

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

SELECT BIBLIOGRAPHY

Contents

| | |
|---------------------------------|----|
| Archives and Repositories | 2 |
| Books | 3 |
| Fiction Works | 7 |
| Dissertations/Theses..... | 7 |
| Government Documents..... | 8 |
| Grant Reports | 8 |
| Journal Articles | 8 |
| Museum Exhibitions | 12 |
| Periodicals | 12 |
| Reports | 13 |
| Television/Film..... | 14 |
| Testimony | 14 |
| Websites/Online Resources | 15 |

UNVARNISHED
HOUSING DISCRIMINATION IN THE
NORTHERN AND WESTERN UNITED STATES

ARCHIVES AND REPOSITORIES

African Heritage, Inc.

Brea Historical Society Collection

City of Brea

City of Naperville

Hartford History Center, Hartford Public Library

Historical Society of Oak Park and River Forest Archives, Fair Housing Collection

History Museum at the Castle Collection

Library of Congress

Naperville Heritage Society Archives

National Archives and Records Administration

Noah Webster House and West Hartford Historical Society Collection

Orange County Public Records

Ohio History Connection Collection

Town of West Hartford

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

BOOKS

Baradaran, Mehrsa. *The Color of Money: Black Banks and the Racial Wealth Gap*. Cambridge and London: The Belknap Press of Harvard University Press, 2017.

Berry, Brian J. L. *The Open Housing Question: Race and Housing in Chicago, 1966-1976*. Cambridge, MA: Ballinger Publishing Co., 1979.

Blocker, Jack S. *A Little More Freedom: African Americans Enter the Urban Midwest, 1860–1930*. Columbus: Ohio State University Press, 2008.

Boustan, Leah Platt. *Competition in the Promised Land: Black Migrants in Northern Cities and Labor Markets*. Princeton, NJ: Princeton University Press, 2017.

Boyle, Kevin. *Arc of Justice: A Saga of Race, Civil Rights, and Murder in the Jazz Age*. New York: Henry Holt and Company, 2005.

Brilliant, Mark. *The Color of America Has Changed: How Racial Diversity Shaped Civil Rights Reform in California, 1941-1978*. Oxford and New York: Oxford University Press, 2010.

Brooks, Richard R. W. and Carol M. Rose. *Saving the Neighborhood: Racially Restrictive Covenants, Law, and Social Norms*. Cambridge, Mass: Harvard University Press, 2013.

Bruegmann, Robert. *Sprawl: A Compact History*. Chicago and London: The University of Chicago Press, 2005.

Connolly, N.B.D. *A World More Concrete: Real Estate and the Remaking of Jim Crow South Florida*. Chicago: University of Chicago Press, 2014.

Desmond, Matthew. *Evicted: Poverty and Profit in the American City*. New York: Crown, 2016.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

- Findlay Jr., James F. *Church People in the Struggle: The National Council of Churches and the Black Freedom Movement, 1950-1970*. New York and Oxford: Oxford University Press, 1993.
- Finley, Mary Lou et. al, editors. *The Chicago Freedom Movement: Martin Luther King Jr. and Civil Rights Activism in the North*. Lexington: University Press of Kentucky, 2016.
- Freund, David M. P. *Colored Property: State Policy & White Racial Politics in Suburban America*. Chicago and London: The University of Chicago Press, 2007.
- Garrow, David. *Bearing the Cross: Martin Luther King Jr. and the Southern Christian Leadership Conference*. New York: Harper Collins, 1986.
- Glotzer, Paige. *How the Suburbs Were Segregated: Developers and the Business of Exclusionary Housing, 1890-1960*. New York: Columbia University Press, 2020.
- Gonda, Jeffrey D. *Unjust Deeds: The Restrictive Covenant Cases and the Making of the Civil Rights Movement*. Chapel Hill: The University of North Carolina Press, 2015.
- Grossman, James R. *Land of Hope: Chicago, Black Southerners, and the Great Migration*. Chicago: Chicago University Press, 1989.
- Hardesty, Jared Ross. *Black Lives, Native Lands, White Worlds: A History of Slavery in New England*. Amherst and Boston: Bright Leaf, 2019.
- Jackson, Kenneth T. *Crabgrass Frontier: The Suburbanization of the United States*. New York and Oxford: Oxford University Press, 1985.
- Hirsch, Arnold R. *Making the Second Ghetto: Race and Housing in Chicago, 1940-1960*. Cambridge: Cambridge University Press, 1983.
- Kruse, Kevin M. *White Flight: Atlanta and the Making of Modern Conservatism*. Princeton and Oxford: Princeton University Press, 2005.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

- Krysan, Maria and Kyle Crowder. *Cycle of Segregation: Social Processes and Residential Stratification*. New York: Russell Sage Foundation, 2017.
- Kusmer, Kenneth L., and Joe W. Trotter, eds. *African American Urban History Since World War II*. Chicago: University of Chicago Press, 2009.
- Lake, Robert W. *The New Suburbanites: Race and Housing in the Suburbs*. New Brunswick, NJ: Transaction Publishers, 1981.
- Lane, Barbara Miller. *Houses for a New World: Builders and Buyers in American Suburbs, 1945-1965*. Princeton: Princeton University Press, 2015.
- Lemann, Nicholas. *The Promised Land: The Great Migration and How it Changed America*. New York: Vintage, 1992.
- Loewen, James W. *Sundown Towns: A Hidden Dimension of American Racism*. New York: Touchstone, 2005.
- McCabe, Brian J. *No Place Like Home: Wealth, Community & the Politics of Homeownership*. Oxford: Oxford University Press, 2016.
- Quinn, Sarah L. *American Bonds: How Credit Markets Shaped A Nation*. Princeton and Oxford: Princeton University Press, 2019.
- Richmond, C.W. and Henry F. Valette. *A History of the County of DuPage, Illinois*. Chicago: Scripps, Bross & Spears, 1857.
- Roediger, David R. *Working Toward Whiteness: How America's Immigrants Became White: The Strange Journey from Ellis Island to the Suburbs*. New York: Hachette Books. 2005.
- Rothstein, Richard. *The Color of Law: A Forgotten History of How Our Government Segregated America*. New York and London: Liveright Publishing Corporation, 2017.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

- Sander, Richard H., Yana A. Kucheva, and Jonathan M. Zasloff. *Moving Toward Integration: The Past and Future of Fair Housing*. Cambridge, MA: Harvard University Press, 2018.
- Satter, Beryl. *Family Properties: How the Struggle Over Race and Real Estate Transformed Chicago and Urban America*. New York: Picador, 2009.
- Self, Robert O. *American Babylon: Race and the Struggle for Postwar Oakland*. Princeton and Oxford: Princeton University Press, 2003.
- Sharkey, Patrick. *Stuck in Place: Urban Neighborhoods and the End of Progress toward Racial Equality*. Chicago: Chicago University Press, 2013.
- Smith II, Preston H. *Racial Democracy and the Black Metropolis: Housing Policy in Postwar Chicago*. Minneapolis: University of Minnesota Press, 2012.
- Squires, Gregory D., ed. *The Fight for Fair Housing: Causes, Consequences, and Future Implications of the 1968 Federal Fair Housing Act*. New York and London: Routledge, 2017.
- Sugrue, Thomas J. *The Origins of the Urban Crisis: Race and Inequality in Postwar Detroit*. Rev. ed. Princeton and Oxford: Princeton University Press, 2005.
- Sugrue, Thomas J. *Sweet Land of Liberty: The Forgotten Struggle for Civil Rights in the North*. New York: Random House, 2008.
- Thurston, Chloe N. *At the Boundaries of Homeownership: Credit, Discrimination, and the American State*. Cambridge: Cambridge University Press, 2018.
- Trounstine, Jessica. *Segregation by Design: Local Politics and Inequality in American Cities*. Cambridge: Cambridge University Press, 2018.
- West, Stan, Peggy Tuck Sinko, Frank Lipo, and Yves Hughes. *Suburban Promised Land: The Emerging Black Community in Oak Park, Illinois, 1880-1980*. Oak Park, IL: Soweto Press, 2009.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

Wiley, Elizabeth and Mildred Eigenbrodt. *A Time for Remembrance: History of 125 Years of First Evangelical United Brethren Church*. Naperville, IL, 1962.

Wilkerson, Isabel. *The Warmth of Other Suns: The Epic Story of America's Great Migration*. New York: Vintage, 2010.

FICTION WORKS

Cather, Willa. *Death Comes for the Archbishop*. New York: Vintage, 1990.

Hansberry, Lorraine. *A Raisin in the Sun*. New York: Vintage, 2004.

Stone, Nic. *Clean Getaway*. New York: Yearling, 2020.

DISSERTATIONS/THESES

DeRocher, Jenny. "Black Americans in White La Crosse, 1890-2016." Capstone Project, University of Wisconsin—La Crosse, 2016.

Doherty, Sarah Elizabeth. "Aliens Found in Waiting: Women of the Ku Klux Klan in Suburban Chicago, 1870-1930." PhD diss., Loyola University Chicago, 2012.

Field, Andrea. "After the Towers: The Destruction of Public Housing and the Remaking of Chicago." PhD diss., Arizona State University, 2017.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

GOVERNMENT DOCUMENTS

City of Naperville, "An Analysis of Impediments to Fair Housing Choice (AI)," Public Meeting, February 6, 2017. <https://www.naperville.il.us/globalassets/media/fair-housing/ai-public-hearing-2-6.pdf>

Mullin and Lonergan Associates, Inc. "Analysis of Impediments to Fair Housing Choice," prepared for City of Naperville, May 16, 2017. <https://www.naperville.il.us/contentassets/b09c754d3c744c3babf1fc06b5cad0f2/naperville-ai-2017---original-final.pdf>

Planning/Communications, "Analysis of Impediments to Fair Housing Choice in the City of Naperville, Illinois 2007," prepared for City of Naperville, December 2007.

GRANT REPORTS

Marcus, Sarah. "Summary of Research and Proposed Next Steps Conducted as Part of Teaching American History Grant," Summer 2010.

JOURNAL ARTICLES

Beaujot, Ariel. "Sun Up in a Sundown Town: Public History, Memory, and Racism in a Small City." *Public Historian* 40, no. 2 (May 2018): 43-67.

Campney, Brent M. S. "'The Peculiar Climate of this Region': The 1854 Cairo Lynching and the Historiography of Racist Violence Against Blacks in Illinois." *Journal of Illinois State Historical Society* 107, no. 2 (Summer 2014): 143-170.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

- Dean, John P. "Only Caucasian: A Study of Race Covenants." *Journal of Land and Public Utility Economics* 23, no. 4 (1947): 428-32.
- Esquibel, Elena. "'Don't Let The Sun Set On You!': Performing Racial Histories in Retelling Sundown Town Stories." *Kaleidoscope* 10 (2011): 1-18.
- Foster, Mark S. "In the Face of 'Jim Crow': Prosperous Blacks and Vacations, Travel and Outdoor Leisure, 1890-1945." *The Journal of Negro History* 84, no. 2 (Spring 1999): 130-149.
- Geismer, Lily. "Good Neighbors for Fair Housing: Suburban Liberalism and Racial Inequality in Metropolitan Boston." *Journal of Urban History* 39, no. 3 (2012): 454-477.
- Holmes, Andrew, and Paul Horvitz. "Mortgage Redlining: Race, Risk, and Demand." *The Journal of Finance* 49, no. 1 (March 1994): 81-99.
- Jones-Correa, Michael. "The Origins and Diffusion of Racial Restrictive Covenants." *Political Science Quarterly* 115, no. 4 (Winter 2000-2001): 541-568.
- Keating, Ann Durkin. "Behind the Suburban Curtain: The Campaign for Open Occupancy in Naperville." *Journal of the Illinois State Historical Society* 110, no. 1 (Spring 2017): 59-85.
- Keller, Kasey. "Putting People Where They Belong: American Indian Housing Policy in the Mid-Twentieth Century." *Native American and Indigenous Studies* 3, no. 2 (2016): 70-104.
- Kimble, John. "Insuring Inequality: The Role of the Federal Housing Administration in the Urban Ghettoization of African Americans." *Law & Social Inquiry* 32, no. 2 (Spring 2007): 399-434.
- Larkin, Brian Patrick. "The Forty-Year 'First Step': The Fair Housing Act As An Incomplete Tool For Suburban Integration." *Columbia Law Review* 107, no. 7 (November 2007): 1617-1654.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

- Logan, John R. and Mark Schneider. "Racial Segregation and Racial Change in American Suburbs, 1970-1980." *American Journal of Sociology* 89, no. 4 (January 1984): 874-888.
- Marulanda, Maria. "Preemption, Patchwork Immigration Laws, and the Potential For Brown Sundown Towns." *Fordham Law Review* 79 (2011): 321-368.
- Massey, Douglas S. "The Legacy of the 1968 Fair Housing Act." *Sociological Forum* 30, no. 51 Special Issue: Commemorating the Fiftieth Anniversary of the Civil Rights Laws (June 2015): 571-588.
- Massey, Douglas S. and Nancy A. Denton. "Suburbanization and Segregation in U.S. Metropolitan Areas." *American Journal of Sociology* 94, no. 3 (November 1988): 592-626.
- Miller, Brian J. "A Small Suburb Becomes a Boomburb: Explaining Suburban Growth in Naperville, Illinois." *Journal of Urban History* 42, no. 6 (2016): 1135-1152.
- Miller, Brian J., and David B. Malone. "Race, Town, and Gown: A White Christian College and a White Suburb Address Race." *Journal of the Illinois State Historical Society* 112, no. 3 (Fall 2019): 293-316.
- Moore, Leonard Nathaniel. "The School Desegregation Crisis of Cleveland, Ohio, 1963-1964: The Catalyst for Black Political Power in a Norther City." *Journal of Urban History* 28, no. 2 (January 2002): 135-157.
- O'Connell, Heather A. "Historical Shadows: The Links Between Sundown Towns and Contemporary Black-White Inequality." *Sociology of Race and Ethnicity* 5, no. 3 (2019): 311-325.
- Riddle, David. "The Open Housing Controversy of 1970 in Warren, Michigan." *Michigan Historical Review* 24, no. 2 (Fall 1998): 1-36.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

- Ritter, Luke. "The Discriminating Priority of Integration: Open Housing Activism in St. Louis County, 1968-1977." *Journal of the Illinois State Historical Society* 106, no. 2 (Summer 2013): 224-242.
- Rothstein, Richard. "The Making of Ferguson." *Journal of Affordable Housing and Community Development Law* 24, no. 2 (2015): 165-204.
- Seicshnaydre, Stacey E. "The Fair Housing Choice Myth." *Journal of Affordable Housing & Community Development Law* 23, no. 2 (2015): 149-203.
- Stahura, John M. "Suburban Development, Black Suburbanization and the Civil Rights Movement since World War II." *American Sociological Review* 51, no. 1 (February 1986): 131-144.
- Sugrue, Thomas J. "Concord Park, Open Housing, and the Lost Promise of Civil Rights in the North." *Pennsylvania Legacies* 10, no. 2 (November 2010): 18-23.
- _____. "Crabgrass-Roots Politics: Race, Rights, and the Reaction against Liberalism in the Urban North, 1940-1964." *The Journal of American History* 82, no. 2 (September 1995): 551-578.
- Ware, Leland. "Plessy's Legacy: The Government's Role in the Development and Perpetuation of Segregated Neighborhoods." *RSF: The Russel Sage Foundation Journal of the Social Sciences* 7, no. 1 (February 2021): 92-109.
- Wyman, Mark, and John W. Muirhead. "Jim Crow Comes to Central Illinois: Racial Segregation in Twentieth-Century Bloomington-Normal." *Journal of the Illinois State Historical Society* 110, no. 2 (Summer 2017): 154-182.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

MUSEUM EXHIBITIONS

Open House: The Legacy of Fair Housing, Featured Exhibit, Oak Park River Forest Museum, 2018-22, Co-Curators Sarah Doherty and Frank Lipo

In Focus: The Chicago Freedom Movement and the Fight for Fair Housing, Elmhurst Art Museum, March 4-June 20, 2021

PERIODICALS

Fouka, Vasiliki, Soumyajit Mazumder, and Marco Tabellini. "From Immigrants to Americans: Race and Assimilation during the Great Migration." Working Paper, MIT Department of Economics (May 2018). <https://economics.mit.edu/files/15100>

LeBeau, B. Pierre. *Timelines of North Central College and Naperville History, 1831-1995*. Naperville: North Central College, 1995.

Loewen, James W. "Does My Town Have a Racist Past?" *Teaching Tolerance Magazine*, Issue 33 (Spring 2008). <https://www.tolerance.org/magazine/spring-2008/does-my-town-have-a-racist-past>

Stancil, Will. "What Duante Wright's Killing Foretells for the Suburbs." *The Atlantic*, April 17, 2021: <https://www.theatlantic.com/ideas/archive/2021/04/left-behind-suburbs-are-civil-rights-battleground/618616/>

Taylor, Candacy. "The Roots of Route 66." *The Atlantic*, November 3, 2016: <https://www.theatlantic.com/politics/archive/2016/the-roots-of-route-66/506255>

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

REPORTS

Chicago Urban League. *100 Years and Counting: The Enduring Legacy of Racial Residential Segregation in Chicago in the Post-Civil Rights Era*. Part One: The Impact of Chicago's Racial Residential Segregation on Residence, Housing, and Transportation. Prepared by Stephanie Schmitz Bechteler, Phd. March 2016.

Glaeser, Edward, and Jacob Vigdor. *The End of the Segregated Century: Racial Separation in America's Neighborhoods, 1890-2010*. New York: Manhattan Institute for Policy Research, 2012. <https://www.manhattan-institute.org/html/end-segregated-century-racial-separation-americas-neighborhoods-1890-2010-5848.html>

Lassiter, Matthew, and Susan Cianci Salvatore. "Civil Rights in America: Racial Discrimination in Housing." A National Historic Landmarks Theme Study. National Park Service, US Department of the Interior, March 2021.
https://www.nps.gov/subjects/nationalhistoriclandmarks/upload/Civil_Rights_Housing_NHL_Theme_Study_revisedfinal.pdf

McArdle, Nancy. "Race, Place, and Opportunity: Racial Change and Segregation in the Chicago Metropolitan Area: 1990-2000." Civil Rights Project, Harvard University, June 2002. <https://www.civilrightsproject.ucla.edu/research/metro-and-regional-inequalities/race-place-and-opportunity-racial-change-and-segregation-in-the-chicago-metropolitan-area-1990-2000/mcardle-race-place-chicago-2002.pdf>

Moore, Eli, Nicole Montojo, and Nicole Mauri. *Roots, Race, & Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area*. Berkeley: Haas Institute for a Fair and Inclusive Society at UC Berkeley, 2019.
[Haasinstitute.berkeley.edu/rootsraceplace](https://haasinstitute.berkeley.edu/rootsraceplace)

Zonta, Michela. "Racial Disparities in Home Appreciation: Implications of the Racially Segmented Housing Market for African American's Equity Building and the Enforcement of Fair Housing Policies." Center for American Progress, July 2019.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

TELEVISION/FILM

Amend: The Fight for America (Netflix, 2021)

Jim Crow of the North (Twin Cities PBS, 2019)

Lovecraft Country (HBO, 2020)

Watchmen (HBO, 2019)

TESTIMONY

Perry, Andre M. "Know Your Price: The Devaluation of Residential Property in Black Neighborhoods," Metropolitan Policy Program, The Brookings Institute, Testimony Submitted to U.S. House of Representatives Committee on Financial Services, Subcommittee on Housing, Community Development and Insurance, June 20, 2019.

Sugrue, Thomas J. "Expert Report in Support of Class Certification," *Beverly Adkins, Charmaine Williams, Rebecca Pettway, Rubbie McCoy, William Young, on behalf of themselves and all others similarly situated, and Michigan Legal Services versus Morgan Stanley*, United States District Court Southern District of New York, Case No. 1:12-cv-7667-VEC, Filed June 27, 2014.

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

WEBSITES/ONLINE RESOURCES

- Chang, Ailsa, Christopher Intagliata, and Jonaki Mehta. "Black Americans and the Racist Architecture of Homeownership." National Public Radio. May 8, 2021.
<https://www.npr.org/sections/codeswitch/2021/05/08/991535564/black-americans-and-the-racist-architecture-of-homeownership>
- Chicago Public Library. "Housing and Race in Chicago." <https://www.chipublib.org/housing/>
- Coen, Richard. "Sundown towns." *Black Past*. August 23, 2020:
<https://www.blackpast.org/african-american-history/sundown-towns>
- Dougherty, Jack et al. "On the Line: How Schooling, Housing, and Civil Rights Shaped Hartford and its Suburbs." <https://ontheline.trincoll.edu/>
- Loewen, James W. "Sundown Towns." <https://sundown.tougaloo.edu/sundowntowns.php>
- Metropolitan Planning Council. "The Cost of Segregation," 2015.
https://www.metroplanning.org/costofsegregation/default.aspx?utm_source=%2fcostofsegregation&utm_medium=web&utm_campaign=redirect
- ReflectSpace and Glendale Central Library. "Reckoning: Racism and Resistance in Glendale," 2021. <https://www.reflectspace.org/reckoning>
- Reiff, Janice L., Ann Durkin Keating, and James R. Grossman, eds. *The Encyclopedia of Chicago*. Chicago: University of Chicago Press, 2004, Chicago Historical Society, encyclopedia.chicagohistory.org.
- Silva, Catherine. "Racial Restrictive Covenants History: Enforcing Neighborhood Segregation in Seattle," 2004-2020. https://depts.washington.edu/civilr/covenants_report.htm
- University of Minnesota Libraries. "Mapping Prejudice."
<https://mappingprejudice.umn.edu/index.html>

UNVARNISHED

HOUSING DISCRIMINATION IN THE NORTHERN AND WESTERN UNITED STATES

University of Richmond's Digital Scholarship Lab et al. "Mapping Inequality: Redlining in New Deal America." <https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58>

Wiegard, Shane. "History of Segregation and Racist Policy in Greater Rochester." https://www.landmarksociety.org/wp-content/uploads/2019/05/ShaneWiegand_Redlining-Segregation_web.pdf