



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 22, 2024

The Honorable Anna M. Valencia
City Clerk
City of Chicago
Room 107, City Hall
121 North LaSalle Street
Chicago, IL 60602

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HARC

RE: Recommendation for designation of the Century Building at 202 South State Street as a Chicago Landmark

Dear Clerk Valencia:

We are filing with your office for introduction at the January 24, 2024, City Council meeting as a transmittal to the Mayor and City Council of Chicago the recommendation of the Commission on Chicago Landmarks that the Century Building be designated as a Chicago Landmark.

The material being submitted to you for this proposal includes the:

1. Recommendation of the Commission on Chicago Landmarks; and
2. Proposed Ordinance.

Thank you for your cooperation in this matter.

Sincerely,

Kathleen E. Dickhut
Deputy Commissioner
Bureau of Citywide Planning

encls.

cc: Alderman William Conway, 34th Ward (*via email without enclosure*)

**CITY OF CHICAGO
COMMISSION ON CHICAGO LANDMARKS**

December 7, 2023

**RECOMMENDATION TO THE CITY COUNCIL OF CHICAGO THAT
CHICAGO LANDMARK DESIGNATION BE ADOPTED FOR THE**

CENTURY BUILDING

202 South State Street

Docket No. 2023-09

To the Mayor and Members of the City Council of the City of Chicago:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the Century Building (the "Building"), located at 202 South State Street, Chicago, Illinois, is worthy of Chicago Landmark designation. On the basis of careful consideration of the history and architecture of the Building, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

1. *Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
4. *Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
5. *Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*

I. BACKGROUND

The formal landmark designation process for the Building began on April 13, 2023, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Building as a Chicago Landmark. The Commission found that the Building meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the *Chicago Landmarks Ordinance* (Municipal Code, Section 2-120-580 *et seq.*). The Preliminary Recommendation, incorporated herein and attached hereto as **Exhibit A**, initiated the process for further study and analysis of the proposed designation of the Building as a Chicago Landmark.

As part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated April 2023, the most current iteration of which is dated December 7, 2023, incorporated herein and attached hereto as **Exhibit B** (the “Final Designation Report”).

At its regular meeting of May 4, 2023, the Commission received a report from Maurice Cox, former Commissioner of the Department of Planning and Development (DPD), supporting the proposed landmark designation of the Building. This report is incorporated herein and attached hereto as **Exhibit C**.

On May 10, 2023, the Commission officially requested consent to the proposed Chicago Landmark designation from the owner of the Building, the General Services Administration (the “GSA”). On June 12, 2023, GSA requested a 120-day extension of the request-for-consent period, an extension provided for in the Municipal Code. The extension was granted, and GSA was notified that the expiration of the request-for-consent period was extended until October 23, 2023. GSA did not submit written consent to the designation.

Upon the end of the consent period, as required by the *Chicago Landmarks Ordinance*, the Commission notified GSA of the Building in a letter dated October 25, 2023, of a public hearing on the proposed designation scheduled for November 13, 2023. Notices of the time and date of the hearing were also (a) posted on signs in the right-of-way in front of the Building, and (b) published as a legal notice in the *Chicago Tribune*, as required by the *Chicago Landmarks Ordinance*. A notice was also posted on the DPD website.

II. PUBLIC HEARING

The hearing was convened, as scheduled and noticed, on Monday, November 13, 2023, at 9:00 a.m. in City Hall, 121 North LaSalle Street, Room 201-A. Commission Chair Ernest Wong served as Hearing Officer, assisted by Suzanne Hilal, Assistant Corporation Counsel of the Real Estate and Land Use Division of the City’s Law Department, as legal counsel to the Commission, and Dijana Cuvalo, head of the Historic Preservation Division of the DPD. The hearing was conducted in accordance with the Commission’s Rules and Regulations, specifically Article II regarding the conduct of public hearings for Chicago Landmark designation.

The Commission staff’s presentation recommending the proposed Chicago Landmark designation was given by Matt Crawford, Coordinating Planner, on behalf of Kandalyn Hahn, Project Coordinator and author of the Final Designation Report. At the conclusion of the staff presentation, the Commission’s Rules and Regulations allow property owners, regardless of whether they request party status, to question the staff. No questions were asked.

Neither GSA nor any member of the public requested party status. A statement from GSA noting its neutrality regarding designation was read into the record. Twelve (12) members of the general public made statements in support of the Chicago Landmark designation, including four (4) representatives from Preservation Chicago, one (1) from Landmarks Illinois, and one (1) from AIA Chicago. One written statement, supporting the designation, was submitted by the general public. No statements were made in opposition to the designation. The transcript (the “Hearing

Transcript”) and related exhibits from the public hearing are incorporated herein and attached hereto.

III. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Final Designation Report, the DPD Report, and all of the information on the proposed Chicago Landmark designation of the Building; and

WHEREAS, the Building meets the three (3) criteria for Chicago Landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code; and

WHEREAS, the Building is an outstanding example of a distinct retail building type known as a “tall shops” building. “Tall shops” buildings were the retail equivalent of the speculative office building, using high-rise structures to create interior shopping “streets.” Free from the vagaries of outside weather, noise, and bustle, this early vertical version of an indoor mall allowed shoppers to move from one floor to the next as they perused goods and services; and

WHEREAS, “tall shops” buildings like the Building were designed to attract the large numbers of small- and mid-sized merchants and service providers who desired the advantages of being located on State Street but for whom street-level space did not make economic sense. Handsome edifices with lavish entries and lobbies were designed to attract and encourage potential customers to enter and circulate through the building. Elegant display cases on the ground floor allowed upper-floor tenants to advertise their wares. On the upper floors, glass corridor walls of the tenant spaces functioned like shop windows. Tenants enjoyed the advantages of single ownership in terms of scale of operation and building management while amenities such as restaurants doubled as a draw for potential customers; and

WHEREAS, the Building is prominently sited at the southwest corner of State and Adams Streets. Despite occupying only about half of the State Street frontage in the Loop, speculative high-rise “tall shops” and professional office buildings, typically occupying corners, along with major department store buildings, occupying half- or full-block lots, visually dominated the streetscape and created a distinctive streetwall with canyon-like views; and

WHEREAS, the Building manifests in built form the increasing demand for retail space on State Street and the consequent skyrocketing prices for it in the decades before the First World War. Developers exploited advances in building technologies and materials to construct taller buildings by creating skyscrapers on the highly desirable but often narrow parcels they were able to assemble. These purpose-built retail “tall shops” structures contributed to the increasing density of State Street over the course of its evolution as Chicago’s primary retail corridor; and

WHEREAS, the Building is a Commercial-style building in the tradition of the Chicago School of architecture. Experiments with building materials and technologies allowed buildings to grow taller, exterior walls to open up to allow in more light, and usable interior space to be

maximized with fewer columns. The Building utilized these key elements of the Chicago School of architecture; and

WHEREAS, the Building is located on State Street in Chicago's Loop, home to more buildings from the Chicago School of architecture than anywhere else. The Building represents the final years of this movement, generally considered to end with the onset of the First World War, where emphasis on expression of the steel-frame construction gave way to the emphasis on verticality and sleek, linear geometry seen in much of the following decades' skyscrapers; and

WHEREAS, the Building was one of dozens of Loop structures built in the two decades leading up to the First World War featuring white-glazed-terra-cotta cladding. Taken together, they represented the most extensive use of white-glazed terra cotta in the city; and

WHEREAS, although the Building employs the steel frame, large window openings, and white-glazed terra cotta that characterized Holabird & Roche's State Street commercial buildings since 1900, it also signaled a change. The repeating, narrow, continuous mullions within each bay, the overall height of the structure relative to its width, and the darkening and recessing of spandrel panels so they visually recede relative to the verticals give the façades a striking emphasis on verticality which were central to the firm's skyscraper designs in the following decade; and

WHEREAS, the Building displays a high level of detailing and craftsmanship in the Late Gothic terra-cotta ornamentation at the building's exterior; and

WHEREAS, the 1951-1952 remodeling of the Building's exterior at the first and second floors by architect William Sevc for Home Federal Savings reflects the optimism and prosperity of post-war America when new was equated with better. Like other financial institutions of the era, appearing modern and efficient was seen as a way to attract customers. The unadorned, smooth lines of the International Style were used to communicate this message; and

WHEREAS, the wholesale change of storefronts, indeed even entire facades, has been a continuous phenomenon from State Street's earliest days. With the recovery of the economy after the Second World War, modernization of commercial spaces accelerated on State Street. The Building's altered exterior at the first and second floors is especially noteworthy as a rare surviving example of a mid-twentieth-century commercial storefront remodeling on State Street; and

WHEREAS, the storefront of the Building is an excellent example of the translation of the International Style to storefront design. New, "open front" storefronts prioritized views inside such that the interior commercial space became the display. Tall, plate-glass windows were employed as both window and architectural form. The Building's dramatic, floor-to-ceiling, curving-plate-glass storefront trimmed in stainless steel is an example par excellence of these ideas; and

WHEREAS, the Building was designed by Chicago architects William Holabird and Martin Roche, both of whom are recognized as innovative and prolific practitioners of the Chicago School of architecture; and

WHEREAS, the architectural firm of Holabird & Roche was one of the most successful and prolific architectural firms in Chicago between 1883-1927. By the time the Building was completed in 1916, the firm was responsible for five to ten percent of the construction in the city. Over a dozen of their buildings are designated as individual Chicago Landmarks including the Old Colony, Marquette, Chicago, and City Hall-County Buildings, the Three Arts Club, and the Palmer House Hotel; and

WHEREAS, Holabird & Roche was one of the firms whose work played a large role in shaping State Street. The Building was one in a series of their steel-frame, white-glazed-terra-cotta buildings for which they became known, including the twelve-story Republic Building (1905, demolished 1961, 209 South State Street), the nineteen-story North American Building (1912, extant, 2 West Monroe Street), the Rothschild Department Store (1912; extant; 333 South State Street), and the Waterman Building (1919, extant; 127 South State Street) ; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:


1. Adopts the recitals, findings, and statements of fact set forth in the preamble and Sections I, II, and III hereof as the findings of the Commission; and
2. Adopts the Final Designation Report, as revised, and dated this 7th day of December 2023, and
3. Finds, based on the Final Designation Report and the entire record before the Commission, that the Building meets the three (3) criteria for landmark designation set forth in Sections 2-120-620 (1), (4), and (5) of the Municipal Code; and
4. Finds that the Building satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Building are identified as follows:
 - All exterior elevations of the building, including rooflines and the first- and second-floor exteriors remodeled in 1951-1952.

In light of the Building's adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the fifteen (15) reuse criteria provided by the GSA for the Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Building to accommodate the GSA's reuse criteria in order that viable reuse of the Building can be achieved.

6. Recommends that the Building be designated a Chicago Landmark.

This recommendation was adopted unanimously (9-0).


Ernest C. Wong, Chairman
Commission on Chicago Landmarks

Dated: December 7, 2023

EXHIBIT A

Resolution
by the
Commission on Chicago Landmarks
on the
Preliminary Landmark Recommendation
for the

CENTURY BUILDING

202 South State Street

April 13, 2023

Whereas, the Commission on Chicago Landmarks (the "Commission") preliminarily finds that:

- The Century Building (the "Building"), located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code of Chicago (the "Municipal Code"), as specifically described in the Preliminary Summary of Information (the "Preliminary Summary") submitted to the Commission on this 13th day of April, 2023, by the Department of Planning and Development; and
- the Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore,

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations of the building, including rooflines and the first- and second-floor exteriors remodeled in 1951-1952.

In light of the Century Building's adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the 15 reuse criteria provided by the General Services Administration (the "GSA") for the Century Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Century Building to accommodate the GSA's reuse criteria in order that viable reuse of the building can be achieved.

Section 4. The Commission hereby requests a report or statement from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City's governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

This recommendation was adopted unanimously (7-0)


Ernest C. Wong, Chairman
Commission on Chicago Landmarks

Dated: April 13, 2023

LANDMARK DESIGNATION REPORT



THE CENTURY BUILDING
202 SOUTH STATE STREET

Final Landmark Recommendation adopted by the Commission on Chicago Landmarks, December 7, 2023



CITY OF CHICAGO
Brandon Johnson, Mayor

Department of Planning and Development
Ciere Boatright, Acting Commissioner

Cover photo by Patrick Pyszka.

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THE CENTURY BUILDING

202 SOUTH STATE STREET

BUILT: 1915-1916

ARCHITECTS: HOLABIRD & ROCHE;

WILLIAM SEVIC, 1951-1952 REMODELING

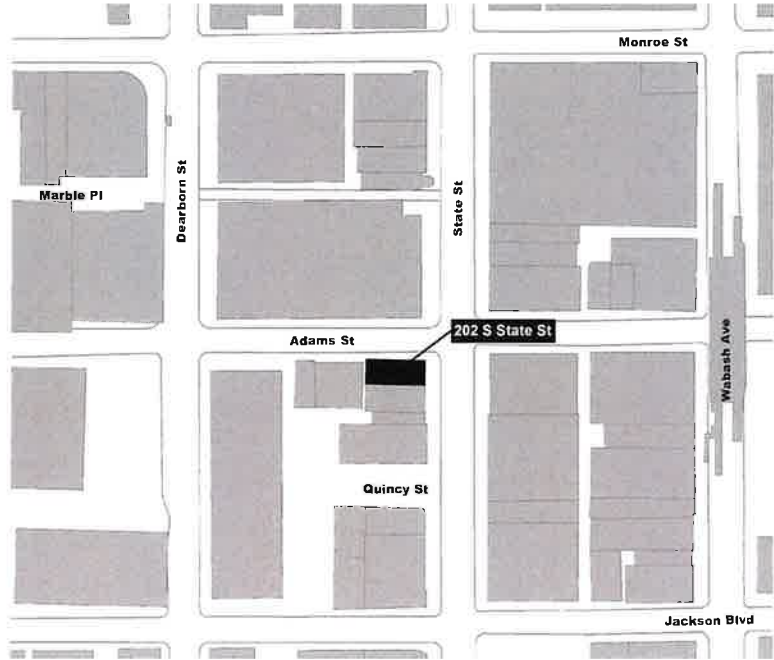
PERIOD OF SIGNIFICANCE: 1915 TO 1952

Introduction

The Century Building at 202 South State Street was built as a commercial investment property by the Buck & Rayner drug manufacturing and retailing firm between 1915 and 1916. The company already had two corner drugstores on State Street, one at Madison and another at Randolph, so the corner, ground-floor space at 202 South State gave them their third, at Adams. “Buck & Rayner” was prominently displayed above the storefront along with their marketing message “Cut Price Druggists,” and they sold patent medicines, prescriptions, toiletries, and sundries out of that location through the late 1920s. A Buck & Rayner Cafeteria built in the basement and accessed through a stair at the rear of their store served both as an amenity to tenants in the building and a driver of foot traffic to their business.

The sixteen-story, creamy-white-glazed-terra-cotta-clad Century Building skyscraper was designed by Holabird & Roche, one of Chicago’s most prestigious and successful architectural firms. William Holabird and Martin Roche were leaders in the Chicago School of architecture whose experiments with new technologies and materials helped to make buildings taller, floor spaces more open, and exterior walls lighter. The Century Building’s steel frame, large plate-glass windows, and terra-cotta cladding are character-defining features of the Chicago School of architecture, but its design also signaled a change in direction where verticality would take precedence over the open grid.

The Century building is an example of a “tall shops” building. This variation of the speculative office building was designed to appeal primarily to retail and wholesale businesses as tenants. Elegant display cases on the ground floor were a prominent feature which would allow the tenants of the upper floors to advertise their wares. Care was taken to create luxurious and handsome edifices, entries, and lobbies that would encourage potential customers to enter and circulate through the building. Free from the vagaries of outside weather, noise, and bustle, this early version of an indoor mall allowed shoppers to move from one floor to the next as they perused goods and services.



Left: Looking northwest at the Century Building. **Above:** The Century Building is at the southwest corner of State and Adams Streets. **Below:** Upper floors at the east elevation. (Photos by Patrick Pyszka)



The Evolution of State Street and its Commercial Architecture

By the time Chicago was incorporated as a town in 1833, a grid system had been established to allow for the orderly transfer and development of real estate. New construction respected the streets established by the grid and pre-grid buildings were required to be moved to align with the new system. Downtown developed building by building along these streets and, by the 1850s, wholesale activities were concentrated along South Water Street (now West/East Wacker Drive) while retail was concentrated a block south along West Lake Street.

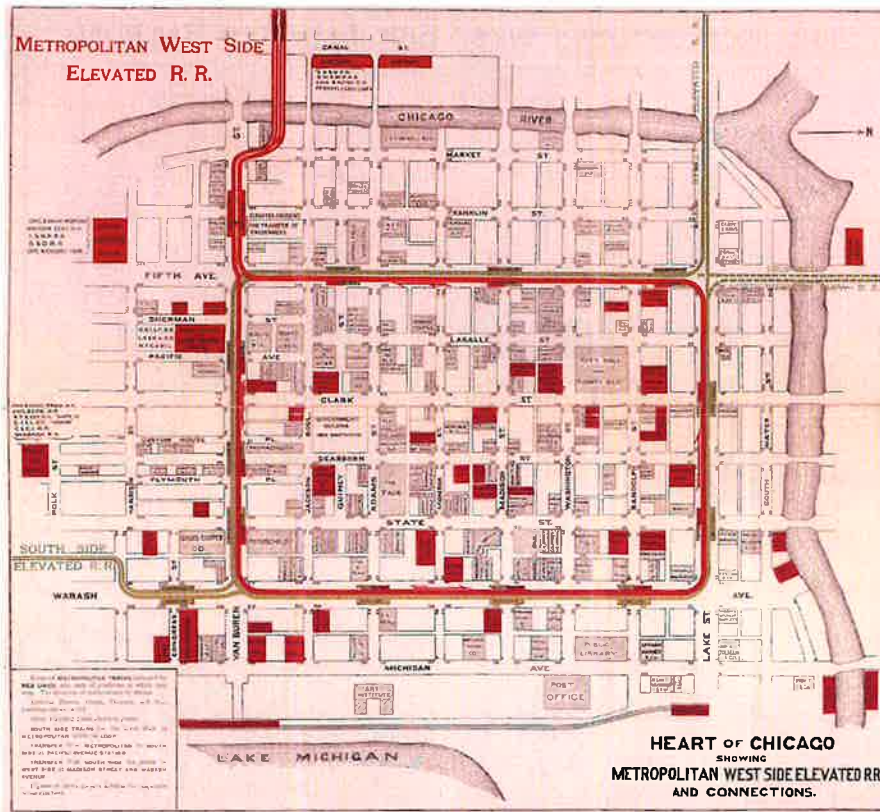
A dramatic shift began in 1867 when Potter Palmer purchased three-quarters of a mile of State Street at a tenth of the value land was selling for at Clark and Lake Streets. The former dry goods merchant successfully petitioned the city to widen State Street. He cleared wooden shacks to build a luxury hotel at State and Quincy Streets. Palmer also built a store to coax retailers Levi Z. Leiter and Marshall Field to relocate from Lake Street. It took only two years for State Street to become the city's primary retail corridor. The Great Fire of 1871, which left downtown in ashes, only accelerated the momentum as dry-goods and small retail firms from Lake Street chose to rebuild on State.

Most commercial structures erected on State Street in the decades after the fire were four to six stories high and built up to the sidewalk. Together, however, they could be an incongruous mix of roof lines, floor levels, and different decorative motifs, typically Italianate, Renaissance Revival, or Second Empire. State Street itself was a tangle of shoppers, office workers, and store clerks on foot darting between horse-drawn streetcars, later cable cars, carriages, and wagons transporting all manner of goods. Traveling businessmen, tourists, and new arrivals were added to the mix by the half dozen train depots dotting the downtown's periphery.

The number of new arrivals grew ever upward as Chicago's population rapidly expanded. The city had grown from 4,000 to 109,000 citizens between its first city charter in 1837 and 1860. Two decades later, the population had nearly quintupled to 503,000. By 1890, that figure doubled to over one million and it would double again to 2.2 million by 1910.

Though the city's population grew, and annexation expanded the city's boundary outward, the transportation options that developed kept people connected to the center of the city. Commuter trains brought residents from the edges of the city and the suburbs to downtown as early as the 1850s. Chicago's first horsecar line was built on State Street in 1859. Intracity horsecar lines connecting to State Street soon proliferated but were replaced by cable cars in 1882 and these would in turn be replaced entirely by electric trolleys by 1906. In 1897, elevated rail tracks completed around the heart of the city's center allowed rapid transit lines extending into Chicago's neighborhoods to converge in this central location known as the "Loop" (a name which is supposed to have come from the cable car lines which encircled the central business district).

Centralization of rapid transit guaranteed the business and retail dominance of the city's historic center. The accessibility of the city center made it a desirable place to work and shop, while its centrality provided a convenient location to do business. Demand for space there exerted pressure on real estate values which, in turn, encouraged taller buildings. By the 1890s, new



Above: Metropolitan West Side Elevated R.R. map, 1898. This map shows the “Loop” of elevated tracks encircling Chicago’s central business district used by the Lake Street Elevated R.R., the South Side Elevated R.R., and the Metropolitan West Side Elevated R.R.
 (Credit: www.Chicago-L.org)

Below: Northwest corner of Quincy and State, looking north along the west side of the street, 1903. The Century Building will take the place of the two four-story buildings at the north end of the block. (Photo by Charles R. Clark; Credit: Chicago History Museum IChi-071871)



office and commercial structures on State Street were typically twelve or more stories, some with multiple basement levels.

Commercial interests of all kinds had to adjust to the rising value of land on State Street. Corporations with large ranks of managerial employees found it cost-effective to construct their own tall structures where they occupied most or all of the floors, but preferred locations were less retail-centric streets like Dearborn Street, La Salle Street, or Michigan Avenue. Warehouse functions of large retailers were moved from State Street to less expensive real estate west of the Loop. Groups of wholesalers shifted eastward to the less-prestigious Wabash Avenue while specialty retailers needing large but affordable showroom space like furniture or musical instrument manufacturers shifted southward away from the long-dominant north end of State Street.

Department stores not only remained but thrived on State Street. Beginning even before the 1890s but accelerating after the turn of the century up until World War I, each of the seven major Loop department stores built annexes or commissioned purpose-built stores. Typically eight to fifteen stories high and occupying full- or half-blocks, these structures considerably increased square footage available to display and market greatly expanded offerings.

Large numbers of middle- and small-sized enterprises desired the advantages of being located on State Street but did not have the resources for their own buildings. Many located in small-scale, low-rise, mid-block buildings including older, post-Fire structures that had escaped being consolidated into larger plots for new construction. As these were demolished, lower-rent spaces disappeared, and investors sensed an opportunity. To meet this demand for affordable business spaces, they began building skyscrapers designed as speculative commercial buildings. The Century Building at 202 South State Street was one of these structures.

These “professional office” and “tall shops” buildings began to increase in number and typically were located at corners. With smaller footprints than department stores, these structures usually reached fifteen to twenty-five stories. Maximum advantage was taken of valuable State Street frontage. Ground floors had large storefronts. Lower floors above included large expanses of glass for display or signage, and often stairs provided easy access to the public. Stairs also typically led to basement spaces utilized for commercial purposes, and their entrances were marked by signage at the exterior. Only businesses with a broad customer base such as clothiers, drugstores, and restaurants could afford the top dollar charged for these spaces. Upper floors provided more affordable space. To be flexible enough to meet the needs of a wide variety of tenants, floor plans were open, allowing them to be subdivided and configured as needed.

Where professional office and tall shops buildings differed was in their intended mix of tenants for the upper floors. Professional office buildings were intended for professionals like doctors and dentists, manufacturers’ representatives, small businesses, and personal-service providers like tailors and beauticians. Tall shops buildings were created to house stores on the upper floors, typically specialty retailers such as hat and glove dealers, dressmakers, notions shops, jewelers, and silversmiths. Other floors were envisioned as spaces for wholesalers.



Left: The Century Building ca. 1920.

(Photo by Chicago Architectural Photographing Co.; Credit: Chicago—Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections Department)



Right: The Century Building ca. 1925.

(Photo by Kaufman & Fabry Co. Credit: Chicago—Photographic Images of Change, University of Illinois at Chicago. Library. Special Collections Department)

The customers of specialty retailers and wholesalers were not the average shopper strolling along State Street, so expensive ground-floor spaces were not viable options for such businesses. People desiring these products and services would seek out such vendors and the buildings were designed to maximize the chances they would do so. High-design display cases featured prominently at the sidewalk. Entrances were meant to impress and invite. Glass cases in the lobby advertised merchants on the floors above. As shoppers moved through corridors, glass cabinets lining the walls or glass corridor walls of the spaces themselves allowed wares to be displayed as an enticement to enter the shops.

The Century Building was one of the handful of tall shops buildings on State Street. These buildings were part of the evolution of State Street, an experiment in building typology and design intended to capitalize on high demand for relatively affordable space on Chicago's busiest commercial corridor. Changes seen over the course of the building's life, such as the remodeling of the lower floors, reflect the continued transformation of Chicago as reflected in its most famous retail thoroughfare.

Holabird & Roche on State Street

Holabird & Roche is one of the firms most responsible for shaping the look of State Street after the turn of the twentieth century. At the storied intersection of State and Madison (for a time referenced as "the busiest intersection in the world"), for example, Holabird & Roche designed the buildings at three of its four corners. Architectural historian Robert Brueggemann notes in his 1997 book on the firm, "To this day a surprising amount of street frontage designed by the firm between 1900 and the First World War survives, and it is in large part these buildings that give State Street its distinctive appearance so different from other streets in the Loop."

Holabird & Roche's retail architecture on State Street before World War I was composed primarily of two types: sprawling, palazzo-type department stores with acres of display space and "tall shops" buildings like the Century Building where upper-floor corridors were envisioned to function like interior sidewalks within an arcade of stores. Both types of retail buildings were designed to meet their clients' requirements for a commercial structure by combining affordable, highly flexible spaces with elegant, decorative exteriors. White-glazed terra cotta, which could be molded into practically any design, became one of the preferred materials for such exteriors.

Tall shops buildings were essentially the retail equivalent of the professional office building. Developers could take a small piece of expensive State Street frontage and multiply it many times by stacking floors of retail one on top of another. According to Robert Brueggemann, *The Economist* took note in 1903:

It is the desire of the owner to have as tenants in the upper floors the business houses which wish to be on State Street and yet do not wish to pay State Street store rents. Inasmuch as the tenants will wish, however, in many cases, to retail goods from the premises which they occupy, special provision will be made for this to those who desire it by lining the corridors

with show windows similar to those in the street below and so providing an opportunity for similar display of goods with the idea of so forming lighted and attractive arcades where shoppers will go as along the street below.

The large scale of these skyscrapers made it feasible for the developer to provide shared amenities useful to those working in the building such as lounges or gyms. Restaurants were also a featured facility, providing a convenient meal service option to employees while doubling as a draw for potential customers.

Holabird & Roche's first experiment in the design of a tall shops building was at the southeast corner of Adams and State Streets (across the street from where the Century Building would be built). Now demolished, their white-glazed-terra-cotta-clad Republic Building of 1905 had a relatively unadorned façade and focused the use of high-end materials and designs in its interior public spaces. A deeply recessed entrance lined with glass cases provided a small-scale arcade which was continued in the entry corridor with display windows announcing the tenants upstairs. Tenant spaces in the building's lower floors were configured to have as many glass, corridor-facing walls as possible which served as storefronts. The higher floors were targeted for wholesalers and manufacturing representatives.

In 1912, wholesalers and manufacturing reps were also the primary tenant intended to occupy the glass-lined corridors of showrooms at the North American Building, located at the northwest corner of Monroe and State Streets. Its white-glazed-terra-cotta exterior was considerably more ornate than that of its predecessor, the Republic Building. Holabird & Roche would be called upon to give this same high-end treatment to the exterior of its next tall shops building, the Century Building.

Development, Design, and Construction

Development

In a series of articles between 1911-12, the *Chicago Tribune* reported that the Chicago-based drugstore company Buck & Rayner had bought the rights from current lessors to acquire a 103-year lease for "one of the most valuable corners in the State street (sic) retail district" at the southwest corner of Adams and State Streets. Owned by Charles H. Starkweather, the corner parcel and a second L-shaped parcel wrapping around it provided them with 42 feet on State Street and 101 feet along Adams at an average annual rent of \$21,004. Terms of the lease required that a new building be constructed on the site by 1915. Buck & Rayner planned to open a drugstore in the corner commercial space and basement, and newspapers began referring to the structure as the Buck & Rayner Building. This would be the company's third drugstore on State Street, with one two blocks north at Madison Street and another two blocks north of that at Randolph Street.

Two nineteenth-century, four-story, masonry, commercial buildings occupied the lots. The Berghoff Restaurant had occupied the corner building since 1898. Mr. Berghoff leased the

building to the west at 15-23 West Adams Street and moved his restaurant there. Demolition of the existing structures began in 1915 for what the *Chicago Tribune* reported as an “unusually attractive structure of the highest type of fireproof construction, fifteen stories high, and to cost about \$700,000.” A newspaper contest to name the new building led to its christening as the Twentieth Century Building, but the name would be shortened in a few years to the Century Building.

Design

As previously noted, the Century Building is a “tall shops” building intended to be leased primarily to retailers and merchants. To provide the showcases for merchandise that upper-floor tenants needed to attract customers, architects looked for every opportunity to include display space on the ground floor. Holabird & Roche’s drawings, including those in a promotional pamphlet created by the Buck & Rayner Company, feature tall, elaborate, bronze-framed display cases. At the sidewalk, they were set into the base of the building’s columns, and they lined the recessed entry and the walls of the vestibule and lobby.

Holabird & Roche designed highly ornamental entries to the main building and corner store meant to entice potential customers inside. The leasing brochure highlighted the marble surfaces and bronze fixtures of the elevator lobby meant to suggest the quality of the tenants on the upper floors. In a nod to the exotic, it noted that the building was a “modern translation of the Spanish,” referencing the design motif of the building’s decorative elements.

Plans included a barber shop on the eighth floor and a cafeteria space in the basement. Upper floors provided a great deal of flexibility with open plans so the space could be subdivided as needed. An elevation of a typical tenant space opposite elevators showed floor-to-ceiling, plate-glass corridor walls for tenant spaces so that corridors would look like a line of storefront windows.

Construction

A permit was issued to the Buck & Rayner Co. on February 9, 1915, for a “15-story store and office building” measuring 42 feet x 100 feet x 200 feet. Construction costs were reported as \$500,000. The builder was listed as Henry Ericsson Co. The completed structure had fifteen full stories with a partial sixteenth floor and the ledgers of architects Holabird & Roche record the total project costs as \$593,624.

The sixteen-story, steel-frame building with two basements was built on rock caissons and was clad in architectural terra cotta. The project engineer was Henry J. Burt, whom Holabird & Roche had hired as their construction engineer during a major expansion and reorganization in 1892. Although Buck & Rayner ads include the State and Adams locations in their ads by December 1915, permit documents show the city’s final report was issued July 1916, suggesting the remainder of the building was fully ready for occupancy that year.

Lower left: The Century Building ca. 1940. Storefronts at the base have been altered from the original and may reflect the changes authorized by the 1934 building permit for “changes to storefront.”

(Photo by William Loewe; Credit: *Chicago Tribune*, September 1940)

Lower right: The Century Building ca. 1948. The canopy over the main entrance is gone and storefronts have been changed, this time with deeply recessed entrances flanked by round-cornered display cabinets atop structural glass. These changes may reflect the 1944 building permit issued for “storefront repairs.” A clock with signage now projects over the sidewalk, likely from the 1946 permit issued for “erection of signpost for clock.”

(Photo by Chicago Architectural Photographing Company; Credit: Chicago—Photographic Images of Change, University of Illinois at Chicago. Library, Special Collections Department)



Architectural Description

The Century Building

Site

The Century Building is located at the southwest corner of State and Adams Streets in Chicago's central business district. The building has no setbacks, though, at the ground floor, the State Street entry and storefront are recessed in an irregular shape and the building overhangs a single freestanding column at its northeast corner.

Overall Form and Exterior Appearance

The Century Building has a simple, rectangular, box form. Its roof is flat but slopes down at the north and east sides to create a partial sixteenth floor not visible behind the parapet. A substantial, tall, patterned-terra-cotta-clad chimney rises from the southwest corner and is topped by a terra-cotta cornice, giving the appearance of a small-scale, flat-roofed campanile.

The structure's street-facing elevations are clad with creamy-white-glazed terra cotta. Secondary south and west elevations are clad in common brick and have no window openings. Wide, flat, fluted piers divide the facade into two bays at the east elevation and five bays at the north elevation. The fluted pattern of the piers changes to twisted rope at the fifteenth floor. Early photographs show that the piers began at the sidewalk and were truncated above the fifteenth floor with dentiled pedestals. Atop each pedestal is a large urn, the base of which is formed from curved supports in the shape of stylized dolphins while grotesques encircle the necks of the urns. (Later remodeling at the first and second floors involved removal of all terra-cotta cladding, discussed below). At the corners of each pier, rounded terra cotta units had a detailed diagonal weave pattern. With the exception of one unit visible above each third-floor windowsill, all of these units were removed, and metal panning was applied, sometime after 1990.

Each bay frames four double-hung, wood windows separated by thin, continuous mullions. The westernmost bay of the north elevation accommodates the fire escape so has only three windows and one exit door to the fire escape. Floor levels are marked by recessed terra cotta spandrels which feature fluting between three corkscrew verticals. Originally dark green, the spandrels are covered in layers of grime which obscure the original glazed surface and they appear a greyish-green.

Original architectural drawings showed additional decorative treatment of the narrow mullions—columns at the second floor, torches on pedestals at the third, and sharply molded columns at the thirteenth, fourteenth, and sixteenth floors. Sometime after 1990, the decorative terra-cotta column pieces at the thirteenth and fourteenth floors were removed, and flat metal panning was applied on top of all the mullions from above the torch shapes at the third floor up through the fifteenth floor.

The main entrance to the building remains on State Street somewhat south of its original location. The northeast retail space is accessed via a revolving door at the building's northeast corner. A door at the west end of the Adams elevation is used as an emergency exit.

Loss of the original cornice and remodeling of the first and second floors has altered the original tripartite design of the façade. Originally the base consisted of the first three floors, each of which was topped by a decorative spandrel band. Tall storefronts filled bays on the ground floor and Chicago windows (windows with large, fixed, central pane flanked by narrower, double-hung windows) spanned the bays of the two floors above. Third-floor windows retain their original window opening configuration and, above each bay, original, terra-cotta spandrel panels feature stylized foliate designs with a central heraldic shield emblazoned with a lion in profile and topped by a knight's helmet, both of which are in high relief.

The central portion of the building consists of floors four through fifteen and is wrapped by spandrel bands at the thirteenth, fourteenth, and sixteenth floors. Thirteenth-floor panels feature festooned shields with a torch encircled by a snake. One floor above, the design changes to stylized leaves and flowers framing a central grotesque. At the sixteenth floor, griffins posture amidst swirling shapes.

The "capital" portion of the façade is still distinguishable at the sixteenth floor because it appears set back by virtue of the fluted piers' truncation at that level. Corinthian pilasters aligned with the lower floors' mullions project slightly from the north and east elevations. In place of windows, grille-patterned terra cotta is recessed between colonettes, and a pedestal-and-torch form is set against the base of each panel. Originally the building was crowned with a projecting cornice, but the cornice and its frieze were removed sometime after 1950, and the parapet is capped by plain metal coping.

Plan

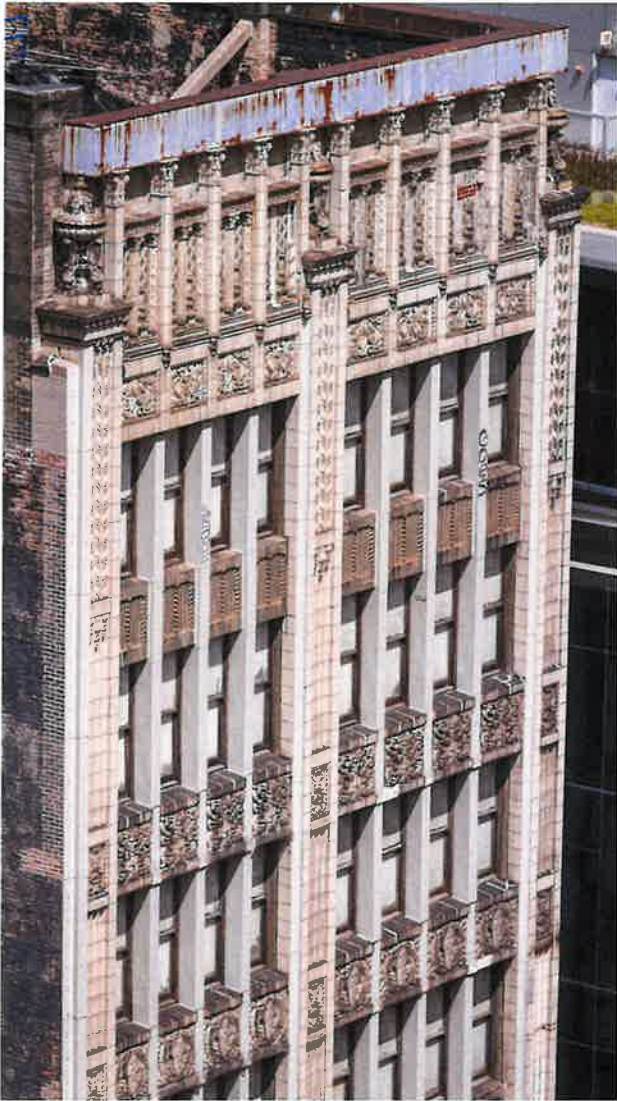
Plans by Holabird & Roche showed the building's recessed State Street entry led to a long, narrow corridor. This opened onto a slightly wider lobby with a bank of four elevators along the south wall and a marble staircase to the west which accessed all floors. The stack pipe, ventilation ductwork, etc. were west of the stairs in the southwest corner of the building.

The ground floor also originally contained three "shops," the largest occupying most of the northern half of the floor. Access to the basement and a partial mezzanine above the western half of this space was provided via stairs at its southwest corner. On upper floors, windows lined the north and east elevations, and the space could be divided into as many as six units, with each guaranteed to have windows. Four columns were evenly spaced from east to west along the center of each floor.

Interior

At the basement level, sections of the original Buck & Rayner Cafeteria's black and white mosaic tile flooring remain but other portions have been covered over or replaced. Walls and ceilings are unfinished. Ventilation ductwork and piping are exposed.

At the ground floor, stairs west of the elevator banks retain their marble walls/wainscoting, landings, and steps. Original decorative bronze railings, balustrades, and newels from the first

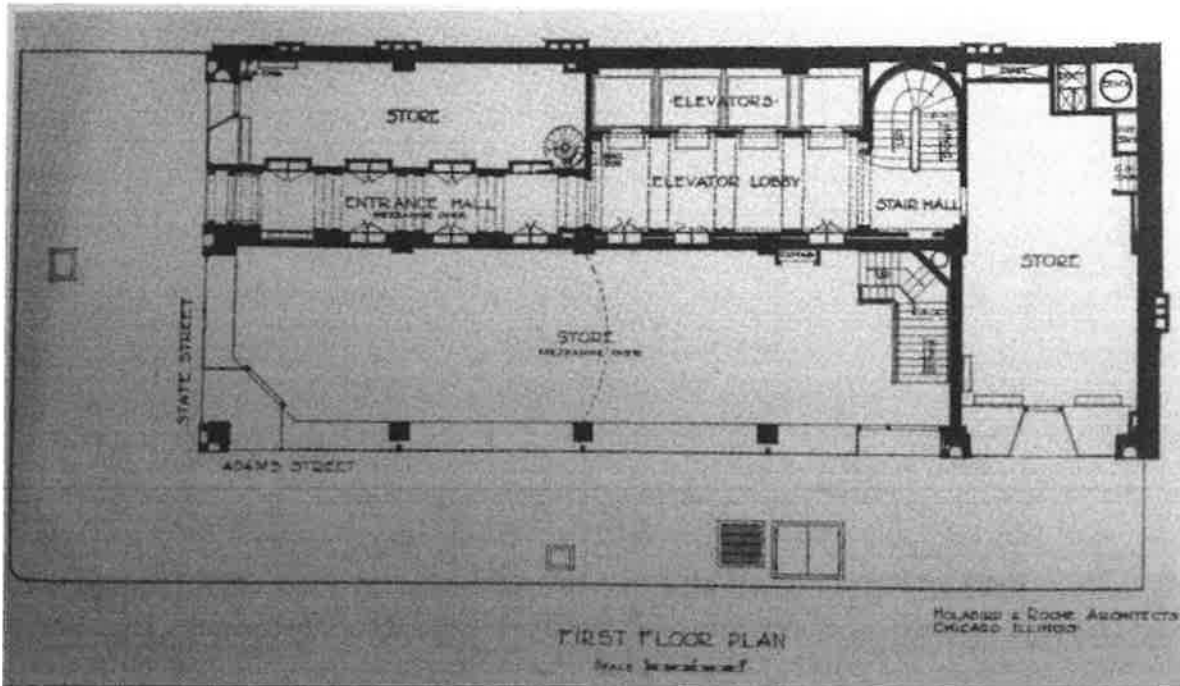


Left: The east elevation of the Century Building. (Photo by Patrick Pyszka)

Lower left: Detail at the third and fourth floors of the east elevation.

Lower right: Detail at the sixteenth floor of the east elevation. (Photo by Patrick Pyszka)



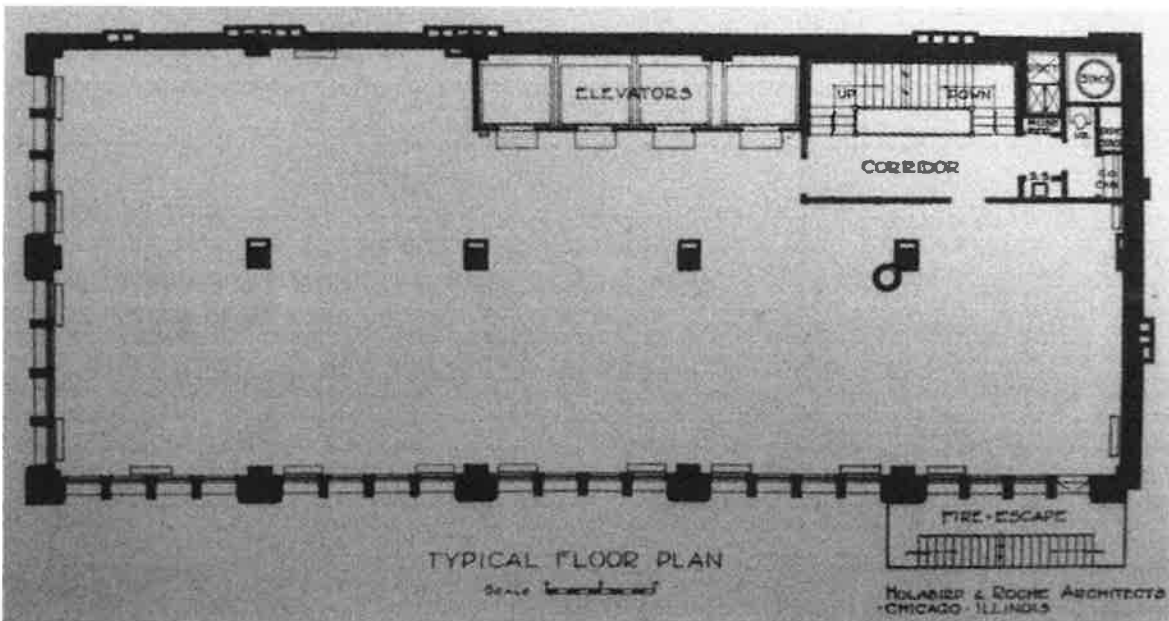


Holabird & Roche floor plans for the Century Building which were included in a circa 1915 Buck & Rayner promotional pamphlet.

Above: First floor plan includes display cases recessed into exterior piers and along the entrance hall and elevator lobby.

Below: Typical floor plan shows open space ready to be subdivided per tenant requirements.

(From Holabird & Roche, *Holabird & Root: An Illustrated Catalog of Works, Volume II, 1911-1927*; Credit: Garland Publishing, Inc.)



basement to the mezzanine level change to simplified cast iron on the floors above. Many of these cast-iron elements have begun to rust or are otherwise damaged.

From the second floor up, almost all partition walls and light fixtures have been removed and spaces remain unfinished. Some fragmentary original trim remains, but much of it is damaged. Original, wood, double-hung windows remain as do mahogany closet doors in the southwest corner of every floor.

Alterations, 1951-1952

Overall Form and Exterior Appearance

Permits were issued for storefront changes in 1934 and 1944. A circa 1948 photo shows that all original storefronts and terra-cotta cladding had been removed. They were replaced by deeply recessed storefronts flanked by round-edged display windows atop dark structural glass.

In January of 1951, only a few years after Home Federal Savings purchased the building in 1949, a permit was issued for a new front stairway and entrance. A June 1951 permit reflected revised plans for "front and interior alterations." Existing storefronts and signage were removed and replaced with a continuous storefront trimmed in stainless steel, which remains today. A horizontal, stainless-steel band is set at the transom level, and regularly placed, narrow, floor-to-ceiling mullions secure large, flat, plate-glass windows along the sidewalk at Adams. This storefront stops about fourteen feet from the building's northeast corner where a single, rounded, free-standing column is enclosed in narrow, vertical, stainless-steel panels. An S-shaped State Street storefront of curved glass panels, concave at the corner, but arching out to align with the front plane of the building at the elevation's midpoint intersects with the recessed, angled building entry at the south end. A revolving door in the concave section of the storefront provides access to the commercial space beyond.

The angled wall of the building entrance and the façade of the second floor were clad in smooth granite panels. Stainless pin letters spelling "Home Federal Building 202" were installed above the door. At the second floor's north and east elevations, window openings were reconfigured to centered bands of fixed windows divided by stainless-steel mullions aligned with the storefront mullions below. Large pin letters spelling "Home Federal Savings" at State Street and "Home Federal Savings and Loan Association of Chicago" at Adams were set into the granite below these windows, and a new cubical clock topped by a silver eagle (the logo of the new owners) cantilevered over the sidewalk. Narrow, ten-story, vertical sign boards were installed atop both elevations of the terra cotta pier at the building's northeast corner. Letters spelling "Home Federal Savings" were installed on both faces.

Since Home Federal Savings sold the building, several different tenants have occupied the ground-floor space, but the first floor looks much the same as it did in 1952. At the second floor, the corner clock is gone. Windows and the granite cladding below them were removed and the area covered over with large metal gridded panels, while remaining granite panels appear to have been pinned for additional stability. A semi-permanent metal awning has been

Right: The curving storefront at northeast corner.

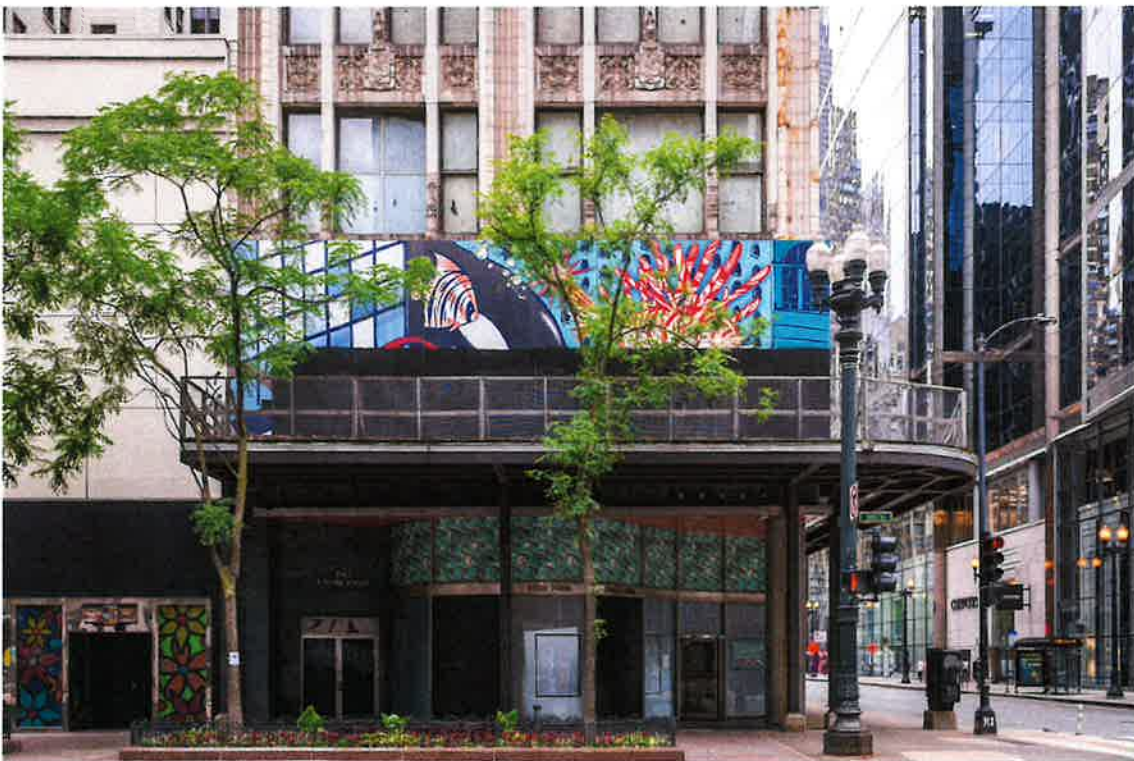


Far right: The east and north elevations with continuous storefront at the ground floor.



Below: The lower floors at the east elevation.

(Photo by Patrick Pyszka)



installed above the ground floor, and the second floor was boxed in with wood panels. Above this, the vertical sign panels were removed from the corner pier.

Plan

The layout of the ground floor remains essentially unchanged from the 1952 remodeling. The northeast corner retail space was expanded south and west to encompass the majority of the building's floor plate. The building's main entry corridor was shifted southward to the building's south wall and enclosed on the north by the retail space's curving, plate-glass, southern wall. A curving stair just inside and to the south of the retail space's corner revolving door was added and led down to the basement. The mezzanine was expanded to the east above the building's entry corridor and an additional passenger elevator was added at the building's west wall which accessed a limited number of floors. The marble staircase west of the elevator bank is the only original lobby feature remaining.

Interior

Home Federal Savings included a rendering of their new banking space in the announcements for their June 30, 1952, grand opening. Ads showed an open plan framed with the sweeping curve of a mezzanine defined by metal-framed, clear-glass panels; a curving stair to the basement with a metal-and-glass-panel balustrade; and a large, rounded, free-standing column disappearing up into one of the round-edged, suspended ceiling sections.

Several elements from the 1952 remodeling have been altered. Only partial frames remain on the floor from what would have been the curving glass panels of the space's southern wall. Above this, the mezzanine space has been enclosed by a series of wood panels alternating with vertical lighting elements, many of them damaged. At the western side of the commercial space, only railings along the northern edge of the partial mezzanine remain as those on the western edge are missing altogether.

The floor is covered by a mix of tile dating from the space's last active use as a restaurant, but all fixtures including the lunch counter, booths, and kitchen equipment have been removed. Columns have been wholly or partially stripped of cladding. Walls throughout the first floor have been removed or damaged, including the marble cladding of the entry corridor, but the terrazzo flooring there remains. Directory signage, a mailbox, and the hour marks of a built-in clock are still in place on the east wall of the elevator bank but have sustained damage.

In the corner retail space, curving terrazzo stairs down to the basement with metal-and-glass railings remain. The stair's side walls are wood. Reports suggest the elevator doors at the basement, first, mezzanine, and second floors are either brushed steel or nickel-plated. Each has three stacked panels with eagle medallions, the Home Federal Savings Bank logo. At least one of these doors are damaged where a medallion has been cut out.



Above: Home Federal's advertisement for the official opening of their "new State Street building" at 202 South State Street features a rendering of their modern International Style banking lobby. (From June 29, 1952, *Chicago Tribune*)

Below: The June 30, 1952, grand opening of Home Federal's new banking headquarters. (Photo from *Realty & Building*, 1952; Credit: forgottenchicago.com)



Architectural Style

The Century Building

The Century Building is a “tall shops” building built in the Commercial style with Late Gothic ornament. The Commercial style embodies the fundamental components of what became known as the Chicago School of architecture. Underlying this school were the advancements in construction methods and materials which allowed buildings to grow taller, exterior walls to open up to allow in more light, and usable interior space to be maximized with fewer columns. At sixteen stories, the Century Building was considered relatively tall for its time. Its steel frame allowed large openings for windows. The frame also provided the building’s structural support such that terra cotta could be hung from the columns and horizontal beams to create a grid across the primary facades.

The National Register nomination which included the Century Building as a contributing structure in Chicago’s Loop Retail Historic District notes that the Commercial Style emphasized such clear expression of the steel-frame structure without the horizontal proportions and exclusive use of large tripartite windows included under the umbrella of the Chicago School of architecture. In the Commercial style, ornamentation usually was limited to storefronts, building entrances, spandrels, and cornices, and two of the most common decorative motifs employed were Classical and Gothic. On the Century Building, decoration at these locations is in a Late Gothic motif.

Around the same time that Holabird & Roche was designing the Century Building, they also were working on a commission for the Roanoke Building (1915, extant, 11 South La Salle Street, designated Chicago Landmark) which used Portuguese-Gothic-style ornament. A General Services Administration report suggests this is also employed at the Century Building. Buck & Rayner’s promotional pamphlet for the Century Building described the structure as a “modern translation of the Spanish.” The Century’s architects would have been aware of the revival of interest in Spanish architecture and its colonial variations reflected in designs for the 1915 Panama-California Exposition in California. The unusual urns, torches, and grotesques incorporated into the terra cotta of the Century Building could also be seen on buildings at the international exposition, and the shields and heraldic imagery, floral designs, festoons, and fantastic creatures could also easily have been plucked from Spanish Late Gothic sources. Specific sources aside, the decorative treatment has a level of regularity and, although some elements are elaborate beyond the extent seen in the firm’s more conservative structures, it can still be seen as restrained, serving the purpose of the structure rather than overwhelming it.

More striking about the design of the Century Building is the emphasis on verticality created by the repeating, continuous, narrow mullions within each bay. Challenged by the narrowness of the lot upon which the skyscraper was to stand, Holabird & Roche had to be thoughtful in their facade design. The large window expanses of the first three floors in the original design provided a more horizontal rhythm which served to visually ground the building. Above this, the tall central portion, only two bays wide at the east elevation, called for something different.

Commercial buildings in the Chicago School generally limited cladding to the horizontals and verticals of the building's skeletal frame, but here, beginning on the third floor, the architects transformed what at the second floor had been the discrete, terra-cotta-clad mullions of the Chicago windows into thin, continuous mullions, setting them in front of the spandrel panels and running them all the way up through the fifteenth floor. Above the third floor, another continuous, thin mullion was added at the center of each bay. This treatment was extended across the north elevation. Both visually and philosophically with regard to design, it was a linear extension from the Chicago School's Chicago window to include non-structural elements alongside the wider piers reflective of the steel frame underneath.

The cream-white panning on the continuous vertical mullions, akin to the original terra-cotta cladding, is set off by darker and slightly recessed spandrel panels. This conscious emphasis of the slender verticals celebrates the height and lean nature of the structure. Although the Century Building employs the steel frame, large plate-glass windows, and white-glazed terra cotta that architectural historian Robert Bruegmann characterized as Holabird & Roche's "formula for the State Street commercial building" since 1900, it also signals a change in direction for their future work where verticality takes precedence over clear expression of the underlying structure. By 1922, this transformation developed into a preferred approach as evidenced by the firm's entry into the Tribune Tower Competition. The building can therefore be seen as part of a transition from the expressed steel-frame focus of Holabird & Roche's Chicago School commercial structures toward the sleek linear geometry and emphasis on verticality central to skyscrapers of the Art Deco Movement.

Alterations, 1951-1952

The 1951-1952 remodeling of the Century Building's first two floors by architect William Sevic for Home Federal Savings added another dimension to the significance of the structure. Like other financial institutions of the era, appearing modern and efficient was seen as a way to attract customers. The sleek, smooth lines of the International Style were used to communicate this message.

The International Style took shape in the 1920s and 30s in Europe and the United States, but it did not come into wider use until the middle decades of the twentieth century. Broadly speaking, common architectural characteristics in this style included smooth and uniform wall surfaces without applied ornamentation; large expanses of windows, often employed to create curtain-like walls of glass; and projecting or cantilevered balconies, upper floors, or other elements creating a visually weightless quality. Compositions avoided symmetry and were a balance of unlike parts. Steel and glass were favored materials.

With the recovery of the economy after World War II, modernization of commercial spaces accelerated, and components of the International Style were translated to storefront design. This new generation of storefronts was called "open front" storefronts due to its focus on the display window providing a better view to interiors. Ideally, then, storefront modernization would be coupled with an interior renovation so that the interior of the commercial space became the display.



Left: Looking northwest at the Century Building ca. 1960.
(Photo by Kaufmann & Fabry Co.; Credit: Photographic Images of Change, U of I at Chicago. Library. Special Collections Department)



Below: Looking southwest at the Century Building ca. 1964.
(Credit: Chuckman Collection)

International Style storefronts were a striking departure from earlier design trends and could create dramatic retail frontages. Tall, polished plate-glass windows were employed as both window and architectural form, replacing flat, impenetrable walls with transparent, more dynamic forms, typically asymmetric, often curving or set at angles. Manufacturers provided the products to make these new kinds of glass walls possible and the Century Building showcased this. In 1954, the Republic Steel Corporation chose architect William Sevic's Home Federal Savings storefront and glass-intensive interior remodeling to advertise their Enduro line of stainless steel product, noting "Designers of this bank have achieved a feeling of ample space in an area in which no space is wasted. They've done it by using large glass areas, with ENDURO Stainless Steel supplying necessary structural strength and safety."

To the pedestrian simply walking by the building, the recessed, curving, glass storefront of the Century Building was (and still is) its most striking feature. This "open front" places large sheets of plate glass in a nonsymmetrical arrangement. Large glass windows continue around the Adams elevation, making the entire banking space within highly visible. With solid visual barriers removed, more people could see into the space. Seeing the interior, where customers were being served, removed a psychological barrier and conveyed to people outside that it was a space set up for them. This unspoken message made it more likely they would enter the space and become a customer. (Almost 13,000 people did just that during Home Federal's first month in their new location according to a *Chicago Tribune* article.)

The main building entry at the south end of the east elevation was not flush with the front plane of the building, but angled back to provide a gentle transition area for anyone entering or leaving the building. Angular planes emphasized the three-dimensionality of storefronts and were thought to help sweep people inside. Opening up storefronts exposed columns that were once hidden, both inside and out. The single, rounded column at the northwest corner of the building, clad in stainless steel thus became a new visual architectural element, as did interior columns newly clad with a smooth finish.

With portions of the storefront recessed, lights in the new exterior ceilings as well as the interior ceilings were recessed to maintain smooth surfaces. At the second floor, select window openings were bricked in and other portions of the wall were opened up so continuous strips of windows could be inserted into the wall plane for a more uniform façade than the original with separate windows. Vertical surfaces were clad with polished, grey granite for a sleek look.

At the time of the renovation, the tall, largely open interior space was shaped with rounded edges and stripped-down surfaces that continued the sweeping sense of movement begun with the rippled shape of the storefront. Rounded edges continued at the top of the space where non-rectilinear, suspended ceiling sections suggested weightlessness. The curving stair to the left of the entrance gracefully swung into the basement. The rounded southern glass wall allowed views all the way back to the polished-marble-clad entry corridor with smooth terrazzo floors. Having created a modern, up-to-date banking space attractive to mid-century tastes, Home Federal Savings featured the Century Building with its new curving storefront and International Style spaces in its ongoing advertising. Since that time, many of the interior elements have been lost to later remodeling, but the dramatic "open front" storefront remains intact.



Bank entrance is open, spacious, inviting, in ENDURO and glass.



ENDURO frames with glass screens give circular stairway "open" effect.



How bank lobby entrance appears spacious, thanks to ENDURO with glass. Home Federal Savings and Loan Assn. of Chicago. William Sevic, Architect.



ENDURO and glass separate lobby and banking floor, act as balcony rail and draft screen.

ENDURO

combines with glass to create "Spacious" interior

● Designers of this bank have achieved a feeling of ample space in an area in which no space is wasted. They've done it by using large glass areas, with ENDURO Stainless Steel supplying necessary structural strength and safety.

ENDURO and glass belong together. ENDURO's strength-to-weight ratio is extremely high. It is tough, durable. You can use thinner, lighter sections and still design rugged, weathertight construction. No need to "beef up" the section to allow for eventual weakening. ENDURO Stainless Steel stubbornly resists rust and corrosion . . . fights fatigue . . . maintains its great strength through the years.

ENDURO maintains its handsome appearance, too. It is solid stainless steel, with no applied surface to chip, peel, or flake away. That distinctive lustre is a perma-

nent quality. Its smooth surface is easy to clean and to keep clean.

Use ENDURO to spark client enthusiasm. It responds beautifully to your creative ideas, producing striking architectural effects. Competent ENDURO fabricators are ready to work with you. Republic metallurgists will be glad to help develop projects you have on paper or in the idea stage. Sweet's File has more facts, or write:

REPUBLIC STEEL CORPORATION
Alloy Steel Division • Massillon, Ohio
 GENERAL OFFICES • CLEVELAND 9, OHIO
 Export Department: Chrysler Building, New York 17, N. Y.



REPUBLIC

ENDURO STAINLESS STEEL

See Sweet's for data on Republic Pipe, Sheets and Roofing . . . Electronite E.M.T. . . Republic Rigid Steel Conduit . . . Berger Lockers, Bins, Shelving and Cabinets . . . Truscon Steel Windows, Doors, Joists and other Building Products.

Manufacturers fabricated new products for "open front" storefronts. Here, an ad for Enduro Stainless Steel features its use in the storefront and interior of the corner commercial space of the Century Building remodeled by architect William Sevic. (From *Architectural Forum*, October 1954)

Retail locations, perhaps more than any other type of real estate, are likely to undergo updating or modernization as business owners use facades as a marketing tool to convey messages about their business and attract customers. The significant costs of property on State Street increase the odds that owners and lessees able to locate there are likely to have the financial resources needed to undertake such work.

When considered from the perspective of the larger story of State Street's architecture, certain storefront alterations may be considered significant. The wholesale change of storefronts, indeed even entire facades, has been a continuous phenomenon from the street's earliest days. Such changes can reflect developments in style, design, economics, and technology that took place across the United States which impacted the trajectory of commerce transacted on State Street.

Storefront and second-floor changes at the Century Building have completely changed the appearance of the base of the building. The remodeling was comprehensive in concept and execution, committing fully to modernization with the vocabulary and materials of the International Style. The materials used were of substantial quality as evidenced by their survival despite re-use by multiple subsequent tenants.

The changes were made between 1951 and 1952, years when the economy was re-bounding after World War II. It was a time of optimism when the new and novel were seen as harbingers of an ever-greater future in the eyes of a people coming out of years spent rationing and re-using what they already owned. The strikingly new Home Federal Savings banking location embodied this turning away from the past and embracing the future.

Therefore, the remodeled first and second floors of the Century Building are significant in their own right and worthy of preservation. All the more so due to the increasingly rare survival of such mid-century designs. Of the six structures identified with the International Style included in the National Register Loop Retail Historic District, added to the Register in 1998, one has been demolished, four buildings' storefronts have been entirely remodeled, and only the Century Building's storefront remains intact.

Architects

Holabird & Roche, Architects of the Century Building

The senior member of the Holabird & Roche firm was William Holabird. Born in 1854, he studied engineering at West Point, but left before graduating and married Maria Ford Augur in 1875. He immediately moved to Chicago and began working as a draftsman for William Le Baron Jenney. Martin Roche was born in 1853 in Cleveland and arrived in Chicago as a child. He attended public schools and enrolled at the Art Institute but left at age fourteen to become an apprentice cabinetmaker. By 1871, he had begun working for Jenney, where he would meet and become friends with Holabird.

In 1880, Holabird and colleague Ossian Simonds left the employ of Jenney to start their own firm. The following year they would tap Jenney's head draftsman, Martin Roche, to join their venture to add his design sensibility to what architect Edward Renwick, subsequently hired in

1882, characterized as the firm's being "long on engineering and short on architecture." Simonds withdrew from the firm in 1883 and the name was changed to Holabird & Roche. Commissions were moderate at first, mostly renovations of existing commercial buildings, but the growing city's demand for new construction in the 1880s provided considerable opportunities for the young practice.

Their firm was taking shape as experiments with existing building technologies were being undertaken in the rapid evolution of commercial buildings. In Chicago, Jenney's Home Insurance Building, completed in 1885, is typically credited as the first example of a structure designed with an iron and steel frame. (Per Robert Brueggemann, its masonry walls still carried some of the load as Jenney's novel engineering step for the Home Insurance Building was moving the outermost interior column to the exterior masonry pier into which it was embedded.) When given a chance to design a twelve-story office building at the northeast corner of La Salle and Madison Streets, Holabird & Roche would take the bold step of using only metal (iron and steel) framing in the street wall of their Tacoma Building (1889, demolished). This was so unusual that, when cladding began to be installed simultaneously at the second, sixth, and tenth floors, it drew crowds in a way that Jenney's hidden technological advance had not.

The firm would become instrumental in perfecting the aesthetic expression of the skeletal-steel-frame office building. Their designs displayed the central characteristics of what has come to be called the Chicago School of architecture. The supporting frame, sheathed in brick and/or terra cotta, is expressed on the facade of the building. Rows of spandrels intersect with piers to create a "cellular" elevation. Windows occupy the largest portion of the facades and often include Chicago windows (consisting of a stationary center pane flanked by double-hung windows).

By the early 1890s, Holabird & Roche was one of the handful of Chicago firms to rank nationally and they employed dozens of draftsmen. As the firm grew, operations were more complex, roles became more specialized, and they took on new staff overseeing specialty areas like construction and electrical work. At the turn of the twentieth century, a healthy economy led to increasing commissions. As one of the firms whose work played a large role in shaping State Street, they became known for their steel-frame, white-glazed-terra-cotta buildings such as the twelve-story Republic Building (1905, demolished 1961, 209 South State Street) and the nineteen-story North American Building (1912, extant, 2 West Monroe Street). Their work branched out to include institutional and civic work as well as resorts and club buildings. Around 1910, they began to solicit business outside of Chicago and developed a big presence in the small towns and cities of the Midwest.

Holabird & Roche grew to be one of the most successful and prolific architectural firms in Chicago. With an established national reputation, the firm's commissions averaged \$6 million per year between 1908 and 1911, reaching a peak of \$13 million in 1910. By the time the Century Building was completed in 1916, the firm was responsible for five to ten percent of the construction in the city and employed over one hundred draftsmen. Between 1912 and 1917, Holabird & Roche surpassed the New York firm of McKim, Mead & White in size and



Clockwise from above left:

William Holabird. (Credit: Chicago History Museum, ICHI-39473)

Martin Roche. (Credit: Chicago History Museum, ICHI-33655)

Tacoma Building by Holabird & Roche, 1888-1889, northeast corner of La Salle and Madison Streets, demolished 1929. (Photo by J.W. Taylor; Credit: Ryerson & Burnham Libraries)

Holabird & Roche's entry into 1922 Tribune Tower Competition. It won third prize. (Credit: Ryerson & Burnham Libraries)

North American Building by Holabird & Roche, 1911-1912, 36 South State Street, extant. (Postcard)

Republic Building by Holabird & Roche 1904-1905, addition 1909, 201 South State, demolished 1961. (Photo by Chicago Architectural Photographing Co.; Credit: Ryerson & Burnham Libraries)



commissions, but was still behind the Chicago firm of Burnham & Company. By the 1920s, Holabird & Roche had surpassed even them.

In 1914, William Holabird's twenty-seven-year-old son, John, came to work for the firm. Like his father, he had studied engineering at West Point. After graduating, he attended the École des Beaux-Arts in Paris. He was soon joined at the architecture firm by École des Beaux-Arts classmate John Root, son of architect John Wellborn Root, the partner of Daniel Burnham. John Root, Jr. and John Holabird left the firm in 1917 to serve in the military during World War I and both re-entered the firm upon their return in 1919.

With his own father in failing health, and Martin Roche disinclined to take full charge, John Holabird assumed leadership in the office during the busy years of the 1920s. During this time, he proved his skill and ability in executing the numerous and varied commissions received by the firm. William Holabird died in 1923, but the partnership with Martin Roche was continued by his son John until Roche's death in 1927. In 1928, John reorganized the firm and took on John Root as a partner, launching Holabird & Root.

The 1920s have been cited as one of the most brilliant periods in the firm's history, especially with regard to the development of setback-styled skyscrapers in Chicago and elsewhere in the Midwest. The building code that prompted this style of skyscraper was not in place in the 1910s, but the vertical emphasis of the Century Building can be seen as a precursor of vertical-centric designs to come such as the firm's 1922 entry into the Chicago Tribune Competition (unbuilt), the La Salle-Wacker Building (1926, extant, 221 North La Salle Street), 333 North Michigan Avenue (1928, extant, designated Chicago Landmark), and the Chicago Board of Trade (1928, extant, 141 West Jackson Boulevard, designated Chicago Landmark).

As the years passed, the firm continued to build on the reputation of its predecessor and established itself as one of the premier architectural firms in the city. Holabird & Root would have a 45-year partnership and designed some of Chicago's best-known skyscrapers, many of them in Chicago's central business district.

William Sevic, Architect of the 1951-1952 Alterations

William Sevic (1898-1983) designed the 1951-1952 remodeling of the lower-level floors of the Century Building for Home Federal Savings. Sevic, the son of Czech immigrants, was a successful architect based out of Home Federal's former Pilsen neighborhood and would have been a natural choice for an institution like Home Federal which was closely connected to Chicago's Czech community. In Pilsen, he had begun to do work for corporate clients as early as 1924 with his design of the Truck Fleet Complex at 1647 South Blue Island Avenue in 1924 for the Furhman & Forster meat-packing company.

Sevic had earned his architecture degree from the Armour Institute of Technology in 1920. R. Harold Zook taught at the Armour Institute through 1918 and Sevic became a protégé of the distinctive architect, paying homage to his former mentor by incorporating two of Zook's signature spider webs in wrought-iron into his design for the 1931 Oh Henry Ballroom in Willow Springs, later known as the Willowbrook Ballroom. The Oh Henry Park was a popular

recreation destination which became known for its dancer-friendly, woven-construction, “sprung-floor” ballroom which remained a national attraction decades after the park closed until it was destroyed by fire in 2016.

Not long after the Oh Henry project, Sevic’s path crossed with Holabird & Root, as reported in a June 30, 1935, *Chicago Tribune* article, when the firm worked “in association with William Sevic” to remodel a five-story structure and build a five-story annex as the new home for Saks Fifth Avenue at 669 North Michigan Avenue (extant). By 1951, he was partially remodeling Holabird & Roche’s Century Building. The May 3, 1952, *Chicago Tribune* article noting the official renaming of 202 South State Street as the Home Federal Building shows signage at the base of the building being unveiled by the company’s president, personnel director, and “William Sevic, vice president and architect.” Sevic’s work with banks did not end with Home Federal. On January 5, 1958, the *Chicago Tribune* printed his design for a new, one-story, glass-walled International Style bank he designed for Hemlock Savings & Loan at 5140 South Ashland Avenue (extant). Throughout his 50-plus-year career, William Sevic’s architecture practice remained based in his home neighborhood of Pilsen.

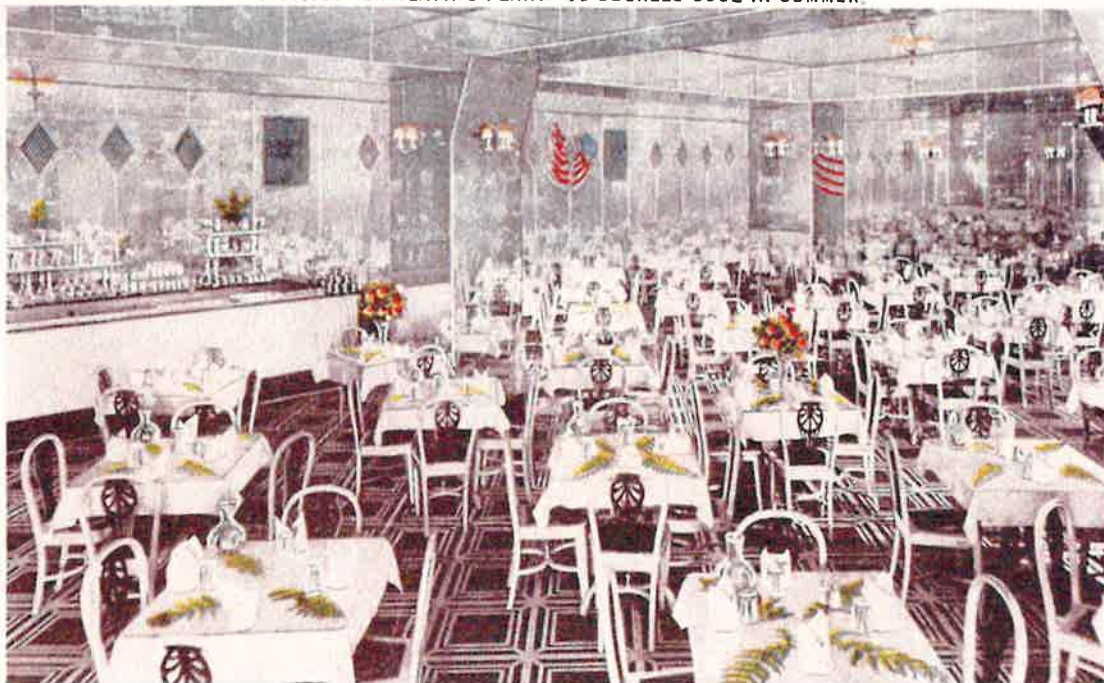
Tenants and Ownership

The Buck & Rayner Drugstore was the first occupant of the corner retail space. Postcards produced by the Curt Teich Company in 1917 for the Buck & Rayner Cafeteria tout the “\$100,000 ventilating plant—68 degrees cool in summer.” In 1928, the Adams and State drug store location was one of the outlets purchased by the Liggett drugstore chain which would remain there through the 1940s. Other ground-floor retail tenants included jewelers and men’s clothiers.

A March 13, 1917, *Chicago Tribune* article reported that Century Trust and Savings signed a twenty-year lease to relocate their business to the second floor of the renamed Century Building, but the institution left in 1923 after being purchased by the Chicago Trust Company. Parker Pen Corporation had taken the floor over as a retail space by 1930.

Between 1949 and 1950, Home Federal Savings purchased the building and the leasehold for the property. The savings & loan company was begun in 1886 by and in Chicago’s Bohemian community of Pilsen to help people purchase homes. A 1952 article in the *Chicago Tribune* announced their new headquarters at 202 South State, what the company would refer to as the Home Federal Savings Building: “The association’s new home has been modernized and beautified. Large amounts of plate glass, stainless steel trim, and other decorative trim give it the appearance of a handsome store. The association will occupy two floors below street level and five above.” The move would be rewarded with growth of their assets from 40 to 150 million dollars within six years. Home Federal moved its banking facilities out in 1962, and, by the following year, the corner space had been remodeled and opened as Romas Restaurant. In the 1970s, the Court Restaurant would take over the space.

S100 000 VENTILATING PLANT—68 DEGREES COOL IN SUMMER



BUCK & RAYNER CAFETERIA, STATE AND ADAMS, CHICAGO, ILL.

HELLO!
MRS. MILLS

Say, talk about good things to eat. Frank and I stacked it rich last night. We went to Buck & Rayner's 20th Century Cafe at State and Adams, that new place with mirrors on walls and ceilings. You know they are specializing on oysters, clams, shrimps, and lobster. I brought a menu home so I could tell you what we had.

Well, Frank had soft clams, steamed, all large, white, and luscious, 20th Century style, with pure juice broth and butter sauce for 40c. He could of had 'em fried, with Rasher of Virginia Bacon. He says he is going to try them that way next time. I had their combination seafood waffle dinner for 75c. My choice of shrimp, crabmeat, oyster or clam cocktail and sliced tomatoes with French dressing. Then a cup of real chicken gambo soup. My choice of crabmeat, Baltimore style—mushrooms and green peppers—curry of fried shrimps en Bordure. Lake Superior Jumbo Whitefish planked on Baltimore Grill—candied sweet potatoes—Spongy South Carolina waffle with real Vermont maple syrup—choice of home-made pudding, delicious Parfait and cake or cheese. Large cup of coffee with real cream. We are going back tonight for their Southern Chicken Waffle Dinner for 75c.

Well, Grace, that sounds fine. I will get Jim on the phone and arrange to meet you there tonight.

All right, we will meet you at 6:30 by the fourteen mirror lined telephone booths. Don't forget the place, Buck & Rayner's 20th Century Cafe, State and Adams.

ALL RIGHT, GOOD-BY.

Above: Buck & Rayner Cafeteria postcard, 1917. (Credit: Curt Teich Company)

Left: Ad for Buck & Rayner's 20th Century Café in the October 23, 1916, Chicago Tribune.

In line with the “tall shops” design of the Century building, upper floors had a variety of retail, wholesale, and service-provider tenants like tailors, jewelers, and brokers in its early years, but gradually shifted to majority office and professional tenants including doctors, dentists, and optometrists. The federal government acquired the building via a taking circa 2005 and it has remained vacant since that time.



Left: A “Run Jesse Run” sign is barely visible in the third-floor window of the Century Building, the downtown campaign headquarters for Jesse Jackson’s 1984 bid for the presidency. (Photo by George Thompson; Credit: *Chicago Tribune*, May 27, 1984)

Lower left: The Century Building, 1982. (Photo by C. William C. Brubaker; Credit: C. William Brubaker Collection, University of Illinois at Chicago)

Lower right: The Century Building ca. 1975. (Credit: Chicago History Museum)



CRITERIA FOR DESIGNATION

According to the Municipal Code of Chicago (Sect. 2-120-690), the Commission on Chicago Landmarks has the authority to make a recommendation of landmark designation for an area, district, place, building, structure, work of art, or other object within the City of Chicago if the Commission determines it meets two or more of the stated “criteria for landmark designation,” as well as possesses sufficient historic integrity to convey its significance. The following should be considered by the Commission on Chicago Landmarks in determining whether to recommend that the Century Building at 202 South State Street be designated as a Chicago Landmark:

Criterion 1: Critical Part of the City’s History

Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.

- The Century Building is an outstanding example of a distinct retail building type known as a “tall shops” building. “Tall shops” buildings were the retail equivalent of the speculative office building, using high-rise structures to create interior shopping “streets.” Free from the vagaries of outside weather, noise, and bustle, this early vertical version of an indoor mall allowed shoppers to move from one floor to the next as they perused goods and services.
- “Tall shops” buildings like the Century Building were designed to attract the large numbers of small- and mid-sized merchants and service providers who desired the advantages of being located on State Street but for whom street-level space did not make economic sense. Handsome edifices with lavish entries and lobbies were designed to attract and encourage potential customers to enter and circulate through the building. Elegant display cases on the ground floor allowed upper-floor tenants to advertise their wares. On the upper floors, glass corridor walls of the tenant spaces functioned like shop windows. Tenants enjoyed the advantages of single ownership in terms of scale of operation and building management while amenities such as restaurants doubled as a draw for potential customers.
- The Century Building is prominently sited at the southwest corner of State and Adams Streets. Despite occupying only about half of the State Street frontage in the Loop, speculative high-rise “tall shops” and professional office buildings, typically occupying corners, along with major department store buildings, occupying half- or full-block lots, visually dominated the streetscape and created a distinctive streetwall with canyon-like views.
- The Century Building manifests in built form the increasing demand for retail space on State Street and the consequent skyrocketing prices for it in the decades before the First World War. Developers exploited advances in building technologies and materials to construct taller buildings by creating skyscrapers on the highly desirable but often narrow parcels they were able to assemble. These purpose-built retail “tall shops” structures contributed to the increasing density of State Street over the course of its evolution as Chicago’s primary retail corridor.

Criterion 4: Important Architecture

Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

- The Century Building is a Commercial-style building in the tradition of the Chicago School of architecture. Experiments with building materials and technologies allowed buildings to grow taller, exterior walls to open up to allow in more light, and usable interior space to be maximized with fewer columns. The Century Building utilized these key elements of the Chicago School of architecture.
- The Century Building is located on State Street in Chicago's Loop, home to more buildings from the Chicago School of architecture than anywhere else. The Century Building represents the final years of this movement, generally considered to end with the onset of the First World War, where emphasis on expression of the steel-frame construction gave way to the emphasis on verticality and sleek, linear geometry seen in much of the following decades' skyscrapers.
- The Century Building was one of dozens of Loop structures built in the two decades leading up to the First World War featuring white-glazed-terra-cotta cladding. Taken together, they represented the most extensive use of white-glazed terra cotta in the city.
- Although the Century Building employs the steel frame, large window openings, and white-glazed terra cotta that characterized Holabird & Roche's State Street commercial buildings since 1900, it also signaled a change. The repeating, narrow, continuous mullions within each bay, the overall height of the structure relative to its width, and the darkening and recessing of spandrel panels so they visually recede relative to the verticals give the façades a striking emphasis on verticality which were central to the firm's skyscraper designs in the following decade.
- The Century Building displays a high level of detailing and craftsmanship in the Late Gothic terra-cotta ornamentation at the building's exterior.
- The 1951-1952 remodeling of the Century Building's exterior at the first and second floors by architect William Sevic for Home Federal Savings reflects the optimism and prosperity of post-war America when new was equated with better. Like other financial institutions of the era, appearing modern and efficient was seen as a way to attract customers. The unadorned, smooth lines of the International Style were used to communicate this message.
- The wholesale change of storefronts, indeed even entire facades, has been a continuous phenomenon from State Street's earliest days. With the recovery of the economy after the Second World War, modernization of commercial spaces accelerated on State Street. The Century Building's altered exterior at the first and second floors is especially noteworthy as a rare surviving example of a mid-twentieth-century commercial storefront remodeling on State Street.

- The storefront of the Century Building is an excellent example of the translation of the International Style to storefront design. New, “open front” storefronts prioritized views inside such that the interior commercial space became the display. Tall, plate-glass windows were employed as both window and architectural form. The Century Building’s dramatic, floor-to-ceiling, curving-plate-glass storefront trimmed in stainless steel is an example par excellence of these ideas.

Criterion 5: Important Architect

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, State of Illinois, or the United States.

- The Century Building was designed by Chicago architects William Holabird and Martin Roche, both of whom are recognized as innovative and prolific practitioners of the Chicago School of architecture.
- The architectural firm of Holabird & Roche was one of the most successful and prolific architectural firms in Chicago between 1883-1927. By the time the Century Building was completed in 1916, the firm was responsible for five to ten percent of the construction in the city. Over a dozen of their buildings are designated as individual Chicago Landmarks including the Old Colony, Marquette, Chicago, and City Hall-County Buildings, the Three Arts Club, and the Palmer House Hotel.
- Holabird & Roche was one of the firms whose work played a large role in shaping State Street. The Century Building was one in a series of their steel-frame, white-glazed-terra-cotta buildings for which they became known, including the twelve-story Republic Building (1905, demolished 1961, 209 South State Street), the nineteen-story North American Building (1912, extant, 2 West Monroe Street), the Rothschild Department Store (1912; extant; 333 South State Street), and the Waterman Building (1919, extant; 127 South State Street).

Integrity Criteria

The integrity of the proposed landmark must be preserved in light of its location, design, setting, materials, workmanship and ability to express its historic community, architectural, or aesthetic interest or value.

The Century Building exhibits a high degree of architectural integrity. No major additions or alterations have been made to the building since the 1951-1952 remodeling of the exterior at the first and second floors, leaving most historic features, finishes, overall form, footprint, and location of entrances and windows intact. The 1951-1952 exterior remodeling of the first two floors is considered significant as a rare surviving example of a mid-twentieth-century commercial storefront remodeling on State Street.

The ground-floor exterior from 1951-1952 is remarkably intact and very minor changes such as addition of lettering to the transom bar are easily reversed. Windows and some portion of the granite cladding at the north and east elevations of the second floor have been removed, but the

1951-1952 reconfigured window openings remain. There is photographic documentation of the remodeling and original cladding at the first floor remains to inform future restoration work, so these losses can be considered reversible. The projecting steel canopy installed above first floor to protect pedestrians in 2009 is temporary and easily removed.

Permit research shows that Holabird & Roche continued limited work on the Century Building after its completion, but the majority appears to have been interior work except for the construction of a penthouse addition in 1928 which would be considered part of the era of significance. Absence of the original cornice is not unusual for buildings of this age, and this does not significantly impair the building's ability to convey its historic character. The exterior retains the majority of its architectural terra cotta cladding and decoration and imparts a strong sense of its original visual character. The building's historic integrity is preserved in light of its location, design, setting, materials, workmanship, and ability to express such values.

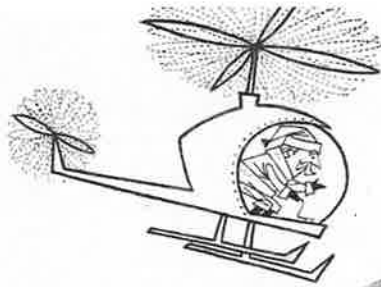
SIGNIFICANT HISTORICAL AND ARCHITECTURAL FEATURES

Whenever a building, structure, object, or district is under consideration for landmark designation, the Commission on Chicago Landmarks is required to identify the "significant historical and architectural features" of the property. This is done to enable the owners and the public to understand which elements are considered most important to preserve the historical and architectural character of the proposed landmark. Based upon its evaluation of the Century Building at 202 South State Street, the Commission recommends that the significant features be identified as follows:

- All exterior elevations of the building, including rooflines and the first- and second-floor exteriors remodeled in 1951-1952.

In light of the Century Building's adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the fifteen (15) reuse criteria provided by the General Services Administration (the "GSA") for the Century Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Century Building to accommodate the GSA's reuse criteria in order that viable reuse of the building can be achieved.



HOME FEDERAL SAVINGS

MOVES

ACROSS STATE STREET

New Home Opens Tomorrow
December 17th!

IN THE MIDDLE of Saturday night, while the city slept, men and machines silently crossed State Street at Adams from one corner to another, moving the \$285 Million Savings Institution.

You'll see the new Home Federal building, sixteen stories of dark gray glass, gleaming aluminum and steel, on the Southeast corner of State and Adams. True, most of the equipment is brand new, but such things as permanent records (maintained since Home began in 1886) had to make the crossing of State Street.

Inside, you'll discover four customer service floors joined by escalators, three times the former savings lobby space, and elevators uniting all 16 stories. Our IBM electronic Data Processing Center occupies the fourth floor and can be viewed in operation by the public.

We're scarcely settled this week, but watch for Home's grand "Grand Opening" with presents and prizes, coming for you in January!



Now Home is ready to give you—
More income
More often
More conveniently

Open daily 8:45 to 5 including Saturdays
Monday nights till 8 p.m.

HOME FEDERAL SAVINGS

Still—STATE AT ADAMS—but now on the Southeast corner
CHICAGO 4 WAH 2-9600

Home Federal bought the Holabird & Roche-designed "tall shops" Republic Building across State Street from the Century Building and tore it down in 1961 to build the first new skyscraper on State Street since before 1930. Pictured here in their ad, the new International Style building was built on the 1905 caissons of the Republic Building. (From *Chicago Tribune*, December 16, 1962)

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The Century Building with ground-floor tenant Romas Restaurant is at right in this photo of a November 26, 1967, State Street parade.

(Photo by *Chicago Sun-Times*; Credit: Chicago History Museum, ST-20003728-0056, Chicago Sun-Times collection)

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CITY OF CHICAGO

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Kathleen Dickhut, Deputy Commissioner, Bureau of Citywide Planning

Project Staff

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Matt Crawford, editing

Thanks to Patrick Pyszka, Department of Assets, Information and Services, for photography.

The Commission on Chicago Landmarks, whose nine members are appointed by the Mayor and City Council, was established in 1968 by city ordinance. The Commission is responsible for recommending to the City Council that individual building, sites, objects, or entire districts be designated as Chicago Landmarks, which protects them by law. The Commission is staffed by the Historic Preservation Division of the Chicago Department of Planning and Development.

This Landmark Designation Report is subject to possible revision and amendment during the designation process. Only language contained within a designation ordinance adopted by the City Council should be regarded as final.

COMMISSION ON CHICAGO LANDMARKS

Ernest C. Wong, Chair

Gabriel Ignacio Dziekiewicz, Vice-Chair

Ciere Boatright, Secretary

Suellen Burns

Jonathan Fair

Tiara Hughes

Alicia Ponce

Adam Rubin

Richard Tolliver

The Commission is staffed by the:



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Bureau of Citywide Planning

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April 2023, revised and reprinted December 2023



EXHIBIT C

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 4, 2023

Report to the Commission on Chicago Landmarks
on the
Century and Consumers Buildings
202 and 220 South State Street

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Century Building at 202 South State Street and the Consumers Building at 220 South State Street supports the City's overall planning goals for the surrounding Loop Community Area and the Central Planning Region and is consistent with the City's governing policies and plans.

The Century Building is located on the southwest corner of State and Adams. The Consumers Building is located half a block south on the west side of State Street. The structures are zoned DX-16 and are currently in the 42nd Ward, but will become part of the new 34th Ward effective as of May 15. Both are Contributing Buildings in the National Register Loop Retail Historic District.

The sixteen-story Century Building, completed in 1916, was a commercial investment property designed by Holabird & Roche, one of Chicago's most prestigious and successful architectural firms. The street-facing elevations were clad in cream-white terra cotta, one of the preferred schemes for State Street employed by Holabird & Roche and other architects of the Chicago School of architecture, whose experiments with new technologies and materials helped to make buildings taller, floor spaces more open, and exterior walls lighter. The Century building is also an example of a "tall shops" building, a variation of the speculative office building which functioned as an indoor mall where customers moved from floor to floor as they shopped for goods and services.

The twenty-one-story Consumers Building was constructed between 1911 and 1913 as a professional office building with retail on the lowest floors and office space above, with windows on every elevation to maximize desirable square footage that could be subdivided to suit the needs of a variety of tenants. With Classical Revival decoration, it was designed in the Commercial style and embodied the fundamental components of the Chicago School of architecture. The structure's frame is expressed by thin vertical piers and narrow recessed

spandrels which allow a significant portion of the facades to be utilized for window openings. Interior floor plans are relatively open with a minimum of columns. The frame is clad with white terra cotta. This structure was designed by the successful architecture firm of Mundie & Jensen, former partners of William Le Baron Jenney, a leader in the Chicago School of architecture.

Chicago's 2003 Central Area Plan

The 2003 Central Area Plan was the first Downtown plan produced by the City since 1958 and detailed the potential for growth of the Central Area over the next two decades. It began by noting the defining physical characteristics of Chicago's Central Area, calling out its "unparalleled design heritage and legacy of engineering innovation" and referencing its "extraordinary architecture" as a "civic resource" and State Street as one of the "great urban streets in America." It noted that "preserving the scale, density, architectural style, pedestrian interest and distinctive character" of districts like State Street "give[s] the Central Area its world-famous character" and is "critical to maintaining Chicago's exceptional quality of life." The plan cited the Chicago School of architecture and the city's status as home to the first high-rise and the mixed-use high-rise and added that "ordinances must continue to respect and preserve its great historic architecture."

One of three guiding themes in the plan was a Development Framework for directing growth in the Central Area. An underlying principle of this theme was to "preserve and strengthen the Central Area's world-renowned architectural and cultural heritage." Key recommendations under this were to:

- Protect and preserve the most significant historic buildings and districts through landmark designation and economic incentives.
 - Protect the currently designated landmark buildings and districts in the Central Area.
 - Continue to designate the Central Area's most important landmark buildings and districts.
 - Protect significant buildings and districts that have been identified on the City's historic resources survey, are under study as potential landmarks, or are on or eligible for listing on the National Register of Historic Places.

These recommendations would allow the City to take maximum advantage of its "living museum of architecture that is known worldwide" and the plan acknowledged that "Chicago's landmarks give form and texture to the Central Area and connect people to the achievements of past generations. The rich materials, street-level interest, human scale, exceptional ornament and superb craftsmanship of landmark buildings and districts contribute visual excitement to the urban environment and give Chicago's Central Area its special sense of place."

The 2009 Central Area Action Plan

The Central Area Action Plan was approved by the Chicago Plan Commission in 2009. It provided a “road map for the continued implementation of the 2003 Central Area Plan. Successful projects involving historic Central Area properties completed since 2000 were highlighted and included:

- rehabilitation of the Carbide and Carbon Building at 230 North Michigan Avenue into the 385-room Hard Rock Hotel (now the Pendry Hotel);
- rehabilitation of the Majestic Building and its Schubert Theater at 22 West Monroe into the Hampton Inn and the Bank of America Theater (now the CIBC Theatre);
- creation of student housing for the School of the Art Institute and the Gene Siskel Film Center at 162 North State Street;
- construction of an addition and rehabilitation of the Harris and Selwyn Theaters at 180-190 North Dearborn as the new home of the Goodman Theatre; and
- rehabilitation of 2 North State Street into a Sears (now a multi-tenant building including Walgreen’s and Adler University).

The plan’s 2008-2020 forecast for the Central Area included projects in progress and anticipated for historic structures. Extensive exterior restoration continued under new owners at the iconic Carson Pirie Scott Building at 1 South State Street and new tenants were expected while “expansion of the Federal Campus onto State” east of the Dirksen Courthouse between Adams and Jackson would add 1.5 million SF of office space and increase public- and private-sector employment. This was part of the “dense walkable office core” included in the plan’s 2020 vision/goals for the Central Loop and, more specifically, the area east of Dearborn which “should continue to be a vibrant mix of institutional, residential, hotel, entertainment and retail uses. Recycling older office buildings for small office users, hotels and residences should be encouraged.”

2021 Central City Recover Roadmap

The 2021 Central City Recovery Roadmap acknowledged the profound effect of the COVID-19 pandemic on the city and laid out immediate and near-term goals for recovery. Under the theme of investment, a focus on strengthening central city commercial corridors targeted Michigan Avenue, LaSalle Street, and “the Loop’s historic shopping corridor State Street.” As recommended in the Roadmap, DPD then sponsored the Urban Land Institute (ULI) to convene two separate Technical Assistance Panels (TAPs), one in 2021 to recommend strategies and investments needed to revitalize North Michigan Avenue as a global destination, and the other in 2022 to focus on repositioning LaSalle Street. A third ULI TAP supported by DPD is expected to be convened in 2023 to provide recommendations for State Street. As it has been over 20 years since the 2003 Central Area Plan, DPD has started the public engagement process to update this downtown plan as part of a two-year process.

In the fall of 2022, the City rolled out the LaSalle Reimagined initiative to revitalize the historic financial corridor with mixed-income residential uses and other neighborhood-oriented amenities. On March 28, 2023, three initial adaptive reuse proposals were selected which consisted of more than 1,000 new units of mixed-income housing, \$550 million in investment, and the re-activation of 1.6 million square feet of vacant office space. The LaSalle Reimagined initiative is another example of public-private partnership facilitating the rehabilitation and reactivation of downtown's significant historic office structures.

Therefore, the Department of Planning and Development finds that the proposed landmark designation of the Century Building at 202 South State Street and the Consumers Building at 220 South State Street supports the City's overall planning goals for the surrounding Loop Community Area and the Central Planning Region and is consistent with the City's governing policies and plans.



Maurice D. Cox, Commissioner
Department of Planning and Development

ORDINANCE

WHEREAS, pursuant to the procedures set forth in the Municipal Code of Chicago (the "Municipal Code"), Sections 2-120-620 through 690, the Commission on Chicago Landmarks (the "Commission") has determined that the Century Building (the "Building"), located at 202 South State Street, Chicago, Illinois, and legally described in **Exhibit 1**, attached hereto, satisfies three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4), and (5) of the Municipal Code; and

WHEREAS, the Building is an outstanding example of a distinct retail building type known as a "tall shops" building. "Tall shops" buildings were the retail equivalent of the speculative office building, using high-rise structures to create interior shopping "streets." Free from the vagaries of outside weather, noise, and bustle, this early vertical version of an indoor mall allowed shoppers to move from one floor to the next as they perused goods and services; and

WHEREAS, "tall shops" buildings like the Building were designed to attract the large numbers of small- and mid-sized merchants and service providers who desired the advantages of being located on State Street but for whom street-level space did not make economic sense. Handsome edifices with lavish entries and lobbies were designed to attract and encourage potential customers to enter and circulate through the building. Elegant display cases on the ground floor allowed upper-floor tenants to advertise their wares. On the upper floors, glass corridor walls of the tenant spaces functioned like shop windows. Tenants enjoyed the advantages of single ownership in terms of scale of operation and building management while amenities such as restaurants doubled as a draw for potential customers; and

WHEREAS, the Building is prominently sited at the southwest corner of State and Adams Streets. Despite occupying only about half of the State Street frontage in the Loop, speculative high-rise "tall shops" and professional office buildings, typically occupying corners, along with major department store buildings, occupying half- or full-block lots, visually dominated the streetscape and created a distinctive streetwall with canyon-like views; and

WHEREAS, the Building manifests in built form the increasing demand for retail space on State Street and the consequent skyrocketing prices for it in the decades before the First World War. Developers exploited advances in building technologies and materials to construct taller buildings by creating skyscrapers on the highly desirable but often narrow parcels they were able to assemble. These purpose-built retail "tall shops" structures contributed to the increasing density of State Street over the course of its evolution as Chicago's primary retail corridor; and

WHEREAS, the Building is a Commercial-style building in the tradition of the Chicago School of architecture. Experiments with building materials and technologies allowed buildings to grow taller, exterior walls to open up to allow in more light, and usable interior space to be maximized with fewer columns. The Building utilized these key elements of the Chicago School of architecture; and

WHEREAS, the Building is located on State Street in Chicago's Loop, home to more buildings from the Chicago School of architecture than anywhere else. The Building represents the final years of this movement, generally considered to end with the onset of the First World War, where emphasis on expression of the steel-frame construction gave way to emphasis on the verticality and sleek, linear geometry seen in much of the following decades' skyscrapers; and

WHEREAS, the Building was one of dozens of Loop structures built in the two decades leading up to the First World War featuring white-glazed-terra-cotta cladding. Taken together, they represented the most extensive use of white-glazed terra cotta in the city; and

WHEREAS, although the Building employs the steel frame, large window openings, and white-glazed terra cotta that characterized Holabird & Roche's State Street commercial buildings since 1900, it also signaled a change. The repeating, narrow, continuous mullions within each bay, the overall height of the structure relative to its width, and the darkening and recessing of spandrel panels so they visually recede relative to the verticals give the façades a striking emphasis on verticality. This new emphasis was central to skyscraper designs of the following decades by Holabird and Roche and its successor firm, Holabird and Root; and

WHEREAS, the Building displays a high level of detailing and craftsmanship in the Late Gothic terra-cotta ornamentation at the Building's exterior; and

WHEREAS, the 1951-1952 remodeling of the Building's exterior at the first and second floors by architect William Sevic for Home Federal Savings reflects the optimism and prosperity of post-war America when new was equated with better. Like other financial institutions of the era, appearing modern and efficient was seen as a way to attract customers. The unadorned, smooth lines of the International Style were used to communicate this message; and

WHEREAS, the wholesale change of storefronts, indeed even entire facades, has been a continuous phenomenon from State Street's earliest days. With the recovery of the economy after the Second World War, modernization of commercial spaces accelerated on State Street. The Building's altered exterior at the first and second floors is especially noteworthy as a rare surviving example of a mid-twentieth-century commercial storefront remodeling on State Street; and

WHEREAS, the storefront of the Building is an excellent example of the translation of the International Style to storefront design. New, "open front" storefronts prioritized views inside such that the interior commercial space became the display. Tall, plate-glass windows were employed as both window and architectural form. The Building's dramatic, floor-to-ceiling, curving-plate-glass storefront trimmed in stainless steel is an example par excellence of these ideas; and

WHEREAS, the Building was designed by Chicago architects William Holabird and Martin Roche, both of whom are recognized as innovative and prolific practitioners of the Chicago School of architecture; and

WHEREAS, the architectural firm of Holabird & Roche was one of the most successful and prolific architectural firms in Chicago between 1883 and 1927. By the time the Building was completed in 1916, the firm was responsible for five to ten percent of the construction in the city. Over a dozen of their buildings are designated as individual Chicago Landmarks including the Old Colony, Marquette, Chicago, and City Hall-County Buildings, the Three Arts Club, and the Palmer House Hotel; and

WHEREAS, Holabird & Roche was one of the firms whose work played a large role in shaping State Street. The Building was one in a series of their steel-frame, white-glazed-terra-cotta buildings for which they became known, including the twelve-story Republic Building (1905,

demolished 1961; 209 South State Street), the nineteen-story North American Building (1912, extant; 2 West Monroe Street), the Rothschild Department Store (1912, extant; 333 South State Street), and the Waterman Building (1919, extant; 127 South State Street); and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Building has a significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; and

WHEREAS, on December 7, 2023, the Commission adopted a resolution recommending to the City Council of the City of Chicago (the "City Council") that the Building be designated a Chicago Landmark; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. The above recitals are hereby adopted as the findings of the City Council.

SECTION 2. The Building is hereby designated a Chicago Landmark in accordance with Section 2-120-700 of the Municipal Code.

SECTION 3. For purposes of Sections 2-120-740 and 2-120-770 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are identified as:

- All exterior elevations of the Building, including rooflines and the first- and second-floor exteriors remodeled in 1951-1952.

In light of the Building's adjacency to the Dirksen U.S. Courthouse and the security vulnerabilities asserted by the federal government, and in order to recognize and provide the flexibility which may be needed to accommodate the fifteen (15) reuse criteria provided by the General Services Administration for the Building which were developed in collaboration with the United States District Court, Northern District of Illinois, and federal law enforcement agencies, and published in the November 1, 2022, Federal Register, the following additional guidelines shall also apply to the Commission's review of permits pursuant to Section 2-120-740:

- The Commission shall have flexibility to allow modifications to the Building to accommodate the GSA's reuse criteria in order that viable reuse of the Building can be achieved.

SECTION 4. The Commission is hereby directed to create a suitable plaque appropriately identifying the Building as a Chicago Landmark.

SECTION 5. If any provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the other provisions of this ordinance.

SECTION 6. All ordinances, resolutions, motions, or orders in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 7. This ordinance shall take effect upon the date of its passage and approval.

EXHIBIT 1

LEGAL DESCRIPTION

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

LOTS 1 AND 2 IN STARKWEATHER'S SUBDIVISION OF THE NORTH 1/2 OF LOTS 1 AND 2 IN BLOCK 140 IN SCHOOL SECTION ADDITION TO CHICAGO, ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Building Address

200-204 South State Street, Chicago, Illinois (evens)
1-15 West Adams Street, Chicago, Illinois (odds)

Commonly known as: 202 South State Street, Chicago, IL

Permanent Index Number

17-16-224-015-0000