

# LANDMARK DESIGNATION REPORT



## Assumption School

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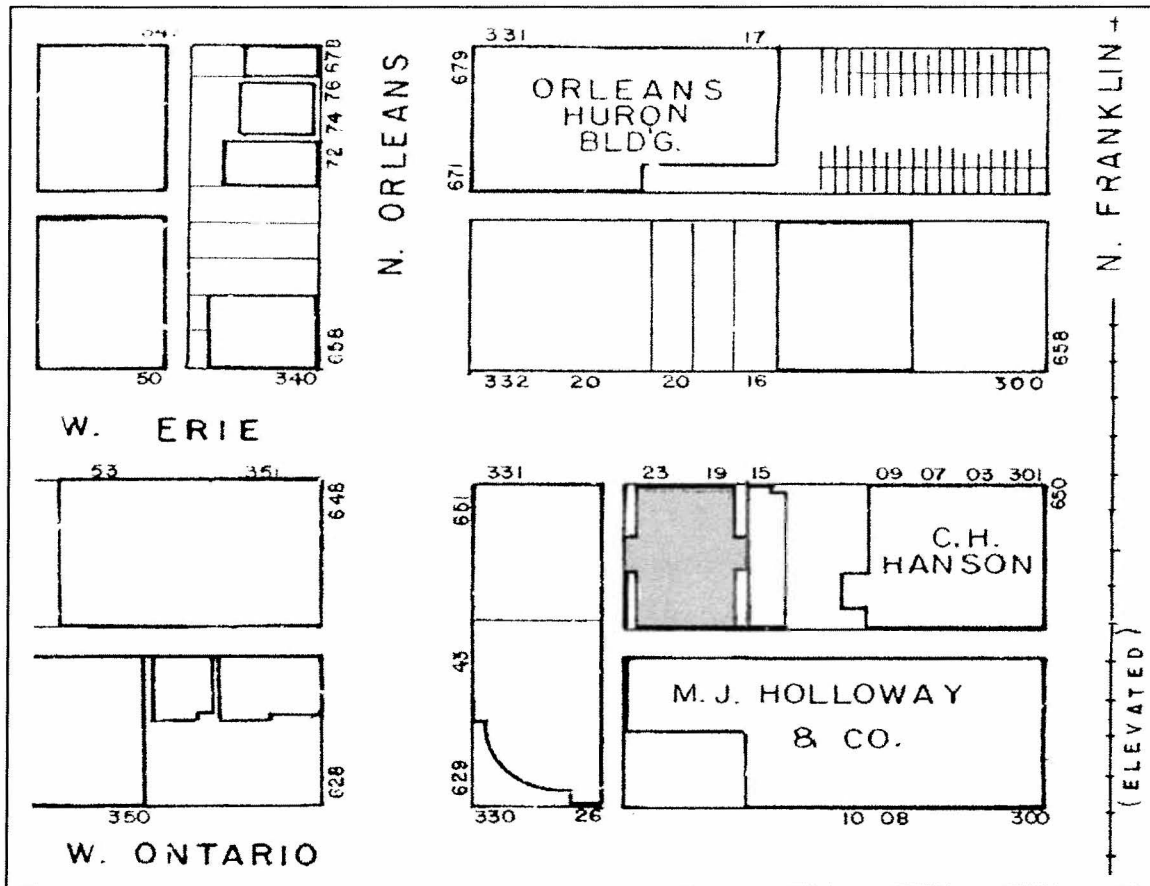
319 West Erie Street

**Preliminary Landmark recommendation approved by  
the Commission on Chicago Landmarks, January 9, 2003**



**CITY OF CHICAGO**  
Richard M. Daley, Mayor

**Department of Planning and Development**  
Alicia Mazur Berg, Commissioner



**Cover:** A contemporary view of the Assumption School Building (left). In 1899, the school was founded by Mother Frances Xavier Cabrini, the first American to be elevated to sainthood by the Roman Catholic Church (top right). The building is characterized by its Beaux Arts details, including its elaborate cornice (bottom right).

**Above:** The Assumption School Building is located at 319 West Erie Street.

*The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council which individual buildings, sites, objects, or districts should be designated as Chicago Landmarks, which protects them by law.*

*The landmark designation process begins with a staff study and a preliminary summary of information related to the potential designation criteria. The next step is a preliminary vote by the landmarks commission as to whether the proposed landmark is worthy of consideration. This vote not only initiates the formal designation process, but it places the review of city permits for the property under the jurisdiction of the Commission until a final landmark recommendation is acted on by the City Council.*

*This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within the designation ordinance adopted by the City Council should be regarded as final.*

# ASSUMPTION SCHOOL

319 WEST ERIE STREET

**BUILT:** 1899

**ARCHITECT:** FREDERICK L. FOLTZ

Built in 1899 and located among more utilitarian warehouses, factories and modest working-class housing, Assumption School was distinguished by its brick- and stonework, exuberant classically-inspired ornament and distinctive copper cornice. The school was founded by Mother Frances Xavier Cabrini, the first American citizen to be elevated to sainthood by the Roman Catholic Church. Mother Cabrini and her religious order, the Missionary Sisters of the Sacred Heart, began their long association with charitable undertakings in Chicago at Assumption School by serving the thriving Italian immigrant community that settled near Assumption Church on the city's Near North Side.

Located at 319 W. Erie Street between Franklin and Orleans streets, the three-story brick school was designed by architect Frederick Foltz (1843-1916). Characterized by its Beaux Arts details, symmetry, and its small urban mid-block site, Assumption School is a fine example of a late nineteenth century urban school building.

## BUILDING DESCRIPTION

Built over a century ago, Assumption School reflects the character of urban elementary schools built in the last half of the nineteenth century. Chicago examples of such school buildings typically have very compact site plans, are of brick construction, and have axial plans of two to four stories on a raised basement. The earliest surviving public elementary schools in Chicago are relatively small and compact brick buildings constructed in the 1870s and early 80s in neighborhoods near the Loop, such as Headley School (1875), located at 2107 N. Magnolia Street. As Chicago's population grew in the 1880s and 90s, the Board of Education began

building larger public schools on more expansive lots. Similarly, Chicago's earliest high schools, such as James A. Sexton School (originally, North Division High School) at 160 W. Wendell Street, designated a Chicago Landmark in 1978, featured larger floor plans.

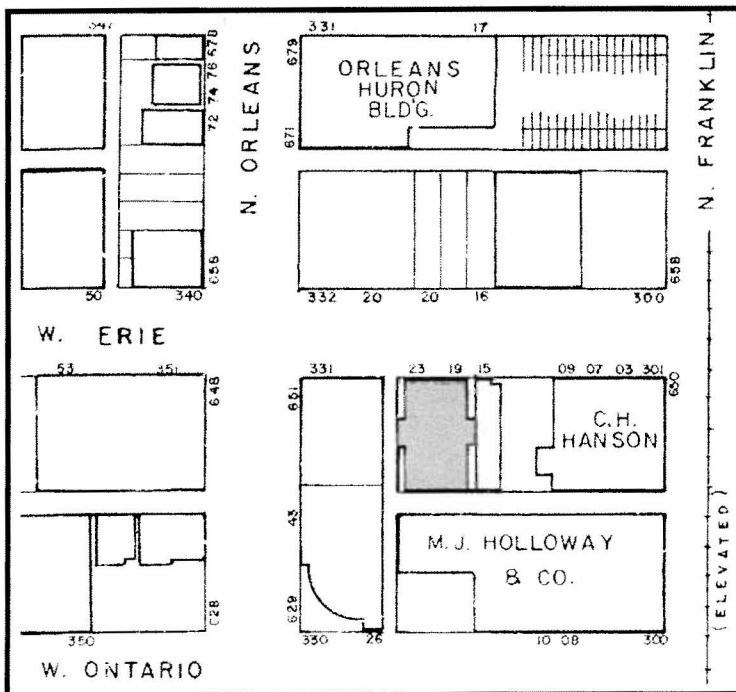
Early private schools, however, were typically built on small lots for reasons of economy. Like earlier public elementary school buildings, parochial and private school buildings such as Assumption School, St. Paul Parochial School (1892) at 2114 W. 22<sup>nd</sup> Place, the former Chicago Latin School (1899) at 18 E. Division Street, and St. Vitus School (1903) at 1812 S. Paulina Street, featured straightforward three-story plans. Unlike the early public schools, the private schools often incorporated more elaborate stylistic details.

Erected in 1899 at a cost of approximately \$45,000, the finely detailed Assumption School was designed in the Beaux-Arts tradition by architect **Frederick Foltz (1843- 1916)**. Set atop a raised base of rusticated stone, the three-story brick building possesses a solid and commanding presence in its Near North Side neighborhood. Its symmetrical north facade (facing Erie Street), clad in golden-brown face brick and accented with exuberant classically-inspired carved stone and metal ornament, displays fine craftsmanship, which is especially evident in its brick- and stone-work. Brick pilasters that terminate in foliate capitals topped by egg-and-dart moldings accentuate the symmetrical facade.

One of the building's most dramatic features is its elaborate main entrance on Erie Street. Substantial rusticated stone quoins flank the entrance and provide a base from which carved pilasters and brackets rise to frame a semicircular window that is topped with a keystone. The entry terminates with a broken scroll pediment (a motif repeated in the cornice above), consisting of a pair of cylindrical scrolls adorned with double rows of beaded molding and complex rosettes, within which is inset a richly detailed stone medallion. At the first floor level, brick courses are laid in a running bond with each seventh course of brick recessed to provide the facade with a distinctive texture. The prominence of the entrance is further emphasized by a stone stringcourse at this level.

Additional classically-inspired ornament includes the distinctive stone keystones set above the first floor windows and the two intricately detailed curved pediments above the second story windows that rest upon foliate brackets. Arched eyebrow windows on the building's third floor are set atop an additional stone stringcourse. Pilasters in the fascia of the building's distinctive copper cornice are incorporated into the foliate keystones of the arched windows. The top of the building is decorated with an ornate copper cornice featuring a heavy overhang and a broken pediment.

Assumption School was designed in the classical Beaux-Arts style. In the United States, the style is commonly associated with grandly-scaled classically ornamented public buildings and was popularized by the "White City" of the Columbian Exposition held here in Chicago in 1893. Beaux-Arts Classicism is based on the principles of architectural design taught at the Ecole des Beaux-Arts in Paris, the world's most prominent architectural school in the 19<sup>th</sup> century. The style uses classical Greek and Roman forms to express a grand appearance that evoked a sense of civic pride, or in the case of Assumption School, a refined scholarly character. In the late-nineteenth century this style was often employed in school design as a means of expressing the importance of education.



Above: Assumption School is a three-story brick school building built in 1899. Designed by architect, Frederick Foltz, the building is distinguished by its classically-inspired detail and distinctive copper cornice.

Left: The building (shaded gray on the map) is located at 319 W. Erie Street between Franklin and Orleans streets.

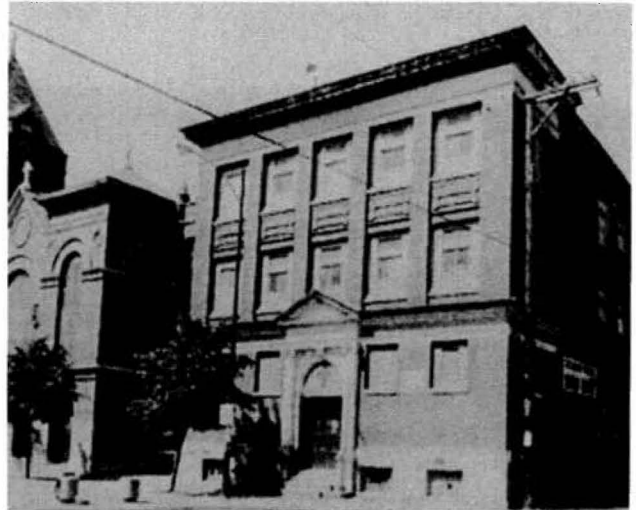
Assumption School was designed in the Beaux-Arts tradition. Its symmetrical north facade (right), clad in golden-colored face brick, is accented with exuberant classically-inspired ornament.



Details include an ornate entrance topped with a broken scroll pediment (right), stone keystones above the first story windows, intricately detailed curved pediments that rest upon foliate brackets above windows on the second story (above), carved capitals, and a distinctive copper cornice.



The earliest surviving public elementary schools in Chicago are relatively small and compact brick buildings constructed in the 1870s in neighborhoods near the Loop, such as Headley School (right) built in 1875 and located at 2107 N. Magnolia Street.



Like earlier public school buildings, parochial and private school buildings such as Assumption School, the former Chicago Latin School (above left) at 18 E. Division Street, St. Vitus School (above right) at 1812 S. Paulina Street, and St. Paul Parochial School (left) at 2114 W. 22nd Place, featured straight-forward three story plans. Unlike the early public schools, the private schools often incorporated more stylistic details.

Frederick “Fritz” Foltz, the designer of Assumption School, was a noteworthy architect during the late-nineteenth century in Chicago. A native of Darmstadt, Germany, Foltz began practicing architecture in Frankfort, then immigrated to New York in 1866. Fritz Foltz remained in New York for two years before moving to Chicago where he worked for Gurdon P. Randall and Dankmar Adler. In 1872 Foltz formed a partnership with Samuel A. Treat (1839-1910) which lasted until 1896. The firm Treat & Foltz enjoyed continuous success and was one of Chicago’s more noted firms in the late nineteenth century, designing large commercial plants, apartment buildings, and private residences. Fritz Foltz was the firm’s chief designer, while Samuel Treat managed the day to day operations of the practice.

An example of the commercial work by Treat & Foltz was the bakery of the New York Biscuit Company (1890-91) that once stood on Randolph Street between Morgan and Carpenter streets. The firm’s residential work was most frequently inspired by the Victorian Gothic or Richardsonian Romanesque. Residences by Treat and Foltz include the Martin A. Ryerson House at 4851 S. Drexel Boulevard, in the Kenwood Chicago Landmark district on Chicago’s South Side; and the George H. Taylor Residence at 919 N. Dearborn Street, the George B. Carpenter House at 923 N. Dearborn, and the Hale Rowhouses at 855-59 N. Dearborn Street, all in the Washington Square District and Extension.

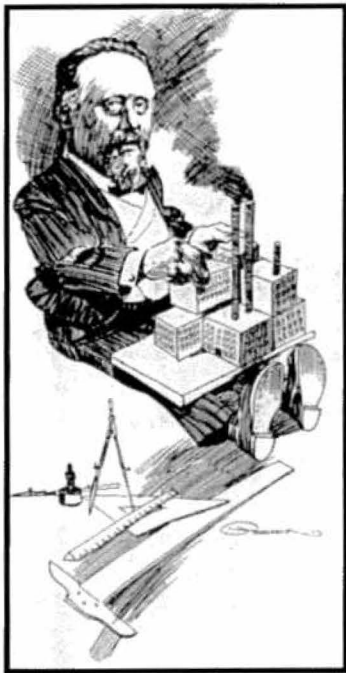
Following the dissolution of Treat & Foltz in 1896, Fritz Foltz practiced independently and later established an architectural firm, F. Foltz & Son, with his son Frederick G. Foltz. It was during this later period when Fritz Foltz received the commission to design Assumption School.

## **ASSUMPTION PARISH AND ITALIAN IMMIGRATION IN CHICAGO**

Assumption B.V.M. Church, the city’s first Italian-Catholic parish, was established in 1881 by Servite priest Sostene Moretti in the area that was home to some of the first Italian settlers in Chicago. This neighborhood, just north of the Chicago River, was a collection of factories, warehouses and shipyards, interspersed with modest working-class housing. Many of the city’s first factories occupied the area, including a tannery, a brickyard, iron foundries, and breweries. The present-day parish church, located on Illinois Street a few blocks from the Merchandise Mart, was designed in the Renaissance Revival-style by Giuseppe Beretta, a parishioner, and was dedicated in 1886.

The church served Italians living in the adjacent Near North neighborhood and other Italian neighborhoods scattered throughout the city. It soon became the center for a variety of Italian activities and charitable outreaches. Assumption Church was a “national parish” from its founding in 1881 until 1911, when territorial boundaries were established for the parish. In the 1850s, the Catholic Church began organizing national parishes in ethnic neighborhoods where large communities of non-English-speaking Catholics settled. In national parish churches, ethnic languages were spoken and old-world traditions were preserved in new-world surroundings. Some of the earliest national parishes in the city included St. Patrick’s Church (700 W. Adams), founded for the Irish community on the Near West Side, and St. Michael’s (455 W. Eugenie St.), situated in a largely German neighborhood on the Near North Side.





Frederick Foltz (above) was a partner in one of Chicago's most prolific late 19th century architectural firms, Treat & Foltz. The firm designed many private residences in Chicago, including the Carpenter House (top right), at 923 N. Dearborn St. and the Hale Rowhouses (lower right) at 855-59 N. Dearborn St., located in the Washington Square District and Extension; the Martin A. Ryerson House (right) at 4851 S. Drexel Blvd. in the Kenwood District; and the Powers House (lower left) at 5416 S. Harper Ave.



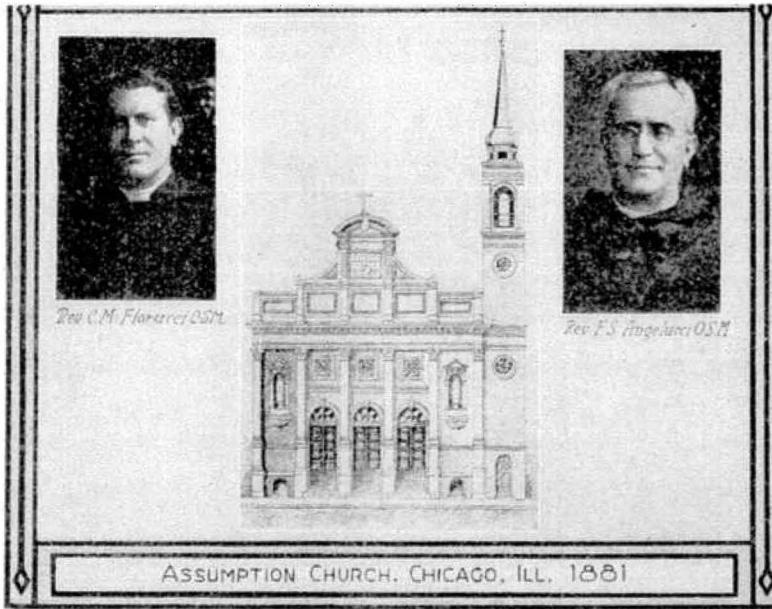
Immigrants from the northern Italian villages of Genoa and Tuscany arrived in Chicago as early as 1850 and settled in the area where Assumption Church was later built. This Near North Side community, along Illinois and Franklin streets, was the oldest established Italian neighborhood in the city and the original port of entry for many of the first Italian newcomers. Italian immigration to Chicago flourished between 1880 and 1920 when Chicago's Italian-born population rose from 1,400 to approximately 59,000. Later waves of immigration produced Italian settlements in the South Loop, on the Near West Side, and north of Chicago Avenue on the Near North Side.

Most of the Italians who settled in Chicago during the 1880s and 90s were Sicilian. Since the majority of these newcomers were farmers, they sought work as unskilled laborers. As a rail center, an industrial center, and one of America's fastest-growing major cities, Chicago offered opportunities to the large number of immigrants that streamed into the city. Historian Dominic Candeloro noted that these Italian immigrants contributed to the growth of the city by working as construction workers, railroad laborers, and garment industry workers.

By the end of the nineteenth century, the largest Italian settlement in Chicago was located in the Near West Side on Taylor Street in the neighborhood made famous by Jane Addams' Hull House, established in 1889. Another crowded enclave was located around Wells and Division streets in an area that was known as "Little Sicily" or "Little Hell" (a name the neighborhood originally earned due to the intense flames and smoke from a nearby gas plant that created poor living conditions). These overcrowded and dilapidated neighborhoods attracted the attention of the church as well as many social reformers.

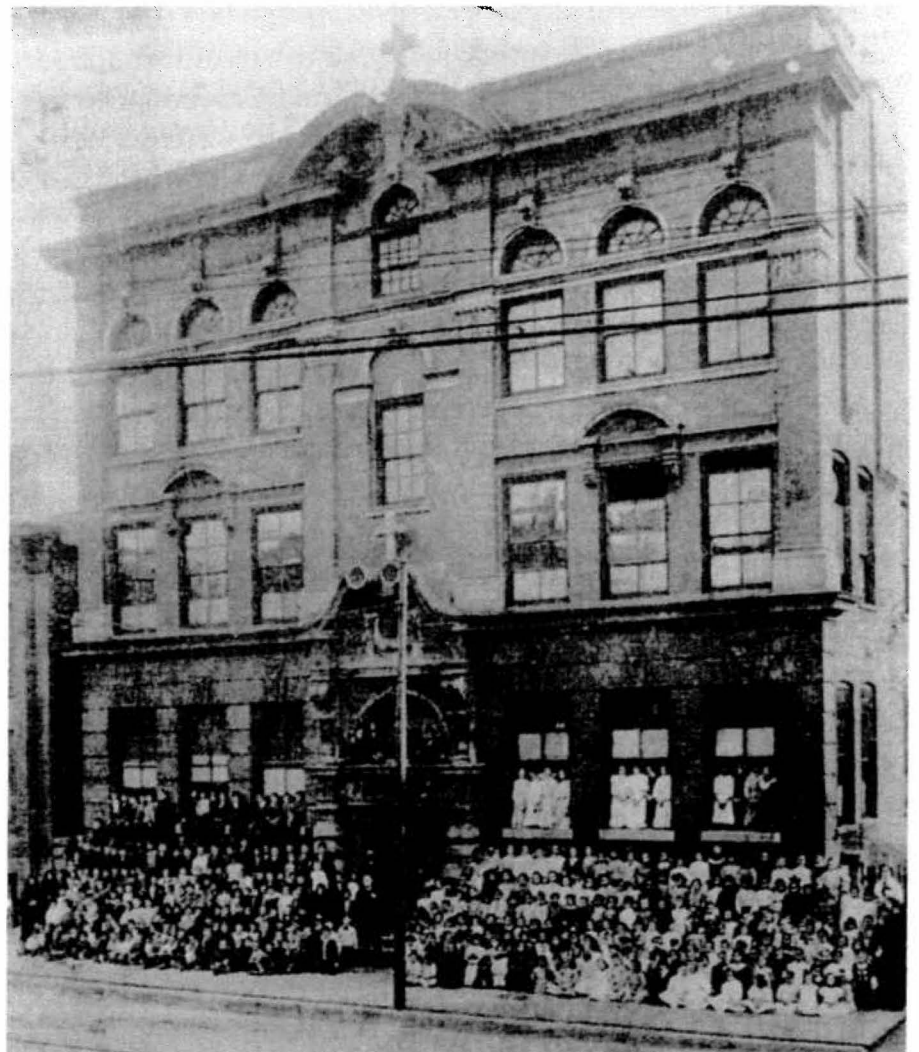
Fueled by trade, industrialization and immigration, Chicago had grown rapidly during the nineteenth century into the United States' second-largest city, astonishing both residents and visitors alike with its size, commercial vigor and social vitality. The city's growing slums, however, seemed to many to threaten the city's success with their poverty and urban blight. In particular, social reformers noted the lack of opportunities for working-class children, including the lack of safe playgrounds and good schools. The 1890s saw increasing efforts by concerned Chicagoans to provide the city's immigrant families with the means to create better lives. Part of the larger Progressive movement nationwide, Chicago social reformers worked to provide better wages and working conditions in Chicago factories and workplaces, cleaner neighborhoods, neighborhood parks, and better schools. The expansion of Catholic parochial education in Chicago during the 1890s, including the establishment of Assumption School, was one part of this broader effort to improve the everyday lives of Chicagoans.

With growing demand for a parish school, and under the leadership of Father Thomas Moreschini, the second pastor of Assumption, the parish established Assumption School. Since land was not available adjacent to the church, a site was purchased a short distance away at 319 W. Erie Street. The school like the church utilized an Italian Renaissance design vocabulary of round arches, classical pediments and other ornament. On September 5, 1899, the school opened under the direction of Mother Cabrini and her religious order with an attendance of over 500 children. The school, reported to be the first Italian-language parochial school in the Midwest, was operated free of charge. Featuring twelve classrooms and an auditorium on the top floor, the school was built to accommodate 600 students. Almost immediately overcrowded, Assumption School's enrollment in 1907 climbed to 850 children, and in the years that followed enrollment estimates exceeded 900 students.



**Assumption Church, the city's first Italian-Catholic parish, was established in 1881 (above left). The parish school was opened under the direction of Mother Cabrini (above right) on September 5, 1899. The first United States citizen to be canonized by the Catholic Church, Mother Cabrini was a nationally significant figure in the history of education, health care, and social welfare in the United States.**

**Right: Assumption School, seen here shortly after its opening in 1899, was almost immediately overcrowded. The school, reported to be the first Italian-language school in the Midwest, was operated free of charge.**



During the first decade of the twentieth century, the parish had an estimated population of 20,000 Italian immigrants. Accounts by parishioners recall that during this time as many as 32 babies were baptized on a single Sunday afternoon. By the mid-1920s, however, the number of parishioners began to decline as many families moved from the overwhelmingly industrial area to other city neighborhoods and its booming suburbs. In 1945 Assumption School was closed, but the school building itself remains, a reminder of the Italian community that once existed in the neighborhood.

## **SAINT FRANCES XAVIER CABRINI**

During her lifetime, **Saint Frances Xavier Cabrini (1850-1917)** founded sixty-seven missions worldwide, including schools, child-care centers and hospitals in the United States in cities such as Chicago, Los Angeles, New Orleans, New York, Philadelphia and Seattle, as well as in England, France, Spain, Nicaragua, Brazil and Argentina. Named the “patroness of immigrants” by the Catholic Church, Mother Cabrini was born in Lombardy, Italy, in 1850. She was a dynamic organizer and missionary and the founder in 1880 of the Missionary Sisters of the Sacred Heart, a religious order dedicated to the care of children in schools and hospitals.

At the urging of Pope Leo XIII, Mother Cabrini came to the United States in 1889 with six members of her order to work among the Italian immigrants living in New York’s Lower East Side. During her first two years in the United States, Mother Cabrini and her order founded two important charitable institutions in New York City, the Sacred Heart Orphanage and Convent (1890) and Columbus Hospital (1891). By 1898, churches in the Northeast were applying to the Missionary Sisters of the Sacred Heart for the establishment of parochial schools and offering classroom space. In that year alone, Mother Cabrini and the sisters from her order set up three schools in New York parishes.

In 1899 she was summoned for a mission in Chicago. Father Thomas Moreschini of the Servite Fathers of Assumption Church wrote Mother Cabrini asking her to found a school in his parish. Assumption Church erected the school building on Erie Street and Mother Cabrini arrived in April of 1899 to organize the school’s educational program. She was accompanied by six sisters from her order who staffed the school. During her time in Chicago, Mother Cabrini worked to understand the problems of immigrants in the Italian neighborhoods in the city. She found that many families could not afford to send their children to school, and many other children were forced to leave school to help their family by working in factories and the stockyards. For these reasons she insisted that Assumption School be operated free of charge.

Mother Cabrini’s influence at the school extended beyond its organization and into the classrooms. According to biographer Pietro Di Donato, “she would slip into a classroom, take over the teacher’s desk, and whatever the subject, carry on the class.” She considered her work at Assumption especially significant since it marked the expansion of her missionary work westward. It also marked the beginning of her long association with charitable work in Chicago, which included the creation of two hospitals.

In 1902 Mother Cabrini returned to Chicago and founded Columbus Hospital and Nurses’ Training School, originally established in the former North Shore Hotel (now demolished) on the

corner of North Lakeview Avenue and West Deming Place. Over time this 100-bed hospital became a major medical facility. Columbus Hospital, an important part of Mother Cabrini's charitable legacy, was closed in 2001. In 1910, Mother Cabrini opened Columbus Hospital Extension (later, St. Cabrini Hospital) on the Near West Side of Chicago. This hospital was closed in 1996.

In the last year of her life, she returned to the convent of Columbus Hospital in Chicago and continued to be involved in the charitable institutions that she established in the city many years earlier. When Mother Cabrini died on December 22, 1917, she was said to have been preparing Christmas gifts for the children of Assumption School. Her works of charity in Chicago were formally recognized as early as 1941 when the Chicago Housing Authority named their public housing development just north of Chicago Avenue on Larrabee Street the Cabrini Homes.

On July 7, 1946, Mother Cabrini, who had become a naturalized citizen of the United States, became the first American to be elevated to sainthood. The room where Mother Cabrini died was preserved and moved to be adjacent to the hospital's chapel, and together they were designated a National Shrine by the Catholic Church in 1955. In recognition of her important social contributions, the 2500-block of Lakeview Avenue was designated Mother Cabrini Way in August 1994. Mother Cabrini is also named in the list of *Chicago's 100 Most Prominent Citizens of the Century*. The Assumption School remains the most intact existing building associated with the legacy of Mother Cabrini in Chicago.

## **LATER HISTORY**

When Assumption School closed its doors in 1945, the building was sold to a private owner for approximately \$46,000 (almost equal to the cost of its construction). Over the years the building has changed ownership several times, typically being used for commercial purposes. Today, after a period of neglect, the school building will be rehabilitated by its current owner who intends to convert the building to a residential use. The school building has been recognized for its architectural quality and was identified as significant in the Chicago Historic Resources Survey.

## **CRITERIA FOR DESIGNATION**

According to the Municipal Code of Chicago (Sect. 2 -120 -620 and -630), the Commission on Chicago Landmarks has the authority to make a preliminary recommendation of landmark designation for a building, structure, object, or district if the Commission determines it meets two or more of the stated "criteria for landmark designation," as well as possesses a significant degree of its historic design integrity.

The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that Assumption School be designated as a Chicago Landmark.

### ***Criterion 1: Critical Part of City's Heritage***

*Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois or the United States.*

- Assumption School was a significant private educational institution for the Italian-American Catholic community on the Near North side of the City of Chicago in the late nineteenth and early twentieth centuries, when the area was the original point of entry for the first Italian newcomers to the City.

### ***Criterion 3: Significant Person***

*Its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Chicago, State of Illinois or the United States.*

- Mother Frances Xavier Cabrini was a nationally significant figure in the history of education, health care, and social welfare in the United States. She founded sixty-seven missions including schools, child-care centers and hospitals in the United States in cities such as Chicago, Los Angeles, New Orleans, New York, Philadelphia and Seattle, and throughout the world in England, France, Spain, Nicaragua, Brazil and Argentina.
- Assumption School, one of the earliest charitable institutions founded by Mother Cabrini in the United States, was significant to her missionary work because it marked the expansion of her order's work westward and coincided with her emergence as a national figure in the Catholic Church.
- On July 7, 1946, Mother Cabrini became the first United States citizen to be canonized by the Catholic Church. Her works of charity in Chicago were considered an important aspect in her legacy.

### ***Criterion 4: Important Architecture***

*Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*

- Assumption School is a fine example of urban school construction in Chicago built in the late nineteenth century, characterized by well-detailed brick walls, an axial plan, and extremely compact site. It is one of the best-surviving stylistic examples of this type of private or parochial school buildings.
- Exhibiting excellent craftsmanship in design, materials and detailing, the building is a significant example of classically-inspired Beaux-Arts school architecture, with its intricate carved stone details such as keystones, capitals, foliate brackets, and an ornate entrance. The use of classical styles for school buildings was thought to evoke a refined, scholarly character while expressing the importance of education.

- The design of Assumption School is the work of Frederick L. Foltz. Foltz, with Samuel A. Treat, formed Treat & Foltz, a noteworthy architectural firm in Chicago in the late nineteenth century. Besides Assumption School, the highly regarded firm is best known for apartment buildings and private residences in Chicago.

### ***Integrity Criteria***

*The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural or aesthetic interest or value.*

Assumption School possesses excellent physical integrity, displaying through its siting, scale and overall design its historic relationship to the surrounding Near North neighborhood. It retains its historic exterior form, materials and detailing. The building has sustained only minor modifications, which include the installation of aluminum doors at its entry, the enclosure of window openings on its raised base, and removal of religious symbols. Additionally, a two-story frame addition on the building's east elevation was constructed to connect the school to its neighboring building at 315 W. Erie Street, which housed the school's rectory and chapel. Neither the rectory nor the frame addition are recommended for inclusion in this designation.

## **SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES**

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark.

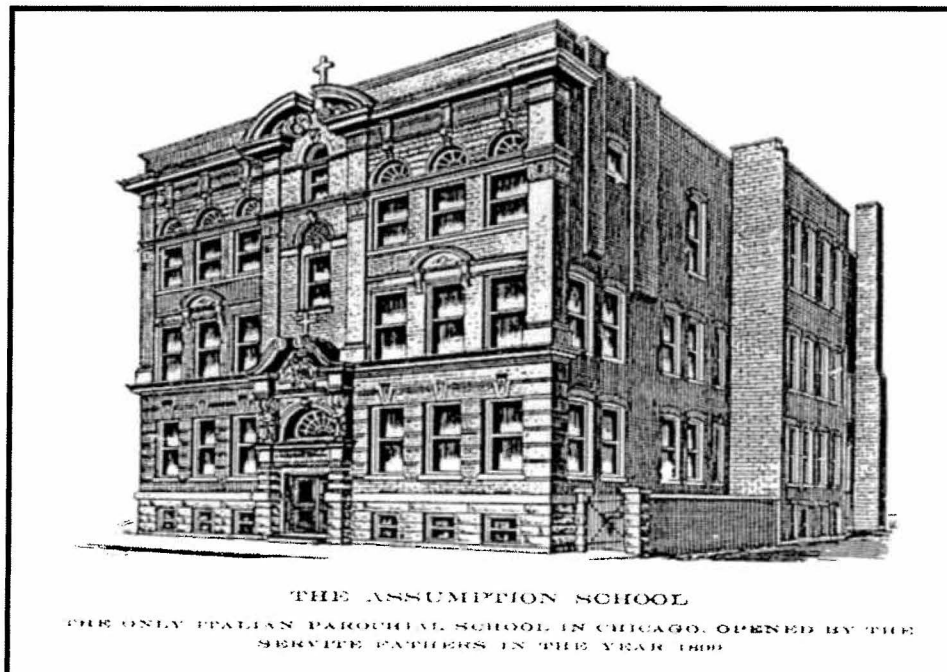
Based on its preliminary evaluation of Assumption School, the Commission staff recommends that the significant features be identified as:

- Erie Street (north) elevation, including roofline, of the building.

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Above: Assumption School as depicted in a rendering from the archives of Assumption Church (date unknown).



## **ACKNOWLEDGMENTS**

### **CITY OF CHICAGO**

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Department of Planning and Development, Landmarks Division: pp.3 (top), 4.

Department of Transportation, Bureau of Maps and Plats: p.3 (bottom).

Chicago Historic Resources Survey: pp.5, 7 (top right, middle right, bottom left and right).

From Leonar, *The Book of Chicagoans*: p.7 (top left).

From the Archdiocese of Chicago, *Antecedents and Developments*: p.9 (top left).

From Candeloro, *Italians in Chicago*: p.9 (top right).

From Holli, *Ethnic Chicago*: p.9 (bottom).

From the Assumption Church Archive: p.14.

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*Printed January 2003; Reprinted May 2003.*