

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name West Loop - LaSalle Street Historic District  
other names/site number \_\_\_\_\_

## 2. Location

street & number Roughly bounded by Wacker Drive, Wells Street, Van Buren Street and Clark Street

N/A
N/A

 not for publication  
city or town Chicago vicinity  
state Illinois code IL county Cook code 031 zip code 60601-60604  
60606, 60610

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:  
\_\_\_ national \_\_\_ statewide \_\_\_ local

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes as apply.)

**Category of Property**  
 (Check only **one** box.)

**Number of Resources within Property**  
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
48	13	buildings
		sites
2	0	structures
		objects
50	13	<b>Total</b>

**Name of related multiple property listing**  
 (Enter "N/A" if property is not part of a multiple property listing)

**Number of contributing resources previously listed in the National Register**

N/A

9

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE: business
- COMMERCE/TRADE: financial institution
- COMMERCE / TRADE: professional
- GOVERNMENT: city hall
- GOVERNMENT: government office
- TRANSPORTATION: rail-related
- TRANSPORTATION: road-related (vehicular)  
 (See continuation sheet)

**Current Functions**

(Enter categories from instructions.)

- COMMERCE/TRADE: business
- COMMERCE/TRADE: financial institution
- COMMERCE / TRADE: professional
- GOVERNMENT: city hall
- GOVERNMENT: government office
- TRANSPORTATION: rail-related
- TRANSPORTATION: road-related (vehicular)  
 (See continuation sheet)

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

- Skyscraper
- Art Deco
- Beaux Arts
- Chicago
- Classical Revival
- Commercial Style  
 (See continuation sheet)

**Materials**

(Enter categories from instructions.)

- foundation: CONCRETE
- walls: BRICK
- STONE: Limestone
- roof: ASPHALT
- other: ALUMINUM
- CAST IRON  
 (See continuation sheet)

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The West Loop - LaSalle Street Historic District is located on the west side of the Chicago Loop, and is centered on LaSalle Street, extending from the bridge over the Chicago River south to the Chicago Board of Trade Building on Jackson Boulevard. The district extends east and west to varying degrees, up to two blocks in either direction, and includes a total of approximately 70 acres, or roughly 16 square blocks. The district includes a total of 72 resources, which consists of 70 buildings and 2 structures. The buildings have a mix of private and public ownership and a range of uses. Primary uses are currently commercial with a strong presence of governmental uses and limited residential, religious, theater and hotel uses. Most buildings within the district were historically used for similar purposes, with a strong concentration of commercial and governmental buildings. Supplemental historic uses include religious buildings, and a theater and hotel. Structures within the district consist of the elevated train structure and station as well as the bridge over the river, all of which continue to be used for transportation.

Most resources within the district retain their original appearance and the district as a whole possesses high integrity both in its overall streetscapes and its individual resources. Buildings within the district are typically of masonry construction and range from 1 to 49 stories. A majority of the buildings are high rises, with over half ranging between 10 and 25 stories and a smaller percentage above 25 stories. As this is a dense, urban district, buildings were generally built up to the sidewalks and many share party walls with adjacent buildings. Windows of the early buildings in the district were typically wood or steel and many buildings had storefront openings along the sidewalk facades. Later buildings, additions and remodeled facades feature curtain walls of glass, metal and composite materials. The buildings of the district were constructed in a range of architectural styles, including: Art Deco, Classical Revival, Chicago School, Romanesque Revival and International. Changes such as cornice removal, window replacement and storefront alterations have been made to varying degrees. However, despite changes, most historic resources continue to convey their historic appearance.

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### **Narrative Description**

*Resources within the district have been assigned numbers and are keyed to the attached district map. These numbers are referenced in the following text.*

The West Loop - LaSalle Street Historic District is located at the west side of Chicago's downtown Loop, which is at the heart of Chicago's central business district. The Loop was named for the elevated train track system that encircles the central portion of Chicago's downtown before radiating out to other areas of the city. The district setting is intensely urban, located at the center of one of the largest cities in the U.S. The district extends from the LaSalle Street Bridge (#1) over the north branch of the Chicago River, south to the Board of Trade Building (#71) at the foot of LaSalle Street. The district is characterized by the canyon effect created along LaSalle Street by massive buildings built up to the sidewalk and maintaining a continuous facade line along the length of the street. This facade line is broken by new construction in limited locations at the north end of the district. However, the vista from the LaSalle Street Bridge is absolutely intact and is nicely framed by Classical and Art Deco styled buildings.

Chicago's downtown, like most of the city, was laid out along a rectilinear street grid. Streets within this district generally follow the established grid with one notable deviation. This occurs at the foot of LaSalle Street, where the street ends at Jackson Boulevard, forming a T intersection. Historically, LaSalle Street shifted half a block east at this point, creating a narrow, half block section at the foot of LaSalle Street. This deviation from the established grid allowed for the visual drama of the Board of Trade Building (#71) that forms the south termination of the LaSalle Street canyon. The block of LaSalle Street, between Jackson Boulevard on the north and Van Buren Street to the south, has been vacated and now serves as a plaza with pedestrian pass-through under a modern addition to the Board of Trade Building.

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Downtown blocks average about 320-400 feet long and most are bisected by alleys that typically run east-west. These alleys have their own street names, and some have been developed more extensively than others. All streets are lined with sidewalks, as are some of the alleys. The average street width is approximately 80' wide, generally allowing for four to five lanes of one-way traffic, and with limited street parking. Exceptions to this are LaSalle Street and Wacker Drive, which were improved in the second half of the 1920s. LaSalle Street allows for traffic in two directions and was widened to 120' north of Washington Street, where non-historic, landscaped medians separate the opposite lanes of traffic. Wacker Drive was constructed with an upper and lower level and allows for three lanes of traffic in either direction at the upper deck. The lower deck also allows for two-way traffic as well as delivery access to the lower floors of adjacent buildings. Running along the south bank of the Chicago River, Wacker Drive runs east-west through the district. Outside of the district, to the west, Wacker Drive bends south, following the curve of the river. Within the district, the north edge of Wacker Drive is enhanced with a balustraded promenade that extends along the river and includes a lower level river walk.

Another strong defining feature of Chicago's downtown is the elevated track that gives the Loop its name. The track runs through the West Loop - LaSalle Street Historic District at the northern edge, over Lake Street and at the western edge over Wells Street. The track runs down the middle of these streets and is elevated to approximately the second floor height of the adjacent buildings. The track structure is composed of riveted steel components and is supported by steel piers that extend up from the street. Two lanes of traffic pass directly beneath the elevated structure, between the rows of piers, and parking lanes are located on either side of each street, flanking the track structure.

Early buildings within the district are built to their lot lines, without setbacks from the sidewalk, creating a uniform frontage along most streets. Newer buildings in the district often break precedent by incorporating setbacks and plazas into their designs. However, facades of most new construction along LaSalle Street are aligned with the established street wall. The district generally has no landscaping, with the exception of plantings within the medians at the north end of LaSalle Street and limited plantings along the Wacker Drive promenade and in the plazas of more modern buildings.

Building heights range from 1 to 49 stories; however, the district is primarily composed of buildings 10 stories and taller. The district includes a variety of building sizes, from mid-block buildings that have a relatively narrow street frontage, to very large buildings that occupy entire half blocks. Most of the larger buildings are free standing, especially those that occupy half or quarter blocks, and those located on corner lots. Mid-block buildings often share party walls with adjacent buildings and in many cases have narrow street frontage.

The buildings are overwhelmingly of masonry construction over an internal skeletal frame. One example of load bearing construction remains in the Rookery Building (#26), which is a transitional structure that was built using a combination of both load bearing masonry and skeleton-frame construction methods. Commonly used masonry materials include brick, limestone and terra cotta with granite at the building bases. Limited examples of marble cladding are also extant. Later buildings within the district display curtain wall facades of glass and other materials. These include earlier buildings that were refaced in the 1950s and 1960s as well as new buildings and additions that were built in the late 1950s and early 1960s. Buildings typically have storefronts at street level and earlier buildings often also have large display windows at the second or third floor above. Upper floors generally consist of a regular grid of windows. Original windows were typically of wood or steel and were single-light, double hung type. Fixed windows and Chicago style windows were also used. At more modern buildings, large fixed windows are incorporated into the curtain wall facades.

District buildings are generally commercial skyscrapers in design, with stylistic details applied. A full range of architectural styles is represented within the district. Beginning with the Washington Block (#32), a post-fire Italianate building completed in 1873, the period of significance extends through the International Style of the 1950s and 1960s. The wide range of styles represented include: Chicago School, Classical Revival, Beaux Arts, Renaissance Revival, Gothic Revival, Romanesque Revival, Art Deco, Modern, and Modern Gothic.

Most buildings in the district were constructed for office use and tenants were primarily financial, insurance and law professionals, as well as a number of governmental offices. Space in the district was also rented to other professionals and a number of companies located their executive headquarters here. A few buildings at the western edge of the district were built for wholesale uses, as this area was historically the eastern edge of the city's wholesale district. These buildings were later taken over for office use as the financial district along LaSalle Street expanded. This is especially true along the block of Jackson Boulevard between Wells and Franklin Streets. Other supplemental uses in the district

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include a hotel and theater, union headquarters, newspaper plant, utility companies, private clubs, and religious buildings. Present uses within the district continue to be primarily related to finance, law and government.

The district is composed of a total of 72 resources. Approximately 82% of these, 59 total, are contributing. Nine of these buildings are already listed on the National Register of Historic Places and three of these are recognized as National Historic Landmarks. Additionally, a total of thirteen buildings are designated as Chicago Landmarks, eight of which are also listed on the National Register.

Building alterations are generally limited to storefront and window replacements, while retaining original masonry openings. In many cases projecting cornices at the tops of the buildings have been removed. Some buildings have experienced more significant alterations and new construction has been built within the district; however, the district overall retains a high degree of integrity. The district's historic streetscapes remain largely intact and overall the district is composed of a large percentage of well-designed and finely-crafted buildings.

### **Individual Resource Descriptions**

*Resource numbers are keyed to the attached district map.  
Each description is organized as follows:*

<b>#.</b>	<b>Address</b>	<b>Contributing/noncontributing status</b>
	<b>Original name (other names, current and historic)</b> <i>Date of original construction; architect</i> <i>Date of major additions or alterations, architect</i> <i>Building type / overall architectural style</i> <i>Date listed as a Chicago Landmark, if applicable</i> <i>Date listed on the National Register or as National Historic Landmark, if applicable</i> <i>"Red" or "orange" color-code in the Chicago Historic Resources Survey (CHRS), if applicable</i>	
	Brief physical description Brief history of ownership and major tenants Major exterior alterations	

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### **LaSalle Street**

<b>1.</b>	<b>LaSalle Street and the Chicago River</b> <b>LaSalle Street Bridge</b> <i>1928; Edward Bennett (architectural consultant), Donald Becker (designer), Thomas G. Pihlfeldt (engineer)</i> <i>Trunnion bascule bridge / Beaux Arts</i> <i>CHRS - "Orange"</i>	<b>Contributing</b>
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Located at LaSalle Street, where it crosses the main branch of the Chicago River, the LaSalle Street Bridge is a double-leaf, trunnion bascule type bridge. Its single deck is carried by a steel pony truss, with riveted gusset-plate connections. The truss is 86 feet wide and the bridge has a clear span of 220 feet. Pedestrian decks are located on either side of the vehicular deck and have wrought metal railings ornamented with cast elements. The bridge abutments are of reinforced concrete, clad in rusticated limestone. Two bridge tender houses are located on each side of the river and are also faced in limestone. The bridge tender houses have chamfered corners and are each capped with an elaborate mansard roof above a band of windows.

The LaSalle Street Bridge was completed in conjunction with the widening of LaSalle Street, which was undertaken in the mid-1920s. The bridge was constructed by the City of Chicago, and continues to be owned and maintained by the City.

The bridge remains largely as originally built and retains a high degree of integrity.

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- 2. 222 N. LaSalle Street (formerly 228 N. LaSalle Street) Contributing**  
**Builders Building**  
*1927; Graham, Anderson, Probst & White*  
*1980-1986; Skidmore, Owings & Merrill (renovation and addition)*  
*Professional office building / Classical Revival*

The Builders Building was originally 22 stories, and has been expanded with an addition to the east and 4 additional floors at the top of the building. The building, with addition, occupies an entire half block and is rectangular in plan. The original portion of the building has primary facades on Wacker Drive and LaSalle Street. Classically detailed, the building facades are arranged in a tripartite composition and projecting belt courses delineate facade transitions between base, shaft and capital. The base is clad in limestone, with gray granite at the first floor and features multi-story ionic pilasters. This design is repeated at the top of the building with an engaged colonnade. The upper floors are clad in white brick and ornamented with terra cotta and the center shaft of the building is composed of a regular grid of windows with ornamented terra cotta spandrels.

Construction of the Builders Building was financed by the Chicago Builders' Building Corporation, which was a collaboration of various construction companies, trade groups and individuals. The building was designed with a central atrium that was intended to function as an indoor exhibition space for contractors, suppliers and tradesmen, who would then also have offices within the building. The building was constructed with an underground parking garage and its location along the newly completed Wacker Drive allowed for lower level truck access to receive deliveries. The concept of housing various building trades under one roof was realized for a short period of time; however, as the construction industry suffered due to the ongoing Depression of the 1930s, new tenants began to move into the building. The Chicago Board of Education later became a primary occupant.

Alterations to the building include an addition, storefront alterations, window replacement and cornice removal. Design of the west addition draws from that of the original building and is complimentary in proportion and materials. The addition matches the original in height, set back and floor levels. The additional floors at the top of the building are enclosed by a sloped glass curtain wall, set back from the facades. At LaSalle Street, an arcade and recessed entrance portico was created through the removal of storefronts along the first floor and the removal of windows at the center bays of the second and third floors. This work was achieved while retaining original masonry openings. Despite additions and alterations, the building conveys its historic appearance and retains a good degree of integrity.

- 3. 221 N LaSalle Street Contributing**  
**LaSalle - Wacker Building (The LaSalle – Wacker)**  
*1930; Holabird & Root; Rebori, Wentworth, Dewey & McCormick, associated architects*  
*Professional office building / Art Deco*  
*CHRS - "Orange"*

Located on a corner lot, the LaSalle-Wacker Building has primary facades on both LaSalle Street and Wacker Drive. The 41-story building is composed of setback and stepped masses, culminating in a 17-story, central tower. The building's three story base is rectangular in plan, with an H-shaped plan above, providing light courts to the north and south. While the cross wings of the 'H' end at the 23<sup>rd</sup> floor, the center spine continues to rise, forming the rectangular tower. The building facades are of limestone, with a fluted surface at the base and a dark granite bulkhead. The first and second floors of the street facades are lined with storefronts and large display windows, framed in aluminum trim that is elaborated at the second floor with Art Deco line designs. Deeply recessed entrances are located at both LaSalle Street and Wacker Drive. Above the base, verticality is enhanced through continuous vertical piers and recessed windows with dark-colored spandrels. The facades are detailed throughout with low relief, Art Deco ornament.

This building and the Builders Building frame LaSalle Street, and along with the LaSalle Street Bridge, form the gateway into the district from the north.

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Financed through the LaSalle-Wacker Building Corporation, the building was planned to have banking and retail space on the first floor and office space above. Parking was located on the two lower levels, with elevators providing direct access to the building. The offices were generally leased to professionals, and tenants in the 1930s included offices of insurance firms, finance related companies and architects. Other tenants included an oil company and a glass company, and the building also housed the executive headquarters for United Airlines and offices of Cudahy Packing. During the 1940s and 1950s the building also housed radio studios.

Alterations are minor and consist primarily of window replacement and storefront alterations. The building clearly conveys its historic appearance and retains a high degree of integrity.

- 4. 203 N. LaSalle Street** **Noncontributing**  
**Loop Transportation Center**  
*1986; Skidmore, Owings & Merrill (Adrian Smith, designer)*  
*Parking garage and professional office building*

This 27-story tower contains a parking garage at the lower floors and office space above. Set on a multi-story, glazed base, the facades of this rectangular building are composed of narrow ribbons of reflective glazing alternating with continuous bands of painted concrete. The building was constructed outside of the district's period of significance.

- 5. 200 N. LaSalle Street** **Noncontributing**  
*1984; Perkins & Will (Wojciech Madeyski, designer)*  
*Professional office building*

This 30-story office tower is clad with a glass curtain wall. The green-tinted glass is arranged in horizontal bands, alternating between opaque and transparent. The building was constructed outside of the district's period of significance.

- 6. 180 N. LaSalle Street** **Noncontributing**  
**Heitman Centre**  
*1972; Harry Weese*  
*Professional office building / Post-Modern*

This 40-story office tower is composed of a rectilinear shaft of wide windows set flush within a grid of concrete and rising from a classically-inspired base at street level. The building was constructed outside of the district's period of significance.

- 7. 160 N. LaSalle Street** **Contributing**  
**Burnham Building (State of Illinois Building; Michael A. Bilandic Building)**  
*1924; Burnham Brothers*  
*1992; Holabird and Root (addition and renovation)*  
*Professional office building / Classical Revival*

The Burnham Building is located on a corner lot and has primary facades on both LaSalle and Randolph Streets. The building is 20 stories plus the addition of a mechanical penthouse, which was completed in 1992. Above the fifth floor, the building is U-shaped in plan, providing a light court at the LaSalle Street facade. This light court has been in-filled with a stepped, glass curtain wall addition also completed in 1992.

The base of the building is of limestone, with a dark granite bulkhead, and is ornamented with multi-story pilasters, projecting belt courses and other classically inspired detailing. The first floor is lined with large display windows and the main entrance on LaSalle Street is denoted by a tall, arched opening. The upper stories are clad in cream-colored brick and have a slight vertical emphasis created by recessed windows and spandrels set between continuous piers. The facades are terminated at the mechanical penthouse with a series of projecting belt courses.

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The building was named in honor of Daniel H. Burnham and was constructed as an office building. An advertisement for mortgage bonds in the February 7, 1923 *Chicago Tribune* indicated that the building was being built to “meet the demand for small unit office space in this section of the loop.” The advertisement asserted that this was an “ideal” location for lawyers and other professionals as it was close to the financial district and governmental offices. The State of Illinois acquired the building in 1946 in order to consolidate the offices it had in various other Loop buildings with those already located within this building.<sup>1</sup> The State of Illinois continues to be the primary building occupant.

Exterior building alterations consist of the mechanical penthouse addition, infill of the light court and window replacement. Design of the penthouse was drawn from that of the original building and was executed in a simplified manner and of complimentary masonry. Despite these additions, the building conveys its historic appearance and retains a good degree of integrity.

- 8. 134 N. LaSalle Street** **Contributing**  
**Eitel Building: Metropolitan Building, Bismarck Hotel, Palace Theater**  
**(Cadillac Palace Theatre, Hotel Allegro)**  
*1926; Rapp & Rapp*  
*Professional office building, hotel and theater / Art Deco, Classical Revival*  
*CHRS - “Orange”*

The Eitel Building occupies an entire half block, with primary facades on LaSalle, Randolph and Wells Street. The building is composed of a 22-story office tower fronting on LaSalle Street and an 18-story hotel and theater section stretching west along Randolph Street. The upper floors of the building are of red brick and the base is of terra cotta, glazed and formed to imitated rusticated limestone. The first floor facades are of polished, red-gray granite. Storefronts and display windows line the first and second floors of the office tower and the building’s main entrance is centered on the LaSalle Street facade. At the Randolph Street facade, canopies extend over the sidewalk at the entrances to the theater and the hotel and an eight-story, illuminated marquee projects from the building to mark the theater entrance.

The building was built by Emil and Karl Eitel to replace the existing Bismarck Hotel, which they operated in existing post-fire buildings on the site. The Eitels began their first hotel at this location in a single building they acquired in 1893 and gradually expanded into adjacent buildings.<sup>2</sup> The new building was designed to contain offices, a hotel and a 2,500-seat theater and continues to be used in this manner today.

Building alterations consist of: window replacement within original masonry openings; installation of new marquees and canopies; and brick replacement at the parapet resulting in the loss of decorative brickwork. In spite of alterations, the building retains a good degree of integrity.

- 9. 121 N. LaSalle Street** **Contributing**  
**City Hall - County Building**  
*1908, 1911; Holabird & Roche*  
*Governmental / Classical Revival*  
*Chicago Landmark – designated 1/21/1982*  
*CHRS - “Red”*

The City-County Building is eleven stories and occupies the entire block bounded by LaSalle, Randolph, Washington and Clark Streets. The classically designed building is composed of a three-story base supporting a monumental, six-story, engaged Corinthian colonnade and with an entablature and attic story above. Banks of windows with dark, terra cotta spandrels are recessed within the colonnade. The building facades are of gray granite with matching terra cotta above the capitals. Grouped entrances with tall surrounds are centered at each facade and the main entrances on Clark and LaSalle Streets are ornamented with relief sculptures.

<sup>1</sup> *Chicago Tribune*, 18 October 1946.

<sup>2</sup> *Chicago Tribune*, 13 May, 1923; *Chicago Tribune*, 22 March, 1925.

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The building was constructed as the central offices for both the city and county governments and continues to be used for this purpose. The building was built in two stages, with the County Building completed first in 1908, and City Hall completed in 1911. This is the third building on the site to be shared by the county and city governments.

Exterior alterations are limited to removal of the building's cornice; however the building clearly conveys its historic appearance and retains a high degree of integrity.

- 10. 120 N. LaSalle Street** **Noncontributing**  
**Savings of America Tower**  
*1991; Murphy/Jahn*  
*Professional office building / Post-Modern*

This 40-story office tower is constructed on a relatively narrow site and extends a full block west to Wells Street. The facades feature curved and broken planes and are clad in alternating bands of light and dark gray granite. The mosaic above the building's main entry, entitled *Flight of Daedalus and Icarus*, was designed by artist Roger Brown. The building was constructed outside of the district's period of significance.

- 11. 100 N. LaSalle Street** **Contributing**  
**100 North LaSalle Street Building**  
*1928; Graven & Mayger*  
*Professional office building / Gothic Revival*

Located on a corner lot, the 100 North LaSalle Street Building has primary facades on both LaSalle and Washington Streets. The building is 25 stories and clad in brick, with terra cotta trim and ornament. The building is ornamented with Gothic Revival detailing primarily at the lower floors and at the top of the building. Additionally, vertical emphasis is achieved through narrow, continuous piers framing groups of recessed window openings. The lower three floors of the building have been altered through the addition of tile cladding and black granite has been installed at the original two-story, arch that designates the main entrance on LaSalle Street. With the exception of the granite, all of the building's masonry has been painted brown.

When construction of the building was first announced in the *Chicago Tribune* in 1927, the building was to be named the Lawyers' Building, reflecting the type of tenants that owners hoped to attract.<sup>3</sup> By 1928, the building was referred to only as the "100 North LaSalle Street Building." The building did in fact attract a number of lawyers, who continued to make up the majority of the building's tenants through 1961.<sup>4</sup> In addition to lawyers, early building leases reported in the *Chicago Tribune* included an investment firm, Boynton's stores for men, and an insurance company. By December of 1928, the building was reported to be 80% occupied and leasing was apparently so successful that plans were announced for an adjacent annex to be constructed to the west.<sup>5</sup> This was never built.

Exterior alterations include remodeling of the first three floors and window replacement throughout. Despite these alterations, the original masonry openings remain and the historic configuration of the building is apparent. The building retains a good degree of integrity.

<sup>3</sup> *Chicago Tribune*, 4 September 1927.

<sup>4</sup> *Chicago Tribune*, 1 July 1961.

<sup>5</sup> *Chicago Tribune*, 23 December 1928.

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**12. 33 N. LaSalle Street** **Contributing**  
**Foreman State National Bank Building (American National Bank Building; 33 N. LaSalle Street Building)**

*1930; Graham, Anderson, Probst & White  
Bank building and professional office building / Art Deco  
CHRS - "Orange"*

The Foreman State National Bank Building is located on a corner lot and is rectangular in plan, with its longer facade on LaSalle Street. The building has primary facades on both LaSalle and Washington Streets and is composed of a 38-story central tower, flanked by two 22-story sections. The building's five-story base is clad in gray granite and the floors above are of limestone with dark-colored, terra cotta spandrels. The facades are detailed with low-relief, Art Deco ornament and verticality is enhanced through recessed windows and spandrels between uninterrupted piers. The building's main entrance is located on LaSalle Street and is marked with a monumental, four-story entrance surround.

The building site was previously occupied by the Chamber of Commerce Building, which was acquired by the Foreman National Bank in 1925. The State Bank of Chicago occupied the main floor of the Chamber of Commerce Building and a merger between these two banks created the Foreman State National Bank. The bank's new building was completed in 1929; however, the bank was liquidated shortly after in 1931 when it was merged into First National Bank. The vacancy left in the building was filled by the Straus National Bank and Trust Company for a short period of time, until that bank also folded. Beginning in 1933, the American National Bank and Trust leased space in the building and the building's name was changed to reflect this new tenant. By 1957, the bank occupied nine floors of the building and had expanded to 18 floors by 1998, when it moved out of the building. In addition to banking, other office tenants such as lawyers have occupied the building.

Alterations are limited to window replacement. The building clearly conveys its historic appearance and retains a high degree of integrity.

**13. 30 N. LaSalle Street** **Noncontributing**  
*1975; Thomas E. Stanley  
Professional office building / International Style*

Built on the site of the former Chicago Stock Exchange (1894, Adler & Sullivan), this 43-story office tower is composed of a black, glazed curtain wall with a stone base. The building was constructed outside of the district's period of significance.

**14. 2 N. LaSalle Street** **Noncontributing**  
*1979; Perkins & Will  
Professional office building*

This 26-story office tower features rounded corners and a smooth exterior skin of aluminum panels alternating with ribbon windows. The building was constructed reusing the foundations of the LaSalle Hotel (1909, Holabird & Roche) that formerly occupied the site. The building was constructed outside of the district's period of significance.

**15. 1 N. LaSalle Street** **Contributing**  
**One North LaSalle Building**  
*1930; Karl M. Vitzthum & Company, with John Burns  
Professional office building / Art Deco  
Chicago Landmark – designated 1/16/1996  
National Register – listed 11/22/1999  
CHRS - "Orange"*

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At 49 stories, the One North LaSalle Street Building was the tallest structure in the city until completion of the Daley Civic Center in 1965. The building is a Chicago Landmark and is a premier example of the soaring, streamlined skyscrapers built during the 1920s.

The building is located on a corner lot and has primary facades on both LaSalle and Madison Streets. Rectangular in plan, the building is sited with its longer facade along LaSalle Street. Above the 5-story base, the center portion of the building is setback from LaSalle Street and rises to form a wide, central tower that extends beyond flanking, 24-story building wings. The tower features additional setbacks at its upper floors. Vertical emphasis is achieved at both the tower and flanking wings, through recessed windows and dark colored spandrels set between uninterrupted piers. Building facades are composed of limestone, with gray granite at the first floor and terra cotta spandrels at windows above the base. The facades are ornamented with low-relief limestone carvings, which include a series of panels depicting figures from Chicago's history. The building's primary entrance is centered on LaSalle Street and is slightly recessed within a monumental, 4-story opening.

In 1928, plans for the building were announced, indicating that it would be built by the Illinois Improvement and Building Corporation. The new building was planned to have retail at the first floor, banking offices at the second through fifth floors, and offices at the upper floors. The first building tenants "included many prominent firms in commerce, finance and legal services...tenants also included accounting, engineering, insurance, advertising, architecture, real estate and executive offices for manufacturing and railroad corporations." A number of law offices have also remained in the building.<sup>6</sup>

Exterior alterations are limited to storefront changes and overall the building clearly conveys its historic appearance and retains a high degree of integrity.

- 16. 10 S. LaSalle Street** **Noncontributing**  
**Manufacturers Hanover Plaza (Chemical Trust Plaza)**  
*1989; Moriyama & Teshima*  
*Holabird & Root, associate architects*  
*Professional office building / Post-Modern*

This site was previously occupied by the 16-story Otis Building (1912, Holabird & Roche). The lower four stories of the Otis Building facade are incorporated into the base of this 37-story office tower. The tower is composed of a regular grid of windows, framed by blue-painted aluminum with bright green accents. The building was constructed outside of the district's period of significance.

- 17. 11 S. LaSalle Street** **Contributing**  
**Roanoke Building and Tower (Lumber Exchange Building)**  
*1915; Holabird & Roche*  
*1922; Holabird & Roche (5-story addition)*  
*Rebori, Wentworth, Dewey & McCormick, associate architects*  
*1926; Holabird & Roche (tower addition)*  
*Rebori, Wentworth, Dewey & McCormick, associate architects*  
*Professional office building / Gothic Revival*  
*Chicago Landmark – designated 12/12/2007*  
*National Register – listed 12/06/2007*  
*CHRS - "Orange"*

The Roanoke Building and Tower is located on a corner lot and has primary facades on both LaSalle and Madison Streets. The building is roughly L-shaped in plan and was built in multiple stages. The original building was constructed as the Lumber Exchange Building and was 16 stories, constructed at the corner of the site. In 1922, the top five stories were added and the existing cornice was removed and replicated at the new top floor. The building was renamed the Roanoke Building at this time. Finally, in 1926, a 36-story

<sup>6</sup> National Register of Historic Places, One LaSalle Street Building, Chicago, Cook County, Illinois, National Register # 99001378.

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tower addition was completed at the east side of the building. At 452 feet, this tower was one of the Chicago's tallest buildings at the time. The city's first aviation beacon was installed at the top of the tower in 1930.<sup>7</sup>

The materials, proportions and detailing of the original building were carried over into the additions; however, the tower is more streamlined and reflects the Art Deco style that was emerging during that period. The building is composed of a five-story base of brown terra cotta and with dark marble at the first floor. Above the base, the facades are of brown brick, with matching terra cotta trim and ornament. Heavy ornament is reserved for the base and top of the building, while the center shaft is relatively unadorned and is articulated with slightly projecting, multi-story piers. The base of the building features round-arched window openings carried by multi-story, slender, projecting piers. This arcade motif is repeated at the top of the building.

The original building and subsequent additions were constructed by the estate of Leander J. McCormick, which continued to own and manage the building until 1981. The building was built to house the offices and club of the Lumberman's Association of Chicago and was also intended to provide office space to associated vendors and sales representatives. While a number of the building's early tenants were related to the lumber industry, a number of other professionals also leased space in the building, including lawyers, insurance companies and investment firms.<sup>8</sup> The building's largest tenant was Greenebaum and Sons Bank and Trust, which occupied the corner storefront as well as five upper stories.<sup>9</sup>

Exterior alterations are minor and consist of window replacement, cornice removal and storefront and entrance alterations. Overall the building clearly conveys its historic appearance and retains a high degree of integrity.

**18. 19 S. LaSalle Street  
YMCA Building**

**Contributing**

*1893; Jenney & Mundie*

*1913; Jenney, Mundie & Jensen (four-story height addition)*

*Social club and professional office building / Chicago School, Renaissance Revival*

*CHRS - "Orange"*

Located on the corner of LaSalle Street and Arcade Court, the building has narrow frontage on LaSalle Street and shares a party wall with the adjacent Roanoke Building (#17). The building's primary facade is only two bays wide, with a matching two bay return along Arcade Court. The building was originally twelve stories and was capped with a steep pyramidal roof. This roof was removed when the upper stories were later added. The facades are clad in white-glazed terra cotta above a three-story stone base. The base is composed of multi-story, arched openings with deeply recessed windows embellished with classical ornament. Above the base, the facades are defined by taller, multi-story arches, framing banks of recessed windows and spandrels. Heavy cornices delineate the floor levels above.

The building was constructed for the Young Men's Christian Association (YMCA), which continued to maintain the building as their Chicago headquarters through the 1970s. The original building contained an auditorium, pool, two-story gymnasium and reading room, as well as other spaces supporting the association's mission. Above the seventh floor was rented office space. Tenants listed in the *Chicago Central Office and Business Directory* in 1916, 1929 and 1941-42 included a mix of architects, contractors, lawyers, real estate agents and other professionals.

Alterations are limited to cornice removal, storefront alterations and window replacement. Despite these changes the building retains a high degree of integrity.

<sup>7</sup> "Roanoke Building and Tower," Landmark Designation Report, (Commission on Chicago Landmarks, 2007), 11; Frank A. Randall, *History of the Development of Building Construction in Chicago*, (Urbana: University of Illinois Press, 1999), 67.

<sup>8</sup> Robert Brueggmann. *Holabird & Roche/Holabird & Root, Catalog of Work 1910-1940*, (New York: Garland Publishing Co., 1991), 44.

<sup>9</sup> "Roanoke Building and Tower," Landmark Designation Report, 7.

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- 19. 29 S. LaSalle Street** **Contributing**  
**Equitable Life Building (Barrister Hall, National Life Building)**  
*1902; Jenney & Mundie*  
*1940; Holabird and Root (new facade)*  
*Professional office building / Moderne*

Located at the corner of LaSalle Street and Arcade Place, the Equitable Life Building has its primary facade on LaSalle Street, with a two-bay return on Arcade Place. The building is free standing, and is 12 stories tall. Although built in 1902, the building's current appearance is the result of a 1940 renovation, which included replacement of the exterior facade with a modern limestone front. Design of this renovation was attributed to Holabird & Root in the *Chicago Tribune* article announcing the modernization plans.<sup>10</sup>

The building's primary facade is clad in limestone with a dark granite bulkhead. The base of the building features tall piers, framing recessed, multi-story window openings above storefronts and a central entrance. The upper floors are flat and unornamented, with a regular grid of windows. However, at the top of the building, the center bays are enhanced with windows and spandrels that are slightly recessed from the facade creating a streamlined impression of an engaged colonnade.

Built for the National Life Insurance Company, the building was owned and occupied by the company as its headquarters until the company went into receivership in 1933. Prior to its collapse, National Life was the largest life insurance company in Illinois.<sup>11</sup> After ownership by other life insurance companies, the building was sold in 1939 to the Equitable Life Assurance Society of the United States. Equitable Life consolidated its scattered LaSalle Street offices into the first through sixth floors and part of the 7<sup>th</sup> floor, and continued to rent the remaining floors to others. Other long term building tenants included the Bank of Montreal, which was located in the building from at least 1909-1939; and the Chicago Bar Association, which maintained its headquarters in the building from the mid-1930s through the 1990s.<sup>12</sup> In 1964, the building was renamed Barrister Hall, reflecting the occupancy of law professionals in the building.<sup>13</sup>

The building clearly conveys its appearance after alterations in 1940 and retains a high degree of integrity.

- 20. 39 S. LaSalle Street** **Contributing**  
**New York Life Building (LaSalle-Monroe Building, Marmon Building)**  
*1894; Jenney & Mundie*  
*1898; Jenney & Mundie (addition)*  
*1903; Jenney & Mundie (1-story height addition to entire building)*  
*Professional office building / Chicago School, Classical Revival*  
*Chicago Landmark – designated 7/26/2006, amended 5/13/2009*  
*CHRS - "Orange"*

This early steel frame structure is one of only three extant office buildings in Chicago by William Le Baron Jenney.<sup>14</sup> The other two are within this district and are located just north on LaSalle Street. These are the YMCA Building (#18) and the Equitable Life Building (#19). While the YMCA Building appears largely as originally constructed with the exception of a height addition, the Equitable Life Building was altered in 1940 and no longer reflects its original Jenney design.

The New York Life Building was originally built as twelve stories. However, shortly after completion, a thirteen-story addition was constructed in 1898, extending the building east along Monroe Street. At this time, a thirteenth story was also added to the original building. Finally, in 1903, a fourteenth story was added to the entire building. The building is located on a corner lot, with primary facades on both LaSalle and Monroe Streets. The lower three floors are of light granite and the facades above are clad in terra

<sup>10</sup> *Chicago Tribune*, 15 November 1939.

<sup>11</sup> *Chicago Tribune*, 18 October 1933.

<sup>12</sup> *Chicago Tribune*, 16 March 1939.

<sup>13</sup> *Chicago Tribune*, 2 May 1993.

<sup>14</sup> "New York Life Building," Landmark Designation Report, (Commission on Chicago Landmarks, 2002), 2.

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cotta. The original color of the terra cotta is difficult to discern as the facade is heavily soiled. Building detailing is classically inspired and the base of the building is composed of two-story piers framing recessed storefronts and window openings. Main entrances on LaSalle and Monroe Streets are each marked with a tall arched opening, framed with piers and entablature. The third floor is clad in rusticated stone with a projecting belt course transitioning to the terra cotta facades above. The upper floors are articulated with recessed bays of windows between continuous piers, above which, the top floors are defined by projecting belt courses and bands of heavy ornamentation. The building composition was originally capped with a projecting cornice.

The building was commissioned in 1893 by the New York Life Insurance Company to house financial offices and other related businesses. At that time, the insurance company had offices across the street, at the northwest corner of LaSalle and Monroe Streets, and had maintained a branch office in Chicago since at least 1871. The first floor storefronts of the new building were planned for retail and office uses, while New York Life occupied the second story and the floors above were laid out as offices. Tenants throughout the building's history "have been professionals in a wide variety of fields, including finance, insurance and architecture."<sup>15</sup>

While alterations include cornice removal and storefront and entrance remodeling, the building overall conveys its historic appearance and retains a high degree of integrity.

**21. 50 S. LaSalle Street**

**Contributing**

**The Northern Trust Company**

*1905; Frost & Granger*

*1928; Frost & Henderson (2-story addition)*

*1967; C.F. Murphy Associates (office tower addition)*

*Bank building / Classical Revival*

*CHRS - "Orange"*

This five-story bank building is rare along LaSalle Street in that it was not originally constructed with an office tower above. The building is located on a corner lot, with primary facades on both LaSalle and Monroe Streets. The original building was three stories, with two stories added in 1928. Facades are of peach-toned granite and are composed of a rusticated base supporting a two-story, engaged colonnade. The colonnade carries an entablature with projecting cornice and balustrade above. The building's two-story addition is of a gray-toned stone and is more streamlined in design.

The building was built to provide banking and office facilities for the Northern Trust Company, which continues to own and occupy the building today. Northern Trust was established in 1889 and was first located in the second floor of the Rookery Building (#26).

A 12-story office tower was added to the rear (west) side of the building in 1967. In the urban fabric, the addition appears as a separate building and does not compromise the integrity of the original building. Other building alterations include window replacement; however, the building clearly conveys its historic appearance and retains a high degree of integrity.

**22. 120 S. LaSalle Street**

**Contributing**

**State Bank of Chicago (Exchange National Bank)**

*1928; Graham, Anderson, Probst & White*

*Bank and professional office building / Classical Revival*

*CHRS - "Orange"*

Located on a corner lot with primary facades on LaSalle and Monroe Streets, the building is square in plan with 11 bays at each facade. The 22-story limestone and terra cotta building has a prominent rectangular massing with vertical and horizontal banding creating rectangular openings at each floor. The building is freestanding and occupies nearly a quarter block. The building is composed of a five-story base of Bedford

<sup>15</sup> "New York Life Building," Landmark Designation Report, 11.

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limestone, with polished granite bulkhead, transitioning to terra cotta at the upper stories with a fifth-floor cornice classically detailed with overlapping swag, a decorated frieze, and acanthus leaf string course. The building's primary entrance is centered on the LaSalle Street facade and is monumental in scale with three sets of projecting bronze entrance bays, with cross-hatch grillwork above, recessed within a multi-story Ionic colonnade. The Monroe Street entrance has an elaborate brass surround and grillwork matching the primary facade. Although smaller in scale, the entrance is ornamented with classical moldings and is flanked by decorative metal lanterns. A similarly scaled and classically detailed five-story crown completes the structure with a three-story arcade composed of recessed spandrels and arched openings and attic level with Tuscan crown molding.

The building was constructed to house the State Bank of Chicago as well as the Chicago Stock Exchange, with general office tenants above the fourth floor. The State Bank merged with Foreman Bank and moved out of the building shortly after completion in 1929. The Midwest Stock Exchange (formerly the Chicago Stock Exchange) continued to occupy space in the building until 1957. Other tenants have included banks, investment firms (such as the John Burnham Company, National City Company, A.C. Alyn & Co.) and restaurants.

Alterations are limited to upper floor window replacement and storefront alterations within the original openings. The building retains a high degree of integrity and is a prime example of the classical and monumental vocabulary used in the designs of Graham, Anderson, Probst & White during the 1920's.

**23. 135 S. LaSalle Street**

**Contributing**

**Field Building (LaSalle Bank Building, Bank of America Building)**

*1928-1934; Graham, Anderson, Probst & White (Alfred P. Shaw, designer)*

*Professional office building / Art Deco*

*Chicago Landmark – designated 2/9/1994*

*CHRS - "Red"*

The Field Building occupies half of a city block and is free standing with primary facades on LaSalle, Adams and Clark Streets. Overall, the building is composed of multiple tower-like masses rising from a rectangular, four-story base. The central tower is deeply set back from the street facades and rises to a height of 42 stories, while massive towers at each corner of the building extend from the base to a height of 23 stories. The streamlined facades are composed of limestone, with black granite at the first floor. The building has nearly identical facades on both LaSalle and Clark Streets. Each features a monumental entrance, centered at the facade and composed of a five-story opening with a sleek, black granite surround and slender, white marble piers. Vertical emphasis achieved in the building's massing is enhanced through continuous piers with recessed widows and dark spandrels. The building is detailed with aluminum trim, and spandrels near the base of the building are also accented with fluted aluminum panels.

The building was built by the estate of Marshall Field and was the last major office building completed in the Loop before the long construction hiatus during the Depression and WWII. Built as a speculative office building, the Field estate decided to proceed with construction, despite unfavorable economic conditions. Factors influencing this decision included low material and labor costs and the fact that construction of the building would provide jobs. Reflecting the sense of civic responsibility attributed to the estate, trustees did not attempt to draw tenants from existing buildings, which were already experiencing higher vacancies as the Depression set in. Instead, tenants of the Field Building included new companies and new branches of existing companies.<sup>16</sup> In 1940, the building's name was changed to the LaSalle Bank Building, to reflect its new tenant. LaSalle National Bank, which was originally chartered in 1927 as the National Builders' Bank, survived the Depression years and continued to maintain its headquarters in the building until acquired by Bank of America in the early-2000s.

The building remains largely as originally built and retains a high degree of integrity.

<sup>16</sup> "Field Building," Preliminary Staff Summary of Information, (Commission on Chicago Landmarks, 1990), 5.

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- 24. 190 S. LaSalle Street** **Noncontributing**  
*1987; John Burgee Architects with Philip Johnson  
Alfred Shaw & Associates, associate architects  
Professional office building / Post-Modern*

Design of this 42-story office tower was inspired by the Masonic Temple (1892-1939, Burnham & Root), that once stood at the corner of Randolph and State streets. The building at 190 S. LaSalle Street is clad in granite and features monumental, arched door openings and steeply gabled roof forms. The building was constructed outside of the district's period of significance.

- 25. 208 S. LaSalle Street** **Contributing**  
**Continental and Commercial National Bank**  
*1914; D. H. Burnham & Co.; Graham, Anderson, Probst & White  
Bank and professional office building / Classical Revival  
Chicago Landmark – designated 12/12/2007  
National Register – listed 2/14/2007  
CHRS - "Orange"*

This 20-story building occupies a full half-block, bounded by LaSalle, Adams, and Wells Streets and with the Quincy Street alley to the south. The building is rectangular in plan, with no setbacks and is clad in gray terra cotta, with a gray granite base. All facades are treated as primary facades, with high quality finish materials and detailing; however, the LaSalle Street facade is the most prominent. The facades are arranged in a tripartite composition. At LaSalle Street, the building base consists of a multi-story, engaged Doric colonnade supporting a continuous entablature. This colonnade is expressed at all facades, although to a lesser scale at the side streets, with pilasters rather than columns. The Doric colonnade is also repeated at the top of the building. The facades are ornamented with classical detailing and projecting belt courses provide transitions between the base, shaft and top of the building. The shaft is composed of solid corners with individual window openings, while the center bays consist of paired windows separated by slim, continuous piers and framed by wider, continuous piers. The windows and ornamented spandrels are slightly recessed.

Designed by D. H. Burnham & Company, the building was one of the last designs supervised by Daniel Burnham and was completed after his death by successor firm Graham, Anderson, Probst and White.<sup>17</sup> It was built for the Commercial National Bank, which had become one of the country's largest banks through various mergers, and included: Continental National Bank, the Commercial Trust and Savings Bank, the American Trust and Savings Bank, the Hibernian Bank and the Safe Deposit Company.<sup>18</sup> The first through sixth floors of the building were devoted to bank spaces, with related office and work spaces. The seventh floor and above were set aside for speculative office space.

Exterior alterations include remodeled storefronts and entrances, within original openings, and removal of the cornice. Despite alterations the building clearly conveys its historic appearance and has a high degree of integrity.

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<sup>17</sup> "Continental and Commercial National Bank Building," Landmark Designation Report, (Commission on Chicago Landmarks, 2007), 3.

<sup>18</sup> *Ibid.*, 5-6.

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**26. 209 S. LaSalle Street**

**Contributing**

**Rookery Building**

*1885-1888; Burnham & Root*

*1905-07; Frank Lloyd Wright (lobby and light court renovations)*

*1931; William Drummond (lobby renovation)*

*1992; Hasbrouck-Hunderman (building restoration)*

*Professional office building / Chicago School, Romanesque Revival*

*Chicago Landmark – designated 7/5/1972*

*National Register – listed 4/17/1970; NHL*

*CHRS - “Red”*

This eleven-story building is located on a corner lot and has primary facades on both LaSalle and Adams Streets. Built using both load-bearing masonry as well as skeleton-frame construction, the Rookery is a transitional structure in terms of building technology. The building's two-story base is of quarry-faced red granite, with polished granite colonnades. Projecting bay windows and storefronts are set within these colonnades and a monumental arch marks the LaSalle Street entrance. At the alley facade along Quincy Street, the first two floors exhibit a cast iron framed facade. The upper stories of the primary facades are of brown brick, richly ornamented and divided with projecting belt courses. The building is completed with a heavily embellished parapet that features projecting turrets at the corners as well as at the center of LaSalle Street, where the facade is slightly curved and more ornate to mark the building entrance below. The visual heaviness of the facades is countered by large windows throughout.

The Rookery is one of the few survivors from this period of LaSalle Street's development. The building was once surrounded by buildings of similar style and scale, including the previous Board of Trade Building completed in 1885. These other buildings were demolished largely in the 1910s and 20s to make way for the large bank and commerce buildings extant today.

The site of the Rookery was previously occupied by the temporary quarters of the City Hall, erected after the fire of 1871. This temporary building included a water tank that became a well-known roost for pigeons and was commonly referred to as the Rookery. While other names were proposed for the present building, the name Rookery stuck. The building was developed by East Coast financier, Peter Brooks, through the Central Safety Deposit Company.<sup>19</sup> In addition to the Brooks Brothers, stock holders included Owen Aldis, Daniel Burnham, and Edward Waller, secretary of the Central Safety Deposit Company.<sup>20</sup> Original tenants included the Corn Exchange Bank and the Illinois Trust & Savings Bank as well as related firms of brokers, private bankers and agents.<sup>21</sup> Throughout the building's history, tenants have consisted primary of attorneys and financial firms and have also included the architectural offices of Burnham and Root, and Frank Lloyd Wright.<sup>22</sup>

Restored in 1992, the Rookery remains largely unaltered and retains a high degree of integrity.

**27. 230 S. LaSalle Street**

**Contributing**

**Federal Reserve Bank of Chicago**

*1922; Graham, Anderson, Probst, & White*

*1957; Naess & Murphy (southwest addition)*

*1989; Holabird & Root (renovation and northwest addition)*

*Bank and professional office building / Classical Revival*

*CHRS - “Orange”*

Located on a corner lot with primary facades on LaSalle, Quincy and Jackson Streets, the building's original footprint is rectangular in plan and was expanded with two full-height additions to the west. The full building, with additions, is 14 stories tall and occupies an entire half block. The building is clad in grey

<sup>19</sup> “The Rookery,” (Commission on Chicago Historical and Architectural Landmarks, 1979), 2.

<sup>20</sup> *Ibid.*, 8.

<sup>21</sup> “New York Life Building,” Landmark Designation Report, 25.

<sup>22</sup> *Ibid.*

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limestone and is classically styled, with a tripartite facade composition. The three-story base features a multi-story colonnade expressed through engaged Corinthian columns and pilasters, and supporting a projecting entablature with cornice. The building's eight-story shaft is delineated by projecting belt courses and is composed of a regular grid of window openings. The colonnade is repeated at the top of the building with multi-story pilasters that once carried a projecting cornice. The building's main entrance is located on LaSalle Street and is marked by a temple front with three-story fluted columns and recessed spandrels with a frieze of alternating triglyphs and flowers. This entrance echoes the temple front of the Illinois Merchants Bank (#28) across the street. Designed during the introduction of the Federal Reserve Banking System, the restrained design and subdued character of the building were intended to provide a fiscally conservative appearance to avoid any reflection of extravagance by the banking system.

The building was constructed for the Federal Reserve System, which remains as the building's owner and primary tenant.

Alterations to the original building include window replacement, cornice removal, and infill of the north facade light court and relocation of exterior masonry to the new building facade.<sup>23</sup> The two west additions are located at the back of the building and read as separate buildings in the urban fabric of the district. Despite additions and alterations the building retains a high degree of integrity.

**28. 231 S. LaSalle Street**

**Contributing**

**Illinois Merchants Bank (Continental Illinois Bank and Trust Company)**

*1924; Graham, Anderson, Probst & White*

*Bank and professional office building / Classical Revival*

*CHRS - "Orange"*

This 20-story building occupies a full half block and has primary facades at LaSalle and Clark Streets and Jackson Boulevard. The exterior of the building is separated into tripartite divisions with cornice and column heights aligned with those of the Federal Reserve Bank (#27) across the street, creating a colonnaded streetscape along Jackson Boulevard. The building is clad in gray limestone with stone columns and ornament. The three-story base is defined on Jackson Boulevard with a giant fluted ionic colonnade supporting an entablature decorated with egg and dart relief and acanthus leaf. The main entrance on LaSalle Street has a pedimented portal entrance with floral acroterion at the apex and crown of the pediment. This entrance is opposite the similarly designed temple front entrance to the Federal Reserve Bank (#27) across the street. The fifteen-story shaft of the building is plain in ornament with rectangular window openings and culminates with projecting stone banding that wraps the full building. Originally, a two-story colonnade topped the building, but renovations prior to 2003 removed the pilasters and cornice.

The building was constructed to house the newly formed Illinois Merchants Bank, which was created in 1919 through the merger of three of the city's banking institutions: the Illinois Trust and Savings Bank, the Merchants Loan and Trust Company and the Corn Exchange National Bank. In September of 1928, Illinois Merchants Bank merged with the Continental National Bank and Trust Company to form Continental Illinois Bank and Trust Company. Individually these were two of the city's largest banks and together they were reported to be "Chicago's first billion-dollar bank."<sup>24</sup> The building's name was changed to reflect the newly formed bank. More recently, the building became the headquarters of Bank of America after it bought out Continental in the 1990s.

Exterior alterations include a penthouse addition and the removal of the original cornice. Window and door alterations have occurred at the lower levels but have maintained original openings. An exterior footbridge that passes over Quincy Street and connects to the Rookery Building has been enclosed. Despite alterations the building retains a high degree of integrity.

<sup>23</sup> Sally A. Kitt Chappell, *Architecture and Planning of Graham, Anderson, Probst and White, 1912-193*, (Chicago: The University of Chicago Press, 1992), 130.

<sup>24</sup> *Chicago Tribune*, 25 November 1984.

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Wells Street

**29. 201 N. Wells Street Contributing**

**Trustees System Service Building (201 N. Wells)**

*1929-1930; Theilbard & Fugard  
Bank and professional office building / Art Deco  
Chicago Landmark – designated 12/14/2004  
National Register – listed 9/3/1998  
CHRS - “Orange”*

The Trustees System Service Building is located on a corner lot with primary facades on both Lake and Wells Streets and is also bordered by the elevated tracks along both of these streets. The building is 28 stories and composed of a rectangular, 20-story base and with an 8-story tower rising from the south portion of the building. The tower features setbacks and culminates in a ziggurat topped with a lantern. The building facades are of limestone at the base, with brick above that gradates in color from dark red to light yellow-orange as the building rises. Verticality is further enhanced through slightly projecting piers. These brick facades are detailed with terra cotta trim and spandrels and feature ornamental terra cotta and brickwork.

The first floor is lined with storefronts, and the building's original banking entrance is centered on the Lake Street facade and is marked by a two-story, flat arch opening. The building features ornament designed by artists and includes low-relief sculptural work in limestone and pierced metal grillwork. The limestone sculptures depict the history of banking, commerce and trade and are by artists Eugene and Gwen Lux; and the metal grillwork depicts trade work, such as mining and farming, and was designed by Edgar Millar.<sup>25</sup>

The building was constructed as the headquarters for the Trustees System Service Company, a private loan and investment bank.<sup>26</sup> The company occupied the second through fourth floors and leased the remaining floors. Early tenants included a number of international concerns, such as the Italian Chamber of Commerce, National Railways of Mexico and consulates from various countries.<sup>27</sup>

Exterior alterations include window and storefront replacement, within the original openings. The building was converted to residential use ca. 2003 and as part of the associated renovation, windows were replaced with appropriate one-over-one double hung windows and the deteriorated crowning lantern was reconstructed. Overall the building retains a high degree of integrity.

**30. 177 N. Wells Street Noncontributing**

*ca. 1987  
Parking Structure*

This open parking structure is of concrete and is 15 stories with enclosed stores and restaurants on the ground floor. The building was constructed outside of the district's period of significance.

**31. 122 N. Wells Street / 205 W. Randolph Street Contributing**

**Randolph - Wells Building (State Building; People's Life Building; City State Bank Building)**

*1915; Dibelka & Flaks  
1928; Burnham Brothers (addition)  
Professional office building / Gothic Revival*

The Randolph-Wells Building is composed of a 17-story building, completed in 1915, and a 23-story addition to the south, completed in 1928. The building is located on a corner lot with primary facades on both Randolph and Wells Streets. The north facade is four bays wide and the west facade is eleven bays

<sup>25</sup> “Trustees System Service Building: 201 N. Wells St.” Preliminary Landmark Recommendation, (Commission on Chicago Landmarks, 2003), 2.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

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wide with storefronts at street level. The main entrance is centered on the Wells Street facade and is composed of two flattened arch framed openings, split between the original 17-story structure and later 23-story addition. The building is clad in white terra cotta with a polished granite base and ornamented with Gothic Revival detailing primarily at the three-story base and crown of the building. Vertical emphasis is achieved through recessed windows and spandrels set between continuous piers. The spandrels at the primary facades are adorned with a centralized lozenge. The building is topped by a four-story crown consisting of aedicule openings with multi-story columns supporting a classical style entablature with a triglyph frieze.

Completed in May 1915, the original portion of the building was built to centralize state offices located in Chicago. Approximately 25% of the building was occupied by such offices including: the state fire marshal, natural resource commissions, state board of health, civil service commission, and the board of pharmacy. However, over half of the remaining space was occupied by canned goods brokers, leather dealers, manufacturers' representatives, the public welfare commission of the City of Chicago and other tenants.<sup>28</sup> By the end of 1915, within six months of completion, the building was acquired by the People's Life Insurance Company for their headquarters. The building was later acquired in the early 1920s by the Cooperative Society of America, and became the home of the City State Bank of Chicago. The bank was responsible for the 23-story addition to the south.

Exterior alterations include window and storefront replacement, new granite cladding at the main entrance and removal of ornament that originally projected above the parapet. Additionally, the lower three floors of the north facade have been reclad and a three story addition was added to the west side of the building ca. 1980. The building retains a good degree of integrity.

**32. 40 N. Wells Street  
Washington Block**

**Contributing**

*1873-1874; Frederick and Edward Baumann  
Professional office building / Italianate  
Chicago Landmark – designated 1/14/1997  
CHRS - "Red"*

Located on a corner lot and with primary facades on both Randolph and Wells Streets, this five-story building has a chamfered corner that originally featured an exterior stair leading to a second floor entrance. The facades are of light-colored sandstone set in alternating bands of wide and narrow ashlar, with deep joints that accentuate the horizontal banding. Window openings above the first floor are ornamented with arched stone hoods and a more elaborate hood marks the opening of the original second floor entry. A center entrance on Wells Street is marked by an ornate, two-story entrance surround featuring compound pilasters. The composition is completed with a projecting, sheet metal cornice, which is the result of restoration work completed ca. 2000.

The building was built as a speculative office building and was commissioned in 1873 by the real estate firm of Olinger & Ballard and by Mrs. Barbara Cure. While the location is slightly outside of the established business center of that time, selection of this site reflects speculation attitudes by developers who were hoping to establish new business centers within the clean slate provided by the Great Fire of 1871.<sup>29</sup>

The Washington Block is a fine example of post-fire, Italianate construction in Chicago and is one of the few remaining buildings in Chicago's Loop representing this period of construction. Alterations consist of window and door replacement and removal of the original exterior stair. First floor stone elements that were lost through earlier remodeling, were restored in 2000 using stone patching materials. The building retains a good degree of integrity.

<sup>28</sup> *Chicago Tribune*, 8 December 1915.

<sup>29</sup> "The Washington Block: 40 North Wells Street, Chicago." (Commission on Chicago Historical and Architectural Landmarks,

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- 33. 145 S. Wells Street** **Contributing**  
*ca. 1959*  
*Parking Structure*

This open parking garage is of concrete, with 4 levels of parking. The garage is rectangular and was built up to the party wall of the adjacent Textile Building (#62) to the south. The floor slabs are clad at the street facade with rectangular panels that have been painted. The garage appears to have undergone few alterations since construction and retains a high degree of integrity.

- 34. Lake and Wells Streets** **Contributing**  
**Chicago Union Loop Elevated Structure,  
Quincy Station and Clark/Lake Station**  
*1897; John Alexander Low Waddell (elevated structure), Alfred M. Hedley (original stations)*  
*Elevated rail structure and stations / Classical Revival (original stations)*  
*National Register – determined eligible for listing 11/15/1978*  
*CHRS - "Orange" (Quincy station)*

The Chicago Loop was nicknamed such because of the elevated track that makes a loop around the central business district, running along Lake, Wells and Van Buren Streets and Wabash Avenue. From the loop, the train lines radiate out to serve the rest of the city. Roughly four blocks of the track structure are within the boundaries of the district, these are along Lake and Wells Streets. Two stations, Clark/Lake and Quincy, are also included within the district. The Clark/Lake Station is located at the intersection of N. Clark and W. Lake Streets while the Quincy Station is located at the intersection of W. Quincy Court and S. Wells Street.

The Quincy Station is comprised of two shallow hipped roof station houses each with a shed roof structure projecting north/south to shelter the passenger platforms. The painted pressed metal station houses sit atop the elevated train trestle at roughly the second floor level of the neighboring buildings. The houses are constructed atop an open framework of riveted steel columns, beams and straight leg stair structures that straddle the street below and allow vehicular traffic to pass beneath. The station houses are oriented parallel with Wells Street, one on each side of the track, and are positioned above the intersection with Quincy Street, the east-west alley that bisects the block. The street facing facades of both station houses are clad in pressed metal with classical ornamentation highlighting the fenestration. Pairs of fluted Corinthian pilasters divide the double hung windows, which are framed with Renaissance inspired surrounds. The houses have a foliate pressed metal ceiling above the mezzanine walkway that leads to interior spaces finished with wood wainscoting and pressed metal wall and ceiling surfaces.

The Chicago Loop elevated rail, both structure and the stations, was originally constructed in 1897 under the Union Consolidated Elevated Railroad. In 1947 private ownership of the Loop railway was transferred to the newly created Chicago Transit Authority (CTA).

The Quincy Station was restored in 1988 by the City of Chicago, Department of Public Works, Bureau of Architecture. The work included restoration of the wood framing and millwork and new decorative, pressed, sheet-metal cladding at walls ceilings to replicate the original. New ticket booths and turnstiles have been installed to respond to the modern use of the station.

The Clark/Lake Station was built in 1992 to combine the existing elevated and underground rail stations at this location. The new station includes sheltered platforms with stairs leading to street level and platform level pedestrian connections to the adjacent State of Illinois Center (#42) and Loop Transportation Center (#4). Transfer circulation between the elevated and underground lines is provided within the State of Illinois Center (#42). The Clark/Lake Station was constructed outside of the district's period of significance and is a noncontributing component of the Loop Elevated Structure and Stations.

Despite replacement of the Clark/Lake Station in 1992, the elevated train structure and Quincy Station retain a high degree of integrity.

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Clark Street

**35. 6 S. Clark Street**

**Contributing**

*ca. 1872; architect unknown*  
*ca. 1935; architect unknown (facade alterations)*  
*Loft building / International Style*

This building stands four-stories tall and is located mid-block, sharing party walls with the adjacent buildings to the north and south. Rectangular in plan, the building has a tall first floor story with large arched window openings and is clad in multi-tone brick. Above the base, the upper floors are framed with a black brick border and are composed of fixed windows with mosaic-tile spandrels recessed between steel mullions.

The building was occupied from the early 1920s through at least the early 1960s by the Triangle Restaurant, operated by Dario Toffenetti. This was one of the earliest of Toffenetti's restaurants to open in downtown Chicago. His enterprise eventually expanded to include as many as eight Chicago locations as well as a location in New York City's Times Square. The New York restaurant was opened in the 1940s and was designed by Skidmore, Owings & Merrill. Definitive dates of construction and alterations for this building could not be found through research, including building permit searches. A post-fire construction date of ca. 1872 has been estimated based on the building's size and arrangement. The alteration date of ca. 1935 is estimated based on two factors. In 1933, Toffenetti acquired a 99-year lease on the land under the building and agreed to erect a new building on the site by 1938. No permits for new buildings were located for this site; however, a permit for "alterations" issued in 1934 was found. Unfortunately the details of the permit do not conclusively indicate that these "alterations" were for the facade.

The first floor of the building's ca. 1935 facade has been completely altered through the installation of new brick cladding and the historic arrangement is no longer apparent. However, the upper floors remain largely intact and overall the building retains a fair degree of integrity.

**36. 16 S. Clark Street**

**Contributing**

**Chicago Loop Synagogue**  
*1957; Loeb, Schlossman & Bennett; (Richard Bennett, Designer)*  
*Synagogue / Modern*

The Chicago Loop Synagogue is located mid-block and has only narrow street frontage. The building shares a party wall with the building to the north (#35) and to the south is a passage to Arcade Place between the Synagogue and an adjacent ca. 1969 high rise that is outside of the district boundaries. The building's street facade is dominated by a two-story stained glass window that occupies the full width of the facade. The first floor below is composed of a continuous glass wall, deeply recessed under a wide concrete spandrel. The street facade is framed by slim, concrete side walls and a zigzagging roof canopy that extends beyond the facade and is clad in copper.

The stained glass window is entitled "Let There Be Light" and was designed by American artist Abraham Rattner and created by the Barrillet Studio in Paris. The window was installed in 1960 and is illuminated at night by lamps from two posts at the sidewalk. A sculpture installed at the north end of facade, bridging the spandrel above the first floor and the base of the stained glass, corresponds to the interior location of the ark. This sculpture, entitled "Hands of Peace," as well as the ark within the sanctuary were designed by Israeli sculptor Henri Azaz.

The building was built for the Loop Synagogue, which continues to own and occupy the building. The synagogue was founded in 1929 to serve the downtown business community and now also serves the growing downtown residential community. This is the city's central synagogue.

No major exterior alterations have been made and the building retains a high degree of integrity.

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- 37. 125 S. Clark Street** **Contributing**  
**Edison Building (Commercial National Bank, Chicago Public Schools)**  
*1907; D. H. Burnham & Co.*  
*Bank and professional office building / Classical Revival*  
*CHRS - "Orange"*

This 20-story building is located on a corner lot with primary facades on both Clark and Adams Streets. The building shares a party wall with the adjacent Marquette Building (#38) and abuts an alley on the north. The exterior of the building is clad with white granite at the four-story base, and with glazed terra cotta above. The terra cotta units have a patterned surface, creating a unique texture at the upper floor facades. Designed with a tripartite facade arrangement, the base of the building has a projected column plinth, above the first floor storefronts, that supports a multi-story Corinthian colonnade carrying an entablature with pronounced dentils. The storefront level has been modified, but the building's nine-bay facade arrangement is carried down to this level by oversized granite piers. Recessed Chicago-style windows and floral and scroll granite panels are set between the columns that span the second through fourth floors. The engaged Corinthian colonnade terminates with fluted end pilasters. The upper floors have small window openings, separated by terra cotta mullions and generally containing three double hung windows per bay. A classically detailed top completes the tripartite arrangement with a three-story arcade of Chicago-style windows plus an attic level with classical molding and a projecting cornice.

The building was constructed for the Commercial National Bank, which in 1910, was merged with the Continental National Bank to form the Continental and Commercial National Bank. The newly formed bank occupied this building for only a short time, until its new building (#25) was completed in 1914 at the corner of Adams and LaSalle Streets. Commonwealth Edison purchased this building in 1912 and continued to occupy it until 1988, when it was purchased by the Chicago Public Schools.

Exterior alterations include partial removal of the building's projecting cornice, replacement of terra cotta with smooth ashlar and brick infill, window replacement and storefront alterations. Despite changes, the building retains a good degree of integrity.

Dearborn Street

- 38. 140 S. Dearborn Street** **Contributing**  
**Marquette Building**  
*1895; Holabird & Roche*  
*1905; Holabird & Roche (1-bay addition)*  
*Professional office building / Chicago School*  
*Chicago Landmark – designated 6/9/1975*  
*National Register – listed 8/17/1973, NHL*  
*CHRS - "Red"*

The Marquette Building is located on a corner lot and has primary facades on both Dearborn and Adams Streets. The building is 17 stories and clad in dark brown brick and terra cotta. A one bay addition was added to the west end of the building, along Adams Street, in 1905 and the 17<sup>th</sup> story of the building was added in 1950. A significant Chicago School building, the facades of the Marquette Building clearly express the underlying steel-frame construction. The base of the building is clad in patterned terra-cotta, set with deep horizontal joints creating heavy banding. This effect is repeated at the original corner bays through the top of the building. The base is delineated with a projecting cornice, and above, the center bays are composed of wide, banks of windows and spandrels recessed between continuous vertical piers. Windows throughout are Chicago style. The building is topped with a classically detailed, projecting cornice.

Named for the early French explorer, Jacques Marquette, the Marquette Building was commissioned by Peter Brooks, of Boston and Owen Aldis, Chicago real estate agent. These are the same developers who were responsible for construction of the Rookery Building (#26) and the Brooks Building (#66). The interior

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of the building was built without interior partitions so that spaces could be configured to suit specific tenants. Early building tenants included the office of architect J. L. Silsbee.

Exterior alterations are limited and the building retains a high degree of integrity. The cornice, which was earlier removed, was reconstructed as part of a building rehabilitation performed ca. 2002.

Wacker Drive

- 39. 211 W. Wacker Drive** **Contributing**  
**Chicago Evening Post Building (Daily Times Building; Sun-Times Building; Central Life Insurance)**  
*1928; Holabird & Root*  
*Professional office building and newspaper plant / Art Deco*

This 19-story building is located mid-block, and has narrow frontage on Wacker Drive, but has a deep footprint extending south along the adjacent alley, known as Post Place. The building shares a party wall with the Engineering Building (#40) to the east. The building's primary facade is on Wacker Drive; however, the design and materials of this facade extend across the alley facade, which is highly visible from the street. The building exhibits a streamlined version of a tripartite composition. The base is clad in limestone and features a monumental, engaged colonnade with Egyptian Revival detailing. Below, at the first floor, the building's main entrance is centered on the facade and is flanked by two storefronts. Above the base, the facades are of cream-colored brick, with limestone detailing and the top floors are clad entirely with limestone. The top of the building features recessed windows and spandrels between continuous piers, creating a simplified repetition of the colonnade at the base. The building is capped with a simple, rectilinear parapet.

The building was constructed for the Chicago Evening Post newspaper, which occupied the lower floors, while the upper floors were rented for general office use. Shops were located along upper Wacker Drive and newspaper presses were located in the basement and were visible to pedestrians through windows on Post Place. The siting of the building also allowed for paper to be delivered from lower Wacker Drive. The Chicago Evening Post closed in 1932, due to financial problems, and by 1937, the Marshall Field estate, which owned the land beneath the building, received possession of the building.

In 1934, the Post's old quarters and equipment were leased to the Chicago Times, publisher of the Daily Times, which moved into the first five stories as well as the building's two basements. The building was renamed the Daily Times Building. In 1937, the building was acquired by the Central Life Insurance Company, which moved into the 17<sup>th</sup> and 18<sup>th</sup> floors of the building, while the Times continued to be tenant, occupying nearly 10 floors. The Daily Times was purchased by the Chicago-Sun in 1947 and operations of the two newspapers were consolidated within this building. The combined paper was renamed the Chicago Daily Sun and Times, and later the Chicago Sun-Times. The Chicago Sun-Times remained in the building until it had a new building built in 1957.

Alterations are limited to window replacement and storefront alterations. The building retains a high degree of integrity.

- 40. 205 W. Wacker Drive** **Contributing**  
**Engineering Building**  
*1928; Burnham Brothers*  
*1982; Himmel Bonner Architects (renovation)*  
*Professional office building / Art Deco*

This 23-story building is located on a corner lot with primary facades on Wells Street and Wacker Drive. The original entrance to the building was moved from Wells Street to Wacker Drive during renovations in 1982. The U-shaped plan of the building incorporates a light court facing Wells Street above the third floor. The exterior of the building is clad in light colored brick above a terra cotta base (painted) with granite bulkhead. The base of the building features multi-story decorative window surrounds and recessed

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spandrels in the Art Deco style. Projecting spandrel panels with tablet flowers and foliated ornamentation are set on corbels above the third floor windows. The 16-story shaft is vertically emphasized by the continuous piers that extend from the base to beyond the top course of the parapet and create battlements. The bases of these piers are adorned with sunbursts and rays. Above the base, the windows are uniformly placed with two openings separated by narrow piers at each bay, except at corners with one opening per bay. The top floors culminate in ornamentation that projects beyond the parapet and at the top three stories, spandrels and piers are adorned with floral medallions and anthemion ornamentation.

The office building was named for the engineering societies and companies that were its original occupants and by 1932 the building was reported to be 70% occupied. The *Chicago Central Office and Business Directory* from 1929 and 1941-1942 indicates a high percentage of engineers as building tenants as well as companies related to the construction, manufacturing and machinery industries.

A major building renovation was completed in 1982. Exterior changes at this time included: relocation of the main entrance to Wacker Drive, first floor storefronts alterations, and the addition of a granite base. Despite alterations the building conveys its historic appearance and retains a high degree of integrity.

Randolph Street

**41. 188 W. Randolph Street  
Steuben Club Building (Randolph Tower Building)**

**Contributing**

*1929; Karl M. Vitzhum & Co.  
Private club and professional office building / Gothic Revival  
Chicago Landmark – designated 7/26/2006  
National Register – listed 5/22/2007  
CHRS - "Orange"*

The Steuben Club Building is located on a corner lot and is free standing with primary facades on both Lake and Wells Streets. The building's west facade is bordered by the elevated tracks that run along Wells Street and to the east of the building is a vacant lot that has been paved for parking. Overall, the building is 45 stories in height, and is composed of a 27-story, rectangular base with a polygonal, stepped tower rising above the south portion of the building. The facades are clad in buff-colored terra cotta, with white terra cotta at the tower to give the illusion of lightness and to enhance the tower's height. The building is detailed throughout with Gothic Revival ornament; however, rich embellishment is reserved for base and upper floors, especially at the tower levels. The center shaft of the building base gives way to less ornament in order to emphasize the building's vertical rise.

The building was built for the Steuben Club of Chicago, which was formed to promote German-American heritage and affirm American patriotism of this immigrant group and their decedents. The club had 2,500 members when plans were undertaken for the new building.<sup>30</sup> The first through twenty-first floors of the building were designed for retail space and offices, while the club was located in the top floors. Club amenities included a dining room, club rooms and recreation facilities. Many of the building's early office tenants were also club members and included doctors, small businessmen, lawyers and other professionals.<sup>31</sup>

The building is currently undergoing a federal tax-credit-assisted rehabilitation.

<sup>30</sup> "Steuben Club Building." Preliminary Summary of Information, (Commission on Chicago Landmarks, 2006), 1.

<sup>31</sup> Ibid., 3.

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- 42. 100 W. Randolph Street** **Noncontributing**  
**State of Illinois Center (James R. Thompson Center)**  
*1979-1985; Murphy/Jahn with Lester B. Knight and Associates*  
*Governmental / Post-Modern*

This seventeen-story building with plaza occupies an entire city block and is composed of glass curtain walls above a two-story arcade. While the building maintains the established street wall along LaSalle Street to the west, the southeast facade is a sculptural composition of curving, sloped glass, with a cylindrical crown that expresses the full-height, interior atrium. A Post-Modern expression of civic architecture, the building features a pink, white and blue color scheme. Located in the plaza is the sculpture *Monument with Standing Beast* by Jean Dubuffet. The building was constructed outside of the district's period of significance.

Washington Street

- 43. 212 W. Washington Street** **Contributing**  
**Bell Building**  
*1912; Holabird & Roche*  
*1998; Unknown (residential conversion)*  
*Professional office building / Renaissance Revival*  
*CHRS - "Orange"*

The Bell Building is a 20-story, steel-frame structure clad in Bedford limestone and brick with terra cotta embellishments. The L-shaped building's primary facade fronts Washington Street and is bound on the east by the Morton Building (#44) and on the west by a six-story parking garage addition. The building extends north to the east-west alley. The building is in the Classical Revival style with Renaissance Revival elements and is executed in a tripartite arrangement. The three-story base is clad in stone with rusticated elements and banded columns. Above the base is a 13-story brick shaft terminated by a 4-story stone cap with multi-story fluted pilasters and architrave with triglyphs. The main entrance, located at the east end of the primary facade, is a double-arched entry with two balconies above supported by brackets and centralized festoons.

The building was built for the Chicago Telephone Company, which later became Illinois Bell and was the Illinois representative for American Bell. When constructed, this building at 212 W. Washington adjoined the company's existing headquarters at the corner of Washington and Franklin Streets. These combined buildings are claimed to have been the largest telephone buildings in the world at that time.<sup>32</sup> The company continued to occupy the building through at least the 1920s.

The building was converted into condominiums in 1998. Changes included the addition of balconies to the exterior, window replacement and storefront remodeling. The building conveys its historic appearance and retains a good degree of integrity.

- 44. 208 W. Washington Street** **Contributing**  
**Morton Building (Illinois Bell Building)**  
*1927; Graham, Anderson, Probst & White*  
*1998; Unknown (residential conversion)*  
*Professional office building / Classical Revival, Art Deco*  
*CHRS - "Orange"*

The building is a 21-story steel-frame structure clad in red brick with stone and terra cotta embellishments. Rectangular in plan, the building is located on a corner lot and has primary facades on Washington and Wells Streets with a light court above the fourth floor. The building shares a party wall with the Bell Building

<sup>32</sup> Illinois Telephone History Committee, ed. *Illinois Telephone History*. ([Illinois?]: Independent Telephone Pioneer Assn., 1991), 95-96.

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(#43) to the west and extends north to the east/west alley. The four-story base is adorned with Egyptian and Classically inspired stone embellishments. The storefront level has been altered, but the original carved cornice relief above the first floor windows is intact and wraps both primary facades. The second through fourth floors have multistory pilasters embellished with Egyptian ornament at the caps and corners with banded end columns. Above the base, the 17-story shaft rises in a U-shaped plan and is clad in red brick. These brick facades are plain in design except for green terra-cotta spandrel panels with horizontal and vertical banding at end and central bays. The attic level is adorned with stone oculus and wreath elements below an Egyptian Revival cornice. The building was designed during the latter part of the Graham, Anderson, Probst & White partnership and is noteworthy for the use of a variety of color and the unusual pairing of stylistic details, which was uncharacteristic of the firm.

Financed by the Morton Building Corporation, the building was constructed primarily for use by the Morton Salt Company. The Illinois Bell Telephone company leased six floors in 1926 and the Chicago Plan Commission moved to the top floor in 1927. In 1934, the State of Illinois leased the entire third floor of the building to house several state agencies. Illinois Bell, which occupied 10 floors of the building, purchased the building in 1937 for \$1.5 million. In the late 1930s, tenants included the Acme drugstore, Hoyt Brothers, Inc., chemists, and the Silk Hosiery Company. By 1940, tenants included Frankfort Distilleries, the Children's Home and Aid Society, and the American Hoist and Derrick Company. Illinois Bell moved offices out of the building in 1947.

The building underwent a residential conversion in 1998 that resulted in the installation of hung balconies and the replacement of windows with doors on primary facades. Despite these changes, and storefront reworking, the building conveys its historic appearance and retains a good degree of integrity.

- 45. 188 W. Washington Street**  
*ca. 1980; architect unknown*  
*Restaurant and store building*

**Noncontributing**

This one-story brick building has storefront windows at both Washington and Wells streets. Current tenants consist of Corner Bakery and AmeriCash Loans. The building was constructed outside of the district's period of significance.

- 46. 180 W. Washington Street**  
**Equitable Building**  
*1927; Hyland & Corse*  
*Bank and professional office building / Beaux Arts*  
*CHRS - "Orange"*

**Contributing**

The building stands 12-stories tall and is rectangular in plan, sharing party walls with the adjacent buildings to the east and west. With a narrow frontage on Washington Street, the primary facade is heavily detailed in terra cotta elements of Classical Beaux-Arts style. The two-story base is clad in black granite with remodeled storefronts and a three-bay wide arched opening with recessed windows above. Separating the first and second floor is a terra cotta spandrel with egg and swag fretwork. Above the base, the shaft is three bays wide and each bay is flanked by fluted and banded columns that extend to the attic story and are ornamented with acanthus leaf wrapping at the base. The windows are arranged in a 2-3-2 pattern across the facade and are divided by narrower Solomonic columnettes that are interrupted at each floor level with plinth and band decoration and continue to the 11<sup>th</sup> floor where fluted columns and spiral colonettes are topped with foliated Corinthian capitals, supporting an arched entablature adorned with delicate swag fretwork. The bays terminate at the attic level with arched window openings and projecting pedestals with urn-like stone figures. The building is topped by a gently curved parapet with bracket molding and a sun patterned medallion set in a semi-circle on a broken pediment centered above an oversized swag relief.

The building was built by the 180 West Washington Building Corporation, of which Alexander F. Klink was president. Original plans called for stores and shops at the first floor, banking quarters at the second floor, and offices at the remaining floors. Because of the small floor plate (3,000 SF), the building was advertised for single-tenant-per-floor occupancy and appealed to those in the financial district that would appreciate

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the lower rents as compared to rents on LaSalle Street. Building tenants in the early 1930s included the Equitable Bond and Mortgage Co. and the Cook County Trust Company.

Alterations are minor and consist primarily of storefront alterations with new doors and door surrounds and top floor window replacement. The building retains a high degree of integrity and clearly conveys its historic appearance.

- 47. 176 W. Washington Street** **Contributing**  
**Elks Club ("I Am" Temple)**  
*1917; Ottenheimer, Stern & Reichert*  
*Private club building / Classical Revival*  
*CHRS - "Orange"*

With narrow frontage on Washington Street, the Elks Club Building is 14-stories tall and shares party walls with adjacent buildings to the east and west. The primary facade is detailed in a unique collection of Classical ornament that adds a strong vertical. The building is clad with terra cotta at the base that has been painted white and red brick on the upper floors. The facade is adorned with white terra cotta ornament and trim throughout. The one-story base has a centrally located main entrance with an Art Deco-influenced, rectangular, stepped door surround with concentric reveals and flanked by storefront windows. Above the first floor, terra cotta banding frames the window openings and outlines the upper 13 floors, which terminate without a projecting cornice. The lower floor window openings have more elaborate surrounds and at the second floor, terra cotta crests are set between window openings. The third and fourth floor windows are each set within multi-story openings with ornate terra-cotta frames. At the base of each frame is a circular balconette with pairs of French doors below three tall windows. Vertical, terra cotta banding at both sides of the openings is capped by a pediment with inset ornament. Set within the framed opening, at the third floor spandrel, is a grand scale classical balustrade with elongated proportions and topped with a flattened arched hood.

Dedicated in 1917, the building was built as a new club house for the Chicago Lodge No.4, B.P.O. Elks, who occupied the building through the 1930s. The Elks had vacated the building by 1941, and in August of that year it was opened as the Chicago Service Men's Center, providing lodging, meals and recreation for servicemen during World War II. The building was donated rent free for the duration of the war and was the first of four centers operated in Chicago during the war. The center was so successful that it was expanded early on into the upper floors of the adjacent building at 170 W. Washington Street (#49). The center closed in May of 1946, after the end of the war. In 1948, the building was acquired by the "I Am" Reading Room of Chicago, a group that continues to occupy the building today. The building is presently known as the "I Am" Temple.

Alterations are limited to window replacement and storefront alterations and the building retains a high degree of integrity.

- 48. 175 W. Washington Street** **Contributing**  
**Chicago Federation of Musicians**  
*1933; N. Max Dunning*  
*1949; B. Lund (3rd story addition)*  
*Office building, music facility, and union headquarters / Art Deco*  
*CHRS - "Orange"*

This three-story building fronts on Washington Street and shares a party wall with the adjacent high rise to the west, outside of the district boundaries. The first floor is clad in polished granite and consists of a bronze-framed entrance at the east end and an angled, recessed storefront occupying the remainder of the facade. Above the first floor, the facade is clad in limestone and is detailed in low relief with multi-story, fluted pilasters and other sculptural elements. The tall second floor features large window openings of multiple lights and topped with cast metal panels ornamented in low relief depictions of musicians and instruments.

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The building was built for the Chicago Federation of Musicians, a trade union representing musicians. The building was planned to house union offices as well as musician practice rooms and an auditorium for performances. Retail space on the first floor was intended to help financially support the building. Throughout its history, regular union meetings were held within the building. The Chicago Federation of Musicians continued to maintain offices here until about 2004 when the organization moved to new offices on West Randolph Street. The building is presently vacant.

The building exterior remains largely as it appeared after the third story addition was completed in 1949 and retains a high degree of integrity.

**49. 170 W. Washington Street**

**Contributing**

*ca. 1875, architect unknown*

*ca. 1952; architect unknown (facade remodeling)*

*Loft building / Modern*

This four-story building is located mid-block and shares party walls with adjacent buildings (#47 and #50). While the building was originally constructed ca. 1875, the facade was remodeled during the mid-twentieth century. This facade consists of evenly-spaced individual steel windows set over accordion spandrel panels and separated by clad piers. Brick red tile frames the facade on the sides and top. The storefront has undergone repeated remodeling and is more recent.

In 1941 the upper floors of this building were renovated for the expansion of the Service Men's Center in the adjacent building (#47). In early 1950, the Certified Dress Shop occupied the first floor of the building. A fire in November of 1951 caused significant damage to the building. Repairs to the building after this fire may have included construction or repair of the current modern facade.

While the first floor storefront and entry have been remodeled, the building still conveys its 1950s-era appearance and retains good integrity overall.

**50. 166 W. Washington Street**

**Contributing**

**Central Bank Building (Midlakes Center)**

*1872 (rebuilt after fire)*

*1892 (modernized)*

*1930 (new brick front)*

*Loft building*

This seven-story brick building has a red brick facade on Washington Street. The main entrance is centered on the facade and is marked by a tall, rectangular opening trimmed in limestone. Storefront windows flank the opening and at the upper floors large picture windows are laid out in a grid. These windows likely replaced a grouping of windows in each opening.

The Central Bank building was rebuilt in 1872 after the fire and was renovated in 1892. This renovation is reported to have destroyed the "beautiful sculptured" stone facade, which had apparently survived the fire.<sup>33</sup> Building permits also indicate that a new brick front was installed in 1930. Early building tenants included attorneys and other professionals in the offices and with banks and financial operators on the lower floor.

Despite window and storefront replacement, the building's 1930's appearance is apparent and the building retains a good degree of integrity.

<sup>33</sup> Randall, *History of the Development of Building Construction in Chicago*, 202.

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- 51. 111 W. Washington Street** **Contributing**  
**Conway Building (Chicago Title and Trust Company; Burnham Center)**  
*1913; D. H. Burnham & Co.; Graham, Burnham & Co.*  
*Professional office building / Classical Revival*  
*National Register – listed 2/9/1984*  
*CHRS - "Orange"*

The Conway Building is rectangular in plan and is located on a corner lot with primary facades on both Clark and Washington Streets. The west facade is also faced as a primary facade although it is now mostly obscured by the adjacent 33 N. LaSalle Street Building (#12). The building is 21 stories high and is clad in gray granite at the base and matching terra cotta above. The facades are arranged in a tripartite composition and are detailed with Classical Revival ornament. An unusual feature of the building is its curved corners.

The building base is composed of regularly spaced, three-story pilasters with storefronts at the first floor and deeply recessed windows and spandrels above. The building's main entrance is centered on the Washington Street facade and is deeply set within a grouping of engaged columns. Above the base, a transitional floor is richly ornamented and is delineated by a projecting cornice. The upper stories are clad in terra cotta with alternating bands of ornament and with incised horizontal lines creating a rich, textural effect with horizontal emphasis. Near the top of the building, an ornate band with projecting cornice marks the transition to a multi-story, engaged colonnade. Above this is another ornate, transitional floor that once carried a projecting cornice with balustrade.

The building is reported to be the last skyscraper designed by Daniel Burnham's architectural office before his death in 1912.<sup>34</sup> Construction of the building was completed by successor firm Graham, Burnham & Co. Commissioned by the estate of Marshall Field, the building was originally constructed with retail on the first floor and office space above. An early brochure for the building indicated that building tenants included: "executive offices and branch offices of manufacturing concerns; real estate offices; architects; insurance companies; law offices; building contractors; lumber producers' headquarters; public accountants; mercantile agencies; and public service corporations."<sup>35</sup> In 1944, the building was sold to the Chicago Title & Trust Company, at which time the building's name was changed to reflect the new owners. The building was again renamed the Burnham Center after renovations in the late 1980s.

Exterior alterations include cornice removal and storefront and entrance alterations; however, the building retains its overall historic character and has a high degree of integrity.

- 52. 77 W. Washington Street** **Contributing**  
**Chicago Temple (First United Methodist Church)**  
*1923; Holabird & Roche*  
*Church and professional office building / Gothic Revival*  
*CHRS - "Orange"*

Located at the corner of Washington and Clark Streets the Chicago Temple, a 21-story building in the Gothic Revival style, is topped with a stepped, octagonal tower and finished with a tall, 8-story spire. When completed, the Chicago Temple was the tallest building in Chicago and the second tallest in the world. The steel-framed building is clad in limestone. The first three floors occupy the entire site while the shaft is C-shaped in plan opening away from Clark Street. The Gothic-detailed tower and spire rise from the square corner portion of the building. This arrangement is reflected by the more massive expression of stone at the base of the building. Here the two-story base is separated from the shaft by a shallow cornice. Adjacent to the tower portion, the ornate entrance on Clark Street provides access to the chapel while the more restrained Washington Street entrance provides access to the office floors. The treatment of the storefronts, now altered, was also different at these areas. Those at the tower were treated as openings cut

8. <sup>34</sup> National Register of Historic Places, Conway Building, Chicago, Cook County, Illinois, National Register # 84000988, Sect.

<sup>35</sup> Chappell, *Architecture and Planning of Graham, Anderson, Probst and White, 1912-1936*, 100.

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into stone ashlar while the storefronts to the south were separated by stone piers that extended to grade. Windows at the second floor and tower are of leaded glass while other windows are simple double hung units.

The building is home to the First United Methodist Church of Chicago, which was founded in 1831 and is the oldest religious congregation in the city. This is the congregation's fifth building on the site, which they have occupied since 1838. The building was designed with a sanctuary at the first and second floors and a chapel under the spire. The building also includes 18 floors of rented office space. These offices have generally been occupied by lawyers, accountants and religious organizations.<sup>36</sup>

Early members of this congregation were responsible for founding various important institutions including: Northwestern University, Garrett Theological Seminary, Wesley Memorial Hospital, the Methodist Old People's Home and the Lake Bluff Children's Home. Rents from the building also helped to fund the founding of other Methodist churches.<sup>37</sup>

Exterior changes are limited to storefront alterations and potentially window replacement. The overall appearance remains unchanged and the building retains a high degree of integrity.

### Madison Street

#### 53. **123 W. Madison Street**

**Contributing**

##### **Advertising Building (Madison Square Building; 123 W. Madison Street Building)**

*1913-1914; William Carbys Zimmerman*  
*1929; Hall, Lawrence & Ratcliffe, Inc. (6-story height addition)*  
*Professional office building / Classical Revival*  
*CHRS - "Orange"*

Located mid-block, the 123 W. Madison Street Building is a narrow, 22-story building noteworthy for rich terra cotta details. Originally built to 16 stories, an additional 6 stories were added to the top in 1929. The classical facade is constructed of a red pressed brick field, trimmed in grey terra cotta, and with white marble cladding at the first two floors. Prominent cornices above the third and fourth stories feature terra-cotta dentils, gargoyles, eagles, and intricate geometric designs, with pilasters beneath. The center bays of the upper floors have terra cotta window surrounds and spandrels, the latter ornamented with geometric designs and with rich and intricate scroll detailing at selected spandrels. The six-story height addition, completed in 1929, was constructed of the same materials as the original building, but with simplified design and detailing.

The building was originally planned to be the home of the Chicago Advertising Association, with the upper floors to be occupied by the organization and remaining space devoted to advertising agencies, agents, publishers' representatives and associated firms. The building was to be named the Advertising Building and by the end of 1911 the proposed building was reported to be 70% leased.<sup>38</sup> When sold in 1915, the building was reported to be largely occupied by advertising-related businesses.<sup>39</sup> In 1921, the building was acquired by the Union Fuel Company, which moved their general offices, sales, and operations departments here. By 1923, the building was vacated by Union Fuel and it was known as the Madison Square Building. Tenants through the 1920s included architectural and engineering offices and insurance companies.

Alterations include window and storefront replacement and partial removal of the fifteenth-floor cornice. Overall the building is rich in ornament and retains a high degree of integrity.

<sup>36</sup> George Lane, *Chicago Churches and Synagogues*, (Chicago: Loyola University Press, 1981), 163.

<sup>37</sup> *Ibid.*

<sup>38</sup> *Chicago Tribune*, 15 December 1911.

<sup>39</sup> *Chicago Tribune*, 10 April 1915.

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- 54. 120 W. Madison Street** **Contributing**  
**120 Madison Building (New Hotel Brevoort)**  
*1906; H.R. Wilson and Benjamin H. Marshall*  
*1963; Shaw, Metz & Associates (office building conversion, including new facade)*  
*Professional office building / International Style*

Located mid-block, the 120 Madison Building has a relatively narrow street frontage and shares a party wall with the adjacent St. Peter's Church (#55) to the east. The original brick and masonry facade of this 14-story building was replaced with a curtain wall in 1963 when the building was renovated and converted to office use. The curtain wall facade is composed of alternating bands of clear and opaque, blue-tinted glass set in a regular grid of aluminum. The first floor below the glass facade consists of a recessed storefront and building entry, with piers clad in white marble.

The present building was built in 1906 as the new Hotel Brevoort to replace the first hotel of the same name that was built in 1872 and destroyed by fire in 1905. The hotel was sold to investors in 1961 and soon after, the building was renovated to convert it into an office building for professionals. Renovation consisted of removal of the building's street facade and installation of the new curtain wall, while retaining the brick walls of the other three facades. The interior was entirely remodeled, retaining only the structural steel and the concrete floors. The converted building opened in November 1963 and was marketed to retired executives as well as other professionals.

The office conversion, including the building's modest but well-executed International Style facade, was designed by the architectural firm of Shaw, Metz & Associates. Alfred Shaw, a partner in the firm, spent part of his career with Graham, Anderson, Probst & White and is attributed as designer of the Field Building (#23).<sup>40</sup> The building exterior retains high integrity from this early 1960s remodeling.

- 55. 110 W. Madison Street** **Contributing**  
**St. Peter's Church and Friary**  
*1953; Vitzhum & Burns*  
*Church and friary / Modern Gothic*

This imposing five-story building holds a main church, two chapels, an auditorium and three floors of living space. The street facade is a monolithic composition of pink veined marble with a multi-story, arched opening set above three smaller entrance arches that contain deeply recessed bronze doors. The large arch above frames a monumental, 18-foot-tall crucifix in front of a deeply recessed stone tracery wall with stained glass panels. This center feature is flanked by a pair of sculpted statues in niches at the second floor level and by separate bronze doors at the first floor. "ST. PETERS CHURCH" is sculpted within scroll ornament near the top of the facade and a cross is mounted atop the stepped parapet.

The church was built for St. Peter's parish, which continues to own and occupy the building. St. Peter's was founded in 1846 and was the first German Catholic parish in Chicago.

No major exterior alterations have been made and the building retains a high degree of integrity.

- 56. 105 W. Madison Street** **Contributing**  
**Loop Center Building (Chicago Real Estate Board Building, 105 W. Madison Street Building)**  
*1929; Burnham Brothers*  
*Professional office building / Classical Revival*

This classically arranged tripartite building is 23-stories tall and has relatively narrow frontage along Clark Street with a longer facade along Madison Street. The facades are clad in gray-glazed terra cotta with stone at the first floor that has been painted. The building base consists of large storefronts at the ground floor and recessed windows with cast-iron spandrels above. A band of projecting ornament above the fourth floor transitions to the building shaft above, which is composed of recessed windows with

<sup>40</sup> Saliga, *The Sky's the Limit: A Century of Chicago Skyscrapers*, 199.

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ornamented spandrels set between continuous vertical piers. Decorative work includes fluted returns at piers, lintels above the third floor windows, and a belt course and ornamented panels at the fourth floor. Ornament also articulates the piers at the building's cap and is centered above the Madison Street entrance, which is marked with fluted piers and a bronze entrance surround.

Early building tenants included the Morris Plan Bank and professional clients. In 1942 the Chicago Real Estate Board moved its headquarters to this building and occupied the third and fourth floors. The building was renamed to reflect this new tenant. Tenants listed for the building in the 1941-1942 *Chicago Central Office and Business Directory* were primarily professionals in the fields of law, insurance, accounting and real estate.

Exterior alterations consist of storefront remodeling and window replacement. Overall the building retains a high degree of integrity.

Monroe Street

**57. 205 W. Monroe Street  
Williams Building**

**Contributing**

*1898; Holabird & Roche  
Loft building / Chicago School  
CHRS - "Orange"*

This 10-story building is located on a corner lot with primary facades at both Wells and Monroe Streets. The exterior of the building is of red pressed brick with terra-cotta trim and base. The first floor is lined with storefronts at both street facades and the main entry on Monroe Street is framed with a tall, terra cotta surround of engaged piers supporting an entablature. The upper floors have large window openings separated by brick spandrels and generally containing pairs of double hung windows or groupings of Chicago-style windows. These window openings and spandrels are slightly recessed between continuous brick piers that extend from the second floor to the top of the building where a projecting brick cornice was originally carried above an attic story. The building is a fine example of the Chicago School style, clearly expressing its underlying steel frame.

The building was built by J. M. Williams to replace the wholesale store building that was formerly located on the site and was destroyed by fire in 1897. Constructed as a store and loft building, the building was built to provide space for wholesalers, but was constructed in a manner to easily accommodate office use also.<sup>41</sup> Early tenants included textile companies and by 1928, half of the tenants were in the textile manufacturing business.<sup>42</sup> In 1937, Holabird and Root prepared a modernization plan for the building, which included a new lobby and elevators.<sup>43</sup> By the 1940s, the building was occupied by a number of State agencies.

Alterations to the building have been minor and are generally limited to storefront alterations and cornice removal. The building clearly expresses its historic form and retains a high degree of integrity.

**58. 185 W. Monroe Street**

**Noncontributing**

*ca. 1964  
Parking Structure*

This open parking structure is of concrete with three levels of parking. This parking deck was constructed outside of the district's period of significance.

<sup>41</sup> *Chicago Tribune*, 1 January 1898.

<sup>42</sup> Brueggemann, *Holabird & Roche/Holabird & Root*, 172.

<sup>43</sup> *Chicago Tribune*, 24 October 1937.

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**59. 111 W. Monroe Street**

**Contributing**

**Harris Trust & Savings Bank**

*1911; Shepley, Rutan & Coolidge*

*1960; Skidmore, Owings and Merrill (east tower addition)*

*1974; Skidmore, Owings and Merrill (west tower addition)*

*Bank building / Classical Revival, International Style*

*CHRS - "Orange"*

The original portion of this building sits mid-block, with frontage on Monroe Street, and is flanked by modern tower additions to the east and west. As a whole, the building and its additions occupy a half block. The original building is 20 stories and composed of a tripartite facade arrangement. The building base is of pink granite and upper floors are clad in red brick with terra cotta trim and ornamental panels and banding. The base is composed of a monumental, engaged Ionic colonnade, above a first floor that features a deeply recessed entrance at each bay. Above the colonnade, a floor of deeply recessed window openings and low-relief carved ornament provides transition to the brick facade above. The upper stories are composed of a regular grid of window openings and have a flat facade with minimal treatment. The colonnade motif of the base is repeated at the top of the building through projecting piers at the center bays of the facade. The upper floors are delineated with slightly projecting belt courses and ornamentation. The building originally had a projecting cornice that has been removed.

In 1954, the bank announced plans for construction of two high-rise additions to their original building. The first of these to be completed was the east addition, in 1960; making Harris the first private bank to build a new skyscraper in the Loop since completion of the Foreman State National Bank Building (#12) in 1930.<sup>44</sup>

The east tower addition, completed in 1960, is 23 stories and is set back slightly from the Monroe Street facade of the original building. The facades are composed of a glass and metal curtain wall that is given vertical emphasis through thin continuous mullions. Facade bays are framed by thicker columns that extend unbroken to the ground as well as through the facade break near the middle of the building where a recessed mechanical floor is located.

The west tower was completed in 1976 and has a deeper setback with a plaza along Monroe Street. The facades are also composed of a glass and metal curtain wall, with wide spandrels between banks of ribbon windows creating horizontal emphasis that counters the vertical effect of the continuous piers dividing the facade bays.

The original building was built for the Harris Safe Deposit Company.<sup>45</sup> The bank was first organized as N.W. Harris Co. in 1882 and was formed by Norman Wait Harris as an investment-banking firm. The bank was incorporated as the Harris Trust and Savings Bank in 1907. Despite numerous mergers and restructuring over the years, Harris continues to own and occupy the building.

Exterior alterations at the original portion of the building are limited to cornice removal, entrance and window replacement, and the two tower additions. The east tower falls within the district's period of significance and remains largely as originally constructed. Despite changes the building conveys its historic appearance and overall retains a high degree of integrity.

**60. 100 W. Monroe Street**

**Contributing**

**100 West Monroe Building**

*1927; Frank D. Chase, architect and engineer*

*Professional office building / Classical Revival*

This 22-story building has two prominent facades that occupy frontage on both Monroe and Clark Streets. The three-story base is clad in limestone with granite at the first floor and the upper floors are clad in cream-

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<sup>44</sup> Pauline A. Saliga and John Zukowsky, *The Sky's the Limit: A Century of Chicago Skyscrapers*, (New York: Rizzoli, 1990), 185.

<sup>45</sup> Chicago Department of Buildings, Historic building permit records.

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colored brick. Storefronts line the first floor, and the second floor above features large window openings that span the width of each facade. Both the storefronts and second floor windows have been altered. Above the stone base, windows are separated by brick mullions and are set in groups of three and two in an A-B-B-A pattern on both street facades; with exception of the west-most bay on Monroe Street which is a single window wide and was allegedly constructed using air rights over a cow path.<sup>46</sup> The top of the building has a simple brick parapet which originally featured projecting ornament.

The building was built by John De Wolf who founded the investment banking firm of De Wolf & Company at this building in 1927. De Wolf maintained an office in the building up to his death in 1964.<sup>47</sup> The building was also occupied for 22 years, until 1952, by A. C. Alyn & Co., one of the largest investment banking firms in the country.<sup>48</sup> Other prominent tenants included the offices of SOM and Arthur Rubloff in the 1950s. The *Chicago Central Office and Business Directory* from 1929 and 1941-42 list a high percentage of law professionals as building tenants. A number of real estate firms also occupied the building in 1929.

Exterior alterations consist of window replacement, removal of parapet ornament and lower floor remodeling. The building retains a good degree of integrity.

**61. 79 W. Monroe Street  
Rector Building (Chicago Trust Building; Bell Savings Building)**

**Contributing**

*1905; Jarvis Hunt  
1924; Holabird and Roche (south addition)  
Bank and professional office building / Beaux Arts*

This thirteen-story building was built in two sections and is located on a corner lot with primary facades on both Monroe and Clark Streets. The original building was completed in 1905 at the corner of the lot; and in 1924, the south addition was completed, extending the building along Clark Street and creating an L-shaped plan. The addition was designed to replicate the design of the original building almost exactly. The base of the building has been remodeled and the first and second floors are clad in pink granite with metal clad columns. Storefronts line the first floor with large display windows at the second floor above. A recessed corner entry provides access for the first floor tenant, which is presently Walgreen's. The main building entry is at the east end of the Monroe Street facade. Above the second floor, the facades are of brick and at the center bays, windows are paired in openings with terra-cotta mullions and brick spandrels. These bays are recessed within continuous brick piers and are terminated by arched window heads at the tenth floor. A transitional story above is delineated with banded brick and projecting belt courses. The top floors are composed of slightly projecting piers, giving the effect of a simplified colonnade. The building composition was originally terminated with a projecting cornice.

The Rector building was built by Charles E. Rector, who became well known as a restaurateur in part from the restaurant he opened in the basement of this building. The building was originally designed with a restaurant in the basement, shops at the first floor, a banking floor at the second floor and offices above. Among the first tenants were the Traders' Insurance Company, Hibernian Banking Associating and the ticket office for the Chicago and Alton Railroad. The move of the Trader's Insurance Company to the Rector Building was announced in the *Chicago Tribune* with the comment that this was the first insurance company to leave LaSalle Street.<sup>49</sup>

The Hibernian Banking Association occupied the banking floor as well as the third floor above; however, by 1914 the company had vacated the building and their former quarters were taken over by Chicago's first Federal Reserve Bank.<sup>50</sup> The Federal Reserve Bank remained here until its new building (#27) was completed on LaSalle Street in 1922. The Rector Building was acquired by the Chicago Trust Company in 1920 and after the Federal Reserve moved out of the building, Chicago Trust took over the banking floor.

<sup>46</sup> Randall, *History of the Development of Building Construction in Chicago*, 318; *Chicago Tribune*, 17 November 1946.

<sup>47</sup> *Chicago Tribune*, 20 June 1964.

<sup>48</sup> *Chicago Tribune*, 5 September 1952.

<sup>49</sup> *Chicago Tribune*, 4 December 1904.

<sup>50</sup> *Chicago Tribune*, 16 November 1914.

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By 1921 the company had also secured the adjacent lot to the south, along Clark Street, and had the thirteen-story addition built.

By 1934 the banking quarters of the building had been vacated by the Chicago Trust Company and were later occupied by various other banking institutions until 1948, when the building was acquired by the Bell Savings and Loan Association. Bell Savings moved into the building in 1951, after modernization work that included extensive interior remodeling, granite cladding and stainless steel trim at the storefronts, and installation of a weather bell. At this time, Bell Savings was one of the largest building and loan organizations and had begun as a service for employees of the Illinois Bell Telephone Company.<sup>51</sup> The company had been previously located at 30 N. LaSalle Street since 1939. Bell Savings continued to occupy the building through the 1990s.

Exterior alterations include window replacement, cornice removal, and brick replacement at the top floors. Overall the building retains good integrity.

### Adams Street

#### **62. 180 W. Adams Street**

**Contributing**

##### **Textile Building**

*1912; Samuel N. Crowen*

*Loft building / Commercial*

Located at the southeast corner of Wells and Adams Streets, this simple Commercial style building is comprised of eight stories, arranged with three bays on Wells Street and five bays along Adams Street. The facades are of brick with red piers and lighter, tan spandrels. The first floor storefronts have been completely remodeled; however, a projecting terra-cotta belt course remains above the storefront facades. Windows at the second floor are typical Chicago Style with double hung sash flanking a large center window. At the floors above, the windows are double hung and set in groups of three. The top floor has arched terra-cotta heads at each window bay and the building's continuous piers are terminated with geometric ornament.

The building was built by Joseph B. Moos, who continued to own the building through at least the 1920s. Construction plans for the building were announced in the *Chicago Tribune*, which indicated the first floor would be devoted to stores while the upper floors would be "divided into rooms suitable for sample lines of eastern manufacturers."<sup>52</sup> Early tenants included miscellaneous stores and the Briggs Candy Company at the first floor storefronts, a wholesale sales room for women's wear, and Rice-Stix Dry Goods Company. The *Chicago Central Office and Business Directory* shows a high concentration of fabric and clothing related tenants in this building in 1916, 1929, and into 1941-42. The ground floor is presently occupied by a McDonald's restaurant.

The original storefronts at the ground level have been replaced with aluminum storefront systems and panel cladding. However, while the ground floor no longer conveys its historic appearance, the upper floors remain largely as originally built, with the exception of window replacement. Overall the building has good integrity.

<sup>51</sup> *Chicago Tribune*, 14 January 1951.

<sup>52</sup> *Chicago Tribune*, 3 December 1911.

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- 63. 172 W. Adams Street** **Contributing**  
**Midland Building / Midland Hotel (W Chicago City Center)**  
*1927; Karl M. Vitzthum & Co.*  
*Professional office and club building / Italian Renaissance Revival*  
*CHRS - "Orange"*

The Midland Building is located mid-block and is 22 stories tall. U-shaped in plan and with a light well at the east side, the building occupies full frontage on Adams Street and shares a party wall with the adjacent Textile Building (#62) to the west. The building to the east has a one-story, set-back section abutting this building. Clad at all floors in rusticated limestone ashlar, this Italian Renaissance Revival building has five, large, arched openings extending from the first through second floors. The center arch has a more pronounced surround designating the building's entrance. Above, the facades are composed of a regular arrangement of rectangular windows in individual openings with stone lintels. A belt course at the fourth floor and a bracketed cornice at the fifth floor, with pediments above the end windows, provide a transition to the upper floors. Decorative features are restrained and include the large arched openings, rusticated stone, projecting belt course and cornice features, and metal balconette railings at the fourth floor.

The building was built to house the Midland Club at the first through sixth floors and commercial offices above. Although designed as a 27-story building, only the first 22 floors were completed due to lack of funding. The Midland Club was a private club of local and out-of-town executives. The club was organized for construction of the building, which was to provide members with typical club amenities as well as guest rooms for out of town members. The intent also was for the building to provide a return to club members, who paid only an initial membership fee, but no dues. This plan was never quite realized as the Depression set in and the upper floor offices did not rent as expected. The building eventually went into receivership.

By 1938, the Midland Club had vacated the building and the first through sixth floors were leased to Philip Pekow, who operated the Midland Hotel here. Over the years, the hotel gradually acquired additional floors and by 1988 it occupied the first through twelfth floors. The Midland Hotel occupied the building through 1996, when it was acquired by Starwood Hotels & Resorts and in 2000 the hotel's name was changed to W Chicago City Center.

Exterior alterations include the installation of a new entry canopy and window replacement. However, the building retains a high degree of integrity.

- 64. 105 W. Adams Street** **Contributing**  
**Banker's Building (The Clark Adams)**  
*1927; Burnham Brothers*  
*Professional office building / Classical Revival, Art Deco*  
*CHRS - "Orange"*

Located on a corner lot, the building has primary facades on both Clark and Adams Streets, with the building's main entrance on Clark Street. The building is 41 stories overall and is composed of stepped massing. Above the four-story base, the building is H-shaped in plan presenting a deeper U shape to the Clark Street facade and a shallower light court above the seventh floor along the alley. This U extension terminates at the 23<sup>rd</sup> floor and the center shaft extends another 18 stories creating a dramatic tower. The building's base is of cast stone set on a granite bulkhead. The stone extends to the fifth floor where the building transitions to brick cladding. Recessed spandrels accentuate the building's verticality. Classical Revival and Art Deco style elements are expressed in stone throughout the facades and include projecting entry surrounds, relief panels and spandrels at windows, and detail at the fifth floor cornice line and at the pediment above the fourth floor where the deep light court begins.

The Banker's Building was constructed in 1927 by the Adams Clark Building Corporation, headed by Ernest A. Jackson. Original tenants primarily included investment banking and brokerage firms, as well as the Bankers' Lounge Club on the 24<sup>th</sup> and 25<sup>th</sup> floors. Other tenants have included: the Horder's, Inc. periodical store, which leased space in the basement in 1931; the city ticket offices for the Burlington Railroad, occupying a corner location in 1940; the Hummer securities firm, who installed the first after hours

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depository outside its offices in 1953; and the offices of the Chicago Board of Education, where television station WTTW first broadcast from in 1955. The American Institute of Banking School headquarters was located in the building in the 1950's and 1960's.

Exterior alterations include: remodeled storefronts, typically within original openings; window alterations; and air conditioning units cut into walls, damaging some decorative detailing. Replacement brick at repairs is lighter, presumably intended to match the original brick, which is now heavily soiled. Overall this building retains a good level of integrity.

Jackson Boulevard

- 65. 226 W. Jackson Boulevard** **Contributing**  
**Chicago & Northwestern Railroad Building (City Colleges of Chicago)**  
*1905; Frost & Granger*  
*Office building / Classical Revival*  
*CHRS - "Orange"*

Located east of the Willis (formerly Sears) Tower, this fourteen-story, corner building is U-shaped against a shared party wall to the east. The building has primary facades at both Jackson Boulevard and Franklin Street and is executed in the Classical Revival style exhibiting a tripartite arrangement. The building is clad entirely of light-gray granite with a rusticated, two-story base. The main entrance on Jackson Boulevard is marked by a recessed portico with free standing Doric columns. Above the base, a projecting entablature transitions to the upper floors, which are of smooth ashlar. The third and fourth floors have arched window heads and a projecting belt course above that marks the beginning of continuous, seven-story piers framing recessed windows and spandrels. Windows throughout the building are arranged in multi-story openings and have geometrically-patterned cast iron spandrels. The building corners are solidly massed and have individual windows recessed within rectangular masonry openings. The top of the building is composed of projecting belt courses and ornament, transitioning to a projecting cornice, which has been removed.

The building was completed in 1905 to be used for the general offices of the Chicago and Northwestern Railroad. The railroad operations occupied the entire building until 1929 when they moved their offices into leased space at 400 W. Madison Street. The building remained vacant until 1942, at which time the interior was extensively renovated for occupancy by the federal government in order to consolidate the various war agencies located in downtown Chicago at the time. In the late 1970s, the building was leased to the Continental Illinois National Bank and Trust Co., which occupied numerous buildings along Jackson Boulevard during that period. The building presently serves as the district offices for the Chicago City Colleges.

Although the exterior has been altered through cornice removal, window replacement and entrance remodeling, the building continues to convey its historic appearance and retains high integrity.

- 66. 223 W. Jackson Boulevard** **Contributing**  
**Brooks Building**  
*1909-1910; Holabird & Roche*  
*Loft building / Chicago School*  
*Chicago Landmark – designated 1/14/1997*  
*National Register – determined eligible 10/8/1982*  
*CHRS - "Red"*

The Brooks Building is twelve stories in height and is located on a corner lot with primary facades on each Jackson Boulevard and Franklin Street. The building is free standing, with access alleys to the north and east. Building facades are clad in limestone at the first two floors and warm-toned, beige terra cotta above. The base of the building consists of ground floor storefronts with large window bays at the second floor above. A projecting belt course marks the transition to the upper floors, which are composed of large, recessed window bays separated by slim, continuous piers. These projecting piers are defined by rounded

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molding and the corners of the building are reinforced with compound moldings. The piers are capped with geometric and organic ornament, set against green terra-cotta panels and evocative of Sullivanesque detailing.<sup>53</sup> The overall composition is completed with a richly ornamented, projecting cornice. The building's underlying steel frame is clearly expressed through its facades and the building is recognized as an excellent example of the Chicago School.<sup>54</sup>

The building was commissioned by Peter and Shepard Brooks, developers from Boston who were also responsible for commissioning the Rookery Building (#26) and the Marquette Building (#38). Originally promoted for its prime location in the wholesale district, the building was constructed without interior partitions to allow easy customization to suit specific tenant needs.<sup>55</sup> The building originally served retail and wholesale clients and continued to house tenants in the fabric and clothing related industries into the 1920s. However, by 1926 the building was described in the *Economist* as an office building housing several insurance companies.<sup>56</sup> This shift in the tenant base reflects the expansion of the LaSalle Street business district into the traditional wholesale district of the Loop.

Exterior alterations include window, entrance and storefront replacements; however, the building clearly conveys its historic appearance and has a high degree of integrity.

**67. 216 W. Jackson Boulevard  
(Jackson-Quincy Court)**

**Contributing**

*1900 (west building); Henry Ives Cobb*

*ca. 1901 (east building); unknown*

*ca. 1931; Graham Anderson Probst & White (office building conversion and facade remodel)*

*Loft building / Commercial*

The building at 216 W. Jackson Boulevard is composed of two, ten-story buildings, built ca. 1900 and later combined as one building. Located mid-block, the building has an alley to the east and shares a party wall with the building to the west. Above the second floor, the building facades are of red pressed brick with matching terra cotta trim. Simple in design, the facades are detailed at the upper floors with belt courses, banded brickwork and projecting cornices. The first and second floors of the facade were remodeled ca. 1931 and again in ca. 1985. The ca. 1931 remodeling was announced in the *Chicago Tribune* on November 8, 1931 and was performed as part of a larger building modernization, designed by Graham, Anderson, Probst & White. Changes to the facade included a new central entrance, installation of polished, black terrazzo cladding, and new storefronts, second floor windows and spandrels. The ca. 1985 remodeling introduced a two-story arched entrance clad in peach terrazzo and in-filled the second floor spandrels with black terrazzo panels. Windows were also replaced throughout the building.

The west portion of the building was constructed as an individual building in 1900 and was financed by the estate of Edwin H. Sheldon. The building was constructed to replace the wholesale building on the site that had recently burned. This fire had also destroyed the adjacent building to the east. At the time, tenants of both buildings consisted primarily of fabric and garment companies, and many of the displaced tenants from the west building obtained leases to occupy the new building. In 1900, while construction of the west building was underway, Marshall Field & Company purchased the adjacent site to the east and had a warehouse building constructed on the site.

The 1906 *Sanborn* fire insurance map for this block shows this building as two separate buildings, with "Various manufacturing" in the west building and "Marshall Field & Co. whole dry goods" in the east section. Marshall Field & Company acquired the west building in 1907. By 1931, the building was owned by the Marshall Field estate and plans were announced in the *Chicago Tribune* for an extensive remodeling project to convert the building for office use. The architect for the project was Graham, Anderson, Probst & White

<sup>53</sup> "Brooks Building," Preliminary Staff Summary of Information, (Commission on Chicago Landmarks, 1980).

<sup>54</sup> Ibid.

<sup>55</sup> Ibid.

<sup>56</sup> Bruegmann, *Holabird & Roche/Holabird & Root*, 342.

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and modernization included extensive interior renovations and alterations to the first two floors of the facade.

Alterations include window replacement and facade alterations from the mid-1980s. Overall the building integrity is fair.

**68. 209 W. Jackson Boulevard  
McKinlock Building**

**Contributing**

*1893; Charles S. Frost  
1918; architect unknown (2-story height addition)  
Loft building / Commercial  
CHRS - "Orange"*

This twelve-story building was originally constructed with only ten floors and completed in 1893. The top two stories were added in 1918. The building is located on a corner lot and has primary facades on both Wells Street and Jackson Boulevard. An alley is located to the west of the building, and to the south, the building shares a party wall with a parking structure that is outside of the district boundaries. The primary facades are of red pressed brick with terra cotta trim and are detailed with projecting belt courses and stepped brickwork. The building composition is topped with an ornate, projecting cornice. The first and second floors are clad in red granite and storefronts and window openings are framed with terra cotta trim. Windows at the upper floors are paired in openings with terra cotta mullions and sills. The main entrance is located on Jackson Boulevard and is marked by a two-story, recessed, entrance portico that is composed of a flat arch supported with square piers.

The building was originally constructed for Wilson Bros., haberdashers, who remained in the building until 1903. After this, the building continued to be occupied by garment makers. In 1909, the ten-story building was purchased by George A. McKinlock, president of the Central Electric Company and owner of a good amount of Loop real estate. The August 19, 1909 *Chicago Tribune* article detailing the sale indicated that the purchase price was considered "conservative, as the property is so near to LaSalle street that it is susceptible of being converted into an office building should it be thought desirable." This is precisely what happened several years later, in 1918, at which time the building was converted for office use and two stories were added. Plans for this conversion were announced in the *Chicago Tribune* on May 26, 1918. This article also asserted that the office conversion may have been undertaken in reaction to the relocation of railroad ticket offices into the nearby Insurance Exchange, which was completed in 1912.

Alterations are limited to window replacement, storefront alterations and the application of decorative masonry and metal elements at the first and second floors. However, the building's historic masonry, including cornices, and details such as cast metal storefront trim remain and the building retains a high degree of integrity.

**69. 200 W. Jackson Boulevard**

**Noncontributing**

*1970; A. Epstein & Sons  
Professional office building / Modern*

This 28-story office tower was originally leased to the Continental Illinois National Bank and Trust Company. The building is of reinforced concrete, with storefront windows and projecting belt courses at its base and a smooth tower above created by a grid of windows set flush within the building's concrete frame. The building was constructed outside of the district's period of significance.

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**70. 175 W. Jackson Boulevard  
Insurance Exchange Building**

**Contributing**

*1912; D. H. Burnham & Co.  
1928; Graham, Anderson, Probst & White (south addition)  
Professional office building / Classical Revival  
CHRS - "Orange"*

This massive 21-story block building consists of the original building and an annex to the south that together occupy the entire half-block between Jackson Boulevard, Wells and Van Buren Streets and Financial Place. With limited exceptions both building and annex display similar materials and elements. A classical tripartite design, the base, top and intermittent string courses are of Classically-detailed cream terra cotta while the shaft is of cream-colored glazed brick. The top consists of a giant order, two-story, fluted colonnade while the base displays giant, fluted, two-story columns on the original building and two-story pilasters on the annex. Cast iron storefronts remain between the columns and pilasters at grade while windows with ornamented spandrels are recessed at the top colonnade.

The Insurance Exchange Building and Annex were built on a site leased from the University of Chicago. The buildings were owned by a group that included Ernest Graham, of Graham, Anderson, Probst and White. Through the Insurance Exchange Corporation, Graham and business partner Max Pam, a corporate attorney, owned the building on a 50/50 basis. Profits from Graham's stake in ownership of both buildings enabled him to endow the Graham Foundation for Advanced Studies in the Fine Arts. Offices tenants have been primarily in the insurance industry. Other tenants have included restaurants, candy shops, cigar stores, office supply stores, clothing stores, jewelry stores, flower shops, shoe repair shops, railroad ticket offices and others.

Exterior alterations include window replacement and storefront remodeling. The Jackson Boulevard entrance has been more extensively remodeled with a five bay modification that includes the removal of columns and spandrels and the installation of granite, glass and a canopy. Despite these alterations, the building retains a high degree of integrity.

**71. 141 W. Jackson Boulevard  
Chicago Board of Trade Building**

**Contributing**

*1929-1930; Holabird & Root  
1982; Murphy/Jahn, Alfred Shaw & Associates and Swanke, Hayden, Connell, assoc. arch. (addition)  
1997; Fujikawa, Johnson (addition)  
Professional office building and stock exchange / Art Deco  
Chicago Landmark – designated 5/4/1977, amended 6/23/2004  
National Register – listed 6/2/1978, NHL  
CHRS - "Red"*

Located at the foot of LaSalle Street, the Chicago Board of Trade Building is visible at any point along the street between Jackson Boulevard north to Wacker Drive. The building's monumental and dramatic facade arrangement features cubic massing and multiple setbacks and provides a dramatic visual close to the canyon-like vista that characterizes LaSalle Street. The Chicago Board of Trade Building is composed of a nine-story base with a deeply setback, central tower rising to an overall height of 44 stories. This rectangular tower is flanked on either side by cross wings that extend to the front face of the building base and rise to an overall height of 22 stories. The central tower features multiple setbacks and is terminated by a low-pitched pyramidal roof with a statue of *Ceres* at its peak. This abstract sculpture was designed by artist John Storrs.

The facades are clad almost entirely of limestone, with exception of the first floor, which is of polished red granite. The building is ornamented with low-relief geometric and foliate designs in limestone and at metal spandrels. The tower is enriched with low-relief ornament that accents the stepped design and ornamented spandrels are generally found at the upper floor levels. Deeper sculptural ornament is used selectively and includes stylized bovine heads near the top of the building base and figurative sculptures at the upper floors of the tower as well as around a large clock centered above the base. The building's towering masses are

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given vertical emphasis through bays of recessed windows and dark terra cotta spandrels separated by slim, continuous mullions.

Two additions have been built at the south side of the building, fronting on Van Buren Street. The first was constructed in 1982 and consists of a 24-story, steel and glass addition directly south of the building. The second addition was completed in 1997 and is located to the east of the first addition. This later addition is joined to the original building by a multi-story connecting wing above the first floor.

The present building was built to replace the previous Board of Trade Building, which was completed on the site in 1885. The new Board of Trade Building was constructed with a large, multi-story trading room at the fourth floor, and executive offices above. Rental space occupied the remaining floors, with retail space located at the first floor, lining the entrance lobby. Early building tenants included many well-respected commercial and financial interests.<sup>57</sup>

Exterior alterations consist primarily of building additions, which are located at the back of the original building and are only partially visible from Jackson Boulevard. These additions do not compromise the historic character of the building and overall The Board of Trade Building retains a high degree of integrity.

**72. 111 W. Jackson Boulevard**  
**LaSalle-Jackson Building / Trans Union Building**  
*1961, A. Epstein and Sons, Inc.*  
*Professional office building / International Style*

**Contributing**

The 24-story Trans Union Building stands along the south side of Jackson Boulevard at the corner of Clark Street. Typical modernist materials of glass, cast stone and aluminum are employed, without ornamentation, to interact with the regular geometry and wide footprint of the building. The frontage along Jackson Boulevard is set back from the street providing a wide plaza. The LaSalle-Jackson Building has a glass curtain wall enclosure with thin columns clad in cast stone and dividing the facade into eleven bays along Jackson Boulevard and five bays along Clark Street. Emphasizing verticality, these bays are subdivided by an orthogonal grid of mullions. As they reach the ground, the columns thicken to piers, engaging the glass storefront windows of the two-story lobby. Dark granite clads the base of the piers at street level. Above the lobby, the exterior columns become thinner and are held back slightly from the glazing to emphasize the separation of structure and enclosure, typical of the International Style. Grey tinted glazing provides contrast to the mill-finished metal of the mullions and the light colored cast stone.

The first free-standing high rise built in the financial district since the Field Building (#23) was completed in 1934; the building was built to house speculative office space. Major building tenants included the headquarters of Swift & Co., the Union Tank Car Company, and insurance agency R. H. Gore & Co.<sup>58</sup>

Exterior changes to the building include new storefronts, new lighting, and recladding of piers at the building base. Overall the building retains a good degree of integrity.

<sup>57</sup> Bruegmann, *Holabird & Roche/Holabird & Root*, 37.

<sup>58</sup> *Chicago Tribune*, 28 December 1959.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Areas of Significance**

(Enter categories from instructions.)

Architecture

Commerce

Politics/Government

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1873-1962

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder** *(See Continuation Sheet)*

D. H. Burnham & Co

Graham, Anderson, Probst & White

Holabird & Roche

Holabird & Root

**Period of Significance (justification)**

The district's period of significance is 1873-1962. This date range begins with the earliest construction date of a contributing building within the district and extends to the 50-year threshold for National Register listing. This end date encompasses the first major construction projects that were completed within Chicago's downtown financial district in the late 1950s and early 60s, after the long construction hiatus during the Depression and WWII. To this day, this district of downtown Chicago continues to be a major center of finance and government, and continues to be developed architecturally.

**Criteria Considerations (explanation, if necessary) – NOT APPLICABLE**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The West Loop - LaSalle Street District, located in the City of Chicago, Cook County, Illinois, is locally significant under National Register Criterion A in the areas of commerce and politics/government; and under National Register Criterion C in the area of architecture. The period of significance of 1873-1962 spans the period of time from the earliest extant post-fire building in the district to the first major construction projects completed in the district in the 1950s and 1960s, after the long construction hiatus that occurred during the Depression and WWII. The district is composed of the only remaining, cohesive collection of resources that represent and illustrate the development of Chicago's downtown commercial, office and governmental core, anchored by LaSalle Street, which served as the financial center of the Midwest. This collection of resources also uniquely illustrates the rich architectural heritage of Chicago, representing a full range of architectural styles and demonstrating the changing technologies that allowed for taller and taller buildings. The designs of the buildings within the district also reflect the impact of civic improvements such as the widening of LaSalle Street and the development of Wacker Drive; as well as the impact of zoning regulations on architectural design and market speculation. Additions, alterations and new construction within the district have not affected the district's ability to convey its historic appearance and overall, historic buildings within the district retain a high degree of integrity.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Criterion A**  
***Commerce, Politics/Government***

The West Loop - LaSalle Street Historic District encompasses the best remaining, cohesive collection of historic resources that represent the financial, governmental and commercial development of Chicago's central business district. This district is significant locally for its important role as the center of finance not only for Chicago but also for the Midwest. Furthermore, the district is locally significant as the center of city and county government, established early in the city's history and maintained and expanded through today. Resources within the district include the most important and best surviving examples of buildings housing these central city functions. The district includes a high percentage of banks, as well as the Chicago Board of Trade. Other resources are primarily office buildings that historically housed real estate and insurance agents, law professionals and the centers of city and county government. The district is centered on LaSalle Street, Chicago's premiere financial and office street, and encompasses the remaining historic resources facing LaSalle Street and adjacent streets that represent the historic character of this financial, governmental and commercial center.

LaSalle Street serves as the circulation spine of Chicago's financial and governmental district and was named after Robert Cavalier Sieur de La Salle (1643-1687), a French explorer who claimed the Mississippi River for France, and allegedly camped on the site of the One North LaSalle Building (#15) during his passage through the area.<sup>59</sup> Recognized as the financial center of the Midwest as the city rebuilt after the fire of 1871, LaSalle Street has historically been the location of important financial institutions including the Chicago Board of Trade (#71), Federal Reserve Bank (#27) and the Chicago Stock Exchange, as well as many of Chicago's largest banks. By the mid- to late-nineteenth century, this district of downtown Chicago, centered on LaSalle Street, was home to various banks, brokers, real estate agents, legal and financial offices, the Chamber of Commerce, and the Chicago Tribune.

Through the late 19<sup>th</sup> and 20<sup>th</sup> centuries, this district saw periods of intense development as successive building and rebuilding provided office and bank buildings to serve the financial industry and related activities. The district also has a strong presence of governmental offices as well as offices of law professionals. Surviving resources within the district exemplify LaSalle Street's preeminence as a financial center and demonstrate the historic development of the larger financial, governmental and commercial district.

By the mid-nineteenth century, Chicago was quickly developing as a center of industry, trade and transportation. The city was well positioned at the base of Lake Michigan and adjacent to abundant farmland. The opening of the Illinois and Michigan Canal in 1848 improved the city's position for water transportation and Chicago developed into an important inland port, connected to both the Gulf of Mexico and the Atlantic Ocean. Additionally, the city became a national railroad

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<sup>59</sup> "New York Life Building," Landmark Designation Report, 23.

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hub during this time period. Chicago's central location, combined with its extensive transportation network connecting it to both the adjacent farming regions and eastern markets, allowed the city to become an important center of trade.

Chicago's initial development in the 1830s occurred along the south bank of the main branch of the Chicago River, at the present location of Wacker Drive. This early settlement included a mix of commercial and residential uses and did not extend more than a couple blocks south of the river. However, as the city experienced rapid growth in the mid- to late-nineteenth century, business activities expanded and began to cluster along certain streets and within specific areas of what is presently downtown Chicago, bounded by the river to the north and west and the lake to the east. Early commercial activities were located in close proximity to the warehouse and wholesaling district that stretched along the river to the north and west. An early retail and wholesale district also developed one block south, along Lake Street, but later transitioned to State Street beginning in the 1860s. This move was prompted by the construction of a large business block by Potter Palmer at the intersection of State and Randolph Streets. This building was leased to Field, Leiter and Company, predecessor of the Marshall Field and Company department store, and soon State Street was established as a premier retail district.

During this same time period, a financial and governmental district developed near the intersection of LaSalle and Washington Streets where the city and county governments, as well as the Chicago Board of Trade were located. This district stretched roughly from Lake Street to Adams Street and from Wells Street to State Street as related business activities clustered around these institutions. These businesses included banks, real estate and insurance agents, attorneys, architects and contractors, and offices of advertising agents, newspapers and telegraph companies.<sup>60</sup>

With the establishment of Cook County in 1831, Chicago was named as the county seat and the block bounded by LaSalle, Washington, Clark and Randolph Streets was designated as Courthouse Square. The first county courthouse, a small, one-story building, was built on the site in 1835. This was replaced in 1853 by the first joint city-county building, a two-story, Greek Revival building of masonry construction and designed by John Mills Van Osdel. The city government had previously occupied rented spaces, followed by a structure built in 1848 at State Street, just north of Randolph Street. After the joint city-county building was destroyed in the fire of 1871, a temporary City Hall was built at the southeast corner of LaSalle and Adams Streets. The building became a popular roost for pigeons and was nicknamed "the Rookery." The present Rookery Building (#26) was completed on this site in 1888. City Hall remained at these temporary quarters for twelve years, as a new building for the city and county governments was not completed until the 1880s.

A new County Building and City Hall was completed in 1882 and 1885 respectively. The building was six stories; however, it was overcrowded from the start. This combined with significant structural problems led to planning for yet another new building, which presently occupies the site. This third combined City-County Building (#9) was built in two sections, with the county portion completed in 1908 and the city portion completed in 1911. Both were designed by Holabird & Roche and when completed, the county building was the largest of its kind in the United States.<sup>61</sup> Today, the site remains as the home to both city and county governments. The city government has expanded to occupy adjacent sites. Illinois state government established a presence in the area with its purchase of the Burnham Building (#7) in the 1940s. The Randolph-Wells Building (#31) was also initially constructed to house state offices. Completed in 1915, this building became the headquarters of a large insurance company, People's Life.

An early institution pivotal to Chicago's role as a center of commerce was the Chicago Board of Trade. The Board of Trade was first established in 1848 in response to the then chaotic grain market.<sup>62</sup> At the time, farmers brought their grain to Chicago to be sold and then transported to other parts of the country. Much of the trading activity occurred along Water Street, the location of the city's central market. Without a centralized facility farmers would go from merchant to merchant to get the best price for their harvest. No standard weights per bushel existed nor did a standard grading system for grain, often leading to disputes between buyers and sellers. Additionally, no long term storage existed for the grain, resulting in surpluses and low prices at harvest time and shortages accompanied by high prices at other times of the year. Spoilage of the large amounts of grain that came into the city was also common.

The Chicago Board of Trade was founded to establish standards of quality as well as to provide a centralized trading facility for grain, and later other commodities. The venture was formed by W.L. Whiting, a grain broker, and Thomas

<sup>60</sup> Holt, *Chicago, A Historical Guide to the Neighborhoods: The Loop and South Side*, 16.

<sup>61</sup> Bruegmann, *Holabird & Roche/Holabird & Root*, 260.

<sup>62</sup> National Register of Historic Places, Chicago Board of Trade Building, Chicago, Cook County, Illinois, National Register # 78003181; "Chicago Board of Trade Building," Landmark Designation Report, (Commission on Chicago Landmarks, 2004).

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Richmond, owner of several grain elevators. The two invited other Chicago businessmen to join them and held the first meeting of the Board of Trade on March 13, 1848.<sup>63</sup> The new organization adopted a constitution, in which was stated the following mission:

To maintain a commercial exchange; to promote uniformity in the customs and usages of merchants; to inculcate principles of justice and equity to trade; to facilitate the speedy adjustment of business disputes; to acquire and disseminate valuable commercial and economic information; and generally to secure to its members the benefits of cooperation in the furtherance of their legitimate pursuits.<sup>64</sup>

This original Board of Trade had no legal status as there was no state legislation at the time providing for incorporation of such a body. Therefore the standards and procedures established by the Board were not enforceable, and rather were adhered to only out of honor and respect for the Board's prestigious members.<sup>65</sup> This changed February 8, 1849, when the Illinois legislature passed an act allowing for incorporation of boards of trade and chambers of commerce, using the Board of Trade as a model.<sup>66</sup> The existing voluntary Board of Trade was dissolved and reorganized under the new legislation and a new constitution was signed April 13, 1850.<sup>67</sup>

The Board of Trade was later granted additional authority to arbitrate disputes and to impose rules and regulations for grain handling and soon the Board expanded its scope beyond grain. After the Civil War, price levels established by the Board of Trade became the national standard of value and its operations had expanded to include flour, pork, beef, lard, butter and lumber as well as grain.<sup>68</sup> The Board of Trade developed into an international leader in the field of commodities trading and is attributed as being a pioneer in the development of the modern commodity market.<sup>69</sup> Its early practice of purchasing grain before it was delivered evolved into the present practice of "futures" trading.

The Chicago Board of Trade was first located above a flour store on South Water Street, an obvious location as this was the central trade district of Chicago at the time. The Board of Trade moved often in the early years of its establishment and occupied various rented locations in the vicinity of South Water Street, between Wells and Dearborn Streets. The first more permanent home of the organization was in the Chamber of Commerce Building at the southwest corner of LaSalle and Washington Streets. The Board of Trade moved into this location, diagonally across the street from Courthouse Square, in 1865. After this building burned in the fire of 1871, the Board located to temporary quarters until the Chamber of Commerce was rebuilt.

By the early 1880s, the Board of Trade was considering construction of a new permanent building at the base of LaSalle Street. At this time, the area around its present quarters at LaSalle and Washington Streets was home to real estate, stock brokerage, insurance and other related interests. Relocation of the Board of Trade was expected to expand these business activities and was seen as a positive move that would establish the street permanently as a wall street.<sup>70</sup> Likewise, the 1929 publication *Chicago and its Makers* credited the leaders of the Board of Trade as foreseeing this location "to be the financial heart of the city."<sup>71</sup> The new building was completed in 1885, and as expected, the move further encouraged banks and other financial institutions to locate along LaSalle Street. Designed by W.W. Boyington, the new Board of Trade Building featured a bell tower that rose over 300 feet high. This tower was the highest point in the city at the time and the new building is asserted to have symbolized "Chicago's domination of the nation's grain exchange."<sup>72</sup>

Prior to the Board of Trades' relocation to the foot of LaSalle Street, the Chicago Post Office and Custom House, which had been located at Dearborn and Monroe, relocated in 1879 to the block bounded by Jackson Boulevard and Clark, Adams and Dearborn Streets. The post office remains at this location today, in a modern complex dating to the 1970s.

<sup>63</sup> "Chicago Board of Trade Building," Landmark Designation Report, 4.

<sup>64</sup> Ibid.

<sup>65</sup> Ibid. 4.

<sup>66</sup> Ibid.

<sup>67</sup> Ibid.

<sup>68</sup> National Register of Historic Places, Chicago Board of Trade Building.

<sup>69</sup> Ibid.

<sup>70</sup> *Chicago Tribune*, 2 January 1881.

<sup>71</sup> Paul Gilbert and Charles Lee Bryson, *Chicago and its Makers*, (Chicago: Felix Mendelsohn, 1929), 171.

<sup>72</sup> Mayer, *Chicago: Growth of a Metropolis*, 224

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Historically, the area between the Board of Trade and Post Office at Jackson Boulevard, and the Courthouse Square at Washington Street to the north, served as the city's center of finance, administration and communication. This district was roughly bounded by Randolph, State, Van Buren and Wells Streets and offices within the area were occupied by real estate agents, lawyers, life insurance companies, stock and bond brokers, banks, commission merchants, newspapers, architects and contractors.<sup>73</sup>

The new buildings built along LaSalle, Clark and Dearborn Streets in the 1880s and 1890s were constructed to house banks as well as offices for related financial industries and other professionals. As development increased in the late nineteenth century and LaSalle Street was firmly established as a prestigious address, real estate prices rose in turn, and developers built taller and taller buildings with a demand for efficient construction to capitalize on their investments. To attract tenants, these buildings included modern amenities such as the most up-to-date mechanical, heating and ventilation systems of the time.

The first Board of Trade building has been described as having "visually dominated the surrounding area and majestically terminated the vista down LaSalle Street."<sup>74</sup> This visual prominence lasted into the 1900s; however, by the 1920s, the building was dwarfed by adjacent buildings, especially the Federal Reserve Bank (#27), Illinois Merchants Bank (#28) and the Insurance Exchange Building (#70). Banking in Chicago expanded rapidly from 1900 to 1928, as reflected in the scale of new buildings constructed in the district. During this period, net worth of Chicago banks increased by nearly six fold and by the end of the 1920s Chicago ranked behind only New York and London as a great financial center.<sup>75</sup> Through the late 18th and early 19th centuries, this district saw periods of intense development, as successive building and rebuilding provided office and bank buildings to serve the financial industry. In keeping with this growth and expansion, the present Board of Trade Building was completed in 1930 to accommodate the Board's need for larger quarters. The building has a strong presence at the foot of LaSalle Street and was the tallest building in the city for over 20 years. The Board of Trade remains in the building today and has completed multiple additions to the 1930 building to house its expanding operations.

Historically, the city's largest banking institutions established themselves along LaSalle, Clark and Dearborn Streets and during the early 1900s, continuous mergers and acquisitions between banks formed ever larger institutions. Among these were the Continental and Commercial National Bank (#25), one of the largest banks in the country. Continental's LaSalle Street building was completed in 1914 and was the first private building in the city to occupy a full block.<sup>76</sup> The new building housed a group of associated banks, a new concept at the time, as multiple banks had not previously been located together in a single building. In the early 1930s, the bank became the Continental Illinois National Bank & Trust Company, and later experienced financial trouble requiring a federal loan to stay in business through the Great Depression. Despite this, Continental emerged strong after World War II, and by the early 1960s the bank employed 5,000 people and had over \$3 billion dollars in deposits.<sup>77</sup>

In addition to Continental, other prominent banking institutions along LaSalle Street and adjacent streets included: Harris Bank (#59), Northern Trust (#21), and LaSalle Bank (#23). First established in the 1880s, Harris Trust and Savings Bank held over \$100 million in assets by 1929 and grew to become one of the city's leading banks after WWII.<sup>78</sup> Also established in the 1880s was the Northern Trust Co., which handled \$10 million in deposits by the mid-1890s, and is one of the only banks that grew during the Depression. By 1935, the bank held deposits totaling \$300 million and grew to become the fourth largest bank in Chicago in the early 1960s, with almost \$1 billion in deposits.<sup>79</sup> Finally, LaSalle National Bank was originally chartered in 1927 as the National Builders' Bank, and moved to the Field Building (#23) in 1940, where it continued to maintain headquarters through the early 21st century.<sup>80</sup> The bank survived the Depression and by the early 1950s, held over \$100 million in deposits, making it one of Chicago's largest banks.<sup>81</sup>

<sup>73</sup> Holt, *Chicago, A Historical Guide to the Neighborhoods: The Loop and South Side*, 17.

<sup>74</sup> "Chicago Board of Trade Building," Landmark Designation Report, 8.

<sup>75</sup> *The Encyclopedia of Chicago*, (Chicago: University of Chicago Press, 2004), "Banking, Commercial."

<sup>76</sup> "Continental and Commercial National Bank Building," Landmark Designation Report, 4.

<sup>77</sup> *The Encyclopedia of Chicago*, "Continental Illinois National Bank & Trust."

<sup>78</sup> *Ibid.*, "Harris Trust & Savings Bank."

<sup>79</sup> *Ibid.*, "Northern Trust Co."

<sup>80</sup> *Ibid.*, "LaSalle National Bank."

<sup>81</sup> *Ibid.*

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LaSalle Street is also home to the Chicago Federal Reserve Bank (#27), one of twelve regional Federal Reserve Banks located throughout the United States. Created through enactment of the Federal Reserve Act in 1913, the Federal Reserve System serves as the nation's central bank and was established to provide a more stable financial system for the United States. The System was established in response to the financial panics of the nineteenth and early twentieth centuries that caused significant disruptions to the economy.<sup>82</sup> The panic of 1907 was particularly severe and led to the formation of the National Monetary Commission, which in turn proposed for the creation of a central institution that would help to provide stability in the financial markets.<sup>83</sup>

The purpose of the Federal Reserve System as originally established was "to provide for the establishment of Federal reserve banks, to furnish an elastic currency, to afford means of rediscounting commercial paper, to establish a more effective supervision of banking in the United States, and for other purposes."<sup>84</sup> Additional legislation has been passed since inception of the Federal Reserve System in order to refine and supplement this original mandate. Current duties of the Federal Reserve System include: conducting the nation's monetary policy, regulating banking institutions, maintaining the stability of the financial system, and providing financial services to depository institutions, the U.S. government, and foreign official institutions.<sup>85</sup>

A network of Federal Reserve Banks was created throughout the country to carry out the various duties of the newly established Federal Reserve System. Chicago was selected as the location for one of these regional banks and the first bank location was in the Rector Building (#61). The Chicago Federal Reserve Bank maintained quarters there from 1914 until its new building was completed on LaSalle Street in 1922. This new building (#27) was constructed at the foot of LaSalle Street in an imposing and solid Classical Revival style. Shortly after, in 1924, a new building was completed for the Illinois Merchants Bank (#28) directly across the street. This new building was designed by the same architectural firm of Graham, Anderson, Probst and White and complimented the design of the Federal Reserve Bank with a solid, Classically-styled appearance, matching cornice lines, and monumental proportions. In 1928, the Illinois Merchants Bank became the Continental Illinois Bank and Trust Company, a merger that created the largest bank in Chicago and the region.<sup>86</sup> Together with the Federal Reserve Bank, these buildings framed the Chicago Board of Trade and formed an economically and architecturally powerful termination at the south end of LaSalle Street.

Among the larger institutions of the West Loop - LaSalle Street Historic District remain numerous bank and office buildings that housed banks, investment firms, insurance and real estate agents, and law professionals. Architectural and engineering firms as well as advertising, newspapers, public utilities and railroads also located within this central office district. While many buildings within the West Loop - LaSalle Street Historic District were built for specific clients or organizations, others were constructed as speculative bank and office space, attempting to attract the types of clients already established within the area. Various business activities within the district typically clustered near the larger institutions relevant to their work and buildings often housed a range of tenants from the various professional fields represented in the district.

Many buildings within the district included banking floors at the lower levels and office space above. While the most prominent banking institutions have already been discussed, other buildings built with banking quarters include the Foreman State National Bank Building (#12), the One North LaSalle Building (#15), the State Bank of Chicago (#22), the Trustee's System Service Building (#29), the LaSalle-Wacker Building (#3) and the Equitable Building (#46). Many of these buildings also housed investment firms, attorneys, and other related professionals. Additionally, the Banker's Building (#64) located at the corner of Clark and Adams Streets is a large office building that originally housed a number of highly regarded investment firms as well as insurance businesses and attorneys. Just over one block north is 100 W. Monroe Street (#60), built by an investment banker who maintained his office in the building until his death in 1964. The building was also the home for 22 years of A. C. Allyn & Co., one of the largest investment banking firms in the country.

The insurance industry also had a strong presence in the district and is represented by multiple buildings built for specific companies. The New York Life Building (#20) was built as the headquarters for the New York Life Insurance Company and also provided offices for other professionals in the finance and insurance industries. The adjacent Equitable Life

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<sup>82</sup> "The Federal Reserve System: Purposes & Functions," (Washington, D.C.: Board of Governors of the Federal Reserve System, Ninth Edition, June 2005), 1.

<sup>83</sup> Ibid.

<sup>84</sup> Ibid., 2.

<sup>85</sup> Ibid., 1.

<sup>86</sup> *Chicago Tribune*, 6 September 1928.

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Building (#19) was built as the headquarters for the National Life Insurance Company. National Life was the largest life insurance company in Illinois before its collapse in the 1930s. The building was subsequently occupied by other insurance companies and a long-term building tenant also included the Bank of Montreal. Finally, the massive Insurance Exchange Building (#70), built in two sections and located adjacent to the Chicago Board of Trade (#71) at one time housed more insurance companies than any other building worldwide.<sup>87</sup>

Downtown real estate concerns were most concentrated within the two blocks south of the City Hall - County Building (#9); from LaSalle Street to Clark Street and from Monroe Street to Washington Street.<sup>88</sup> Within this area is the Loop Center Building (#56), which became the home of the Chicago Real Estate Board in 1942. Established in 1883, the Chicago Real Estate Board was the largest such organization of its kind in the country when it relocated to the building.<sup>89</sup> The organization remains today as the Chicago Association of Realtors.

Law professionals also concentrated near established governmental offices. In particular, the Burnham Building (#7) and the 100 N. LaSalle Street Building (#11) at the north end of LaSalle Street were specifically marketed to lawyers and other professionals that would benefit from an adjacency to governmental offices. The Equitable Life Building (#19), while primarily the home of insurance companies and a bank through its early history, was also the long-term home of the Chicago Bar Association, beginning in the 1930s.

A unique use also located in close vicinity to the City Hall - County Building (#9) was the union headquarters of the Chicago Federation of Musicians (#48). The building is located on the block of Washington Street immediately west of City Hall and was constructed to provide office space, an auditorium and practice rooms for members.

A few private club buildings were also located throughout the district and each catered to a specific type of client. These include the Elks Club (#47), the Steuben Club of Chicago (#41), and the Midland Club (#63). While the Elks Club is a national fraternal organization, the Steuben Club was a local organization founded to promote German-American heritage and affirm the American patriotism of this immigrant group. Finally, the Midland Club was envisioned as a club to provide supplemental meeting space and hotel accommodations for local and out-of-town businessmen.

Public utility companies were also located within this commercial district and are represented by the Edison Building (#37), Bell Building (#44) and Morton Building (#43). The Edison Building (#37) was occupied by the power company of Commonwealth Edison from 1912 through late 1988. With an exclusive contract to supply power to the city, the company was extremely profitable. The Bell Building (#43) was built for the predecessor company of the Illinois Bell Telephone Company, which also partially occupied the adjacent Morton Building (#44) through the mid-1940s. Illinois Bell was also responsible for establishing Bell Savings and Loan Association, a financial service for its employees. Bell Savings was initially located on LaSalle Street, and later moved to the Rector Building (#61) where it remained through the 1990s.

Within the West Loop - LaSalle Street Historic District, three religious institutions are located within a few blocks of each other, centered near the intersection of Clark and Madison Streets. These are the Chicago Temple (First United Methodist Church) (#52), St. Peter's Church and Friary (#55) and the Chicago Loop Synagogue (#36). While St. Peter's and the Methodist Church are holdovers from the mid-nineteenth century residential development in this area, these institutions have remained downtown to serve the business community. The Loop Synagogue was formed in 1929 specifically to serve the downtown business community. Additionally, the Chicago Temple (#52) building from 1923 includes 18 floors of rented office space that has historically been occupied by religious organizations as well as lawyers and accountants. Like the Chicago Temple, club buildings were also constructed within the district with space to serve their main client as well as additional office space to be rented out for income. Among these are the YMCA Building (#18) and the Steuben Club Building (#41).

The area west of LaSalle Street historically served as a wholesale district for the city, and was home to the substantial Marshall Field warehouse (demolished) from 1887-1930. In the early 1900s, as the warehousing and wholesale activities near the river diminished and gradually moved to other areas of the city, the commercial activities of LaSalle, Clark and Dearborn Streets began to expand west. This expansion is reflected in the changing occupancy and alterations completed at buildings on the block of Jackson Boulevard, between Franklin and Wells Streets. Office conversion on this

<sup>87</sup> David Stone and Carroll William Westfall, *Chicago's Classical Architecture: The Legacy of the White City*, (Charleston, SC: Arcadia Publishing, 2005), 60.

<sup>88</sup> Holt, *Chicago, A Historical Guide to the Neighborhoods: The Loop and South Side*, 20.

<sup>89</sup> *Chicago Tribune*, 3 May 1942.

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block was bookended by construction of the Chicago and Northwestern Railroad Building (#65) in 1904. This building served as the headquarters and general offices of the railroad company. The Insurance Exchange Building (#70) completed in 1912 at the intersection of Jackson Boulevard and Wells Streets also housed a number of railroad ticket offices. Former wholesale buildings converted to office use include: Williams Building (#57), Brooks Building (#66), 216 W. Jackson Boulevard (#67), and the McKinlock Building (#68). Prior to office conversion, these buildings primarily housed garment-related businesses.

Commercial expansion west and north was further encouraged in the mid-1920s through widening of LaSalle Street, north of Washington Street, and construction of Wacker Drive along the south bank of the river. Construction of Wacker Drive required the complete demolition of the market district that had historically extended along the river here. Reflecting the northward thrust of the financial and commercial activities along LaSalle and adjacent streets are the Steuben Club Building (#41), Trustees System Service Building (#29), and in particular the LaSalle-Wacker Building (#3). The latter, completed in 1930 at the intersection of LaSalle Street and Wacker Drive, was built to provide space for bankers, brokerage firms and other financial businesses. Shortly after completion, the LaSalle-Wacker Building was referred to as “the Gateway to Finance” a reflection of its prominent location, framing the view of the LaSalle Street canyon and Chicago Board of Trade (#71) from the north.<sup>90</sup>

By the 1930s, the densest area of office construction in Chicago was in this financial and administrative corridor of downtown, roughly bounded by Wells Street to the west, Dearborn Street to the east, Jackson Boulevard to the south and Randolph Street to the north.<sup>91</sup> Later development of the west portion of the Loop, particularly in the 1960s and beyond, replaced a number of these earlier office buildings with dramatically taller buildings, often set-back within large plazas. While this later period of development continued the historic uses of this section of downtown, it also changed the character of these streets. With limited exceptions, this later development typically occurred east of Clark Street and west of Wells Street, leaving the strong visual character of LaSalle Street intact. The West Loop - LaSalle Street Historic District therefore is centered on LaSalle Street and encompasses the remaining historic resources that are visually contiguous within this concentrated commercial, financial and governmental district of downtown Chicago.

### **Criterion C** ***architecture***

The West Loop – LaSalle Street Historic District is locally significant for its strong and unique architectural character, defined by the LaSalle Street canyon created by the evenly set-back wall of buildings that lines either side of the street. This canyon is dramatically terminated by the Chicago Board of Trade (#71) at the south end of the street and anchored at the north end by the LaSalle Street Bridge (#1), the Builders Building (#2) and the LaSalle-Wacker Building (#3). The district represents a wide range of styles and building technologies that exemplify the history of architecture and construction in Chicago from immediately after the Chicago Fire of 1871 through the new construction that began in the 1950s after a long hiatus during the depression and war years. The district includes a high concentration of buildings by esteemed architectural firms including: Burnham and Root; D. H. Burnham and Company; Holabird and Root; Holabird and Roche; and Graham, Anderson, Probst & White. Architectural styles represented include: Art Deco, Classical Revival, Chicago School, Romanesque, and International. Many fine examples of these architectural styles are represented and the existing resources exhibit high quality craftsmanship and materials.

In the 1969 publication *Chicago: Growth of a Metropolis*, the authors assert that Chicago is where “essential forms of modern architecture were born...” and for more than 80 years Chicago has remained the “chief strong hold of modern architecture.”<sup>92</sup> Chicago’s excellence in the field of architecture is world renowned, and the city’s distinction in the field is summed up in the following statement: “...to walk here with your eyes wide open is like leafing through a book on urban architecture, an open air lesson in style, history and aesthetics.”<sup>93</sup> The West Loop - LaSalle Street Historic District uniquely demonstrates this history of architectural excellence and distinction with works of master architects and premiere examples of architectural styles that have significantly contributed to Chicago’s architectural legacy.

<sup>90</sup> Saliga, *The Sky’s the Limit: A Century of Chicago Skyscrapers*, 155.

<sup>91</sup> Holt, *Chicago, A Historical Guide to the Neighborhoods: The Loop and South Side*, 20.

<sup>92</sup> Mayer, *Chicago: Growth of a Metropolis*, 132

<sup>93</sup> Antonia Attini and Marcella Colombo, *Chicago from the Air*, (Vercelli, Italy: VMB Publishers, 2005), 25-26.

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While the architectural heritage of Chicago is also well represented in other areas of Chicago's downtown and adjacent neighborhoods; the West Loop – LaSalle Street Historic District is the largest and most significant concentration of resources dedicated to finance, commerce and government from 1873-1962. These resources demonstrate the high-quality and often innovative architectural treatment applied to buildings of this stature. Another district in the near vicinity that has been recognized for its architectural distinction is the Loop Retail Historic District, listed in the National Register of Historic Places in 1998. This district encompasses resources along both State Street and Wabash Avenue to the east. While the Loop Retail Historic District also includes a high concentration of commercial buildings and premiere examples of Chicago's historic architecture from a similar period (1872-1949), these buildings primarily demonstrate an architecture designed for the retail uses that were concentrated in this area of downtown. A number of notable buildings of similar scale and exemplifying Chicago's architectural history from this period can also be found along Michigan Avenue in downtown and stretching north across the Chicago River. However, these resources again, demonstrate Chicago's architectural history as it relates primarily to retail, culture and entertainment. The West Loop – LaSalle Street Historic District is centered on the financial, commercial, and governmental core of Chicago and encompasses the most important and prominent buildings designed for these uses.

#### Development of the Tall Building

Chicago's pioneering in the field of architecture can be traced back to the early development of skeleton-frame construction, which combined with other technological advancements allowed for taller building heights and more efficient construction. Through skeleton-frame construction the weight of a building is supported by an internal framework of iron or steel rather than on the exterior walls, as in load bearing construction. This new construction method allowed for thinner exterior walls and thus larger floor plates as well as larger window openings. Additionally, in combination with lightweight terra-cotta cladding, this framing method could support much taller building heights. According to architectural historian Carl Condit in his book *The Chicago School of Architecture*, this new framing system "completed the most radical transformation in the structural art since the development of the Gothic system of construction in the twelfth century."<sup>94</sup> Skeleton-frame construction revolutionized building construction and is the predecessor of modern day high rises sheathed with metal and glass curtain walls.

The first complete internal metal framing was realized in the Home Insurance Building, designed by William LeBaron Jenney and completed in 1884 on the site of the present Field Building (#23). The structure of the Home Insurance Building was composed of iron columns and the first steel beams to be used in a building in the U.S.<sup>95</sup> The building was also the first of Jenney's designs to feature a true curtain wall. Another early skyscraper was the Tacoma Building, located on the present site of the One North LaSalle Building (#15). Designed by Holabird & Roche and completed in 1889, the Tacoma was the first steel skeleton skyscraper constructed with a riveted, as opposed to bolted frame.<sup>96</sup> Both the Home Insurance and Tacoma buildings occupied prominent locations on LaSalle Street, demonstrating to architects and the public alike the advantages of skeleton-frame construction.<sup>97</sup> Both of these buildings are representative of the iconic Chicago School buildings that once lined LaSalle Street and helped to establish its prominence in office construction. The twentieth century; however, brought additional waves of construction that saw the demolition of many of these buildings to make way for even taller, more advanced buildings.

A number of finely-crafted and high-quality examples remain on LaSalle Street from this pivotal period of development. These are: the Rookery Building (#26), the New York Life Building (#20), and the Central YMCA Building (#18); and at adjacent streets are the Marquette Building (#38) and the Williams Building (#57). The Brooks Building (#66), while constructed at the end of this period, is also a fine representation of the possibilities of skeletal-frame construction. These buildings clearly exhibit the benefits of skeletal frame construction through open and adaptable floor plans that feature larger floor plates and minimal interior columns. Additionally the facades have large window openings allowing for greater amounts of natural light and ventilation than was feasible with load bearing construction.

The efficiency and versatility of skeletal framing was demonstrated in construction of the New York Life Building (#20). First, the building's riveted steel frame was assembled on site at a rapid pace. After the foundations were laid, twelve

<sup>94</sup> Carl W. Condit, *The Chicago School of Architecture*, (Chicago: The University of Chicago Press, 1964), 79.

<sup>95</sup> "New York Life Building," Landmark Designation Report, 17.

<sup>96</sup> Carl W. Condit, *Chicago: Building, Planning and Urban Technology, 1910-1929*, (Chicago: the University of Chicago Press, 1973), 173.

<sup>97</sup> Brueggemann, *Holabird & Roche/Holabird & Root*, xiv.

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stories of steel work at the west half of the building was completed within ten weeks.<sup>98</sup> Secondly, the exterior cladding was not installed from the ground up, but rather begun at multiple floors; an impossible feat with load-bearing construction. While the granite for the first two floors was installed, the third floor granite had not yet arrived. Therefore work continued with installation of the terra cotta cladding at the fifth floor and above, saving installation of the third floor granite and fourth floor terra cotta for later.

Built between 1892 and 1895, the New York Life Building (#20), Central YMCA Building (#18) and the Marquette Building (#38) also represent the first generation of terra-cotta clad skyscrapers. Through refinement in the production of terra cotta, the lightweight and inexpensive material became an ideal product for cladding skeletal frame construction. These buildings were built within five years of the first building to use terra-cotta for entire facades. This was the Rand-McNally Building, built in 1890 at 165 W. Adams Street and demolished in 1911.

### Building Height and Zoning Ordinances

As taller buildings became possible, Chicago ordinances were enacted to control building heights. Throughout Chicago's history, these ordinances have significantly influenced not only building heights, but also overall form and massing. Prior to 1893, there were no restrictions on building heights and a project was only constrained by finances and technological capabilities. The first height regulation was enacted in 1893, within a year after completion of the 302-foot-high, Masonic Temple at State and Randolph Streets.<sup>99</sup> This first height regulation set the height limit to 130 feet from grade to cornice and was established in response to the high downtown vacancy rate created by a combination of factors. These included the real estate boom of the late 1880s and tall building made possible by the recent innovations in construction technology. This high vacancy was exacerbated by the financial panic of 1893, which resulted in a decade long depression. When the architectural office of Holabird and Roche received word that the city planned to enact this first height limit, the firm rushed to get designs in for permit before the height limitation was put into effect. The firm hired additional staff and worked around the clock over a weekend to complete drawings for five buildings.<sup>100</sup> The Marquette Building (#38) was among these.

In the early 1900s, the maximum height limit fluctuated in response to pressure from the real estate market. The concentrated downtown district had little room to expand outward. By 1910, the Loop was estimated to contain nearly 60% of the city's total assessed land value, which totaled 190 square miles at the time.<sup>101</sup> In 1902, the height limit was raised to 260 feet and immediately plans for 18 new downtown buildings were issued.<sup>102</sup> In 1908, the construction records set during the late 1880s were surpassed for the first time.<sup>103</sup>

The height limit was again reduced in 1911, to 200 feet. This resulted in a flurry of permit applications for new buildings before the 1911 law took effect. As a result, the period between 1911 and 1914 were strong construction years as these projects were completed. The Continental and Commercial National Bank (#25) was among these projects, getting in for permit just two weeks before the lower height restriction was imposed as of Sept 1, 1911. After 1914, construction levels again dropped off, influenced not only by changes in zoning but also by World War I, from 1914-1918.

In 1920, the height restriction was raised again, this time to 264 feet. As this and earlier codes had no provision for towers, large buildings constructed during this period tended to be massive blocks, with no setbacks and reaching to the maximum height. This is exemplified in some of the iconic buildings that make up the LaSalle Street canyon, including the Federal Reserve Bank of Chicago (#27), the Illinois Merchants Bank (#28) and the Continental and Commercial Bank (#25). Along adjacent streets, large distinguished office blocks include the Insurance Exchange (#70) and the Conway Building (#51).

Chicago's first comprehensive zoning ordinance was passed in 1923, expanding on earlier building height ordinances by allowing the construction of towers above the height of 264 feet. These towers could be built to occupy 25% of the lot, but could not exceed one-sixth of the maximum cubic area of the main building. The intent of the ordinance was to allow

<sup>98</sup> "New York Life Building," Landmark Designation Report, 4.

<sup>99</sup> Randall, *History of the Development of Building Construction in Chicago*, 147.

<sup>100</sup> Brueggemann, *Holabird & Roche/Holabird & Root*, 122.

<sup>101</sup> "Roanoke Building and Tower," Landmark Designation Report, 18.

<sup>102</sup> National Register of Historic Places, Lumber Exchange Building and Tower Addition, Chicago, Cook County, Illinois,

National Register # 07001238, 10.

<sup>103</sup> *Ibid.*

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taller building heights while also allowing light and air to the street below. The 1923 zoning ordinance resulted in a number of stepped building compositions that included tall towers. As a result, the character of the city's skyline changed dramatically as the "relatively even-corniced downtown" was transformed by these soaring towers.<sup>104</sup> An estimated 20 spires and towers were added to the skyline by 1930, topped out by the Board of Trade Building at 612 feet.<sup>105</sup>

Changes in building height and zoning laws are uniquely reflected in the construction of the Roanoke Building and Tower (#17), which experienced multiple additions over a ten-year period. Each of these additions took advantage of the newly enacted regulations of the time. The original portion of the building, completed in 1915, was built to the maximum allowed height of 200 feet. After the city-wide height limit was raised in 1920, a five-story height addition was completed in 1924, raising the Roanoke Building to this new maximum height. Finally, after the zoning change of 1923, a tower addition was designed to be added to the east side of the building. Completed in 1926, this tower was over 450 feet high and capitalized on the existing building, using it for calculations in determining the allowable tower height.

Prior to the enactment of the 1923 zoning ordinance, the Chicago Temple (#52) was designed with a tower and spire that reached above 550 feet. This was well above the height allowed by current zoning law; however, the building was granted an exception by City Council allowing for construction to proceed. This exception was seen to be unfair by others involved in real estate and construction, and the zoning code was soon changed.<sup>106</sup> When completed, the Chicago Temple (#52) was the tallest building in Chicago and the second tallest in the world.

A number of stepped and set-back towers were built in Chicago in response to the 1923 zoning ordinance. This construction is well-represented within the West Loop - LaSalle Street Historic District with through the following buildings: Chicago Board of Trade Building (#71), One North LaSalle Building (#15), LaSalle - Wacker Building (#3), Foreman State National Bank Building (#12), Banker's Building (#64), Trustees System Service Building (#29) and the Steuben Club Building (#41).

The influence of zoning on design is also dramatically exemplified in the design of the Field Building (#23). Occupying an entire half block, the building base is built with no setbacks. Corner towers rise above the base to a height of 23 stories and a central tower rises above this to 42 stories. Due to the large size of the site, the designers were able to achieve larger floor plates within the towers, than was possible for buildings on smaller sites.

### Stylistic Developments

The range of styles represented in the district include the Italianate of the post-fire era; fine examples of the Chicago School style developed in conjunction with advancements in steel framing; and Beaux Arts and Classical Revival styles influenced by the 1893 World's Fair and applied to large commercial buildings. At the same time that Classical styles were used other historical revivals were also applied to tall buildings, in particular the Gothic and Renaissance Revivals. Later in the 1920s, Art Deco was used more frequently and paired well with the setback skyscrapers of the time. As modern styles took hold, building forms became streamlined and ornament was simplified and stylized. However, these buildings often retained a vestige of the tripartite facade arrangement. As the International Style became more commonly applied in the 1950s and beyond, reference to historical styles in both detailing and overall facade arrangement was shed in favor of modern, glass curtain walls.

### Chicago School

The Chicago School style developed in Chicago between the 1880s and early 1900s, and is recognized as an architectural movement of international importance. The Chicago School is characterized by the outward expression of the internal structural frame and emerged with the development of skeleton-frame construction. Exterior facades were composed of continuous vertical piers with recessed windows and spandrels. Furthermore, the lightweight exterior cladding of these new buildings allowed for large window openings that were filled with three-part window arrangements. This new construction method also allowed for open floor plans, bringing about the modern office building. As asserted in the landmark designation report for the New York Life Building (#20): "Chicago School skyscrapers established LaSalle Street as one of Chicago's premier office streets in the late 19th-century, offering the optimum in light, fireproofing and

<sup>104</sup> "Trustees System Service Building: 201 N. Wells St.," Preliminary Landmark Recommendation, 15.

<sup>105</sup> "Roanoke Building and Tower," Landmark Designation Report, 20.

<sup>106</sup> Saliga, *The Sky's the Limit: A Century of Chicago Skyscrapers*, 102.

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building technology.”<sup>107</sup> The West Loop - LaSalle Street district includes the some of the city’s finest examples of the Chicago School, including the Marquette Building (#38), New York Life Building (#20), and the Brooks Building (#66).

### *Classical Revival and Beaux Arts*

Widespread application of Beaux Arts style and Classically inspired revivals in Chicago were influenced by the 1893 World’s Columbian Exposition and further reinforced with the 1909 Plan of Chicago. The Beaux Arts style derives its name from the prominent design school in Paris, the Ecole des Beaux Arts. The end of the nineteenth century saw a renewed interest in classicism as many young American architects returned from studies at the Ecole.<sup>108</sup> The style is derived from Classical roots and is characterized by grand compositions and exuberant detailing.<sup>109</sup> The Beaux Arts and Classical Revival styles were popular throughout the East Coast and were promoted in the Midwest in large part through Daniel Burnham, who worked closely with a number of prominent east coast architects in planning and design for the World’s Columbian Exposition of 1893.

Among local practitioners appointed to the architectural advisory team for the Columbian Exposition was William LeBaron Jenney. This experience marked a shift in his career. Jenney continued in the Chicago School manner of design, in which the buildings expressed the underlying steel frame; however, he also incorporated Classical detailing and tripartite facade arrangement into his designs. This is evident in both the New York Life Building (#20) and the YMCA Building (#18).

The Classical Revival style, as a modern interpretation of established forms from antiquity, was found to be a useful style for bank buildings to convey an image of enduring strength and stability. This image of stability was especially desired in light of the general financial instability that characterized the history of banking in the late nineteenth and early twentieth centuries.<sup>110</sup> Furthermore, Classical design vocabulary was adopted by Daniel Burnham in his 1909 Plan of Chicago as a means to achieve a unified composition among groupings of buildings and throughout the city as a whole. Within this plan, Burnham intended for the office building, to be a “monument to commerce” in that it should hold a position in the city fabric equal to that of public and governmental institutions.<sup>111</sup> He believed that office buildings should contribute to the overall character of the city and the public experience of streetscapes, rather than just occupy space. Resources within the West Loop - LaSalle Street Historic District that exemplify Burnham’s vision include: the LaSalle Street Bridge, (#1), the Federal Reserve Bank (#27), the Illinois Merchants Bank (#28), the Conway Building (#51), the Continental and Commercial Bank (#25) and the Builder’s Building (#2). Other fine examples of the Classical Revival Style include the City Hall - County Building (#9), The Chicago & Northwestern Railroad Building (#65), The Northern Trust Company (#21), the Edison Building (#37), and Harris Trust & Savings Bank (#59)

### *Art Deco*

The Art Deco style is characterized by linear, hard-edged designs and strong vertical emphasis.<sup>112</sup> Buildings of the style often feature very flat wall surfaces of smooth materials, ornamented in low relief with abstracted classical and geometric designs. The style was initially developed in New York, and then carried to other cities. Proliferation of the style was influenced by changes in zoning that led to stepped back building massing, and also marked a move away from historic references of earlier design and toward a more modern aesthetic reflecting contemporary post-WWI society. Widespread adoption of the style is attributed to a combination of factors. Among these was Eliel Saarinen’s entry into the competition for the new Chicago Tribune Building. While his dramatically stripped down, vertical tower only received second prize, the competition designs were widely publicized. Also of influence was the 1925 Exposition Internationale des Arts Decoratifs et Industriels Modernes, held in Paris in 1925. The Chicago Board of Trade Building (#71) is recognized as one of the finest examples of the setback, Art Deco style skyscrapers in the United States.<sup>113</sup> Other excellent examples of the Art Deco style include: the LaSalle Wacker Building (#3), the Field Building (#23), the Trustees System Service Building (#29), One North LaSalle Building (#15) and the Foreman State National Bank Building (#12).

<sup>107</sup> “New York Life Building,” Landmark Designation Report, 2.

<sup>108</sup> “Continental and Commercial National Bank Building,” Landmark Designation Report, 19.

<sup>109</sup> John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, (Nashville: American Association for State and Local History, 1982), 67.

<sup>110</sup> “Continental and Commercial National Bank Building,” Landmark Designation Report, 16.

<sup>111</sup> *Ibid.*, 10.

<sup>112</sup> “Chicago Board of Trade Building,” Landmark Designation Report, 10.

<sup>113</sup> *Ibid.*

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### *International Style*

The International Style emerged simultaneously with Art Deco, and is characterized by a complete absence of ornament and by smooth, uniform wall surfaces often composed of large expanses of glass. Commonly used materials include concrete, glass and steel. The style received its name as a result of a 1932 exhibit at the Museum of Modern Art in New York. While the exhibit was simply titled "Modern Architecture," the accompanying catalog published later that year was titled *The International Style: Architecture Since 1922*.<sup>114</sup> A number of prominent early practitioners of the style emigrated to the United States from Europe to escape persecution. These included Walter Gropius, Ludwig Mies van der Rohe, Richard Neutra and Rudolf Schindler. Other American-born practitioners of the style include Raymond Hood and George Howe. While the style developed in the earlier part of the 20<sup>th</sup> century, it was more commonly applied to commercial buildings throughout the United States from the 1950s through 1970s. Fine examples of the International Style within the West Loop – LaSalle Street Historic District include the remodeled facade of the 120 Madison Building (#54), designed by Shaw, Metz & Associates and completed in 1963; and the east tower addition to the Harris Trust & Savings Bank (#59) designed by Skidmore, Owings and Merrill and completed in 1960.

### Architects

The district is composed of a high concentration of buildings designed by recognized masters in the field of architecture. Among these are William LeBaron Jenney; Burnham and Root; Daniel H. Burnham & Co.; Graham, Anderson, Probst & White; Holabird & Roche; Holabird & Root; and Skidmore, Owings and Merrill. Buildings designed by Daniel Burnham and his successor firm of Graham, Anderson, Probst and White, combined with those designed by Holabird & Roche and successor firm of Holabird & Root, make up just over 30% of the district resources. The remaining resources are made up of a high percentage of buildings designed by other highly regarded architects and include finely executed works that contribute to the overall context of the district.

### *William LeBaron Jenney*

Widely recognized as the "father of the skyscraper" William LeBaron Jenney (1832-1907) was the premier architect of the Chicago School.<sup>115</sup> During his lifetime, he was recognized internationally for pioneering the skeleton-frame method of construction, which was first fully implemented in his Home Insurance Building completed in 1884. Jenney established an architectural firm in Chicago in 1868 and also served as chief engineer for the West Chicago Park Commissioners, where he was responsible for planning three major parks: Douglas, Humboldt and Garfield.

The partnership of Jenney & Mundie was formed in 1891. Together this talented team was responsible for some of Chicago's most distinguished commercial structures of the late nineteenth century.<sup>116</sup> Among these is the Ludington Building built in 1891 at 1104 S. Wabash Avenue. This building is significant as one of the earliest structures to be clad entirely of terra cotta. The West Loop - LaSalle Street Historic District includes the only three remaining downtown office buildings designed by Jenney & Mundie. Of these, only two retain their historic appearance. These are the New York Life Building (#20) and the Central YMCA (#18)

A number of prominent architects received their early training in the Jenney's office. These include: Louis H. Sullivan, Daniel H. Burnham, William Holabird and Martin Roche.

### *Burnham & Root; D. H. Burnham; D. H. Burnham & Company*

The architectural office of Burnham & Root was formed in 1873 through the partnership of Daniel H. Burnham (1846-1912) and John Wellborn Root (1850-1891). A pioneer in the development of steel-frame commercial architecture in Chicago, Burnham & Root is recognized as one of the premiere architectural firms of the late nineteenth century in the United States.<sup>117</sup> The firm was responsible for some of the nation's first skyscrapers, including the 10-story Montauk Building completed in 1882, as well as the 22-story Masonic Temple of 1892, thought to be the tallest building in the world when completed. The firm's roster of prominent buildings also includes the Rookery Building (#26), completed in 1888.

<sup>114</sup> John, C. Poppeliers, *What Style is it?* (Washington D.C.: The Preservation Press, 1983), 92.

<sup>115</sup> "New York Life Building," Landmark Designation Report, 16.

<sup>116</sup> *Ibid.*, 22.

<sup>117</sup> "Continental and Commercial National Bank Building," Landmark Designation Report, 4, 13.

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Daniel Burnham served as Chief of Construction for the World's Columbian Exposition, hosted by Chicago in 1893. John Root served with Burnham as consultant for the exposition until his untimely death in 1891. Burnham's involvement with the exposition put him in contact with east coast architects, who were also involved in the planning and design of the fair. This experience shifted Burnham's design aesthetic away from the Chicago School and toward the Classical and Beaux-Arts.<sup>118</sup>

After Root's death Burnham continued his architectural practice under the name of D. H. Burnham until 1896, when the firm was renamed D. H. Burnham & Company. Daniel Burnham was also responsible for preparation of the 1909 Plan of Chicago, prepared in association with Edward H. Bennett. This plan is recognized as the nation's first example of a comprehensive planning document.<sup>119</sup> By the time of Burnham's death in 1912, the firm was one of the largest architectural offices in the country, with 200 employees, and was responsible not only for numerous prominent commissions in Chicago, but also across the Midwest and East Coast.<sup>120</sup> These included important public and commercial buildings in Washington D.C. and New York City.

The Rookery Building (#26) is the only remaining building in the district by Burnham & Root. While remaining buildings by D. H. Burnham & Co. consist of: the Edison Building (#37), Conway Building (#51), original portion of the Insurance Exchange Building (#70), and the Continental and Commercial National Bank (#25). Work by these two firms composes 7% of district resources.

#### *Graham, Anderson, Probst & White*

After Daniel Burnham's death in 1912, the firm was reorganized by Ernest Graham and Burnham's two sons, Daniel and Hubert, to form Graham, Burnham and Company. This new firm was dissolved in 1917 at which time the Burnham brothers founded their own firm and reinstated the name of D. H. Burnham & Company. At the same time, Ernest Graham formed a partnership with Peirce Anderson, Edward Probst, and Howard Judson White to form Graham, Anderson, Probst & White. The firm would become one of the leading architectural firms in the nation and was primarily identified with corporate, commercial and institutional commissions.<sup>121</sup> Graham, Anderson, Probst and White was responsible for a number of prominent buildings in Chicago and nationwide. Carrying on Burnham's vision of a city unified by classical design vocabulary, the firm in its early years designed a number of monumental office and bank blocks.

The firm was managed and directed by Ernest Graham (1866-1936), who began his career as a draftsman in the offices of Holabird & Roche at the time that the Tacoma Building was under construction. He later joined D. H. Burnham & Company and by 1898 was Burnham's chief partner. Graham was also involved in supervision of several buildings for the 1893 World's Fair. The other members of Graham, Anderson, Probst & White had also held prominent positions within the firm of D. H. Burnham & Company. Peirce Anderson (1870-1942) was educated at the Ecole des Beaux-Arts and joined Burnham in 1900. He was in charge of design at D. H. Burnham & Company, and also held this position at Graham, Anderson, Probst & White. Edward Probst (1870-1942) was in charge of working drawings at Burnham's firm and Howard Judson White (1870-1936) was in charge of project supervision.

Also part of the office of Graham, Anderson, Probst & White was Alfred P. Shaw (1895-1970), who was responsible for design of the Field Building (#23).<sup>122</sup> Shaw became a partner with Ernest Graham from 1929 to 1937 and later went on to become a partner in the firm of Shaw, Naess & Murphy formed in 1937. He later left this firm and in 1947 established Shaw, Metz and Dolio, with Carl A. Metz and John Dolio. This firm was succeeded by Shaw, Metz & Associates, and in 1966 Shaw formed his own firm of Alfred Shaw & Associates. These firms headed by Alfred P. Shaw were responsible for a large number of industrial, commercial and residential structures.<sup>123</sup>

Nearly 10% of the buildings within the West Loop - LaSalle Street Historic District were completed by the firm of Graham, Anderson, Probst and White. In addition to this, the firm took over two projects after Daniel Burnham's death in 1912. These are the original portion of the Insurance Exchange Building (#70) and the Continental and Commercial National

<sup>118</sup> National Register of Historic Places, Conway Building, Chicago, Cook County, Illinois, National Register # 84000988.

<sup>119</sup> "Continental and Commercial National Bank Building," Landmark Designation Report, 15.

<sup>120</sup> Ibid.

<sup>121</sup> "Field Building," Preliminary Staff Summary of Information, 1.

<sup>122</sup> Saliga, *The Sky's the Limit: A Century of Chicago Skyscrapers*, 199.

<sup>123</sup> *Chicago Tribune*, 2 December 1970.

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Bank (#25). District resources designed by Graham, Anderson, Probst and White represent high-quality designs of the firm and consist of the following: Foreman State National Bank Building (#12), State Bank of Chicago (#22), Illinois Merchants Bank (#28), Morton Building (#44), Field Building (#23), Federal Reserve Bank of Chicago (#27), Builders Building (#2).

#### *Holabird & Roche; Holabird & Root*

Established in 1883, Holabird & Roche developed into one of the preeminent and most prolific architectural firms in Chicago and is recognized as one of the leaders of the Chicago School of architecture.<sup>124</sup> William Holabird (1854-1923) and Martin Roche (1855-1927) had worked together in the office of William LeBaron Jenney and after forming their firm, remained in partnership for over forty years. The firm was recognized for their straightforward and efficient designs for tall office buildings and their early work established the firm at the head of the Chicago School movement.

In the early 1900s the firm's design aesthetic transitioned from the Chicago School to Classicism, as did that of many architects influenced by the World's Fair of 1893. The firm's mastery of Classical design as applied to large scale buildings is illustrated in their design of the City-County Building (#9). Even later, the firm played an important role in the development of the stepped skyscrapers of the late 1920s as the firm's work took on a modern look, in keeping with contemporary design.

Before the deaths of William Holabird and Martin Roche in 1923 and 1927 respectively, leadership of the firm had been transferred to younger members of the firm. These were John Holabird (1886-1945), son of William Holabird, and John W. Root, Jr. (1887-1963), son of Daniel Burnham's former partner, John Wellborn Root. These two men had met while studying at the Ecole des Beaux-Arts in 1910. They joined the office of Holabird & Roche in 1914 after they returned to Chicago; however, they both left to serve in WWI, and returned to the office in 1919. They soon became partners in the firm. The firm was reorganized after the death of Martin Roche in 1927 and was renamed Holabird & Root in 1928. The new leaders of the firm moved in the direction of a stripped-down modern style, while retaining the Beaux-Arts foundation of their education. The Chicago Board of Trade Building (#71) is among the firm's most distinguished works.

Buildings by Holabird & Roche make up 10% of the district resources and consist of the following: City Hall – County Building (#9), Marquette Building (#38), Chicago Temple (#52), Williams Building (#57), Brooks Building (#66), Roanoke Building and Tower (#17), Bell Building (#43). An additional three buildings in the district were designed by the successor firm of Holabird & Root. These are: the Chicago Evening Post Building (#39), the Chicago Board of Trade Building (#71), and the LaSalle – Wacker Building (#3). The combined work of both Holabird and Roche and Holabird and Root composes 14% of the district resources.

#### *Skidmore, Owings & Merrill (SOM)*

Skidmore, Owings & Merrill was established in Chicago in 1939 through the partnership of Louis Skidmore (1897-1962), Nathaniel Owings (1903-1984) and John Merrill (1896-1975). Louis Skidmore and Nathaniel Owings had previously established a firm only three years earlier under the name Skidmore and Owings. The two had met while involved in planning for the 1933 Century of Progress Exposition in Chicago. Both worked for the fair's Department of Works, which was established in 1929 and assigned the task of producing working drawings and preparing a model of the fairground. The department was directed by Daniel H. Burnham Jr., under whom, Louis Skidmore served as the chief of design and Nathaniel Owings as supervisor of development.<sup>125</sup>

The men received their education at Midwest and East Coast schools. Louis Skidmore attended the Massachusetts Institute of Technology (MIT), receiving his bachelor in architecture in 1924. Nathaniel Owings attended the University of Illinois from 1921-22, and Cornell University in 1927. Finally, John Merrill attended the University of Wisconsin, Madison as well as MIT and graduated in 1921.<sup>126</sup>

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<sup>124</sup> "Marquette Building," Summary of Information, (Commission on Chicago Historical and Architectural Landmarks, 1973); "Brooks Building," Preliminary Staff Summary of Information.

<sup>125</sup> Condit, *Chicago: Building, Planning and Urban Technology*, 7.

<sup>126</sup> John Zukowsky, ed. *Chicago Architecture and Design, 1923-1993: Reconfiguration of an American Metropolis*, (Chicago: The Art Institute of Chicago; Munich: Verlag-Prestel, 1993), 471.

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The firm of Skidmore, Owings & Merrill was well known for attracting talented designers, including: Walter Netsch, Bruce Graham, and Myron Goldsmith, among many others. SOM has developed an international reputation and is recognized to this day for their design of tall office buildings. Notable works from the 1950s, 1960s and 1970s include: Lever House, New York City (1952), Inland Steel, Chicago (1957), John Hancock Center, Chicago (1966-68), and Willis (Sears) Tower, Chicago (1974-76). A fine example of their work within the West Loop – LaSalle Street Historic District is the east tower addition to the Harris Trust & Savings Bank (#59), completed in 1960.

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**Developmental history/additional historic context information (if appropriate)**

**Summary of the Chronology and Historic Development of Chicago's Downtown and Loop Area**

Original settlement and the earliest development of Chicago occurred in what is now the downtown district of the city. Until the trend towards decentralization that followed WWII, Chicago's downtown remained as the heart of the city's business, retail and entertainment activities. The core of downtown is known as the Loop, originally delineated by early streetcar lines and later by the elevated track of the public transit system that circles downtown and radiates out to the surrounding neighborhoods.

Historically Chicago's downtown developed as a dense concentration of the city's central functions all within less than one square mile.<sup>127</sup> The downtown district bounded by the river to the north and west, the lake to the east and present day Roosevelt Road to the south, was filled-out by 1857.<sup>128</sup> While this early development included residential uses that later left downtown, the early sorting out of central business district functions that occurred through the mid-1800s provided the framework for the present day appearance and makeup of the area. Chicago experienced multiple periods of intense development throughout its history; particularly after the fire of 1871, next in the 1880s and 1890s, and again in the 1920s. These periods were tempered by labor disputes and financial panics as well as World War I, all causing short-term lulls in the intensity of new construction. The market crash of 1929, which led to the nationwide Depression of the 1930s and 1940s had a larger impact, creating a long-term stall in the construction of large new buildings, especially in this central business district. After completion of the Field Building (#23) in 1934, not a single large-scale building project was completed in downtown Chicago until after World War II.

Despite this long term halt to large construction projects, a handful of small-scale projects were completed within the district and consisted primarily of remodeling and "modernization" projects in the 1930s, 1940s and 1950s. Also in the 1950s, two relatively small-scale places of worship were completed and by the mid- to late-1950s through the early 1960s the first high rise towers were constructed in the district. This rebound of large-scale construction in the district is contemporary with the first large-scale, new construction in the Loop area as well as the larger central business district. The Prudential Building, completed in 1955 on Randolph Street near Michigan Avenue, was the first large-scale building to be built in Chicago's central business district, while the Inland Steel Building, built in 1956-1957 at the corner of Monroe and Dearborn Streets, was the first large-scale building completed within the Loop.

*Settlement and Pre-fire Development*

Established along the shore of Lake Michigan, Chicago's first plat was laid out in 1830, in connection to planning for the Illinois and Michigan Canal.<sup>129</sup> This plat encompassed less than a half mile square on either side of the river. The first sale of lots occurred the same year, at which time Chicago had a population of less than 100 people.<sup>130</sup> Chicago developed dramatically during the mid-1800s, stimulated by completion of the Illinois and Michigan canal, which made the city an important inland port, as well as by the establishment of a national railroad network, with Chicago as a national hub. The city's central business district developed rapidly with the construction of three- to six-story buildings, and taller landmarks such as the seven-story Palmer House, completed in 1871.<sup>131</sup>

Chicago was incorporated as a town in 1833 and as a city in 1837. With just over 4,000 residents, Chicago elected its first city council and mayor.<sup>132</sup> The city's population grew steadily and within ten years had increased to 16,000.<sup>133</sup>

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<sup>127</sup> Harold M. Mayer and Richard C. Wade, *Chicago: Growth of a Metropolis*, (Chicago: University of Chicago, 1969), p226.

<sup>128</sup> Glen E. Holt and Dominic A. Pacyga, *Chicago, A Historical Guide to the Neighborhoods: The Loop and South Side*, (Chicago: Chicago Historical Society, 1979), 14.

<sup>129</sup> Mayer, *Chicago: Growth of a Metropolis*, 14.

<sup>130</sup> Randall, *History of the Development of Building Construction in Chicago*, 46, Mayer, *Chicago: Growth of a Metropolis*, 16.

<sup>131</sup> Randall, *History of the Development of Building Construction in Chicago*, 46.

<sup>132</sup> Mayer, *Chicago: Growth of a Metropolis*, 18.

<sup>133</sup> *Ibid.*, 30.

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Dramatic increases in population occurred through the mid-1800s, as Chicago developed rapidly from a settlement town into a modern city and by 1870 the city boasted over 300,000 residents.<sup>134</sup>

#### *The Great Chicago Fire and Reconstruction: 1870s*

Much of Chicago, including the central business district, was destroyed by the Great Fire that swept across the city beginning the evening of October 8, 1871. The fire destroyed an area approximately four miles long and two-thirds of a mile wide and left one-third of the city's residents homeless.<sup>135</sup> As soon as was feasible, residents and businessmen returned to the burned district and began to clean up and rebuild. A period of intense rebuilding followed and a number of the destroyed buildings were reconstructed as originally designed. While most buildings ranged from four to five stories, taller buildings became more common and were built as high as eight stories.<sup>136</sup> Office buildings ranging from four to six stories were rapidly constructed along LaSalle Street.<sup>137</sup> Post-fire construction was typically loft-type buildings in the Italianate style and of load-bearing construction. Buildings of this period were more often the product of craftsman such as masons and carpenters, rather than architects or engineers.<sup>138</sup> Fireproofing of buildings became common practice and a city ordinance was passed banning wood construction in downtown. Also, modern amenities such as elevators and electric light came into use during this period.

While the city was initially platted along both banks of the river, early settlement primarily occurred south of the river. This was due largely to the inefficiency and unreliability of early bridges across the river. Early settlement was a mixture of residential and commercial development within the city's central core. While residential uses had begun to move south of the city center before the fire, this movement increased after the fire, giving way to a more concentrated central business district. Previous development patterns were continued and intensified with the clean slate provided by the fire. These included finance and professional offices along LaSalle Street and adjacent streets and local government centered on the block bounded by Washington, LaSalle, Clark and Randolph Streets. Additionally, small shops and restaurants located throughout the downtown area to serve the business clientele, and existing places of worship maintained their presence within the central business district. At the east side of downtown, State Street developed as a shopping district and Michigan Avenue as a cultural destination. Randolph Street became an entertainment thoroughfare, and the wholesale and market district was re-established along the south and east banks of the river. This concentration of various functions within the relatively small downtown area developed out of necessity, as outward development was constrained by natural and man-made barriers. These consisted of the river to the north and west, the lake to the east, and railroad tracks at both the eastern and southern edges of downtown.

Only four buildings from this time period remain in the West Loop - LaSalle Street Historic District. Of these four, only one retains its appearance from this period. That is the Washington Block (#32), a fine example of post-fire, Italianate architecture. The other three buildings have remodeled facades and no longer convey their appearance from this period. These are: 6 S. Clark Street (#35), the Central Bank Building (#50) and 170 W. Washington (#49).

#### *Late Nineteenth Century: 1880s and 1890s*

A dynamic, prosperous and highly productive time in the history of Chicago, the late nineteenth century is often referred to as the "golden age" of building in Chicago.<sup>139</sup> During this period, Chicago planned for and hosted its first World's Fair, the elevated transit line was constructed, and the first skyscrapers were built. The Chicago Board of Trade built its first building at the foot of LaSalle Street and the financial and commercial office district was developed with new buildings, taking advantage of the latest technologies that allowed for taller, more efficient construction.

A system of horse-drawn street cars as well as suburban train service had been established in the downtown district as early as the 1850s. These street cars were replaced in the 1880s with a cable car service that included a loop around Chicago's central business district. The late nineteenth century saw a quick succession of improvements in mass transit

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<sup>134</sup> Ibid., 35.

<sup>135</sup> Ibid., 106, 109.

<sup>136</sup> Ibid., 120.

<sup>137</sup> "New York Life Building," Landmark Designation Report, (Commission on Chicago Landmarks, 2002), 23.

<sup>138</sup> Randall, *History of the Development of Building Construction in Chicago*, 64.

<sup>139</sup> Ibid., 98.

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technology and the cable car was replaced by electric trolley service, which was then superseded by an elevated train system. The first elevated lines were completed in the early 1890s, with the loop around the core of the central business district completed in 1897.<sup>140</sup> These improvements to the city's mass transit infrastructure made living further away from the business district more feasible and as a result accelerated the move of residential uses away from downtown.

Building construction during this period was advanced by a number of developments that coalesced to allow for much taller building heights, reaching above 10 stories, and even up to 21 stories as was the case of the Masonic Temple, completed in 1892 at the intersection of State and Randolph Streets. These developments included advancements in foundation technology, with the development of caisson construction; replacement of wrought and cast iron framing with structural steel; refinement of lightweight cladding materials such as terra cotta; and advancements in elevator technology. Fireproofing of the internal steel structure also became standard practice.

From these advancements emerged the first skyscrapers and the Chicago School style of architecture, which flourished in the vicinity of LaSalle Street from the 1880s to 1900.<sup>141</sup> The first of these buildings was the Home Insurance Building (1885-1931), built at the site of the present Field Building (#23). Designed by William LeBaron Jenney, the building was constructed with a steel frame, an innovative engineering development that allowed for taller, more efficient construction. Building design became more an expression of the underlying structural frame as the elimination of load bearing walls allowed for minimal masonry surfaces and larger window openings. Buildings took on a more modern look as architects took advantage of steel-frame construction. Additionally, the thinner exterior walls made possible by skeleton-frame construction, allowed for larger rentable floor areas than were possible with the thick masonry walls required for load-bearing masonry construction.

During the construction boom of the late nineteenth century, post-fire buildings, constructed less than 20 years earlier, were demolished to make way for taller office buildings. The financial district along LaSalle Street was further developed with a number of new buildings serving the financial and insurance industries. These included: the Calumet, Mallers, Gaff, Counselman, Insurance Exchange, Royal Insurance, Board of Trade, Home Insurance, Rialto, Rookery (#26), New York Life (#20) and Stock Exchange.<sup>142</sup> Half of these buildings were 9 stories in height, while the rest reached above to 11, 12 and 13 stories. The Mallers Building, built in 1884 at southwest corner of LaSalle and Quincy Streets, was the first 12-story building in Chicago.<sup>143</sup>

This period is also marked by planning and construction for the 1893 World's Columbian Exposition, which stimulated the economy and growth of the city. Preparations began nearly five years before the exposition. Chicago hosted this World's Fair approximately eight miles south of the Loop, at Jackson and Washington Parks. These parks were connected by the Midway Plaisance, a long, 600-foot wide strip of land that featured displays representing nations from across the world.<sup>144</sup> The fair was designed as an ideal city and was referred to as the "White City," inspired by the whitewashed buildings that made up the fairgrounds. The Classical design of these buildings had a lasting impact on the architectural character of Chicago during this and later periods of development.

While this period was important to the history of Chicago and construction of new buildings using modern construction techniques was prolific, relatively few of these buildings remain in the district. Many were taken down later to make way for even more modern and taller buildings as speculation and development intensified during in the early twentieth century. Seven buildings and one structure built during this period remain in the district and are all contributing to the district. These resources make up 11% of the total contributing resources for the district. These are: the Rookery (#26), Central YMCA Building (#18), New York Life Building (#20), Marquette Building (#38), CTA Quincy Station and Track Structure (#34), Williams Building (#57), McKinlock Building (#68), and 216 W. Jackson (#67).

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<sup>140</sup> Mayer, *Chicago: Growth of a Metropolis*, 142.

<sup>141</sup> "New York Life Building," Landmark Designation Report, 25.

<sup>142</sup> Randall, *History of the Development of Building Construction in Chicago*, 98.

<sup>143</sup> *Ibid.*, 107.

<sup>144</sup> Mayer, *Chicago: Growth of a Metropolis*, 194.

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*Early Twentieth Century: 1900s and 1910s*

The economy as a whole slowed considerably after the 1893 World's Fair due to a financial panic and labor disputes.<sup>145</sup> This lull lasted for at least a decade and consequently building construction also slowed. This was followed by another strong period of building beginning in the early 1900s and lasting into the teens. The construction market again weakened in the later part of this period, due to World War I (1914-1918) and the subsequent jump in materials costs as demand increased after the war.

In these first decades of the twentieth century, construction continued at a steady pace in the vicinity of LaSalle Street and a number of tall office and bank buildings, ranging from 12-21 stories, were constructed within the district. A notable exception is the Northern Trust Company Building (#21), which was only built to three stories; however, it was expanded during later periods of development with rooftop and tower additions. Other bank buildings constructed during this period consisted of tall office blocks, taking advantage of earlier advancements in construction technology, and included: Continental and Commercial National Bank (#25), Harris Trust & Savings Bank (#59), the Edison Building (#37, originally home to the Commercial National Bank), and the Rector Building (#61). Other buildings were built for the insurance industry and included: the Equitable Life Building (#19, originally built for the National Life Insurance Company) and the Insurance Exchange Building (#70). An office building was also completed for the Chicago & Northwestern Railroad (#65); and the new combined City Hall - County Building (#9) was completed.

This period was also marked by engineering developments in bridge design. Chicago was at the forefront of bridge innovations in development of the trunnion bascule type bridge, which replaced the swing bridges that were used along the Chicago River. This was a great improvement in allowing faster and wider clearance for river navigation. Bascule bridges lifted up and away, as opposed to swing bridges that had a center pier to navigate around and also required additional clearance when swung open within the channel. The first trunnion bascule bridge over the Chicago River was the double-deck Michigan Avenue Bridge, completed in 1920.

A need for improved planning during the late-nineteenth and early-twentieth centuries was recognized by the Merchants Club (later the Commercial Club), which appointed a committee to survey the city and provide recommendations for planned improvements.<sup>146</sup> This initial effort led to commissioning of Daniel H. Burnham, in partnership with Edward H. Bennett, to prepare a master plan for the city. The result was the 1909 Plan of Chicago, an ambitious document that provided a framework for meeting the city's present and future needs as part of a greater, "well-ordered, convenient, and unified city."<sup>147</sup> Chicago adopted the Plan in 1910 and used it to guide future improvements.<sup>148</sup>

A total of 18 buildings within the district were built during this period. All are contributing; however, two have facades dating to later periods of development. Buildings from this period, excluding those with altered facades, make up 22% of the total contributing resources for the district. In addition to the bank and office buildings listed in the preceding paragraphs, other buildings constructed during this period include: the Brooks Building (#66), The Textile Building (#62), the Bell Building (#43), the Conway Building (#51), the Advertising Building (#53), the Elks Club (#47) and the original portion of each the Roanoke Building (#17) and the Randolph-Wells Building (#31).

*Building Boom, Market Crash and War Years: 1920s through 1940s*

The steady construction of the earlier decades was interrupted by World War I, after which materials costs peaked at a level twice as high as pre-war costs.<sup>149</sup> These high prices dropped after a buyer strike and construction increased steadily into the 1920s. The period of the 1920s through the 1940s is characterized by a strong economy and an intense construction boom, cut short by the financial crash of 1929. The Great Depression that followed lasted through the 1930s and 1940s and was followed by the U.S. entry into World War II in 1941.

<sup>145</sup> Randall, *History of the Development of Building Construction in Chicago*, 254.

<sup>146</sup> Mayer, *Chicago: Growth of a Metropolis*, 274.

<sup>147</sup> *Ibid.*, 276.

<sup>148</sup> *Ibid.*, 278.

<sup>149</sup> Randall, *History of the Development of Building Construction in Chicago*, 301.

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Large and ambitious construction projects were carried out through the 1920s and during this period of great prosperity, the city's traditional downtown expanded north across the river.<sup>150</sup> The scale of the office and financial district along and near LaSalle Street increased dramatically, as buildings from the 1880s and 1890s were replaced with new, modern structures. Among the new buildings constructed during this period were: the Chicago Board of Trade Building (#71), the One North LaSalle Street Building (#15), the Foreman State National Bank Building (#12), the Field Building (#23), the State Bank of Chicago Building (#22), Illinois Merchants Bank (#28), the Trustees System Service Building (#29) and the Steuben Club Building (#41). Of the 24 new buildings constructed in the West Loop - LaSalle Street Historic District during this period, half were constructed along the LaSalle Street corridor. Also, over half were built between 1927 and 1929. New buildings of the 1920s through 1930 ranged in height from 14 to 45 stories, with most between 19 and 25 stories, and 5 rising well above 30 stories. These significantly taller buildings feature set-back towers, taking advantage of the new Chicago zoning ordinance enacted in 1923.

Completion of the Field Building (#23) in 1934 marked the end of large-scale construction in the central business district until after World War II. The value of new construction had reached an unprecedented peak in 1926; however by 1932, property values had declined to half of this value.<sup>151</sup> In 1933 Chicago hosted its second World's Fair, the Century of Progress Exposition. While successful, the fair was not a stimulant to building construction as the Columbian Exposition of 1893 had been. The only construction begun after 1930 within the West Loop - LaSalle Street Historic District consisted of small-scale projects, including a new two-story building for the Chicago Federation of Musicians (#48), later heightened to three stories, and facade remodeling at both 6 S. Clark Street (#35) and the Equitable Life Building (#19).

As the Depression took hold, a number of existing institutions experienced significant financial trouble. Banks and other businesses collapsed and many buildings went into receivership. High vacancies in downtown buildings were common and many building owners had difficulty paying their taxes. During the 1940s, a number of the vacancies were filled by agencies of the federal government for the war effort. Additionally, some building owners, looking to lessen their tax burden, demolished existing buildings to create parking lots or to build low-scale "tax payer" buildings. This accounts for limited new construction that occurred later in the West Loop - LaSalle Street Historic District, especially north of Washington Street, where much of the construction after 1961 was built on the site of parking lots and adjacent one- to six-story, post-fire buildings isolated by these parking lots.

During the mid- to late-1920s, two improvements stemming from the 1909 Plan of Chicago were implemented by the Chicago Plan Commission and had a dramatic effect on the appearance of the downtown district. These were the construction of Wacker Drive and the widening of LaSalle Street, north of Washington Street. These improvements bolstered construction activity and significantly increased land values within their vicinity. Likewise, business activities along LaSalle Street and adjacent streets expanded north and west.

In 1925 South Water Street was vacated to make way for the construction of Wacker Drive. Located along the south bank of the Chicago River, South Water Street was the location of the city's earliest development. By the 1920s, the street had long served as the city's central trade district and was lined with manufacturing, factories and warehouses at both sides. Commodities ranging from produce, grain, meat and lumber (until the early 1900s) were traded and sold on South Water Street and the Board of Trade maintained its early quarters in the vicinity of the street. The district was often crowded and near impassable and as part of the Plan of Chicago, Burnham envisioned the market replaced with a riverfront drive stretching along this bank of the river. Buildings that once lined the north side of the street were demolished to make way for the new, bi-level street and riverside promenade. Subsequently, many buildings along the south side of the street were replaced with new buildings, including: the Builders Building (#2), LaSalle-Wacker Building (#3), Engineering Building (#40) and Chicago Evening Post Building (#39). These buildings were completed between 1927 and 1930.

Wacker Drive was opened to traffic in 1927. The new thoroughfare was named for Charles H. Wacker, who served as the first chairman of the Chicago Plan Commission and played an important role in the realization of portions of the 1909 Plan of Chicago. The new Wacker Drive was connected to Michigan Avenue, which had been previously rebuilt, also with two levels and with a new double-decked bridge over the river.

Widening of LaSalle Street was completed in conjunction with construction of a new bridge crossing the river at LaSalle Street. The LaSalle Street widening project extended from Washington Street downtown to Lincoln Park, approximately

<sup>150</sup> "Trustees System Service Building: 201 N. Wells St.," Preliminary Landmark Recommendation, 22.

<sup>151</sup> Carl W. Condit, *Chicago: Building, Planning and Urban Technology, 1930-1970*, (Chicago: the University of Chicago Press, 1974), 3.

West Loop - LaSalle Street Historic District

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two miles north. The project widened LaSalle Street from 80 feet to 120 feet between Washington Street, north to Ohio Street and was undertaken to relieve congestion on Michigan Avenue, which was reported by the *Chicago Tribune* to carry 50,000 cars per day.<sup>152</sup> The LaSalle Street Bridge (#1) was opened to traffic in 1928, and the total widening project north to Lincoln Park was completed in 1929.

Planning for the widening of LaSalle Street began as early as 1923; however, the physical work did not get underway until 1927. This delay was due to long legal battles that ensued because the work required acquisition of private property and building demolition along the route. New buildings along this portion of LaSalle Street were built with larger setbacks from the street, in consideration for the planned widening project. These buildings include: the Builders Building (#2), Burnham Building (#7) and the Eitel Building (#8).

Design of the new bridge at LaSalle Street (#1) was in keeping with other bridges built across the river at this time and reflected the growing concern for aesthetics in the downtown district. Earlier bridges were generally not considered attractive, as a product of engineering and built out of necessity. However, the newly developed trunnion bascule type bridge hid most of its mechanisms and weight system underground. Furthermore, the Beaux-Arts treatment of these new bridges built along the river added a level of refinement, in keeping with the unified city proposed by the 1909 Plan of Chicago.

The massive amount of building and civic improvements that took place during the 1920s and tapered off in the 1930s is strongly represented by the resources within the district, including the improvements to LaSalle Street and Wacker Drive. A total of 24 new buildings, 1 bridge, 6 additions, and remodeling of 3 facades were completed within the district during this period. Contributing resources built during this period (including facade remodeling, but excluding additions) represent 39% of the district's total contributing resources.

#### *Post World War II: 1950s and 1960s*

The 1950s and 1960s saw a resurgence of new office building construction in downtown Chicago. The first major project within the central business district was the 41-story Prudential Building at the northeast edge of downtown, completed in 1955. This was followed shortly after by the first major project within the Loop area, the 19-story Inland Steel Building, built in 1956-1957. Until completion of the Prudential Building, the Chicago Board of Trade had been the tallest roofline in the city. Automobile ownership became more common after World War II and suburban development flourished, resulting in a trend towards decentralization. Consequently, the Loop declined as an entertainment and shopping destination. However, after the war, Chicago's financial industry and office district recovered and experienced strong growth through the 1960s.

New construction within the West Loop - LaSalle Street Historic District during this period consisted of three new buildings, two high rise additions, and two new building facades, which are all contributing to the district. Two parking garages were also built during this period. Contributing buildings from this period include two houses of worship: St. Peter's Church and Friary (#55) and the Chicago Loop Synagogue (#36) as well as the first, new, free-standing high-rise in the financial district, the 111 West Jackson Building (#72), completed in 1961. Two additional towers were also built during this period as additions to older buildings. These are the east tower addition to the Harris Trust & Savings Bank (#59) and the addition to the Federal Reserve Bank of Chicago (#27). The east tower addition to Harris Bank (#59) was completed in 1960 and was the first Loop skyscraper to be constructed by a private bank since completion of the Foreman State National Bank Building (#12) in 1930.<sup>153</sup> Finally, two building facades were remodeled during this period and are contributing to the district. The first was the relatively modest remodeling of the building at 170 W. Washington Street (#49) with a modern facade ca.1952, and second was the remodeling of the Breevort Hotel (#54) in 1963. Remodeling of the Breevort Hotel included conversion of the building to office use and a new glass curtain-wall facade.

<sup>152</sup> *Chicago Tribune*, 13 July 1927.

<sup>153</sup> Saliga, *The Sky's the Limit: A Century of Chicago Skyscrapers*, 185.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 63 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>16</u> Zone	<u>444724E</u> Easting	<u>4637527N</u> Northing	3	<u>16</u> Zone	<u>447294E</u> Easting	<u>4636293N</u> Northing
2	<u>16</u> Zone	<u>447774E</u> Easting	<u>4637527N</u> Northing	4	<u>16</u> Zone	<u>447294E</u> Easting	<u>4636293N</u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

See attached district map.

**Boundary Justification** (Explain why the boundaries were selected.)

The district boundaries encompass the historic buildings in the vicinity of LaSalle Street up to and including the LaSalle Street Bridge (#1) at the Chicago River and extending south to include the Chicago Board of Trade Building (#71) and adjacent buildings at Jackson Boulevard. This stretch of LaSalle Street has a strong visual presence that is a defining feature of downtown Chicago. The proposed boundaries include buildings along LaSalle Street as well as those at adjacent streets where historic buildings are visually connected to the LaSalle Street corridor. The boundaries extend up to two blocks east and west of LaSalle Street to varying degrees in order to include buildings that are related to the historic development of the corridor through their historic use or their strong architectural character.

Although limited new construction is located between historic buildings throughout the district, the historic character of these streetscapes is apparent. The boundary excludes buildings and structures at the edge of the district that were constructed outside of the district's period of significance or have been significantly altered. The exception to this is at the intersection of LaSalle Street with Lake Street and with Madison Street. At each of these intersections, non-contributing buildings were included on either side of the street in order to capture the entire width of LaSalle Street. The boundary excludes resources south of the Chicago Board of Trade Building (#71) and north of the LaSalle Street Bridge (#1), both of which are natural termination points for the district. The boundary follows the existing lot lines of the district resources and their additions and includes the entire width of Wacker Drive and its riverfront esplanade.

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### 11. Form Prepared By

name/title Danielle Euer, Preservation Specialist; with assistance from: Anne McGuire, Sarah Haas, Amy Gauen and Isamu Kimura  
organization McGuire Iglesias & Associates, Inc. (prepared for the City of Chicago, Historic Preservation Division, Dept. of Housing and Economic Development) date June 12, 2013  
street & number 1330 Sherman Avenue telephone (847) 328-5679  
city or town Evanston state IL zip code 60201  
e-mail Danielle@miarchitects.com

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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### Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** West Loop – LaSalle Street Historic District

**City or Vicinity:** Chicago

**County:** Cook

**State:** Illinois

**Photographer:** Danielle Euer, McGuire Iglesias & Associates, Inc., Evanston, Illinois

**Date Photographed:** February 16, 2011; March 22, 2012; and April 18, 2012

### Description of Photograph(s) and number:

*All digital images labeled as follows: IL\_Cook County\_West Loop – LaSalle Street Historic District\_#.tiff*

0001 LaSalle Street and the Chicago River, camera facing south. (March, 2012)

0002 LaSalle Street and Wacker Drive, camera facing southeast. (March, 2012)

0003 LaSalle and Randolph Streets, camera facing southwest. (April, 2012)

0004 LaSalle and Randolph Streets, camera facing northwest. (March, 2012)

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- 0005 LaSalle and Washington Streets, camera facing southeast. (March, 2012)
- 0006 LaSalle and Washington Streets, camera facing northwest. (March, 2012)
- 0007 LaSalle and Madison Streets, camera facing southwest. (March, 2012)
- 0008 LaSalle and Monroe Streets, camera facing southeast. (March, 2012)
- 0009 LaSalle Street south of Monroe Street, camera facing northeast. (March, 2012)
- 00010 LaSalle and Adams Streets, camera facing southwest. (March, 2012)
- 00011 LaSalle and Quincy Streets, camera facing west. (March, 2012)
- 00012 Clark Street and Wacker Drive, camera facing southwest. (March, 2012)
- 00013 Wacker Drive and Wells Street, camera facing southeast. (April, 2012)
- 00014 Lake Street east of Wells Street, camera facing southeast. (April, 2012)
- 00015 Randolph and Franklin Streets, camera facing east. (March, 2012)
- 00016 Washington and LaSalle Streets, camera facing west. (April, 2012)
- 00017 Clark and Washington Streets, camera facing south. (March, 2012)
- 00018 Washington and Franklin Streets, camera facing east. (April, 2012)
- 00019 Washington and Wells Streets, camera facing north. (March, 2012)
- 00020 Washington and LaSalle Streets, camera facing west. (February, 2011)
- 00021 Washington and LaSalle Streets, camera facing west. (March, 2012)
- 00022 Clark and Madison Streets, camera facing southwest. (March, 2012)
- 00023 Clark and Madison Streets, camera facing northwest. (March, 2012)
- 00024 Wells and Monroe Streets, camera facing southeast. (March, 2012)
- 00025 Monroe and Wells Streets, camera facing east. (March, 2012)
- 00026 Monroe and LaSalle Streets, camera facing southwest. (March, 2012)
- 00027 Monroe and LaSalle Streets, camera facing northwest. (March, 2012)
- 00028 Clark and Monroe Streets, camera facing southeast. (March, 2012)
- 00029 Monroe and Clark Streets, camera facing southwest. (March, 2012)
- 00030 Monroe and Dearborn Streets, camera facing southwest. (March, 2012)
- 00031 Adams and Wells Streets, camera facing northeast. (March, 2012)
- 00032 Wells and Adams Streets, camera facing northeast. (April, 2012)

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- 00033 Jackson Boulevard and Franklin Street, camera facing southeast. (March, 2012)
- 00034 Jackson Boulevard west of LaSalle Street, camera facing southwest. (April, 2012)
- 00035 Clark Street north of Jackson Boulevard, camera facing southwest. (March, 2012)
- 00036 Jackson Boulevard east of Clark Street, camera facing northwest. (April, 2012)
- 00037 Dearborn Street south of Adams Street, camera facing northwest. (April, 2012)

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**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

**West Loop - LaSalle Street Historic District**

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Section number 6, 7, 8 Page 1

**6. Function or Use**

**Historic Functions** *(Continued)*

DOMESTIC: Hotel  
COMMERCE / TRADE: organizational  
COMMERCE / TRADE: restaurant  
SOCIAL: meeting hall  
SOCIAL: clubhouse  
RELIGION: religious facility  
RELIGION: church-related residence  
RECREATION AND CULTURE: theater

**Current Functions** *(Continued)*

DOMESTIC: Hotel  
COMMERCE / TRADE: restaurant  
EDUCATION: college  
RELIGION: religious facility  
RELIGION: church-related residence  
RECREATION AND CULTURE: theater  
WORK IN PROGRESS  
VACANT / NOT IN USE

**7. Description**

**Architectural Classification** *(Continued)*

Italianate  
Romanesque Revival  
Renaissance Revival  
Late Gothic Revival  
International  
Post-Modern  
Other: Modern  
Other: Modern Gothic

**Materials** *(Continued)*

walls:  
GLASS  
STONE: Granite  
STONE: Sandstone  
STONE: Marble  
TERRA COTTA  
  
other:  
COPPER  
CERAMIC TILE

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

**West Loop - LaSalle Street Historic District**

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**8. Statement of Significance**

**Architect/Builder** *(Continued)*

Alfred Shaw & Associates  
Baumann, Edward  
Baumann, Frederick  
Bennett, Edward H.  
Becker, Donald  
Brown, Roger  
Burnham & Root  
Burnham Brothers  
Chase, Frank D.  
Cobb, Henry Ives  
Crowen, Samuel N.  
Dibelka & Flaks  
Dunning, Max N.  
Frost & Granger  
Frost & Henderson  
Frost, Charles S.  
Fujikawa, Johnson  
Graham, Burnham and Company  
Graven & Mayger  
H.R. Wilson and Benjamin H. Marshall  
Hedley, Alfred M.  
Hunt, Jarvis  
Hyland & Corse  
Jahn, Helmut  
Jenney & Mundie

John Burgee Architects with Philip Johnson  
Karl M. Vitzhum & Co.  
Knight, Lester B. Knight  
Loebl, Schlossman & Bennett  
Moriyama & Teshima  
Murphy, C.F.  
Murphy/Jahn  
Naess & Murphy  
Ottenheimer, Stern & Reichert  
Perkins & Will  
Pihlfeldt, Thomas G. (engineer)  
Rapp & Rapp  
Rebori, Wentworth, Dewey & McCormick  
Shaw, Metz & Associates  
Shepley, Rutan & Coolidge  
Skidmore Owings and Merrill  
Stanley, Thomas E.  
Swanke, Hayden, Connell  
Theilbard & Fugard  
Vitzhum & Burns  
Vitzthum, Karl M.  
Waddell, John Alexander Low  
Weese, Harry  
William Carbys Zimmerman  
Wright, Frank Lloyd Wright