MARQUETTE BUILDING

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Jacques Marquette

- Marquette was a Jesuit missionary
- The Marquette building was named in his honor
- From 1674 to 1675 he explored Illinois with Louis Jolliet
- Owen Aldis translated Marquette's journals
  - Reason for the name?
- Mosaic around lobby depicts events of Marquette’s life
The Site

- Site was previously known as the Honore Block
- The first Honore building was destroyed in the Great Chicago Fire
- The second Honore block looked like a pile of rubble
- Honore Block was a hotel during the World’s Fair
- Construction of the Marquette Building began in 1893. It was completed in 1895
The architectural firm Holabird & Roche was founded in 1880.

William Holabird & Martin Roche designed the Marquette Building. Edward Renwick was their first employee.

The Great Race:
- The city limited the height of buildings in 1891.
- Renwick found out on Thursday that this bill was going to pass on Monday.
- Race with time to get permits in before Monday so they building could be “in construction”.
- Five buildings were put into place.

W. Holabird = U.S. architect; died in 1923.
- His son John took over firm.

M. Roche = U.S. architect; died in 1927.
- Designed the world’s first Gothic style skyscraper which opened in 1908 - The University Club of Chicago.

Holabird and Root is the successor firm.
- Offices located in the Marquette building.

Fun fact: They designed the Gage Building.
Photograph of the Marquette Building from 1957
The Manager, the Investors, and the General Contractor

- **The Manager**
  - Owen Aldis
  - “Perfected” the skyscrapers
  - Name has never been on a building even though in 1902 a fifth of Chicago’s office spaces were managed by Aldis

- **The Investors**
  - Peter Brooks III and Shepherd Brooks
  - Called themselves “practical farmers”
  - Peter only visited Chicago once!

- **The General Contractor**
  - George Fuller
  - Was good at organizing a workforce
  - Was not in good health during the construction of the Marquette Building
Right Place at the Right Time

- After the Chicago Fire, Chicago was ready for skyscrapers
- 1880 to 1890: Population grew from 500,000 to 1.1 million
- Could not expand in any direction but UP
- Chicago created: floating foundations, fireproof steel frames, elevators
  - People feared for their safety
  - Steel frames: most important development
    - Took place of building very heavy buildings made with masonry walls
      - Example: Monadnock building settled 20 inches within the first year
- Economic depression was excellent for the construction of the Marquette building because materials became cheap.
- There was labor conflict during construction.
- 1978 - named a national historic landmark
Chicago School Style

- Skyscrapers developed in the 1880s and 1890s
- Need for height and efficiency helped create this style
- Most who used this style trained under William Jenney
- This style of building presents large window areas and a simplistic design
- Three main characteristics:
  - Expression of steel frame
    - Introduced in the 19th century
    - Steel skeletons
    - Clad in terra cotta = fireproof
      - Wave Like
      - Dark Brown Color
  - Tripartite Façade
    - Empathized the vertical
    - Divided the façade like a column
  - The Chicago Window
    - Allowed light and air into the building
    - Had three parts
    - Marquette building has central windows that are divided
Commercial Architecture Perfected

• Foundation:
  – The Marquette building currently sits on a floating foundation
  – A concrete slab reinforced with four layers of steel beams
  – Evenly distributes the weight of the building

• Smart Moves?
  – Piped for gas and electricity
  – Peter Brooks did not like this new addition

• Profitable Skyscraper: Aldis’ Theories
  – Most light and air
    • More light = less cost
  – No second-class space
  – Public parts must leave an impression
  – Office space 24 feet deep from light
  – Watch expenses
  – Provide for changes to be made later on
  – Large number of small tenants > small number of large tenants
  – Management Progressive: Excellent Upkeep
Aldis goes against the grain

- Common Thought: Bigger Lobby = Less store space
- Aldis Thought: Making the lobby huge and extravagant would be a key to success
- Second Floor
  - Harris Bank
  - Extravagant
• Located at 140 S Dearborn Street (in Loop)
• Dimensions:
  – 205 ft tall
  – 104 ft length
  – 186 ft width
• 11 elevators; 17 floors (17th floor added in 1950)
• High rise building
• Cost: 39 cents per cubic foot
  – Estimated: $1.2 million in 1895
• Ground floor was made to maximize commercial space
• Upper floors were made to be flexible
• Mainly used for office building, but also used for shops
• Original design has had the addition of one extra floor & 26 feet were added to west side in 1905
Great Location and Great Minds

• Necessities
  – Barbershop
  – The Marquette Buffet

• Wine Merchants occupied the basement

• Train Station = Ticket Offices
  – In 1930s 30+ railroad companies had it as their main headquarters
  – Connects with the Edison Building

• N.W. Harris Bank and Company
  – Aldis & Company wooed Harris Bank
  – Aldis had the banks logo, a Lion head, placed on the entrance doors
The building is currently owned by the John D. and Catherine T. MacArthur Foundation, who renovated it in 2001.

**Save or Sell?**
- Decided to save it for future and current generations.
- Dedicated to authenticity.
- Multi-year restoration:
  - Clean terra cotta
  - Replace missing pieces
  - Restore windows
- Floors 3 to 17 were gutted and made into office spaces.

[Link to changes over time](http://marquette.macfound.org/slide/changes-to-building-over-time/)