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Chicago City Hall (City Hall-County Building)
121 North LaSalle St.
Chicago
Cook County
Illinois

HABS No. IL-1128

P H O T O G R A P H S

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
WASHINGTON, D.C. 20240

AMERICA'S CITY HALLS

A Joint Program of
The American Institute of Architects
The United States Conference of Mayors
The United States Department of the Interior

CHICAGO CITY HALL
121 North LaSalle Street
Chicago, Cook County, Illinois 60602

FOREWORD

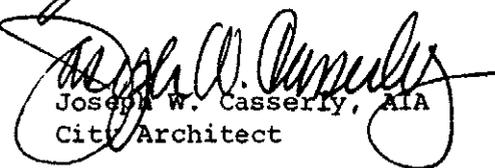
Since 1881 the Chicago architectural firm of Holabird & Roche and Holabird & Root, designers of Chicago's present City Hall, has been recognized by many as one of the most consistent architectural firms in the country in terms of quality and quantity of its production. Celebrating the one hundred year anniversary of the work of its three generations, the firm has designed, in addition to the City Hall-Cook County Building, a very large percentage of the important Chicago buildings and has contributed greatly to Chicago's worldwide architectural reputation.

The present Chicago City Hall-County Building was the first great civic work to follow the Burnham Plan for Chicago. The City Hall portion was erected in 1909-1911, soon after the demolition of its predecessor on the site. Holabird & Roche had faced a challenging problem; how to design a building that would serve both as a monumental structure and as an efficient office building. This problem was intensified because the relatively small site made it necessary to build upward. The City Hall facing LaSalle Street and the County Building facing Clark Street form one large building centrally located in Chicago's Loop on the city block bounded by LaSalle, Washington, Clark and Randolph Streets.

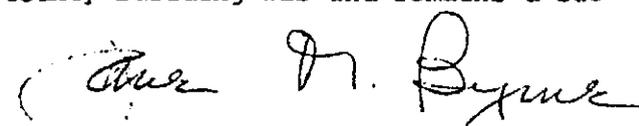
In order to set the City Hall-County Building apart from other buildings in the area, a monumental classicism in the Corinthian order was used throughout the exterior elevation. The carefully designed building with its long colonnades of nine foot diameter columns resulted in a majestic and imposing building. With the resurgence of the administrative importance of the Loop, the political crossroads of the city and county are still to be found in this venerable gray granite building located exactly where the city and county governments have been quartered for 128 years, since 1853. The City Hall-County Building was and remains a successful symbol of Chicago.



Jerome R. Butler, FAIA
Commissioner of Public Works

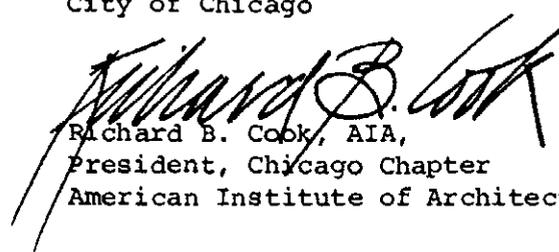


Joseph W. Casserly, AIA
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Jane M. Byrne,
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CHICAGO CITY HALL

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I. CHRONOLOGICAL ABSTRACT COVERING THE 144 YEARS FROM 1837-1981

January 23, 1837 FIRST CITY HALL - 1837-1842

Leading citizens of Chicago met in the Saloon Building for the purpose of preliminary action in procuring city charter. The building's name was synonymous with the French "salon," a grand and spacious hall. In May the City Common Council leased space in the Saloon Building for their own purpose, and for accommodation of the Municipal Court. This was the first City Hall, and was located at the southeast corner of Lake and Clark Streets.

1842 SECOND CITY HALL - 1842-1848

Upon expiration of the lease in the Saloon Building, the city government moved to leased space in Mrs. Nancy Chapman's building at the northeast corner of LaSalle and Randolph Streets.

1848 THIRD CITY HALL - 1848-1853

Old Market Hall was erected by the city. The first municipal structure, this two-story building located in the center of State Street, fronting forty feet on Randolph Street and running north one hundred and eighty feet toward Lake Street, contained 32 public market stalls on the first floor and city offices on the second floor.

1851 FOURTH CITY HALL - 1853-1871

Cook County is forever debarred from divesting itself of title to Block 39 Original Town of Chicago, or any part thereof.

The City Common Council and County decided that one structure to be occupied jointly should be erected in the center of the public square, bounded by LaSalle, Washington, Clark and Randolph Streets. Construction was started in September.

1853 Completion and occupancy of the new structure.

1858 Third floor and dome added to original building.

1869 East and west wings added to original building.

1871 The Chicago Fire, October 8-10; City Hall-County Building completely destroyed. City government occupied temporary quarters for 14 months in the West Madison Street Police Station.

1873 FIFTH CITY HALL - 1873-1885

New City Hall at the southeast corner of Adams and LaSalle Streets was completed and occupied by the city government. This two-story brick building, hastily constructed around a large elevated water tank, was known as "Old Rookery" and served as City Hall until 1885.

For \$50,000 and other considerations, the County of Cook granted to the City of Chicago the irrevocable right of occupancy "henceforth and forever" of the west half of Block 39 Original Town of Chicago, provided same shall be occupied by the City for purposes of City Hall, (the block bounded by LaSalle, Washington, Clark and Randolph Streets).

City and County jointly advertised for plans for a new City Hall and County Building.

1875 SIXTH CITY HALL - 1885-1908

Start of construction of City Hall and County Building.

1885 Completion and occupancy of City Hall and County Building.

1897 The right of the City to occupy the west half of Block 39 Original Town of Chicago for purposes of City Hall upheld by Illinois Supreme Court.

1905 SEVENTH (PRESENT) CITY HALL - 1910-1981

Proposal of County Board for construction of new City Hall and County Building submitted to City Council.

Commission appointed to consider need for new City Hall and County Building.

Holabird & Roche, Architects, awarded contract for design and planning of Cook County Building.

City Council authorized County to remove rotunda between City Hall and County Building, permitting construction of new County Building.

County Board agreed to provide space for city offices vacated to permit construction of new County Building.

- 1907 Holabird & Roche, Architects, awarded contract for design and planning of new City Hall.
- 1908 Council met in old City Hall for last time in July
Wrecking of old City Hall started in August.
Noel Construction Company awarded general contract for construction of new City Hall building.
- 1909 Start of construction of new City Hall in January.
Cornerstone laying for new City Hall in July.
- 1911 New City Hall dedicated in February.
- 1957 The original oak-paneled Council Chamber in the Italian Renaissance style decorated with murals was destroyed by fire.
- 1958 Dedication of Council Chamber completely remodeled after fire in a contemporary design.
- 1963 Ground broken for Richard J. Daley Civic Center in February.
- 1965 Daley Civic Center and Plaza dedicated in May.
- 1967 Holabird & Root awarded professional architectural service contract to serve as consulting architect to City Architect in connection with extensive renovations and updating of interior spaces throughout City Hall. This program was completed in 1972 and has been followed by yearly programs to meet changing needs of the various departments and agencies in City Hall.
- 1980 Trees planted on LaSalle Street and Clark Street frontages of the City Hall-County Building in connection with construction of new sidewalk and renovations in basement spaces.

II. CHICAGO'S SIX EARLY CITY HALLS - THE 72 YEARS FROM 1837-1909

A. PHYSICAL HISTORY, HISTORICAL CONTEXT AND ARCHITECTURAL INFORMATION

FIRST CITY HALL 1837-1842

In May 1837, Chicago's Common Council leased a room in the Saloon Building for their own use and for the accommodation of the Municipal Court. The structure was located at the southeast corner of Clark and Lake Streets. In January 1837, the meeting of a few of the leading citizens of the town was held in this hall for the purpose of preliminary action in procuring a city charter. The hall was also devoted to public entertainments of various kinds, political and religious meetings, concerts, traveling shows, etc. The word "saloon" as applied to this building had a very different meaning from what it has today. Its use was synonymous with the French "salon," which means literally a grand and spacious hall. The building was a square three-story frame building, the first floor occupied as stores, the second as offices, and the third as the "hall." When first completed it was considered to be the largest and most beautiful hall west of Buffalo. In 1837, at a meeting in this hall, the Faneuil Hall of the early Chicago, a speech given by the young Stephen A. Douglas captured Chicago's heart.

SECOND CITY HALL 1842-1848

At the expiration of their five year lease in the Saloon Building, the city fathers moved to Mrs. Nancy Chapman's two-story frame building at the northeast corner of LaSalle and Randolph Streets just across the street from the present City Hall.

THIRD CITY HALL 1848-1853

In January 1848, Old Market Hall on State Street was erected by the city, and was the first municipal structure, the Common Council having heretofore rented their accommodations. The building was located in the center of State Street, fronting forty feet on Randolph and running north one hundred and eighty feet toward Lake Street. It was built of brick and stone, two stories with tower. The first floor was laid out into thirty-two stalls for use as a public market. The second story was divided into four rooms, the one in the north end twenty by forty feet, arranged for a library, and the south room for the City Clerk's office. The center rooms, divided by a partition, with folding doors, one forty by seventy-two feet, the other forty by sixty-eight feet, were used by the Common Council and for other public purposes. The entire cost was \$11,070. John Van Osdel who had established the first architectural office in Chicago was the architect and superintendent. The Common Council occupied their new rooms for the first time in November 1848.

FOURTH CITY HALL 1853-1871

The city government was in the Old Market Hall home only two years when the council decided that more room was needed to house its various officials and the court. The county also was experiencing the same problems: it had outgrown the small one-story courtroom and basement offices of the first courthouse building

at the southwest corner of Clark and Randolph Streets. The county government held title to the public square bounded by LaSalle, Washington, Clark and Randolph Streets which it had been granted when Cook County was created. It also owed the city \$30,000 for various services rendered by the municipal government. To pay off this debt and obtain land from the city on which to build a criminal courts building and a county hospital, the county granted the city the west half of the public square, the site of the present city hall. To complete the deal, the county agreed to pay three-fourths of the construction cost of the new jointly-occupied building. John M. Van Osdel was called on to design the structure which cost \$111,000, and which was financed by a county bond issue. The new building was completed in 1853.

Faced with gray marble taken from the Lockport quarries, the building was two stories in height with basement, surmounted by two domes and a cupola. The stone steps at the north and south sides added to the imposing appearance of the building. The basement included the jail, living quarters for the jailer, the sheriff's office and the city watch house. On the first floor along the north and west corridors were most of the city offices with the armory in the east wing. The Common Council room was on the second floor, opposite the courtroom. Its dimensions were fifty-six by sixty feet. The structure soon proved too small for its purposes and a third story and dome were added in 1858. Further remodeling eleven years later, in 1869, added east and west wings to the original building.

The great Chicago Fire of October 8-10, 1871 completely destroyed the City Hall-County Building. But even as the fire burned, the council met to insure continuity in local government and established a temporary city hall on the second floor of a structure located at Ann and Washington Streets west of the fire zone. On October 11, with the ashes of the fire still warm, a committee appointed by the council to secure new quarters voted to relocate in the West Madison Street Police Station. The city government remained in these unusual quarters only fourteen months.

FIFTH CITY HALL 1873-1885

By January 1873, a new city hall was ready for occupancy. The Old Rookery, located on the southeast corner of LaSalle and Adams Streets was a two-story high brick building constructed around a large, elevated water tank that had served the South side before the holocaust. The building cost \$75,000 to construct and contained sufficient space to house most city government offices, including the first public library which was located inside the water tank. The Old Rookery served as Chicago's city hall for twelve years.

SIXTH CITY HALL-COUNTY COURTHOUSE 1885-1908

Only three days after the fire, the aldermen directed the Board of Public Works to cooperate with the county board of supervisors to develop an appropriate design for a jointly-constructed building to be located where the pre-fire

structure stood. Less than two weeks after taking this action, the city received a financial windfall when the General Assembly authorized payment of a city claim for the expense of making canal improvements. After this appropriation had been applied to the rebuilding of the city's burned bridges, the amount that remained was allocated to help pay for a city hall. Meanwhile in February 1872, the state authorized the county to issue \$1,500,000 in bonds to build a North side jail and a new county courthouse. In June 1872, the city and county announced an architectural competition to seek the best design for the proposed structure. When the jury announced the winners, both city and county officials agreed to pay the prizes as designated, but neither government wanted to build the winning design. Subsequently, Architect James J. Egan was selected and placed in total charge of the project.

In August 1875, ground-breaking ceremonies were held and construction begun on the new city hall and county buildings designed by Egan in a colonnaded French Renaissance style as a dual structure for joint occupancy by city and county. With the money to go ahead, the county began construction first. After numerous delays and a lengthy construction period, the county building was completed in 1882, with completion of the city hall in 1885. The costs for both the county courthouse and city hall came to more than \$4 million.

As soon as the building was finished, its limitations became evident. The interior with its high ceilings, small windows, oddly sized rooms, and long, drafty, and dark corridors made for inconvenience and discomfort. Secondly, because the building had been under construction for so long, it was already overcrowded before it was finished, and some employees had to be moved into rented space. The inadequacies of the recently opened buildings made it evident that consideration must be given to the need for a new city hall and a new county building.

THE CHICAGO FIRE

HABS No. IL-1128
(p 9)

October 8-10, 1871

The axis of the fire was a line in a north-northeasterly direction from the corner of DeKoven and Jefferson Streets to the Water Tower on Chicago Avenue. This line passed through the City Hall-County Building. On either side of it the fire spread--on the North to a little beyond Fullerton Avenue and on the South Side to Congress Street. Within these limits it made a clean sweep of practically everything between the north and south branches of the river and the lake, except that on the North Side it did not spread west of Halsted Street. On the West Side the area consumed comprised one hundred ninety-four acres. On the South Side four hundred sixty acres were burned, and on the North, fourteen hundred seventy. This comprised on the West Side five hundred buildings, mostly inferior, three thousand six hundred fifty on the South Side, mostly business, and thirteen thousand three hundred, mostly residential, on the North Side. This totalled nearly three and a third square miles. Ninety thousand people were rendered homeless. Some of the estimates of building losses are interesting, such as: eighty business blocks, \$8,515,000; railroad depots, warehouses and Chamber of Commerce, \$2,700,000; hotels, \$3,100,000; theaters, etc., \$865,000; daily newspapers, \$888,000; one hundred other business buildings, \$1,010,000; churches, \$2,989,000; public schools, \$249,780; other buildings and public improvements, \$32,765,000--making a total of \$53,080,000. Losses of produce, business goods, personal effects, allowing a \$10,000,000 salvage in foundation and building material, made a grand total loss of \$186,000,000. Of the wealth of the city, one-third was destroyed by the fire. Ninety thousand persons were rendered homeless and about three hundred lost their lives. The report of the Board of Public Works in 1871 gives us the further information that due to the exceptionally high winds the fire burned with great rapidity, consuming on an average \$125,000 per minute. In the vast amount of eyewitness stories, all agree that the conflagration was almost completely smokeless. In consequence the awful magnificence of the spectacle could have been seldom equalled in human experience.

CHICAGO'S SIX EARLY CITY HALLS - THE 72 YEARS FROM 1837-1909

LIST OF PHOTOGRAPHS

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III - CHICAGO'S PRESENT CITY HALL - THE 72 YEARS FROM 1909-1981A. PHYSICAL HISTORY AND HISTORICAL CONTEXT

Because of crowding, discussion about constructing a new city hall and county building began nearly as soon as the old one was occupied. But in 1885 a lack of funds rendered this discussion theoretical. In 1898 a serious effort was finally made to replace the structure. In May of that year a resolution was introduced into the council calling for the centralization of all the city's governmental functions in a new single complex to be located on the West Side. The argument was that this installation would create a new and valuable business center while eliminating some congestion from the Loop. This resolution was sent to a special committee where it was tabled. Then in the early fall, \$8,000 had to be expended merely for the purpose of removing a portion of the crumbling walls of the building. In September, responding to the expense, an ordinance introduced to move city hall to a west side location and put the old city hall up for sale failed by a vote of 35 to 26, or Chicago's Loop city hall would have been no more.

Disaster finally served as a catalyst for the construction of the present city hall and county building. In January 1905, an explosion and fire ripped through the upper floor, attic, and roof of the county side of the jointly-tenanted building. The estimate of the damage was only \$10,000 but the cause of the explosion startled officials. A portion of the foundation had sunk six inches, shearing a gas pipe. This finding led to further examination of the building. The county board was faced with the dilemma of whether to undertake expensive repairs and remodeling on an outdated and spatially inadequate building or to erect a new one. One week after the fire, the board resolved to create a commission of ten, including board members, other public officials, and leading county residents to consider the construction of a new courthouse. The city established a counterpart group to maintain design uniformity. The county's special commission did its work quickly. In February it reported that the need of a new county courthouse building was imperative and that a long delay was out of the question. To obtain financing, the commission recommended that the county utilize its bonding powers. At a special election on April 4, the question of the county issuing \$5 million in bonds was submitted to the voters and carried by a 40,000 vote majority.

As they did in the 1870's, the two governments combined to sponsor an architectural competition. After evaluating the various entries, the committee was unanimous in its recommendation that the new building should follow the plans laid out by the Chicago firm of Holabird & Roche. The contract for installing the caissons on the county side of the building was signed on December 11, 1905, excavation began on January 18, 1906, and the county cornerstone was laid on March 21. The first county offices were moved in on July 6, 1907.

The city did not begin construction of its half of the building until two years later, in January 1909. The reason for the delay was money: the city had to wait for the state to expand its limit of bonded indebtedness before

the new \$5 million city hall could be financed. Demolition on the city site began in August 1908, with many of the municipal offices occupying space in the new courthouse.

With variations in interior arrangements, the city hall was identical to the county building, mainly because it was based on Holabird & Roche's county building plans. Two years after construction began, the new city hall was completed. Dedication took place on February 27, 1911.

Both city and county had built massively. Yet even before the building was finished, city officials had doubts about the capacity of their side.

Well before 1920 the city began to rent space for its engineering department and for some of its permanent committee employees outside city hall. The Board of Health was pushed out next, and other offices followed. By 1940 the city's rent bill was running \$50,000 annually.

The county, meanwhile, was plagued by the same problem; rapid growth of governmental functions had led to serious overcrowding. The first county proposal was to add additional stories on top of the existing building following an example from 1858. After evaluation, it was decided that such a step would be impractical and incompatible with the original design. In view of this, the county board in 1954 asked its consulting architect to design a county administration building that would house all its offices except the courts. A proposal was drawn up for a building of twenty-two stories, containing 17.7 acres of floor space, which it was predicted would be adequate through 1975. The proposed location of this building was the west half of the block just east of the City Hall-County Building with underground and overstreet passageways linking the two structures.

This suggestion was a conceptual forerunner of the present Chicago Richard J. Daley Civic Center. A year after this proposal, the Public Buildings Act was passed by the Illinois General Assembly. This law allowed the issuance of bonds for the erection of public structures without a taxpayers' vote. There was general recognition that more courtrooms were needed and under the terms of this act, land acquisition for the new thirty-one story, 648 foot high civic center to house these courts began in the late 1950's. Ground was broken on February 28, 1963, and the project was dedicated on May 2, 1965.

The primary function of the Daley Civic Center is as a courts building, although it contains other agencies such as the city Board of Public Health and the general offices of the City County Sheriff. But those citizens who do much business with either the city or the county will agree that the Daley Civic Center is not a new seat of city and county government, but rather an annex to both seats.

B. ARCHITECTURAL INFORMATION

1. DESCRIPTION OF EXTERIOR

The City Hall and County Building form one large building located in the Loop area of Chicago where ground is extremely valuable and where space was not available for the usual architectural setting with surrounding grounds, approaches, etc. Its expression, therefore, is properly that of a monumental office building in the center of the city. On the typical floor plan, the modular spacing used throughout permits various departments to be increased or decreased at will. These departments have been located both to handle successfully the public using them and to meet satisfactorily their respective demands.

In order to distinguish the City Hall-County Building from surrounding office buildings, theaters, etc., a monumental classicism was carried out throughout the exterior elevations on an immense scale. There are eleven full stories. The first three stories of the building form the foundation or base for the shaft and capital above. Its masses are heavy and its fenestration very simply treated. The third floor mezzanine was given up to vaults, and in it are massive built-up girders which support the upper portion of the building over the two-story Council Chamber. The next six floors, from the fourth to the ninth inclusive are treated with long colonnades strengthened on each corner of the building with pilasters and architectural treatments of the windows. The first story is twenty-three feet in height, while the floor to floor heights of the other stories vary between eighteen feet and fifteen feet.

The basis of the design is a colossal Corinthian order, the proportions of which are adhered to throughout the entire exterior with remarkable fidelity to the appropriate forms and proportions. The height of the base of the building is seventy feet. The height of the entire Corinthian order is one hundred eighteen feet, of which the component parts are the six foot high moulded plinth and base, the seventy-five foot six inch high shaft, the twelve foot six inch high capital and the twenty-four foot high entablature. The diameter of the column shaft above the column base is nine feet. The attic above the entablature is seventeen feet high. The entire height of the building from sidewalk to top of coping is two hundred and five feet. These lofty dimensions result in a majestic and imposing building.

The materials used on the exterior are Woodbury gray granite and terra cotta. The facing to the top of the Corinthian capitals is granite, while the cornice and attic are terra cotta similar in color. The frames, mullions and spandrels of the windows on the base and also between the columns are of a dark colored terra cotta on an iron framework, which emphasizes the shadows between the columns and contrasts the window openings with the surrounding stonework. The columns are only slightly engaged and are hollow, built without cores in courses about five feet in height.

2. DESCRIPTION OF INTERIOR

The interior of the City Hall-County Building is well planned and handsome. The great first floor lobbies and hallways running through the building from LaSalle Street to Clark Street and from Washington Street to Randolph Street provide ample circulation and access to the elevators. With walls of polished Botticino marble, they are distinguished by their generous area and their impressive ceilings of flattened groin vaults.

The ribs of the first floor vaulted ceilings are self-supporting and built of solid polished Botticino marble. These carry groined arches between the main ribs, which are built of reinforced concrete, with the entire surface faced with marble mosaic. This vaulted archwork is true in principle and is carried from the columns and not suspended in the usual way from the floor beams of the second story.

The walls and pilasters in the elevator lobbies above the first story are of Botticino marble. The same marble also was used for the five foot high wainscots of the main corridors, and the three foot high wainscots of the stair-halls.

The internal volume of the building is characterized by great spaciousness, secured through extensive horizontal dimensions and lofty ceilings, and by a plan distinguished by its axial simplicity.

The structural requirements of the City Hall-County Building block offered the common problem of framing for large interior voids because of the presence of the two-story Council Chamber, which measures 65 x 96 feet in plan and rises from the second floor to the level of the fourth floor. The columns for the nine floors of offices above the chamber bear on massive built-up girders with clear spans of sixty-five feet and a maximum weight of forty-four tons.

The riveted steel frame and the monumental design were matched by the lavish mechanical equipment of the City Hall-County Building. The city and county areas together are served by a total of 28 elevators, and internal communications included 750 telephones at the time of construction and a complete installation of pneumatic tubing. The water and waste circulation systems included special kinds of tile and concrete piping to carry acids and other corrosive liquids from the laboratories of the Health Department. Hot water and steam for the heating system were provided by a battery of coal-fired boilers located in a sub-basement with the floor at thirty-eight feet below grade, from which coal and ash handling conveyors connected the furnaces with tracks of the Illinois Tunnel Company (now inactive). It was the best that the mechanical technology of building afforded at the time, and regular improvements have kept the physical plant in sound working order through the years.

While the exterior of the City Hall has remained unchanged over the years, with the exception of the removal of the cornice in the 1940's, many improvements have taken place inside. Following the destruction by fire in 1957 of the original oak paneled Italian Renaissance style Council Chamber, the Chamber was completely remodeled in a contemporary design and dedicated in 1958.

During a major renovation project initiated in 1967, seventy-five percent of of the interior of the building from basement to roof was renovated for greater efficiency and economy of operation. This work was carried out by the office of the City Architect, with Holabird & Root as Consulting Architect. The project was planned and scheduled to permit the work to be done in stages so that the building would be usable at all times. The work included new suspended ceilings, partitions, flooring, lighting and wall finishes. Also included were new lavatories on all floors and new boilers in the basement serving both the city and county buildings. Subsequent to completion of this program in the early 1970's, the City Architect has carried out a continuous program of providing for the changing space requirements of the many city departments and agencies located in City Hall.

3. DESCRIPTION OF SITE

The present City Hall and County Building fills the entire city block bounded by LaSalle, Washington, Clark and Randolph Streets. The eleven-story building is nearly square in overall plan, measuring 374 feet on LaSalle and Clark Streets and 314 feet on Randolph and Washington Streets, with its two governmental functions internally separated into west (municipal) and east (county) halves, each volume having been constructed around its own central light courts. Predecessor city and county governments had occupied buildings on the same public square since 1853.

Located centrally in Chicago's Loop, the City Hall-County Building occupies an important location with respect to the retail, business and financial district within and surrounding the downtown area.

The construction in 1963-1965 of the Richard J. Daley Civic Center and Plaza on the city block adjacent to and east of the City Hall-County Building further enhanced the importance of this governmental complex. The thirty-one story, 648 foot high Daley Civic Center building containing courtrooms and offices occupies only the northern half of the city block. The rest of the block contains a street level plaza, including, in addition to the "Chicago's Picasso" sculpture, a fountain and pool, trees, landscaping and an eternal flame commemorating the war dead. While the plaza is intended primarily for civic functions and events, it also gives people a chance to get away from the traffic, rest a bit and enjoy the informal contact that has characterized street life in the past.

4. ITEMS AND STATISTICS OF INTEREST CONCERNING CONSTRUCTION

A compilation from data assembled in 1911 after the dedication of the present Chicago City Hall

Wrecking old City Hall began August 11, 1908; site was cleared and construction started on January 1, 1909. The general contractor was Noel Construction Company. Foundation completed on April 15, 1909. The cornerstone was laid July 20, 1909. Dedication ceremonies were held February 27, 1911.

One man was killed in wrecking the old building; one was killed in the excavation and two were killed on the superstructure.

A maximum of 750 men on day shift worked on the new building.

More than a score of skilled artisans and trade organizations worked upon the new structure to its completion. They were in detail:

<u>TRADES</u>	<u>MAXIMUM NUMBERS</u>
Structural Steel	100
Sheet Steel	100
Carpenters	100
Marble Workers	135
Painters	65
Plasterers	40
Tile Setters	40
Machine Movers	25
Steam Fitters	22
Electricians	22
Lathers	20
Bricklayers	35
Glaziers	20
Plumbers	20
Ornamental Iron	14
Caulkers	11
Granite Setters	8
Roofers	8
Gas Fitters	8
Cement Finishers	9

Approximately 40 per cent of the \$5,000,000 cost of the City Hall was paid to workers on the building.

Cost of construction of new City Hall averaged close to 40 cents per cubic foot. Estimated total population of new City Hall will be 3,000 city employees.

Statements supplied by one of the chief engineers for Holabird & Roche to the Chicago Tribune:

"When Chicago's new City Hall is opened to the city officers, departments, bureaus, and agencies of Chicago's city government, the city square bounded by LaSalle, Washington, Clark and Randolph Streets will become a showplace to the Chicago visitor.

"Twin brother to the new Cook County Courthouse in which the business of the county already is conducted, this \$5 million city hall completes the granite facades of the city square on which so much history of Chicago and of Cook County has taken place.

"Two hundred and five feet high from the sidewalk level to the top of the parapet walls, 374 feet long on the LaSalle Street side, and 157 feet wide on Washington and Randolph Streets, the eleven floors of the new City Hall aggregate almost thirteen acres of available floor space. The floors of the sub-basement are thirty-eight feet below the sidewalks while the trench for coal and ashes connecting with the lines of the Illinois Tunnel Company* is forty-eight feet below the feet of pedestrians in the street. Thus from the deepest portion of the sub-basement to the top of the parapet walls the height of the City Hall is 253 feet."

Some interesting statistics on the construction of the new City Hall follow:

The builders put 21,000,000 pounds of steel into the structure and 324 standard carts were required to haul the steel from the mills. The old "floating" foundations of the old buildings gave way to the caissons, or wells averaging seven feet in diameter, dug by hand down to bedrock and filled with concrete. There are 124 of these caissons of which 112 go to bedrock 114 feet down; twelve of them stop on hardpan.

Fourteen miles of rivets were driven home in the steel superstructure. Numerically there are 163,000 individual rivets tapped home at white heat by the pneumatic riveter, which may have struck twenty-five to forty blows to a rivet.

The concrete used in the construction of the building totaled 33,300 cubic yards. For the outer walls and columns of the building, 180,000 cubic feet of granite, weighing 30,000,000 pounds, cover the steel work, while of terra cotta fireproofing there is a total of 1,240,000 square feet and 150,000 linear feet of girder covering. There are 2,700,000 common, 520,000 hollow brick, 400,000 enameled brick and 92,000 gray face brick.

These are only a few of the myriad statistical facts concerning the construction of the huge new Chicago City Hall, which once more is to gather under its roof an almost undivided machinery of the city government. From the rooms on the eleventh floor devoted to the municipal courts, down to the sub-basement boiler rooms, the Chicago citizen must feel his personal interest somewhere in the finest type of municipal building in the country.

Now that this new City Hall is a reality, an interesting phase of its design and building may be recalled. At the time Cook County accepted plans and specifications for the twin County Building, the possibilities of a new City Hall were intangible.

In building the County Building, however, the architects went so far as to take a chance that when the new City Hall did materialize, it might be of twin construction. In the days of the old buildings an alley ran between them from Washington to Randolph Streets. The County Building absorbed its half of that alley and the architects and builders arranged on the blank alley wall for all necessary steel structural connections in case the city decided to follow the county's plans. In the final acceptance of the twin plans, the builders had only to cut into the cement for the necessary steel anchorages.

Incidentally at the time complete granite corners were placed at the northwest and southwest corners of the new County Building, there were comments that it was an undue expenditure of money in view of the fact that the city building had not yet been planned. However, when the City Hall was built, it was necessary only to take down the granite, have it cleaned and it went over into the northwest and southwest corners of the City Hall as if the material had been cut for the purpose.

As a representative of Holabird & Roche, Architects, Mr. Marsh has done much of the "sitting up" with this new Municipal Building. He says that of all the "sitting up" with the work, none brought greater strain than in those summer nights of 1909 when those four great girders on especially built wagons and drawn by ten horse teams, began moving from the steel works, far up the north branch of the Chicago River down by way of Rush Street Bridge to the City Hall site.

"Probably no such load ever has been put upon a wagon as was that 88,000 pound girder which overhangs the council chamber," said Mr. Marsh. "We could hope to move it only in the night, after the last of traffic virtually was gone from the streets. Rush Street Bridge was the only bridge on which we could cross, and then only after we had laid steel tracks for the wheels.

"At the building, one engine hoist has been used on every other piece of steel. On this 88,000 pound girder, as on the 75,000 and the two 70,000 pound girders, two engines were set and the steel grappled at each end. With the council chamber on the second floor, two floors in height to the ceiling, and each of these big girders to clear the ceiling of the chamber and rising a full floor space to the level of the vault floor, you can imagine how I sat there with cold chills and hot feverish-

ness alternating, hoping that no accident would occur in either engine to stop the steady, even raising of those loads. Yet there wasn't a kink in the handling of any of them."

To the uninitiated these great girders may be said to have come into shape and weight to take the place of the steel columns which had to be displaced in the great chamber measuring 65 x 96 feet overall. Steel columns would have been impossible in the chamber. Stopping the columns at the second floor, and allowing another floor space to the chamber ceiling and the gallery, gigantic steel girders were necessary to take upon them the columns that should continue up to the penthouse floor of the structure. In brief, these girders just over the heads of the coming city councils will be supporting the portion of the nine floors above at the north end of the building.

This north portion of the building housing the council members is the showplace of the new City Hall. The council chamber proper measures 43 x 96 feet, with the gallery beyond the rails of like length and 22 feet wide. The trimming is of imported English oak veneer and was manufactured in Philadelphia. Frederick Clay Bartlett is engaged to execute the mural decorations. The paneling of English oak is matched in the sense that the same section of the quarter sawed wood opens out, book-like, to show the grain as one. The ceiling will carry appropriate decorations in tiles.

On the Randolph Street front of the council chamber is a retiring room, for the Aldermen. At one end of a long, corridor-like room, 20 x 80 feet, is a lavatory, and at the other end telephone booths. Two great fireplaces are set of Bedford stone on the Randolph Street wall of the Aldermens' retiring room.

On the LaSalle Street side, entered from the council chamber, is the reception corridor for Aldermanic visitors and beyond this the various committee rooms of the council body. There are fourteen of these rooms on the main and gallery floors of the chamber.

The Mayor, moving into the central portion of the LaSalle Street side on the fifth floor, will occupy an area 40 x 90 feet, with oak paneled, decorated ceilings. For these rooms, Mr. Bartlett will provide mural decorations, probably representing historic Chicago and its growth to the present.

One of the most interesting of the floors is that devoted to the Commissioner of Health; the Health Department taking three fourths of the seventh floor, and leaving the remnant to the Building Department. In the section devoted to the Health Department, every feature of the department's work has been anticipated. In the laboratories' equipment alone, the cost is about \$15,000. For drainage of chemicals used in laboratory tests, 600 feet of special tile and concrete piping have been installed, for the reason that the ordinary drain pipes would be eaten out by acids that are discarded.

Another of the interesting floors of the new building is that which contains the vault rooms, unnumbered as to floor (now numbered 3M) but lying between the numbered third and fourth floors. On this floor containing fireproof steel rooms are 48,000 square feet of locker and storage spaces.

In the general arrangement of the building from the sidewalk level up, the various departments, bureaus and court rooms are as follows:

First Floor	City Clerk, City Water Bureau and its inspectors, Office of the Fire Department Chief
Second Floor	City Treasurer, Board of Local Improvements
Third Floor	Election Commissioners
Vault Floor	Fireproof Steel Vault Rooms and Locker Space
Fourth Floor	City Engineer, Commissioner of Public Works
Fifth Floor	Mayor, Chief of Police and Assistant, Controller, Corporation Counsel
Sixth Floor	City Attorney, Electricians, Civil Service Commission, Fire Alarm Station
Seventh Floor	Health Department, Building Department
Eighth Floor	Municipal Court Clerk, Court Rooms
Ninth Floor	Chief Justice's Room, Court Rooms
Tenth Floor	Board of Examining Engineers; Track Elevation Bureau, Small Parks Commission, Library, City Architect, Examination Rooms, Civil Service Department
Eleventh Floor	Municipal Court Rooms
Penthouse Floor	Elevator Machinery, Water Tanks, etc.

Reaching to these floors are fourteen electric passenger elevators of which twelve have a carrying reach of 181 feet; one of 196 feet and one of 238 feet. Each machine is of thirty-five horse power, lifting 3,500 pounds of 500 feet a minute; two of these are adapted to lift 5,000 pounds.

In the basement are public comfort stations for men and for women, entered at the Washington and LaSalle Street corner of the building. Wildernesses of machinery, dynamos, motors, pumps and pneumatic tube accessories fill this main basement. In the sub-basement, thirty-eight feet below the sidewalks, are the boiler plants necessary for heating the building and providing hot water.

Ten feet below this level the channel for taking in coal and removing ashes makes connection with the lines of the Illinois Tunnel Company. To load the great coal bins from the tunnel level, conveyors receive the fuel from the cars and dump it into the bunkers. From the bunkers this coal is fed to the boilers in like manner, while by reversing the machinery, ashes are lifted to waiting cars--all without a touch of hand labor. In case of accident to the Tunnel Service, coal may be received from the sidewalk level and ashes raised up to sidewalk level.

IV - SOURCES OF INFORMATIONA. ARCHITECTURAL DRAWINGS

The complete set of construction documents for Chicago City Hall, prepared in 1907-1908 by Holabird & Roche, Architects, has been given by Holabird & Root to the Chicago Historical Society, for inclusion in the Society's Chicago Architectural Archive. The gift includes a full set of some 150 original working drawings and the specifications for general work.

The large scale and full size original tracing paper drawings of details and ornamentation in plaster, wood and metals as well as all shop drawings are being retained in the archive vaults of Holabird & Root.

B. PHOTOGRAPHS

Lists of photographic plates I through IX on Chicago's six early City Halls and Plates X through XIX on the present Chicago City Hall are given on Pages 8 and 19 following the respective photographs.

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D. SUPPLEMENTAL MATERIAL

A total of 165 on-site photographs were taken during the period from August 1908 through June 1910, showing in great detail the demolition of the sixth (1885-1908) Chicago City Hall, clearance of the site, caisson excavation and construction of the present Chicago City Hall (1910-1981).

During the past seventy-one years these historic photographs have been handed down to each successive City Architect. Recently, upon his appointment as Commissioner of Public Works on September 12, 1979, Jerome R. Butler, FAIA, the former City Architect from 1967-1979 gave custody of the photographs to the newly appointed present City Architect, Joseph W. Casserly, AIA.

A set of forty-eight (48) selected views from the above collection have been incorporated in the accompanying Brochure 2.

E. CONTENTS OF SUBMITTAL FOR LIBRARY OF CONGRESS

The Chicago City Hall submittal to the America's City Halls Program for ultimate deposit in the Historic American Buildings Survey Collection of the Library of Congress, Washington, D.C., includes the following:

Brochure 1 Twenty-four (24) pages of text illustrated by nineteen (19) 8½" x 11" photographs of Chicago's six early City Halls and the present City Hall.

One set of nineteen (19) 4" x 5" negatives and contact prints of the photographs included in Brochure 1.

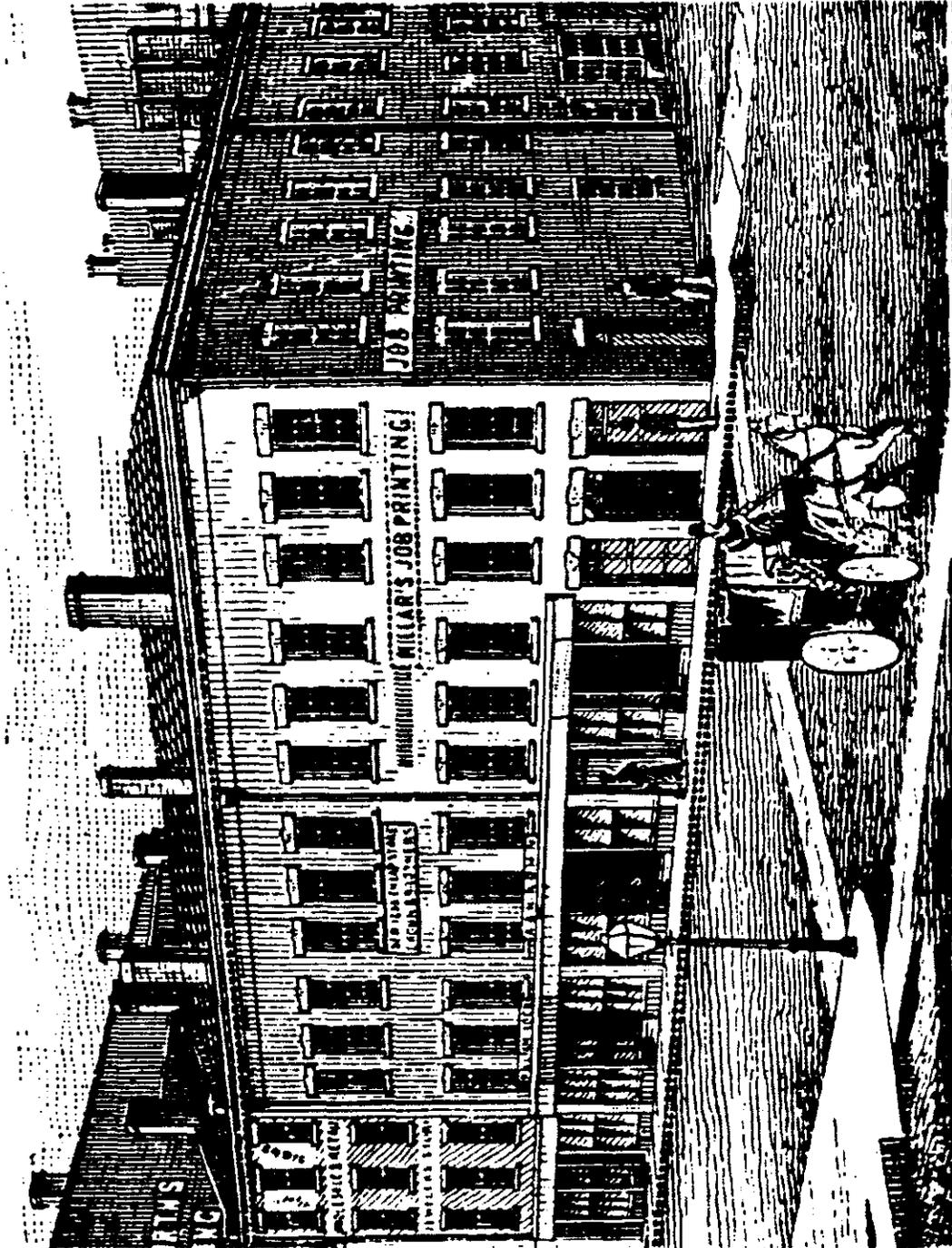
Brochure 2 Forty-eight (48) 8½" x 11" prints of photographs taken in 1908-1910 showing the demolition of the predecessor City Hall, clearance of the site, caisson excavation and construction of the present City Hall.

One set of forty-eight (48) 4" x 5" negatives and contact prints of the photographs included in Brochure 2.

Prepared by:

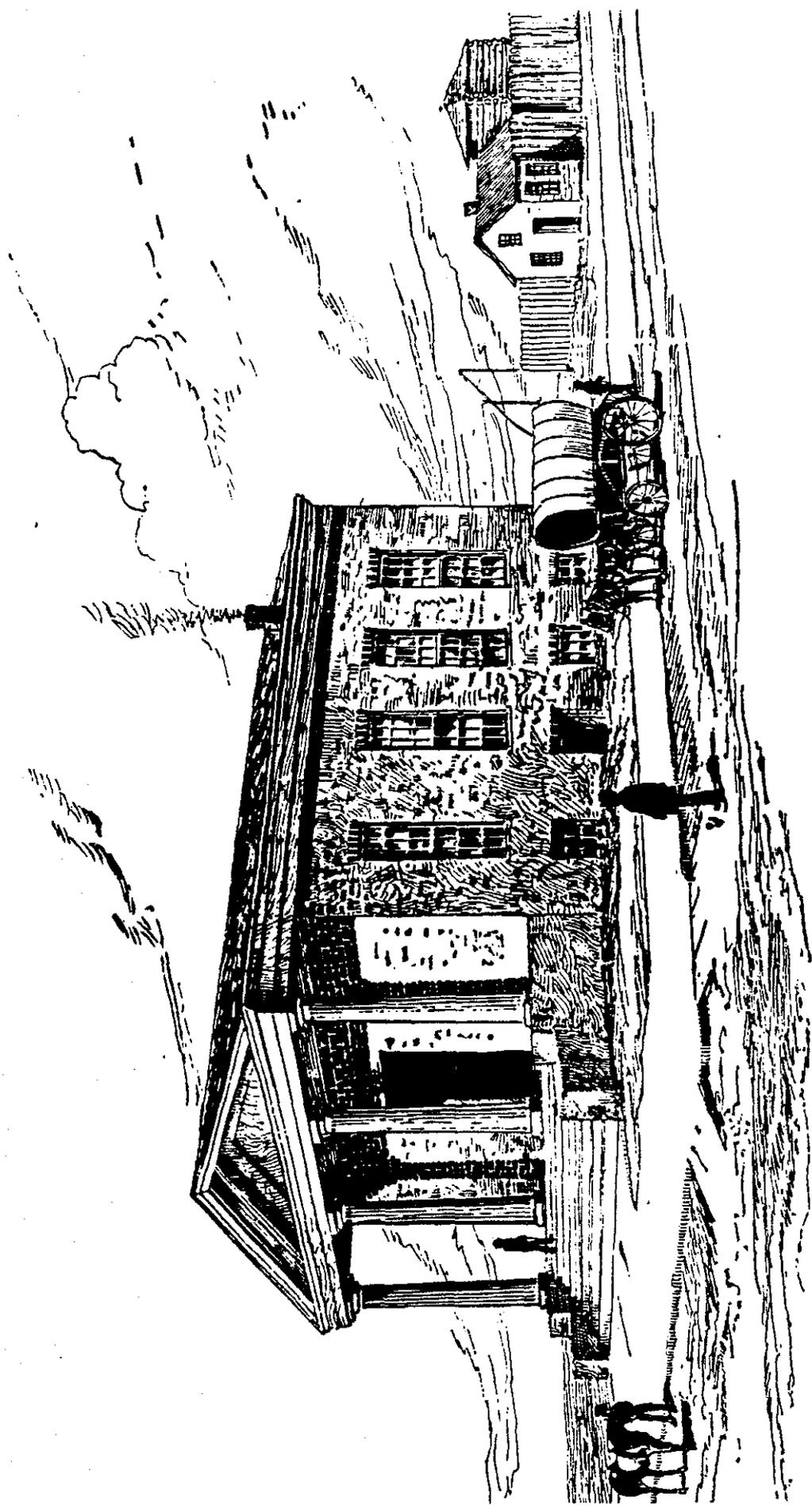
Ivar Viehe-Naess Jr.
Ivar Viehe-Naess, Jr.
Coordinating Architect II
Bureau of Architecture
Department of Public Works
City of Chicago

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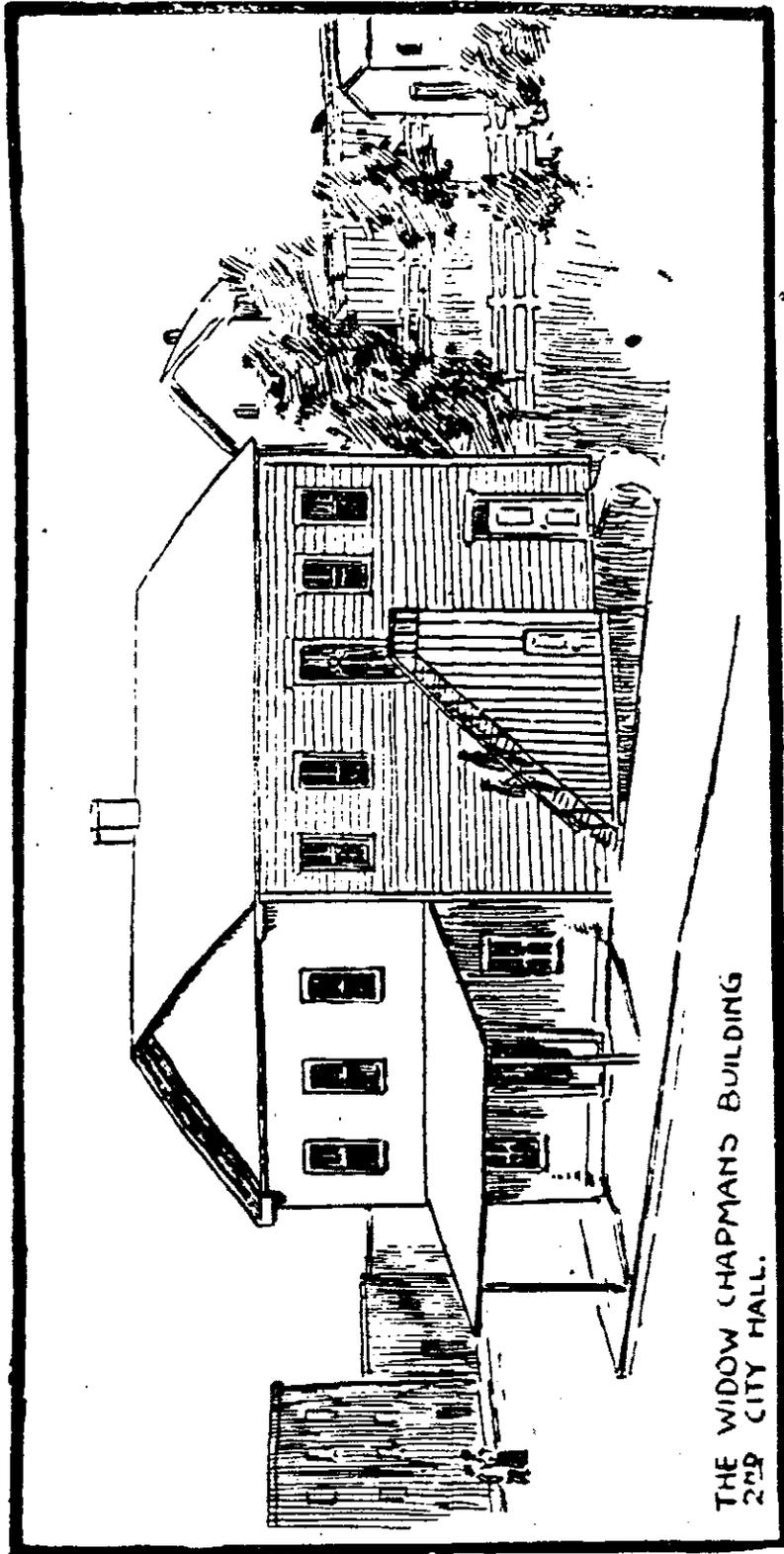


I. CHICAGO'S FIRST CITY HALL - 1837-1842
Southeast Corner Clark and Lake Streets

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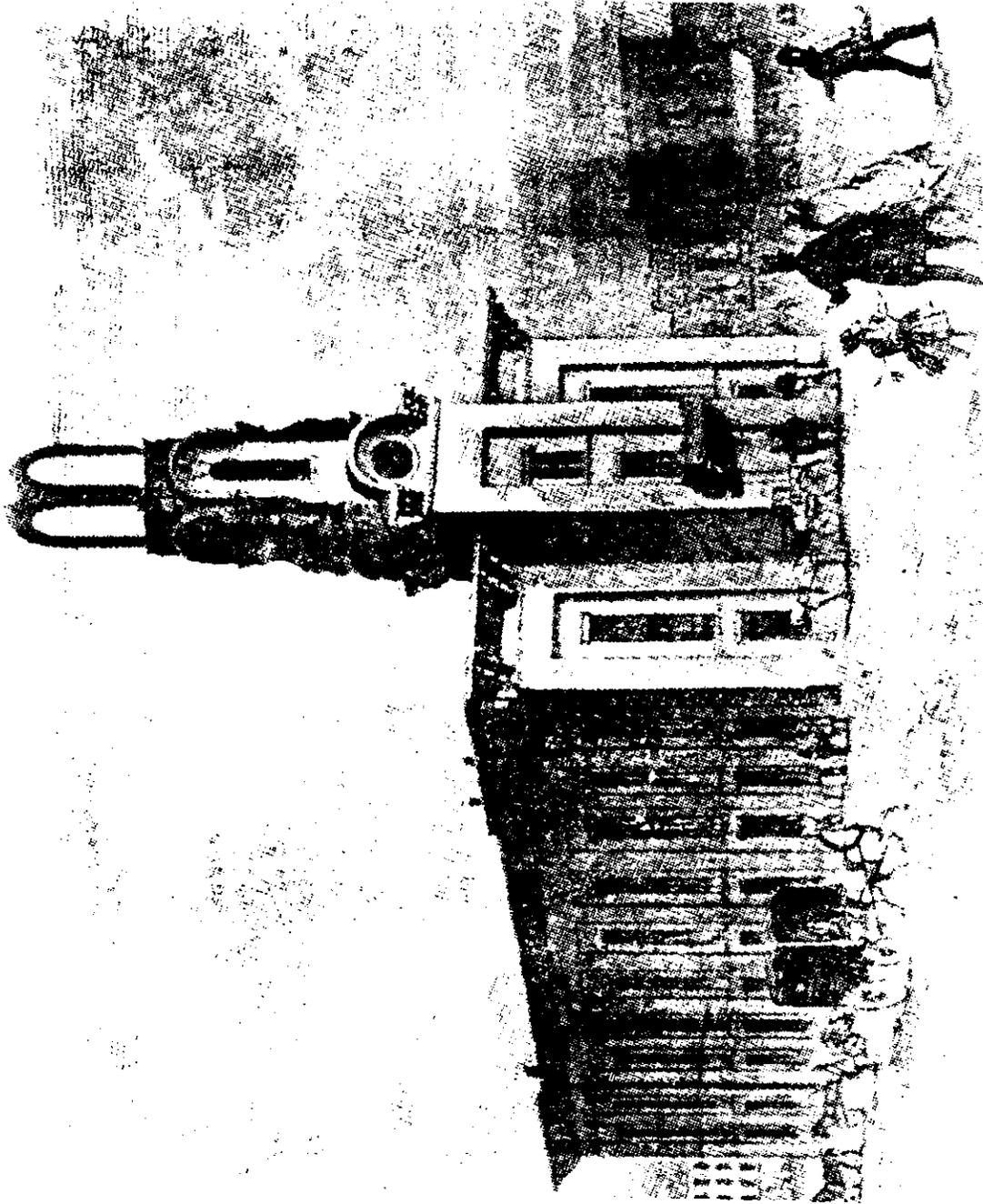


II. CHICAGO'S FIRST COUNTY COURTHOUSE - 1837-1853
Southwest Corner Clark and Randolph Streets

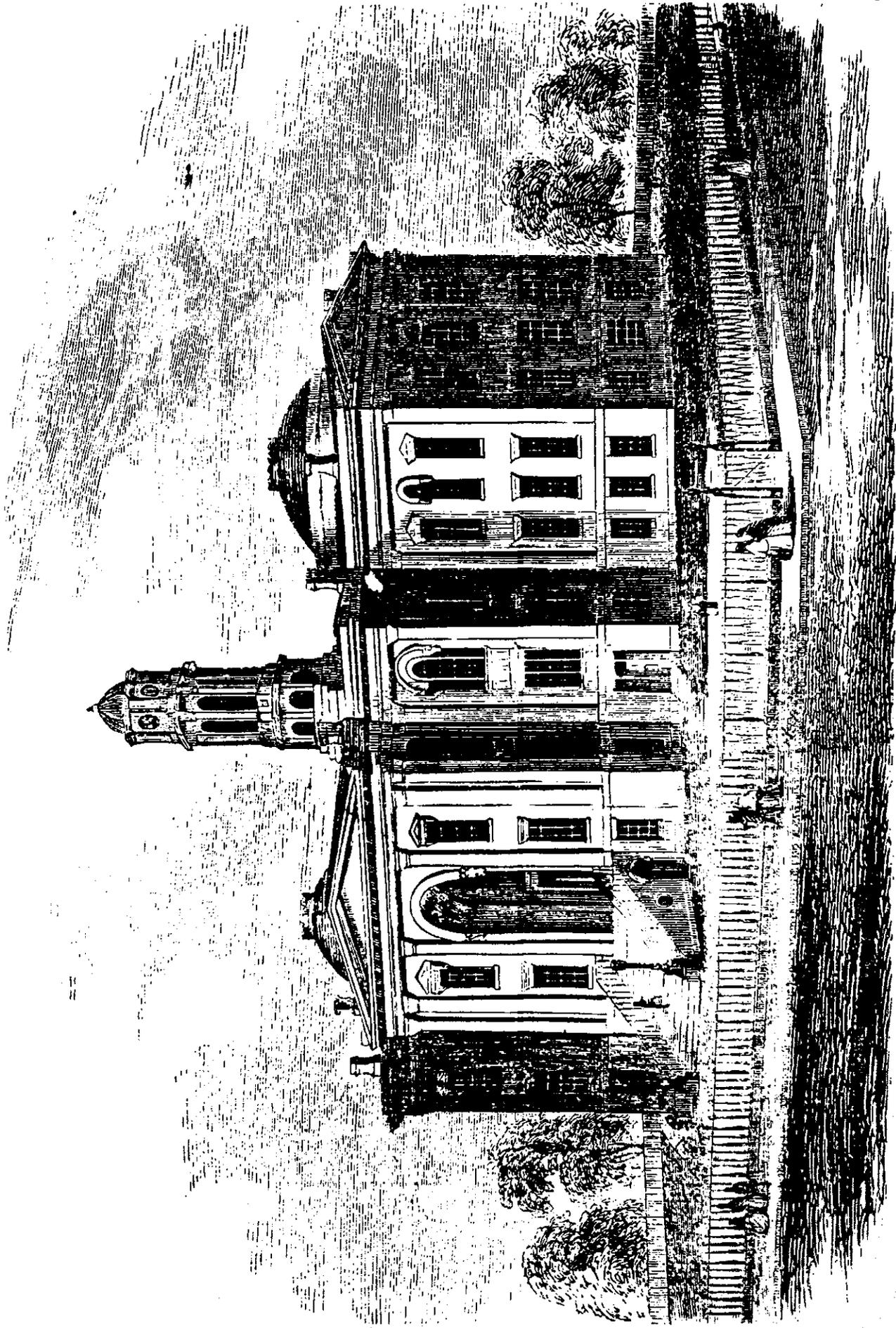


III. CHICAGO'S SECOND CITY HALL - 1842-1848
Northeast Corner LaSalle and Randolph Streets

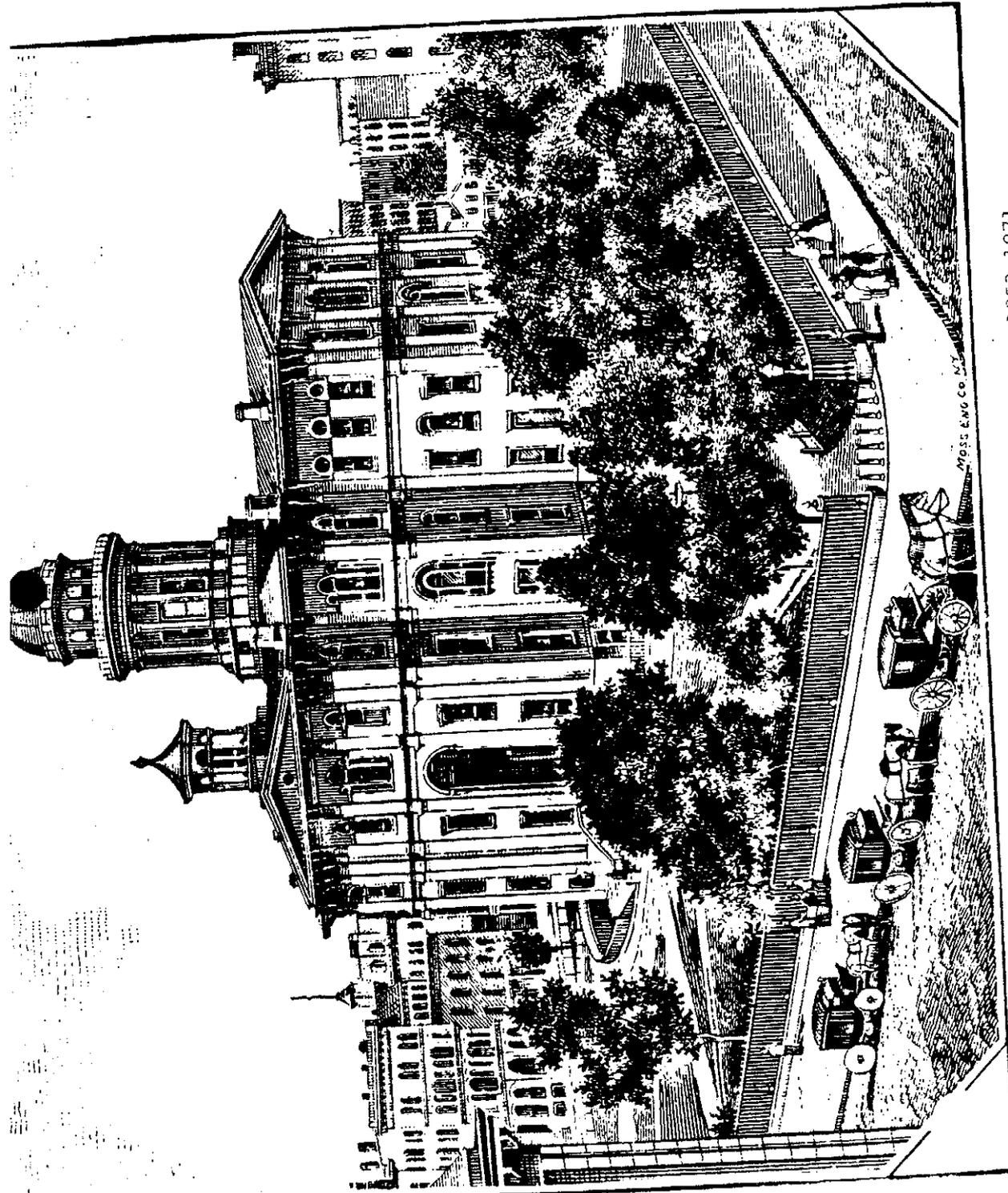
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IV. CHICAGO'S THIRD CITY HALL - 1848-1853
Center of State Street, fronting on Randolph Street and extending North to Lake Street

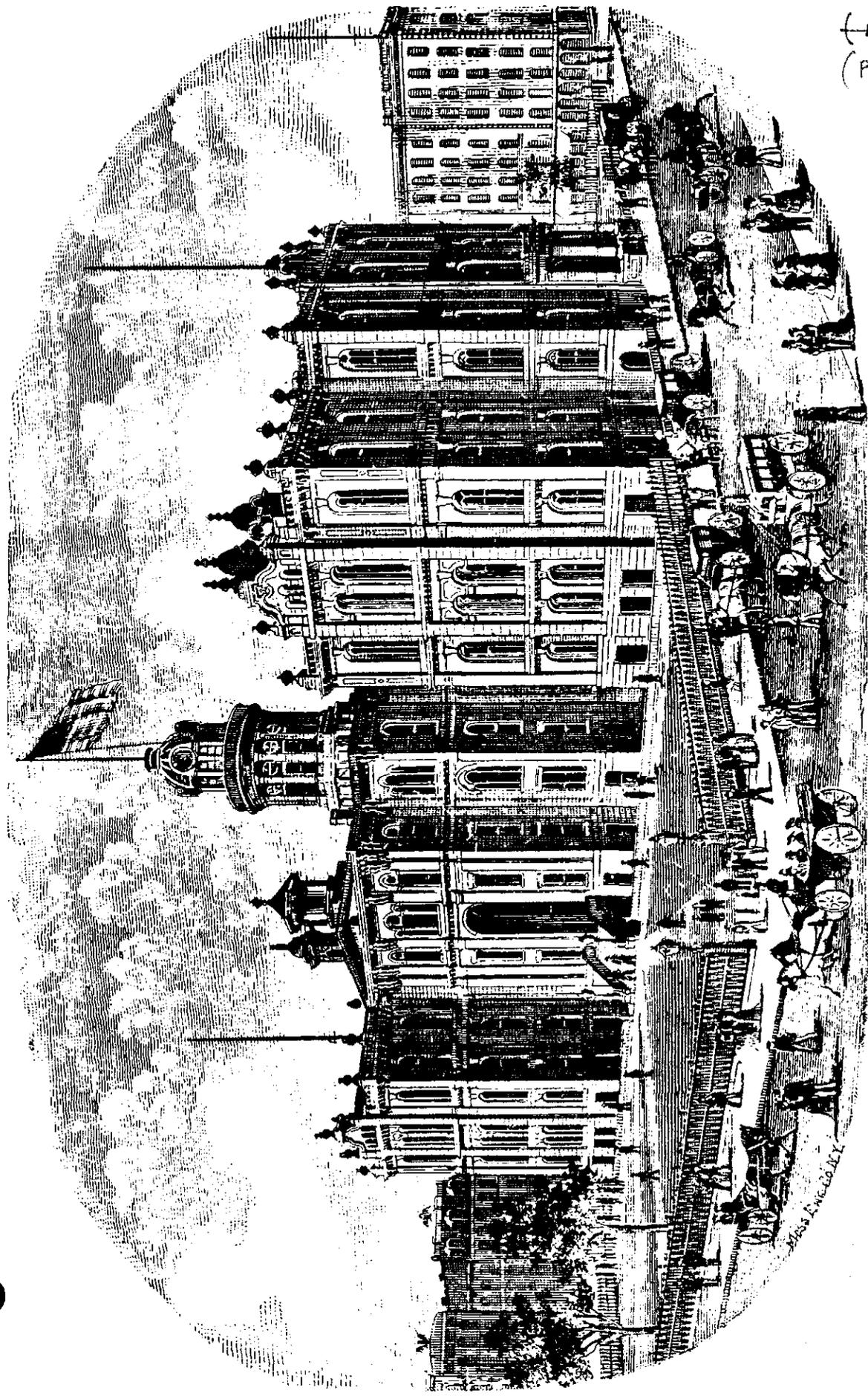


V. CHICAGO'S FOURTH CITY HALL-COUNTY BUILDING - 1853-1871
LaSalle, Washington, Clark and Randolph Streets

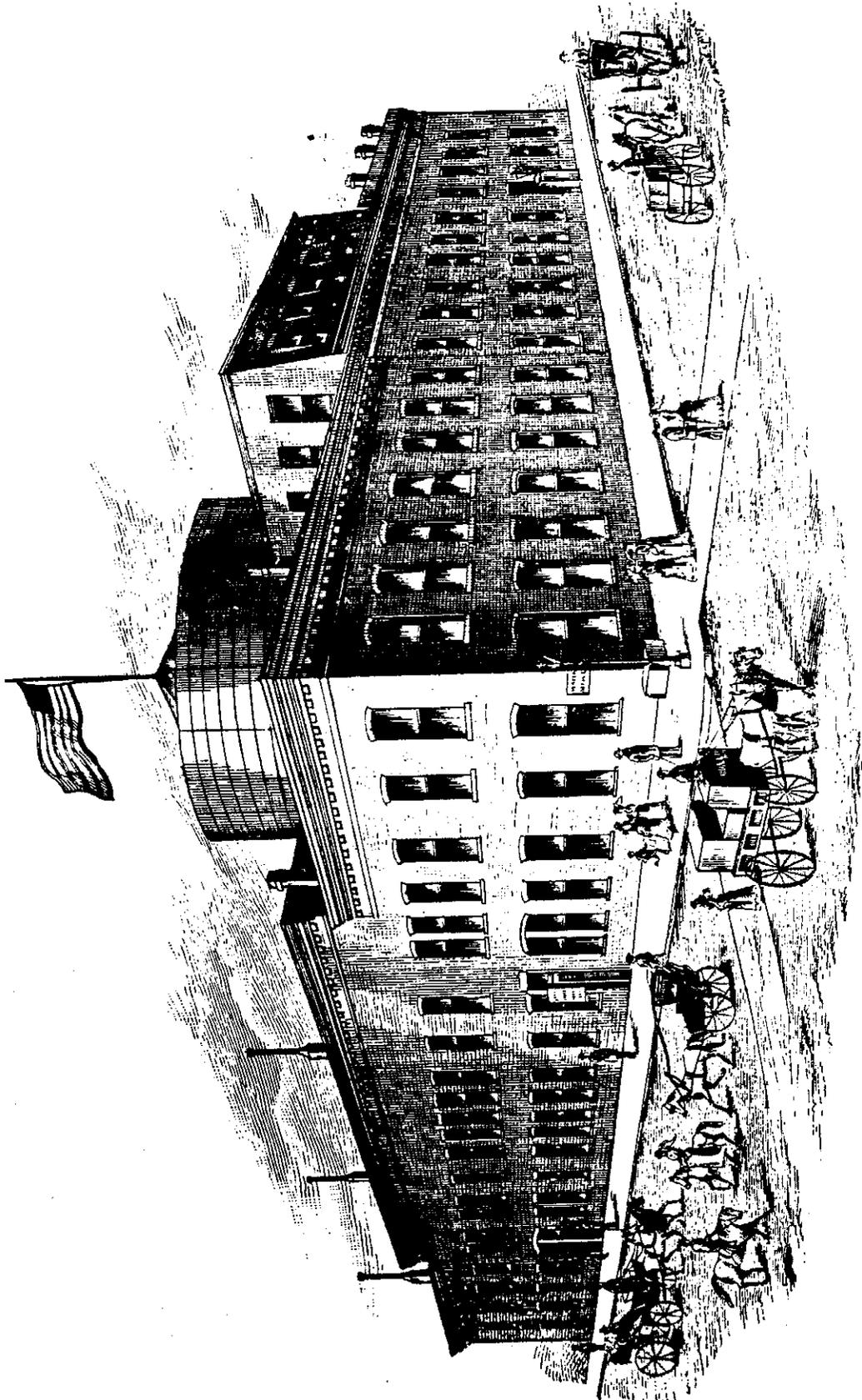


VI. CHICAGO'S FOURTH CITY HALL-COUNTY BUILDING - 1853-1871
With 1858 Addition of Third Story

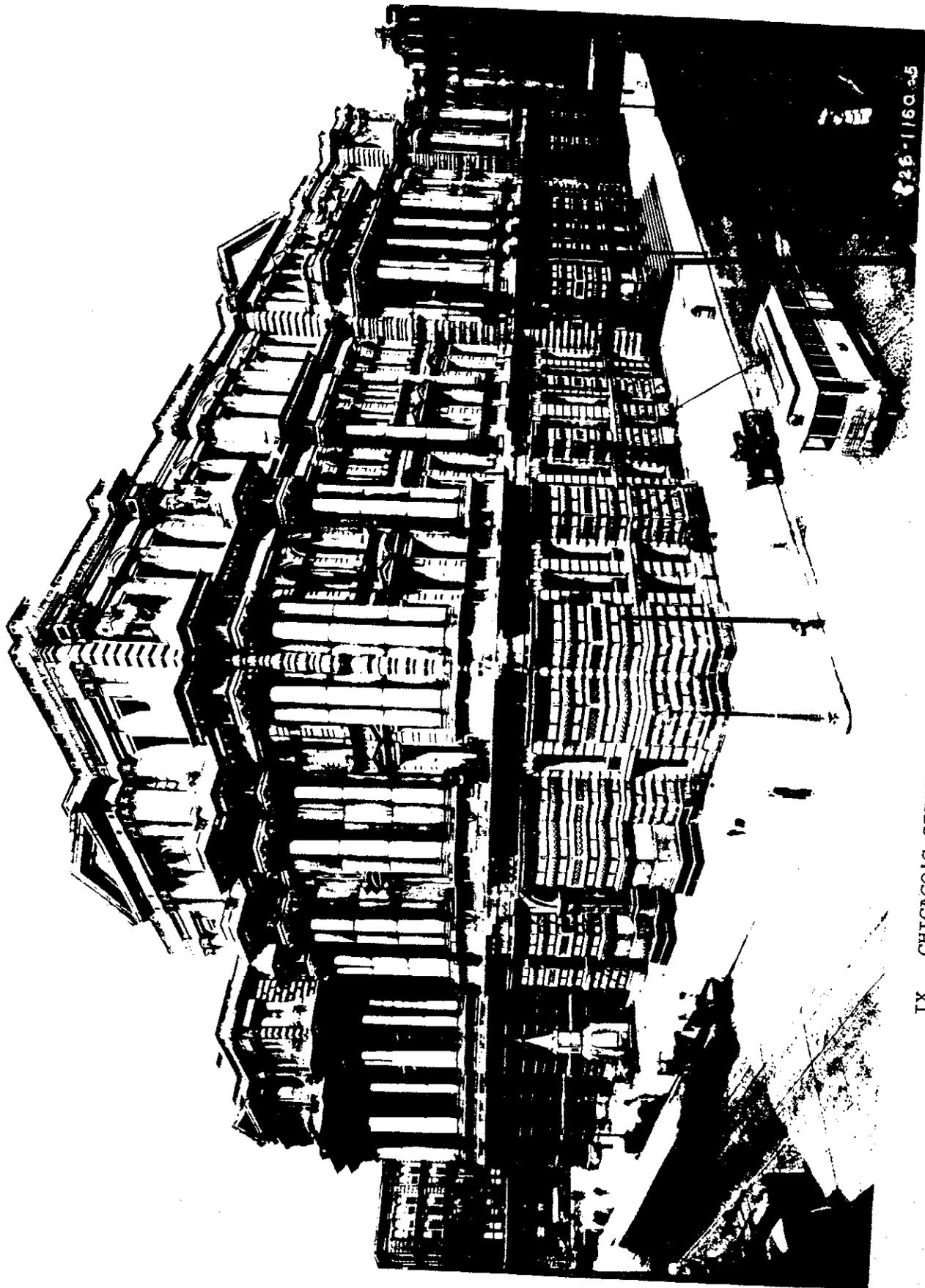
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VII. CHICAGO'S FOURTH CITY HALL-COUNTY BUILDING - 1853-1871
With 1869 Addition of East and West Wings



VIII. CHICAGO'S FIFTH CITY HALL - 1873-1885
Southeast Corner LaSalle and Adams Streets



IX. CHICAGO'S SIXTH CITY HALL-COUNTY BUILDING - 1885-1908
LaSalle, Washington, Clark and Randolph Streets