

## HISTORIC ILLINOIS BUILDINGS SURVEY

### LUTHERAN CHILD WELFARE ASSOCIATION BUILDING

HIBS CK-2022-2

- Location: The Lutheran Child Welfare Association Building is located at 7620 W. Madison Street in River Forest, Illinois, at the northeast corner of Madison Street and Ashland Avenue. It is situated on Lots 11, 12, 13, 14, 15, and 16 and the West 16 feet 10 ½ inches of Lot 17 in Block 7 in Henry Field's Subdivision of the East Half of the East Half of the Southwest Quarter of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.
- USGS Quadrangle: Cook
- Present Owner: Village of River Forest
- Present Use: Vacant
- Significance: The Lutheran Child Welfare Association (LCWA) Building was built in 1960 as the new headquarters for this social services organization, which was established in Addison, Illinois, in 1940. It is significant as a design by Holabird & Root, a nationally significant, Chicago-based architecture firm established in 1928 as the successor to Holabird & Roche. The firm is best known for its Art Deco skyscrapers of the 1920s and its large-scale, modernistic commercial and institutional projects of the post-World War II era. A perforated stone screen and two vertical strips of glass blocks provide visual interest to the flat-roofed, L-shaped office building, which features a one-story wing on Madison Street and a split-level wing on Ashland Avenue. Colored, etched glass windows featuring 12 symbols of Christian social services fill the three large bays on Madison Street, providing an ecclesiastical appearance to the unique edifice. The windows were designed by Fr. A.R. Kretzmann, pastor of St. Luke's Lutheran Church of Chicago, according to a contemporary news article. It is the only extant commercial building by Holabird & Root in River Forest as other works by the firm in the village and nearby vicinity have been razed since the 1990s.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of construction: 1960
2. Architect: Holabird & Root, Chicago
3. Builder: Fred Berglund & Sons, Inc., Chicago

4. Original plans and construction

The Lutheran Child Welfare Association Building was built in 1960 as a one-and-a-half story, flat-roofed, south-facing edifice with an L-shaped footprint that measured approximately 95'-0" (east-west) by 90'-0" (north-south). It was sheathed in buff-colored face brick laid in a common bond. Brown-colored face brick in a stacked design was used on the raised lower level of its split-level wing and on the south façade of this wing, which also featured a perforated stone screen and vertical strips of glass blocks as decorative motifs.

The front (Madison Street) façade had three large bays that were separated by concrete piers and fronted by a ground-level concrete planter. The bays were infilled with colored, etched glass featuring 12 symbols of Christian social services. The main entrance was located on the Madison Street façade and comprised of a pair of glass double-doors sheltered by a flat-roofed canopy supported by a square concrete column. The building had three rear entrances—one each on the ground floor, lower, and upper levels—comprised of metal service doors. Fenestration was comprised of paired, metal-framed, sliding glass windows arranged in horizontal strips.

The floor plan had double-loaded corridors on each level. The one-story wing facing Madison Street contained the lobby/reception area and administrative offices. The split-level wing along Ashland Ave. contained restrooms, utility/storage rooms, and a meeting room on the lower level, and a total of 11 offices for caseworkers on the upper level. The lower level had exposed concrete block walls; the ground floor and upper floor level had walls covered with plaster and/or gypsum board. Ceilings were generally covered with acoustical tile systems.

5. Alterations and additions

The building has excellent architectural integrity and the exterior appears to have no alterations. The original floorplans have remained unaltered. Some of

the interior doors may be non-original and the carpeting, and possibly the vinyl tiles used for flooring, were likely updated over the past fifty years.

B. Historical Context

1. Overview History of River Forest

River Forest is a village located about 12 miles west of Chicago's central business district known as the Loop. The community is situated near the center of Cook County, in River Forest Township, and is primarily comprised of single-family homes. It is bordered by the communities of Forest Park and Oak Park on the east, Maywood Park on the west, Elmwood Park on the north, and Forest Park on the south.

River Forest's pioneers arrived in the early 1830s and settled near the Des Plaines River. The Galena and Chicago Union Railroad (later renamed the Chicago and Northwestern Railroad) was extended to River Forest from Chicago in 1849, serving as an important catalyst to the community's early growth. Subdivision activity began as early as the 1860s on the western periphery of the present-day village and lots were intentionally kept large to maintain a "country" atmosphere.<sup>1</sup>

River Forest was incorporated in 1880, indicating a minimum population of 300. The boundaries stretched from Harlem Avenue to the Des Plaines River, from east to west, and from Division to Madison streets, from north to south. A special assessment law was passed shortly after incorporation to help finance much needed improvements, such as the installation of sewers, streetlights, and a waterworks system.<sup>2</sup>

Early residential development was concentrated near the west periphery of the village and along Lake Street, the north side of which featured large estate houses. Electric street cars were introduced to River Forest in 1889, with lines established on both Lake and Madison streets, providing another means of transportation to Chicago.

The population of River Forest grew from 1,539 in 1900 to 2,456 in 1910.<sup>3</sup> A ca. 1912 marketing brochure developed by the River Forest Land Association—which subdivided a 135-acre tract near Harlem Avenue—highlighted the Village's tranquil atmosphere to prospective buyers: "No manufacturing establishments to disturb the peace and quietness of the

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<sup>1</sup> Everett Chamberlin, *Chicago and its Suburbs* (Chicago: T.A. Hungerford & Co., 1874) 428.

<sup>2</sup> Ibid.

<sup>3</sup> U.S. Census of Population and Housing, 1900 and 1910.

country. No saloons to bring to your doors the miseries of a vast city. No flat buildings to shut out the air or sun and cause the loss of privacy.”<sup>4</sup>

River Forest extended its northern boundary to North Avenue in 1916 through the annexation of vacant land, thus increasing its acreage by one-third. The *Chicago Tribune*’s real estate editor wrote an article on River Forest in 1921, which highlighted the residential construction boom then underway: “While building has practically been at a standstill in neighboring towns, River Forest has been quietly putting up houses, and selling them as fast as they are finished.”<sup>5</sup>

The population of River Forest doubled between 1920 and 1930, growing from 4,358 to 8,829.<sup>6</sup> The most prominent development of this decade was the 100-acre Northwoods Subdivision in the northwestern section of the village, which developed as an exclusive estate area with high style mansions on oversized lots.<sup>7</sup>

Homes erected throughout River Forest from 1900 to 1940 featured the entire range of architectural styles popular during this period. Both modest and high style examples of the Queen Anne, Colonial Revival, Craftsman, American Four Square, and Prairie styles were prevalent in the 1900s and 1910s. The Italian Renaissance, French Eclectic, Tudor Revival and Spanish Mission styles were prevalent during the 1920s. Houses erected during the 1930s tended to exhibit more restrained versions of the various styles, such as the Colonial and Tudor Revival.

The population of River Forest increased to 10,823 in 1950 and it peaked at 13,402 in 1970.<sup>8</sup> The village reached residential maturity during this period, as previously undeveloped lots were filled with Ranch houses. The construction of apartment buildings and rowhouses were confined to major thoroughfares that bordered, and bisected, the community (Harlem Avenue, Madison Street, North Avenue, and Lake Street), which were zoned for multi-family. Several condominium buildings and townhomes have been built along, or in the immediate vicinity of, Lake Street and Madison Street since the 1990s. The village population stood at 11,717 in 2020.<sup>9</sup>

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<sup>4</sup> *Compliments of River Forest Land Association*. River Forest Land Association, ca. 1910.

<sup>5</sup> Al Chase, “River Forest Tells the World It’s On the Map,” *Chicago Tribune* (March 13, 1921).

<sup>6</sup> U.S. Census of Population and Housing, 1920 and 1930.

<sup>7</sup> Al Chase, “River Forest Tells the World It’s On the Map,” *Chicago Tribune* (March 13, 1921).

<sup>8</sup> U.S. Census of Population and Housing, 1950 and 1970.

<sup>9</sup> *Ibid*, 2020.

2. Commercial Development: Lake Street, Madison Street, and North Avenue

The predominant character of River Forest as a village of single-family homes is due in large part to the enactment of a 1922 zoning ordinance and the vigilance of residents in enforcing it over the years. The south side of Lake Street—which paralleled the railroad tracks—has served as River Forest’s primary business district throughout its history. Small clusters of frame buildings with retail storefronts supplied the basic need of villages in the nineteenth century.

The early twentieth century saw the construction of several substantial commercial buildings on Lake Street, including the River Forest Bank Building (1912; 7751-73 Lake St.), a three-story brick edifice with several retail storefronts featuring a wide variety of businesses. The Luhman Building (1916; 7619-29 Lake St.) housed a grocery store/meat market and received a second story in 1927. The impressive Italian Renaissance style River Forest State Bank (1929; 7727 W. Lake St.) features limestone cladding, two-story arched windows, and a green tile mansard roof. The south side of Lake Street also included several filling stations as well as one- and two-story frame shop buildings, which were interspersed with dwellings.

River Forest’s most visually prominent commercial building was the Wiebolt’s department store at the southwest corner of Harlem Avenue and Lake Street, which was built in the mid-1930s in the depth of the Great Depression. The streamlined Art Moderne style edifice, designed by Holabird and Root, was touted as “the largest suburban store in the world.”<sup>10</sup> Two additional Art Moderne retail buildings were erected in the late 1930s on Lake Street, just west of Wieboldt’s. These one-story limestone-clad buildings were designed by the noted Chicago architect Alfred Alschuler and featured a series of retail storefronts.<sup>11</sup>

Residents voraciously opposed any expansion of business activities to the north side of Lake Street in the twentieth century and business/retail development in River Forest, except for Wieboldt’s, remained modest. However, residents could cross Harlem Avenue to shop in Oak Park’s considerably larger Lake Street retail district, which included numerous department stores, chain drug stores, and other establishments.

Madison Street in River Forest, which constitutes the village’s southern boundary, was undeveloped in the nineteenth century except for two

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<sup>10</sup> Al Chase, “Wiebolt Plans Million Dollar Oak Park Store,” *Chicago Tribune*, Dec. 10, 1935.

<sup>11</sup> “\$500,000 for Harlem-Lake Building Plan,” *Oak Leaves*, Sept. 30, 1937. Both of these buildings were razed in the 1990s.

monument works that produced tombstones for Concordia Cemetery across the street in Forest Park, both of which operated well into the early twentieth century.

The Ernest Oechslein Greenhouse was located at northeast corner of Madison and Gale streets during the first half of the twentieth century. The Edward Hines Lumber Company opened in 1910 at the northeast corner of Madison and Forest streets and its yard stretched northward along the west side of the Soo Line tracks. Madison Street also featured a filling station (southeast corner of Madison and Franklin), two-story brick storefront buildings (7610 and 7612 Madison), and a group of “sample garages” (corner of Madison and Lathrop) prior to 1950.<sup>12</sup>

Post-World War II commercial development in River Forest included the construction of two modernistic glass-and-steel office buildings on Lake Street during the mid-1950s, each of which was two stories in height. One was built in 1954 at the southwest corner of Lake and William Street by the Employers Mutual of Wausau, Wisconsin, to serve as a branch office. It was designed by Shaw, Metz, and Dolio. The second was built in 1955 at the southeast corner of Lake and Clinton streets. It was leased prior to completion by the IBM Corporation and housed other tenants in the ensuing decades.<sup>13</sup>

Development along Madison Street in the post-World War II era included the erection of a two-story office and warehouse building at Madison and Thatcher in the mid-1950s for the Laidlaw Brothers Publishing Company. A division of Doubleday, the company was the third largest publisher of textbooks for school districts in the United States at that time.<sup>14</sup> Other low-rise Madison Street commercial buildings from the 1950s and 1960s include a cement block building with five storefronts at 7704-08 (1959), the Lutheran Child Welfare Association Building at 7620 (1960), and an office building at 7618 (1961), all of which are one-story in height.

The post-war era also saw the development of River Forest’s North Avenue business frontage, between Harlem and Jackson avenues, which had been largely vacant prior to 1950. The corner of North and Harlem has served

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<sup>12</sup> Sanborn Fire Insurance Map, Chicago, Vol. C (New York: Sanborn Fire Insurance Company, 1895, 1909); Sanborn Fire Insurance Map, Chicago, Vol. 32 (New York: Sanborn Fire Insurance Company, 1930, Revised 1961).

<sup>13</sup> “I.B.M to Move Branch Office to River Forest,” *Chicago Tribune* (Nov. 21, 1954); “Insurance Firm to Build Office in River Forest,” *Chicago Tribune* (March 5, 1953); “Wausau Firm to Open Office in River Forest,” *Chicago Tribune* (Oct. 8, 1953).

<sup>14</sup> “River Forest Board Hearing on Zoning Variation Monday,” *Oak Leaves* (February 2, 1954); “River Forest Project,” *Oak Leaves* (September 9, 1954).

continuously as the site of a gas station since at least 1951. A Dominick's Food Store and parking lot were built on North Avenue between Monroe and Jackson streets ca. 1960. The area of North Avenue between Bonnie Brae and Monroe streets was developed in the 1950s and 1960s with a series of one- and two-story office and retail buildings, including Margie's Bridal Shop, which opened in 1969 at 7401 W. North Avenue. The sprawling one-story building featured floor-to-ceiling glass store windows designed to attract the attention of passing motorists.<sup>15</sup>

Lake Street experienced dramatic redevelopment starting in the early 1990s, assisted by the creation of a Lake Street Tax Increment Financing District by the Village. The block bounded by William, Jackson, Central, and Lake streets was redeveloped with a large Jewel food store and parking lot, Kirk Eyecare Center, and the West Suburban Medical Complex. The Village acquired the square block west of the River Forest Town Center in the late 1990s for Phase II of the project, also developed by the Taxman Corporation. These projects involved demolition of the Wieboldts department store, the adjacent one-story Art Moderne office buildings from the 1930s, and the two-story glass-and-steel office buildings from the 1950s.<sup>16</sup>

Madison Street's business frontage has also experienced changes over the past twenty-five years. In 1990, a large, five-story condominium building replaced the half century-old greenhouse located at Madison and Gale streets. A 1955 filling station at the northwest corner of Madison and Franklin streets was replaced in the mid-1990s by a retail strip center. In 2000, the Good Earth established a greenhouse and a one-story garden store and café building on the block of Madison between Forest and Keystone streets. The Edward Hines Lumber Company closed in 2009 and was redeveloped in 2015 with new townhouses.<sup>17</sup>

Madison Street retains its four post-War II buildings, including the Lutheran Child Welfare Association Building, which was sold to the Village of River Forest in 2017 and has been vacant since that time. (See essay below titled, "History of the Lutheran Child Welfare Association Building.") The Laidlaw Publishing Company office building and warehouse (1954) at Madison and

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<sup>15</sup> Sanborn Fire Insurance Map. Chicago, Vol. 32 (River Forest, Forest Park, North Riverside). New York: Sanborn Fire Insurance Company, 1930, Revised 1961. "Construction Starts in River Forest on Exclusive Women's Store," *Oak Leaves* (May 7, 1969).

<sup>16</sup> Susan Montgomery, "Wieboldt's Plan to be Ok'd," *Oak Leaves* (September 1, 1993); Eric Linden, "Massive Lake St. Expansion," *Wednesday Journal* (January 22, 1997).

<sup>17</sup> Eric Linden, "Laidlaw to shutter River Forest publishing offices," *Wednesday Journal* (Nov. 11, 1987); Bill Dwyer, "Hines Lumber Closing," *Wednesday Journal* (July 22, 2009); Steve Schering, "Hines Proposal Moves Forward in River Forest," *Oak Leaves* (July 1, 2015).

Thatcher was closed in 1987 and the building was later taken over by the River Forest Community Center.

North Avenue's business frontage between Harlem Avenue and Jackson Street has experienced minimal changes and its low-rise commercial building stock primarily dates to the decades of the 1950s and 1960s. One notable change was the replacement of the Plunkett Furniture Store at 7617 W. North Avenue with an Immediate Care Center operated by the Loyola Healthcare System, which is affiliated with the Melrose Park-based Gottlieb Memorial Hospital.

3. History of the Lutheran Child Welfare Association Building

The Lutheran Child Welfare Association (LCWA) Building in River Forest was constructed in 1960 as a new state headquarters for this social services agency, which was established twenty years earlier in Addison, Illinois, and formerly located on a property that was richly steeped in Lutheran history. It was initially the site of the Evangelical Lutheran Teachers' Seminary, which was built in 1864 and intended to train teachers for the Lutheran School system. In 1874, the Evangelical Lutheran Church built an orphanage to provide the seminary students with teaching experience. The orphan children learned various trades until they were 14 years old, and then were sent to work with area families.<sup>18</sup>

In 1913, the Lutheran Teachers' Seminary relocated to River Forest, where it became known as Concordia College (now Concordia University).<sup>19</sup> Its former building in Addison was subsequently purchased by the Chicago City Mission Society as a home for troubled youth referred by the juvenile courts. This became known as the Addison Manual Training School for Boys and the Industrial School for Girls, known generally as the Kinderheim, which opened in 1916. By 1924, the Kinderhelm had outgrown the original Seminary building, which was replaced by a larger, two-story brick building that accommodated 250 children. This building served as the headquarters of the LCWA starting in 1940, when it was established through the merger of the Addison Orphan Home, the Kinderhelm, and the Lutheran Children's Friend Society of Peoria.<sup>20</sup>

A 1958 article in the *Daily Herald* described the work of the LCWA:

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<sup>18</sup> Richard A. Thompson (Ed.), *DuPage Roots* (DuPage County Historical Society, 1985).

<sup>19</sup> "Thousands to See Lutheran College Dedicated," *Chicago Tribune* (Oct. 12, 1913); "Crowds Witness College Opening," *Chicago Tribune* (Oct. 13, 1913).

<sup>20</sup> *Ibid*; "Child Welfare Group to Mark Anniversary," *Oak Leaves* (February 14, 1963).



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It annually works with, rehabilitates, and cares for countless children found to be in need of suitable care and guidance – usually through no fault of their own. Many of these children are placed in approved foster homes to gain their necessary new starts in life.

LCWA is a social agency within the framework of the Lutheran churches of the Synodical conference in Illinois. It is an independent organization whose members come from 219 Missouri synod congregations from throughout the state.

Licensed as a children's home and child placement agency by the Illinois Department of Public Welfare, the association is encouraged by the welfare division of the Chicago Community Fund. It also works closely with the Lutheran Charities Federation of Chicago, the Lutheran Church Charities Fund, the board of social welfare of the Missouri synod, and the Associated Lutheran Charities within the synodical conference.

Most of the children cared for at the Association home in Addison are of grade school age. They are divided into four groups determined by sex, age, and personality. A "house parent" is assigned to each of these groups. The association also maintains a careful adoption program, services and cares for unmarried mothers, and a Christian day school with three teachers. With an estimated \$350,000 needed for 1958, the association will get most of this amount from the member congregations.<sup>21</sup>

In 1959, the LCWA hired the prominent Chicago-based firm of Holabird & Root to design a new state headquarters building in River Forest.<sup>22</sup> The firm had previously designed the Art Moderne style Wieboldt's department store in the village, which was completed in 1937. Other designs by Holabird & Root in the area included its strikingly modernistic St. Paul Federal Savings Bank at 6720 W. North Avenue in Chicago's Galewood neighborhood, which was across the street from Oak Park. Built in 1953, it received an addition in 1959 that doubled its size. Also in 1959, Holabird & Root designed a new library for the Village of Oak Park, which was constructed in the 1960s.<sup>23</sup>

River Forest was selected as the location of the LCWA's new headquarters after extensive surveys, which showed the area to be "the center of the Chicagoland Lutheran population and one accessible by many forms of transportation," according to Executive Director Ruben E. Spannaus.<sup>24</sup> Other factors in favor of River Forest were the fact that it was home to both Concordia College and the adjacent Grace Lutheran Church, a magnificent Gothic Revival edifice built for its Evangelical Lutheran congregation in the late 1920s.<sup>25</sup> In addition, the LCWA's President, Arthur T. Wellman, and one

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<sup>21</sup> "The Lutheran Child Welfare Story – Past, Present, Future," *Daily Herald* (September 11, 1958).

<sup>22</sup> A list of drawings in the Chicago History Museum's Holabird and Root Archive identifies 1959 as the date that the firm produced plans for the Lutheran Child Welfare Association Building.

<sup>23</sup> "New St. Paul Federal Addition to Double Present Facilities," *Bellwood Star* (June 18, 1959); "Library Referendum to Ask \$1,395,000 Building," *Oak Leaves* (September 10, 1959).

<sup>24</sup> "Construct New Lutheran Child Welfare Office," *Oak Leaves* (May 5, 1960).

<sup>25</sup> "Lutherans Starting Work on \$256,000 New Grace Church," *Chicago Tribune* (October 14, 1929).

of its former directors, Walter Gabel, lived on William Street in River Forest at this time.<sup>26</sup>

On April 20, 1960, the LCWA obtained a permit from the Village of River Forest for a 1 ½ story building of concrete and masonry that was projected to cost \$168,000. The permit identified Holabird and Root of Chicago as the architect and Fred Berglund and Sons, Inc., of Chicago as the contractor.<sup>27</sup> The site selected was a spacious corner parcel occupying five lots at the northeast corner of Madison Street—a commercial thoroughfare—and Ashland Avenue, a residential street.

A groundbreaking ceremony for the new LCWA headquarters was held on April 28, 1960, attended by leaders of the organization and several River Forest officials.<sup>28</sup> Construction proceeded rapidly, and the new building was dedicated on Sunday, January 15, 1961. A contemporary article on the building noted that it was “believed to be the only split-level office building in the area,” and provided a brief description of the edifice:

The portion of the building facing Madison Street is a one-story, ground level structure that houses business offices, reception rooms, and administration quarters. Facing Ashland Avenue is a two-story wing. Case workers offices are located in the upper level, while meeting rooms, lounges, storage facilities and maintenance rooms are housed in the lower level.

Three large especially designed art windows mark the front of the structure. Designed by Fr. A.R. Kretzmann, pastor of St. Luke’s Lutheran Church of Chicago, who is noted for ecclesiastical art designs, the windows contain 12 symbols of Christian social services. They were created by a new process combining etched glass and cathedral glass.<sup>29</sup>

Upon completion, the new LCWA building had a L-shaped footprint with a one-story wing facing Madison Street and a split-level wing along Ashland Avenue. The building was sheathed in buff-colored face brick, although brown-colored face brick was used on both the raised lower level and on the south façade of its split-level wing, which also featured a perforated stone screen and vertical bands of glass blocks as decorative motifs.

The unique office building was provided an ecclesiastical appearance through its colored, etched glass windows featuring 12 symbols of Christian social services, which filled the three large bays on Madison Street that were

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<sup>26</sup> “Construct New Lutheran Child Welfare Office,” *Oak Leaves* (May 5, 1960).

<sup>27</sup> Village of River Forest permit for 7620 W. Madison Street, River Forest, April 20, 1960.

<sup>28</sup> “Begin Construction on Lutheran Welfare Building in River Forest,” *Oak Leaves* (May 5, 1960).

<sup>29</sup> “Lutherans Dedicate New Welfare Agency Building,” *Oak Leaves* (January 19, 1961); “Dedicate New Lutheran Welfare Building,” *Oak Leaves* (January 19, 1961).

separated by concrete piers. The front entrance on this façade was comprised of glass double-doors sheltered by a flat-roofed canopy supported by a square concrete column. The interior of the building had a conventional appearance with a large lobby and double-loaded corridors opening onto administrative offices (Madison Street wing) and caseworkers offices (upper level of Ashland Avenue wing). The lower level of the Ashland Avenue wing included restrooms, a lounge, and a meeting room.

Reverend Ruben E. Spannaus, Executive Director of the LCWA, was aided by 16 staff members in the new building, where the organization continued to provide counseling and adoption services to Lutheran families as well as oversee its foster home care, which remained in Addison. In 1961, the LCWA dedicated a new Children's Center in Addison called Lutherbrook, which replaced the Kinderhelm and was built on the site of the original Evangelical Lutheran Orphan Home. The sprawling new complex was also designed by Holabird & Root and was designed for the care and treatment of a maximum of forty children of elementary school age with severe problems. It provided four cottages for ten children and their house parents connecting with a central dining hall and a full-size gymnasium. The front wing of the facility contained a three-room school, a library-chapel, and offices for health services and a mental health treatment program.<sup>30</sup> (See Figure 68.)

In 1970, this non-profit organization officially changed its name to Lutheran Child and Family Services (LCFS) of Illinois. A news article from 1973 highlighted its work: "In addition to residential care for children at its home in Addison, the River Forest headquartered agency provides family counseling, adoption and foster home services for children, and services for unmarried parents."<sup>31</sup> These activities remained at the core of the LCFS, which opened new program offices statewide in the ensuing decades that served thousands of individuals on an annual basis. During the mid-1990s, the growing organization expanded into the adjacent one-story building at 7618 W. Madison Street, to which it is internally connected.

In 2017, the LCFS sold its River Forest property to the Village of River Forest and relocated to its new administrative headquarters in west suburban Oakbrook Terrace. Its former River Forest building has been vacant since that time.

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<sup>30</sup> *Arlington Heights Herald* (October 12, 1961).

<sup>31</sup> "Concordia Keeps up the Good Work," *Oak Park World* (October 14, 1973).

4. Holabird & Root, Architect

The Lutheran Child Welfare Association Building was designed by Holabird & Root, a large, full-service, Chicago-based firm with a national clientele that was best known for large-scale commercial and institutional projects. The firm was the successor to Holabird & Roche, which was established in 1883 by founders William Holabird (1854-1923) and Martin Roche (1854-1927), who met in the office of Chicago architect and engineer William Le Baron Jenney. A native of New York, Holabird had come to Chicago in 1875. Roche was raised in Chicago and was educated at the Armour Institute of Technology (now IIT).<sup>32</sup>

Holabird & Roche played a major role in the development of the steel-framed skyscraper starting with their design of the 12-story Tacoma Building (1889, razed) on LaSalle Street in Chicago, which featured generous expanses of glass. Several of the prominent buildings designed by the partnership are designated Chicago landmarks. These include the Old Colony Building at 407 S. Dearborn Street (1894); the Marquette Building at 140 S. Dearborn Street (1895); the Chicago Building at 7 W. Madison Street (1905); the City Hall-County Building at 121 N. LaSalle/118 N. Clark streets (1908/1911); and the Three Arts Club at 1300 N. Dearborn Street (1914).<sup>33</sup>

An enormously successful practice, Holabird & Roche also designed large, ornate hotels across the country, including Chicago's Stevens Hotel (1927, now Hilton Hotel) and the Palmer House (1927). Prominent Chicago commissions also included department stores on State Street—Mandel Brothers (1900), Rothschild (1906/1910), and the Boston Store (1905-17)—and the Gothic Revival University Club (1909) on Michigan Avenue.<sup>34</sup>

After the deaths of its founders, the older firm was reorganized in 1928 as Holabird & Root, led by William Holabird's son, John A. Holabird (1886-1945), and John W. Root, Jr. (1887-1963). John Holabird, who had graduated from West Point, and John Root, from Cornell University, formed a close friendship in about 1910 while students at the Ecole Des Beaux Arts in Paris, and they joined the Holabird & Roche in 1914.<sup>35</sup>

Holabird & Root adopted the Art Deco style for the setback-styled skyscrapers that distinguished Chicago's commercial center during the boom

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<sup>32</sup> Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey & Ingalls, 1970) 293-294, 518.

<sup>33</sup> Chicago Landmarks: Alphabetical List: <https://webapps1.chicago.gov/landmarksweb/web/listings.htm>

<sup>34</sup> Pauline Saliga, *The Sky's the Limit: A Century of Chicago Skyscrapers* (New York: Rizzoli, 1990) 296.

<sup>35</sup> "John W. Root, 76, Architect, Dies; Rites Set," *Chicago Tribune* (October 25, 1963).

of the 1920s. These included the 333 North Michigan Avenue Building (1928); the Palmolive Building at 919 N. Michigan Ave. (1929); and the Chicago Board of Trade Building at 141 W. Jackson Boulevard (1930)—all of which are designated Chicago landmarks—as well as the equally noteworthy Chicago Motor Club Building (1928) and the Chicago Daily News Building (1929).<sup>36</sup> The firm’s A.O. Smith Engineering Building in Milwaukee, Wisconsin (1928), sheathed almost entirely in glass, was among the most advanced buildings of its time.<sup>37</sup>

In 1930, Holabird & Root was awarded the Architectural League of New York’s prestigious gold medal. Both Holabird & Root took part in planning the Century of Progress Exposition of 1933 in Chicago.<sup>38</sup> A notable Depression-era project of the 1930s was the Wieboldt’s Department store, built on a largely undeveloped site at the corner of Harlem Avenue and Lake Street in River Forest. The streamlined Art Moderne style store featured smooth limestone cladding and longitudinal bands of glass blocks. Its state-of-the-art amenities included escalators and an air-conditioning system.<sup>39</sup>

William Holabird, the namesake of one of the founding partners and son of John A. Holabird, joined Holabird as a field superintendent in 1927 and became a partner in 1948, three years after the death of his father.<sup>40</sup> In 1958, John W. Root, Jr. was named the winner of the Gold Medal of the American Institute of Architects (AIA) for the most distinguished service to the profession. By then, he was largely retired and moved with his wife to their house on Cape Cod in 1960.<sup>41</sup> Later partners of the firm—which was headquartered at 300 W. Adams Street in Chicago—included Eugene E. Cook, Roy J. Solfisburg, and Gerald Horn.<sup>42</sup> Holabird & Root expanded its already large staff, during the post-World War II era. One 1966 article on the firm noted that, “About 200 persons are involved in 150 active commissions in some form of development.”<sup>43</sup>

Designs by Holabird & Root exhibited a modernist aesthetic starting in the 1950s, as evidenced by photographs in an unpublished catalog of its works on file at the Chicago History Museum. The full-service, award-winning firm had a departmentalized organization staffed by architects, engineers, and

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<sup>36</sup> Chicago Landmarks: Alphabetical List: <https://webapps1.chicago.gov/landmarkswb/web/listings.htm>

<sup>37</sup> “Architects Honor Root,” *Tampa Bay Times* (May 25, 1958).

<sup>38</sup> Saliga, 296.

<sup>39</sup> Al Chase, “Wiebolt Plans Million Dollar Oak Park Store,” *Chicago Tribune*, Dec. 10, 1935.

<sup>40</sup> “William Holabird; led architecture firm,” *Chicago Tribune* (February 11, 1992).

<sup>41</sup> Eleanor Page, “The John W. Roots to Move from Chicago,” *Chicago Tribune* (March 31, 1960).

<sup>42</sup> Holabird & Root, “Holabird & Root: Architects, Engineers, Planners,” Chicago: Holabird & Root [n.d.];

<sup>43</sup> “Holabird & Root Leaves Imprint on City’s Architecture,” *Chicago Tribune* (June 26, 1966).

specialists. Its projects ranged from low-rise buildings to skyscrapers, and incorporated wide-ranging building types, including offices, educational, communications, government, research, social, retail, industrial, health, and transportation.

Holabird & Root projects from the 1950s through the early 1970s that received awards from the Chicago Chapter of the AIA included Evergreen Shopping Plaza in Evergreen Park, Illinois (1955, Citation of Merit); St. Paul Federal Savings & Loan Association Building in Chicago (1956, Citation of Merit); Oak Park Library (1968, Distinguished Building Award); Indian Hill Laboratories for the Bell Telephone Company in Naperville (1969, Distinguished Building Award); Fire Station No. 2 in Oak Brook (1972); and the Monsanto Company's Environmental Health Laboratory in St. Louis, Missouri (1978).<sup>44</sup>

Other distinctive Holabird & Root projects from this period included Armour Pharmaceutical Center in Bradley, Illinois (1953); the Reservoir and Pumping Station in Aurora (1963); the Federal Office Buildings 10A and 10B in Washington, D.C. (1964); Eastern Airlines Reservation Building in Oak Brook (1970); the Evansville-Vanderburgh Civic Center in Evansville, Indiana (1970); a Civic Center in Oak Brook (1974); and a Vocational School in south suburban Crestwood (1975).<sup>45</sup> Designs in 1959-60 included three buildings for the Lutheran Child Welfare Association: its State Headquarters Building in River Forest, and both a Children's Institutional Residence and a Staff Apartment House in Addison, Illinois.<sup>46</sup>

Some post-World War II designs by Holabird & Root had a Miesian glass-and-steel aesthetic, such as the Illinois Bell Telephone switching center in Northbrook, a three-story, black steel building with grey-tinted glass, which received an Honor Award from the Chicago Chapter of the AIA in 1973.<sup>47</sup> Other buildings were sheathed with pre-cast concrete panels, as exemplified by Zurich Insurance Company's Corporate Headquarters in Schaumburg. Here, white pre-cast concrete panels were a striking contrast to horizontal band of green tinted glass.<sup>48</sup> However, most of the firm's buildings displayed more individualistic expression, based on their specific uses. These included the brick-sheathed Foreign Languages Building at the University of Illinois in

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<sup>44</sup> Holabird & Root, "Holabird & Root: Architects, Engineers, Planners," Chicago: Holabird & Root [n.d.]; "A Modern Masterpiece for Monsanto," *St. Louis Post-Dispatch* (July 9, 1978).

<sup>45</sup> Ibid; "Oak Brook readies new civic center," *Chicago Tribune* (May 26, 1974); "SACC architect picked," *Suburbanite Economist* (September 7, 1975).

<sup>46</sup> List of architectural drawings from the Holabird & Root Archive, on file at the Chicago History Museum.

<sup>47</sup> Paul Gapp, "Architects laud Bell unit design," *Chicago Tribune* (September 13, 1973).

<sup>48</sup> "Team approach puts building over its goal," *Chicago Tribune* (May 6, 1979).

Urbana (1971), which features blocky, top-heavy forms, and deep-set windows.<sup>49</sup>

The importance of Holabird & Root's work was recognized in the contemporary architectural press: sketches, plans, and photographs of their buildings were published in national journals that included *The American Architect*, *Architectural Record*, and *The Western Architect*. News of their work was also regularly published in newspapers nationwide. Many of the firm's buildings are listed in the *AIA Guide to Chicago* and are rated "Orange" in the Chicago Historic Resources Survey, meaning that they possess "significance to the community." Holabird & Root remains an active firm with a national, and international, portfolio. The company office is now located in the Marquette Building, a Holabird & Roche design, at 140 S. Dearborn Street in Chicago.

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement

The Lutheran Child Welfare Association Building was built in 1960 as flat-roofed edifice with an L-shaped footprint comprised of a one-story wing facing Madison Street and a split-level wing along Ashland Avenue. It is sheathed in buff-colored face brick laid in a common bond. Brown-colored face brick in a stacked design is used on the raised lower level of its split-level wing and on the south façade of this wing, which also features a perforated stone screen and vertical strips of glass blocks as decorative motifs. The main entrance, comprised of glass double-doors, is located on the Madison Street façade, which features three large bays infilled with colored, etched glass featuring 12 symbols of Christian social services. Fenestration on the other facades is comprised of paired, metal-framed, sliding glass windows arranged in horizontal strips. The floor plan has double-loaded corridors on each level that open onto offices and various public spaces (lower level).

### B. Description of Exterior

#### 1. Over-all dimensions

The building measures approximately 95'-0" (east-west) by 90'-0" (north-south).

#### 2. Foundation

The building has a concrete foundation.

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<sup>49</sup> Holabird & Root, "Holabird & Root: Architects, Engineers, Planners," Chicago: Holabird & Root [n.d.].

3. Walls

Walls are sheathed in buff-colored face brick laid in a common bond and have concrete coping. Brown-colored face brick in a stacked design is used on the raised lower level of its split-level wing and on the south façade of this wing, which also features a perforated stone screen and vertical strips of glass blocks as decorative motifs. Projecting concrete piers separate the colored, etched glass window that fill three bays on the Madison Street façade. A concrete pilaster adjacent to the front entrance on Madison Street is inscribed with the year of construction: 1960.

4. Structural system

The building appears to have loadbearing walls of brick and concrete block.

5. Openings

a. Doorways and doors

The front (south) façade on Madison Street has a pair of west-facing, metal-framed, glass double-doors sheltered beneath a flat-roofed canopy supported by a single concrete column. The north façade of the Ashland Avenue wing has a metal service door beneath a flat-roofed metal canopy on its upper level. The east façade of the Ashland Avenue wing has a metal service door on its lower level. The north façade of the Madison Street wing has a metal service door beneath a flat-roofed metal canopy on its eastern end.

b. Windows

Fenestration is comprised of paired, metal-framed, sliding glass windows arranged in horizontal strips. The Madison Street façade has three large bays infilled with colored, etched glass featuring 12 symbols of Christian social services.

6. Stairways

The north façade of the Ashland Avenue wing has a brick-faced concrete flight of steps with metal railing that ascends to the upper-level service door. The east façade of the Ashland Avenue wing has a flight of concrete steps with pipe railings that descends to the lower-level service door.

7. Roof

a. Shape, covering

The building has a composition covered flat roof.



C. Description of Interior

1. Floor plans

The floor plan features double-loaded corridors on each level. The Madison Street wing has front and rear vestibules, two public lobby areas, four offices on the north side of the corridor, and two offices and a conference room on the south side of the corridor. The Ashland Avenue wing has a restroom and stairwell on the ground floor. The central corridor on the lower level of this wing opens onto a men's and women's restroom, storage room, janitor's closet, boiler room, work room, lounge, meeting room, and a vestibule that provides access to a service door. The upper level of the Ashland Avenue wing has a total of eleven offices: six on the west side and five on the east side.

2. Stairways

The south end of the Ashland Avenue wing has a stairwell with a stairway that provides access to the lower and upper levels. Its treads and risers are carpeted and it has a wood balustrade and hand railing.

3. Flooring

The building's concrete flooring is covered with wall-to-wall carpeting or carpet squares (ground floor and upper-level corridor and offices, both lobbies, stairway); vinyl tiles (corridor and public rooms on the lower level); ceramic tiles (restrooms); and red clay tiles (vestibule at the east end of the Madison St. wing).

4. Wall and ceiling finish

The lower level has concrete block walls, some of which are finished in plaster. Walls on the ground floor and the upper level are plaster or gypsum board. The north walls of both lobby spaces on the ground floor are covered with teakwood paneling. Walls of the three public restrooms are covered with ceramic tiles. Ceilings are covered with acoustical tile systems.

5. Openings

a. Doorways and doors

Interior rooms have either hollow wood doors with knobs or metal doors with knobs.

6. Decorative features and trim

The north walls of both lobby spaces on the ground floor are covered with teakwood paneling.

7. Mechanical equipment

a. Heating

A basement boiler provided steam heat to the radiators of the building.

b. Lighting

Lighting is mainly provided by fluorescent lighting that is attached to the acoustical tile ceiling systems.

c. Plumbing

The building has three public restrooms: one on the ground floor and two on the lower level. The women's restrooms each have two toilets within metal stalls and two wall-suspended porcelain sinks. The men's restroom on the lower level has a toilet within a metal stall, a urinal, and one wall-suspended porcelain sink. A sink is situated in the lower level's janitor closet.

D. Site

1. General setting and orientation

The L-shaped LCWA Building occupies five lots on a rectangular corner parcel with frontages of 166 feet on Madison Street and 125 feet on Ashland Avenue. Its front façade faces south onto Madison Street, a commercial thoroughfare, the parkway area of which is covered with red face brick in front of this building. A ground level planter extends across the three large bays of the Madison Street façade. The LCWA Building shares a party wall with the adjacent, one-story commercial building, which was constructed in the 1960s. Concrete sidewalks extend along the building's two public right-of-ways and the Ashland Avenue side of the building has a grassy parkway. The rear (north) side of the building features a concrete paved parking lot.

PART III. SOURCES OF INFORMATION

A. Bibliography

1. Primary and Unpublished Source Information

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B. Likely Sources Not Yet Investigated

It is possible that administrative offices of the Lutheran Child and Family Services in Oakbrook Terrace, Illinois, may have archival materials on its former headquarters building at 7620 W. Madison Street in River Forest. However, attempts to contact officials at this organization via phone and email to ask whether such materials exist, and if so, could be reviewed, received no response.

The Chicago History Museum (CHM) contains the Holabird & Roche/Holabird & Root Archive, which features architectural drawings from 1885 to 1940 that are accessible to researchers. However, the post-1940 archival drawings are currently (2022) located in CHM’s warehouse and inaccessible to researchers as they are unprocessed. However, CHM does have a binder that lists the post-1940 Holabird & Root drawings in their possession, which can be reviewed upon request. It is

possible that the post-1940 drawings may be processed at a future date and made available to researchers.

- C. Sketch Plans  
Sketch plans for this building are attached to this report. (See Figures 2 and 3.)
- D. Supplemental Material  
A site plan, current sketch floor plans, current photographs of the building, two contemporary news clippings, and a Sanborn Fire Insurance Map are attached to the end of this report.

#### PART IV. PROJECT INFORMATION

- A. Research Strategy  
The research strategy was to review a variety of primary and secondary sources, including books, newspaper articles, and historic photos, to develop a thorough history of the Lutheran Child Welfare Association Building, placing it within the context of River Forest and its office buildings, and the work of Holabird and Root. Site visits to the building were planned to undertake photographic documentation for both the HIBS photographic submittal and use in developing a physical description of the building.
- B. Actual Research Process  
Primary and secondary source research was undertaken at the Public Libraries of Oak Park and River Forest and at the History Museum of Oak Park and River Forest. General history books related to River Forest were reviewed at both libraries but neither facility, nor the museum, had material directly related to the Lutheran Child Welfare Association or its building at 7620 W. Madison Street. However, the Museum had Sanborn Fire Insurance Maps on file, which were reviewed for information related to the history of Madison Street; the 1961 update showed the footprint of the LCWA Building. No information was found on Fr. A.R. Kretzmann, who was the designer of the colored, etched glass windows, according to a contemporary news article.

The Village of River Forest provided building permits related to this building. Research related to Holabird & Root was undertaken at the Chicago History Museum, which possesses the Holabird & Roche/Holabird & Root Archive. However, the 1959 drawings for the LCWA—like all of the firm’s post-1940 drawings—are unprocessed, housed in CHM’s off-site warehouse, and inaccessible to researchers. CHM had a book and an unpublished catalog on Holabird & Root’s work, both of which were reviewed.

Most helpful for information related to the LCWA and its River Forest Building were the Newspapers.com and NewspaperArchive.com databases, which provided many contemporary news articles. Both databases were also reviewed for information related to Holabird & Root. Attempts to contact the Lutheran Child and Family Services administrative offices in Oakbrook Terrace to inquire about any archival materials that they may have on file related to their former River Forest headquarters building were unsuccessful.

C. Archives and Repositories Used

River Forest Public Library in River Forest, Illinois

Oak Park Public Library in Oak Park, Illinois

History Museum of Oak Park and River Forest in Oak Park, Illinois

Chicago History Museum in Chicago

D. Project Team

1. Supervision

All aspects of this project were supervised and assembled by Jean L. Guarino, Ph.D., Principal of Guarino Historic Resources Documentation, Oak Park, Illinois. Dr. Guarino also served as project historian for this report and undertook digital field photography.

2. Sketch Plans

Lucas Howser developed the sketch floor plans for this building using CAD. He also produced the site plan.

3. HIBS photographer

All black and white HIBS photography was undertaken by Leslie Schwartz, Leslie Schwartz Photography, Chicago.

This HIBS documentation project was undertaken to mitigate the adverse effects of a proposed project by the Village of River Forest to raze this building and redevelop its site. The terms of the mitigation were agreed upon and executed to ensure compliance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420).

**INDEX TO BLACK AND WHITE PHOTOGRAPHS**

Leslie Schwartz, photographer, August 2022

- CK-2022-2.1 Front (south) and west facades, view northeast.
- CK-2022-2.2 Front (south) façade, view north.
- CK-2022-2.3 South façade's stained-glass windows, view northwest.
- CK-2022-2.4 Main entrance on Madison Street, view northeast.
- CK-2022-2.5 Decorative stone screen on the west end of the front (south) façade.
- CK-2022-2.6 West façade, view southeast.
- CK-2022-2.7 Rear portion of building around the parking lot, view southwest.
- CK-2022-2.8 Main lobby, looking toward stained-glass windows and glass-enclosed front entrance vestibule.
- CK-2022-2.9 Main lobby's north wall sheathed in teakwood paneling.
- CK-2022-2.10 Secondary lobby with south wall comprised of a stained-glass window.
- CK-2022-2.11 Staircase leading to upper level of west wing.
- CK-2022-2.12 View from top of the staircase toward the lobby, showing wall with vertical strips of glass blocks on the right.
- CK-2022-2.13 Upper-level caseworker office, view south toward window fronted by decorative exterior stone screen.
- CK-2022-2.14 Double-loaded corridor on the upper-level opening onto caseworker offices, view north.

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CK-2022-2.12



CK-2022-2.13



CK-2022-2.14

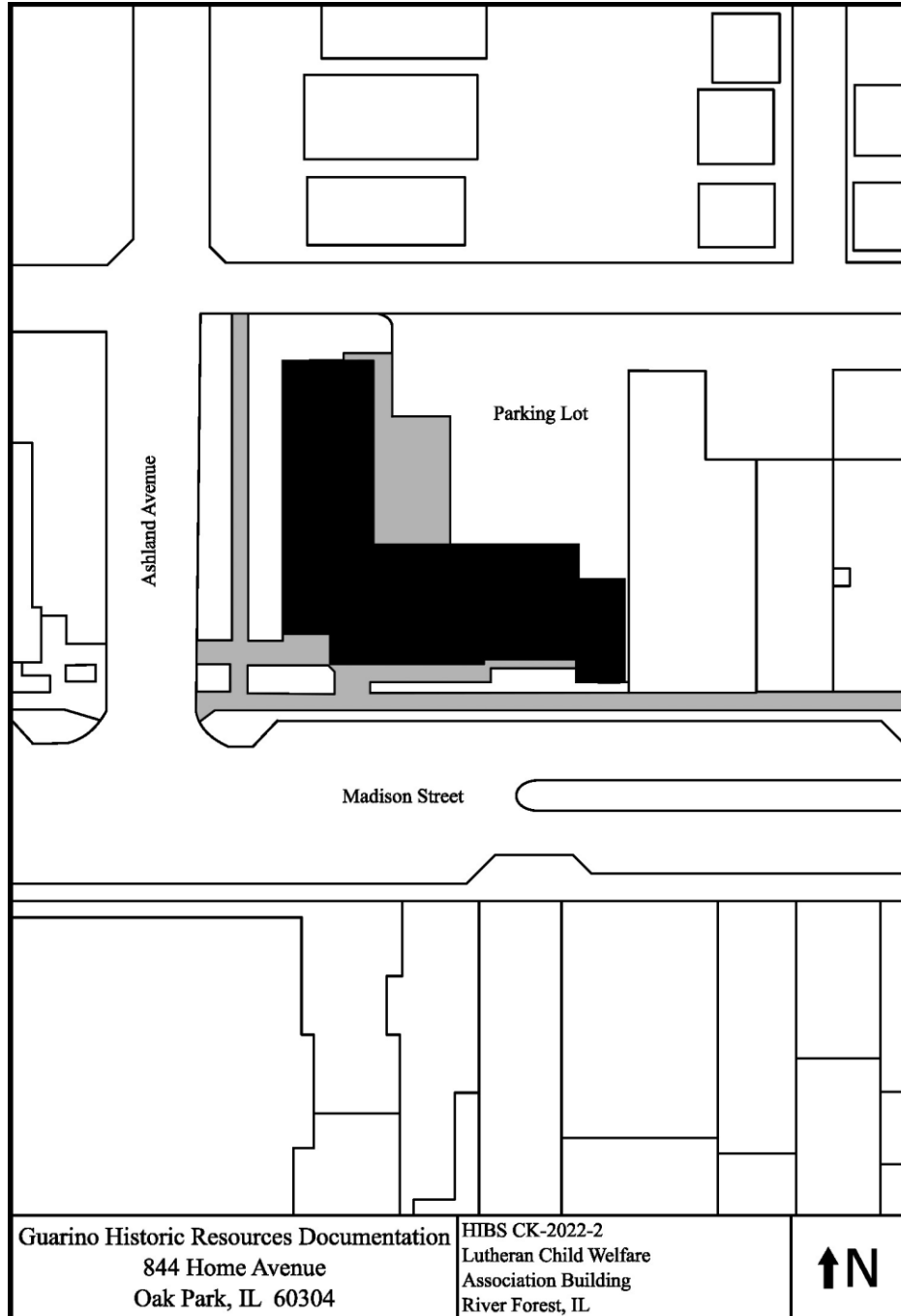


Figure 1: Site Plan

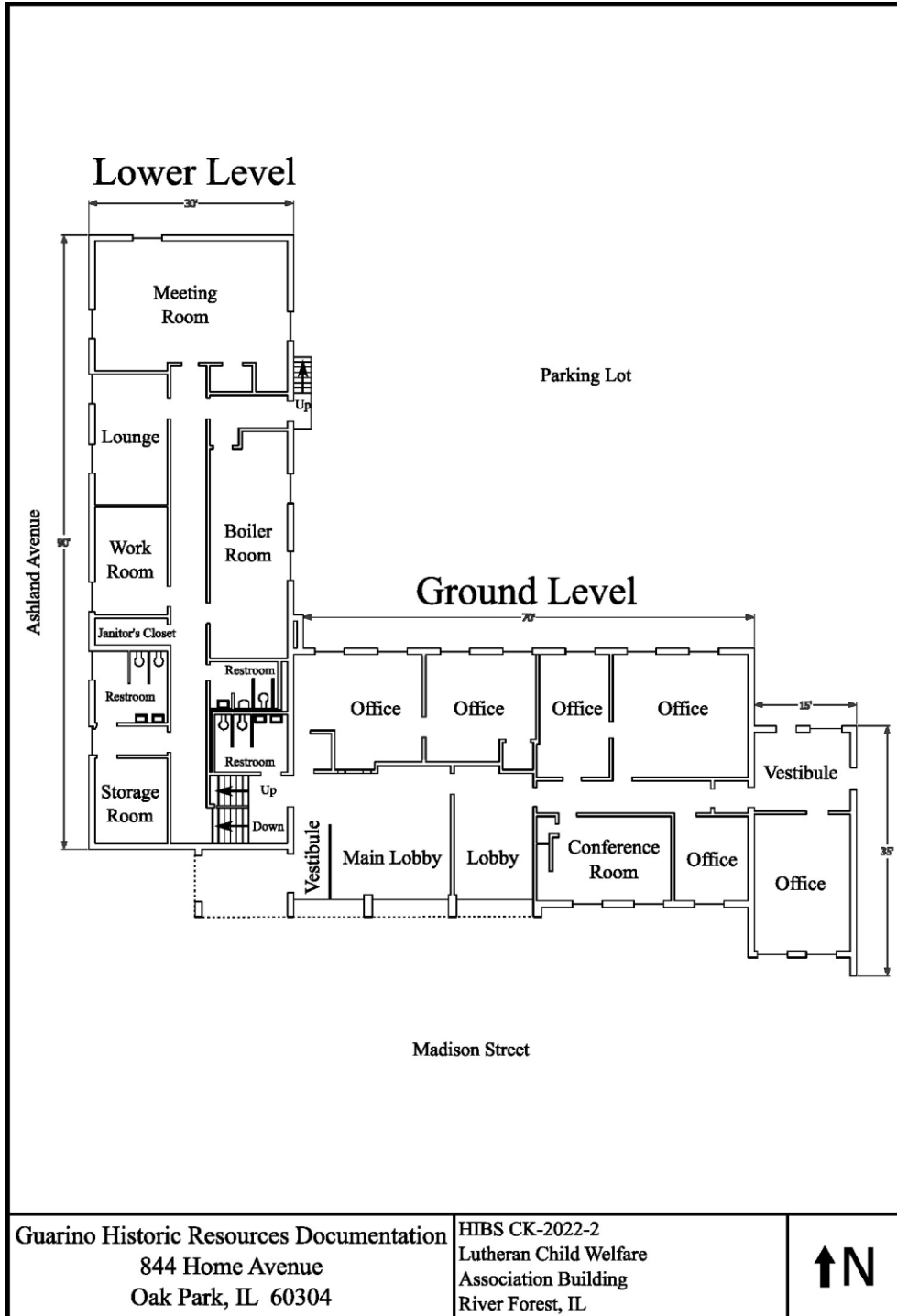


Figure 2: Floor Plan of First Floor (right) and Lower Level.



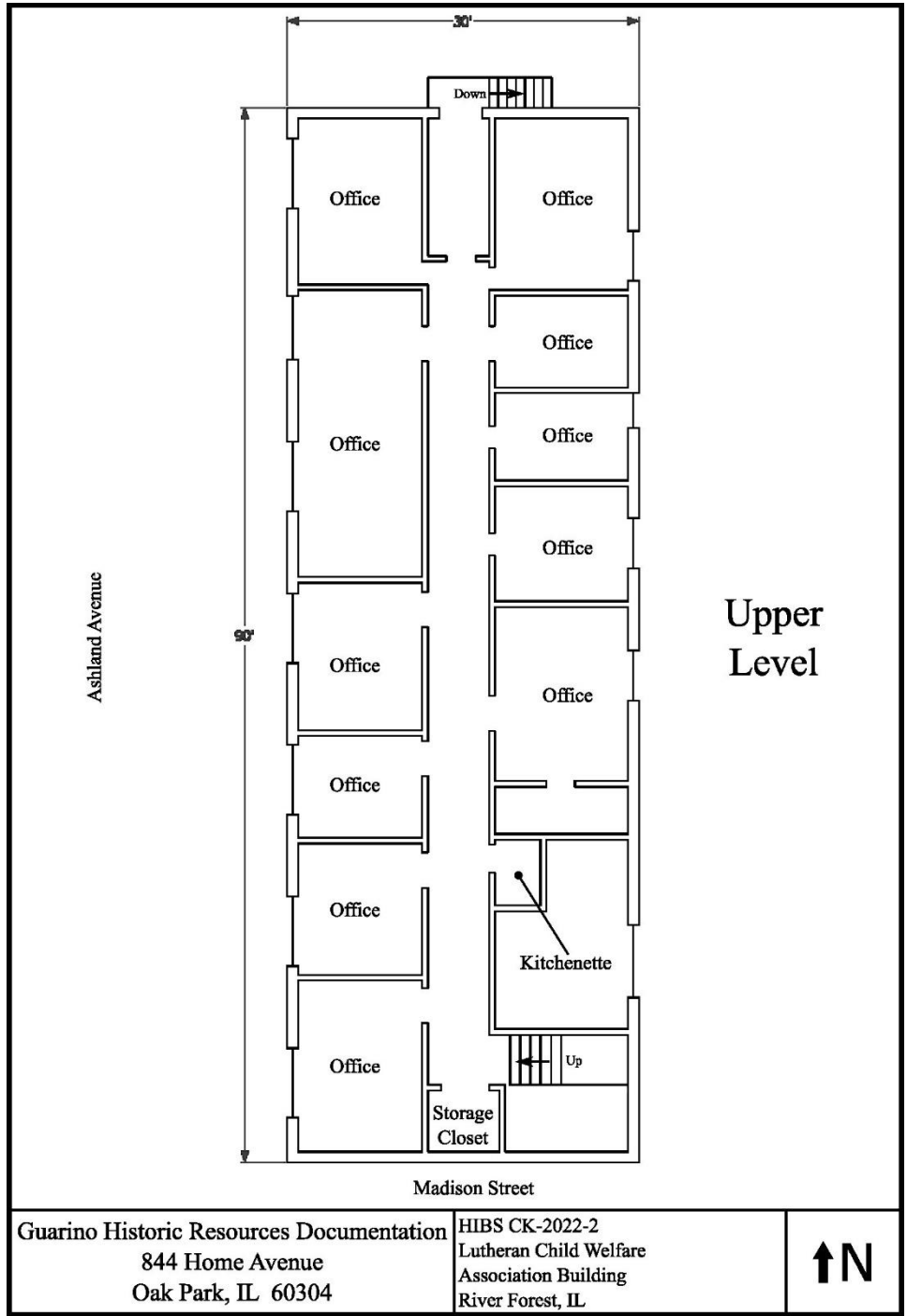


Figure 3: Upper-Level Plan.

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Figure 4: Front façade, view northeast.



Figure 5: Front façade, view northwest.



Figure 6: Front façade detail, view northwest.



Figure 7: Easternmost stained glass window bay, front facade.



Figure 8: Middle stained glass window bay, front facade.



Figure 9: Front façade, stained glass window bays, view northeast.



Figure 10: Front façade, view northeast.



Figure 11: Detail of entrance and adjacent vertical strips of glass blocks.



Figure 12: Cornerstone on front façade.



Figure 13: View of front entrance and perforated stone panel.

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Figure 14: Front (south) and west facades, view northeast.



Figure 15: West façade, view southeast.



Figure 16: Rear door on west wing, view southwest.



Figure 17: Stairway to lower level entrance along the east façade of the west wing.



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Figure 18: East façade of west wing, view west.



Figure 19: North façade of the Madison Street wing, view south.



Figure 20: Rear entrance to Madison Street wing.



Figure 21: Main lobby with teakwood paneling.

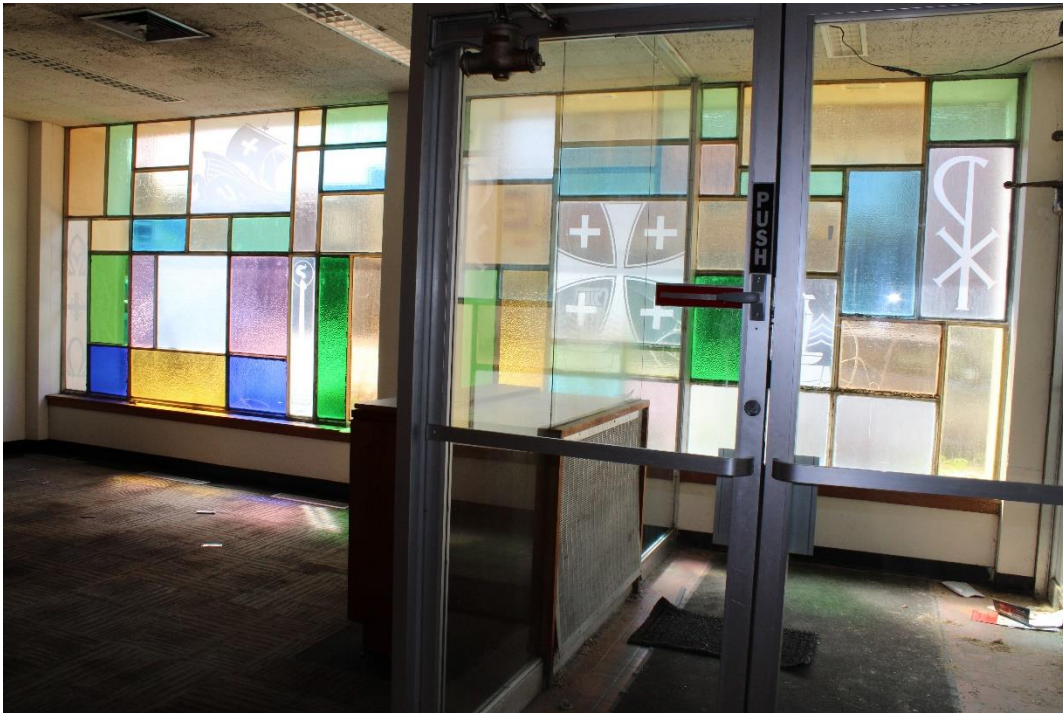


Figure 22: Main lobby with stained glass windows.



Figure 23: Main lobby showing front entrance from Madison Street.



Figure 24: Main lobby showing stained glass windows.



Figure 25: Teakwood paneled wall of main lobby.



Figure 26: Administrative office off the lobby.



Figure 27: Main lobby, view east.



Figure 28: Main lobby showing teakwood-paneled wall, view east toward secondary lobby.



Figure 29: Secondary lobby with teakwood-paneled wall, view north.



Figure 30: Secondary lobby with stained glass window.



Figure 31: Double-loaded corridor on first floor.



Figure 32: First floor administrative office.



Figure 33: First floor administrative office.





Figure 34: First floor conference room.



Figure 35: First floor administrative office.



Figure 36: First floor administrative office.



Figure 37: View of entrance vestibule at east end of the Madison Street wing, view west.



Figure 38: Staircase to upper level with door to women’s restroom on right.



Figure 39: First floor women’s restroom.



Figure 40: Stairway to lower level.



Figure 41: Corridor on lower level, view north.



Figure 42: Vestibule on lower level opening onto a storage room (left) and women's restroom (right).



Figure 43: Women's restroom on lower level.

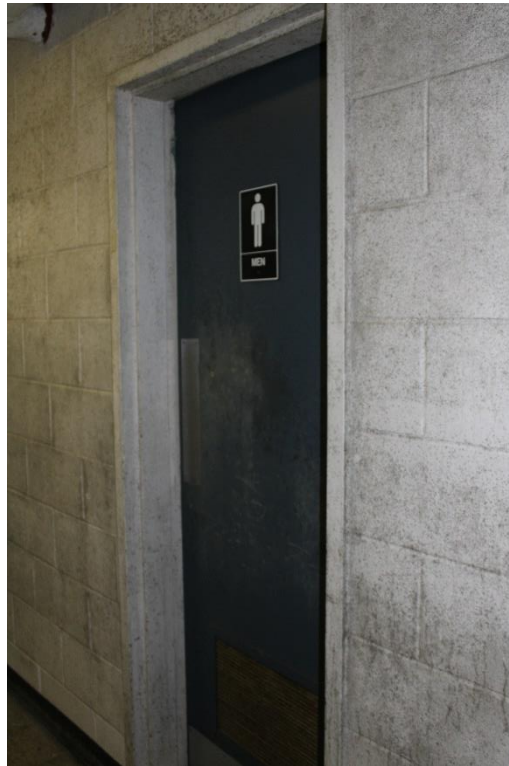


Figure 44: Door to men's restroom on lower level.



Figure 45: Men's restroom on lower level.

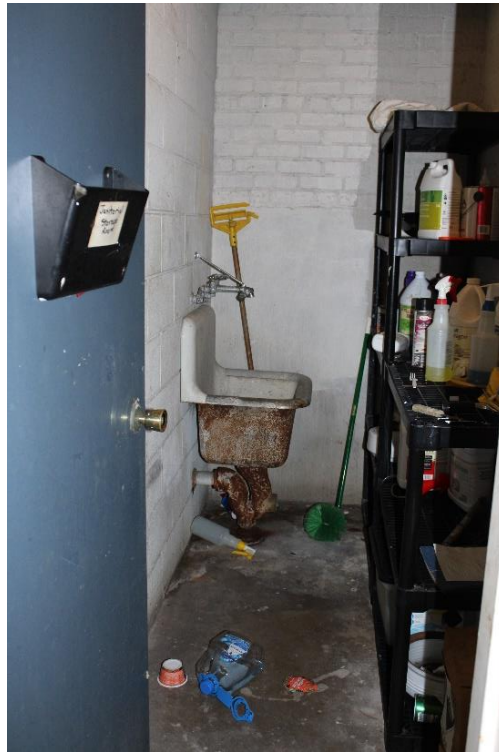


Figure 46: Janitor's closet on lower level.



Figure 47: Workroom on lower level.



Figure 48: Exit door on lower level, view east.



Figure 49: Lounge on lower level.





Figure 50: Meeting room on lower level, view northwest.



Figure 51: Meeting room on lower level showing original metal kitchenette.



Figure 52: Corridor on lower level, view south.



Figure 53: Stairway from lower level to first floor showing vertical strips of glass block on the right.



Figure 54: Stairway from first floor to upper level.



Figure 55: Pairs of glass block arranged vertically, view southeast.



Figure 56: Double-loaded corridor on the upper level, view north.

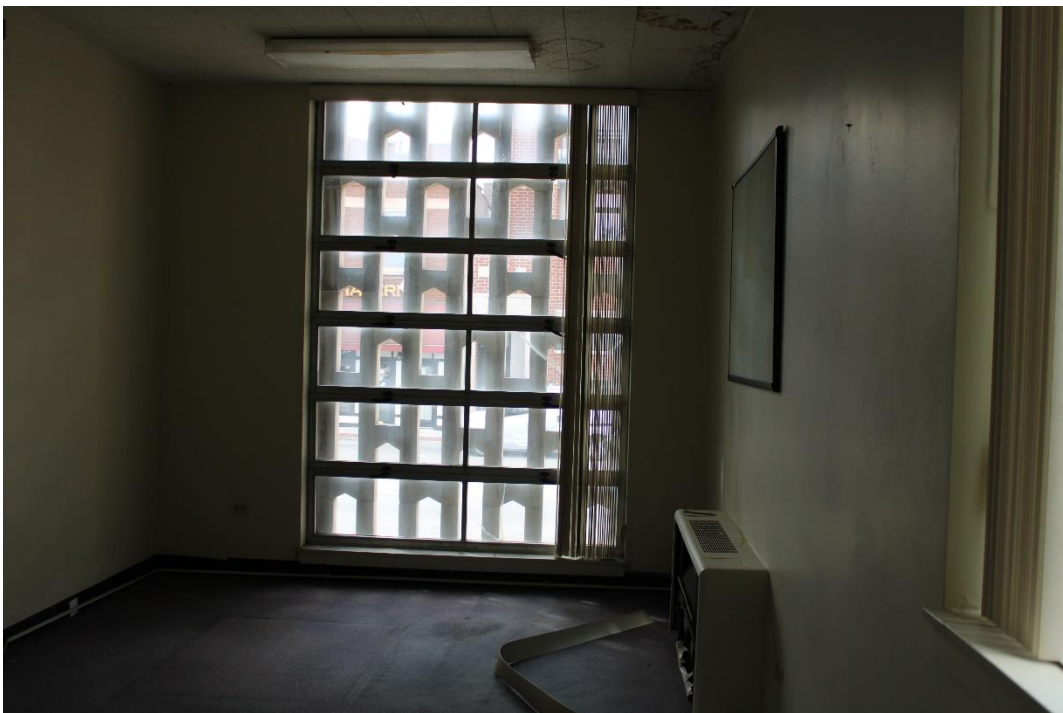


Figure 57: Southernmost caseworker office with view of perforated stone screen on Madison Street façade.



Figure 58: Typical caseworker office on the upper level.



Figure 59: Large caseworker office on the upper level, view northwest.

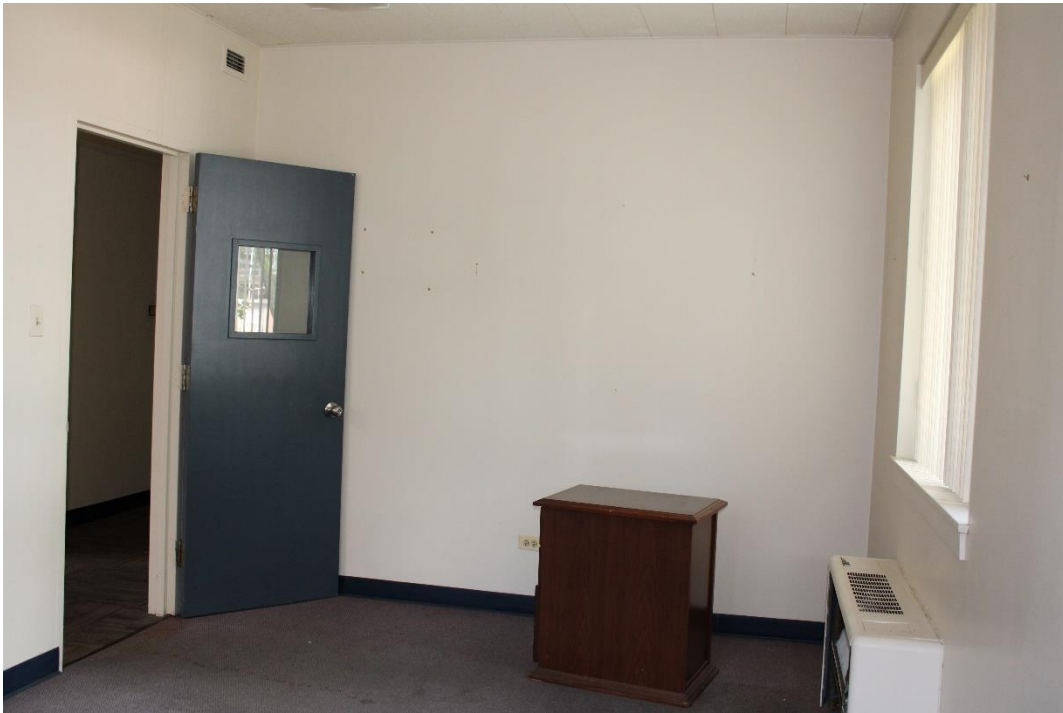


Figure 60: Typical caseworker office on the upper level.



Figure 61: Exit at the north end of the upper level.



Figure 62: Caseworker office on the upper level,



Figure 63: Corridor on the upper level, view south.

VILLAGE OF RIVER FOREST		PERMIT RECORD	
Number	Street		
7620-7628	Madison St.		
Owner	Address		
Lutheran Child Welfare Assn.	Addison - Illinois		
<b>BUILDING PERMIT</b>			
To	Address		Permit No.
Fred Berglund & Son, Inc.	8410 So. Chicago Av Chicago - Ill		3632
Class and Material	24 room 1 x 1 1/2	Cost	Date
slab, Bldg. Concrete & masonry		\$168,000. <sup>00</sup>	4/20/60
Architect	Address		
Halabick & Post	180 N. Wabash Chicago 1		
General Contractor	Address		
Fred Berglund & Son, Inc.	8410 So. Chicago Av. Chgo		
<b>PROPERTY DESCRIPTION</b>			
Lots 11, 12, 13, 14, 15 - Blk 7 Fields Subn			
<b>SEWER PERMIT</b>			
To	Address		Permit No.
Date	For		
Inspected By	Date	Remarks (Give Stub Location)	
<b>WATER PERMIT</b>			
To	Address		Permit No.
Date	For		
Inspected By	Date	Remarks (Give Tap Location)	
<b>ELECTRICAL PERMIT</b>			
To	Address		Permit No.
Date	For		
Inspected By	Date	Remarks	

Figure 64: Original Building Permit for 7620 W. Madison Street, dated April 20, 1960.  
Source: Village of River Forest.





Figure 65: *Oak Leaves*, May 5, 1960.

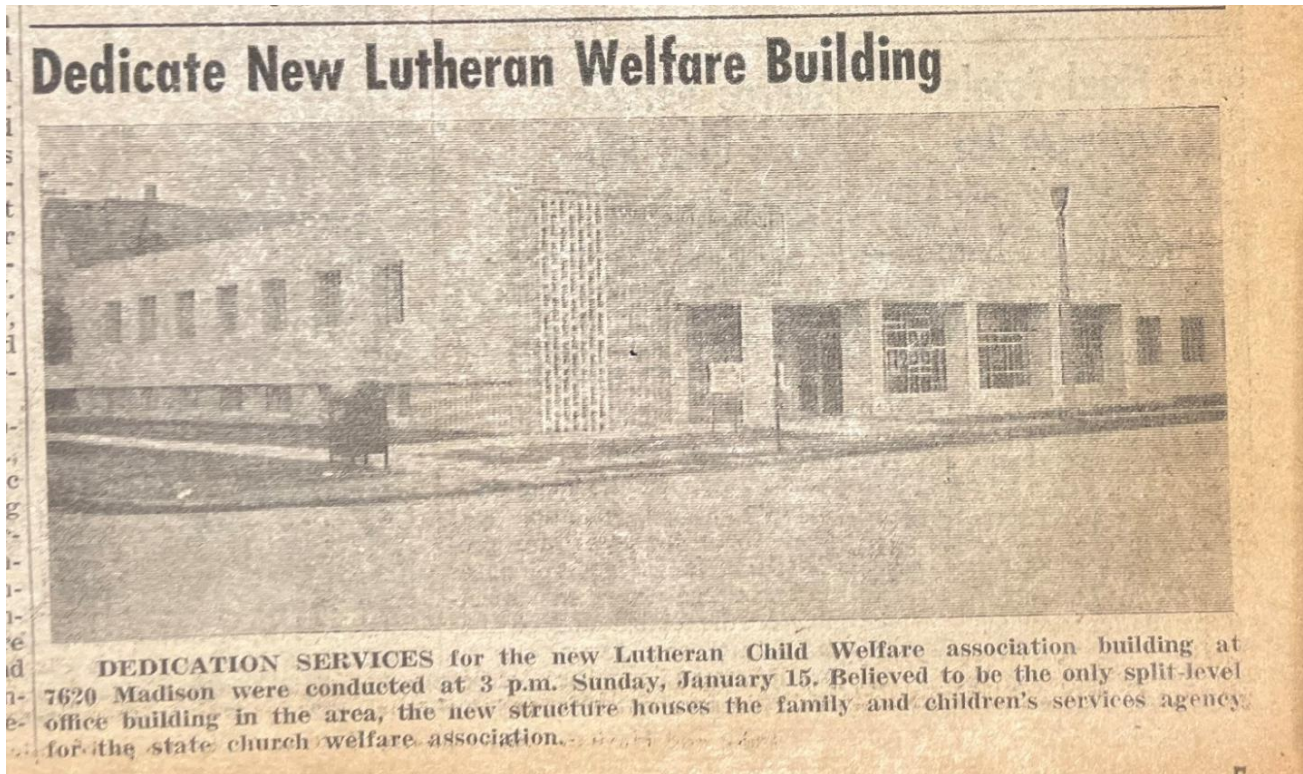


Figure 66: *Oak Leaves*, January 19, 1961.

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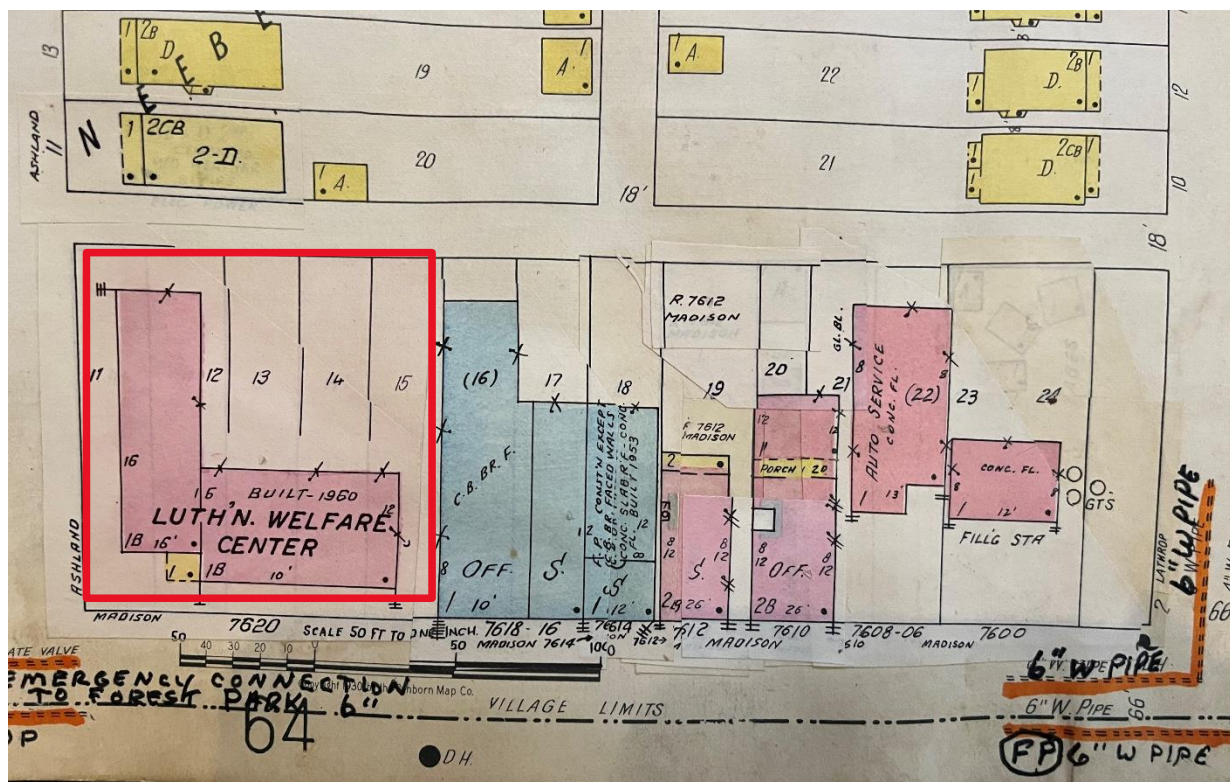


Figure 67: Footprint of the Lutheran Child Welfare Association outlined in red, 1961, showing other nineteenth century commercial buildings on this block in River Forest. Source: Sanborn Fire Insurance Map, Chicago, Vol. 32 (River Forest, Forest Park, North Riverside) New York: Sanborn Fire Insurance Company, 1930, Revised 1961.

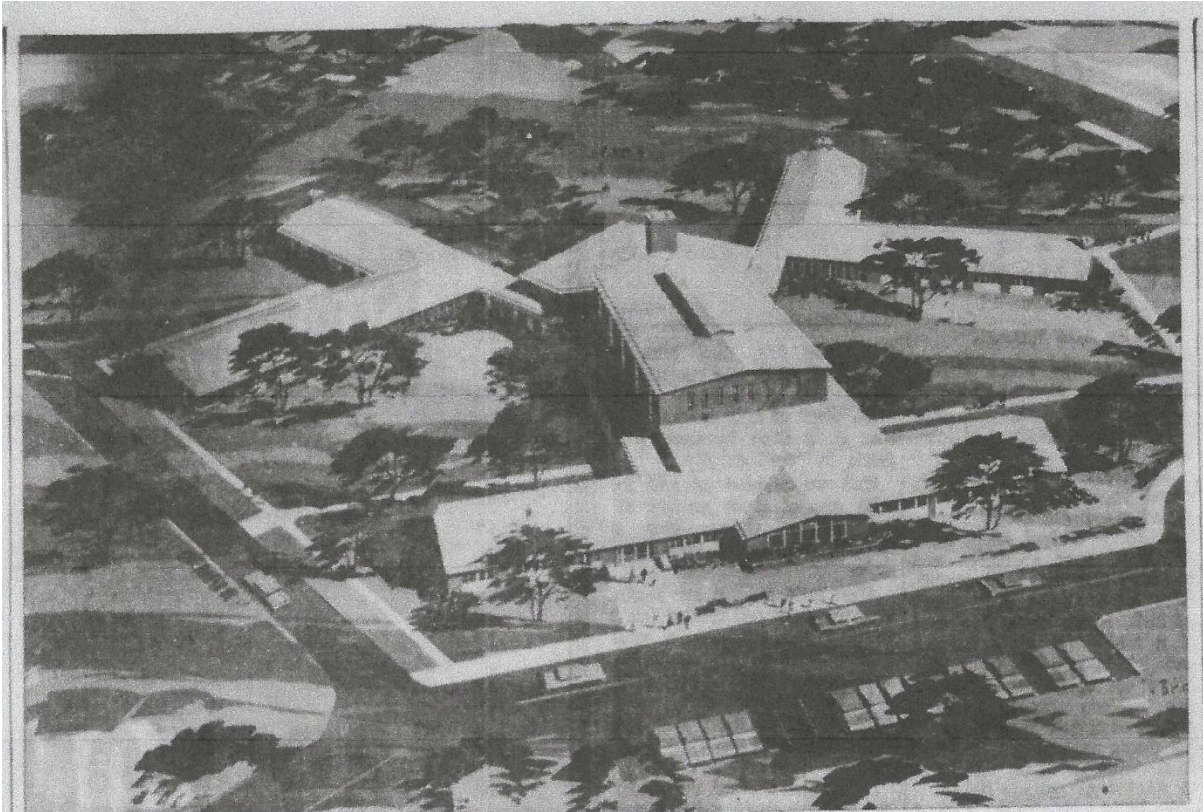


Figure 68: Drawing of Lutherbrook Children's Center, designed by Holabird & Root and dedicated in 1961. This facility was directed by the Lutheran Child Welfare Association in River Forest. Source: *Arlington Heights Herald*, October 12, 1961.