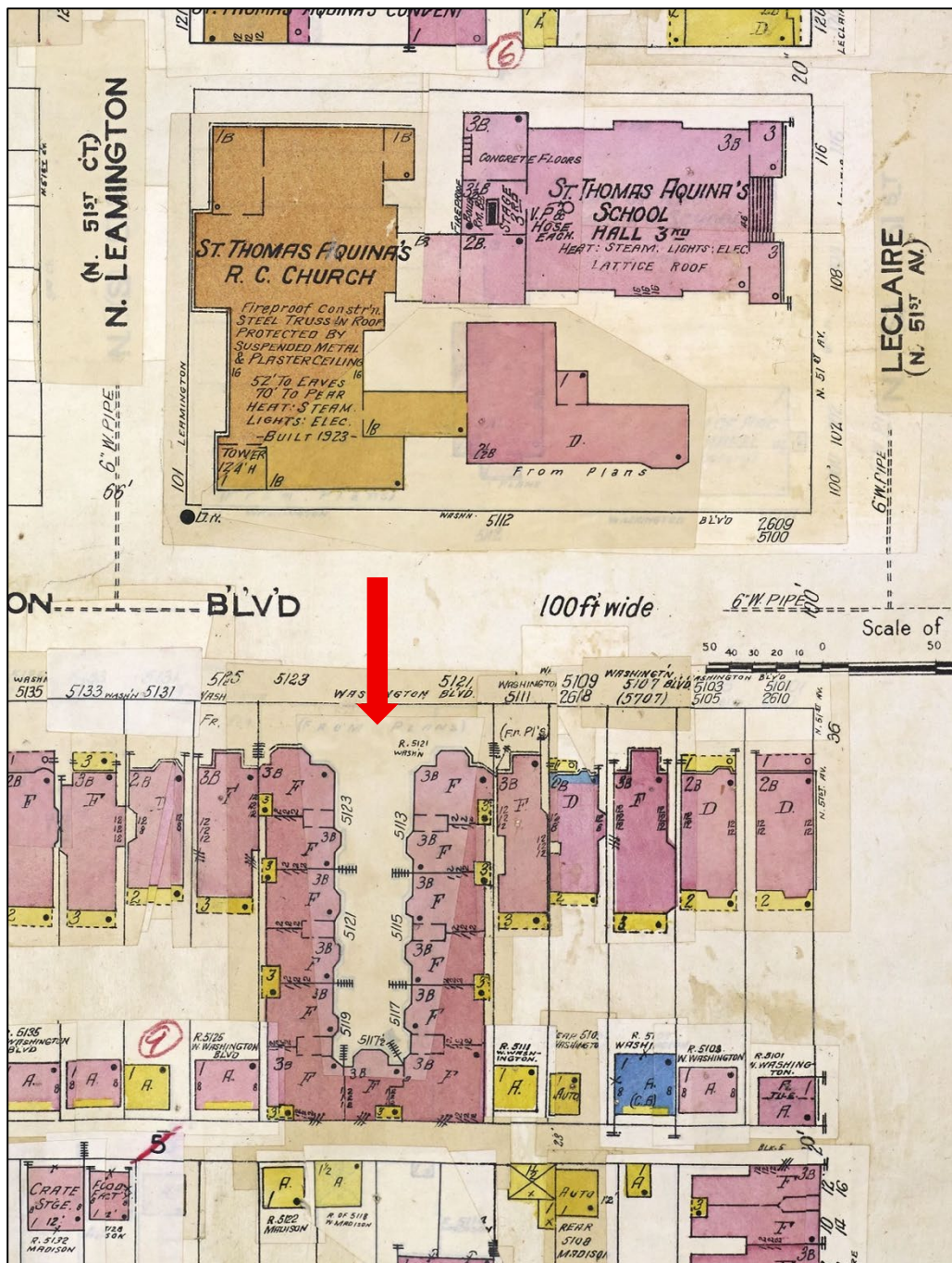
County and State

Chicago Courtyard Apartment

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Name of multiple listing (if applicable)

Figure 6. Sanborn Fire Insurance Map, 1950. The red arrow shows the entrance to the Washington Boulevard courtyard.



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**\$1,000,000 IN
NEW FLATS FOR
ONE DISTRICT**

**Apartment Building Boom
on Far West Side.**

Approximately \$1,000,000 worth of apartment buildings are under construction, or planned, within a radius of a few blocks of Washington boulevard and Laramie avenue. Work already is under way on forty flats at 5113-23 Washington, designed by Architect J. S. Aroner. There'll be two, three, and four room apartments. The cost will be \$225,000. N. H. Weber, the owner, also intends building a sixty flat building, costing \$350,000, at the southeast corner of Washington and Le Claire avenue, from plans by Mr. Aroner.

Figure 7. (Left) January 22, 1922, *Chicago Tribune* article noting the Washington Manor Apartments' construction.

Figure 8. (Bottom) January 29, 1922, *Chicago Tribune* bond company advertisement showing an architect's rendering of the Washington Manor Apartments.



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Figure 9. March 31, 1922, *Chicago Tribune* advertisement for the Washington Manor Apartments.



Figure 10. July 23, 1922, *Chicago Tribune* advertisement for the Washington Manor Apartments.

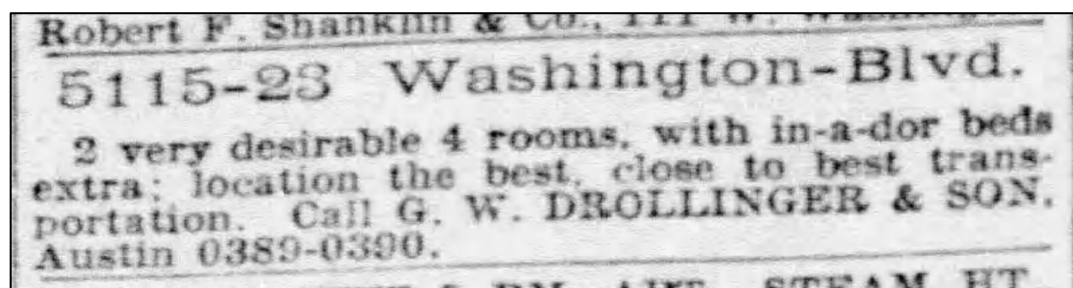


Figure 11. October 12, 1924, *Chicago Tribune* advertisement for the Washington Manor Apartments.



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Figure 12. January 31, 1925, *Chicago Tribune* advertisement for the Washington Manor Apartments.

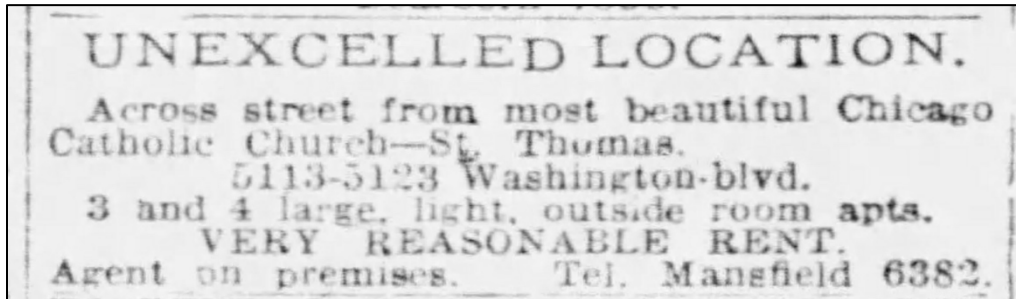


Figure 13. January 31, 1926, *Chicago Tribune* advertisement for the Washington Manor Apartments.



National Register Nomination
Washington Manor Apartments
5113-5123 W. Washington Boulevard
Chicago, IL 60644



Photo 1. Washington Boulevard (north) facade, looking south.



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



Photo 3. Courtyard, looking south.

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Washington Manor Apartments
5113-5123 W. Washington Boulevard
Chicago, IL 60644

CURRENT PHOTOS



Photo 4. Courtyard, looking south.



Photo 5. Courtyard, looking south at entrances to 5117 and 5117-1/2 S. Washington Boulevard.



Photo 6. Courtyard, looking north.



Photo 7. South (left) and east (right) facades, looking northwest.



Photo 8. 5113 W. Washington Boulevard - 1st floor entrance vestibule, looking east.



Photo 9. 5113 W. Washington Boulevard - 1st floor entrance vestibule and stairwell, looking west.



Photo 10. 5113 W. Washington Boulevard - upper floor stairwell, looking east at typical apartment entry landing.



Photo 11. 5113 W. Washington Boulevard - upper floor stairwell, looking east at typical apartment entry landing.



Photo 12. 5115 W.
Washington Boulevard -
upper floor stairwell, looking
east at typical apartment
entry landing.



Photo 13. 5123 W.
Washington Boulevard -
upper floor stairwell, looking
west at typical apartment
entry landing.



Photo 14. 5115 W. Washington Boulevard - typical apartment.



Photo 15. 5115 W. Washington Boulevard - typical apartment.