



Illinois Historic
Preservation Agency

Old State Capitol • Springfield, Illinois 62701 • (217) 782-4836

Cook County
Chicago

Comprehensive Grant Program
Application for Several Chicago Housing Authority Developments
IHPA Log #01092192

October 22, 1992

Ms. Gertrude W. Jordan
U.S. Dept. of Housing & Urban Development
Chicago Regional Office, Region V
77 West Jackson Boulevard
Chicago, Illinois 60604-3507

Dear Ms. Jordan:

We have reviewed the referenced project. In our opinion, the following complexes are probably eligible for the National Register of Historic Places pursuant to criterion (a) for community planning and criterion (c) for architecture:

IL-2-1	Ida B. Wells Homes
IL-2-2	Francis Cabrini Homes
IL-2-7	Altgeld Gardens
IL-2-23	Jane Addams Houses
IL-2-24	Julia C. Lathrop Homes
IL-2-25	Trumbull Park Homes

The other properties presented in your September 21, 1992 submission either do not meet the 50 year age requirement or do not meet the National Register eligibility criteria.

Those properties that do meet the National Register criteria may either be treated as eligible or you may wish to contest our opinion and seek a ruling from the Keeper of the National Register in Washington, D.C.

Comprehensive Grant Program
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If you decide to treat the properties as eligible, we suggest that the most expeditious way to handle their maintenance is to develop a Programmatic Agreement which would detail acceptable building treatments in accordance with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings".

We look forward to a site inspection of these properties and a meeting to work out an acceptable program that will satisfy both your program requirements and those of the National Historic Preservation Act.

If you have any questions, please contact Anne Haaker, at Illinois Historic Preservation Agency, Old State Capitol, Springfield, Illinois 62071, or at 217/785-5027.

Sincerely,



Theodore W. Hild
Deputy State Historic
Preservation Officer

TWH:AMH:kh

cc: Steve Vahl
ACHP

**Advisory
Council On
Historic
Preservation**

The Old Post Office Building
1100 Pennsylvania Avenue, NW, #809
Washington, DC 20004

MAR 1 1980

Mr. Joseph P. Garaffa
Acting Regional Administrator/Regional Housing
Commissioner
U.S. Department of Housing and Urban Development
Chicago Regional Office, Region V
77 W. Jackson Boulevard
Chicago, IL 60604-3507

REF: Chicago Housing Authority Comprehensive Grant Program

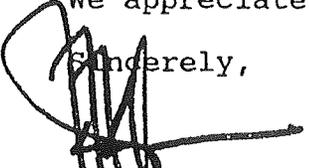
Dear Mr. Garaffa:

Enclosed is a copy of the Programmatic Agreement which has been executed for the referenced program. The execution of the Agreement, and fulfillment of the provisions set forth therein, satisfies the requirements of Section 106 of the National Historic Preservation Act and the Council's regulations. A copy of the Agreement has also been sent to the Illinois State Historic Preservation Officer (SHPO).

We look forward to consulting further with HUD regarding the development of treatment plans for those public housing complexes formally determine eligible by the Keeper of the National Register of Historic Places. If we can be of assistance, please contact Charlene Dwin Vaughn at 202-606-8505.

We appreciate your continued cooperation.

Sincerely,



Don V. Klima
Director
Eastern Office of Review

Enclosure

PROGRAMMATIC AGREEMENT

AMONG THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
THE ILLINOIS HISTORIC PRESERVATION AGENCY, AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
FOR THE ADMINISTRATION OF THE COMPREHENSIVE GRANT PROGRAM
IN CHICAGO, ILLINOIS

WHEREAS, the U. S. Department of Housing and Urban Development (HUD) proposes to provide funding to the Chicago Housing Authority (CHA) for purposes of rehabilitation and repair activities as set forth in the Comprehensive Grant program application for Fiscal Year 1992; and

WHEREAS, HUD has determined that the administration of this program may have an affect on properties that may be eligible for inclusion in the National Register of Historic Places and has consulted with the Illinois Historic Preservation Agency (IHPA) and Advisory Council on Historic Preservation (Council) pursuant to 36 CFR 800.13 implementing the National Historic Preservation Act (NHPA, 16 U.S.C. 470 et. seq.); and

WHEREAS, CHA has participated in the consultation and has been invited to concur in the programmatic agreement.

NOW, THEREFORE, HUD, in coordination with the IHPA and the Council, agree that the Comprehensive Grant program at CHA shall be administered in accordance with the following stipulations in order to satisfy HUD's Section 106 responsibilities for those individual undertakings of the program being undertaken by CHA.

STIPULATIONS

HUD will ensure that the following measures are carried out.

DETERMINATION OF ELIGIBILITY

1. Within six months of the execution of this agreement HUD will request a determination of eligibility for the six public housing complexes listed below from the Keeper of the National Register pursuant to 36 CFR 63.

Ida B. Wells Homes
Francis Cabrini Homes
Altgeld Gardens
Jane Addams Houses
Julia C. Lathrop Homes
Trumbull Park Homes

CONSULTATION

2. If the Keeper determines that any of the 6 complexes referenced in stipulation 1, or any portions thereof, are eligible for inclusion in the National Register of Historic Places, HUD will consult further with IHPA and Council to develop an appropriate treatment plan for activities that might affect the integrity of said complexes.

LIFE, HEALTH AND SAFETY ACTIVITIES

3. CHA may proceed with all emergency activities as defined in its approved Comprehensive Grant program which relate to life, health and safety concerns which do not alter the exterior of the public housing complexes listed in stipulation 1. Exhibit A lists those activities. Exhibit A is attached hereto and incorporated herein.

ACTIVITIES AFFECTING EXTERIORS

4. Pending completion of treatment plans for complexes determined eligible for listing on the National Register, HUD will require that CHA consult with HUD and the IHPA to determine what action must be taken to obtain the comments of the Council, in accordance with 36 CFR 800, for any rehabilitation activities proposed for the exterior. This Agreement will be amended upon completion of said consultation to include the specifics of any interim plan.

TERMINATION OF AGREEMENT

5. Any party to the Programmatic Agreement may terminate it by providing thirty (30) days notice to the other parties, provided that HUD, the Illinois State Historic Preservation Officer and the Council will consult prior to termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, HUD will comply with 36 CFR Section 800.4 through 800.6 with regard to undertakings funded under the Comprehensive Grant Program which affect historic properties, unless HUD determines that compliance with Section 106 is no longer required for this program.

Execution and implementation of this Programmatic Agreement evidences that HUD has afforded the Council a reasonable opportunity to comment on the Chicago Housing Authority Comprehensive Grant program and that HUD has taken into account the affects of the program on historic preservation.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: *Robert D. Bush*

Date: *2/26/93*

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: *Joseph W. Jaden*

Date: *1/22/93*

ILLINOIS HISTORIC PRESERVATION AGENCY

By: *William C. Wheeler*

Date: *1-28-93*

The Chicago Housing Authority has declined to be a concurring body to the Programmatic Memorandum of Agreement at this time.

EXHIBIT A

SPECIFIC ACTIVITIES, RELATING TO LIFE-SAFETY,
THAT MAY PROCEED WITHOUT FURTHER CONSULTATION

1. Repair and/or replacement of all site infrastructure, such as water, sewer, wastewater, stormwater, steam, vehicular movement and parking areas, etc.
2. Repair and/or replacement of all site-wide facilities used to maintain safe operation of utilities, such as mechanical rooms, boiler room mechanical systems, etc.
3. Repair and/or replacement of all building mechanical and electric systems, such as heat distribution, elevators, electric lines and junction boxes, etc.
4. Repair and/or replacement of all interior building and architectural features, such as basements, halls, stairs, lobbies, vestibules, mail facilities, community rooms, offices, etc. This does not include exterior and/or roof repairs.
5. Repair of dwelling units, including finish items, kitchens, bathrooms, HVAC, electrical, etc.
6. Interior Lead Based Paint and Asbestos Abatement. This does not include abatement of any exterior areas.
7. Any activities ancillary to the above enumerated activities, such as administration, fees and costs, relocation, etc.

E.O. 11593

DETERMINATION OF ELIGIBILITY NOTIFICATION

National Register of Historic Places
National Park Service

Project Name: Chicago Housing Authority Properties

Location: Cook County

State: ILLINOIS

Request submitted by: HUD/Joseph P. Garaffa

Date received: 10/1/93

Additional Information received: 5/31/94

Name of property	Eligibility		Criteria
	SHPO opinion	Secretary of the Interior's opinion	
Wells, Ida B., Houses	Eligible	Eligible	A
Cabrini, Francis, Houses	Eligible	Eligible	A
Altgeld Gardens	Eligible	Eligible	A
Addams, Jane, Houses	Eligible	Eligible	A
Lathrop, Julia C., Houses	Eligible	Eligible	A
Trumbull Park Houses	Eligible	Eligible	A


Keeper of the National Register
Date: 7/15/94

PROJECT NAME: Chicago Housing Authority Properties:
Julia C. Lathrop Houses; Trumbull
Park Houses; Jane Addams Houses;
Ida B. Wells Houses; Francis Cabrini
Houses; Altgeld Gardens

LOCATION: Cook County, Illinois

SUBMITTING AGENCY: HUD/Chicago Housing Authority

The documentation submitted by the Chicago Housing Authority (CHA) and the State Historic Preservation Officer (SHPO) provides sufficient information to render an opinion that the six (6) properties referenced above are eligible for listing in the National Register of Historic Places. The properties appear eligible under National Register Criterion A in the areas of Community Planning and Development, and Social history. Erected between 1938 and 1945, the six housing complexes are historically significant for their association with this country's earliest efforts to provide large-scale public housing for the urban poor. The Addams, Altgeld Gardens, Cabrini, Lathrop, Trumbull, and Wells Houses represent the built response of governmental agencies--at the both the National and local levels--to the development of new policies for city planning and urban housing on a scale never before attempted.

While cognizant of the issues and concerns identified by the CHA in their report, the fact remains that when evaluated in light of the National Register criteria, these properties clearly reflect an important period in American urban history and reveal the prevalent attitudes toward public housing, city planning, and the plight of the poor associated with that period.

Contemporary photographs of the housing complexes reveal a substantial deterioration of the built fabric, however, the larger elements that help define the character of the complexes remain largely intact. These character-defining elements include the overall layout of the sites (the orientation of buildings to one another, to the open spaces, and to the immediate neighborhood); the Spartan design of the individual housing units, enlivened only by simple corbeling or roofline treatments; the unadorned rhythmic fenestration patterns; and the repetitive use of economic standardized floorplans. The 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. National Register eligibility is not a validation of the worth or appropriateness of those historic design or planning decisions, but rather an evaluation of their significance in representing the broad patterns of historic development in this country.

The projects are representative of what Chicago historian Carl W. Condit has called the "New Deal theory of public works." In the local context, the six housing projects provide valuable insight into the city's dynamic urban planning history and the economic and social ramifications of those significant planning decisions.

INDIVIDUAL RESOURCES

Jane Addams Houses:

Eligible under National Register Criterion A in the areas of Community Planning and Development and Social history, as the earliest and largest of Chicago's three PWA-built experimental demonstration projects. Completed in 1938, the rather austere housing project's two-, three-, and four-story units reflect the initial prototypical responses of architects John Armstrong, Melville Chatton, Earnest Grunsfield, Frederick Hodgdon, John Hollabird, Ralph Husjagh, Elmer Jensen, Philip Maher, John Merrill, and Chester Wolcott to the requirements of federally-subsidized urban housing for the poor. The layout, density, and architectural severity of the housing units is intact and represents the historic constraints of both federal design mandates and program funding during the period. The complex is a significant local example of America's emerging policies for publically-subsidized housing during the 1930s and 1940s.

Julia C. Lathrop Homes:

Eligible under National Register Criterion A in the areas of Community Planning & Development and Social history. The 1938 housing complex is a significant local example of the PWA's experimental demonstration projects for low-income public housing in Chicago. The relatively low-density (compared to later developments) housing project's two-, three-, and four-story units reflect the response of the architectural consortium known as the Diversey Housing Project Associated Architects [architects: Robert DeGolyer, Hugh Garden, Hubert Burnham, Vernon Watson, Thomas Tallmadge, Israel Loewenberg, E. E. Roberts, Roy Christiansen, Everett Quinn, Charles White, Bertram Weber, Edwin Clark, Earnest Mayo, and Peter Moro] to the severe constraints of limited funding and the mandated design practices associated with the federally-subsidized urban housing program. The complex is a significant local example of America's emerging policies for publically-subsidized housing during the 1930s and 1940s.

Trumbull Park Homes:

Eligible under National Register Criterion A, as an important early example of the experimental demonstration housing designed, built, and funded by the PWA for low-income tenants in Chicago. Completed in 1938, the housing project significantly impacted Depression-era Chicago through the creation of construction jobs; the removal of low-income tenants from substandard slum areas, and the creation of new affordable housing. The housing project's austere two- and four-story housing units contain International style design elements that reflect the programs' innovative approach to design and the contemporary perception of the program as advancing public thinking on housing and urban planning.

Ida B. Wells Homes:

Eligible under National Register Criterion A, as a significant early example of publically-funded urban housing in Chicago. Initially planned by the PWA under the Federal housing program, the complex was one of the first to be completed (1941) by the newly established Chicago Housing Authority. The 1662-unit complex was the largest of Chicago's pre-World War II public housing developments and represented an effort significantly more comprehensive than any previously undertaken in the city. The design included such innovative public amenities as

a community center building, a self-contained city park, and larger apartment units, which reflected a growing refinement of the city's public housing policies.

Francis Cabrini Homes:

Eligible under National Register Criterion A in the areas of Community Development and Planning and Social History. Completed in 1942, the housing complex represents Chicago's significant efforts to develop affordable public housing to meet the growing need for worker housing related to the city's pre-war industrial buildup. The Chicago Housing Authority's efforts at Cabrini served both the earlier demands for slum clearance, job creation, and affordable housing and the growing demands of America's military preparedness program. The individual units at Cabrini reflect a significant attempt to provide substantial housing and outdoor living space to each tenant within the confines of a dense urban development area.

Altgeld Gardens:

Eligible under National Register Criterion A in the areas of Community Development and Planning and Social History. Constructed between 1942 and 1945 for black workers in the Far South Side area, the housing complex represents Chicago's significant efforts to develop affordable public housing to meet the growing needs of the city's wartime industrial buildup. The Chicago Housing Authority's efforts at Altgeld Gardens served both the earlier demands for slum clearance, job creation, and affordable housing and the significant growing demands of America's military preparedness programs. Altgeld Gardens is also significant as one of the most self-contained of the early public housing developments in Chicago, containing a park, library, school, clubhouse, professional office building, and shopping center in addition to low-income housing units.

Reviewer: Paul R. Lusignan, Historian
(202) 343-1628
Date: 7/30/94