Current Status of Buildings Covered in The Chicago School of Architecture
Survival Rates From Different Decades

Richard Condit
Smithsonian Institution
Society of Architectural Historians
Chicago Chapter
6 May 2015
ONE SECTION OF THE FLORIDA EAST COAST'S "THE MIAMIAN" AT MIAMI, FLORIDA
Big tree inventories

The cuipo
Reduced to counts
Curious and interesting entities...
Curious and interesting entities... reduced to counts
Individual traits
Studying Characters to Understand Survival Patterns
1 Condit 1964 book *The Chicago School of Architecture*
   - Building index
   - Text treatment
   - Primary and important buildings
   - Some unknowns

2 Building survival
   - How many still stand?
   - Survivorship through time: liability and preservation
   - Survival from different epochs
   - Lifespan and structural type

3 Conclusions
   - Obsolescence & failure of early technology
   - Protection and restoration
The Building Index

377 entries

Caveats

• Defining a 'building' (Hull House group, Carson Pierie Scott, Marshall Field)
• 8 are unidentified (location & current status unknown)
• 31 with uncertain demolition date (9 by over 25 years)
• Rail stations not (yet) included
377 entries

313 buildings

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313 buildings
268 buildings are in Chicago area
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<table>
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  (Hull House group, Carson Pierie Scott, Marshall Field)
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Consecutive text about each building

Rounded to nearest whole pages, paragraphs, or sentences

- Assume 1 paragraph $\sim 0.25$ pages
- Assume 1 sentence $\sim 0.05$ pages
- If not even a sentence $\sim 0.01$ pages
Defining primary buildings: those provided at least some description

- 185 primary buildings (> 1 sentence or a photo)
- 83 secondary buildings (1 sentence, no photo)
<table>
<thead>
<tr>
<th>Building</th>
<th>Firm</th>
<th>Year</th>
<th>Demol</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auditorium</td>
<td>Adler &amp; Sullivan</td>
<td>1889</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td>Home Insurance</td>
<td>Jenney</td>
<td>1885</td>
<td>1931</td>
<td>7</td>
</tr>
<tr>
<td>Garrick Theater</td>
<td>Adler &amp; Sullivan</td>
<td>1891</td>
<td>1961</td>
<td>5</td>
</tr>
<tr>
<td>Montauk</td>
<td>Burnham &amp; Root</td>
<td>1882</td>
<td>1902</td>
<td>5</td>
</tr>
<tr>
<td>Carson Pirie Scott Store</td>
<td>Sullivan</td>
<td>1903</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Monadnock</td>
<td>Burnham &amp; Root</td>
<td>1891</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Masonic Temple</td>
<td>Burnham &amp; Root</td>
<td>1892</td>
<td>1939</td>
<td>3</td>
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</tbody>
</table>
### 16 Important buildings: 2 text pages

<table>
<thead>
<tr>
<th>Building</th>
<th>Firm</th>
<th>Year</th>
<th>Demol</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Music Hall</td>
<td>Adler</td>
<td>1879</td>
<td>1901</td>
</tr>
<tr>
<td>Chamber of Commerce</td>
<td>Baumann &amp; Huehl</td>
<td>1888</td>
<td>1928</td>
</tr>
<tr>
<td>Congress Hotel</td>
<td>Warren; Holabird &amp; Roche</td>
<td>1892</td>
<td></td>
</tr>
<tr>
<td>Marshall Field Wholesale Store</td>
<td>Richardson</td>
<td>1885</td>
<td>1930</td>
</tr>
<tr>
<td>Charles Hull house</td>
<td>??</td>
<td>1856</td>
<td></td>
</tr>
<tr>
<td>Hull House group</td>
<td>Pond brothers</td>
<td>1890</td>
<td>1961</td>
</tr>
<tr>
<td>Hyde Park Hotel</td>
<td>Starrett</td>
<td>1888</td>
<td>1963</td>
</tr>
<tr>
<td>Leiter, second</td>
<td>Jenney</td>
<td>1891</td>
<td></td>
</tr>
<tr>
<td>Manhattan</td>
<td>Jenney &amp; Mundie</td>
<td>1891</td>
<td></td>
</tr>
<tr>
<td>Marquette</td>
<td>Holabird &amp; Roche</td>
<td>1894</td>
<td></td>
</tr>
<tr>
<td>Old Colony</td>
<td>Holabird &amp; Roche</td>
<td>1894</td>
<td></td>
</tr>
<tr>
<td>Rand McNally</td>
<td>Burnham &amp; Root</td>
<td>1890</td>
<td>1911</td>
</tr>
<tr>
<td>Reliance</td>
<td>Atwood</td>
<td>1895</td>
<td></td>
</tr>
<tr>
<td>Rookery</td>
<td>Burnham &amp; Root</td>
<td>1886</td>
<td></td>
</tr>
<tr>
<td>Stock Exchange</td>
<td>Sullivan</td>
<td>1894</td>
<td>1972</td>
</tr>
<tr>
<td>Tacoma</td>
<td>Holabird &amp; Roche</td>
<td>1889</td>
<td>1929</td>
</tr>
</tbody>
</table>

- 15 more treated with 1 page
- Define CSA important: 38 buildings with one or more text pages
## Unknowns among the 185 Primary Buildings

<table>
<thead>
<tr>
<th>building</th>
<th>year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garden City Plating and Manufacturing Company factory(^1)</td>
<td>1910</td>
</tr>
<tr>
<td>International Leather and Belting Company factory(^2)</td>
<td>1918</td>
</tr>
<tr>
<td>Langdon Apartments(^3)</td>
<td>1903</td>
</tr>
<tr>
<td>Selz, Schwab and Company factory(^4)</td>
<td>1887</td>
</tr>
</tbody>
</table>

1. Schmidt, Garden, & Martin  
2. Purcell & Elmslie  
3. Perkins  
4. Adler & Sullivan

Answers or advice welcome!


### Primary Buildings with Unknown Demolition Date

<table>
<thead>
<tr>
<th>building</th>
<th>year</th>
<th>demolition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kelley, Maus and Company warehouse</td>
<td>1903</td>
<td>1965-1990</td>
</tr>
<tr>
<td>Omaha Apartments</td>
<td>1893</td>
<td>1893-1963</td>
</tr>
<tr>
<td>Park Gate Hotel</td>
<td>1892</td>
<td>1910-1963</td>
</tr>
<tr>
<td>Society Brand</td>
<td>1912</td>
<td>1965-1990</td>
</tr>
<tr>
<td>325 West Jackson Boulevard</td>
<td>1904</td>
<td>1965-1990</td>
</tr>
</tbody>
</table>

1. Hunt
2. Pond brothers
3. Flanders & Zimmerman
4. Graham, Burnham, and Co.
5. Holabird & Roche
1. Condit 1964 book *The Chicago School of Architecture*
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   - Survivorship through time: liability and preservation
   - Survival from different epochs
   - Lifespan and structural type

3. Conclusions
   - Obsolescence & failure of early technology
   - Protection and restoration
### The Main Result

**Fate of 181 Primary CSA buildings**

**Standing today**

<table>
<thead>
<tr>
<th></th>
<th>total</th>
<th>extant</th>
<th>demolished</th>
<th>survival</th>
</tr>
</thead>
<tbody>
<tr>
<td>Until 2014</td>
<td>181</td>
<td>81</td>
<td>100</td>
<td>0.45</td>
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</tbody>
</table>
The Main Result

Fate of 181 Primary CSA buildings
Before and after publication

<table>
<thead>
<tr>
<th>Period</th>
<th>total</th>
<th>extant</th>
<th>demolished</th>
<th>survival</th>
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</thead>
<tbody>
<tr>
<td>Until 1964</td>
<td>181</td>
<td>120</td>
<td>61</td>
<td>0.66</td>
</tr>
<tr>
<td>1964-2014</td>
<td>120</td>
<td>81</td>
<td>39</td>
<td>0.68</td>
</tr>
<tr>
<td>Period</td>
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</tr>
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</table>
168 CSA bldgs

24 demolished

Number surviving

142

0

Lost before 1930

168 CSA bldgs

24 demolished

Number surviving

168 CSA bldgs
24 demolished

Lost before 1930

Number surviving

Lost 1930s

168 CSA bldgs

9 demolished

Number surviving

Lost 1940s

168 CSA bldgs

5 demolished

Number surviving

Lost 1940s

168 CSA bldgs

5 demolished

Number surviving

Lost 1940s

168 CSA bldgs

5 demolished

Number surviving

150
127
100
50
0


61. ASHLAND BLOCK, 1891-92  BURNHAM AND ROOT
Formerly at the northeast corner of Clark and Randolph streets; demolished in 1949.
(Commercial Photographic Co.)

60. GREAT NORTHERN HOTEL, 1890-92  BURNHAM AND ROOT
Formerly at the northeast corner of Dearborn Street and Jackson Boulevard; demolished in 1940.
(Commercial Photographic Co.)
Lost 1950s

168 CSA bldgs

8 demolished

Number surviving

Lost 1960s

168 CSA bldgs

27 demolished

Number surviving

Lost 1960s

168 CSA bldgs

27 demolished

Number surviving

Lost 1960s

168 CSA bldgs

27 demolished

Number surviving

Lost 1960s

168 CSA bldgs

27 demolished

Number surviving

168 CSA bldgs

4 demolished

Lost 1980s

Number surviving

Lost 1990s

168 CSA bldgs

Number surviving


7 demolished

74
Lost since 2000

168 CSA bldgs

3 demolished
Lost since 2000

168 CSA bldgs

Number surviving

150

100

71

50

3 demolished

0

12. WIRT DEXTER BUILDING, 1887. Adler and Sullivan

Now known by its address, 630 South Wabash Avenue.

(Kaufmann & Fadley Co.)

Annual Demolition Record

Demolition of 100 CSA primary buildings

- 5-yr running avg.
Demolition of 100 CSA primary buildings

- 5-yr running avg.
- CSA most important
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.
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.

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.
Important losses since CSA

Leiter I: 1972

Rothschild: 1972

Sears Roebuck: 1978
Greatest post-1964 loss
Reid House
Lyman Trumbull School
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Survival from different epochs

Fate by decade of construction
181 Primary CSA buildings

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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1890s</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1900s</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1910s</td>
<td></td>
<td></td>
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next or advance
### Survival from different epochs

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<tr>
<td>1880s</td>
<td>32</td>
<td>4</td>
<td>28</td>
<td>0.12</td>
</tr>
<tr>
<td>1890s</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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### Survival from different epochs

**Fate by decade of construction**

181 Primary CSA buildings

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<td>28</td>
<td>0.12</td>
</tr>
<tr>
<td>1890s</td>
<td>55</td>
<td>22</td>
<td>33</td>
<td>0.40</td>
</tr>
<tr>
<td>1910s</td>
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next or advance
## Fate by decade of construction

181 Primary CSA buildings

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<td>33</td>
<td>0.40</td>
</tr>
<tr>
<td>1900s</td>
<td>41</td>
<td>23</td>
<td>18</td>
<td>0.56</td>
</tr>
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<td>1910s</td>
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next or advance
Survival from different epochs

Fate by decade of construction
181 Primary CSA buildings

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<td>0.40</td>
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<td>41</td>
<td>23</td>
<td>18</td>
<td>0.56</td>
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<td>1910s</td>
<td>18</td>
<td>14</td>
<td>4</td>
<td>0.78</td>
</tr>
</tbody>
</table>

next or advance
Illustration: human survival rates

Survival vs. date, two birth cohorts in US

- **1950 cohort**
- **1970 cohort**

Year:
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010

Fraction surviving:
- 0.80
- 0.85
- 0.90
- 0.95
- 1.00

Values:
- 0.84
- 0.95
Illustration: human survival rates

Fair comparison: start from birth

Fraction surviving vs Age

- 1950 cohort (to 1990)
- 1970 cohort (to 2010)

Survival rates decrease with age, showing higher survival for the 1970 cohort compared to the 1950 cohort.
Survival vs. time CSA primary buildings

Construction decade

- 80s
- 90s
- 00s

fraction surviving

1900 1920 1940 1960 1980 2000 decade

41 buildings
55 buildings
32 buildings
Survival vs. age CSA primary buildings

- **Blue line**: 80s
- **Red line**: 90s

**Construction decade**

- 55 buildings
- 32 buildings

**Y-axis**: Fraction surviving

**X-axis**: Building age (0-100)

The graph shows the survival rate of CSA primary buildings by age, with separate lines for buildings constructed in the 80s and 90s. The survival rate decreases with age for both decades, with a slightly steeper decline for the 90s. The number of buildings is highlighted for each decade.
Chicago Skyscrapers
1871–1934
Thomas Leslie
Conclusions

Preservation & Obsolescence

• Non-viable buildings destroyed within 50 years.
  Superseded by Chicago construction.

• Building preservation efforts expanded during the 1960s as my father wrote, but took 20 years before demolition rate slowed?

• Buildings Carl Condit considered most important are now accepted as key features of the city.
Conclusions

Preservation & Obsolescence

- Non-viable buildings
Preservation & Obsolescence

- Non-viable buildings
  Destroyed within 50 years
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Preservation & Obsolescence

- Non-viable buildings

- Building preservation efforts
Preservation & Obsolescence

• Non-viable buildings

• Building preservation efforts
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Preservation & Obsolescence

- Non-viable buildings
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