

HISTORIC ILLINOIS BUILDING SURVEY

HIBS No. CK-2019-2

BENJAMIN GREENBERG STORE AND FLATS

2924 W. Roosevelt Road

Chicago, IL

INTRODUCTION

Location: The Benjamin Greenberg Store and Flats is located at 2924 W. Roosevelt Road, West Chicago Township, Cook County, Illinois.

The Benjamin Greenberg Store and Flats is located at latitude: 41.866514, longitude: -87.699336. This coordinate was taken from entering the physical address in Google Maps on January 3, 2020.

Present Owner/

Occupant: Present owners: A Safe Haven Foundation
The building is currently used as housing. The storefront area is unoccupied.

Present Use: Multi-Family Residential; disused retail space.

Significance: The Benjamin Greenberg Store and Flats is one of the few remaining examples in North Lawndale of a pre-World War I multi-purpose corner building comprised of retail and residential space on multiple floors. The building is the last remaining on its block, which was originally fully built up with buildings of similar scale and vintage.

Historian: Andrew J. Elders, Architectural Historian. Independent contractor.
The completion date of this report is May 4, 2020.

Project

Information: Those involved in preparing the documentation for this report include Andrew J. Elders and Susan S. Benjamin, both of Benjamin Historic Certifications, LLC.

Part I. Historical Information

A. Physical History

- 1. Date of construction:** 1912. A building permit dated April 16, 1912 was filed at the City of Chicago.
- 2. Architect:** Alexander L. Levy is the architect of record for the Benjamin Greenberg Store and Flats. He was born to Prussian Jewish immigrants Marcus and Minna (Abromosky) Levy in Brookfield, Missouri on February 1, 1872 and educated in public schools there.¹ He obtained a B.S. in Architecture from the University of Illinois in 1893, whereupon he moved to Chicago and practiced architecture with college classmate Albert Grant Higgins until approximately 1898.² Levy also taught drawing in Chicago high schools until he entered the practice of architecture full-time in 1904.³ Levy married Eliza Westerfeld of Chicago on April 28, 1898 and the couple had two sons, Alexander junior and Marcus.⁴ He was active in Jewish life in Chicago, serving as a director of the Marks Nathan Orphan Home and was affiliated with B'nai 'Brith and Free Sons of Israel.⁵ Professionally, Levy was also active in designing buildings for Chicago's Jewish community, contributing over 200 buildings to Chicago's cityscape between 1898 and 1912 alone. Between 1920 and 1939, Levy was a partner of the firm Levy and Klein with fellow architect William J. Klein, designing a number of synagogues, commercial buildings, hotels, and apartment buildings. Alexander L. Levy died in Miami Beach, Florida in November 1965⁶ and was buried with his family in Free Sons of Israel section of Jewish Waldheim Cemetery in Forest Park, Illinois.

Among the prominent works of Alexander L. Levy:

- Marks Nathan Orphan Home (1906, extant), 1550 S. Albany
- Anshe Sholom Synagogue (1910, demolished), 731 S. Ashland
- A.F & A.M. Lodge (1911, demolished), 5049 S. Michigan Avenue
- Linden Building (1913, demolished), 701 S. LaSalle Street
- Ad Beth Hamedrash Hogodol Synagogue (1916, extant), 5129 S. Indiana
- Broadway Strand Theater (1917, demolished), 1637-53 W. Roosevelt Road
- Biltmore Theater Building (1919, demolished), 2032 W. Division

¹ Hyman L. Meites, *History of the Jews of Chicago*, 1924. Reprint, Chicago, IL: Chicago Jewish Historical Society, 1990, 394.

² 1896 and 1897 Chicago City Directories listing records for "Higgins & Levy".

³ James Herbert Kelley (ed), *The Alumni Record of the University of Illinois*. Urbana, IL: The University of Illinois, 1913, 167.

⁴ Ibid.

⁵ Meites, 394.

⁶ "Obituaries: Alexander L. Levy, Sr." *Chicago Tribune*, November 19, 1965, https://www.newspapers.com/clip/40368507/obituary_for_levy_sr/?xid=637&_ga=2.261914125.1834630294.1583780786-655968787.1513029206 (accessed March 9, 2020).

3. Original and Subsequent Owners:

The Legal Description for the property at 2924 W. Roosevelt Road is Lot 27 in Block 3 in Helen Culver's Douglas Park Subdivision of Blocks 25 to 27 Inclusive in G.W. Clarks Subdivision of the East half of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

The original owners of the building were Benjamin and Clara Greenberg. Benjamin commissioned the building, while Clara owned the land. Clara Greenberg purchased the property in January 1912, shortly after the initial subdivision of the block. The Greenbergs apparently never occupied the storefront or resided in the building, and eventually sold the property to Mollie Ritman in December 1923.⁷

Benjamin Greenberg was born in Austria in on September 15, 1877,⁸ and arrived in Chicago sometime in the 1890s. He was tailor by trade. He married Clara Edelheit around 1900, and they became parents to eight children in sixteen years. The 1910 Federal Census found the family residing at 1224 W. Taylor in Chicago's Near West Side.⁹ By 1917, the family was living above Benjamin's tailor shop at 5048 S. Indiana in the Grand Boulevard neighborhood.¹⁰ While Benjamin and Clara Greenberg never lived in their building at 2924 W. Roosevelt Road, their daughter Myrla Grabowsky did reside there after her marriage in 1922.¹¹ After several more moves throughout Chicago, Benjamin Greenberg died on November 5, 1945.¹² Clara Edelheit Greenberg died in Lincolnwood on January 6, 1965.¹³ Both Greenbergs are buried in Jewish Waldheim Cemetery in Forest Park, Illinois.

⁷ Cook County property records.

⁸ U.S., World War II Draft Registration Cards, 1842, digital image s.v. "Benjamin Greenberg", available at ancestry.com. (accessed February 8, 2020).

⁹ 1910 United States Federal Census, Chicago, Cook County, Illinois, digital image s.v. "Benjamin Greenberg", available at ancestry.com. (accessed February 8, 2020).

¹⁰ U.S., World War I Draft Registration Cards, 1917-1918, digital image s.v. "Ben Greenberg", available at ancestry.com. (accessed February 8, 2020).

¹¹ Illinois, Federal Naturalization Records, 1856-1991, digital image s.v. "Myrla Grabowsky", available at ancestry.com (accessed February 8, 2020).

¹² "Obituaries: Benjamin Greenberg" *Chicago Tribune*, November 6, 1945, https://www.newspapers.com/clip/41609670/obituary_for_benjamin_greenberg/?xid=637&_ga=2.199166319.1524430373.1588640878-822413792.1587515744 (accessed March 9, 2020).

¹³ "Obituaries: Clara Greenberg" *Chicago Tribune*, January 8, 1965, <https://www.ancestry.com/mediaui-viewer/tree/84486622/person/322158335396/media/7d75ee9e-5781-4f00-899c-39d4ae4f6cf4> (accessed March 9, 2020).

4. **Builder, Contractor, Suppliers:** Leo Kuklin, Mason; Jacob Feder, Carpenter¹⁴
5. **Original Plans and construction:** The original structure consisted of 8 residential flats and a first-floor retail space, opening onto the northeast corner of West Roosevelt Road and South Richmond Street. The original layout of the building appears not to have been significantly altered despite significant interior renovations. The structure cost \$10,000 to build in 1912.¹⁵
6. **Alterations and Additions:** At some point in the last 40 years, the interior spaces of the building, including the storefront and all apartments, were modernized with new wall surfaces, trim, doors, and windows. The only remaining original details in the building are tile floors in the apartment vestibules, staircases and railings, a pressed metal ceiling in the storefront, and one original trimmed window in the storefront bathroom. On the exterior, all entrance doors have been replaced, exterior staircases have been rebuilt, and the storefront glass and wall configuration altered from the original.

B. Historical Context:

The Jewish Heritage of the Lawndale Neighborhood

Chicago's Lawndale neighborhood became one of the city's leading Jewish neighborhoods in the first half of the twentieth century, "resulting in...one of the greatest Jewish districts in the world."¹⁶ As the city expanded, the Jewish settlement in the lower West Side expanded to Ravenswood, Albany Park, Rogers Park, and the North Shore, but the largest concentration settled in Lawndale.¹⁷ The neighborhood of Lawndale surrounding Douglas Park had first been laid out and improved in the 1880s, when city water was connected to the area and a school was built and the neighborhood was marketed as being a good place for investment with road and rail access to the center of the city.¹⁸ It had initially been populated by a small number of Dutch and English farmers, and later by Irish and Bohemians. Subsequently, Chicago's west side, including the area around Douglas Park, Roosevelt Road, and S. Independence

¹⁴ "NEWS OF THE WEEK: Part 1: PROPOSED CONSTRUCTION." *The Construction News (1897-1916)* 33, no. 17 (Apr 27, 1912): 13. <http://proxy.artic.edu/login?url=https://search-proquest-com.proxy.artic.edu/docview/128412508?accountid=26320>.

¹⁵ "NEWS OF THE WEEK: Part 1: PROPOSED CONSTRUCTION." *The Construction News (1897-1916)* 33, no. 17 (Apr 27, 1912): 13. <http://proxy.artic.edu/login?url=https://search-proquest-com.proxy.artic.edu/docview/128412508?accountid=26320>.

¹⁶ Meites, 316.

¹⁷ *Ibid.*

¹⁸ *Ibid.*

and S. Douglas Boulevards, became home to thousands of Jews. Between 1910 and 1960, 110,000 Jews lived on the west side.¹⁹

The Jews who settled North Lawndale were escaping from poverty, restrictions in their homeland and the Russian pogroms.²⁰ There were three major waves of Jewish settlement: 1881-1884, following the assassination of Alexander II; 1903-1906, following the announcement of the October Manifesto and 1919-21, during the Russian Civil War. Over 2 million Jews migrated from Russia to America between 1881 and 1924. In Chicago the Jewish port of entry, Maxwell Street, was an area of crowded streets, sweatshops and wood housing that would best be described as “firetraps.” Once the Jewish population gained success and could afford better living conditions, they skipped over the area laced with railroads and devoted to industry, and moved three miles west, attracted to the beautiful residential streets of North Lawndale.

North Lawndale was an area composed of quiet streets, a spacious park and convenient transportation. Houses were brick or stone. The most beautiful place to live was along the parks and boulevards, which featured numerous sturdy greystone flats. There was opportunity to buy and rent out the second apartment or to rent in buildings of various sizes. Most of the residential properties in North Lawndale were two- or 3-flats, many with attractive architectural detailing. Unlike Maxwell Street, there were no flimsy wood buildings. The houses featured broad front porches, light and airy rooms and, for those facing the parks and boulevards, front lawns visually extending beyond their own property lines. Although the edges of North Lawndale were encircled by industry, there was none here. Most of the Jewish residents of North Lawndale tended not to work in the nearby industrial areas where International Harvester and Western Electric were located. Some residents, however, were employed at Sears, Roebuck & Company, which was run by German Jewish entrepreneur and philanthropist Hyde Park resident Julius Rosenwald.²¹ The Sears complex occupied 41 acres at 925 S. Homan, between Douglas and Garfield parks.

The areas fronting Douglas Park and W. Douglas and S. Independence boulevards served as home to the area’s most important Jewish institutions—synagogues, schools, social organizations and recreational facilities. Roosevelt Road was the major shopping street, lined with Jewish-owned cafes and delicatessens, theaters, grocery stores and shops. Although much of Roosevelt Road was decimated following Dr. Martin Luther King, Jr.’s assassination in 1968 and the ensuing riots on Chicago’s west side, the section facing

¹⁹ Irving Cutler, *The Jews of Chicago: From Shtetl to Suburb*. Urbana, IL: University of Illinois Press, 1996, 210.

²⁰ Pogroms were government-condoned organized massacres of the Jewish people. “Pogroms” *Encyclopedia of Russian History*, 2004. <http://www.encyclopedia.com/topic/Pogroms.aspx>.

²¹ Cutler, 212.

Douglas Park is fairly intact. It is made up of several multi-use commercial buildings and two greystone 3-flats built in the 1890s.

The ethnic development of the surrounding neighborhood is reflected in two of the area's non-residential buildings. St. Anthony's Hospital, located at 2875 W. 19th Street, was established in 1897 as a faith-based hospital operated by Franciscan sisters to meet the health needs of the southwest side ethnic population, many of whom worked in the nearby factories and the stockyards. Located at the intersection of W. 19th Street and S. California Avenue, facing the park, it is an imposing seven-story red brick building with stone trim, featuring Flemish gables. Maimonides Hospital (today Mt. Sinai Hospital), at 1501-1525 S. California Avenue, opened in 1912. It was built to serve the poor Jewish immigrants fleeing from Eastern Europe as well as provide medical training for Eastern European Jewish physicians. It was Chicago's second Jewish hospital.²² Many of the Jews who had settled in the neighborhood of Douglas Park, wanted a facility with a Kosher kitchen and were uncomfortable at Michael Reese Hospital, which had been founded earlier by the more assimilated and increasingly wealthy German Jewish population in the south lakefront area, a tonier section of Chicago.²³

Besides Maimonides/Mt. Sinai Hospital, there were several Jewish institutions facing Douglas Park. Three were located on Albany Avenue, on the west side of the park: the Jewish Day and Night Nursery, the Jewish People's Convalescent Home and the Marks Nathan Jewish Orphan Home. Also designed by Alexander L. Levy and located at 1550 S. Albany, this orphanage was built to ensure that 300 boys and girls were well-housed, well-dressed and fed Kosher meals. The building was constructed in 1912. Adjacent to the home is a synagogue building, located at 1564 S. Albany. Both are Classical Revival buildings. Today the Marks Nathan orphanage houses the Sacred Heart Home. There is also a Classical Revival school building at 1832-58 S. Albany Avenue, designed by Arthur F. Hussander in 1918.

Mixed Use Commercial Buildings

In the stretch of Roosevelt Road facing Douglas Park, the prevalent building type was mixed-use commercial buildings, with stores or restaurants on the first floor and apartment units above. Mixed-use buildings tend to stand two to four stories and are

²² Irving Cutler, *The Jews of Chicago: From Shtetl to Suburb*. Urbana, IL: University of Illinois Press, 1996, 158-160.

²³ These affluent German Jews included Joseph Schaffner (clothing), Robert Mandel (retail), Albert Pick (hotels) and Julius Rosenwald (retailing). The German Jewish community had arrived in Chicago well before the eastern European Jews, became successful and held prominent positions in Chicago's business community. Increasingly drawn to Reform Judaism, it was they who financed several Jewish social institutions, including Michael Reese Hospital.

built right at the front lot line. They are rectangular buildings, with glazed storefronts. Windows above the first story, where apartments are located, are often double hung. The buildings were all masonry: some entirely brick, some faced in stone and some sheathed in terra cotta. The subject building at 2924 W. Roosevelt Road is one of 78 mixed use commercial buildings called out as Contributing in the Chicago Park Boulevard Historic District. The block of W. Roosevelt Road between Francisco Avenue and Richmond Street was originally lined with 11 buildings (of which only 2924 W. Roosevelt is extant) built between 1912 and 1914, per Chicago permit information. Alexander L. Levy designed at least 5 of these buildings, interspersed with buildings designed by E.J. Patelski. The 1923 Sanborn map of the area shows that the blockfront of buildings were all 3 story store and flat buildings, constructed of brick and of similar scale to the building at 2924 W. Roosevelt. Anchoring the northwest corner of Francisco and Roosevelt was another building designed by Levy with an identical scale and fenestration to 2924 W. Roosevelt, with a twin building still extant at the northeast corner of Francisco and Roosevelt.

Douglas Park after 1910

By the 1910s the neighborhood surrounding Douglas Park was largely composed of Eastern European immigrants. A group of Bohemian Americans formed a committee and raised money for a *Karel Havlicek Monument*, to honor the revered Czech poet, journalist and political martyr. One of three original castings of a memorial by Josef Strachovsky (1850 – 1913), a sculptor from Prague, the *Havlicek Monument* was dedicated just west of the formal garden in 1911.

Douglas Park is the southern-most park in what was once the West Chicago Park system, surrounded by 19th Street on the south, S. California Avenue on the east, S. Albany Avenue on the west and Roosevelt Road on the north. Residences surrounding the park represent a variety of middle class housing types, with two- and three- flats located along California and Albany Avenue. Many are greystones.

The development of accessible transportation made living along the park convenient. Ogden Avenue, which runs diagonally through it, predates the park by thirty years.²⁴ Starting in 1892, the area had electric streetcars running along the major streets, replacing other modes of transportation. The Douglas Park elevated train, running diagonally between W. 19th Street and W. 21st Street south of the park, opened in 1896, spurring the construction of housing.²⁵

²⁴ Ogden Avenue follows the route of the Southwestern Plank Road that opened in 1848 over the swampy terrain between Chicago and Naperville.

²⁵ Today this same line is the Cermak Branch of the Chicago Transit Authority's Blue Line.

Part II. Architectural Information

A. General Statement

- 1. Architectural Character:** The Benjamin Greenberg Store and Flats is a fine example of a multipurpose building of the 1910s, combining a commercial space with rental apartments. The design of the building reflects its site well, with the storefront facing the commercial corridor of Roosevelt Road and the main apartment entrance on the more protected, residential side-street. The design of the building reflects design trends of the period in an almost abstracted Classical Revival style, which takes the formal composition and materials of the Classical and distills them into a more geometric, planar composition suitable for a new neighborhood in a modern city.
- 2. Condition of Fabric:** The condition of the Benjamin Greenberg Store and Flats is generally fair. The overall structure appears to be sound while the building shows normal signs of wear for a building of its age. The only serious structural concern evident is the floor of the storefront area, where the wooden planks have buckled and softened from an apparent ongoing water leak.

B. Description of Exterior

- 1. Overall Dimensions:** The building is a long rectangle, measuring 25' wide x 125' deep and three stories tall.
- 2. Foundations:** The foundation is of masonry construction, one foot thick and faced in glazed, brown, iron-spot brick beneath a limestone water table. The brick surface is laid in a running bond with buttered joints, with every sixth or seventh course recessed to suggest rustication.
- 3. Walls:** The walls above the water table are of glazed, orange, iron-spot brick laid in a running bond with buttered mortar joints. The first- and second-story wall surfaces are unadorned. A limestone sill course is present at the third story windows. Another, thinner limestone course atop a course of wall brick laid vertically delineates the frieze beneath the cornice. The primary decorative feature of the west wall is a limestone frame surrounding the stairwell windows, extending two and a half stories, resting on the door hood of the apartment entrance. Set between the stairwell windows is another frame consisting of end-laid bricks projecting slightly from the wall plane set between limestone corner blocks.

The east and north walls of the building are built of Chicago common brick, laid in American bond with no adornment.

4. **Structural System:** The building is constructed of load-bearing masonry exterior walls, with masonry firewalls separating the bays of apartments measuring 17" thick. Interior framing is of wood.
5. **Porches, stoops, balconies, porticoes, bulkheads:** There is a decorative limestone hood present over the apartment entrance in the west wall. It consists of a classically-derived cornice with a concave roof, resting atop oversized limestone corbels which flank the doorway.
6. **Chimneys:** Four kitchen chimneys extend through the parapet along the west side of the building, unadorned and laid flush with the wall surface. Two furnace chimneys project from the east wall of the building.

7. Openings

- a. **Doorways:** There are four usable external entrance doors into the building with street access, and two which are boarded up. All doors, jambs, and trim are modern replacements. The storefront section of the building features a corner doorway recessed under the main body of the building, flanked by windows on either side. The Roosevelt Road entrance to the front apartments is set against the east wall of the building and would have originally been a door and transom combination. A back entrance to the storefront is present in the east wall of the building, opening into what would have been a breezeway when the neighboring building was present. On the west wall, the entrance to the six rear apartments is the most elaborate doorway, capped by the decorative limestone hood. The replacement door is flanked by two sidelights, also replacements. Two further former entrances on the west wall are now boarded up; the northernmost opened into a breezeway connected to the center exterior stairs, and the southernmost opened into the storefront space. Additional entrances to each apartment are present along the east wall of the building, opening onto the exterior stairwells. These doors were topped by transoms, which are now boarded up.
- b. **Windows and shutters:** All first-, second-, and third-floor windows and accompanying wooden trim in the building have been replaced by later vinyl and aluminum units which replicate the original fenestration. Most windows are one-over-one double-hung units, but there are picture windows present as part of a Chicago-window, shallow-recessed bay configuration in the two bays flanking the apartment entrance bay in the west wall. Also, in the west wall, smaller double-hung windows denote kitchens and bathrooms on the inside. Sills are unadorned limestone on the first two floors and are part of the sill course on the third floor. Steel lintels form the headers. Headers are unadorned on the first floor. Second-

floor headers are decorative, consisting of limestone blocks placed on the corners and in the center of a course of vertically end-laid brick. The headers of the third-floor windows are formed by the end-laid brick beneath the frieze course. Basement window openings have been filled with modern glass block.

8. Roofs

- a. **Shape, covering:** The roof surface is flat, covered with a membrane roofing material.
- b. **Cornice, eaves:** A simple limestone cornice wraps around the street faces of the building, topped by a simple parapet in the same brick as the walls and capped with limestone. At the southwest corner of the building, the parapet projects higher, featuring limestone panels carved in a fishscale motif flanking a limestone cartouche in the form of a mushroom centered on the angled corner, set under a half-round brick arch.
- c. **Dormers, cupolas and towers:** None.

C. Description of Interior

1. **Floor Plans:** It appears that the floor plans of the building have remained largely intact despite extensive interior renovations, with the possible exception of opening living spaces and kitchens where they may have originally been discrete rooms. There are no original plans available to verify the original layout of the interior spaces. See Appendix 1 for layout.
2. **Stairways:** Two interior stairways are present. One serves the six rear apartments and opens from the western apartment entrance, and one serves the two front apartments and is accessed from the Roosevelt Road apartment entrance. The stairs and balustrades are original to the 1912 construction and executed in wood. Newel posts are fluted on each face, and feature simple, classical molding. Balusters are square with no adornment. Stringers are faced with flat boards, with simple ogee trim at the top and bottom. Railings are of a common, classical profile. Now painted a tan color, evidence beneath the paint suggests the staircases were originally varnished.
3. **Flooring:** Original mosaic tile flooring is present in the two stairway entrance vestibules. These mosaics are executed in 1" square ceramic tile, with a plain central field in white tile edged with geometric borders in dark brown, slate blue, and burgundy. The flooring in the storefront (badly damaged) appears to have originally

been wide wood planks. All other flooring dates to later renovations and consists of 12" square white ceramic tile and commercial-grade carpeting.

4. Wall and ceiling finishes: Original wall and ceiling material in the stairwells appears to be lath-and-plaster. All apartments have been renovated with drywall for the walls and ceilings. The storefront space has replacement interior walls of drywall, and the exterior walls are exposed Chicago common brick. Above a later, acoustical-tile suspended ceiling, there is evidence of a decorative pressed-tin ceiling.

5. Openings

a. Doorways and doors: All interior doorways have been replaced in modern renovations. They consist of flat, hollow-core doors and simple, stock trim.

b. Windows: There is no trim present around the replacement windows in the apartments. The drywall wraps inside the window opening to butt against the window unit. Windows in the stairwells and the storefront powder room have original trim, consisting of side pilasters resting on a sill and apron, topped by an entablature.

6. Decorative features and trim: None.

7. Hardware: All hardware is commercial grade, dating from various interior renovations. No original hardware is present.

8. Mechanical equipment

a. Heating, air conditioning, ventilation: All HVAC equipment is modern, either shared or installed individually in units. The forced-air systems likely dated to the later renovation.

b. Lighting: No original lighting is present, and what lighting is present is all of a modern stock-residential variety.

c. Plumbing: No original plumbing is present.

9. Original furnishings: None.

D. Site

- 1. Historic landscape design:** Landscaping consists of a small green space between the building and Richmond Street on the west. It is surrounded by a black metal fence of modern construction. There is a large tree stump present, but its proximity to the western wall of the building suggests that it was not an original landscape element.
- 2. Outbuildings:** There are no outbuildings.

Part III. Sources of Information

Cutler, Irving. *The Jews of Chicago: From Shtetl to Suburb*. Urbana, IL: University of Illinois Press, 1996.

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1910 United States Federal Census, Chicago, Cook County, Illinois, digital image s.v. "Benjamin Greenberg", available at ancestry.com. (accessed February 8, 2020).

Appendix I – Floor Plans





Appendix II – Supporting Images



Exterior brick detail



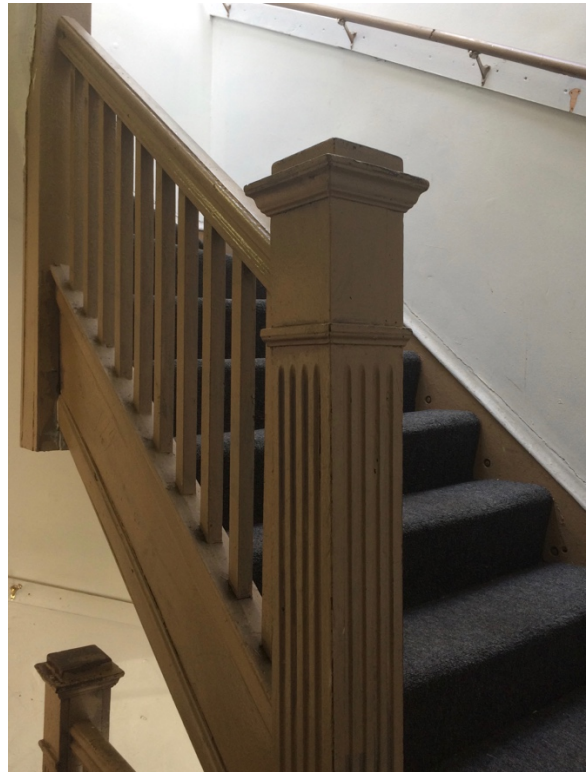
Apartment entrance bay detail



Corner parapet detail



Original tile vestibule floor



Original stairway detail



Original window trim scheme



General view of south and west façades from south southwest.



General view of south and east façades from south southeast.



General view of west façade from northwest.



Detail view of west façade apartment entrance from west.



Detail view of west façade apartment entrance from west.



General view of north and east façades from north northeast.



Detail view of rear apartment entrance from eastern external stairwell.



Detail view of southwest corner parapet from southwest.



View of apartment staircase, showing original banisters, newel, and window trim.



View of south vestibule floor, showing original mosaic tilework.



Detail of historic tin ceiling in storefront space.



General view of storefront entrance from northeast.