

Buildings of the Chicago School chronicled by C.W. Condit

Current status of buildings covered in
*The Chicago School of Architecture &
Chicago, 1910-1929*

Richard Condit

Unity Temple
18 November 2021

1964

A History of
Commercial and Public
Building in the Chicago Area
1875-1925

The Chicago School of Architecture

Carl W. Condit

P540
\$4.50

Carl W. Condit



1973

CHICAGO

1910-29

Building, Planning, and Urban Technology

Carl W. Condit



P823 \$5.45

Also:

1952: *Rise of the Skyscraper*

1974: *Chicago, 1930-1970*



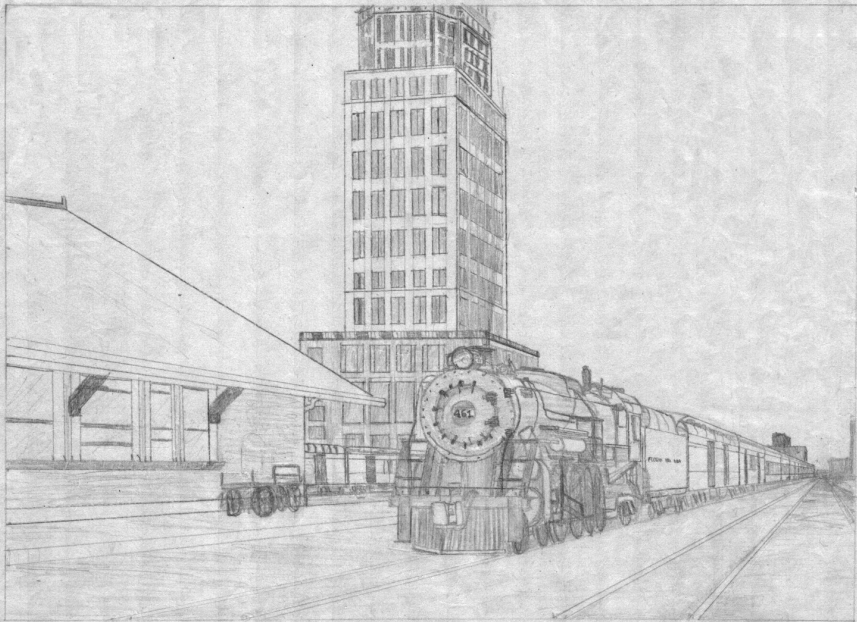
1952



1956

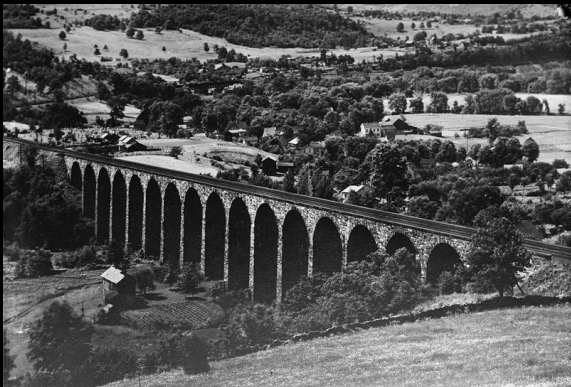


1962



ONE SECTION OF THE FLORIDA EAST COAST'S "THE MIAMIAN" AT MIAMI, FLORIDA

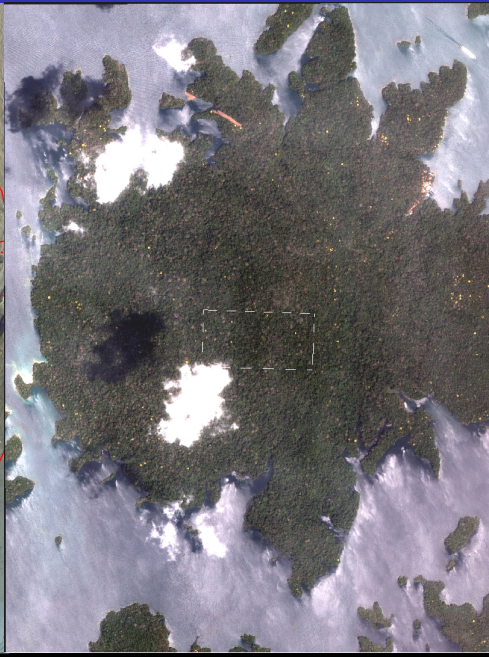
cwlonstif '29



Biology: seals, trees



Inventories of populations



Tracking survival and traits behind it



Age 22

What traits favored her survival?



Traits and survival patterns

The Building entry in the Index

378 entries under Building in *Chicago School of Architecture*

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311 entries under Building & 230 buildings in *Chicago 1910*

Text coverage in books on Chicago School

Defining primary buildings: those provided at least some description

- *Chicago School of Architecture*
 - 186 primary buildings in (> 1 sentence or a photo)
 - 85 secondary buildings (1 sentence, no photo)
- *Chicago 1910*
 - 105 primary buildings
 - 125 secondary buildings

① Condit books *The Chicago School of Architecture & Chicago, 1910*

The buildings included

Text coverage for each

How many remain?

② Building survival

Survival from different decades

A rigorous comparison: Survivorship through time

Lifespan and structural type

③ Preservation

Obsolescence, failure of early technology

Buildings still viable

Wright in the primary buildings



7 Important buildings in CSA: 3+ text pages

building	firm	year	demol	pages
Auditorium	Adler & Sullivan	1889		9
Home Insurance	Jenney	1885	1931	7
Garrick Theater	Adler & Sullivan	1891	1961	5
Montauk	Burnham & Root	1882	1902	5
Carson Pirie Scott Store	Sullivan	1903		4
Monadnock	Burnham & Root	1891		4
Masonic Temple	Burnham & Root	1892	1939	3

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16 Important buildings in CSA: 2 text pages

building	firm	year	demol
Central Music Hall	Adler	1879	1901
Chamber of Commerce	Baumann & Huehl	1888	1928
Congress Hotel	Warren; Holabird & Roche	1892	
Marshall Field Wholesale Store	Richardson	1885	1930
Charles Hull house	??	1856	
Hull House group	Pond brothers	1890	1961
Hyde Park Hotel	Starrett	1888	1963
Leiter, second	Jenney	1891	
Manhattan	Jenney & Mundie	1891	
Marquette	Holabird & Roche	1894	
Old Colony	Holabird & Roche	1894	
Rand McNally	Burnham & Root	1890	1911
Reliance	Atwood	1895	
Rookery	Burnham & Root	1886	
Stock Exchange	Sullivan	1894	1972
Tacoma	Holabird & Roche	1889	1929

- 15 more treated with 1 page



Unknowns among the 186 Primary Buildings

Answers welcome!

building	year	demolition
International Leather and Belting Company factory ¹	1918	??
Omaha Apartments ²	1893	1893-1963
Park Gate Hotel ³	1892	1910-1963
Kelley, Maus and Company warehouse ⁴	1903	1965-1990
Phelps, Dodge and Palmer ⁵	1888	1965-1985
Selz, Schwab and Company factory ⁶	1887	1964-2005
Society Brand ⁷	1912	1965-1990
325 West Jackson Boulevard ⁸	1904	1965-1990
George R. Thorne Hall, Northwestern University ⁹	1932	1965-2015
Hibbard Spencer Bartlett warehouse ¹⁰	1926	1970-1990

¹ Purcell & Elmslie; ² Pond brothers; ³ Flanders & Zimmerman; ⁴ Hunt;

⁵ Burling & Whitehouse; ⁶ Adler & Sullivan; ⁷ Graham, Burnham, and Co.;

⁸ Holabird & Roche; ⁹ James Gamble Rogers; Childs and Smith;

¹⁰ Graham, Anderson, Probst and White

– Located Garden City Plating thanks to Keith Bringe

– Langdon Apts thanks to Judith Griffith

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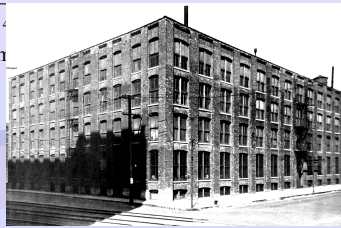
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13 Important buildings from 1910-1930 book

building	firm	year
Civic Opera	Graham, Anderson, Probst, White	1928
Field Museum	Graham, Anderson, Probst, White	1911
Chicago Daily News	Holabird & Root	1929
Museum Science & Industry	Atwood	1892
Straus	Graham, Anderson, Probst, White	1924
Wrigley	Graham, Anderson, Probst, White	1921
American Furniture Mart	Henry Raeder Associates	1925
Max Adler Planetarium	Ernest Grunsfeld	1930
Capitol Theater	John Eberson	1924
Central Manufacturing District	S. Scott Joy	1920
City Hall and County, 1909-11	Holabird & Roche	1911
Rockefeller Memorial Chapel	Bertram G. Goodhue Associates	1928
John G. Shedd Aquarium	Graham, Anderson, Probst, White	1929

- At least 2 pages text
- Just one lost, in 1985



① Condit books *The Chicago School of Architecture & Chicago, 1910*

The buildings included

Text coverage for each

How many remain?

② Building survival

Survival from different decades

A rigorous comparison: Survivorship through time

Lifespan and structural type

③ Preservation

Obsolescence, failure of early technology

Buildings still viable

Fate of 185 Primary CSA buildings

	Total	Extant	Demolished	Pct Survival
In 2021	185	83	102	44.9

Fate of 185 Primary CSA buildings

	Total	Extant	Demolished	Pct Survival
In 2021	185	83	102	44.9

~ 7% loss per decade

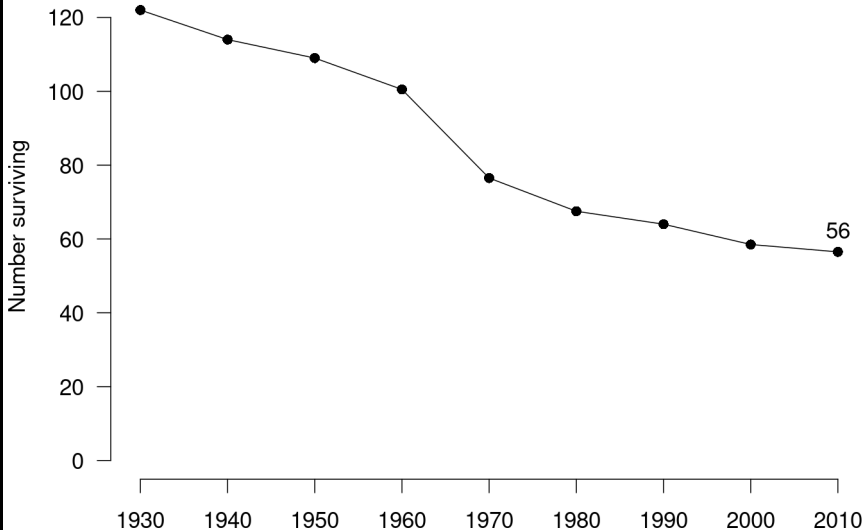
~ 50% loss per century

Fate of 185 Primary CSA buildings

	Total	Extant	Demolished	Pct Survival
In 1964	185	123	62	66.5
1964-2021	123	83	40	67.5

Building survivorship

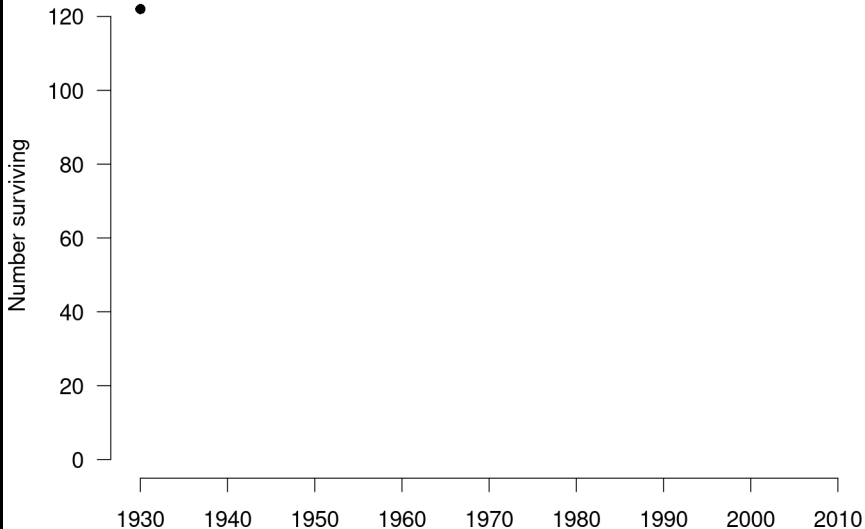
147 primary CSA buildings finished by 1910



147 primary CSA buildings finished by 1910

25 demolished

122



147 primary CSA buildings finished by 1910

25 demolished

122

120

100

80

60

40

20

0



1930

1940

1950

1960

1970

1980

1990

2000

2010

147 primary CSA buildings finished by 1910

25 demolished

122

120

100

80

60

40

20

0

Number surviving

1930

1940

1950

1960

1970

1980

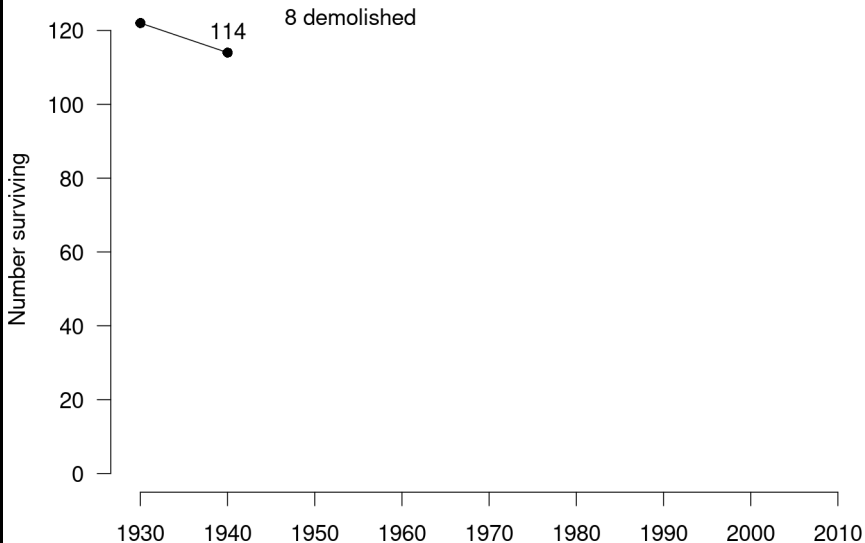
1990

2000

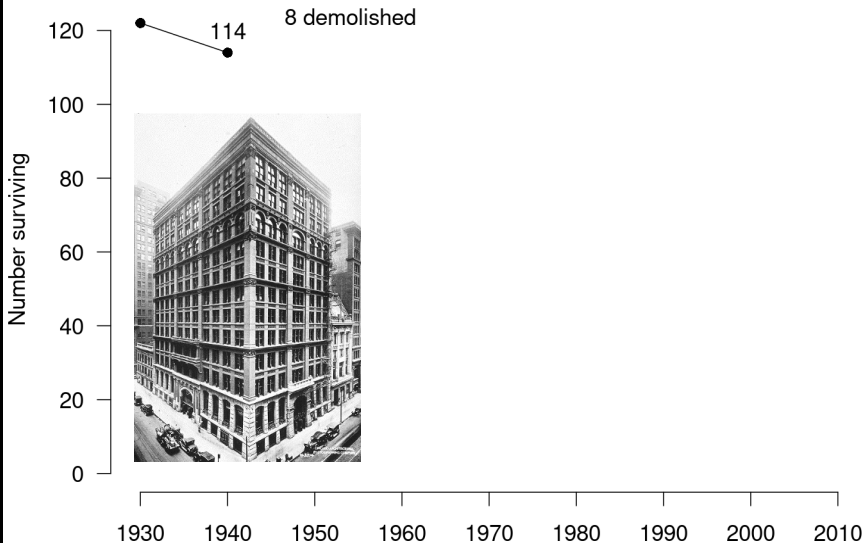
2010



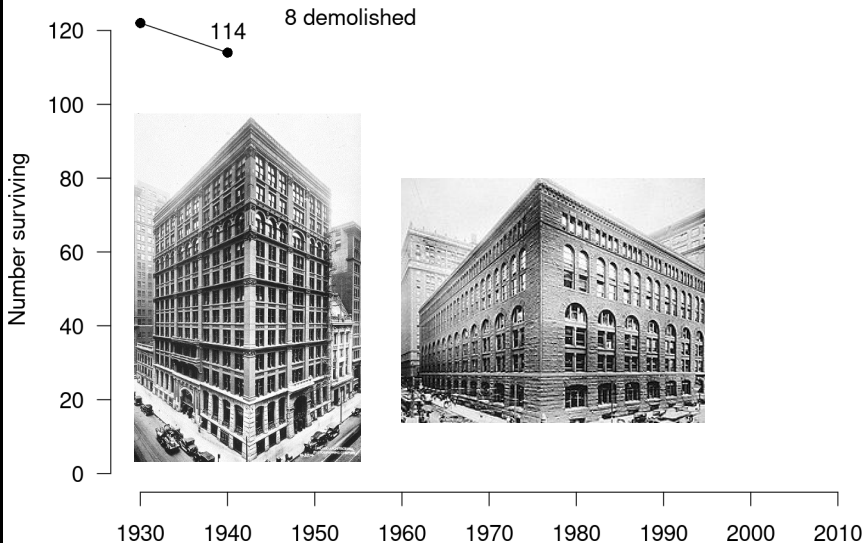
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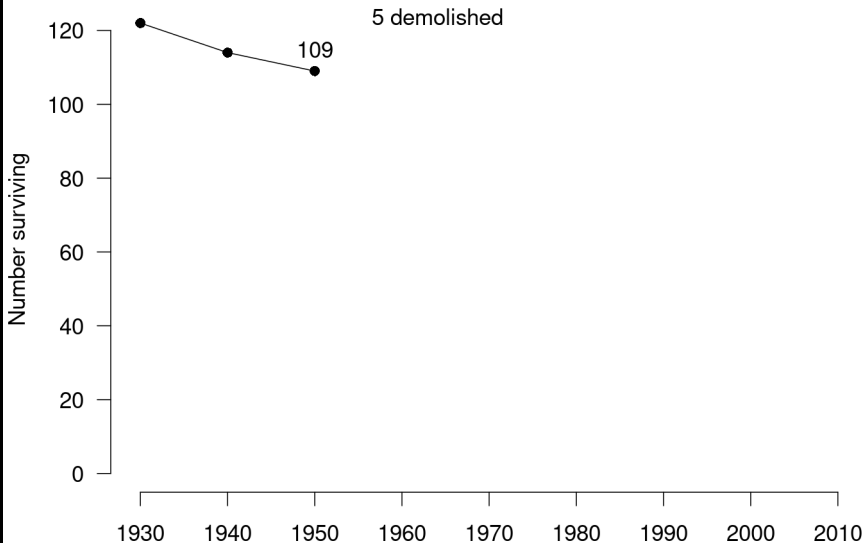
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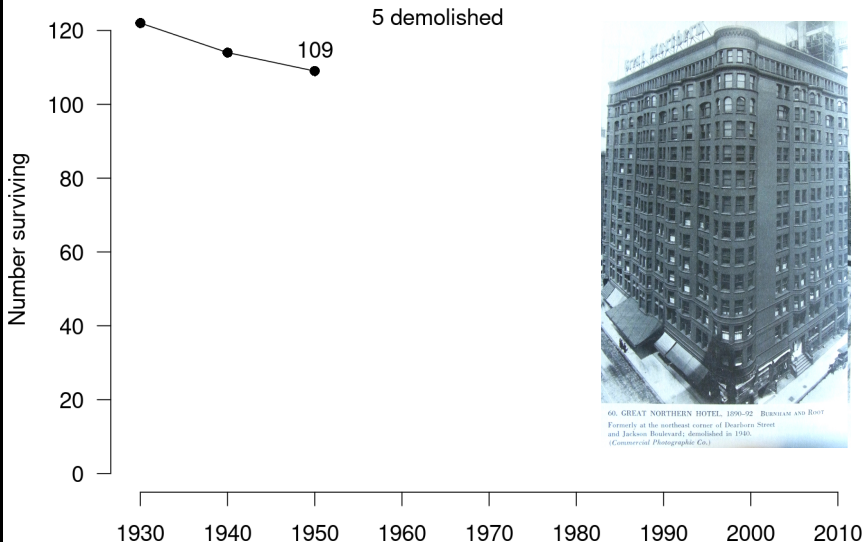
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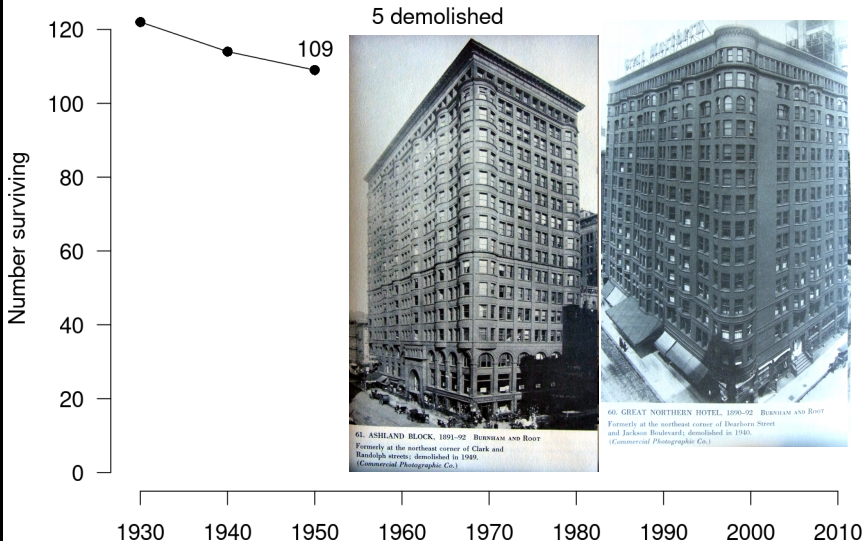
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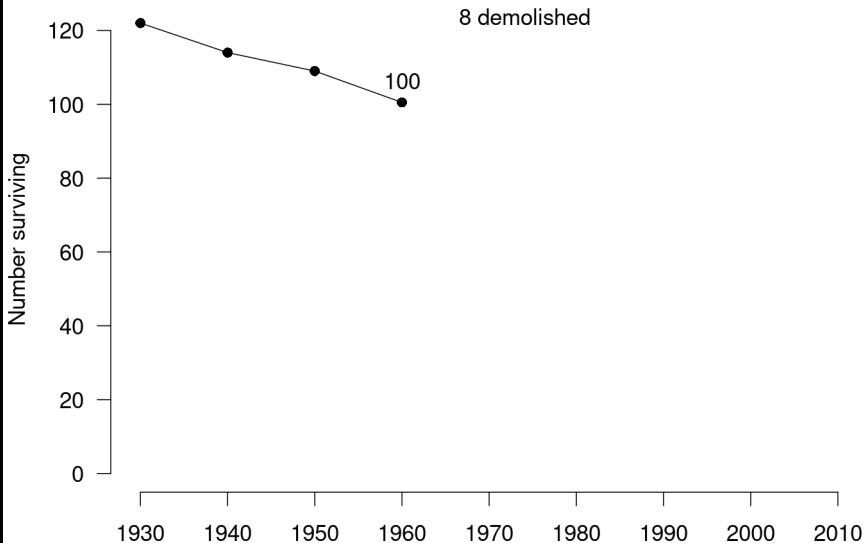
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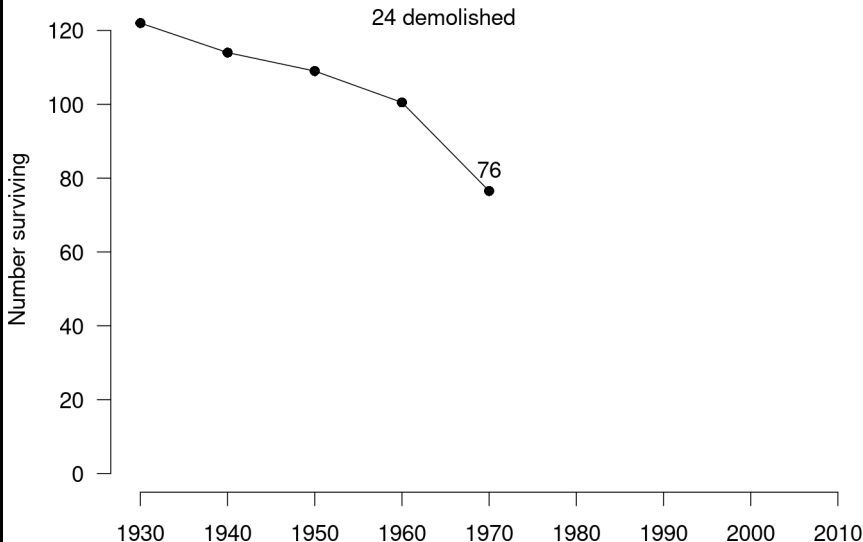
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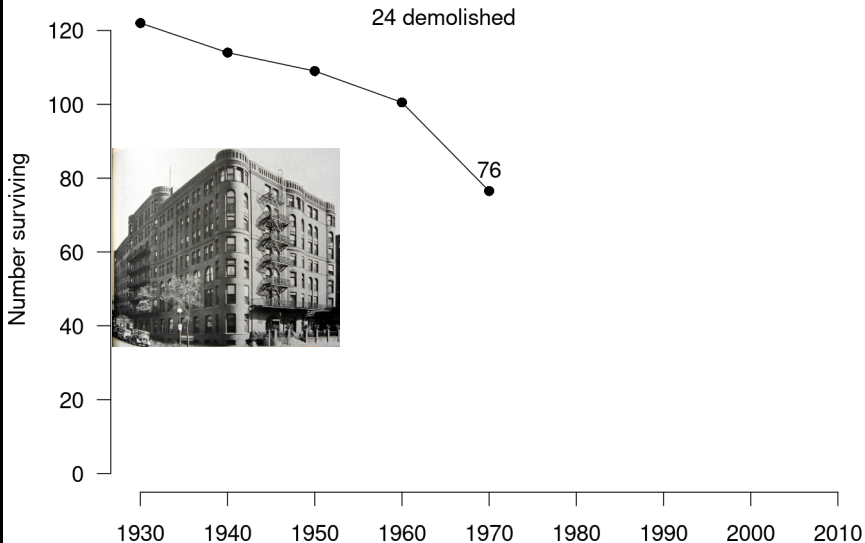
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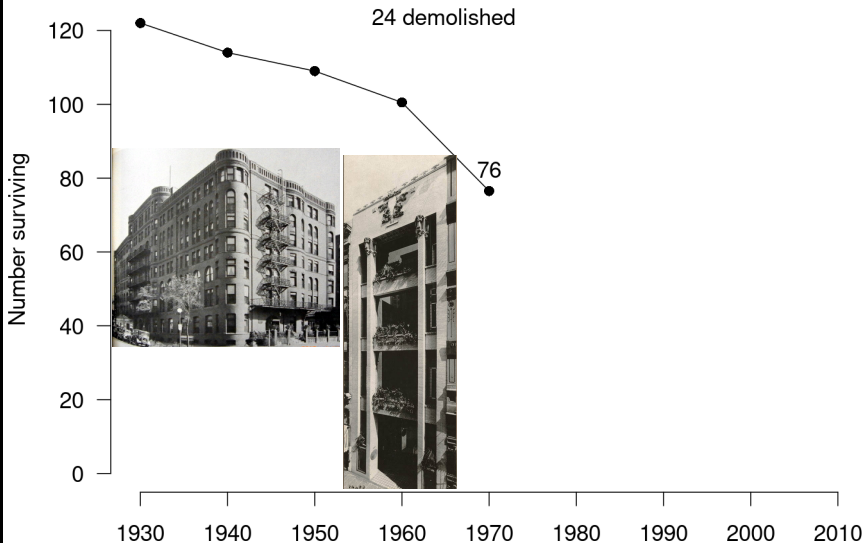
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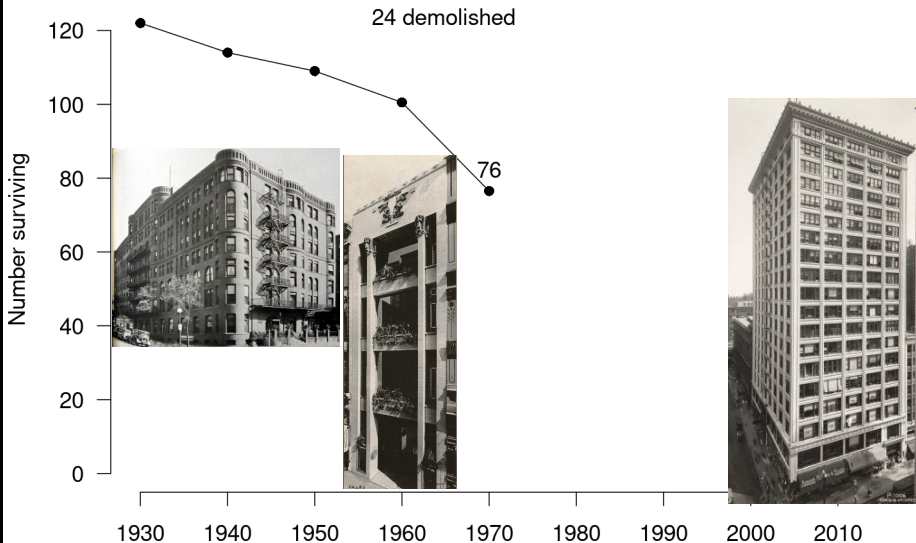
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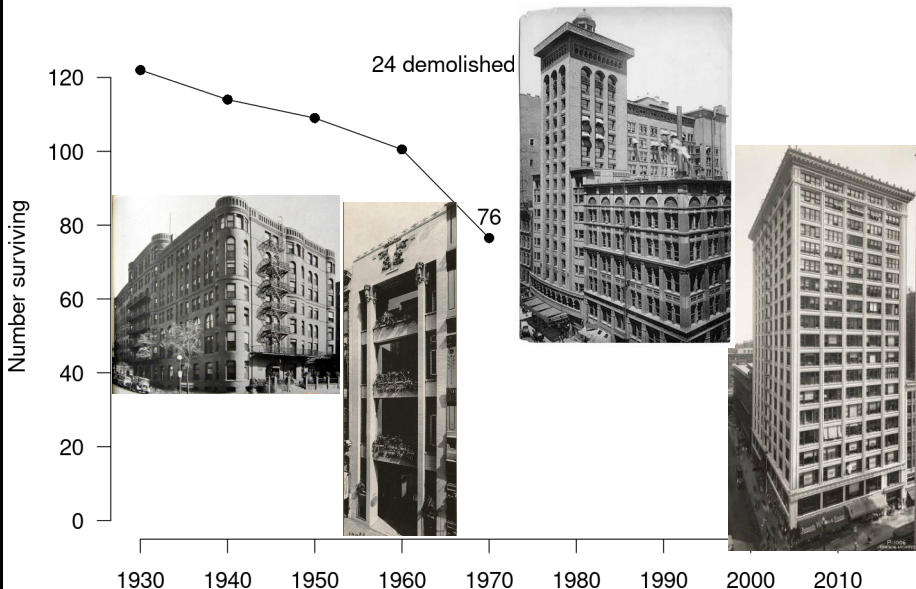
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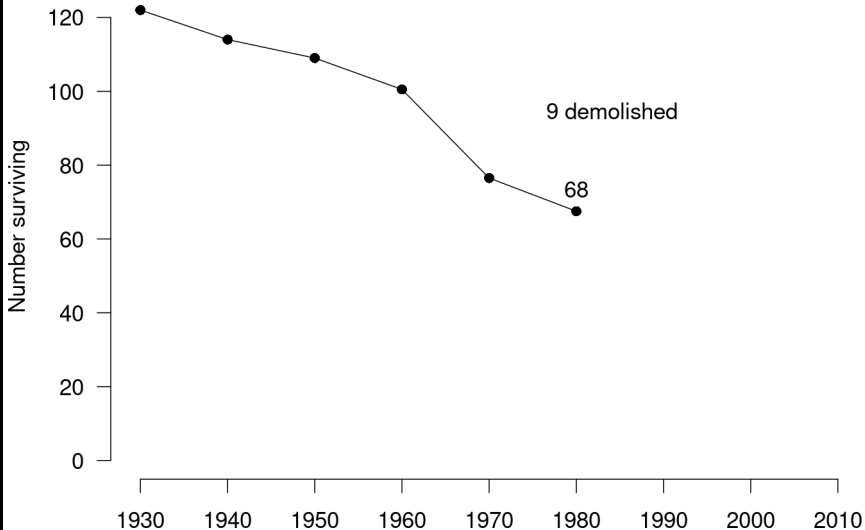
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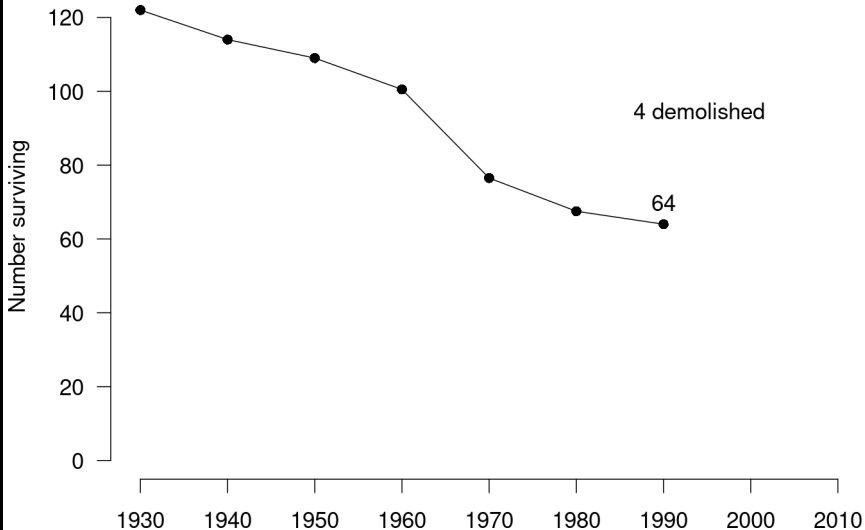
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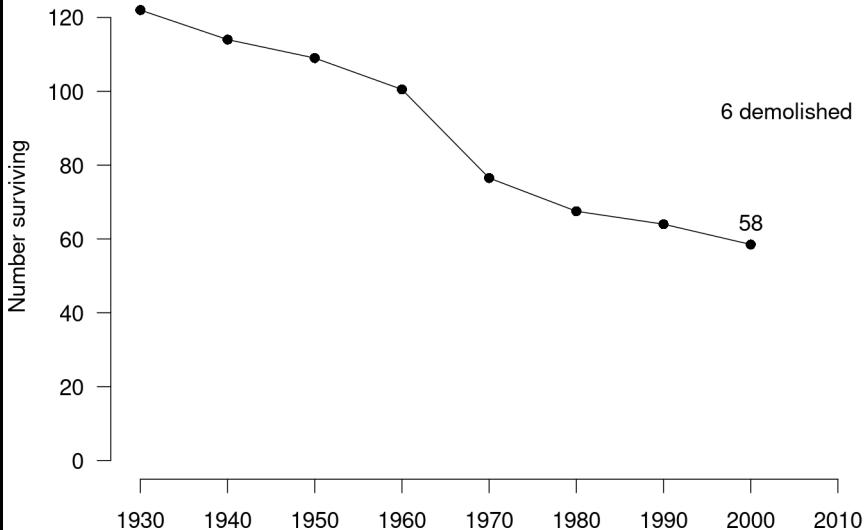
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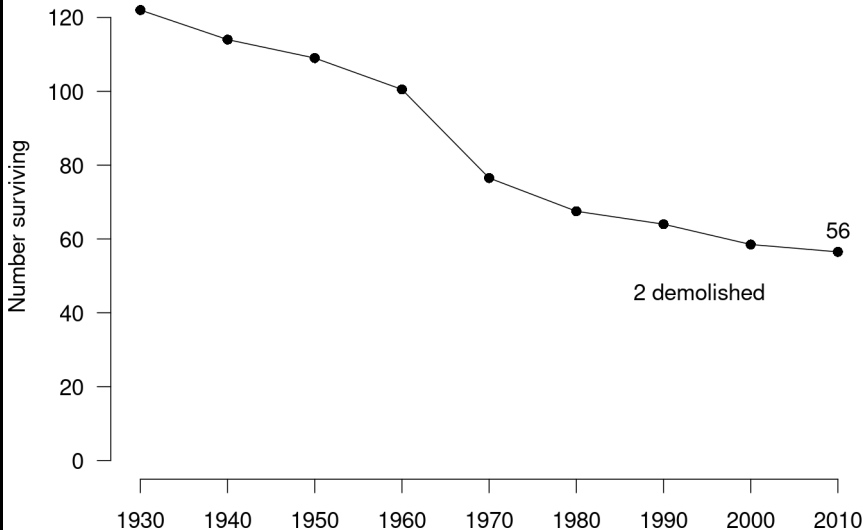
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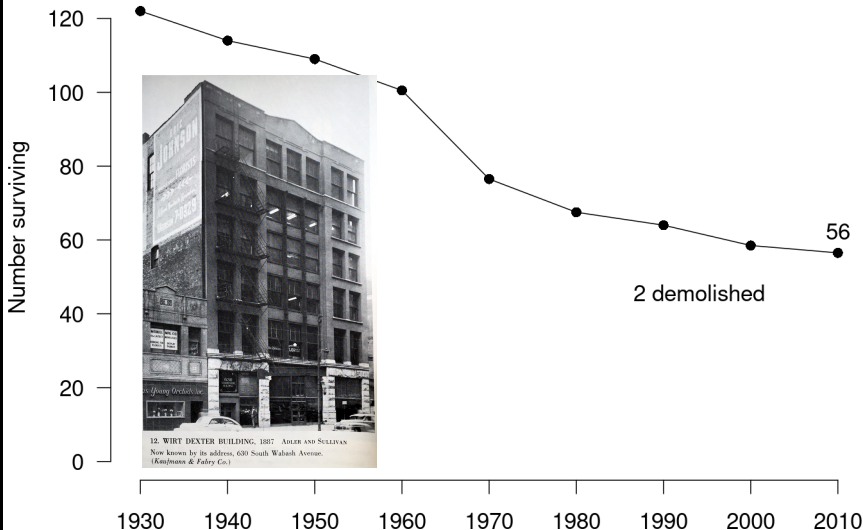
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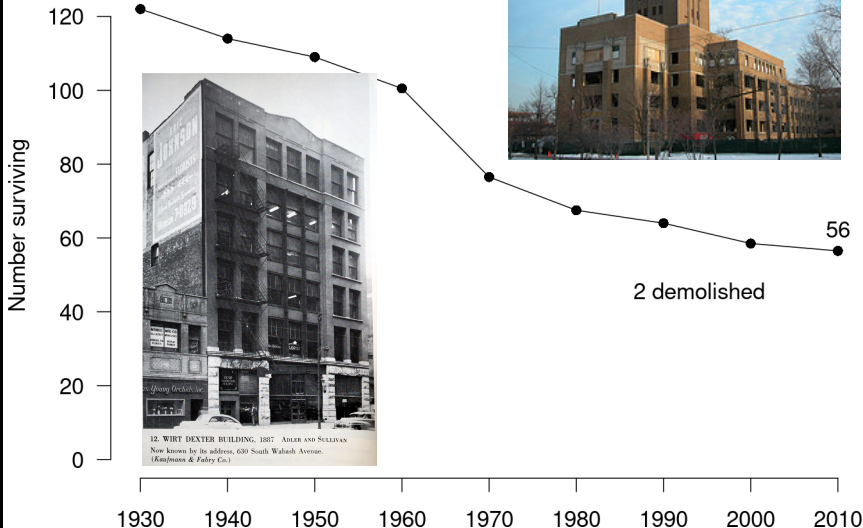
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The Main Result from *Chicago 1910*

Fate of 105 Primary Chicago 1910 buildings

Period	Total	Extant	Demolished	PctSurvival
In 2021	105	88	17	83.8

The Main Result from *Chicago 1910*

Fate of 105 Primary Chicago 1910 buildings

Period	Total	Extant	Demolished	PctSurvival
In 2021	105	88	17	83.8

~ 2% loss per decade

~ 16% loss per century

The Main Result from *Chicago 1910*

Fate of 105 Primary Chicago 1910 buildings

Period	Total	Extant	Demolished	PctSurvival
In 1972	105	100	5	95.2
1972-2021	100	88	12	88.0

① Condit books *The Chicago School of Architecture & Chicago, 1910*

The buildings included

Text coverage for each

How many remain?

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Obsolescence, failure of early technology

Buildings still viable

Survival from different epochs

Fate by decade of construction based on two books
Primary buildings in CSA and Chicago 1910-30

Period	Total	Extant	Demolished	Pct Survival
1880s				
1890s				
1900s				
1910s				
1920s				

CSA=Chicago School of Architecture (1964)

Decades <1910 from earlier book

Decade 10s combines the two books

Decade 20s entirely the later book

Survival from different epochs

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Period	Total	Extant	Demolished	Pct Survival
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1890s				
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1890s	54	22	32	40.7
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1910s				
1920s				

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1910s	47	40	7	85.1
1920s				

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1890s	54	22	32	40.7
1900s	43	23	20	53.5
1910s	47	40	7	85.1
1920s	48	42	2	87.4

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- The buildings included

- Text coverage for each

- How many remain?

② Building survival

- Survival from different decades

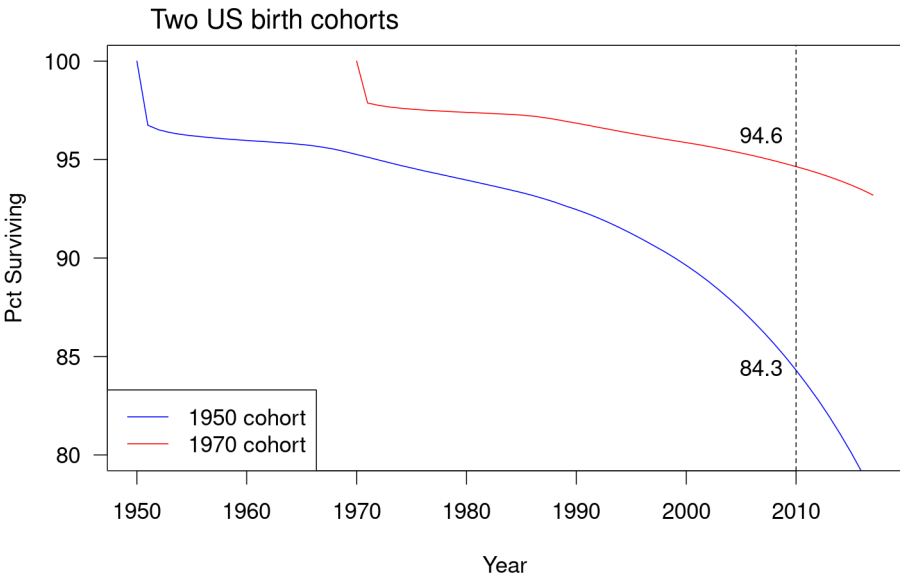
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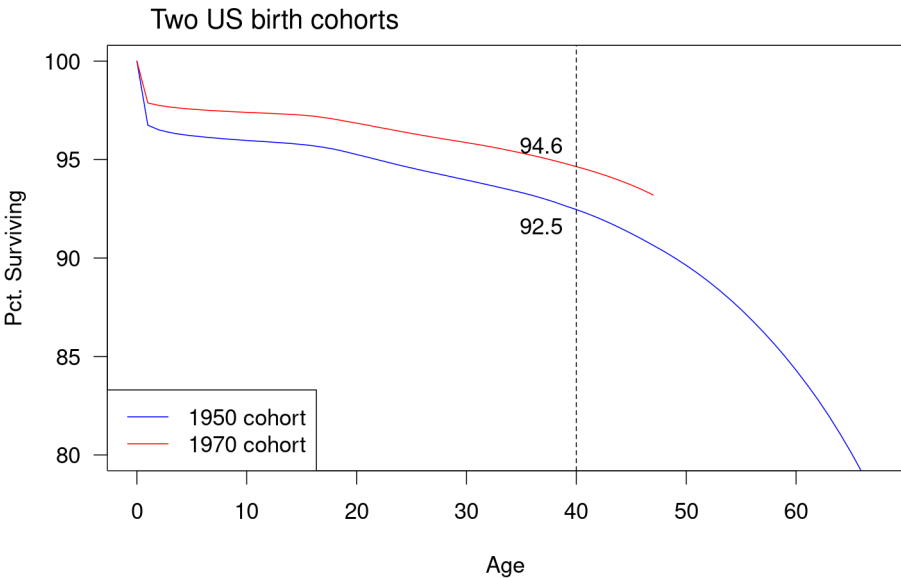
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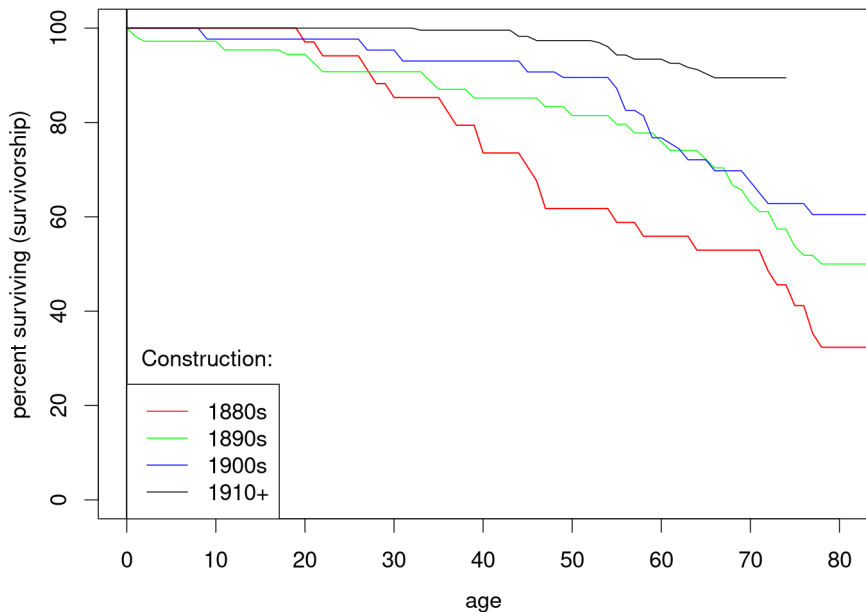
- Obsolescence, failure of early technology

- Buildings still viable





Survivorship: The fair comparison

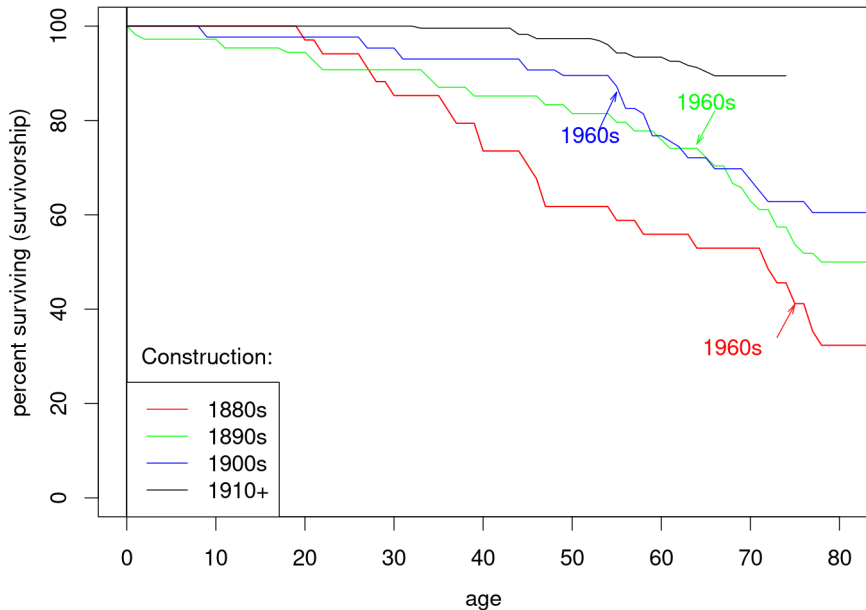


A fair survival test

Construction decade	Pct. survival at 80 years
1880s	31.2
1890s	50.0
1900s	61.0
1910s	89.4
1920s	87.5

Much lower survival for buildings from before 1890

Survivorship: The fair comparison



One catalyst for Condit's revision of *The Rise of the Skyscraper* was the demolition of so much of Chicago's commercial architecture in the dozen years between 1952 and 1964.

– S. Irish (2008)

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It was a tragic year for the cause of good architecture: a veritable orgy of destruction swept away the Republic, the Cable, the Majestic Hotel, and the Garrick Theater Building, the last being the victim of a barbarous act of vandalism.

– *Chicago 1930-1970*, C.W. Condit (1974)

Important losses since CSA



Leiter I: 1972



Rothschild: 1972

Sears Roebuck: 1978



Greatest post-1964 loss



Survival: Obsolescence & Preservation

Survival: Obsolescence & Preservation

=> 44% of buildings from the 1964 Condit book still stand

Survival: Obsolescence & Preservation

- => 44% of buildings from the 1964 Condit book still stand
- Buildings from before 1890 had low survival to any age
 - Buildings from after 1910 had high survival and most remain

Survival: Obsolescence & Preservation

=> 44% of buildings from the 1964 Condit book still stand

=> Early masonry vs. the new Chicago technologies

Survival: Obsolescence & Preservation

- => 44% of buildings from the 1964 Condit book still stand

- => Early masonry vs. the new Chicago technologies
 - Steel skeleton technology took over between 1890 and 1895
 - Commercial buildings of masonry were out-of-date
 - Buildings since 1910 are consistently viable

Survival: Obsolescence & Preservation

- => 44% of buildings from the 1964 Condit book still stand
- => Early masonry vs. the new Chicago technologies
- => Building preservation efforts

Survival: Obsolescence & Preservation

- => 44% of buildings from the 1964 Condit book still stand
- => Early masonry vs. the new Chicago technologies
- => Building preservation efforts
 - Expanded during the 1960s as my father wrote
 - 20 years before demolition rate slowed?
- => Important Carl Condit buildings are now Chicago landmarks



To find these buildings and read about them:

- Search "Interactive maps of buildings from The Chicago School"

<http://conditdatacenter.org/ChicagoBldgMap/index.php>