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United States Department of the Interior
National Park Service

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NATIONAL
REGISTER

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mandel Brothers Warehouse Building

other names/site number _____

2. Location

street & number 3254 North Halsted Street not for publication

city or town Chicago vicinity

state Illinois code IL county Cook code 031 zip code 60657

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William L. Wheeler, SHPO 7-9-93
Signature of certifying official/Title Date

Illinois Historic Preservation Agency
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

<input checked="" type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	Signature of the Keeper <u>entered in the National Register</u>	Date of Action <u>8/15/93</u>
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain): _____	_____	_____

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

- private
- public-local
- public-State
- public-Federal

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE--warehouse

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE--business

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY

REVIVALS--Italian Renaissance

Materials

(Enter categories from instructions)

foundation Limestone

walls Brick

Stone

roof Asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

4/11/13
 National Register
 National Historic
 Commission

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Continuation Sheet

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Mandel Brothers Warehouse Building

Description

The Mandel Brothers Warehouse Building, designed by Holabird and Roche in 1903, is located at 3254 North Halsted Street, Chicago, Cook County, Illinois, on the southwest corner of Aldine Street and North Halsted Street. The front of the building faces Halsted Street, a major north-south commercial thoroughfare, located 800W, that extends over twenty miles from the southern boundary of Chicago north to Lawrence. On this stretch of Halsted the buildings are largely two- and three-story commercial structures. Many were formerly residences, and a number still have living quarters above first floor store fronts. The north side of the building faces Aldine, a residential street of single-family homes and two- and three-flats, located two blocks north of Belmont. Immediately to the south on Halsted is a remodeled storefront building that appears to formerly have been a residence. To the west is an alley, then a red brick three-flat.

The Mandel Brothers Warehouse Building is a two-story, flat-roofed rectangular structure with a flared parapet, measuring 72' on Halsted Street and 151' on Aldine. Although it has two interior floors, the building stands 34' high and appears on the exterior to be the height of a three-story building. It was built in 1903 as a barn and distribution warehouse for Mandel Brothers Department Store and served that purpose until 1924, when the building was bought by the U.S.A. Company. Since the 1940s it has been in the same family, who have run a small manufacturing company there. The structure, which rests on a limestone foundation, is timber frame, with exterior walls on the east and north facades of deep red and pink face brick. The west facade, that backs on the alley, and the south facade, that opens on a narrow gangway and the yard to the adjacent remodeled storefront, are of common brick. On the primary facades ornamental brickwork and the alternating of red and pink brick create a rich polychromatic surface. Crisply-delineated edges reinforce visually the simple geometry of the building's overall design treatment. There are two large entrances, one in the center of the Halsted Street facade and one in the last bay of the facade on Aldine. The Halsted Street entrance has been infilled with red brick with a door opening surrounded by glass

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Mandel Brothers Warehouse Building

block. The Aldine Street entrance has been infilled with a roll-steel door to a loading dock. Brickwork surrounding the entrances has not been disturbed. On the interior there are two floors of warehouse loft space. Except for unsympathetic alterations to the entrances and minimal reworking of the interior space to accommodate the current needs of the company occupying the building, the integrity of the building, in terms of design, materials, and craftsmanship is excellent.

The east facade, with its entrance in the center, is three bays wide, resting on a band of 22 rows of pink brick set in common bond. Above are rows of deep red brick with every tenth row projecting so that the surface of the facade is articulated into horizontal bands. The building's corners are framed by quoins formed of five rows of pink brick stretchers alternating with three rows of pink brick stretchers. There is a row of red bricks between each quoin. The quoins extend around each corner. The building is capped by a parapet, which is made up of an intricate brick pattern that flares outward. Extending upward is a row of headers, two rows of stretchers, five rows of brick in a checkerboard pattern, a row of headers, a row of stretchers, dentils two rows deep, another row of headers, then of stretchers. At the very top is a shallow lip formed by the roof. All the parapet brickwork is pink. Above the first floor is a pink brick band five stretchers wide and a string course; above that are alternating bands of pink and red brick that are five rows of stretchers wide. Centered in this facade is a limestone band with "Mandel Brothers" flanked by shields, cut in the stone. The window treatment on this facade is as simple and geometric as the overall facade treatment. On the first floor are two double windows flanking the entrance. Each opening is 1/1, topped by a semicircular arch of pink brick the width of one header. There is a circle of headers between these arched lintels. The circular patterns project slightly from red brick infill. Each pair of windows rests on a limestone sill and is topped by a semicircular arch of pink brick four rows deep. On the second floor, above each pair of windows, is a band of four small square deeply recessed openings. Set in the wall of brickwork that is variegated in color and brick design, is the tall 20' wide front entrance. The entry stands the equivalent of two stories and is topped by a segmental arch four shallow rows of brick deep with a row of dentils forming one of the bands. Inside this arched

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entry is the red brick c. 1941 infill and a small front door framed in glass brick--both slated for removal.

The north facade resembles the east elevation in the treatment of the brickwork and windows, though the window alignment is different. On the first floor of this 151'-wide wall are six pairs of windows identical to those on the east front of the building. Slightly farther to the west is a 14'-wide opening. Like the east entrance, it stands two stories and is topped by a segmental arch four shallow rows of brick deep with a row of dentils forming one of the bands. Inside this arched opening is a c. 1970 rolled-metal door leading to a loading dock--both of which are slated for removal. On the second floor, the small square windows alternate with 2/2 windows. The single 2/2 windows are original; they have limestone sills and are surrounded by pink brick. The windows that are grouped in pairs and have brick sills replaced some of the square windows and were added by Holabird and Roche in 1917, sympathetically changing the window configuration to admit more light and meet company needs.

The secondary facades, which have the face brick quoins that wrap around the corners, are of common brick. On the alley side, the several windows topped by segmental arches are bricked in. Use of a slightly different color brick reveals shadows of the original windows. On the south elevation first floor there are no windows on the east side of the building where there is a building to the south. Towards the west on the first floor are four pairs of 1/1 windows. On the second floor are 21 windows set in a long band. They resemble those on the second floor primary elevations but are rectangular rather than square in shape. In the west bay of the second floor are two 4/4 windows.

Stylistically the primary facades most closely resemble those of an early Italian Renaissance palace such as Alberti's Palazzo Rucellai, built in 1446-1451. This is seen in the Mandel Brothers Building's textured surface and similar window treatment. Rows of paired arched windows with a circular opening between them topped by a semicircular arch and rows of square openings are both found in this Renaissance palazzo.

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The interior of the building has two open floors of loft space. The building is of mill construction with timber columns, reinforced at the top with steel, supporting the ceiling joists on the first floor and unreinforced timber columns on the second floor, which has a lower ceiling. A plan shows that there are no center columns in the first two bays on the east side of the building. Floors are of concrete on the first floor and maple that has been patched on the second. There is some dry wall and panelled partitions in the center of the east side of the building to create a foyer and in the northeast corner of the first floor to create office space to accommodate the needs of the small factory that occupies the building. There is a stairway off the foyer to the second floor. This was a later addition. Despite alterations, most of the building is open loft space, and the visible timber frame construction reflects the building's original use as a barn and merchandise distribution warehouse for one of Chicago's largest and most prominent department stores. Most of the heavy timber framework will remain exposed when the building is converted to condominiums. The current developers are in consultation with the Illinois Historic Preservation Agency about the rehabilitation of the building.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1903

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Holabird and Roche

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Mandel Brothers Warehouse Building
Name of Property

Cook County, Illinois
County and State

10. Geographical Data

Acreege of Property approximately 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u> Zone	<u>446160</u> Easting	<u>46433000</u> Northing
2			

3			
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Susan S. Benjamin Architectural Historian

organization _____ date February 24, 1993

street & number 711 Marion Avenue telephone 708/432-1822

city or town Highland Park state Illinois zip code 60035

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Mandel Brothers Warehouse Building

Statement of Significance

Built in 1903, the Mandel Brothers Warehouse Building at 3254 North Halsted Street, Chicago, meets Criterion C for architecture for listing in the National Register of Historic Places. Embodying the distinctive characteristics of a type--a high-style warehousing facility--this Renaissance Revival building is architecturally significant as a beautifully-crafted example of a warehouse integral to the functioning of one of Chicago's largest and most prominent businesses--the Mandel Brothers Department Store. Designed as a brick barn and warehouse for the efficient distribution of department store merchandise at a time when service was a primary customer attraction, the building is a high-style, two-story structure that has an imposing presence on one of Chicago's busiest streets yet fits comfortably into the surrounding neighborhood.¹

Compared to other designs for warehouse or factory buildings of the first two decades of the twentieth century, it looks considerably different from the more prolific cellular looking industrial building which generally had minimal ornamentation and fenestration reflecting its underlying timber or metal frame. It also does not resemble the many three- to nine-story storage warehouses, with very few windows, scattered throughout Chicago along major thoroughfares. The design for the Mandel Brothers Warehouse Building is highly unusual. In the area of Chicago most closely examined, between the Chicago River and Montrose Avenue and the River and Lake Michigan, most remaining industrial buildings (those that are factories or warehouses) are quite simple, with little ornamentation. Many have been unsympathetically altered for loft living and office use. Compared to the vast number of factories and warehouses in the area, there are a relatively small number that express the high level of artistry found in the Mandel Brothers Warehouse Building. Though a handful of these have nodding references to the organization of fenestration in Italian Medieval and Renaissance palaces, none combine Renaissance Revival features with beautiful brickwork in such a cohesive and eloquent way. The building is a fine example of the work of one of Chicago's most significant architectural firms, Holabird and Roche.

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Mandel Brothers Warehouse Building

History

Like Marshall Field & Company or Carson, Pirie, Scott, the Mandel Brothers Department Store is considered among the most venerable merchandising firms in Chicago. All three traced their origins to well before the Chicago Fire of 1871. During the 1890s, the city's major retailing operations were arranged along a seven block segment of State Street between Randolph Street and Congress. Field's, Carson's, and Mandel Brothers', the more expensive and prestigious dry goods stores, (as they were often called because the earlier stores carried fabric and other "dry goods") were clustered near the north end of the Street.² The larger, popular department stores--like The Fair Store, Siegel, Cooper and Co., and Rothschild and Co.--date their origins from after the fire and were at the south end of State Street. Mandel Brothers, at the northeast corner of Madison and State, was located in the area of the elite stores.

The American department store, which can trace its inspiration from the establishment of Bon Marche in Paris in 1838, evolved during the years from 1855 (the year Mandel Brothers opened its first store) to 1910, usually from small dry goods operations. The best known early operations included A.T. Stewart's, Wanamaker's, and Marshal Field's. Marshall Field & Co. was founded in 1868 and called the "grandest of the grand emporiums."³

The early department stores differed from small specialty shops or small dry goods stores in offering a vast variety of items from apparel to household goods in semi-independent departments run by one administrative body. They also offered, under the store umbrella, a vast variety of non-selling free services--delivery, efficient money handling, streamlined liberal credit arrangements, merchandise return privileges, and numerous customer accommodations.⁴ Robert Hendrickson, author of The Grand Emporiums: The Illustrated History of America's Great Department Stores, wrote "The principal cause of the (department) store's success is the fact that their founders understood the necessity of offering . . . the means of satisfying in the cheapest possible way a taste for elegance and comfort unknown to previous generations."⁵ Mandel Brothers, for example, maintained a permanent office in Paris to be in touch with "every French

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Mandel Brothers Warehouse Building

designer and manufacturer of women's apparel and wardrobe accessories."⁶

From early on, free delivery was an important part of department store operation, one that customers expected. The central store, even if it had branches, was located in the Loop. This expedited delivering merchandise to all parts of the city. In addition, department stores such as The Fair Store, Field's, Carson's, and Mandel Brothers', had barns and warehouses that were built on the fringes of the business area. During the first decades of the twentieth century Mandel Brothers occupied at least two buildings designed by Holabird and Roche that served the company as auxiliary structures to facilitate in the distribution of merchandise. They ranged in size from the seven-story Clow Building (demolished), a large warehouse originally built for the Clow Company in 1901-1902, located at the northwest corner of S. Franklin and W. Harrison Street, to a two-story brick stable built in 1907 (demolished) on the southeast corner of Van Buren Street and Washenaw Avenue. There is a stable at 4812-4814 South Cottage Grove Avenue, built in 1901-1902, that has been considerably altered. Architectural historian Robert Bruegmann states it may have been built by Holabird and Roche.⁷

The Mandel Brothers Warehouse Building is a fine representative example of one of these auxiliary structures important to the distribution of merchandise. It is unknown whether or not horses were ever stabled in the building. The January 28, 1903 building permit indicates that the Mandel Brothers Halsted Warehouse was built as a "private barn" for \$25,000, so it is a possibility. The January 31, 1903, issue of the Economist reported that "It will be used for a barn and warehouse and the transfer of packages."⁸ Carriages probably pulled in through the tall arched entry on Halsted. There are no front columns in the first two bays of the building so it was possible for the carriages to turn around on the inside of the building to deliver or pick up merchandise. A few years later, trucks began to be used for the delivery of merchandise and garages were built to house them. But during the early 1900s when this building was constructed, delivery was by horse and wagon; the automobile and truck industry was just in its infancy.

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The practice of package delivery started in 1845, just before the Mexican War, when the D. H. Holmes Company of New Orleans, later to become a great department store, agreed to send packages by wagon to the wives of American army officers stationed at a camp outside the city; this new service marked the beginning of free store deliveries.⁹ For the remainder of the century retailers depended upon the horse and wagon almost exclusively.¹⁰ In a 1907 brochure published by Marshall Field's there were several illustrations of horses and wagons and one of their stables at 3133 North Halsted Street. The company described its delivery service, noting "the delivery systems utilize over three hundred wagons and seven hundred horses and cover a territory of about 350 square miles."¹¹ They would deliver anything by horse and wagon. Quick delivery was so important that there are even stories of a single spool of thread being delivered and returned because the customer had called another store that had delivered it faster.¹²

Mandel Brothers took great pride in its delivery service. In a brochure published in 1905, when the company's beautiful new Wabash Avenue building designed by Holabird and Roche opened, the service was proudly described.

An extensive delivery system is required to carry packages from Mandel's to the homes of its thousands of patrons. A clockwork precision has been infused into the delivery system, so that it is possible to tell a customer just at what particular hour a purchase will be delivered. Barns and warehouses are located in every section of the city, the radius of operations embracing all Chicago and its suburbs. Three horses are the quota for each wagon, proper care of the animals being impossible with fewer than that. The Mandel cobs are famous for their sleek, well-groomed appearance, and at the horse shows in Chicago, were awarded highest honors in their respective classes.¹³

Clearly their delivery service was an important part of the Mandel Brothers operation, a service today best reflected in the Halsted Street warehouse. The firm owned this building until 1924.

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Mandel Brothers was described in Meites' History of the Jews in Chicago as "one of the greatest dry goods houses in America."¹⁴ This large company, which was run by three generations of Mandels until the company was purchased by Wieboldts in 1960, can trace its origins back to 1855, when four German immigrant brothers opened a small dry goods store at 312 South Clark Street. The revolutions of 1848 had turned Germany into a land of oppression, and like many, the Mandels came to this country in search of better lives. The Chicago they found was a small city of 60,000, and large scale manufacturing was in its early stages. But they opened a business, and from the small store on Clark emerged a huge company that survived the Fire of 1871 and continued to expand into larger quarters and build numerous satellite buildings to service their customers.

From 1900 to 1913, during the time period the Halsted Street warehouse was built, the operation grew at a rapid rate and many new buildings were constructed for the company--including branch stores on the south side and several stable and warehouse facilities. In 1900-1905, the Mandel Brothers Annex Building, much praised by Carl Condit in The Chicago School of Architecture, was added to their 1877 State Street operation.¹⁵ And, in 1912 a 15-story red brick steel-frame store, trimmed in terra cotta and topped by elegant arched openings, replaced the 1877 store.¹⁶ With the construction of this building, also designed by Holabird and Roche, selling space for the company was brought to a full ten acres. An additional seven acres were devoted to storage, stock, and machinery.¹⁷ The amount of square footage allotted to support services indicates how important they were to the smooth functioning of the company.

Architecture

To reflect the image of quality and style, the Mandels hired Chicago's finest architects to design their stores, stables, warehouses, and homes. Dankmar Adler designed Simon Mandel's house at 3206 South Michigan Avenue. Adler and Sullivan designed two stables for the Mandel Brothers in 1884 and 1893 and an addition to the store, also in 1893.¹⁸ When the Wabash Avenue Annex was planned in 1900 the company selected Holabird and Roche, a firm that already had in its design portfolio the Marquette Building and the Gage Group. During the early years of

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the century, Holabird and Roche designed numerous buildings for the Mandels--stores, warehouses, stables, automobile showrooms, even a mausoleum.

The work of Holabird and Roche was impressive and attracted a number of department store commissions. According to the introduction to Robert Brueggemann's three-volume catalog on the work of Holabird and Roche and Holabird and Root, during the first decade of the twentieth century the office became the most important Chicago firm in the design of retail structures on State Street, producing commission after commission for major merchants such as the Mandel Brothers, Carson's, the Rothschilds, and the Nechters, owners of the Boston Store.¹⁹ In addition to larger commissions for these firms, Holabird and Roche designed warehouse buildings for Carson, Pirie, Scott in 1916, (unbuilt), one for Rothschild & Co. in 1919 (unbuilt), and three stables for the Boston Store.

With a lineage that dates back to the 1880s, Holabird and Roche and its successor, Holabird and Root, is without question one of Chicago's oldest and most venerable architectural firms. Brueggemann noted in his catalog that the firm "might be called the quintessential commercial architectural firm." Whether their work was conservative or experimental, the quality was "consistently high." Their office buildings such as the Tacoma and Marquette are universally praised as major monuments of the Chicago School. But the enormous number of buildings designed by the firm (Over 60 are still standing in Chicago's Loop.) extend beyond the pragmatic office structures most commonly associated with the firm. They were willing to take on any kind of commission, projects that ranged in size from small tombstones or straight forward heavy timber mill structures like the Mandel Brothers Warehouse Building to incredibly complicated hotel buildings like the Stevens (today the Conrad Hilton) at 720 South Michigan Avenue. They designed both spartan functional looking buildings and high style buildings with historically derivative ornamentation. What all the work of Holabird and Roche and Holabird and Root historically shared was "an attention to detail and refinement rare in commercial work."²⁰

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Holabird and Roche and Holabird and Root designed 74 buildings indexed as "Industrial and Warehouse" in Bruegmann's catalog.²¹ These encompassed a whole range of structures such as the 1911 Arthur Dixon Transfer Co. Barn, called a "barn and warehouse," manufacturing plants, and storage warehouses. The 1901 LeMoyné Warehouse, 1742 North Clark Street, one of the firm's most beautiful warehouses, comparable in artistry and quality of brickwork to the Mandel Brothers Warehouse Building, had its integrity totally destroyed through an unfortunate conversion to an indoor shopping mall in the mid-1970s.

A number of architects of the caliber of Holabird and Roche have designed warehouses in Chicago. Excellent architectural firms were probably only too happy to have a considerable amount of work for a good client and equally happy to apply their talents to industrial and warehouse buildings in Chicago. D. H. Burnham & Co. built stables and warehouses for Marshall Field and Co. as well as for other clients in the early 1900s.²² The firm designed the Marshall Field Stable at 3133 North Halsted, a handsome high style building that unfortunately has been considerably altered by conversion into a theater. The large 1904 Marshall Field River Warehouse at 310 West Polk Street, which displayed some Renaissance Revival characteristics, was recently demolished. Benjamin Marshall designed a warehouse for A. C. McClurg and Co. at 330 East Ohio, in 1907 (demolished). Alfred S. Alschuler designed several fine warehouses and factories including the John Sexton and Co. Building, 500 North Orleans, in 1916.

The files of the Commission on Chicago Landmarks, which has undertaken a comprehensive survey of Chicago architecture, include some handsome industrial buildings. The Commission survey was selective, hence only factories and warehouses considered noteworthy have been photographed and researched. The largest buildings and greatest number of surviving industrial structures north and east of the Chicago River to Montrose are located near the river and near train lines and spurs. With Chicago situated at the national crossroads of a great water and railroad network, Chicago manufactures could quickly send their goods all over the country. In turn, goods sent to Chicago could be stored in large dry goods and cold storage merchandise warehouses for local distribution or distribution to points

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outside Chicago. Storage warehouses, frequently built by moving companies, are more typically found on busy city streets, accessible to the general public.

Although many factories and warehouses have been demolished or considerably altered for conversion into living or office lofts, there are at least three fine small warehouse buildings included on the survey, comparable in size to the Mandel Brothers Warehouse Building: the Grommes and Ulrich Co. Building at 114 West Illinois, designed in 1901 by Hugh M. G. Garden for Richard Schmidt; the Hebard Warehouse at 947-957 North Sheridan Road, designed in 1913 by George Kingslie; and the Reebie Warehouse at 2325 North Clark, designed in 1923 by Kingslie.

A windshield survey was undertaken for the nomination of the Mandel Brothers Warehouse Building to the National Register of Historic Places. Every structure that looked like a factory or warehouse between the Chicago River, Lake Michigan, North Avenue and all buildings on major thoroughfares, north to Montrose, such as Ravenswood, Halsted, Clybourn, and Clark Street, were examined: many were photographed. This survey turned up a comparatively small number of buildings that could be described as "high style." Some, such as the Reebie Warehouse, the Montgomery Ward Buildings at 617 and 618 West Chicago Avenue, designed in 1907-1908 by Hugh Garden of Schmidt, Garden, and Martin, and the Reid Murdoch Building at 325 North LaSalle Street, designed by George C. Nimmons, have been recognized for their architectural significance by listing in the National Register. Those that display a comparable design quality to the listed buildings include the John Sexton Building, 500 Orleans, designed in 1916 by Alfred Alschuler; the John R. Thompson building, 350 North Clark designed in 1912 by Alschuler; 340 North Kinzie; the Grommes and Ulrich Building; 3640 North Broadway; the Hebard Warehouse; and the Stewart Warner Buildings at Diversey east of Clybourn.

Chicago, from the beginning, developed as a commercial hub. In the years following the World's Columbian Exposition of 1893, Chicago was considered among the largest and most diversified industrial centers in the world.²³ Although warehousing played an important role in the city's industrial and commercial development there have been relatively few attempts to analyze

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Mandel Brothers Warehouse Building

Chicago warehouses as a building type the way, for instance, office buildings have been scrutinized. One particularly fine early attempt was made by Russell Sturgis who wrote on the design of factories and warehouses for the Architectural Record in 1904 and 1908.²⁴ He illustrated his articles with Chicago warehouses and factories. It is likely Sturgis discussed warehouses and factories together because of the impossibility of differentiating between the two from a building's exterior appearance and because practically every factory contained some warehousing space. Nevertheless, he begins his 1908 article on "The Warehouse and the Factory in Architecture" with the sentence "What is a Warehouse?" and defines it. "The warehouse, as the great cities of America know it, we may take to be a building which is devoted to industrial purposes involving the safe keeping of a large quantity of goods." What is more interesting is that Sturgis describes what he felt the architecture of warehouses should actually look like, what kind of design is appropriate to these simple storage facilities.

Without splitting hairs too minutely, we come to the conclusion that anything is either a warehouse or a factory which is devoted to the rougher kind of business enterprise; that is to say, not primarily to offices where professional men sit quietly or clerks pursue their daily task, but one where the goods are piled up, where the unloading and loading, the receiving and shipping of such goods goes on continually, where the floors are to a great extent left open in 'lofts' and where in consequence the character of the structure within and without is the reverse of elegant. The windows can hardly be grouped in extraordinary combinations, the external walls will put on the appearance of a tolerably square edged flat topped box, nor will the external masses anywhere break out into porches or turrets. Delicate stonework is not for the warehouse or for the factory. Sculpture is not part of its architectural programme. Color if applied, and it is apt to be applied rather freely, is of the nature of large and somewhat boldly treated masses of natural material supposed to contrast agreeably one with the other in their not very positive hues.²⁵

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 14

Mandel Brothers Warehouse Building

His words could be applied to the Mandel Brothers Warehouse Building. It is built of simple heavy mill construction--as appropriate to the continuous receiving and shipping of goods. The exterior is a simple, bold box-like structure, and the ornamentation and coloration comes from the brickwork.

The building fits Sturgis' description--mostly. What Sturgis did not take into account was image. It was important to the company that the building was a symbol of the status of Mandel Brothers as a leading department store. Leonard Eaton, an architectural historian who has recently analyzed warehouse design, makes the point in an essay on warehouses, that the branch warehouse (of any company) may be considered as much a symbol of the solid worth of the company and the high quality of its products as the better know headquarters.²⁶ The Mandel Brothers Warehouse Building had to convey that the building was affiliated with one of the city's most prestigious department stores. It was possible that people might compare it to the more spartan but equally monumental and well-designed stable built for Marshall Field's just two blocks south on Halsted, designed by architect William E. Walker in 1902. The building proclaimed its association directly. "Mandel Brothers" was carved in stone over the front door. And it proclaimed its importance indirectly, through its architecture. The building's design, with its blocklike shape, its richly textured wall surface, and its double-arched window treatment clearly takes its inspiration from an Italian Renaissance palazzo, one like the Palazzo Rucellai or the Palazzo Medici-Riccardi in Florence. The Mandel Brothers Warehouse Building is a sophisticated architectural statement and one apt, because of its strong presence and visual complexity, to draw attention to itself.

As early as the 1880s, journalist and novelist Charles Dudley Warner was impressed by the scale and solidity of the warehouses that in his mind dominated Chicago. He wrote for Harpers that no other American city could show "business warehouses and offices of more architectural nobility." He invoked Florence and "the structures of the Medicean merchant princes."²⁷

The warehouses that impressed Warner were generally simple loft structures--the most celebrated being H. H. Richardson's 1886 Marshall Field & Co. Wholesale Warehouse building (demolished).

United States Department of the Interior
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Continuation SheetSection number 8 Page 15Mandel Brothers Warehouse Building

Louis Sullivan's Walker Warehouse, (demolished) built in 1888 for Martin A. Ryerson, Jr. is even a more pared down design, with neither ornament nor texture. But the look of many warehouses changed after the Columbian Exposition. C. W. Westfall points out in his essay on "Buildings Serving Commerce" that it was felt even loft buildings should be attractive. Builders and architects sought historical forms to suggest that the Chicago that hosted the Columbian Exposition was not "Merely entrepot on the edge of a narrow world of commerce but a world center with a past reaching back into antiquity and touching every part of the globe."²⁸ His assessment fits the Mandel Brothers Warehouse with the building's clearcut Italian Renaissance references.²⁹ It is a fine example of a high style warehouse designed by first class architects.

Endnotes

1. For the nomination of this building to the National Register, it was decided by the National Register staff of the Illinois Historic Preservation Agency that the most appropriate context to be considered for comparative purposes would be industrial buildings--factories and warehouses. Both of these types were selected because it is practically impossible to tell that a building serves as a warehouse facility from the exterior. This decision made sense because of a statement in the January 31, 1903, Economist that the building being nominated was to be "used for a barn and warehouse and the transfer of packages." Tim Samuelson, from the Commission on Chicago Landmarks, raises the question of whether this building also originally served as a stable for horses, or even exclusively as a barn for horses and carriages only. It is known from 1907 photographs that the Marshall Field Stable, at 3133 N. Halsted, served only as a horse barn and stable--at least during the period the photo was taken. The Field building is two stories with small windows on the second story where the animals were housed. The Mandel Brothers Warehouse Building is similar to the Field building in size and second floor fenestration. It may have been that the Mandel Brothers Warehouse Building also stabled horses, but at present no physical evidence has been found that there ever was a ramp for horses to get up to the second floor. In terms of defining it as a building type, the Mandel Brothers Warehouse Building is

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 16

Mandel Brothers Warehouse Building

a highly problematical building. That fact, however, does not detract from the overall quality of the building's design.

2. Joseph Siry. Carson Pirie Scott, Louis Sullivan and the Chicago Department Store. Chicago: The University of Chicago Press, 1988, p. 33.

3. Robert Hendrickson. The Grand Emporiums: The Illustrated History of America's Great Department Stores. New York: Stein and Day, 1979, p. 82.

4. Ibid. p. 46. Charles A. Stevens once had red carpets leading to the curb, reading and sitting rooms, wheel chairs, "dark rooms" lit so women could examine ball gowns to see exactly how they would look under dim ballroom gaslight and "silence rooms" for nerve frazzled shoppers.

5. Ibid. p. 57.

6. "A Milestone at Fifty-seventh." Chicago: Mandel Brothers, 1912.

7. Robert Bruegmann. Holabird and Roche, Holabird and Root: An Illustrated Catalog of Works. New York: Garland Publishing, Inc., 1991. No. 310, 312, 365, 422.

8. Economist. January 31, 1903, p. 145.

9. Hendrickson, p. 47.

10. Ibid. Occasionally, on the way home, delivery boys carried merchandise, and during the great epizootic (horse distemper) of 1872 when over 1/4 of the nation's horses were lost, Field and Leiter solved the problem by using oxen.

11. Marshall Field & Co., 1907.

12. Hendrickson, p. 47-48.

13. "Half a Century of Progressiveness: Mandel Brothers." Chicago: Mandel Brothers, 1905.

United States Department of the Interior
National Park Service

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Continuation Sheet

Section number 8 Page 17

Mandel Brothers Warehouse Building

14. Hyman L. Meites. History of the Jews in Chicago. Chicago: Jewish Historical Society, 1990. Reproduction of 1924 edition, p. 436.

15. Carl Condit, The Chicago School of Architecture. Chicago: The University of Chicago Press, 1964.

16. "Mandel Brothers, a Milestone at 57." Chicago: Mandel Brothers, p. 9.

17. Bruegmann, No. 474. Unfortunately the large and elegant 1912 building has been considerably altered. The State Street store underwent a vast rebuilding program in 1948. Whole floors were reconstructed, redecorated, and relighted. In 1978, when the store was Wieboldts, terra cotta ornament was removed from the first two floors and replaced with "contemporary stonework and metal canopies."

18. Interview with Tim Samuelson, Commission on Chicago Landmarks, July, 1992.

19. Bruegmann. Introduction.

20. Ibid.

21. Ibid. Volume 3, p. 394.

22. Thomas S. Hines. Burnham of Chicago: Architect and Planner. New York: Oxford University Press, 1974, Appendix A.

23. Harold M. Mayer and Richard C. Wade. Chicago: Birth of a Metropolis. Chicago: The University of Chicago Press, 1973, p. 226 and 230.

24. Russell Sturgis. "The Warehouse and the Factory in Architecture," Architectural Record. Vol XV, January, 1904, p. 1 and "Some Recent Warehouses." Architectural Record. Vol XIX, May, 1908, p. 374.

25. Russell Sturgis. "The Warehouse and the Factory in Architecture." Architectural Record. Vol. XV, January, 1904, p. 1-2.

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National Park Service

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Mandel Brothers Warehouse Building

26. Leonard Eaton. "The Gateway City and its Warehouses." Gateway Cities and Other Essays. Ames, Iowa: Iowa State University Press, 1989.

27. Neil Harris. "Shopping-Chicago Style," Chicago Architecture: 1872-1922: Birth of a Metropolis. Edited by John Zukowski. Munich: Prestel-Verlag, 1987, p. 140.

28. C. W. Westfall. "Buildings Serving Commerce," Chicago Architecture 1872-1922: Birth of a Metropolis. Edited by John Zukowski. Munich: Prestel-Verlag, 1987, p. 84.

29. Ann Van Zanten. "The Marshall Field Annex and the New Urban Order of Daniel Burnham." Chicago History, XI, Fall and Winter, 1982. References to the Italian Renaissance style palazzo were not foreign to Department Store design. Ann Van Zanten explored the design in her article on D. H. Burnham's Marshall Field Annex built in 1892.

United States Department of the Interior
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Mandel Brothers Warehouse Building

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National Park Service

National Register of Historic Places
Continuation Sheet

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

**National Register of Historic Places
Continuation Sheet**

Section number 10,11 Page 22

Mandel Brothers Warehouse Building

Verbal Boundary Description

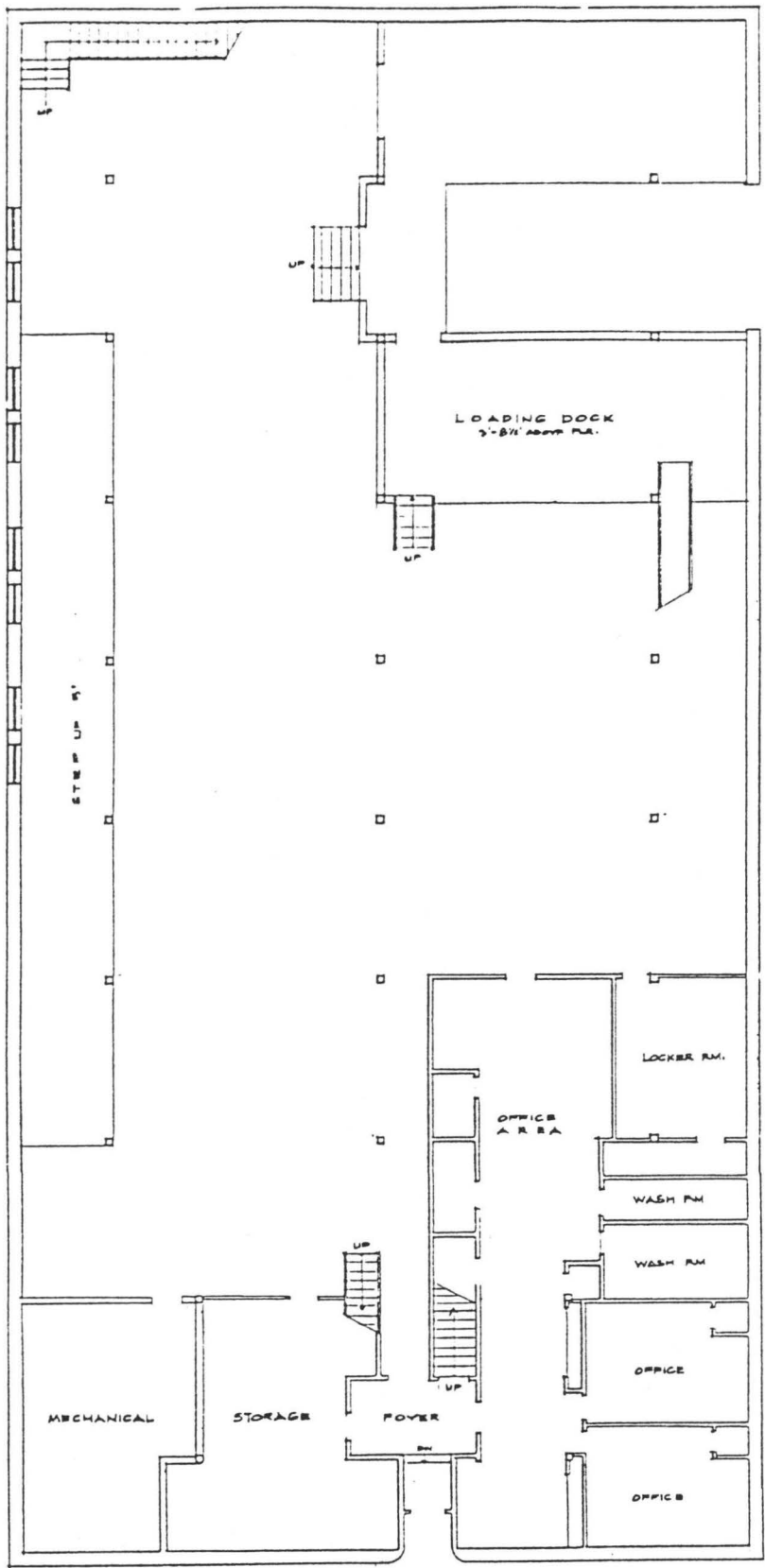
Lots 1, 2, and 3 in Weston's subdivision of Lots 10, 11, and 12 in Block 1 in Hambleton, Weston, and Davis Subdivision of the South 1/2 of the South East 1/4 of the South East 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Chicago, Cook County, Illinois.

Boundary Justification

This property has historically been associated with the Mandel Brothers Warehouse Building.

Property Owner

LaSalle National Trust N.A. as successor Trustee to LaSalle Bank Lakeview formerly known as Lakeview Trust & Savings Bank not personally but as trustee under trust agreement dated June 19, 1986 and known as Trust #24-007-073-00, 135 S. LaSalle Street, Chicago, Illinois, Attn: Land Trust Department. Copy: Brent Siegel, 3256 North Halsted, Chicago, Illinois 60657.

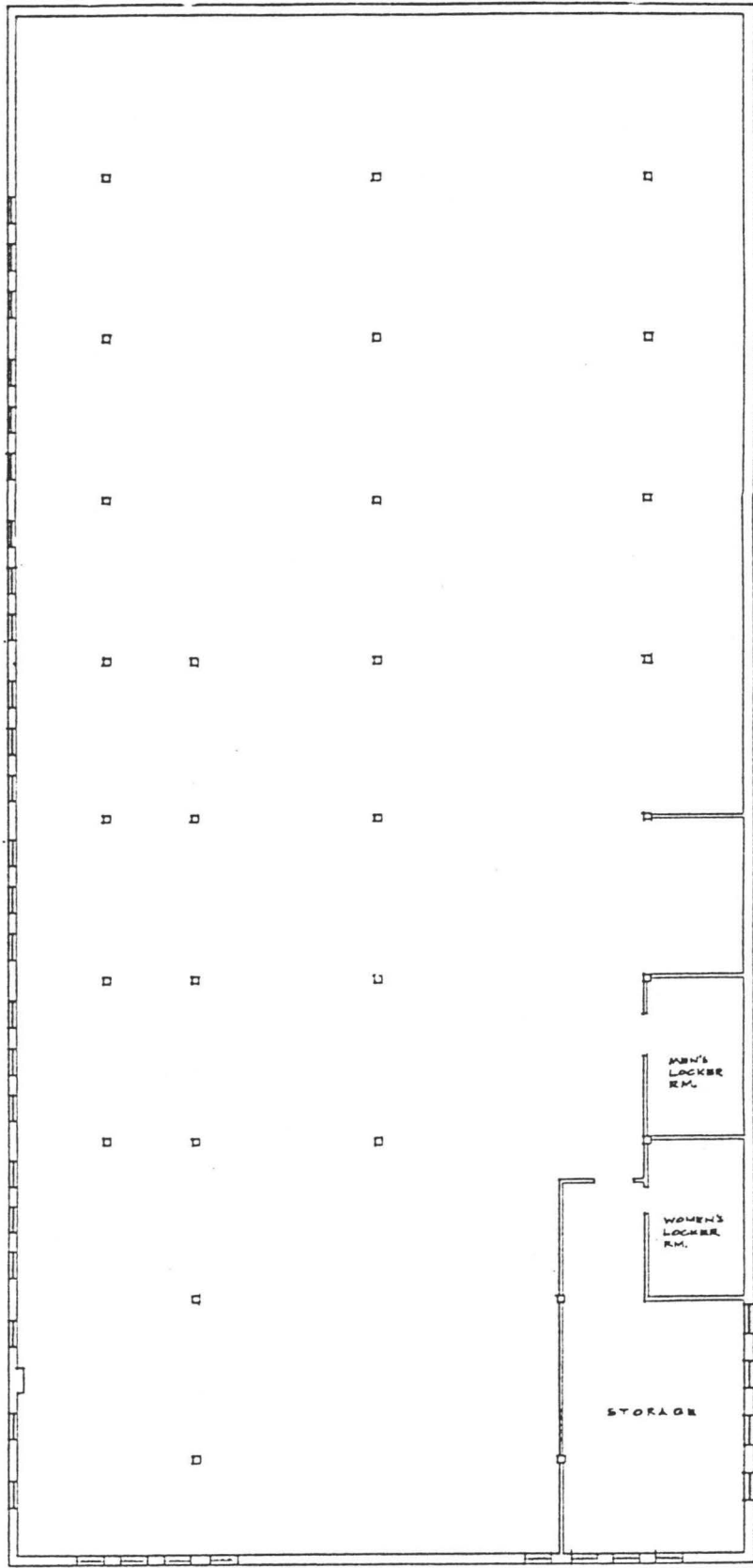


Mandel Brothers Warehouse Building

North →

FIRST FLOOR PLAN

1/8" = 1'-0"



Mandel Brothers Warehouse Building

North →

SECOND FLOOR
1/8" = 1'-0"

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mandel Brothers Warehouse Building

MULTIPLE NAME:

STATE & COUNTY: ILLINOIS, Cook

DATE RECEIVED: 7/21/93 DATE OF PENDING LIST: 8/03/93
DATE OF 16TH DAY: 8/19/93 DATE OF 45TH DAY: 9/04/93
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 93000841

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8/19/93 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___ count ___ resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___ historic ___ current

DESCRIPTION

___ architectural classification
___ materials
___ descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

- ___ summary paragraph
___ completeness
___ clarity
___ applicable criteria
___ justification of areas checked
___ relating significance to the resource
___ context
___ relationship of integrity to significance
___ justification of exception
___ other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___ acreage ___ verbal boundary description
___ UTM's ___ boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___ sketch maps ___ USGS maps ___ photographs ___ presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

MANDEL BROTHERS

SOON'S
CLEANERS
ALTERATIONS

CLEANERS



MANDEL BROTHERS WAREHOUSE
3254 N HALSTED BUILDING
CHICAGO - IL

PRIMARY FACADES - DEC 91
PHOTOG LOOKING - SW

PHOTOG
NEG } >

SUSAN BENJAMIN

711 MARION AV

HIGHLAND PARK, IL 60055

#1



Mandel Brothers Warehouse Building

3254 N HALSTED

CHICAGO, IL

E. Front facade - photos looking SW, Dec. 92

PHOTOS - SUSAN BENJAMIN

NEG

FIL MARION

HIGHLAND PARK, IL

60035

#2



SOON'S
CLEANERS
ALTERATION

CLEANERS

MANDEZ BROTHERS WAREHOUSE BUILDING
3254 N. HALSTED
CHICAGO, IL 60635

E MACADE - PHOTOG LOOKING - NW - DEC 92

PHOTOG - SUSAN BENJAMIN
NEG 711 MARION AV
HIGHLAND PARK, IL
60035

3

MANDEL BROTHERS

NORTHALS

MANDEL BROTHERS WAREHOUSE BUILDING
3254 N HALSTED
CHICAGO, IL

DET. E FACKELDE, PHOTOG LOOKING W.
Dec, '92

PHOTOG } SUSAN BENJAMIN
NEG } 711 MARION A
HIGHLAND PARK, IL
60035

#4



Soon's **CLEANERS**

SOON'S
CLEANERS
LEATHER Cleaning
20% OFF
LEATHER Alterations

ALTERATIONS
BEST QUALITY
30% OFF
SHIRTS
8c

D.M.

MANDEL BROTHERS WAREHOUSE BUILDING
3254 N HALSTED
CHICAGO, IL

SE CORNER - S FACADE, DEC '92

PHOTOG - SUSAN BENJAMIN
NEG
711 MARION AV
HIGHLAND PARK, IL
60035

#5



MANDEL BROTHERS WAREHOUSE BUILDING
2254 N. HALSTED
CHICAGO, IL

N FACADE - PHOTOG LOOKING SW - DEC '92

PHOTOG
NEG

SUSAN BENJAMIN
711 MARION

#6

HIGHLAND PARK, IL 60035



Mandel Brothers Warehouse Building

3254 N. HALSTED

CHICAGO, IL

N FACADE - DEC 93

PHOTOS
NEG

} Susan Benjamin
711 Madison
Highland Park, Ill.

#7

60035



MANDEL BROTHERS WAREHOUSE BUILDING
3254 N HALSTED
CHICAGO, IL

SE CORNER - 2ND FL - N. FACADE - D&S

NEB

PHOTOGRAPH } Susan Benjamin
711 Marim Av.
Highland Park, IL

60035

#8



MANDEL BROTHERS WAREHOUSE BUILDING
254 N. HALSTED
CHICAGO, IL

E corner - N facade - Dec 31

Photog - SUSAN BENJAMIN
neg - 711 MARION AV
HIGHLAND PARK, IL
60035

#9



MANDEL BROTHERS WAREHOUSE BUILDING

3254 N. HALSTED

CHICAGO, IL

VIEW LOOKING W on ALDINE, DEC '92

PHOTOS

NEG > SUSAN BENJAMIN

711 MARION RD

HIGHLAND PARK, IL 60034

#10



MANDEL BROTHERS WAREHOUSE BUILDING
3254 N HALSTED
CHICAGO, IL

N FACADE + HOUSE NEXT TO WAREHOUSE
Dec 92

PHOTO #11
NEG > SUSAN BENJAMIN
711 MARION AVE
HIGHLAND PARK, IL 60035



P
NIGHT Baseball
Games ONLY
5 PM TO 10 PM
EXCEPT VEHICLES
WITH A VALID
ZONE IV-2 PERMIT
→
TOW-ZONE

P

P

67410

Mandel Brothers Warehouse Building

3254 N. HALSTED

CHICAGO, IL

NORTH + WEST FACADES - DEC '92

NEG

PHOTOG >

Susan Benjamin

711 Marion Av

Highland Park, IL

60035

#12



MANDEL BROTHERS WAREHOUSE BUILDING

3254 N HALSTED

CHICAGO, IL

1ST FL. INT - VIEW FROM VESTIBULE -
FACING W. - DEC 92

Photof
NEG

> SUSAN BENJAMIN
711 MARION AV

#13

HIGHLAND PARK, IL 60135



MANUEL BROTHERS WAREHOUSE BUILDING

3254 N. HALSTED

CHICAGO, IL 60657

1st fl. - LOOKING E - DEC 92

PHOTO - SUSAN BENJAMIN

NLS

711 MARION AV

HIGHLAND GULL, IL 60035

#14



Mandel Brothers WAREHOUSE BUILDING

3254 N HALSTED

CHICAGO, IL 60657

1st fl - LOOKING E - DEC - 92

NEG - SUZAN BENTAMIN

711 MARION AVE

#15

HIGHLAND PARK, IL 60035



Mandel Brothers WAREHOUSE BUILDING

3254 N HALSTED

CHICAGO, IL. 60657

LOADING DOCK. 1st fl. Photo facing N
DEC 92

PHOTOS SUSAN BENJAMIN
211 MARION AV

HIGHLAND PARK, IL 60035

#16



MANDEL BROTHERS WAREHOUSE BUILDING

3254 N. HALSTED

CHICAGO, IL 60657

2nd floor - facing NW - ~~2052~~

Photog. - SUDAN BENJAMIN

ves

711 MARION AV

Highland Park, IL

#17

60035



Mandel Brothers Warehouse Building.
3254 N. HALSTED
CHICAGO, IL 60657
2ND fl int. - photos facing W Dec 92

Photog > Susan Benjamin
Nep 711 MARION A
Hyland Park, IL - 60003,-

#18



NO
SMOKING

Stacks of cardboard boxes with various printed text, including "MADE IN U.S.A." and "NO. 1".

Mandel Brothers Warehouse Building
3254 N. HALSTED

CHICAGO, IL - 60657

2nd fl. facing S - Dec 92

Photog. Susan Benjamin
rep 711 MARION AVE.
HIGHLAND PARK, IL 60038

#19



Mandel Brothers Warehouse BUILDING
3254 N. Halsted

CHICAGO, IL 60657

2ND FL INT - facing E - Dec 192

Photo
Neg

Susan Benjamin
511 Mariani Ave
Highland Park, IL - 60031 - #20

ITEM NO. 12
COLON
QTY 61 BAG
N.W. 65 KGS
G.W. 85 KGS
HEAD-22 21 X22

ITEM NO. 112
COLON
QTY 6 BAG
N.W. 5 KGS
G.W. 11 KGS
HEAD-22 21 X22

ITEM NO. 4 000-01
QTY 480 BAG
N.W. 11.0 KGS
G.W. 13.5 KGS
HEAD 5.4

ITEM NO. 4 000-01
QTY 480 BAG
N.W. 11.0 KGS
G.W. 13.5 KGS
HEAD 5.4

ITEM NO. 12
COLON
QTY 61 BAG
N.W. 65 KGS
G.W. 85 KGS
HEAD-22 21 X22

CHICAGO
C/NO. 631A
MADE IN CHINA

CHICAGO
C/NO. 631A
MADE IN CHINA

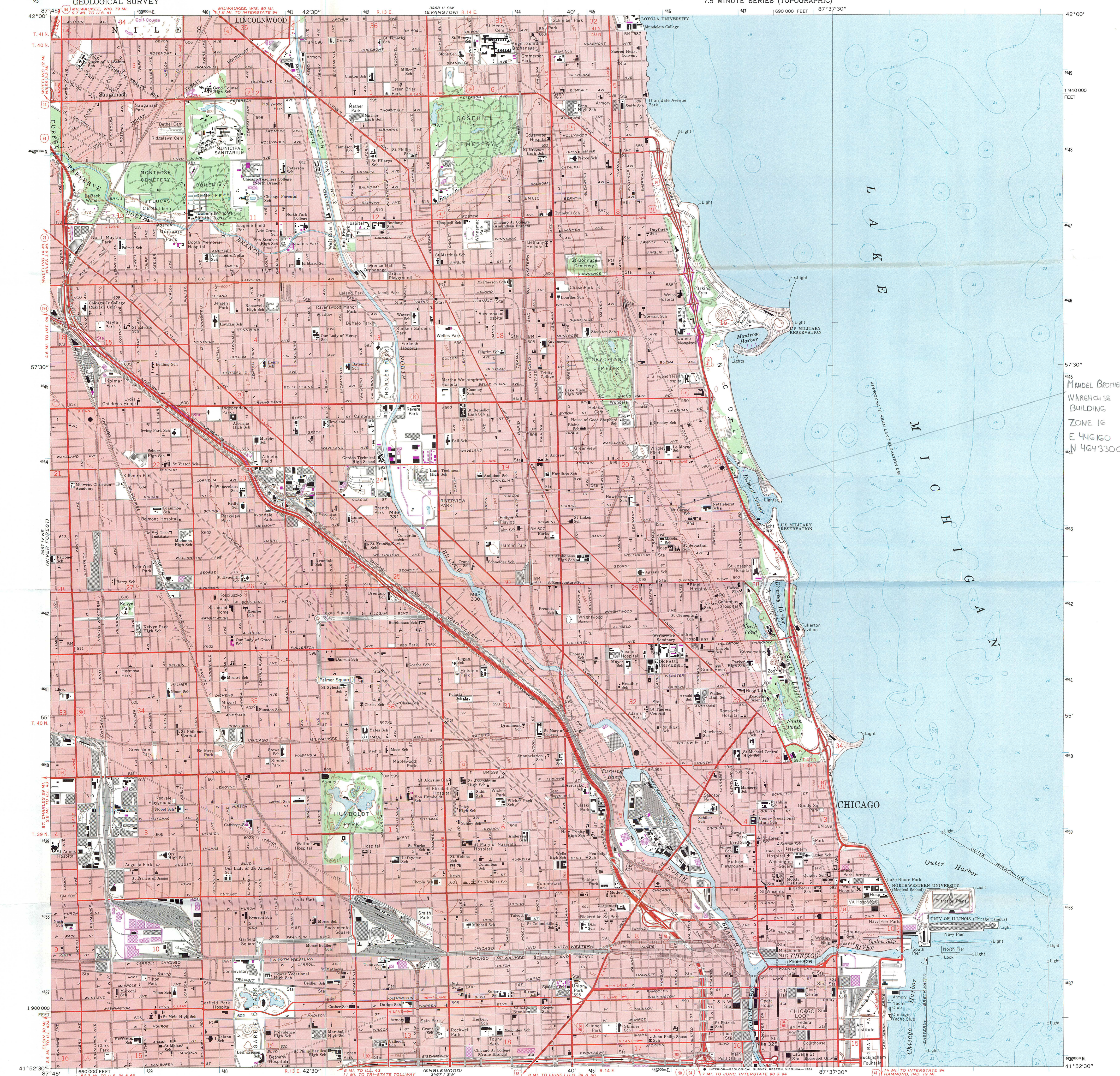
CHICAGO
C/NO. 631A
MADE IN CHINA

CHICAGO
C/NO. 631A
MADE IN CHINA

CHICAGO
C/NO. 631A
MADE IN CHINA

MANDEL BROTHERS WAREHOUSE BUILDING
3254 N. HALSTED
CHICAGO, IL 60657 DEC 22

Photo ref.) Susan Benjamin
711 MARION AVE
HIGHWAY PAUL, IL
60035 #21



Mapped, edited, and published by the Geological Survey in cooperation with State of Illinois Geological Survey Control by USGS, USC&GS, and City of Chicago. Planimetry by photogrammetric methods from aerial photographs taken 1962. Topography by planimetric surveys 1926. Revised 1963. Selected hydrographic data compiled from U.S. Lake Survey Charts 751 (1963) and 752 (1963). This information is not intended for navigational purposes.

CONTOUR INTERVAL 5 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929 DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS LOW WATER 578.5 FEET. THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092 AND ILLINOIS GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820. A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.

ROAD CLASSIFICATION: Heavy-duty, Light-duty, Interstate Route, U.S. Route, State Route. CHICAGO LOOP, ILL. N4152.5-W8737.5. PHOTOINSPECTED 1978. PHOTOREVISED 1972. AMS 3467 1 NW-SERIES V863.

Map photinspected 1978. No major culture or drainage changes observed. Red tint indicates areas in which only landmark buildings are shown. Revisions shown in purple compiled from aerial photographs taken 1972. This information not field checked.



Illinois Historic
Preservation Agency

Old State Capitol • Springfield, Illinois 62701 • (217) 782-4836

RECEIVED

JUL 21 1993

NATIONAL
REGISTER

M E M O R A N D U M

TO: The Honorable Richard M. Daley, Mayor of the City of
Chicago
Charles Thurow, Deputy Commissioner, Landmarks
Division, Department of Planning & Development

FROM: David Newton, National Register Assistant

DATE: March 16, 1993

SUBJECT: Preliminary Opinion on the Mandel Brothers Warehouse
Building, 3254 North Halsted Street, Chicago,
Illinois

The Mandel Brothers Warehouse Building at 3254 North Halsted Street, Chicago, Illinois is a marginal candidate for listing in the National Register of Historic Places. While it is clear that the building is a high style Renaissance Revival warehouse building, it has had a number of changes both on the exterior and interior detracting from its historic integrity.

The Mandel Brothers Warehouse Building has had its front facade Halsted Street arched entryway altered by the infill of brick, detracting from the front facade's historic integrity. The Aldine Street arched entryway has been altered by the addition of a modern metal garage door. The Mandel Brothers Warehouse Building's interior has been changed from open loft space, reflecting the building's use as a warehouse, by the additions of modern offices and a new interior staircase.



City of Chicago
Richard M. Daley, Mayor

Commission on
Chicago Landmarks

Peter C. B. Bynoe
Chairman

Room 516
320 North Clark Street
Chicago, Illinois 60610-4711
(312) 744-3200 (Voice)
(312) 744-2958 (TDD)
(312) 744-9140 (FAX)

May 5, 1993

RECEIVED

JUL 21 1993

NATIONAL
REGISTER

Ms. Ann Swallow
National Register Coordinator
Illinois Historic Preservation Agency
Old State Capitol
Springfield, Illinois 62701

RE: Mandel Brothers Warehouse Store

Dear Ms. Swallow:

The Commission on Chicago Landmarks has reviewed the information regarding the nomination of the Mandel Brothers Warehouse Building to the National Register. The Commission's Program Committee met on Wednesday, April 21 to review the nomination and to hear a presentation by the nominator. The committee found that the Mandel Brothers Warehouse Building meets Criterion C for listing on the National Register, relating to its local architectural importance.

Taking all of the remarks from the Program Committee meeting into consideration, as well as the information from the nomination, the Committee unanimously decided to recommend that the Commission support the nomination. At the Commission meeting held today, the following motion was unanimously approved:

The Commission on Chicago Landmarks recommends the nomination of the Mandel Brothers Store Warehouse, located at 3254 North Halsted, Chicago, Illinois to the National Register of Historic Places.

Please feel free to contact our staff if you have any questions.

Sincerely,

Peter C.B. Bynoe
Chairman

PCBB/MT





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

320 North Clark Street, Room 516
Chicago, Illinois 60610-4711
(312) 744-3200 (Voice)
(312) 744-2958 (TDD)
(312) 744-9140 (FAX)

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JUL 21 1993

NATIONAL
REGISTER

May 5, 1993

Ms. Ann Swallow
National Register Coordinator
Illinois Historic Preservation Agency
Old State Capitol
Springfield, Illinois 62701

RE: Mandel Brothers Store Warehouse

Dear Ms. Swallow:

On behalf of Richard M. Daley, Mayor of the City of Chicago, I am responding to your correspondence of March 12, 1993 regarding the nomination of the Mandel Brothers Store Warehouse, located at 3254 North Halsted, to the National Register of Historic Places.

The Department of Planning and Development has reviewed this matter and concurs that the building meets Criterion C due to its architectural significance. Further, we have learned that the owner plans to convert this industrial loft style building to residential condominium use. The rehabilitation, which will be done in accordance with the Secretary of the Interior's standards, insures that the building will stand as an example of quality historic preservation. Certainly it is the overall goal of the City of Chicago to foster the restoration of viable buildings for new uses, thereby preventing further urban blight and deterioration. The retention of the Mandel Brothers Store Warehouse will have a positive effect on the surrounding neighborhood.

Please feel free to contact our staff if you have any questions.

Sincerely,

Valerie B. Jarrett, Commissioner
Department of Planning and Development

VBJ/MT





**Illinois Historic
Preservation Agency**

Old State Capitol • Springfield, Illinois 62701 • (217) 782-4836

July 12, 1993

Ms. Beth Boland
National Park Service
National Register Program
800 N. Capitol Street, N.W.
Washington, D.C. 20002

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NATIONAL
REGISTER

JUL 19 1993

Dear Beth:

Enclosed please find the National Register documentation for the following properties that were recommended for listing by the Illinois Historic Sites Advisory Council and nominated by the State Historic Preservation Officer:

Garfield Park, Chicago
Mandel Brothers Warehouse Building, Chicago
Washington C. Wear House, Princeville vicinity
Memorial Hall, Richmond
Chicago & North Western Railway Stone Arch Bridge, Roscoe
vicinity
Chicago, Burlington & Quincy Railroad Station, Canton

In addition, a request for determination of eligibility for the Francis S. Peabody Estate in Oak Brook has been enclosed. The current owner of the property, the Franciscans, have objected to their property being listed in the National Register, and I have attached the relevant correspondence.

Thank you for your attention to this matter.

Sincerely yours,

Ann V. Swallow
Survey & National Register
Coordinator

encl.