3808-12 South Dearborn Building Description

Located within the Bronzeville neighborhood, the property at 3808-12 S. Dearborn is approximately 3.4 acres and includes the former Crispus Attucks Elementary School. The school was closed in 2008 and the building has been vacant since its closure.

The school building was constructed in 1957, and the architect of record is listed as Fugard, Burt, Wilkinson & Orth. The school was the main public school for residents of Chicago Housing Authority (CHA)’s Stateway Gardens housing complex. Stateway Gardens was constructed in 1958 and was demolished between 2001 and 2007. Due to ten years of vacancy, acts of vandalism, and weathering, the current condition of the school building could be described as dilapidated.

Although not currently listed on the National Register of Historic Places (NRHP) or as a Chicago Landmark, the Illinois State Historic Preservation Office (SHPO) determined that the age, architectural style of the building and its connection to the former neighboring public housing complex enables it to be eligible for listing on the NRHP. SHPO then determined that the demolition would have an adverse effect on a building eligible for listing on the NRHP.

Mitigation Proposed by SHPO

SHPO has proposed the following mitigation to resolve the adverse effect determination:

A. The City of Chicago Department of Fleet and Facility Management (2FM) and/or CHA shall retain a historical contractor of its choice (Contractor) who meets the Secretary of the Interior’s Qualifications (36 CFR 61) to complete the mitigation measures described below. The Contractor must consult with SHPO prior to the initiation of the work to ensure that expectations are understood.

B. 2FM will ensure that the following is carried out and completed by the Contractor: Historic American Buildings Survey (HABS) Level II recordation of the former Crispus Attucks Elementary School at 3808-3012 South Dearborn Street in Chicago, IL, consisting of:

- Sketch elevations, drawn in computer assisted drafting (CAD) format, of the building in current condition.
- Black and white digital photography of the building produced on archivally stable photographic paper to include the building site, exterior and interior views and distinctive architectural features.
- Written historic narrative and context of the building and its relation to Stateway Gardens public housing complex using HABS outline format.
- Written historic and architectural context of post-World War II school buildings in Chicago.
- Clear printed copies on approved sheets and high resolution digital scans of historic plans, photographs, and drawings.
Upon completion of the fieldwork portion of the HABS documentation (I.B (a) and (b)), the Contractor shall contact SHPO to confirm in writing that all of the information necessary to complete HABS documentation has been collected. Upon SHPO agreement, the demolition of the building may commence. SHPO will review draft photos and field notes and accept or reject the submittal in accordance with HABS Standards. Upon acceptance of the 95% submission in writing, 2FM and the Contractor will complete the final documentation and deliver to the SHPO standard copy and one digital copy on an archival CD of all accepted documentation, including scanned historic plans, photographs, and drawings, in an archival clam-shell box. Copies of the completed HABS documentation will be deposited with the Abraham Lincoln Presidential Library in Springfield, Illinois.

Additional Potential Historic Resources Protection Measures

The SHPO agrees with 2FM that an archeological survey would not be necessary due to the site being previously highly developed. However, if potential historic properties are discovered or unanticipated effects on historic properties found, the City of Chicago Department of Planning and Development (DPD) shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, DPD understands and agrees that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.
Figure 1: SW corner of building

Figure 2: NW corner of building, looking east

Figure 3: Rear courtyard, looking NW

Figure 4: Front of building, looking east
Area of Potential Effect
3808-12 S. Dearborn
Former Crispus Attucks Elementary School
2FM SHPO SUBMITTAL
To the Acting State Historic Preservation Officer:

The City of Chicago Department of Fleet and Facility Management (2FM), is providing documentation to initiate consultation for the 39th and State Street Development, a joint City of Chicago/Chicago Housing Authority (CHA) new construction project on both vacant land and a parcel containing an unoccupied Chicago Public School (CPS) building. The proposed project area is a multi-block area roughly bounded by W. 37th Pl. to the north, S. Federal St. to the west, W. 40th St. to the south, and S. State St. to the east. Addresses associated with the project area include 3808 S. Dearborn Street, and several parcels without PINS and associated addresses; please refer to the attachment for a complete list. This proposed development is directly south of/adjacent to the previously reviewed, but unrelated, SHPO Log #005062018. The proposed development is located within the Bronzeville neighborhood of Chicago. Within Bronzeville is the Black Metropolis District. The Black Metropolis District is a theme district, with no geographical boundaries. It consists of 9 structures that have been designated as Chicago Landmarks on September 9, 1998. Of these eight are individual buildings and one is a public monument. There are no landmark structures or NHRP listed buildings within or adjacent to the proposed development.

The CHA intends to acquire a City of Chicago vacant property located south of E. 39th St./Pershing Rd. and West of S. State St., and to dispose of its vacant property located north of E. 39th St./Pershing Rd. and West of S. State St. to the City of Chicago. The City of Chicago has a planned commercial development proposed for the property it will be acquiring from CHA, which will include a grocery store and parking facilities. The planned City of Chicago commercial development will also include vacant private property, a CPS property which includes a closed school building, as well as a portion of S. Dearborn Street which will be vacated prior to development. As both the land disposition and acquisition will involve CHA property, HUD regulations require a Section 106 consultation. An attached project location map is provided. Descriptions of the current CHA, City of Chicago, CPS, and private properties are as follows:
CHA property
The current CHA property, approximately 7.8 acres, proposed for disposition to the City of Chicago, is vacant land north of 39th Street (Pershing Rd) and is located on a portion of the former Stateway Gardens housing complex. The project area was developed with multiple structures prior to 1912. The project area has undergone several redevelopments and ground disturbances since 1952 as evidenced in the enclosed documentation. The former Stateway Gardens public housing complex, which was comprised of eight buildings constructed in 1958, was demolished between 2001 and 2007.

City of Chicago property
The current City of Chicago property, approximately 6.7 acres, proposed for acquisition by the CHA, is vacant land south of 39th Street (Pershing Rd) and is located on a portion of the former Robert Taylor Homes housing complexes. The project area has undergone several redevelopments and ground disturbances since 1952 as evidenced in the enclosed documentation. The former Robert Taylor Homes, constructed in 1961, had 28 detached 16-story buildings. Demolition of the Robert Taylor Homes began in 2003 and was completed in 2007. There are no remaining buildings on the current CHA property.

Private property
A private parcel comprising approximately 2.7 acres of vacant land is proposed for acquisition by the City of Chicago as part of the larger development plan. This private land also occupies a portion of the former Stateway Gardens housing complex. As described in the CHA property above, the land has been previously disturbed on multiple occasions, as evidenced in the attached documentation. There are no remaining buildings on the current private property.

CPS property
The current CPS property is approximately 3.4 acres and includes the former Crispus Attucks Elementary School with an address of 3808-12 S. Dearborn. The Crispus Attucks Elementary School was closed in 2008 and has remained unoccupied since its closure. The school building was constructed in 1957, and the architect of record is listed as Fugard, Burt, Wilkinson & Orth. The office for Fugard, Burt, Wilkinson & Orth was at 520 N. Michigan Avenue, Chicago, Illinois. Although not currently listed on the NRHP or as a Chicago Landmark, we acknowledge that the age of the building enables it to be potentially eligible for listing. However, due to ten years of vacancy, acts of vandalism, and weathering, the current condition of the school building could be described as dilapidated. Interior renovations and repairs occurred over the decades until a few years before closure in 2008. Additionally, the building has been off-limits to enter due to the potential exposure to hazardous building materials. The building does not appear to have its original integrity intact. Provided as an attachment are copies of the 1957 as-built drawings and a photolog containing photos from when the building was still utilized as a school, interior photos after closure, as well as current exterior photos.

Documentation, including historical aerial imagery and Sanborn maps, showing the entire proposed project area is included for your review. The documentation demonstrates that the vacant land parcels have been heavily disturbed prior to the project; and therefore an archeological survey should not be required. However, we request your review and determination for all the properties involved in the proposed 39th and State development, including the former Crispus Attucks Elementary School and its proposed demolition.
Illinois State Historic Preservation Office
August 24, 2018
Page 3 of 3

Please contact me by email at jaime.blakesley@cityofchicago.com or by phone at (312) 744-0963 if you have any questions or need additional information.

Sincerely,

[Signature]
Jaime Blakesley
Environmental Engineer III

Attachments

cc: CDM Smith: Cody McChane, Patrick Dunn
39th and State Street Development

Section 106 Consultation - Attachment List

- Project site location map
- Parcel PINS, addresses, and zoning map
- Sanborn maps
- Historic aerials
- As-built drawings – Crispus Attucks
- Photographs
## 39th and State Ownership

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39th and State-- Zoning Map Entire Development
NEPA Site Visit
39th and State Mixed Use Development
August 22, 2018
Photos taken by: Richard Cody McChane

Area 1: Vacant School Building

Photo 1: School building, looking northwest from the corner of 39th and State

Photo 2: School parking lot, looking northwest from State Street

Photo 3: Rear courtyard, looking northwest

Photo 4: Rear courtyard, looking southwest from northeast corner

Photo 5: Front of school building, looking southeast from adjacent vacant lot

Photo 6: Northwest corner of school building, looking east
Area 1: Vacant School Building

Photo 7: Front of school building, looking southeast from northwest corner

Photo 8: Front of school building, looking east from Dearborn St.

Photo 9: Front of school building, looking east

Photo 10: Southwest corner of school building, looking northeast
Area 2: Vacant Land – North of 39th Street

Photo 1: Vacant land, looking northwest from northern boundary of school grounds

Photo 2: Vacant land, looking southwest from northeast corner of parcel

Photo 3: Vacant land, looking west from northeast corner of parcel

Photo 4: Vacant land, looking southwest from northern boundary of parcel

Photo 5: Vacant land, looking south from northern edge, south of CHA building

Photo 6: Vacant land, looking north from 39th Street near Federal Street
Area 3: Vacant Land – South of 39th Street

Photo 1: Vacant land, looking south from 39th Street

Photo 2: Western edge of vacant land, looking south from 39th Street

Photo 3: Southern end of vacant land, looking southeast from Federal Street

Photo 4: Vacant land, looking north from southern boundary/railroad line

Photo 5: Eastern half of vacant land, looking east

Photo 6: Northeast quadrant of vacant land, looking northwest from near State Street
2013 interior view, photo taken by CTU

2013 interior view, photo taken by CTU
1995 exterior of Crispus Attucks Elementary School, photo taken by Copelin for UIC records

1995 exterior, photo taken by Copelin for UIC records
1995 exterior, photo taken by Copelin for UIC records

1995 exterior, photo taken by Copelin for UIC records
1995 exterior, photo taken by Copelin for UIC records