

United States Department of the Interior
National Park Service

BC-1342

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.

1. Name of Property

Historic name: West Loop – LaSalle Street District (Boundary Increase)

Other names/site number: _____

Name of related multiple property listing: _____

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

2. Location

Street & number: 330 South Wells Street and 212 West Van Buren Street

City or town: Chicago State: IL County: Cook

Not For Publication: ☐ Vicinity: ☐

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

Applicable National Register Criteria:

☒ A ☐ B ☒ C ☐ D

 Signature of certifying official/Title: <u>Deputy SHPO</u> <u>Illinois Historic Preservation Agency</u> State or Federal agency/bureau or Tribal Government	<u>5/23/17</u> Date
--	------------------------

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official: _____	Date _____
Title : _____	State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

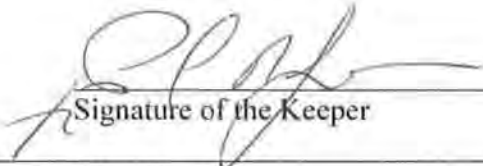
Title :

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

7/24/2017
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only one box.)

- Building(s) ☐
District ☒
☐

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Site

Structure

☐

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

2

Noncontributing

0

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE –

Office Building

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE –

office building

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH
CENTURY REVIVALS

Materials: (enter categories from instructions.)

Principal exterior materials of the property: brick, terra cotta, limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

This amendment to the West-Loop LaSalle Street Historic District National Register nomination increases the boundaries of the existing district to include two commercial high-rise buildings at the corner of South Wells Street and West Van Buren Street, at the southwest corner of the district. When the district was originally surveyed in 2012, the 10-story Van Buren Building at 212 West Van Buren Street and the 16-story Insurance Center Building at 330 South Wells Street were not considered for inclusion by the consultant who prepared the nomination or by staff at the City of Chicago's Historic Preservation Division of the Department of Housing and Economic Development, which sponsored the nomination. The exclusion of these two buildings from the district was clearly an oversight. Both buildings relate to the district's significance under National Register Criterion A in the area of Commerce and National Register Criterion C in the area of Architecture as a "cohesive collection of historic resources that represent the financial, governmental and commercial development of Chicago's central business district" between 1873 and 1962. Both buildings are masonry high-rise buildings that are architecturally and aesthetically consistent with the buildings in the West Loop-LaSalle Street Historic District. The inclusion of these two buildings will retain Van Buren Street and the Chicago Board of

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Trade Building (#71 in the original district inventory) as the natural termination point for the south end of the district, and will not expand the district farther west or south than it currently extends.

Narrative Description

The West Loop-LaSalle Street Historic District boundary increase expands the district to include two buildings at the northwest corner of South Wells Street and West Van Buren Street—300 South Wells Street and 212 West Van Buren Street. The two buildings in the boundary increase are consistent in type, construction, and materials with contributing buildings within the existing district.

Building Types in the West Loop-LaSalle Street Historic District

The commercial skyscrapers in the West Loop-LaSalle Street Historic District are typically 10 stories or taller and are overwhelmingly masonry construction with an interior skeletal frame. Commonly used masonry materials in the district include brick, limestone and terra cotta. The buildings typically have storefronts at street level and large display windows on the second or third floor above. The upper floors consist of a regular grid of single-light, double hung wood or steel windows. Fixed windows and Chicago style windows were also used, particularly on the lower floors.

The buildings in the district are generally commercial skyscrapers in design, with a wide variety of stylistic details applied primarily to the street-facing elevations. A full range of architectural styles represented in the district, ranging from post-fire Italianate to International Style.

Most buildings in the district were constructed for office use with primarily financial, insurance and law professionals, as well as a number of governmental offices. Several buildings at the western edge of the district, which was historically the eastern edge of the city's wholesale district, were built for wholesale uses and later converted to office use.

Common alterations are storefront and window replacements, generally retaining original openings. In many cases projecting cornices at the tops of the building have been removed.

Building Description for Buildings in the Boundary Increase

Note: The building numbering for the two buildings below continues the numbering established in the West Loop-LaSalle Street Historic District nomination, which ended in #72.

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73. Insurance Center Building (330 South Wells Street)

The Insurance Center Building is a 16-story tall office building with an interior skeletal frame and exterior tan brick cladding and terra-cotta trim. The building was designed by Chicago architect David Saul Klafter and completed in 1927. Finished facades face both Wells and Van Buren streets while common brick with some decorative brick trim clad the north and west facades. The building is designed in a tripartite manner with a highly-decorative 3-story base clad with tan terra cotta, an 11-story shaft clad with tan brick and simply detailed, and a finely-ornamented top two stories with terra-cotta cladding and ornament. Large windows create a regular rhythm that visually defines the underlying structural frame in a manner that is typical of and exemplifies the “tall office building” property type. The building's details are medieval in origin, with knight's heads, shields, rosettes, ornamental borders, swags and finials ornamenting the building's base and top.

The street facades, facing Wells and Van Buren streets, are clad and detailed with tan brick, tan terra cotta, and grayish granite. The granite is used for a water table at the base of the building's storefronts, which extend across most of both facades. These storefronts are typical for such commercial buildings with their simple metal sash, large expanses of glass and emphasis on transparency. The building's main entrance is located at the north end of the Wells Street facade and is slightly recessed with two sets of bronze doors set within a dark-colored, decorative cast-iron surround ornamented with medieval-derived moldings and garlands. A glass transom decorated and framed by a Gothic-style cast-iron surround with moldings and fleurs-de-lys is above the doors. Between the transom and a second-floor window is a cast-iron spandrel with medieval-style decorative panels and moldings encircling the building's name, “Insurance Center Building,” in raised lettering. The slightly round-arched second floor window has a lintel decorated with medieval-style rosette blocks.

The first three floors are clad with tan terra cotta and the second and third floors are highly ornamented with medieval-derived ornament. A band of medieval-style ornament separates the first and second floor. Most other ornament is concentrated in spandrels between the second and third floor windows and in a band above the third-floor windows. This ornament consists of knight's helmets, various kinds of heraldic shields, Gothic-style tracery, rosettes, foliate moldings and small foliate “arrowheads.” Second- and third-floor windows themselves are large and tripartite with original large center fixed panes of glass flanked by smaller single sashes.

The 11-story building shaft rising above this base is simply detailed. Tan brick is used for cladding, while tan terra-cotta is used for simple details. One-over-one, double-hung windows set singly create an orderly and regular pattern. Slightly-projecting structural piers are placed between every window except for building corners, where two windows per floor are grouped together. Under these window pairs, slightly-recessed spandrels create a paneled effect. Corner spandrels also have terra-cotta rosettes.

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The top two floors are visually separated from the building's shaft by a wide terra-cotta band detailed with Gothic-style tracery set between projecting Gothic-style colonettes. These top floors are clad with tan terra cotta and have regularly-spaced windows separated by terra-cotta spandrels with large rosettes. Medieval-derived ornament is used to provide a visual accent for the building's parapet, with Gothic-style tracery in roofline spandrels and highly-stylized shields atop projecting piers underneath terra-cotta finials projecting above the roof parapet.

The Van Buren Street facade is similar to the Wells Street facade in its first-floor storefronts, terra-cotta-clad base, brick shaft, and terra-cotta top, and its regular grid of windows. This elevation differs in that there is not an entrance to the building proper and the westernmost structural bay of the building is visually-dominated by a historic metal fire-escape that extends the height of the building.

The north facade of the building was originally mostly hidden from view, and the rear quarter remains hidden due to the set-back parking garage. The front section of the facade that is visible has a lower portion that historically was hidden and now has been clad with non-historic concrete panels. The topmost floors were historically visible and have exposed painted brick with decorative brick creating large ornamental rectangles. The west facade is mostly hidden by the adjacent Van Buren Building and what is visible is simple brick. The building's rooftop is flat and gravel-covered behind a raised brick parapet.

74. Van Buren Building (212 West Van Buren Street)

The Van Buren Building at 212 West Van Buren was designed by the Chicago architecture firm of Flanders & Zimmerman and constructed as a wholesale mercantile building in 1893. By the late 1920s, the building had been converted to commercial offices, as the edge of the commercial and financial district along LaSalle Street expanded into the former warehouse district west of LaSalle Street.

The building is 10 stories tall and of masonry construction with an interior skeletal frame. The exterior of the building is brick with limestone detailing. The primary south elevation, fronting onto West Van Buren Street, is organized in a typical tripartite arrangement with a substantial base, a masonry shaft, and an ornamented cornice. The facade is three bays wide with a two-story base clad in ashlar limestone and upper floors of reddish brown face brick. The ground floor storefronts are non-historic assemblies within the original openings. Above the entrance at the second floor is a large oriel window with carved foliate limestone detailing at the bottom and an ornamented limestone band with "The Van Buren" carved at the center in raised lettering. Polygonal projecting window bays flank the flat center bay on the upper floors, extending from the third through the ninth floors. A substantial limestone cornice separates the third and fourth floors, and a second limestone cornice extends along the south façade above the ninth floor. The top (10th) floor features a row of arched window openings surmounted by a brick frieze with geometric corbeled detailing. The original cornice has been removed and replaced with an unornamented brick parapet. The south façade is regularly fenestrated primarily one-over-one

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double-hung replacement windows within the original openings. The second story windows are larger fixed non-historic windows within the original openings.

The secondary west and north elevations are Chicago common brick with no ornamentation or detailing. These elevations are regularly fenestrated with one-over-one replacement windows in the original openings. The east elevation is a party wall with neighboring 330 West Wells Street.

The building's roof is flat with masonry parapets on all sides.

Resource Counts Resulting from the Boundary Increase

Total original count:

There were 72 resources surveyed and included in the West Loop-LaSalle Street Historic District National Register nomination, which was listed in 2013. Of those resources, 59 were determined to be contributing, while 13 were determined non-contributing.

Count within area of boundary increase:

Within the area of boundary increase, there are a total of 2 structures, both of which are contributing resources.

Total new count:

There are 74 resources located within the new, expanded district. There are 61 contributing buildings and 13 non-contributing buildings.

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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.

Criteria Considerations

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

- ☐ 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

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Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

1892-1962

Significant Dates

1892

1927

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Flanders & Zimmerman

Klafter & Ludgin

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The West Loop-LaSalle Street Historic District boundary increase is necessary to correct an oversight during the 2012 survey that excluded two contributing buildings from the southwest end of district. The Insurance Center Building at 330 South Wells Street (#73) and the Van Buren Building at 212 West Van Buren Street (#74) are historically and architecturally consistent with the contributing buildings in the district and enhance the architectural catalog of the district. The boundary increase is appropriate under the existing areas of significance (National Register Criterion A in the area of Commerce and National Register Criterion C in the area of Architecture) and period of significance (1873-1962).

Below is the summary statement of significance from the 2013 district nomination, followed by brief histories of the two buildings in the proposed boundary increase including discussion of how these buildings fit within the historic and architectural context of the West Loop-LaSalle Street Historic District. Also included is a revised boundary description and district map reflecting the boundary increase.

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

Summary Statement of Significance (2013 Nomination)

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 a long construction hiatus that occurred during the Depression and WWII. The district is composed of the only remaining, cohesive collection of resources that represents and illustrates 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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Building Histories

Insurance Center Building (330 South Wells Street)

On January 25, 1927, the City of Chicago issued a building permit for the Insurance Center Building. Calling for a 16-story brick “stores and offices” building, the permit was issued to the Wells & Van Buren Building Corporation. The address given on the permit was 200 – 208 W. Van Buren St. The architects were listed as “Klafter & Ludgin,” while the contractor was “L. Balkin.” The estimated cost of the building was listed on the permit as \$100,000, although a contemporary *Chicago Tribune* article noted the entire cost of the planned building as \$1,500,000, including \$425,000 for the land. The building was completed in less than a year, by December 19, 1927.¹

Originally named the Wells-Van Buren Building, within a year of its construction, the building was renamed the Insurance Center Building in order to attract insurance companies and agents to its office floors.² Competition for insurance companies heated up in this part of the Loop in the years just before the Great Depression. A review of office building directories and classified telephone books show that insurance agents and companies, although found in several parts of Chicago's downtown, concentrated on the southwestern edge of the Loop, where the Insurance Center Building is located. For example, across Wells Street from the Insurance Center Building is the much-larger Insurance Exchange Building at 175 W. Jackson Blvd. Originally built in 1912 and occupying the northern portion of the block bounded by Jackson, Wells, Van Buren, and Financial, a southern extension filling out the block was built in 1928, a year after the construction of the Insurance Center Building. Directories reveal that the larger Insurance Exchange Building was an important center of insurance companies in the pre-World War II era. The developers of the Insurance Center Building hoped that proximity to the larger building would encourage similar tenants for their building.³

In 1929, insurance businesses located in the Insurance Center Building included (in part) the Conservative Life Insurance Co., the Health and Accident Underwriters Conference, C. A. Russell & Co. insurance adjusters, the Indemnity Mutual Credit Insurance Co., M. M. Braun & Co. insurance, Miles and Miles Inc. insurance, the Mutual Building & Loan Association, the London & Lancashire Indemnity Co. of America, B. N. Anderson & Co. general insurance, Blanchard & Russell insurance brokers, Frank L. Erlon & Co. insurance adjusters, and the Missouri State Life Insurance Co.⁴

The Insurance Center Building fits well within the context of commercial development of the West Loop-LaSalle Street Historic District. As stated in the nomination:

1 City of Chicago building permit, January 25, 1927; Hampson, “2 Big Buildings for Loop and the North Side,” *Chicago Tribune*, August 15, 1926, p. B1.

2 “Insurance Center” is New Name of Wells St. Building,” *Chicago Tribune*, May 6, 1928, p. B3.

3 Chicago Classified Telephone Directory, 1929, 1935, 1940; Polk Reverse-Address Directory, 1928-1929.

4 Polk's Reverse-Address Directory, 1928-1929.

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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 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 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.⁵

Although not constructed specifically for an individual insurance company, the Insurance Center Building took advantage of its proximity to the LaSalle Street corridor by marketing exclusively to insurance companies. The Insurance Center Building allowed smaller insurance companies to locate their offices near the physical center of their industry in Chicago.

Architecturally, the Insurance Center Building is also consistent in type, construction, and materials with contributing buildings within the existing district, which served as a center for tall office buildings in the Loop. The building's brick and terra-cotta exterior, with intact ornamented base and cornice, is typical of the speculative tall office buildings constructed in the West Loop during the 1920s. The Insurance Center Building is also one of the few pre-Depression tall office buildings that directly fronted onto Wells and its overarching elevated structure. The building retains sufficient exterior integrity to be considered a contributing structure in the West Loop-LaSalle Street district.

Van Buren Building (210-212 West Van Buren Street)

The building at 212 West Van Buren Street (originally 185-189 West Van Buren) was constructed in 1893 as a mercantile loft building on what was, at that time, the eastern edge of the city's wholesale district. Developer M. R. Kultchar secured a long-term lease on the land in July 1892 and commissioned Chicago architecture firm Flanders & Zimmerman to design a 10-story masonry loft building for the lot.⁶ By April 1894, the building was completed and spaces had been leased primarily to garment-related businesses and wholesalers, including Curtiss & Warren (garment selling agents), the Boston Button Company, and Wallace, Sloat & Wallace (boots and shoes). The Worthington Pump Company occupied the basement and first floor retail spaces of the building.⁷

⁵ National Register of Historic Places, West-Loop LaSalle Street Historic District, Chicago, Cook County, Illinois, NR #12001238.

⁶ "For a New Building: Land Leased for a Ten-Story Mercantile Structure," *Chicago Daily Tribune*, July 23, 1892, 10.

⁷ "Plans for a Splendid Home: Architects at Work on Designs for New Buildings," *Chicago Daily Tribune*, April 22,

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The building continued to service primarily wholesalers in the garment industry through the early 1900s. In 1908, the *Chicago Daily Tribune* reported that the Royal Suite and Skirt Company had leased the ninth floor of the building. By the 1920s, however, the western edge of the LaSalle Street commercial and financial corridor was expanding across Wells Street and wholesalers were moving to other areas of the city. The changing ownership and tenancy of the Van Buren Building reflected this gradual transition. In 1922, the Van Buren Building was purchased by wholesale tailors Nathan, Herman and Henry N. Wartell (of N. Wartell & Sons). *The Economist* reported that the purchase was “made for investment, but the new owners, now at 230 South Franklin Street, may occupy part of the structure with their business upon the expiration of some of the leases.” The new owners also “contemplated” major upgrades—including new storefronts, a new entrance, and electrical elevators—that would convert the building into a “modern, attractive and inviting structure” to take advantage of the changing uses in the area. Whether these changes were ever actually completed is unclear. Sundry permits were pulled for the property in September 1924 and February 1925 but don’t provide any information on the scope of work.

In 1927, when the building was sold again to the 210 West Van Buren Building Corporation for an undisclosed amount, the building was still housing primarily garment-related manufacturers and wholesalers. The ground floor was occupied by the Mann Woolen Company and upper floor tenants included neckwear and overall manufacturers, wholesale woolen companies, tailors, and a manufacturer that specialized in kimonos. The transition from wholesale to office did not begin until the early 1940s. The 1933 and 1939 Chicago Central Business and Office Building Directories show the building still almost exclusively occupied by garment-related companies. By 1941, about one-third of the 25 tenants were not in the garment industry. These included the Electric Time & Utilities Company, the Telechron Repair Station, and World Wide Times Company.⁸

The Van Buren Building’s history and development is consistent with those of several contributing buildings on the western edge of the West Loop-LaSalle Street district. As the nomination states:

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....Former wholesale buildings converted to office use include: Williams Building (#57), Brooks Building (#66), 216 W. Jackson Boulevard (#67)

1894, 26.

⁸ *Chicago Central Business and Office Building Directory*. (Chicago: The Winters Publishing Company, 1933, 1939, and 1941).

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and the McKinlock Building (#68). Prior to office conversion, these buildings primarily housed garment-related businesses.⁹

Like the Brooks Building, 216 West Jackson Boulevard, and the McKinlock Building, the Van Buren Building was constructed around the turn of the century as a loft building designed to serve the wholesale district. And like these contributing buildings within the district, the Van Buren Building conversion to offices during the 1940s reflected the expansion of the commercial and financial district centered on LaSalle Street.

Architecturally, the Van Buren Building also consistent in type, construction, and materials with contributing buildings within the existing district. Although smaller and more modest in architectural detailing than many of the loft buildings along the 200 block of Jackson Street, it is also one of the earliest loft buildings in the district. The building retains sufficient exterior integrity to be considered a contributing structure in the West Loop-LaSalle Street district.

⁹ National Register of Historic Places, West-Loop LaSalle Street Historic District, Chicago, Cook County, Illinois, NR #

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

"2 Big Buildings for Loop and the North Side," Chicago Tribune, August 15, 1926, p. B1.

Chicago Central Business and Office Building Directory. Chicago: The Winters Publishing Company, 1933, 1939, and 1941.

Chicago Classified Telephone Directory, 1929, 1935, 1940; Polk Reverse-Address Directory, 1928-1929.

City of Chicago Building Permits

"For a New Building: Land Leased for a Ten-Story Mercantile Structure," *Chicago Daily Tribune*, July 23, 1892, 10.

"Insurance Center" is New Name of Wells St. Building," *Chicago Tribune*, May 6, 1928, p. B3.

National Register of Historic Places, West-Loop LaSalle Street Historic District, Chicago, Cook County, Illinois, NR #12001238.

"Plans for a Splendid Home: Architects at Work on Designs for New Buildings," *Chicago Daily Tribune*, April 22, 1894, 26.

Polk's Reverse-Address Directory, 1928-1929.

Sanborn Fire Insurance Company Atlases for Chicago, Vol 1, 1906 and 1950.

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 # _____

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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 less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 41.877170 Longitude: -87.633850

2. Latitude: 41.876937 Longitude: -87.633850

3. Latitude: 41.876937 Longitude: -87.634450

4. Latitude: 41.877170 Longitude: -87.634450

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

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

See attached revised district map.

Boundary Justification (Explain why the boundaries were selected.)

The original district boundaries encompass the historic buildings in the vicinity of LaSalle Street up to and including the LaSalle Street Bridge at the Chicago River and extending south to include the Chicago Board of Trade Building and adjacent contributing structures. The existing district boundaries also extended west and east of the LaSalle Street “spine” to capture properties on adjacent blocks that were historically and visually connected to the primarily LaSalle Street corridor. The expanded boundaries are consistent with this approach, and do not extend farther than the eastern or westernmost edges of the district, two blocks east and west of LaSalle Street.

The revised district boundaries exclude buildings and structures at the edge of the district that were constructed outside of the district’s period of significance or that have been significantly altered. The boundary increase maintains the southern edge of the district at Van Buren Street. The area south of Van Buren was historically populated by warehouse buildings and printing houses, and the buildings on the south side of Van Buren at South Wells Street are non-historic structures constructed after 1962. West of 212 West Van Buren Street, the buildings are also non-historic structures constructed after 1962.

West Loop-LaSalle Street Historic District
(Boundary Increase)

Name of Property

Cook County, IL
County and State

11. Form Prepared By

name/title: Emily Ramsey

organization: MacRostie Historic Advisors LLC

street & number: 53 West Jackson Blvd Suite 1142

city or town: Chicago state: IL zip code: 60604

e-mail: eramsey@mac-ha.com

telephone: 312-213-9630

date: August 1, 2016

Additional Documentation

Submit the following items with the completed form:

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

West Loop-LaSalle Street Historic District
(Boundary Increase)

Name of Property

Cook County, IL
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: West Loop-LaSalle Street Historic District

City or Vicinity: Chicago

County: Cook

State: IL

Photographer: Emily Ramsey

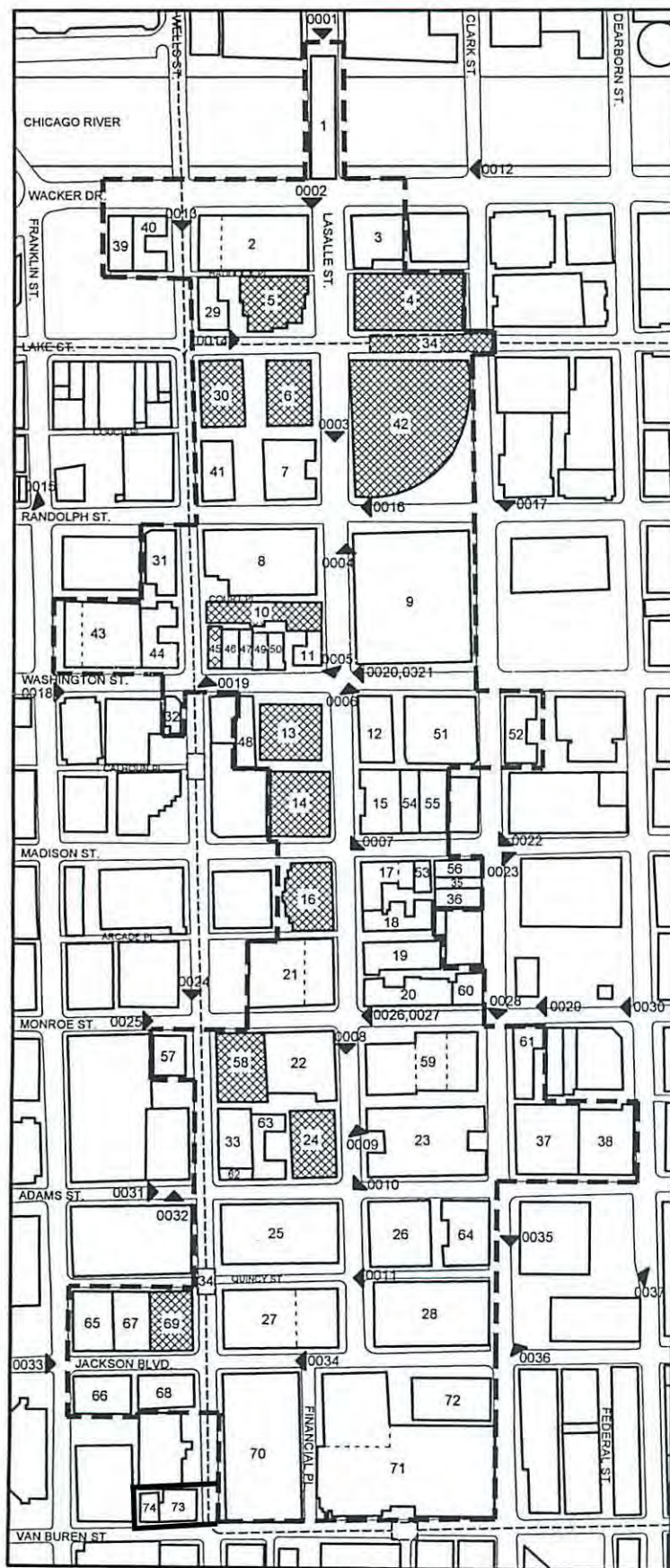
Date Photographed: September 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 8: North block face of 200 block West Van Buren Street, looking east
- 2 of 8: South and west elevations of Van Buren Building (210-212 W. Van Buren), looking northeast
- 3 of 8: South elevation of Van Buren Building (210-212 W. Van Buren), looking north
- 4 of 8: Detail, lower levels of south elevation of Van Buren Building (210-212 W. Van Buren), looking north
- 5 of 8: North block face of 200 block West Van Buren Street, looking west
- 6 of 8: South and east elevations of Insurance Center Building (330 S. Wells), looking northwest
- 7 of 8: Lower levels of Insurance Center Building (330 S. Wells), looking northwest
- 8 of 8: Detail, east entrance to Insurance Center Building (330 S. Wells), looking west

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 100 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.



WEST LOOP-LASALLE STREET HISTORIC DISTRICT CHICAGO, COOK COUNTY, IL

NATIONAL REGISTER OF HISTORIC PLACES

REVISED BOUNDARY MAP SHOWING
BOUNDARY INCREASE

September 2015

LEGEND

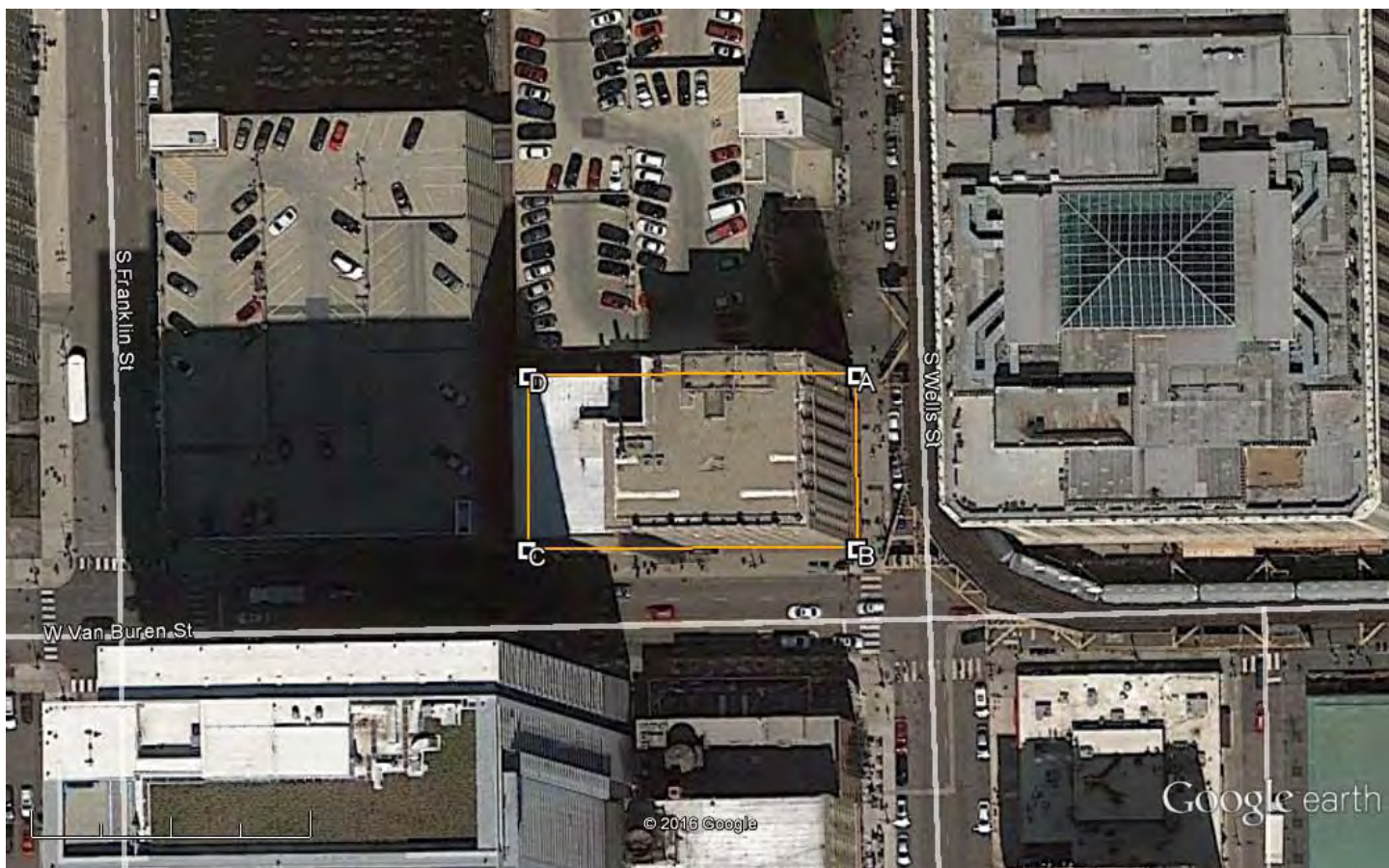
- DISTRICT BOUNDARY
- # CONTRIBUTING RESOURCE
- ▨ NON-CONTRIBUTING RESOURCE
- ### PHOTO NUMBER
- BUILDING ADDITION
- - - ELEVATED STRUCTURE AND STATION
- BOUNDARY INCREASE

West Loop-LaSalle Street Historic District

SCALE: 1" = 450'

0 225' 450'





Google earth

feet
meters



West Loop-LaSalle Street Historic District

Cook County, IL

Coordinates:

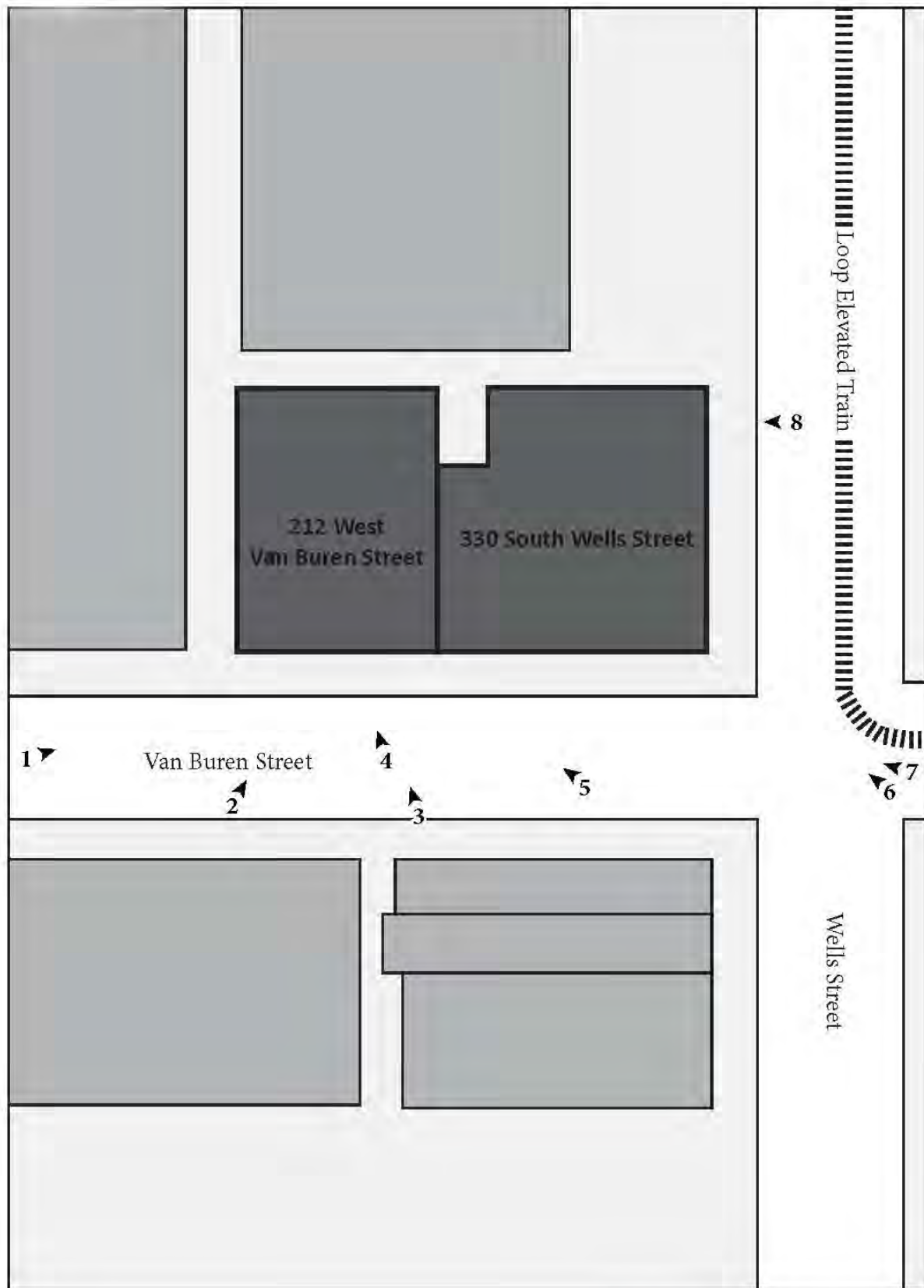
A: 41.877170, -87.633850

B: 41.876937, -87.633850

C: 41.876937, -87.634450

D: 41.877170, -87.634450

West Loop-LaSalle Street Historic District (Boundary Increase)
Sketch Map
Chicago, Cook County, IL



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Insurance Center
Building

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Boundary Update

Property Name: West Loop--LaSalle Street Historic District

Multiple Name:

State & County: ILLINOIS, Cook

Date Received: 6/9/2017 Date of Pending List: 7/18/2017 Date of 16th Day: 8/2/2017 Date of 45th Day: 7/24/2017 Date of Weekly List:

Reference number: BC100001342

Nominator: State

Reason For Review:

<input type="checkbox"/> Appeal	<input type="checkbox"/> PDIL	<input type="checkbox"/> Text/Data Issue
<input type="checkbox"/> SHPO Request	<input type="checkbox"/> Landscape	<input type="checkbox"/> Photo
<input type="checkbox"/> Waiver	<input type="checkbox"/> National	<input type="checkbox"/> Map/Boundary
<input type="checkbox"/> Resubmission	<input type="checkbox"/> Mobile Resource	<input type="checkbox"/> Period
<input type="checkbox"/> Other	<input type="checkbox"/> TCP	<input checked="" type="checkbox"/> Less than 50 years
	<input type="checkbox"/> CLG	

☒ Accept ☐ Return ☐ Reject 7/24/2017 Date

Abstract/Summary Comments: The West Loop-LaSalle Street Historic District boundary increase expands the district to include two buildings at the northwest corner of South Wells Street and West Van Buren Street—300 South Wells Street and 212 West Van Buren Street. The two buildings in the boundary increase are consistent in type, construction, and materials with contributing buildings within the existing district. Both buildings relate to the district's significance under National Register Criterion A in the area of Commerce and National Register Criterion C in the area of Architecture as a "cohesive collection of historic resources that represent the financial, governmental and commercial development of Chicago's central business district" between 1873 and 1962. Both buildings are masonry high-rise buildings that are architecturally and aesthetically consistent with the buildings in the West Loop-LaSalle Street Historic District.

Recommendation/ Criteria Accept Boundary Change/Increase.

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2252

Date 7/24/2017

DOCUMENTATION: see attached comments : No see attached SLR : No



June 6, 2017

National Park Service
National Register of Historic Places
Attention: Ms. Barbara Wyatt
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms. Wyatt:

Enclosed for your review is one National Register Nomination Form. It has been recommended by the Illinois Historic Sites Advisory Council and signed by the Deputy State Historic Preservation Officer. It is being submitted in a digital format on the enclosed disk, and is the true and correct copy. Also being submitted is a tiff photo CD of a previously submitted nomination that was lost in the NR staff move to the main Interior Building in April.

West Loop-LaSalle HD (Boundary Increase) - Chicago, Cook County

Middletown HD (Add'l Doc.) - Alton, Madison County – TIFF photo CD only (resubmitted)

Please contact me at the address above, or by telephone at 217-785-4324. You can also email me at andrew.heckenkamp@illinois.gov if you need any additional information or clarification. Thank you for your attention to this matter.

Sincerely,



Andrew Heckenkamp
National Register Coordinator

Enclosures