

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Marquette Building
AND/OR COMMON

2 LOCATION

STREET & NUMBER
140 South Dearborn Street
CITY, TOWN
Chicago
STATE
Illinois

___ NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT
7th

___ VICINITY OF
CODE

COUNTY
Cook

CODE

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
SEE CONTINUATION SHEET
STREET & NUMBER

CITY, TOWN
VICINITY OF
STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Cook County Recorder of Deeds

STREET & NUMBER
Cook County
CITY, TOWN
Chicago
STATE
Illinois

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Historic American Buildings Survey

DATE
1965
XX FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS
OAHF, National Park Service, U.S. Dept. of the Interior, Library of Congress

CITY, TOWN
Washington
STATE
D.C.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The precedent for the exterior form of the Marquette was Jenny's Leiter II (Sears Roebuck Store) but here Holabird and Roche abandon the small windows for great horizontal bays of glass filled with Chicago windows--instead of the projecting bays they had used before the elevations are flattened and fitted into the interior steel frame. "The windows are long rectangular openings extending throughout the width of the bays...the general impression is that of a pattern of large transparent areas set in narrow frames of piers and spandrels. The wall is a nearly uniform array of rectangular cells vigorously expressing the steel cage they cover, the deep reveals and the unusually fine proportions give the Marquette an incisive and dynamic quality that raises it to the level of superior architecture in any style."¹

The plan of the building is E shaped, the spine of the E facing Dearborn Street, this plan allows light into most offices. The lobby is much larger than usual (containing elevator banks) because it occupies the darkest part of the structure. There is a light court faced with white enamel brick--all offices face the court or the street. Many interior spaces were built without interior partitions and could then be subdivided according to the tenants wishes adding to the structures flexibility.

The Marquette rises 16 stories, is built with steel frame with two story Z-bar columns arranged to stagger the joints. The foundation is concrete and during construction a hydraulic machine was used at the bases of the columns of the west party wall to compensate for uneven settling. In 1940, during subway construction, hardpan and caissons were placed under the east wall.

The walls rise 205 feet high and have a 190 foot frontage on South Dearborn Street and 140 feet on West Adams Street.

An addition on the Adams Street side of the building was built in 1905. It is a 16 story, single bay structure running 26 feet to the west. The same materials and trim were used. The over-all block is of brown brick and terra cotta. The only serious alterations were done in 1950 when the decorative cornice was removed and the entrance portico was remodelled.

¹Carl, Condit. The Chicago School of Architecture, University of Chicago Press 1964. P. 121

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1893-1894

BUILDER/ARCHITECT William Holabird and Martin Roche

STATEMENT OF SIGNIFICANCE

The Marquette is the structure in which Holabird and Roche made their first decisive statement on steel framing as a revolutionary new building material that demanded re-thinking obsolete architectural theories. In the addition (south) to the Monadnock they did not take full advantage of the new technology-either as a formal device or as a method of construction. Here they have expressed a full understanding of that technology--the interior is not only a model of functional design but also retains some of the most handsome details (sculpture, marble and mosaics) of any of the Chicago buildings.

The same developers that were responsible for the Monadnock and the Rookery, commissioned the Marquette. Peter Brooks of Boston with Owen Aldis--in writing the specifications for this building, Aldis enumerated the eight basic principles of design and profitable management necessary for a first class office structure. This building was constructed and maintained by this dicta and until recently was fully occupied and profitable. Aldis' code has been applied to every successful construction since he wrote it in 1893.

Aside from its very usable and fine interior spaces it was important historically. Furneaux Jordan wrote of Holabird and Roche that at an early date, they have here recognized that a new form of structure--steel--needs a new form of architecture. The steel frame is fully proclaimed in the grid-like design.

The detailing of the building was unusually fine for the severe Chicago style. Important sculptors were retained as recorded in a contemporary description in Architectural Reviewer of 1897--the main entrance doors are covered with plates of ornamental bronze and the panther-heads on the push-plates were executed by Edward Kemeys, the animal sculptor...the bronze panels over the doors of the main entrance executed by Harmon A. MacNeil illustrating scenes from the life of Pere Marquette...the grand memorial rotunda (to reduce the commercial appearance) is filled with decorative effects; marble, bronze and glass mosaics. The balcony between the first and second floors there are mosaic panels of glass and mother of pearl made in the Tiffany Studios in New York depicting events in the lives of Marquette and Joliet. Owen Aldis himself translated the journals of Marquette and suggested the iconography--the early explorers of the Mississippi.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

Condit, Carl. The Chicago School of Architecture, Chicago. The University of Chicago Press 1964.
 Giedion, Sigfried. Space, Time and Architecture, Cambridge, Harvard University Press 1967.
 "Holabird and Roche" American Association of Architectural Biographers Pafero II compiled by J. William Rudd

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A	1,6	4,4,7,7,60	4,6,3,6,4,3,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Lots 19 and 20 in Block 120 of County Clerk's Division of School Section Addition to Chicago of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts, Architectural Historian

ORGANIZATION

Historic Sites Survey- National Park Service

DATE

7/28/75

STREET & NUMBER

1100 L Street NW.

TELEPHONE

CITY OR TOWN

Washington

STATE

D.C.

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ____

STATE ____

LOCAL ____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

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Owner of building and Ground Lessee:

American National Bank and Trust Company
Trust no. 76985
Mr. Michael Whelan
Land Trust Dept.
33 North LaSalle Street
Chicago, Illinois 60690
312-661-5000

Fee Mortgagee:

Bankers Life and Casualty Company
Mr. Jay W. Miske, Jr.
Investment Dept.
4444 West Lawrence Avenue
Chicago, Illinois 60630
312-777-7000

others:

First National Bank of Chicago
as Trustee for Velman H. High and Edith High
Mr. Leonard J. Seraphin
Trust Dept.
One First National Plaza
Chicago, Illinois 60670
312-732-4000

Harris Trust and Savings Bank
for the Estate of Lambert H. Ennis, Deceased
Mr. Richard Walker
Trust Real Estate Dept.
111 West Monroe Street
Chicago, Illinois 60690
312-461-2121

Gladys M. High
P.O. Box 2063
Walnut Creek, California 94595

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Margaret Ennis Wolfe
c/o Lock Box H
Continental Illinois National Bank
231 South LaSalle Street
Chicago, Illinois 60690
312-838-2345

Mr. David Glickstein
Greenberger, Krauss, and Jacobs
105 W. Adams Street
Chicago, Illinois 60603
312-263-3280

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Although the decorative features have been criticized as detracting from the functional unity of the building; as well as some of the arbitrary facade divisions, the Marquette building remains "a striking integration of technical necessities with their aesthetic statement."¹

¹Condit, Carl. The Chicago School of Architecture. University of Chicago Press 1964. p. 122

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"Holabird and Roche" Architectural Reviewer. June 1897.

Pevsner, Nikolaus. The Sources of Modern Architecture and Design.
New York. Praeger 1968.

Randall, Frank A. History of the Development of Building Construction in
Chicago. Urbana, Illinois. University of Illinois Press, 1949.

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