NPS Form 10-900 (Rev. Aug. 2002)

OMB No. 1024-0018 (Expires 1-31-2009)

United States Department of the Interior National Park Service

processor, or computer, to complete all items.

SENT TO D.C. 4-13-09

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 any 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

1. Name of Property
Historic name B. F. Goodrich Company Showroom
other names/site number
street & number 1925 S. Michigan Avenue not for publication city or town Chicago vicinity state Illinois code IL county Cook code 031 zip code 60647
3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this <u>Y</u> 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 <u>X</u> meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide <u>X</u> locally. (See continuation sheet for additional comments.
Signature of certifying official Date
State or Federal Agency or Tribal government

USDI/NPS NRHP Registration Form B. F. Goodrich Company Showroom Cook County, IL In my opinion, the property meets criteria. (See continuation sheet f	does not meet the l or additional comments	National Register .)
o: official/Title	Date	
Signature of commenting official/Title		
State or Federal agency and bureau		
4. National Park Service Certification		=======================================
I, hereby certify that this property is:		
entered in the National Register See continuation sheet. determined eligible for the National Register		
See continuation sheet. determined not eligible for the National Register removed from the National Register		
other (explain):		
	Signature of Keeper	Date of Action
5. Classification		======================================
Ownership of Property (Check as many box X private public-local public-State public-Federal	ces as apply)	
Category of Property (Check only one box X building(s) district site structure object	()	
Number of Resources within Property		
Contributing Noncontributing 1 0 buildings sites structure objects 1 0 Total		

•	Registration Form Company Showroom T.
cook country, 1	contribution to the broad patterns of our history.
В	Property is associated with the lives of persons significant in our past.
<u>X</u> 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 Consi	derations (Mark "X" in all the boxes that apply.)
A	owned by a religious institution or used for religious purposes
В	removed from its original location.
C	a birthplace or a 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.
Areas of Signi	ficance (Enter categories from instructions) Commerce Architecture
Period of Sigr	nificance 1911-1929
Significant Da	ates <u>1911</u>
Significant Pe	erson (Complete if Criterion B is marked above)
Cultural Affil	iation N/A

Number of contributing resources previously listed in the National Register NA
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
Motor Row, Chicago, IL
Historic Functions (Enter categories from instructions) Cat: Commerce Sub: Specialty Store
Current Functions (Enter categories from instructions) Cat: Commerce Sub: Specialty Store Domestic Single Dwelling
7. Description ====================================
Architectural Classification (Enter categories from instructions) Late Victorian Subcategory: Second Empire
Materials (Enter categories from instructions) foundation
======================================
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)
$\mathtt{X}_{\perp}\mathtt{A}$ Property is associated with events that have made a significant

USDI/NPS NRHP Registration Form B. F. Goodrich Company Showroom

Cook County, IL

USDI/NPS NRHP Registration Form B. F. Goodrich Company Showroom Cook County, IL
Architect/Builder Christian Albert Eckstorm, architect S. N. Nielson builder
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)
9. Major Bibliographical References
(Cite the books, articles, and other sources used in preparing this form on on 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 # Primary Location of Additional Data State Historic Preservation Office Other State agency Federal agency X Local government University Other
Name of repository: Commission on Chicago Landmarks
10. Geographical Data
Acreage of Property _0.18
UTM References (Place additional UTM references on a continuation sheet)
Zone Easting Northing Zone Easting Northing A Bee 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.)
======================================
name/title Matt Crawford, Architectural Historian

organization Commission on Chicago Landmarks date September 25, 2008

USDI/NPS NRHP Registration Form B. F. Goodrich Company Showroom Cook County, IL it
street & number 33 N LaSalle Street, Suite 1600 telephone 312.744.9146
city or town Chicago state IL zip code 60602
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)
======================================
(Complete this item at the request of the SHPO or FPO.) name Paul Herman
street & number 104 N. Conestoga telephone (219) 921-1809
city or town South Bend state IN zip code 46617
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.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to range from approximately 18 hours to 36 hours depending on several factors including, but not limited to, how much documentation may already exist on the type of property being nominated and whether the property is being nominated as part of a Multiple Property Documentation Form. In most cases, it is estimated to average 36 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form to meet minimum National Register documentation requirements. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, 1849 C St., NW, Washington, DC 20240.

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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

B. F. Goodrich Company Showroom Cook County, IL

Description

The B. F. Goodrich Company Showroom is a significant building within the Motor Row Historic District, a Multiple Property Documentation listed on the National Register of Historic Places in 2002. The building is located in Chicago's Motor Row at the northeast corner of S. Michigan Avenue and E. Cullerton Street at 1925 S. Michigan Avenue. It was constructed in 1911 for the retail sale and installation of automobile tires as well as for the shipping of B. F. Goodrich's tires to retailers in the Chicago region. The B. F. Goodrich showroom is a fine example of a building type which developed in Chicago's Motor Row and in other cities in the early-twentieth century: the commercial showroom designed for the retail display and service of automobiles and automobile-related products. The building is also significant within the larger Motor Row District for its association with the overall function of the District as an area which served the new and growing market for automobiles in the early-twentieth century. The building catalog for the Multiple Property Documentation for the Motor Row District identified the B. F. Goodrich Showroom as one of six potentially eligible properties.

The three-story building fills its lot with a rectangular plan measuring 55' across the front façade and 148' deep. The primary west elevation faces Michigan Avenue and is clad in white-glazed ornamental terra cotta and topped with a mansard roof clad with green glazed terra-cotta shingles. The architectural treatment of the front façade and mansard roof continues around each side elevation for the length of a single bay.

The ground floor storefront is framed by terra cotta quoins at each corner of the facade and by a horizontal cornice between the first and second floors. Though the storefront glazing may not be original, the large glazed area and narrow mullions reflect the original design. In its original configuration the entrance to the showroom was recessed at the center of the storefront. In the 1930s the entrance door was relocated to the north side of the storefront by the General Auto Parts store. A bulkhead and horizontal iron mullion dividing the lower storefront from the glazed transom areas are original features.

Like other automobile-related showrooms in Chicago's Motor Row District, architectural detailing is concentrated at the upper floors and roofline. The second floor is articulated with large window openings, three on the front and one on each side. Each opening contains a large central window with an arched lintel, and is flanked on either side by a pair of smaller windows. The molded wood mullions and framing elements are original. The corners of the second story are clad in terra cotta and topped with modillions carrying a partial cornice that originally extended across the full length of the façade and the finished returns.

The third story features a steep mansard roof rising from a terra cotta balustrade, hallmarks of the Second Empire style. The mansard is clad with green glazed terra cotta shingles and pierced by three dormers framed with white terra cotta arches. Four cast iron torchères are set on top of the balustrade, echoing a torch symbol that appears in the terra cotta ornament on the first floor. The torcheres are wired for electricity, indicating they were originally topped with illuminated lanterns. The mansard is capped with a pressed copper cornice with ornamental brackets, molding, and cartouches.

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B. F. Goodrich Company Showroom Cook County, IL

Apart from the finished returns at the front of the building, the side elevations are common brick set in a common bond with little architectural treatment. The rear elevation facing the alley retains a pair of historic wood service doors which permitted automobiles to enter the building for service. Large double-hung wood-sash windows are located on the second and third floor levels of the rear facade. Behind the ornamental mansard at the front elevation, the building is topped with a flat roof. Six wired-glass skylights which originally provided daylight to the third story have been removed. An historic wood water tank which supplied water at gravity pressure for the building's sprinkler system is elevated on a brick penthouse above the roofline at the rear of the building.

The B. F. Goodrich Company showroom is an unusual and late example of the Second Empire style of architecture, a picturesque revival style that gained popularity in the Victorian period for residential and government buildings. Michigan Avenue was originally developed in the late-19th century as an elite neighborhood with large, high-style homes. Though the residential character of the neighborhood was being rapidly displaced by Motor Row in 1911, several of the old homes still survived, and the choice of the Second Empire style would have helped the building blend in with the original character of the street. The traditional and ornate styling of the building also reflects the luxury and prestige of early motoring as a pastime for the wealthy.

At time of writing of this nomination the building interior was being rehabilitated. Most interior walls and finishes had been removed prior to the building's acquisition by the current owner. White oak wall paneling, comice molding and staircase stringers which were originally located in the showroom at the west end of the building have been retained on site for reinstallation.

A stairwell between the basement and the third floor is located at the east end of the north stairwell. A second stairwell was originally located at the west end of the north elevation and is to be replaced. The basement reveals that the west, north, and east elevations rest on squared limestone rubble foundations, while the south wall rests on a brick masonry foundation with spread concrete footings. All floors and the roof deck are carried on wood joists. Floors are finished with hardwood laid over wood sub-floors. Cast iron columns and riveted-steel girders at center line of the first floor and second floors support the span of the joists. At the third floor, heavy timber columns and beams carry the roof deck. The roof deck is sloped to a single roof drain at the center of the roof. The building retains it original freight elevator shaft, cab, and hoist equipment at the east elevation.

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Section 8 Page _3_

B. F. Goodrich Company Showroom Cook County, IL

Statement of Significance

The B. F. Goodrich Company Showroom, constructed in 1911, is locally significant under the National Register of Historic Places Multiple Property Documentation Form for Motor Row in Chicago, IL under Criterion A in the area of Commerce and Criterion C for Architecture and for its association with the historic contexts of "Early Automobile Dealerships and the Development of Chicago's Motor Row (1905-1936)" and "Early Automobile and Auto-Related Showrooms: Emergence of a Building Type (1905-1936)" and "Motor Row and Chicago Architects (1905-1936)".

Under Criterion A for Commerce, the building meets the Registration Requirements identified for showrooms for early automobile-related businesses. It is a significant early example of a showroom built in 1911 as a branch for the retail sale and servicing of the B. F. Goodrich company's automobile tires. The building is located within Chicago's historic Motor Row, and retains its historic form, massing, design, large glazed storefront, garage service doors, and decorative ornament that convey its original commercial function.

The building also satisfies the Registration Requirements identified for automobile showrooms under Criterion C for Architecture. Built during Motor Row's first phase of development, it is an early example of an automobile-related showroom, an entirely new type of commercial building in 1911. It is also the work of Charles Eckstorm, an important Chicago architect who designed twelve other historic auto-related buildings in Motor Row, as well as several commercial office buildings in Chicago between 1905 and 1924. The original terra-cotta ornamentation, copper mansard roof and ornate comice, large glazed storefront, and upper floor windows are intact on the primary west facade. On the secondary east (alley) elevation, two historic garage service entrance doors survive.

Historical Background

The parcels upon which the B. F. Goodrich Showroom stands were acquired in 1907 by Ferdinand W. Peck, president of the Calumet Club. The land was intended to be used for an expansion of the club's facilities at E. Cullerton Street and S. Michigan Avenue. Peck was a prominent real estate developer in Chicago who is also known for his cultural philanthropy. He played a major role in the development of the Auditorium Theater in 1889, and served as vice-president of the World's Columbian Exposition of 1893.

The Calumet Club's expansion did not occur, and by 1911 Peck leased the property for the construction of a branch showroom building for the B. F. Goodrich Company of Akron, Ohio. Like other manufacturers of automobile-related equipment, Goodrich employed a network of branch showrooms in cities for the sale of replacement tires directly to the consumer. The building cost \$30,000 and was built by S. N. Nielson. B. F. Goodrich moved into the building in the spring of 1912 from its previous location at 62 E. Lake Street.

Physician and entrepreneur Benjamin Franklin Goodrich founded the company in 1870 in Akron, Ohio to manufacture a variety of rubber products, and was one of several rubber manufacturers that grew nationally significant as suppliers of tires and belts during the automobile boom. While other tire manufacturers focused on manufacturing tires for

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B. F. Goodrich Company Showroom Cook County, IL

automakers for the original equipment market (OEM), Goodrich specialized in the sale of replacement tires to retail customers.

Given the relatively short life of early-automobile tires, just 3,000 miles in the 1910s, and the poor quality of road surfaces, replacement tires played an important role in the success of the automobile boom. In 1919 car owners bought an average of five replacement tires per car, and the market of replacement tires generated \$21 million in 1921, which grew to \$49 million in 1928.

To tap this market, B. F. Goodrich established a system of showrooms or "branch houses" in large cities, first in New York in 1898 and spreading to 72 other cities at its peak in 1916. Goodrich's branch showrooms received large deliveries direct from the factory. Some of the tires were then shipped from the branch house to retailers in small towns, but the majority was sold directly to the public. As distribution centers, Goodrich's branch houses required large areas for stock storage. A typical branch house included a basement stock room for heavier solid tires, with additional stock rooms on the second and third floors. The first floor contained the showroom for the display and sale of tires to the retail customer, offices, service and shipping areas. A Goodrich officer called the branches "factories in miniature, fully equipped with repair shops" for installing and repairing tires. Improvements in tire life and increased competition in the late-1920s led Goodrich to abandon its branch house showrooms. In 1929 B. F. Goodrich consolidated all of its Chicago operations in a warehouse space at Polk, Canal, and Taylor Streets and moved out of 1925 S. Michigan Avenue.

The building was designed by architect Christian Albert Eckstorm (1863-1927) who began working as a draftsman in the firm of Cobb & Frost in 1888. Over time Eckstorm rose to a senior position in the firm where he oversaw the construction of the Newberry Library (1893) and the old Federal Building (1905, demolished). When Henry Ives Cobb left Chicago, Eckstorm established his own practice in 1904 where he designed several manufacturing, warehouse, and several large commercial office buildings in Chicago in a range of historical styles of architecture. Prominent works include the Patten Building (1905, National Register and Printer's House Row District), the Harvester Building (1907, National Register and Historic Michigan Boulevard District), the Musical College Building (1908 Historic Michigan Boulevard District), the Garland Building (1915, 1925 Jewelers Row District), and the Mallers Building (1911, Jewelers Row District).

In addition to the B. F. Goodrich Building, Eckstorm was an early innovator in the field of automobile-related architecture in the Motor Row District, where he pioneered the new form of retail architecture for the specific needs of the automobile, including the Ford Motor Company Showroom (1905), the oldest surviving building constructed for use as an auto showroom, and the Buick Motor Company Showroom (1908). Both of these buildings have been identified as potentially eligible properties in the National Register Multiple Property Documentation for the Motor Row District. Other works by Eckstorm located within the Motor Row District include showrooms for the Byrd-Sykes (1910), and the Roamer automobile companies (1916).

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B. F. Goodrich Company Showroom Cook County, IL

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Wight, Peter B. "The Transmutation of a Residence Street, resulting in Another Solution of a Utilitarian Problem by Architects." **Architectural Record** (April 1910), 285-93.

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Section 10 Page 7

B. F. Goodrich Company Showroom Cook County, IL

Geographical Data

Verbal Boundary Description

Lot 3 (except the North 55.334 feet and except the South 55.417 feet) lying below a horizontal plane of +74.60 feet City of Chicago Datum in Block 14 in Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Also known as:

The South 55-1/2 feet of the North two-thirds of Lot 3 lying below a horizontal plane of +74.60 feet City of Chicago Datum in, Block 14 in the Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Boundary Justification

The above legal description describes the city lot and retains its original boundaries.

UTM References

Zone16 4633 780 N 448 180 E

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B. F. Goodrich Company Showroom Cook County, IL

Additional Documentation

All photographs were taken by Matt Crawford on March 19, 2009. The negatives are located at the offices of the Historic Preservation Division, Department of Zoning and Land Use Planning, City of Chicago.

Figure 1: View from the west of the west (Michigan Avenue) elevation.

Figure 2: View from the southwest showing the finished return on the south elevation.

Figure 3: View from the southwest, showing the west and south elevations.

Figure 4: View from the south of the south elevation.

Figure 5: Detail of second and third floor windows dormer west (Michigan Avenue) elevation.

Figure 6: Detail of southwest corner.

Figure 7: View from the southeast of the east (alley) elevation.

Figure 8: Detail of east elevation showing penthouse and water tank.

Figure 9: Detail of alley garage entrance doors.

Figure 10: View of the interior of the first floor looking west from the east (alley) entrance.

Figure 11: Structural detail showing underside of second floor.

Figure 12: Historic wall paneling, first floor showroom, southwest corner.

Figure 13: Showroom area, first floor, west.

Figure 14: Historic wall paneling retained on site for reinstallation.

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B. F. Goodrich Company Showroom Cook County, IL

Figure 15: Map of the Motor Row Historic District, a Multiple Property Documentation listed on the National Register of Historic Places in 2002.

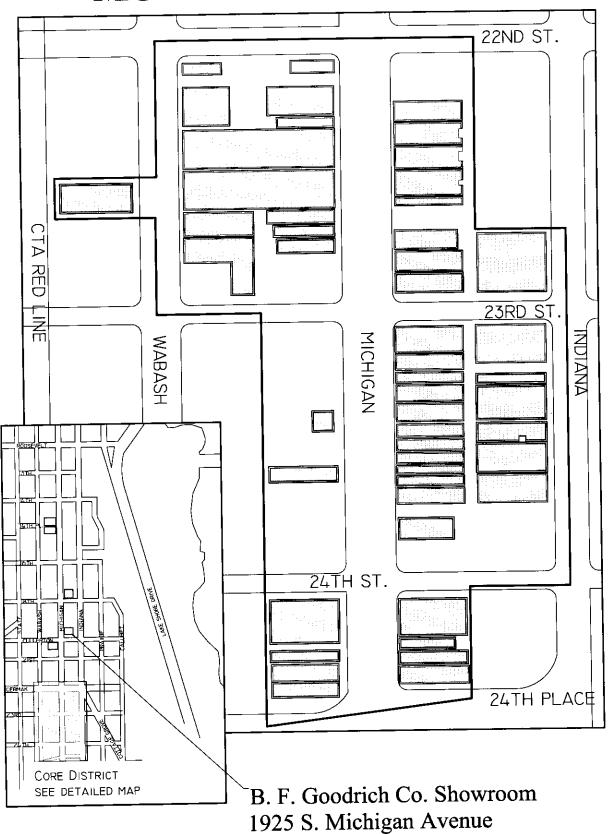
Figure 16: Plan drawings for the basement and first floors.

Figure 17: Plan drawings for the second and third floors.

Figure 18: Longitudinal section drawing.

Figure 19: A 7.5 minute USGS map of the Jackson Park Quadrangle with a note indicating the property's location.

MOTOR ROW DISTRICT



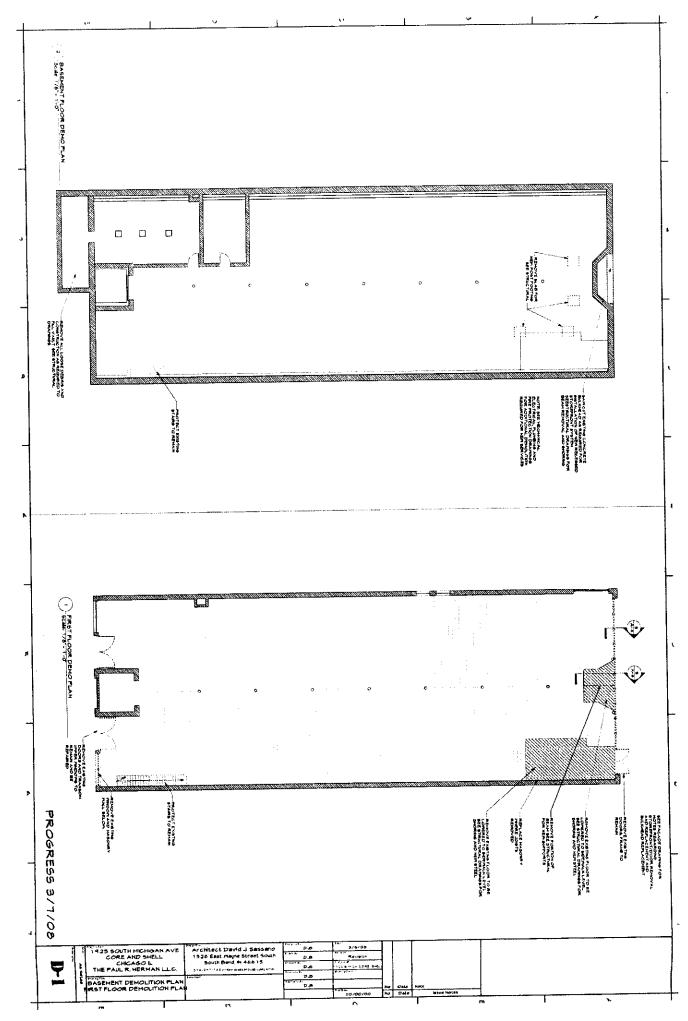
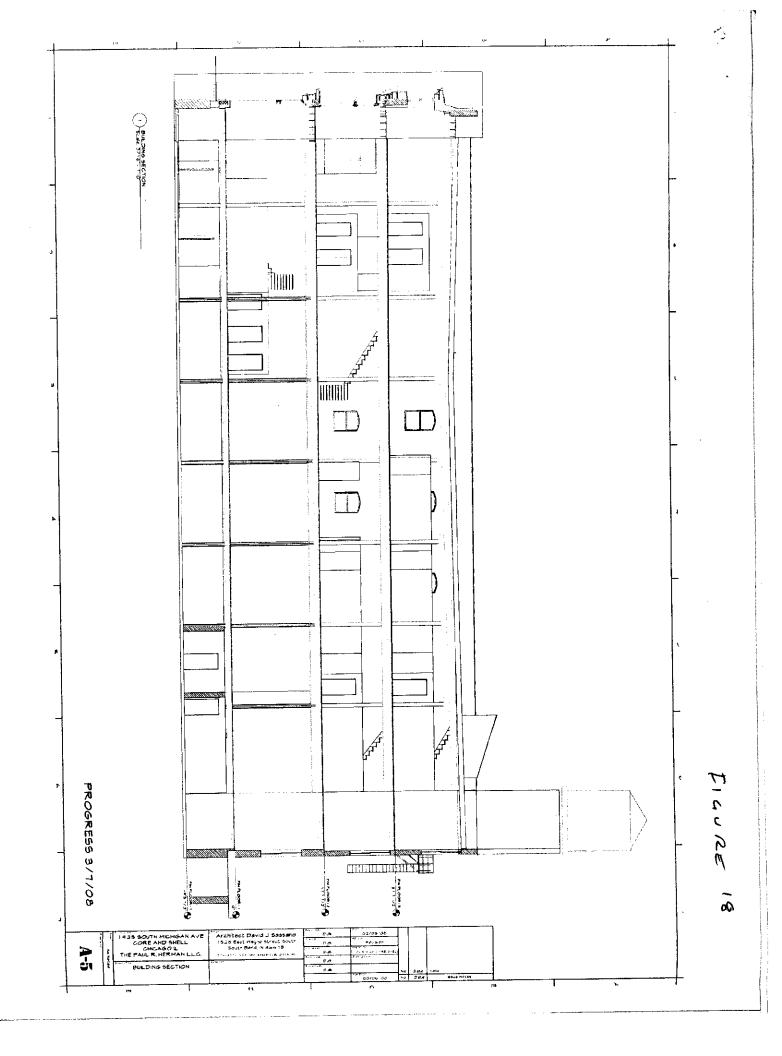


FIGURE 16



Malawy, Terri

From:

Edson Beall@nps.gov

Sent:

Friday, June 05, 2009 2:30 PM

To:

WASO_CR_NR-NHL@nps.gov; WASO_CR_HISTORY@nps.gov

Subject:

National Register Weekly List 06/05/2009

June 5, 2009

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information contact Edson Beall via voice

(202) 354-2255, or E-mail: <Edson_Beall@nps.gov> This and past Weekly Lists are also available here: http://www.nps.gov/history/nr/nrlist.htm

Our physical location address is:

National Park Service 2280, 8th floor National Register of Historic Places 1201 "I" (Eye) Street, NW, Washington D.C. 20005

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 5/26/09 THROUGH 5/29/09

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARKANSAS, CALHOUN COUNTY, Hampton Cemetery, S. of the jct of US 278 W. and 1st St., Hampton, 09000340, LISTED, 5/27/09

CALIFORNIA, MERCED COUNTY, Merced Theatre, 301 W. 17th St., Merced, 09000248, LISTED, 5/01/09

ILLINOIS, COOK COUNTY, B.F. Goodrich Company Showroom, 1925 S. Michigan Ave., Chicago, 09000347, LISTED, 5/28/09 (Motor Row, Chicago, Illinois MPS)

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