

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

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

**1 NAME**

HISTORIC Carson, Pirie Scott and Company Building

AND/OR COMMON

Schlesinger and Mayer Store Building

**2 LOCATION**

STREET & NUMBER 1 State Street (Southeast corner State and Madison Street)

CITY, TOWN

Chicago

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

7th

STATE

Illinois

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

**4 OWNER OF PROPERTY**

NAME 1-29 State Street Corporation, John T. Pirie, Jr., President

STREET &amp; NUMBER

1-29 State Street

CITY, TOWN

Chicago

VICINITY OF

STATE

Illinois

**5 LOCATION OF LEGAL DESCRIPTION**

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

STREET &amp; NUMBER

County Building

CITY, TOWN

Chicago

STATE

Illinois

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic American Buildings Survey

DATE

1964

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

National Park Service, Department of Interior

CITY, TOWN

Washington

STATE

D.C.

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# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input 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 1891 section building permit #51093, November 2, 1891 reads "Schlesinger and Mayer, 9 story brick store building, 182 foot front, 140 feet deep, 142 feet high, southeast corner State and Madison...cost \$600,000." This original structure was constructed on 50 foot wood piles the second section unit on State Street, built in 1906, 12 stories high with three basements, on rock caissons. The final unit on State Street, built in 1906, 12 stories is by D. H. Burnham and Company. There was a 1927 addition at the corner of South Wabash Avenue and East Monroe Street built by Burnham Brothers. The final addition on State Street was by Holabird and Roche in 1960-61. Each addition carefully respected Sullivan's original design.

Generally rectangular in shape the over all dimensions are approximately 111 feet x 289 feet not including the 1960 addition. The construction is steel frame covered with light colored terra cotta from the third to twelfth floors with dark gray cast iron ornamental sheathing on the first to third floors. The semicircular projecting canopy over the main door is covered with this lavish ornament. The first and second floors have single light plate glass display windows. The floors above have "Chicago windows" (large fixed center pane, flanked by one-over-one light, double hung, operating sash). The window scheme is based on the steel frames of the building and since their major dimensions were horizontal punctuated by thin vertical piers broken by narrow bands of ornament on each floor.

The interior space is for multi-use on all floors with main stairways in the northeast and southeast corners of the building. There are two sets of secondary stairs. Much of the original ornament remains (capitals) but they have been painted but stair balusters have been removed. The most significant change was the removal of the projecting cornice at the roof line which has been replaced by a simple terra cotta parapet.

The richest part of the store is intact and is described by Burchard and Bush-Brown thus: "Along the sidewalks, one saw the relentless precision of piers faced with terra cotta, richly embellished with the elaborate floral ornament characteristic of the architect. Here the show windows drew the pedestrian toward the great corner entrance where the rhythm was climaxed by a protruding rotunda with beautifully molded bronze-framed bull's-eye windows....no designer in America had more successfully turned a corner on a busy street intersection.... Here Sullivan had designed one of the most audacious, far-seeing buildings in America's history."<sup>1</sup>

<sup>1</sup> Burchard, John, and Bush-Brown, Albert. The Architecture of America. Boston: Little Brown and Co., 1966, pp. 201-02.

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# 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 type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input 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 1899, 1903-4, 1906 BUILDER/ARCHITECT Louis Henry Sullivan;  
Daniel H. Burnham & Co.

### STATEMENT OF SIGNIFICANCE

As the white classical palaces America had seen at the Chicago Fair in 1893 were repeated across America in the form of Banks, Civic Buildings, imposing residences and department stores, Louis Sullivan was designing the most original and practical structure for a dry goods merchant at the busy corner of State Street and Madison Street in Chicago. The Schlesinger and Mayer department store was not eclectic--it logically and directly defined the owners needs and displayed his wares. The store was built in three stages: In 1891 Schlesinger-Mayer, a firm established on that site since 1872, commissioned Dankmar Adler and Louis Sullivan to unite the facades of their existing store and design an addition, but the depression of 1893 ended the project. By 1899 Adler and Sullivan had dissolved the firm and Sullivan was again employed but he designed an entirely new building three bays wide on Madison Street. In 1903, the corner structure and its major portion (3 bays along Madison Street, the rounded entrance, and 7 bays along State Street) was begun and completed in 1904. The last five bays along State Street were constructed in 1906 and were designed by Daniel H. Burnham and Company in keeping with Sullivan's original plans. The original Madison Street building (1899) was 9 stories high, the rest of the structure 12 stories high. The original Schlesinger-Mayer Store sold out to Carson, Pirie, Scott in 1904.

The Carson, Pirie, Scott Department Store is not innovative technically--it uses the basic skeletal construction giving large unbroken floor areas--ideal for commerce. What was so original was the precise dicipline between the horizontal composition of the building and its magnificent detail. The organic ornament one associates with Sullivan is the most fully developed in this building described by Hugh Morrison, "The two story base is sheathed in a rich casing of ornamental iron... (it) is only a veneer about 1/2" thick and quite apart from its decorative value it represents an amazing technical achievement. The detail designed by Elmslie...is extremely fine and intricate, and some of it is free-standing. Kristian Schneider, an artist-craftsman who had worked with Sullivan more than 20 years, made the plaster models of the ornament from Elmslie's pencil drawing. He...modelled practically all of the ornament of Sullivan's buildings for execution in iron, terra cotta or plaster from the time of the auditorium to the late banks. Schneider's models were cast very precisely by the firm of Winslow Brothers by means of new and improved technical processes. The result was that unprecedented virtuosities became possible in this technique."1

1 Morrison, Hugh. Louis Sullivan, Prophet of Modern Architecture. New York: Museum of Modern Art and W. W. Norton & Co., Inc. 1935, (revised in 1953), pp. 197-201, 303, 365-67.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheet)

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

UTM REFERENCES

A | 1 | 6 | 4 | 4 | 7 | 9 | 3 | 0 | 4 | 6 | 3 | 6 | 6 | 2 | 0 |

ZONE EASTING NORTHING

B | | | | | | | | | | | | | | | | | |

ZONE EASTING NORTHING

C | | | | | | | | | | | | | | | | | |

D | | | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION Except for part of alley, Lots 1 through 12 in B. S. Morris' Subdivision of Original Lots 2 and 3 and the north 1/4 of Lot 6 in Block 2 in Fractional Section Addition to Chicago; also, south 3/4 of Lot 6 in Block 2 aforesaid; also, last 144 feet of Lot 1 and north 5 feet, east 83 feet of Lot 2 in resubdivision of Lots 7 and 10 in aforesaid Block 2. All in Section 15, 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
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts, Historian

March 1975

ORGANIZATION

Historic Sites Survey, National Park Service

TELEPHONE

STREET & NUMBER

1100 L Street NW.

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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Representation in Existing Surveys:

Carson, Pirie Scott  
and Company Building

Commission on Chicago Historical  
and Architectural Landmarks  
320 North Clark Street  
Chicago, Illinois

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The Carson Pirie Scott Department Store was Sullivan's most important design achieved independently and it was his last major commission as a civic architect. The building was cited as a Chicago Architectural Landmark in 1970.

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Burchard, John, and Bush-Brown, Albert. The Architecture of America. Boston: Little Brown and Co., 1966, pp. 201-02.

Bush-Brown, Albert. Louis Sullivan. New York: George Braziller, Inc., 1960, pp. 24-26, Illus 72-77.

Carson, Pirie, Scott & Company Building:

One section from fret sawn wooden screen originally in store. Microfilm containing floor plans, elevations and structural details: Roll 4, Frames 345-394A. Burnham Library in the Art Institute of Chicago.

Condit, Carl. The Chicago School of Architecture. Chicago: The University of Chicago Press, 1964, pp. 35, 89, 117, 128, 135-36, 142, 160-66, 170-72, 174, 183, 190, 193, 213.

. American Building Materials and Techniques from the First Colonial Settlements to the Present. Chicago: The University of Chicago Press, 1968, p. 130.

Connely, Willard. Louis Sullivan as he Lived. New York: Horizon Press, 1960, pp. 211-12, 234-37, 241.

Desmond, H. W. "Another View--What Mr. Louis Sullivan Stands for." Smith, Lyndon P. "The Schlesinger and Mayer Building. An Attempt to Give Functional Expression to the Architecture of a Department Store." Architectural Record, Vol. XVI, (July, 1904), pp. 53-64.

Gebhard, David S. "Louis Sullivan and George Grant Elmslie." Journal of the Society of Architectural Historians, Vol. XIX, (May, 1960), p. 64.

Giedion, Sigfried. Space, Time and Architecture. Cambridge: Harvard University Press, 1963, pp. 237, 386-88, 390-91.

Historic American Buildings Survey--Ill. 1064, Historic and structural information on the store:

Historic American Buildings Survey  
U.S. Department of the Interior  
National Park Service  
Office of Archeology and Historic Preservation  
1100 L Street NW.  
Washington, D.C. 20006

(Continued)

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