United States Department of the Interior
National Park Service

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name J. P. Smith Shoe Company Factory

other names/site number

Name of Multiple Property Listing

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 223 West Erie Street ☐ not for publication

city or town Chicago ☐ vicinity

state Illinois county Cook zip code 60654

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ 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 ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria: ___ **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Illinois Department of Natural Resources - SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

J. P. Smith Shoe Company Factory
Name of Property

Cook County, Illinois
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	site
0	0	structure
0	0	object
1	0	**Total**

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions
(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION -
Manufacturing Facility

Current Functions
(Enter categories from instructions.)

COMMERCE/TRADE - Office

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS -
Classical Revival

Materials
(Enter categories from instructions.)

foundation: BRICK
walls: BRICK, LIMESTONE
roof:
other: STEEL STRUCTURE

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The J.P. Smith Shoe Company Factory is located at the southeast corner of West Erie Street and North Franklin Street, within the River North neighborhood of Chicago's Near North Side community area. River North first developed in the late-nineteenth century as an industrial enclave known as "Smokey Hollow." Since the early 1980s, many of the industrial buildings that originally populated the area have been replaced by modern high-rise buildings or converted to non-industrial use.

The J. P. Smith Shoe Company Factory is a seven-story industrial loft of steel and wood construction, with masonry exterior walls and a flat roof. The factory consists of the original building, completed in 1897, and a compatible west addition completed in 1899. Both structures were designed by architect and engineer John H. Wagner for the J. P. Smith Shoe Company. The factory with addition is nearly square in plan, five bays wide and six bays long, and clad on all elevations with red face brick. The building is distinguished from surrounding turn-of-the-century industrial buildings by its oversized window openings, separated not by brick piers but by exposed steel girders. This early "curtain wall" system was designed to maximize light and ventilation, which was a critical component for industrial buildings in the late-nineteenth and early-twentieth century.

The building's proposed National Register listing boundaries will encompass the entire footprint of the J.P. Smith Shoe Company Building.

Narrative Description

Site

The J. P. Smith Shoe Company Factory is located at the southeast corner of West Erie Street and North Franklin Street, within the River North neighborhood of Chicago's Near North Side community area. The building is approximately one mile west of Lake Michigan and approximately half a mile north of the Chicago River. The CTA elevated railway runs along Franklin Street, directly west of the building.

The area that now comprises River North first developed in the late-nineteenth century as a dense industrial enclave of manufacturing facilities and warehouses, commonly known as "Smokey Hollow," spurred by proximity to the river and the city's expanding network of railways. Although the opening of the Michigan Avenue Bridge in 1920 began the Near North Side's transition into a luxury residential and shopping enclave, the western section of the community area remained an industrial in character until the late 1970s and early 1980s, when Chicago real estate developer Albert Friedman christened the area "River North" and marketed its industrial lofts to artists and galleries.

Many of the late-nineteenth and early twentieth-century industrial buildings that once populated River North have been replaced with high rise apartments and hotels, while others were converted to non-industrial uses.

Exterior

North Elevation

The primary north elevation, facing West Erie Street, is six bays wide (three bays at the original building, two bays at the addition) and vertically arranged in a simplified tripartite configuration, with a two-story base, a four-story midsection, and a one-story top section. The brick piers at the corners and between the original building and addition feature rusticated stone banding from the ground through the second story, and a corbeled brick and limestone cornice extends between the second and third stories. The steel framing at this base allows for nearly uninterrupted glazing at the tall first story and raised basement of the building. The main entrance to the building, at the center bay of the north elevation, was reconfigured when the building was converted to office use. A set of steps on the east side of the bay leads to the raised first story, accessed through non-historic aluminum and glass doors. At grade entrances on the west side of the bay provide access to the basement. A non-historic aluminum and glass canopy extends north from this entry bay. A non-historic secondary entrances at the northeast corner bay provides access to a first floor retail space.

Above the first story, brick spandrel panels between stories are interrupted by the exposed, painted steel girders. The long bands of windows feature brick headers and limestone sills. Although the original storefronts at the first story and the original wood sash windows within the upper-story openings have been replaced with aluminum windows, the non-historic storefronts and windows are set within the original openings and maintain the general configuration and overall appearance of the historic fenestration pattern. A corbeled brick and limestone cornice extends above the sixth floor. Historic renderings show an additional ornamental cornice at the top of the building, most likely pressed metal, which has been removed.

Original metal fire escapes remain at the east and west ends of the north elevation.

West Elevation

The primary west elevation, facing North Franklin Street, is six bays wide and nearly identical to the north elevation. A non-historic secondary entrance at the south end of the east elevation provides access to a first floor retail space.

South Elevation

The secondary south elevation, facing the alley, is six bays wide with solid brick walls at the first story. Long bands of windows on the upper stories are separated by brick spandrel panels, and vertical steel framing. Near the center of the south elevation, at the location of the freight elevators, smaller window openings have been infilled with brick. A metal fire escape is located near the center of the south elevation.

East Elevation

The secondary east elevation is six bays wide. The first and second stories of this elevation are obscured by an adjacent building. Above the second story, the south three bays are set back one bay to the west. The north three bays are regularly fenestrated with rectangular window openings separated by brick spandrels

and brick piers. The south three bays of the east elevation are similar to the north, west, and south elevations, with long bands of windows separated by brick spandrels and exposed vertical steel framing.

Roof

The roof of the building is flat, and covered with a membrane roofing material. Brick penthouses and a square brick chimney are located on the south edge of the roof, at the location of the two rear freight elevators. A small frame penthouse is located near the northeast corner of the 1897 building. Non-historic canopies are situated just south of this penthouse. Small mechanical units are located on the east side of the roof of the original building and on the roof of 1899 addition.

Interior

Although the J. P. Smith Shoe Company Factory was converted to offices in the 1980s, the interior of the building retains its character-defining industrial features, including exposed steel beams and columns, exposed wood flooring and wood ceiling structure.

On each floor, the 1897 building and 1899 addition are largely separate, with shared circulation through doorways with metal fire doors at the north and south ends. The basement under the 1897 building has been partitioned for retail and back-of-house spaces, with non-historic flooring and drywall walls. The basement of the 1899 addition is largely mechanical and storage space, with exposed masonry walls, exposed concrete floor, and exposed wood ceiling structure. Original vaults remain on each side of the masonry wall between the two structures.

A pair of simple, open wood stairs is located near the north end of the masonry wall separating the 1897 building and 1899 addition, with one stair serving each building. The railings at these stairs are non-historic drywall and the treads are covered with carpet. A small passenger elevator is located directly south of the stair. Sliding metal fire doors between the stairs and elevator connect the original building and addition. Two freight elevator shafts are located on the south wall. One of the two freight elevators is extant, with overhead doors on each floor.

The first floor has been partitioned into retail spaces with drywall walls. All of the retail spaces feature large, open spaces with original wood flooring, exposed steel structure, and exposed wood ceilings.

The original open industrial spaces on the upper floors have been partitioned into offices, accessed by non-historic corridors that extend north-south along the east side of the original building. The corridors and office spaces feature original wood flooring, exposed steel structure, and exposed wood ceilings throughout. Masonry walls between the window openings, which are minimal due to the steel construction, are exposed or painted brick. The brick walls below the window openings are primary covered with drywall.

Integrity

The J. P. Smith Shoe Company Factory retains sufficient integrity to reflect its significance as a rare example of a late-nineteenth century industrial loft that combined traditional mill construction with an early interpretation of a steel-framed curtain wall that maximized natural light and ventilation. The building retains its historic rectangular massing and flat roofline. Although the original storefronts and windows

throughout the building have been replaced, the new storefronts and windows have a compatible configuration and are set within the original openings. The building's exterior walls are intact, including masonry cladding, brick and limestone detailing, and distinctive exposed metal girders on all elevations.

Although the interior of the building has been reconfigured for office use, the building retains its original industrial character, including wood flooring, exposed steel and wood structure, and masonry walls.

J. P. Smith Shoe Company Factory
Name of Property

Cook County, Illinois
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [X] 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 Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

J. P. Smith Shoe Company Factory
Name of Property

Cook County, Illinois
County and State

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1897-1899

Significant Dates

1897, 1899

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

John H. Wagner

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

Summary Statement of Significance

The J.P. Smith Shoe Company Factory, designed by architect and engineer John H. Wagner and completed in 1897 with an addition in 1899, is locally significant under National Register Criterion C for Architecture as a rare extant example of a late nineteenth-century industrial loft that utilized exposed steel framing and a non-load bearing curtain wall system to maximize light and ventilation. John H. Wagner was well known in Chicago for his industrial commissions, and he designed factories, warehouses, and industrial lofts across the city during the late-1800s and early 1900s. Wagner, who worked as civil engineer before turning to architecture, was one of the few architects during this period to routinely incorporate steel framing in his designs, at a time when most industrial buildings in Chicago utilized traditional mill construction that relied on heavy timber structure and load-bearing masonry walls. His design for the J.P. Smith Shoe Company Factory, which featured exposed steel girders between large window openings and minimal brick spandrel panels, pushed the concept of the "daylight factory" to its structural limits in the decades before reinforced concrete and steel sash windows revolutionized industrial design in the United States. The building is the earliest documented structure designed by Wagner with this curtain wall system, and the only extant example of his work that features exposed steel structure on the primary and secondary facades. A survey of extant late nineteenth and early twentieth century industrial buildings in River North confirms that the J.P. Smith Shoe Company Factory is also the only example of a industrial building with exposed steel framing from that period in the area.

The J.P. Smith Shoe Company Factory, with its long, uninterrupted window openings, flat brick spandrel panels, and minimal ornamentation, appears streamlined and modern in comparison to the other remaining nineteenth century industrial buildings in Chicago's River North neighborhood, and reflects the beginnings of an era of experimentation and emerging technologies that would soon transform industrial architecture across the city.

The proposed period of significance under National Register Criterion C is 1897-1899, reflecting the years of construction for the original factory and addition.

The building is rated "Orange" in the Chicago Historic Resources Survey, indicating that the building possesses potentially significant architectural or historic features.

Building History

The seven-story factory at 223 West Erie Street was designed by architect and engineer John H. Wagner and constructed between 1897 and 1899 as the first purpose-built manufacturing facility of the J. P. Smith Shoe Company, one of the largest shoe companies operating in Chicago during the late-19th and early-20th centuries.

Plans for the new factory at 223 West Erie were first announced in the *Chicago Chronicle* on January 24, 1897. The article noted that the J.P. Smith Shoe Company had commissioned architect and engineer John H. Wagner to prepare plans for a seven-story factory building, "67x100 feet, steel frame construction, with walls of stone and pressed brick." The company, formed in 1894, had outgrown its existing space in an industrial loft at the southeast corner of Illinois and Franklin street, and the new building at 223 West Erie would be the company's first purpose-built manufacturing facility. The *Chicago Chronicle* reported that the building would be "a model shoe factory"

that would employ about 450 people.[1] Announcements for the new building were also posted in the *Inland Architect* and *Engineering News*.[2]
Just two years later, the company announced plans for an expansion to the factory. In September 1899, *The Economist* reported:

> *The JP Smith Shoe Company, one of the largest concerns engaged in the manufacture of shoes in the world, are now completing an addition….adjoining their present factory, which will give them one of the largest plants in the United States, devoted exclusively to manufacture of men's shoes. They manufacture shoes in Goodyear welts and McKay sewed, prices ranging from $1.50 to $3 a pair. Their trade is confined almost exclusively to the largest dealers in the large cities, throughout the United States, also jobbers. Their new factory will contain about 140,000 square feet. The building is seven stories high and basement, steel construction, and will be equipped with the latest machinery.*[3]

The new addition, also by architect John H. Wagner, was designed to blend seamlessly with the original building. On the interior, the separate processes of shoe production were divided by floor and flowed from top to bottom, with cutting on the seventh floor, sewing on the sixth floor, sole laying and lasting on the fifth floor, bottoming on the fourth floor, finishing on the third floor, treeing on the second floor, offices and shipping on the first floor, and the sole leather department in the basement.[4]

The J.P. Smith Shoe Company occupied the building until 1912, when it completed construction on a new, larger factory at 671-699 North Sangamon Avenue. Between 1912 and 1980, the building was utilized by a variety of manufacturing firms and commercial concerns, including the Chicago Photo Mount Company, the Industrial Moving Pictures Company, the Stromberg Electric Company, the Hedman Manufacturing Company, the Thompson Type Machine Company, Franklin Photographic Industries, and the Nuclear Instrument and Chemical Corporation. In 1980, the building was renamed North Branch Center and converted to office use based on plans prepared by architect Jerome Brown.[5]

Evolution of Industrial Construction in Chicago During the Late Nineteenth Century

In the decades following the Great Chicago Fire in 1871, Chicago emerged as a center for architectural and structural innovation, as members of the new Chicago School of architecture—including William LeBaron Jenney, Dankmar Adler and Louis Sullivan, Daniel Burnham, William Holabrid, Martin Roche, and John Root—erected towering, steel-framed skyscrapers that would define the city's central business district going forward. The industrial buildings that were constructed in Chicago in the 1880s and 1890s, however, reflected little of this innovative spirit. The city's post-fire industrial lofts continued to be built primarily using standard mill construction, with a frame of wooden beams and girders and load-bearing masonry exterior walls. This type of construction, which was first developed in the mid-nineteenth century for textile mills, remained the most common method of industrial building in Chicago through the first decades of the twentieth century, when it was largely eclipsed by reinforced concrete systems. As noted by architectural historian C. W. Westfall, "for a generation, the difference between these types of [industrial] lofts were only skin deep, for internally their

[1] *Chicago Chronicle*, January 24, 1897, 24.
[2] *Inland Architect and News Record*, Vol. XXIX, No. 1, February 1897, 10.
Engineering News (Supplement), February 4, 1897, 45.
[3] "A Large Shoe Factory," *The Economist*, September 16, 1899, 331.
[4] 1906 Sanborn Fire Insurance Company Map, Vol. 1, 20N.
[5] *Chicago Tribune* classified ads, various, 1912-1955.

structural system remained the same."[6] Industrial buildings of mill construction could be completed quickly and cheaply and were considered relatively fire-resistant (an important consideration in post-fire Chicago), particularly when built with fire-safety improvements such as automatic sprinkler systems, exterior fire escapes, and fireproof doors.[7]

Despite the dominance of mill construction, by the late 1880s, industrial design had begun to evolve with new technologies and construction methods that were focused on a single goal—"the exploitation of natural light and ventilation in structures with maximum span and strength."[8] Like the tall commercial buildings rising in Chicago's downtown, some industrial engineers and architects turned to steel framing to achieve this goal.

As historian Betsy Hunter Bradley states in *The Works: Industrial Architecture in the United States*, "along with electric drive and the powered traveling crane, steel framing transformed industrial architecture. It changed the way engineers conceived of industrial buildings."[9] Although cast iron, wrought iron, and steel were all used in limited capacity for industrial building construction in the late 1800s, steel was widely recognized as superior because its strength in tension and compression was coupled with ductile and elastic properties that allowed it to withstand the considerable vibrations created by industrial machinery. Steel columns were also lighter in weight and smaller than wood or iron columns, freeing up valuable space on the interior. The development of uniform and standardized steel components by American steel manufacturers, led by the Carnegie Steel Company of Pittsburgh, which opened in 1892, led to "an increasingly systematized approach to industrial buildings design and…introduced a new scale into building…restrained only by cost."[10]

The high cost of steel, driven in large part by the fact that steel members had to be protected with expensive fireproofing, limited its application for industrial buildings in congested urban areas. However, by the late 1880s architects and engineers in Chicago had begun combining steel framing with traditional mill construction to produce buildings that were stronger, with a more open interior and larger window openings. In 1889, the *Inland Architect and News Record* highlighted the innovative hybrid approach proposed for the design of a new manufacturing building, the Frances Building, by the architecture firm Treat & Foltz:

> *There is probably no building of this class more substantially built…The interior construction shows but four tiers of columns—the ordinary building would have at least ten. The girders are doubled 20-inch rolled I-beams, and extend across the building; wooden girders, 8 inches by 14 inches…are suspended on these girders by stirrups and placed 4 ½ feet on centers…The building is so constructed as to combine the maximum of strength and light, and the minimum danger from the spread of fire.*[11]

By the 1890s, industrial builders and steel fabricators in the United States had also begun experimenting with iron and steel framing methods that would allow for thinner walls and larger window openings to maximize natural light and ventilation. In 1891, the Berlin Iron Bridge Company, based in Connecticut, developed a new type of production shed for its own shop that was constructed entirely of brick, iron and glass and incorporated a specialized curtain wall with iron framed windows extending over the entire length of the 400-foot-long building.

[6] C. W. Westfall, "Buildings Serving Commerce," *Chicago Architecture 1872-1922: Birth of a Metropolis*, ed. John Zukowsky, Prestel-Verlag: Munich, 81
[7] Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (New York: Oxford University Press, 1999), 30-35, 112-121, 133-138.
[8] Ibid, 4.
[9] Ibid, 144.
[10] Ibid, 144-145.
[11] "Frances Building," *Inland Architect and News Record*, Vol. 13, February 1889, 9.

For more typical multi-story industrial loft applications, the company developed a "composite construction" method that consisted of "an iron or steel frame, self-supporting brick walls, and mill floor construction."[12] In 1898, they took this concept a step further in their design for a three-story loft building for the Veeder Manufacturing Company in Hartford, Connecticut. Here, the steel framing was left exposed on the exterior and windows were set on narrow brick spandrels, significantly increasing the area of glazing. The building's innovative design was heralded in the July 7, 1898 edition of *Engineering News*, although the author did question how expensive a building with so much glazing would be to heat and cool. [13]

A later example of this type of wall treatment was constructed in 1905 for the Fischer Marble Company in New York City. Architect Charles H. Caldwell designed the two-story factory with a steel frame and large window openings separated by exposed steel structure, which was only allowed by New York City building code because it was situated on a large, open lot. Architectural critic Russell Sturgis, writing for *Architectural Record*, praised the building's honest construction and mused:

> *If our buildings burned as seldom as those of, for instance, Paris, it would not be necessary for us to hide the real structure of the exterior when it happens to be in wrought or rolled iron….If these views be compared with the pictures of factory buildings in the Architectural Record in the January and February numbers of 1904, it will be felt at once that a new element appears, that a new possibility is shown to exist, that a new motive of design is secured for us, whenever the time comes that we can build as we wish to build—as our instincts direct us to building—with a frame of steel…Anyone who loves realistic designs might well envy Mr. Caldwell his chance, even when it was only a two-story building that was concerned.*

Fear of fire, and building codes that prohibited exposed metal structure, encouraged industrial builders in dense urban areas to stick with standard mill construction for most projects well into the 1910s. Although beam and girder concrete structural systems were used for some industrial buildings in the first decade of the twentieth century, the seismic shift from wood to reinforced concrete did not occur until the late 1910s, when the advent of flat slab concrete construction and steel sash windows together gave rise to the modern "daylight factory" pioneered by Ernest Ransome. Consequently, examples of steel-framed industrial buildings from this period are rare. Where steel framing was used in Chicago, it was nearly always concealed on the exterior by masonry piers, resulting in buildings that were indistinguishable from their wood-framed neighbors.

A detailed review of the 1906 Sanborn Fire Insurance map shows several industrial buildings that were supported by iron posts. In most of the buildings, as noted in the maps, these columns were enclosed with clay tile for fireproofing and no iron framing was exposed on the exterior. The Adams & Westlake Company Building, at the northeast corner of Orleans Street and Ohio Street, has a traditional exterior clad in brick, with punched window openings along the masonry facades (Figures 13 and 14). The Searle & Hereth Company Building (southwest corner of Illinois and Wells) and the five-story industrial building at 110-114 West Kinzie Street both have larger groupings of double hung windows, but the iron structure in both buildings is covered on the exterior by brick spandrels and piers (Figures 15 and 16). The two manufacturing buildings at 410 and 420 West Grand Avenue both feature iron storefronts on the ground floor, but the structure on the upper floors is clad in masonry (Figures 17 and 18). Based on this research, the J.P. Smith Shoe Company Factory is the only extant 19th century industrial building in River North that features exposed steel structure on both the exterior and interior, resulting in a building that appears much more modern than its contemporaries in the neighborhood.

[12] Bradley, 152.
[13] "A Factory Building of Steel and Glass," *Engineering News*, July 7, 1898, 15.

John H. Wagner (1836-1908) and Industrial Steel Frame Construction

Given the challenges of incorporating steel construction into industrial buildings, John H. Wagner's design for the J.P. Smith Shoe Company Factory, completed between 1897 and 1899, stands as a rare and innovative example of a nineteenth-century Chicago industrial building constructed with exposed steel framing to maximize window openings for improved light and ventilation. It also reflects Wagner's unique approach to industrial engineering and design, and his strong preference for incorporating steel into his buildings.

John H. Wagner was born in Ontario, Canada in 1836 and immigrated to the United States before the beginning of the Civil War in 1861, and he served in the war as a member of the second Minnesota Volunteers.[14] By 1870, census records show that he was living in Chicago and working as a railroad agent.[15] In 1877, Chicago city directories listed his occupation as civil engineer, and directories from 1878 to 1882 show him working as an engineer. By 1885, he was listed as an architect, with offices in the Portland Block at 107 Dearborn Street (demolished).

Little is known about how and when Wagner transitioned from railroad agent to engineer and architect. No records have been discovered to indicate that he obtained any formal training or apprenticed at any Chicago architecture or engineering firms. However, it is clear that his early experiences as a civil engineer heavily influenced his architectural designs and led him to become an early adopter of iron and steel frame construction. Although very few of the buildings he designed in Chicago survive, newspaper and journal announcements for his projects show that after 1889, Wagner's practice was limited almost exclusively to industrial buildings, and that he utilized a hybrid method of mill construction and steel framing for most of his commission.

The earliest reference to Wagner's architectural practice in contemporary newspapers dates from October 1887, when the *Inter Ocean* reported him as the architect for seven "pressed brick dwellings and one pressed brick grocery store" commissioned by developer Luman Allen for the Park Manor subdivision in Elmhurst, Illinois. The article noted that Allen and Wagner were also building houses for themselves in the community.[16] Wagner had married Ann Francis Brown the previous year, and appeared to be settling down to married life in the Chicago suburb.[17] He would reside in Elmhurst until his death in 1908.

Between 1889 and 1897, Wagner designed at least nine buildings in Chicago, nearly all of which were designed either partially or completely of steel construction. Even his two commissions for apartment buildings during this period incorporated steel framing. In an announcement for a four-story and flat building in 1892, the *Inter Ocean* noted that "the interior will be unusually well put together, steel girders being used." [18] Only two of the buildings that Wagner designed prior to his commission for the J. P. Smith Company factory are extant—a six-story factory constructed for the George P. Bent Company, piano manufacturers, at Washington and Sangamon street (1894) and a seven-story factory for Gormully & Jeffrey, bicycle manufacturers, at Franklin and Pearson streets (1895).[19] Sanborn Fire Insurance maps show that the George P. Bent Company factory is standard mill construction, with wood posts and load bearing masonry walls. Typical of nineteenth-century industrial buildings, the exterior is clad in red brick and regularly fenestrated with single and paired double-hung windows. Although the Gormully & Jeffrey building was constructed with a steel frame, the street-facing elevations of the building are similar to

[14] Obituary, *Arkansas Democrat*, January 21, 1908, 3.
[15] United States Census Population Schedule, 1870.
[16] *The Inter Ocean*, October 16, 1886, 10.
[17] U.S. Marriage Index, 1860-1920,
[18] *The Inter Ocean*, September 18, 1892, 11.
Notices from various building reports from the Chicago Chronicle, Chicago Tribune, The Inter Ocean, and the Economist.
[19] *The Inter Ocean,* October 21, 1894, 18. *Chicago Chronicle,* July 7, 1895, 17.

the Bent Company factory, with red brick walls and window openings separated by brick piers. The wide brick piers at the structural bays feature iron corner pieces, but the structure itself is concealed. On the alley-facing elevations, however, exposed steel framing members are situated between the window openings, allowing more light to penetrate these walls. The primary structural columns along these walls are clad in brick.

By the time Wagner received the commission for the new J. P. Smith factory at 223 West Erie in 1897, he had been constructing hybrid wood and steel buildings for several years. Like the engineers at the Berlin Bridge Company in Connecticut, Wagner was exploring new construction methods that could maximize natural light and ventilation for industrial processes. Artificial lighting was in limited use in late nineteenth century industrial buildings, but even after it became common, manufacturers preferred natural light, which was cheaper and better for detail work. For the J.P. Smith factory, Wagner designed a structure with riveted steel I-beams (produced by Carnagie Steel) for the primary structure, supporting standard mill construction floors. The steel structure allowed for non-load bearing curtain walls on all elevations along the exterior (noted as "filler walls" on the 1906 Sanborn map), which could be filled primary with glazing. To further expand the window openings, Wagner left the vertical steel girders exposed on the exterior, with bands of double-hung windows set on narrow brick spandrel panels. The 1906 Sanborn map notes that the steel columns and beams in the building were left unprotected, an unusual choice in post-fire Chicago. To offset the risk of fire, the building was augmented with an automatic sprinkler system and employed watchmen overnight and on Sundays.

J. P. Smith was undoubtedly pleased with the result; in 1899, just two years after the factory opened, the company hired Wagner to complete an addition that utilized the same construction method. The result was a nineteenth-century industrial building that was instantly distinguishable from its neighbors and decidedly modern in appearance. The thin vertical steel members are covered only above the second and sixth floors, where minimal brick cornices extend along the primary north and west facades. The brick spandrels below the window openings are unadorned and feature simple limestone sills and steel lintels with tie rods. The expansiveness of the openings is especially noticeable at the base of the building, where the steel framing allows for generous basement openings that extend the width of the structural bays.

Although the J. P. Smith factory was an innovative approach to industrial building in Chicago, it does not appear that Wagner repeated the experiment in his subsequent commissions. He completed several other industrial buildings between 1897 and 1905, including an eight-story warehouse for J.T. Ryerson & Son (1897, demolished), a six-story factory for the Link Belt Machinery Company (1898, extant), an eight-story steel skeleton factory for the Flexible Shaft Company (1900, extant), two seven-story factories for E. W. Blatchford Co. (1901, extant), a seven-story factory for William D. Ewart (1902, demolished), and an eight-story factor for Wilder & Co. (1905, demolished). Of the buildings that remain, two—the Link Belt Company building on South Jefferson Street and the Blatchford Building at the corner of Clinton and Fulton streets—have exposed steel structure, but it is limited to the secondary elevations. On the primary, street-facing elevations, the steel is concealed behind brick piers, and the window openings are smaller punched openings typical of standard mill construction.

By the mid-1910s, concrete had eclipsed both wood and steel as the preferred building method for industrial building in Chicago and across the country. Flat slab construction was light, inexpensive, and incredibly strong, allowing for expansive window walls that were never before possible. Wagner's design for the J. P. Smith Shoe Company factory, therefore, reflects a brief period of experimentation with steel framing in search of the industrial ideal of maximum light, maximum open space, and maximum strength. John H. Wagner retired from architecture

in 1907 and died on January 20, 1908 at the age of 72. His obituary described him as "a prominent architect and engineer" who "came to Chicago from Canada in Pioneer days and took an active part in the city's growth."[20]

J. P. Smith Shoe Company and Shoe Manufacturing in Chicago

The J. P. Smith Shoe Company, incorporated in 1894, was one of the largest shoe manufacturers in Chicago through the mid-twentieth century. Company founder and president Jacob Porter Smith was born in Missouri in 1851, the son of a shoe wholesaler. In 1888, Smith's father moved the family and his business to Chicago, and six years later Jacob Smith established his own shoe manufacturing company. The firm originally operated out of leased manufacturing space in an industrial loft at the corner of Illinois and Franklin streets, just a few block south of 223 W. Erie. The J. P. Smith Shoe company manufactured men's boots and fine welted shoes, sold to retail outlets under the trade names "Smith Smart Shoes," "British Walkers," "Smith Synchoflex," and the "Chicagoan Shoe." The company's most successful product was the "Dr. A. Reed Cushion Shoe," advertised widely in popular magazines and journals across the country with the slogan "Walking is a Pleasure!"[21]

In the late nineteenth and early twentieth centuries, New England manufacturers dominated the American shoe industry. However, Chicago's broad distribution network and its local supply of leather, a by-product of the city's massive stockyards, made the city an important center for shoe manufacturing. Morris Selz, one of Chicago's first successful shoe manufacturers, founded M. Selz & Company in 1871. By the following year, the company employed 250 workers, producing hand-pegged boots and shoes in a factory on East Madison Street.[22] The city's leading shoe company, Florsheim Shoe Company, incorporated in 1892 and quickly gained a national reputation for its high-quality men's shoes. By the end of the 1920s, Florsheim operated five shoe factories in the city, which employed 2,500 workers and boasted annual sales of $3 million.[23]

By 1899, when the J.P. Smith Shoe Company began constructing the addition to its factory, the company was second only to Florsheim among Chicago's shoe manufacturers. The expanded factory produced 5,000 pairs of shoes a day.[24] In 1901, the company established a separate department, housed in the new addition, to produce fine, handmade shoes that sold for $5 a pair, more than double the cost of its factory-made brands. An article in the *Boot and Shoe Recorder* reported that Smith had hired shoemakers from "the best custom shops in the city" to meet the demand for fine-quality, handmade goods. "The product of the house [of J. P. Smith]," the author noted, "possesses style, fit, and durability coupled with the indescribable something, sometimes termed snap, which characterizes Western made footwear, when produced by men of such wide experience as the members of the J. P. Smith Shoe Co."[25]

By 1911, the company had outgrown its factory at 223 West Erie, and plans were made to construct a new, larger facility at the corner of North Sangamon Avenue and West Huron Street, west of the Chicago River. Designed by architect Horatio R. Wilson and completed in 1912, the building utilized the new technology of steel sash windows in a traditional mill construction structure, reflecting the company's continued pursuit of maximizing natural light in its factories.[26]

[20] "Personal Mention," *The American Architect and Building News*, January 29, 1908.
[21] National Register of Historic Places, J. P. Smith Company Shoe Plant, Chicago, Cook County, Illinois, National Register #85002842, Section 8, 1-2.
[22] "Selz, Schwab & Co." Encyclopedia of Chicago, http://www.encyclopedia.chicagohistory.org/pages/2842.html, accessed 2/18/2025.
[23] "Florsheim Shoe Co." Encyclopedia of Chicago, http://www.encyclopedia.chicagohistory.org/pages/2668.html, accessed 2/18/2025.
[24] "A Large Shoe Factory," *The Economist*, September 16, 1899, 331.
[25] "Men's Fine Hand Sewed Shoes To Be Made by the J.P. Smith Shoe Co." *Boot and Shoe Recorder*, August 28, 1901, 32.
[26] The J. P. Smith Shoe Company plant at 671 N. Sangamon was listed on the National Register of Historic Places in 1985.

The J. P. Smith Shoe Company continued production through the 1960s, eventually expanding its product lines to include women's shoes, football and golf shoes, and dress sandals.

Manufacturing History of the Near North Side

The Near North Side community area of Chicago, bound on the south and west by the Chicago River, on the north by North Avenue, and on the east by Lake Michigan, developed early in the city's history as a diverse residential and industrial community. By the late 1850s, the community's proximity to the central business district and major waterways had attracted several large industries, including the McCormick Reaper works. Irish, German, and Swedish immigrants flocked to the area and settled in small, frame workers cottages. Although these settlements were completely wiped out by the 1871 fire, rebuilding "proceeded along the already established patterns," and industrial construction intensified along the west side of Near North (now known as the River North neighborhood) after the Northwestern railway extended into the area. By the late nineteenth century, this dense industrial district was commonly known as Smokey Hollow, a reference to the smoke and pollution produced by the factories clustered along the river.[27]

The east side of River North transitioned to a fashionable residential district after 1882, when Potter Palmer constructed his mansion on the lakefront and spurred a mass exodus of high society from the south side to the north. The opening of the Michigan Avenue Bridge in 1920 fostered the development of a luxury shopping district along North Michigan Avenue, and developers constructed high rise apartment buildings and hotels along the east side of River North. Smokey Hollow on the west, however, remained largely industrial well into the twentieth century. As residents and industries fled the city in the years following post-World War II, the area declined. Beginning in the late 1970s, the brick warehouses and factories in the neighborhood attracted a new generation of artists and retailers to the area. This transition was largely led by real estate developer Albert Friedman, who rebranded the area as River North. In the following decades, a wave of new construction and redevelopment commenced, and many of the area's industrial buildings were replaced with modern mid-rise and high-rise commercial and residential building.[28]

Although a good number of nineteenth and early-twentieth century industrial buildings remain in River North, a windshield survey of the area uncovered no other buildings with the unique structure of the J. P. Smith Shoe Company Factory at 223 East Erie. The building was included in *Chicago: An Industrial Guide,* published by the Public Works Historical Society in 1991, and is also noted for its unusual construction in Frank A. Randall's *History of the Development of Building Construction in Chicago* (second edition published in 1999), and the *AIA Guide to Chicago,* published in 2004.

[27] Gladys Priddy, "Sales, Swank, and Soot: Tale of Near N. Side," *Chicago Tribune*, February 21, 1954. Reprinted in Chicagology, https://chicagology.com/notorious-chicago/smokyhollow/, accessed February 12, 2025.
[28] "Near North Side," Encyclopedia of Chicago, http://www.encyclopedia.chicagohistory.org/pages/876.html, accessed February 18, 2025.

9. Major Bibliographical References

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"Men's Fine Hand Sewed Shoes To Be Made by the J.P. Smith Shoe Co." *Boot and Shoe Recorder*, August 28, 1901, 32.

National Register of Historic Places, J. P. Smith Company Shoe Plant, Chicago, Cook County, Illinois, National Register #85002842.

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Randall, Frank A. *History of the Development of Building Construction in Chicago.* Chicago: University of Illinois Press, 1974.

"Selz, Schwab & Co." Encyclopedia of Chicago, http://www.encyclopedia.chicagohistory.org/pages/2842.html, accessed 2/18/2025.

J. P. Smith Shoe Company Factory
Name of Property

Cook County, Illinois
County and State

United States Census Population Schedule, 1870 and 1900.

U.S. Marriage Index, 1860-1920.

Zukowsky, John, ed. *Chicago Architecture 1872-1922: Birth of a Metropolis.* New York: Prestel, 2000.

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__**X**__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

J. P. Smith Shoe Company Factory
Name of Property

Cook County, Illinois
County and State

10. Geographical Data

Acreage of Property Less than one
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1	41.893762	-87.635373		3			
	Latitude	Longitude			Latitude	Longitude	
2				4			
	Latitude	Longitude			Latitude	Longitude	

Verbal Boundary Description (Describe the boundaries of the property.)

The property is bounded on the north by West Erie Street, on the west by North Franklin Street, and on the south by an alley that runs east-west between North Franklin Street and North Wells Street. The eastern boundary is the property line between the J.P. Smith Shoe Company Factory and the immediately adjacent building.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the entire property that was historically associated with the J.P. Smith Shoe Company.

11. Form Prepared By

name/title Emily Ramsey date July 15, 2025
organization Ramsey Historic Consultants, Inc. telephone 312-213-9630
street & number 1105 W. Chicago Avenue, Suite 201 email emily@ramseyhcinc.com
city or town Chicago state IL zip code 60642

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

J. P. Smith Shoe Company Factory | Cook County, Illinois
Name of Property | County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Name of Property: J. P. Smith Shoe Company Factory

City or Vicinity: Chicago

County: Cook **State:** Illinois

Photographer: Emily Ramsey, Ramsey Historic Consultants, Inc.

Date Photographed: February 2025

Photo 1 of 19: West and north elevations, looking east from Erie Street

Photo 2 of 19: North and west elevations, looking southeast

Photo 3 of 19: North elevation, looking south

Photo 4 of 19: North and east elevations, looking southwest

Photo 5 of 19: West and south elevations, looking northeast

Photo 6 of 19: North elevation, entrance, looking south

Photo 7 of 19: West elevation, first floor storefronts, looking south

Photo 8 of 19: North elevation, upper floor detail, looking south

Photo 9 of 19: First floor retail space, looking south

Photo 10 of 19: First floor retail space, looking north

Photo 11 of 19: First floor retail space, storefront detail, west side, looking northwest

Photo 12 of 19: West Stair, looking north

Photo 13 of 19: Upper floor, typical corridor, looking south

Photo 14 of 19: Upper floor, looking east at rear freight elevator

Photo 15 of 19: Typical upper floor office, 2nd Floor, looking southeast

Photo 16 of 19: Typical exposed steel column and beam

Photo 17 of 19: Typical upper floor office, 4th Floor, looking southwest

Photo 18 of 19: Upper floor, fire doors at stairs, looking west

Photo 19 of 19: Detail of exposed steel column, 7th floor

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(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

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Figure 3. Google Earth GIS Map

Figure 4. First Floor Plan

Figure 5. Typical Upper Floor Plan

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Figure 7. 1906 Sanborn Fire Insurance Map showing J.P. Smith Shoe Company Factory

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Figure 9. 1912 Advertisement for Dr. A. Reed Cushion Shoe, manufactured by J.P. Smith Shoe Company (*Saturday Evening Post*, 1912, Vol. 185)

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Figure 11. Veeder Manufacturing Company Building in CT, designed by the Berlin Iron Bridge Company with exposed steel framing in 1898 (*Engineering News*, July 7, 1898)

Figure 12. Adams & Westlake Co. Building (1906 Sanborn Fire Insurance Map)

Figure 13. Adams & Westlake Co. Building, iron structure with masonry exterior, current condition

Figure 14. The Searle & Hereth Company Building (1906 Sanborn Fire Insurance Map)

Figure 15. The Searle & Hereth Company Building, iron structure with masonry exterior

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Figure 17. Five-story industrial building at 110-114 West Kinzie Street

Figure 18. George P. Bent Company Building at W. Washington Ave and North Sangamon, designed by John H. Wagner in 1894

Figure 19. Jeffrey Building at 820 North Franklin Street, designed by John H. Wagner in 1895

Figure 20. Flexible Shaft Co. Building, corner of Ontario and LaSalle Streets, designed by John H. Wagner in 1901

Figure 21. E. W. Blatchford Building, southwest corner of Clinton and Fulton Streets, designed by John H. Wagner in 1901

Property name: J. P. Smith Shoe Company Factory
Illinois, County: Cook

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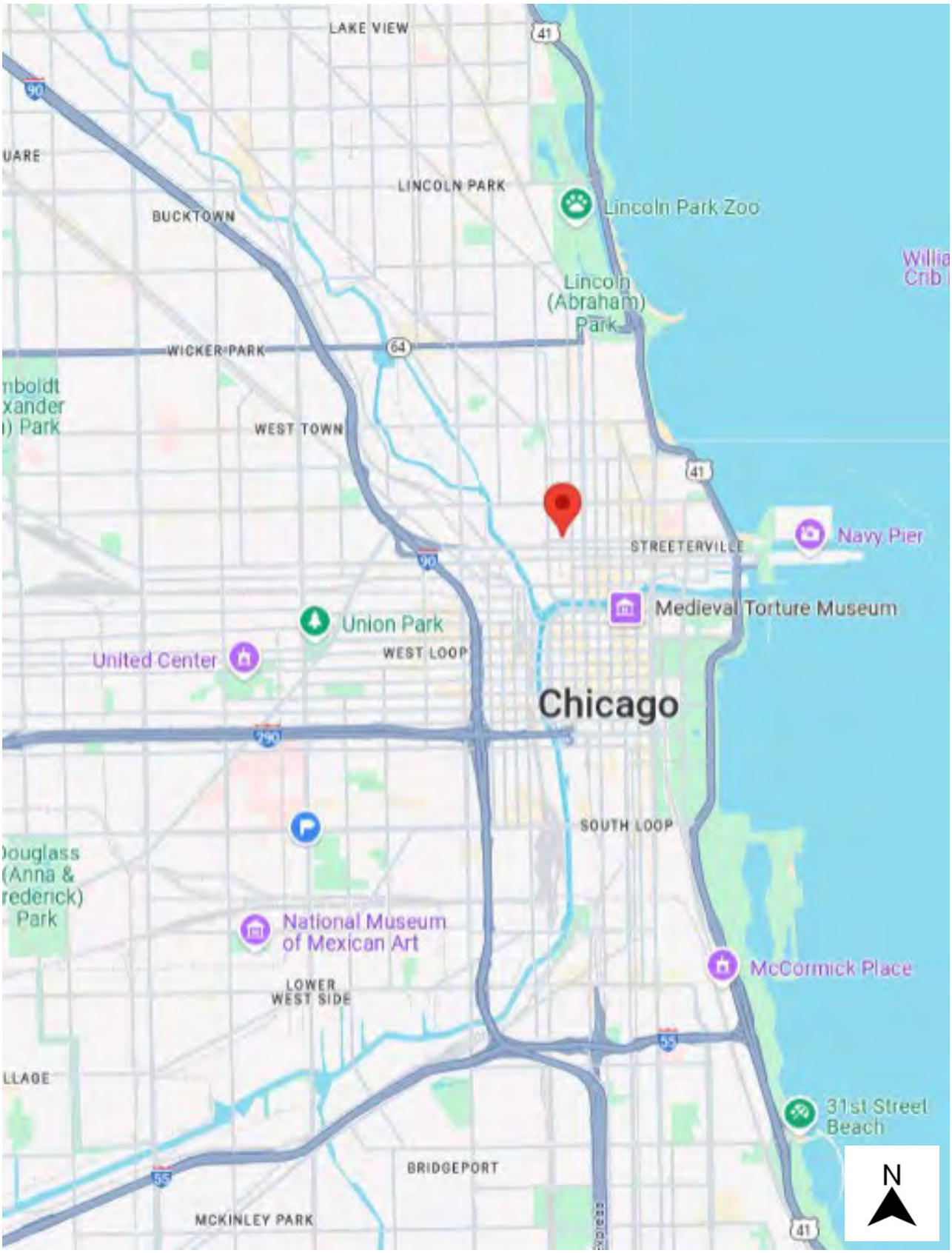

Figure 2. J.P. Smith Shoe Company Factory – Site map with National Register listing boundary

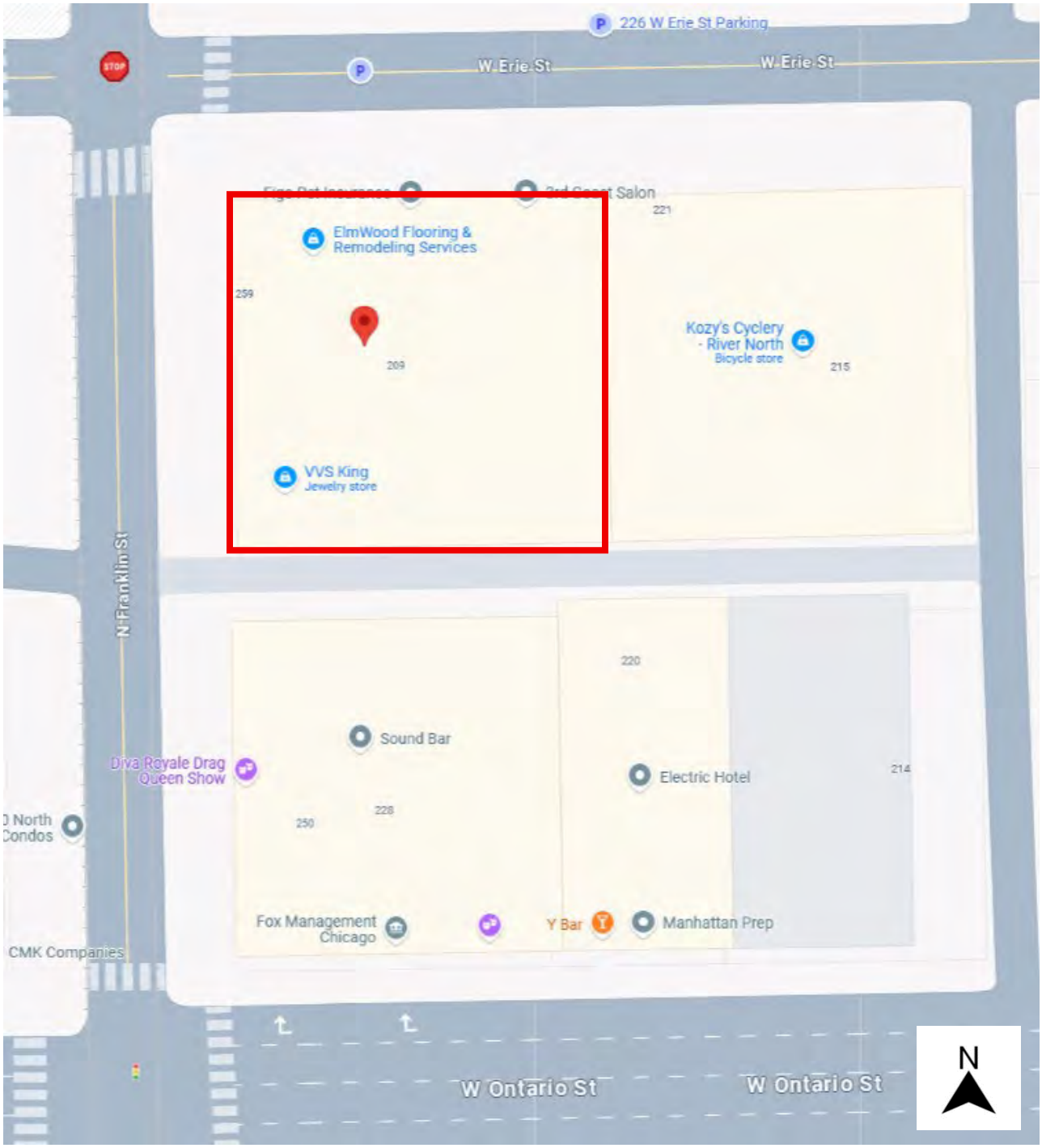

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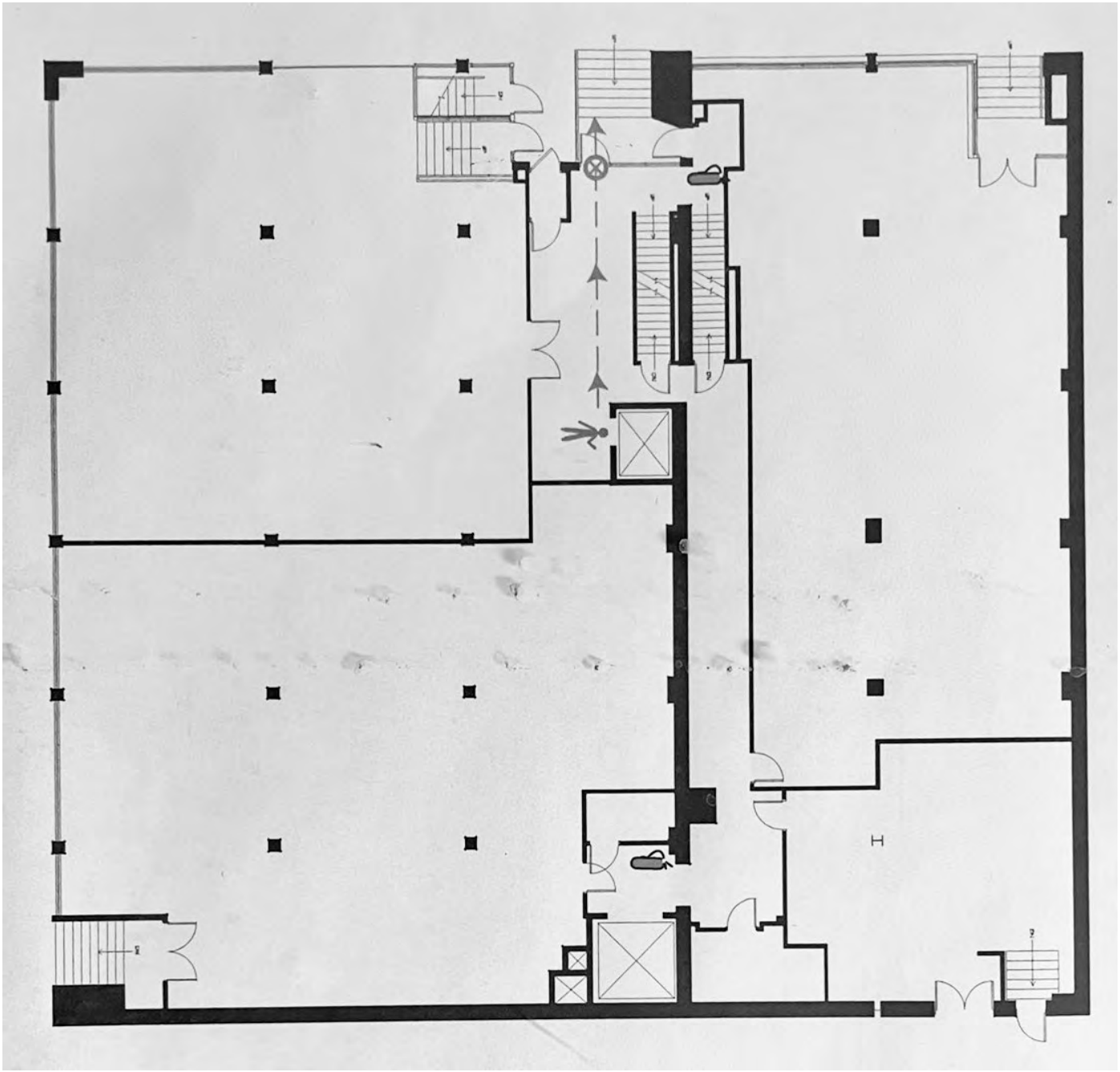
Figure 4: J.P. Smith Shoe Company Factory – First Floor Plan



Property name: J. P. Smith Shoe Company Factory
Illinois, County: Cook

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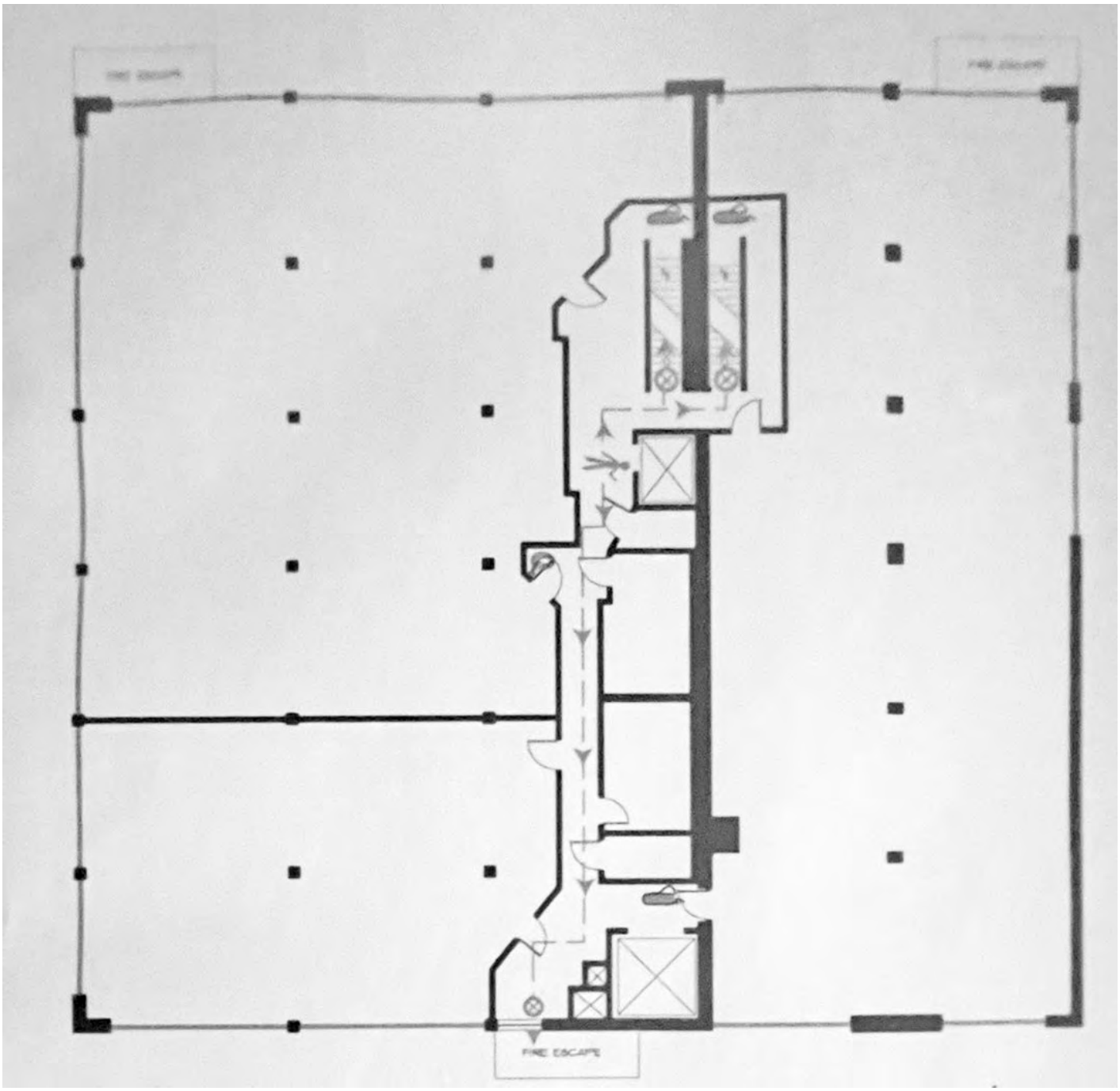

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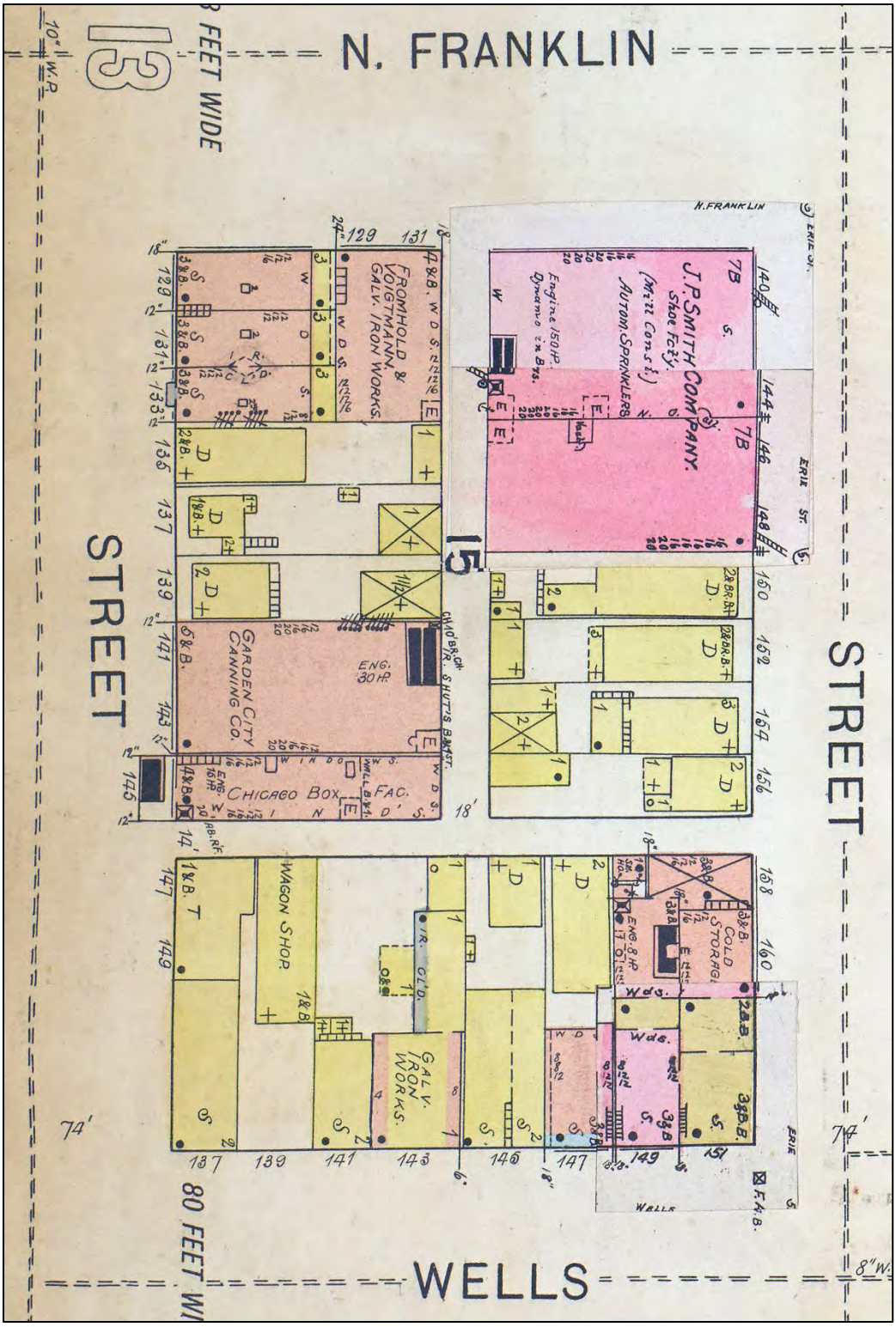
Illinois, County: Cook

Figure 6: 1901 Sanborn Fire Insurance Map showing J.P. Smith Shoe Company Factory



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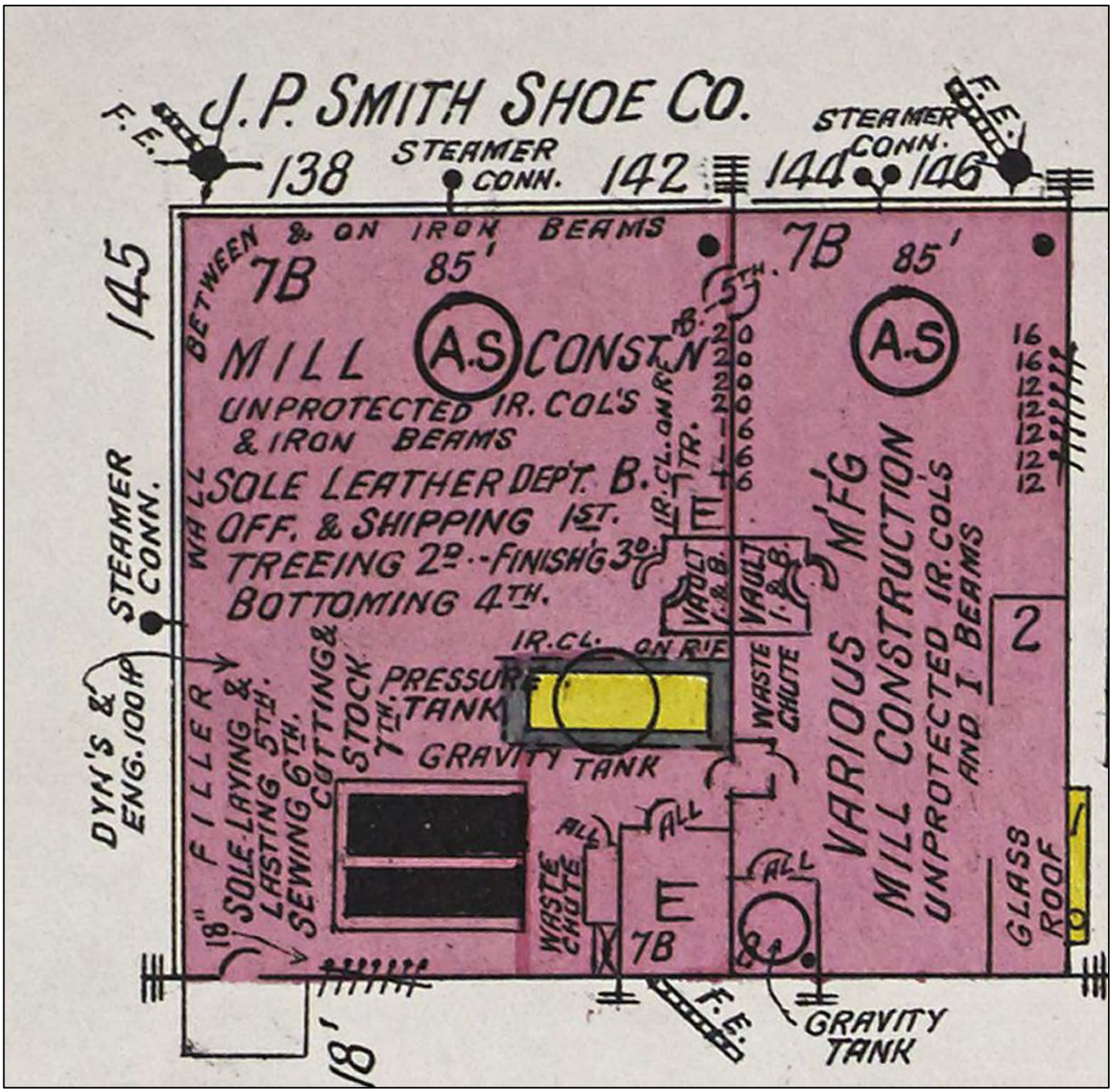
Illinois, County: Cook

Figure 7: 1906 Sanborn Fire Insurance Map showing J.P. Smith Shoe Company Factory



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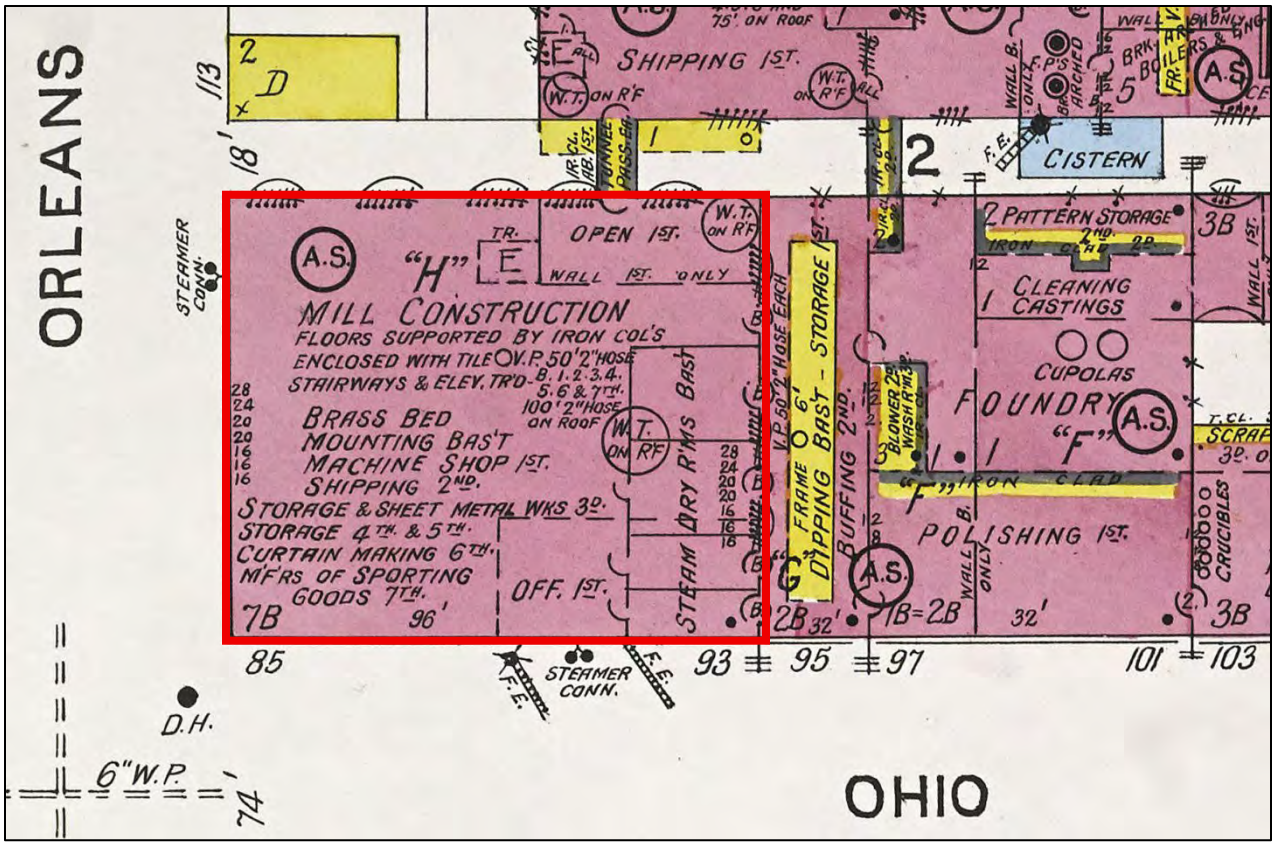

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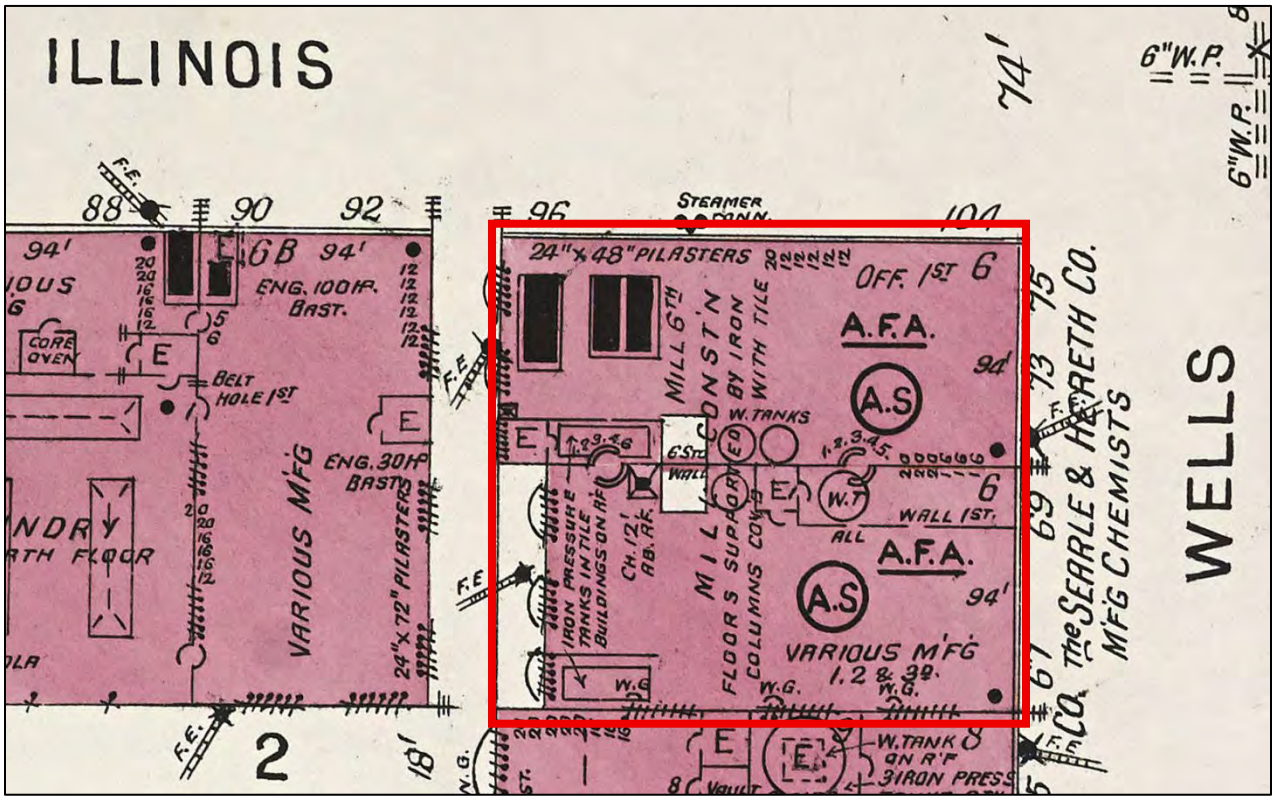

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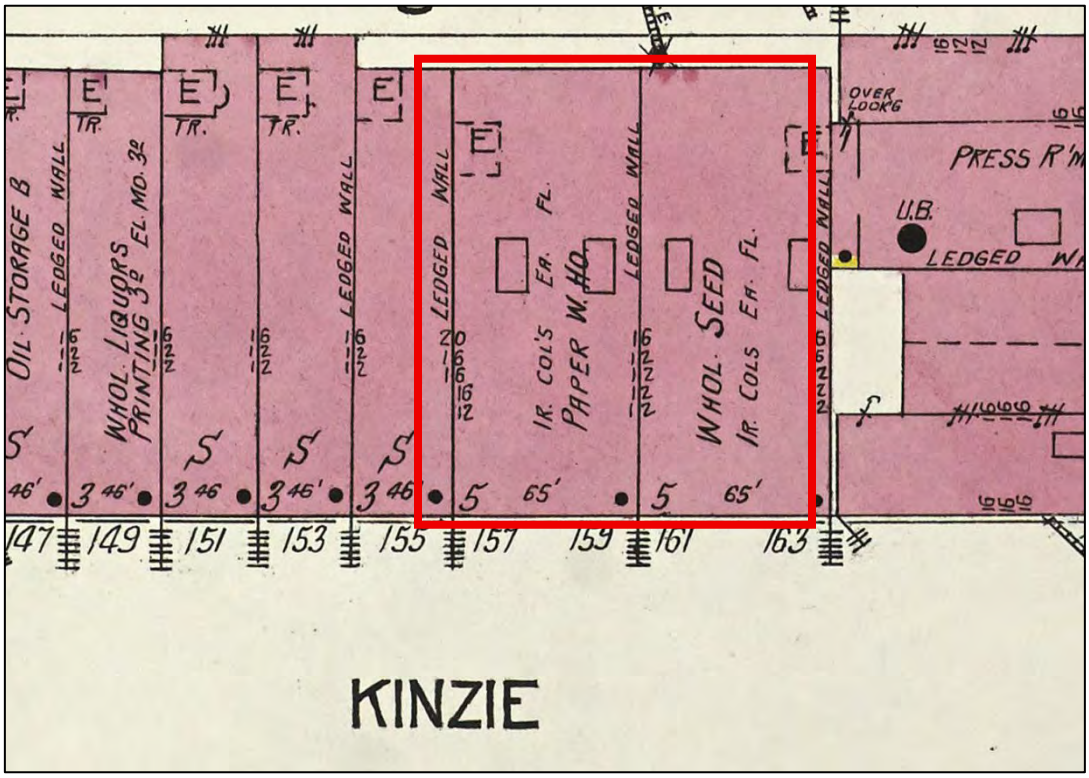

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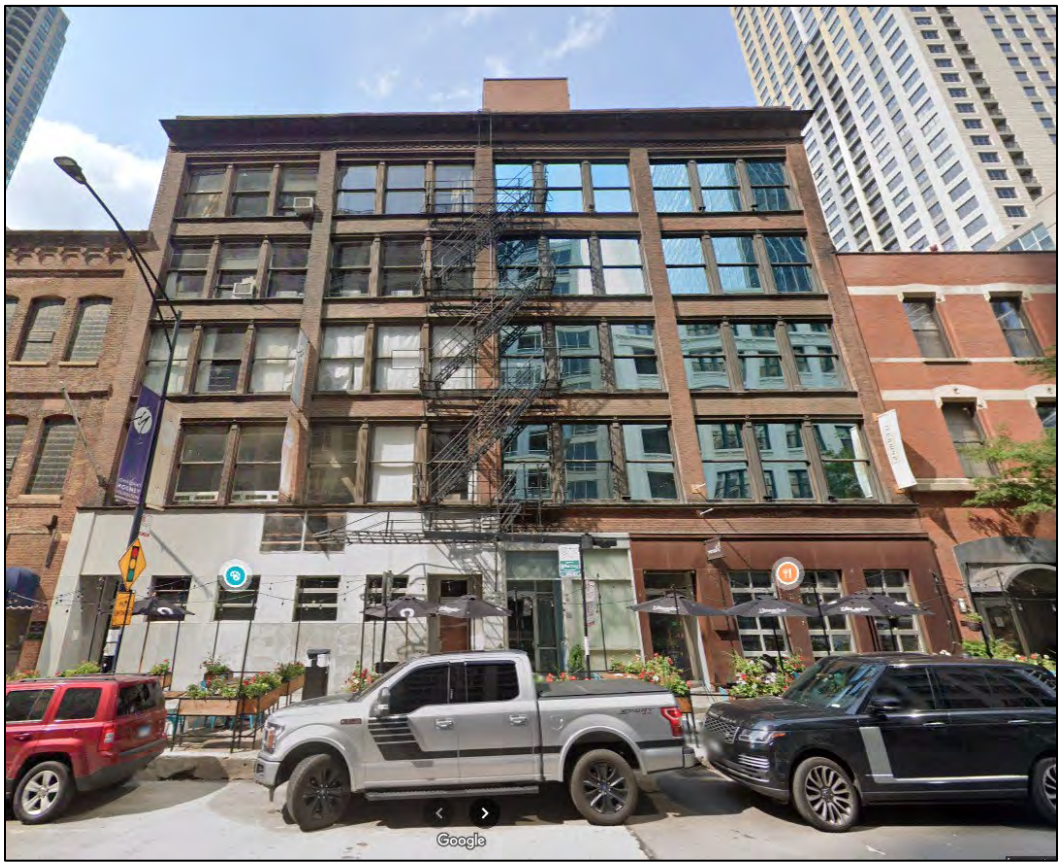

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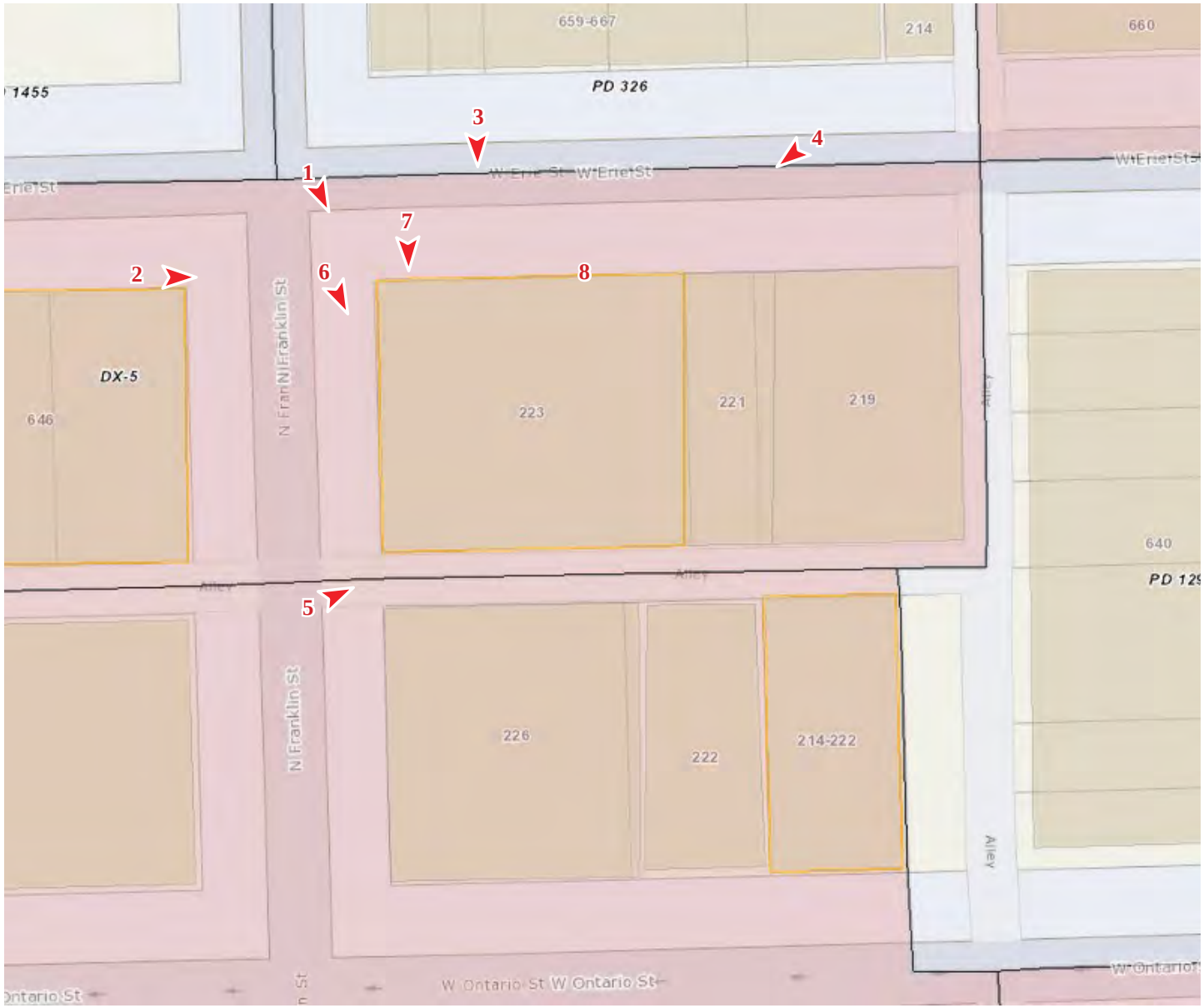

RAMSEY HISTORIC CONSULTANTS, INC.

J. P. Smith Company Factory
223 West Erie Street
Chicago, Illinois

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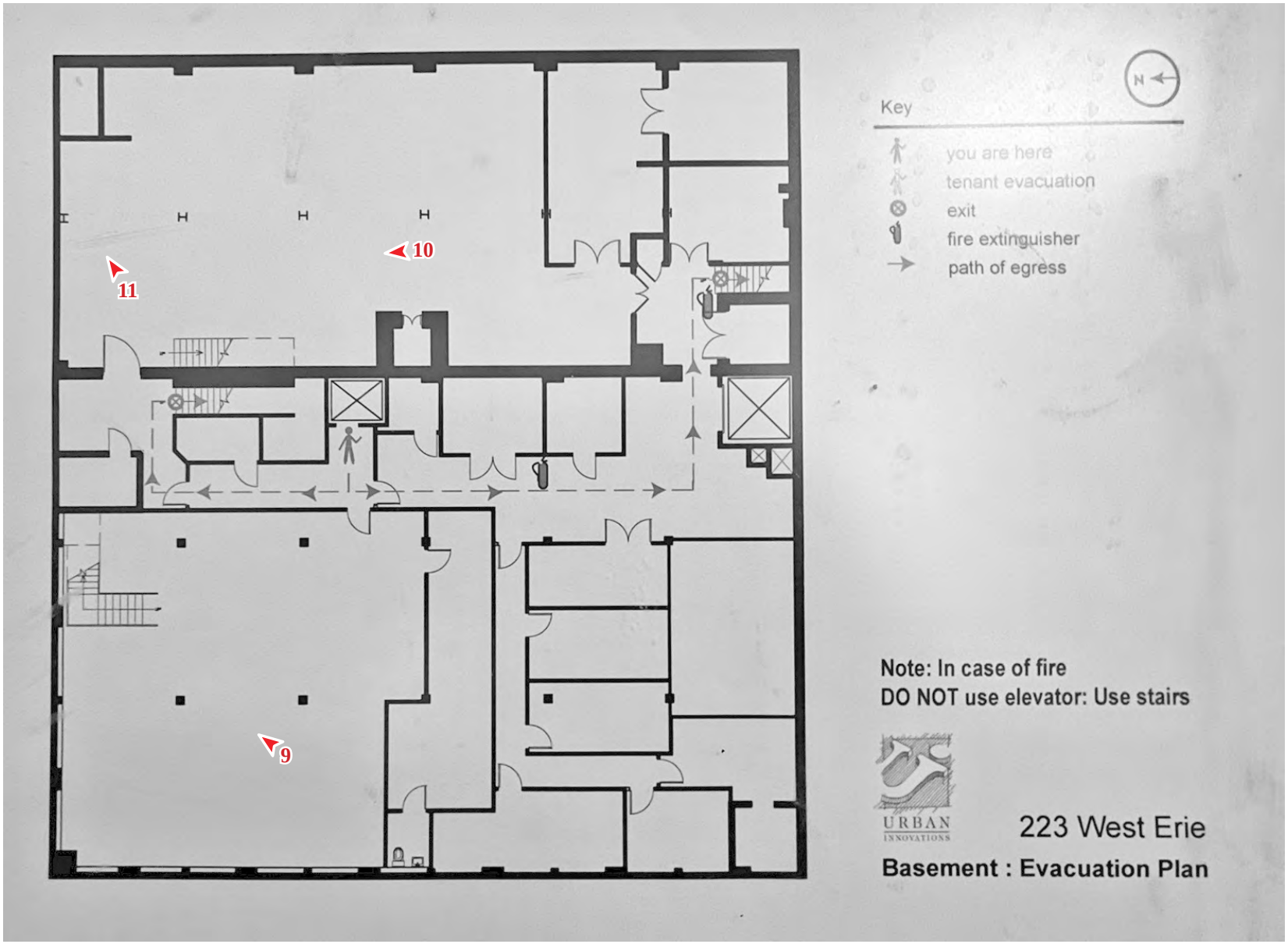
Exterior Photo Key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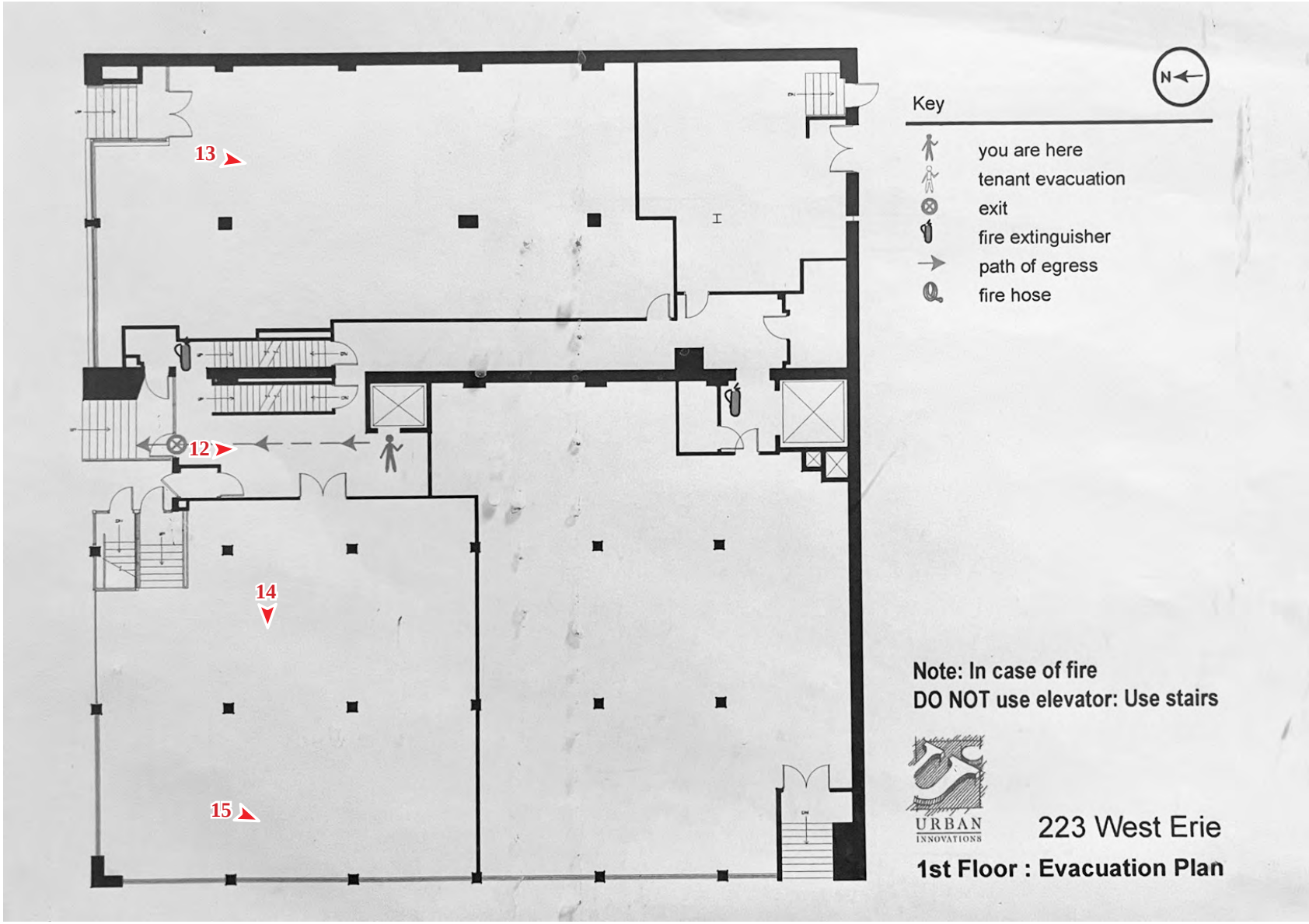
Note: In case of fire
DO NOT use elevator: Use stairs
URBAN
INNOVATIONS
223 West Erie
Basement : Evacuation Plan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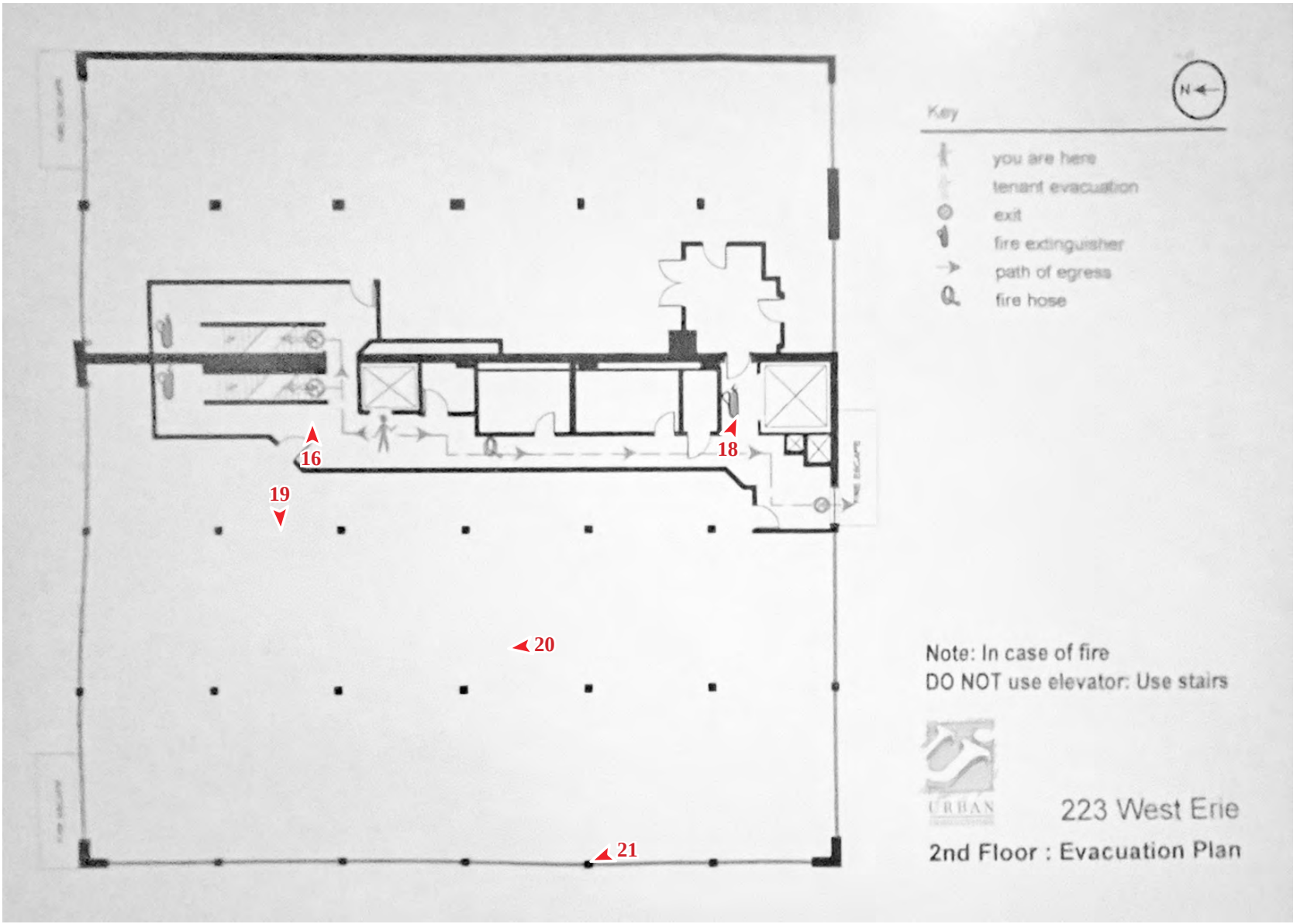
Note: In case of fire
DO NOT use elevator: Use stairs
URBAN
INNOVATIONS
223 West Erie
1st Floor : Evacuation Plan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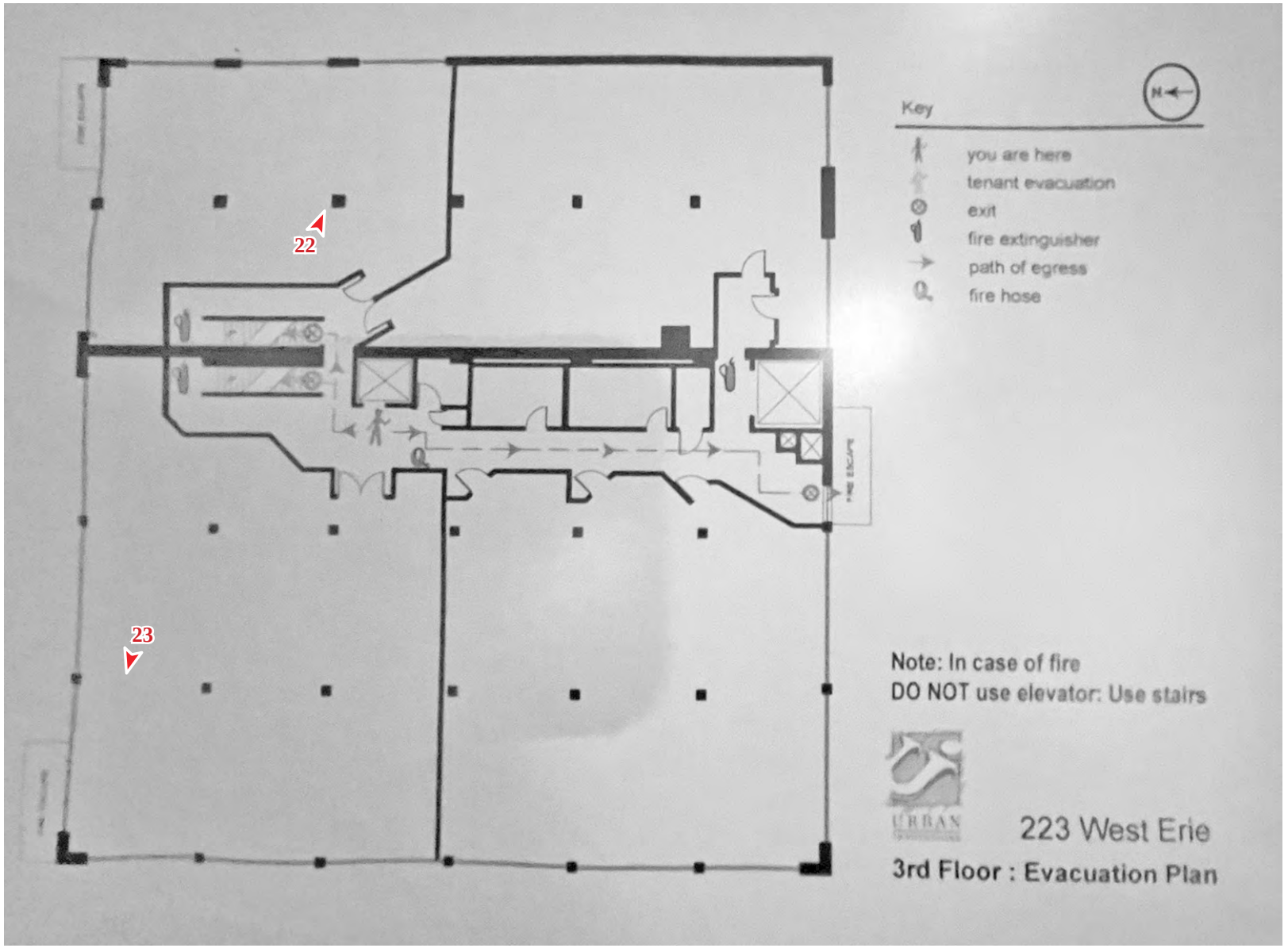
Note: In case of fire
DO NOT use elevator: Use stairs
223 West Erie
2nd Floor : Evacuation Plan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tenant evacuation
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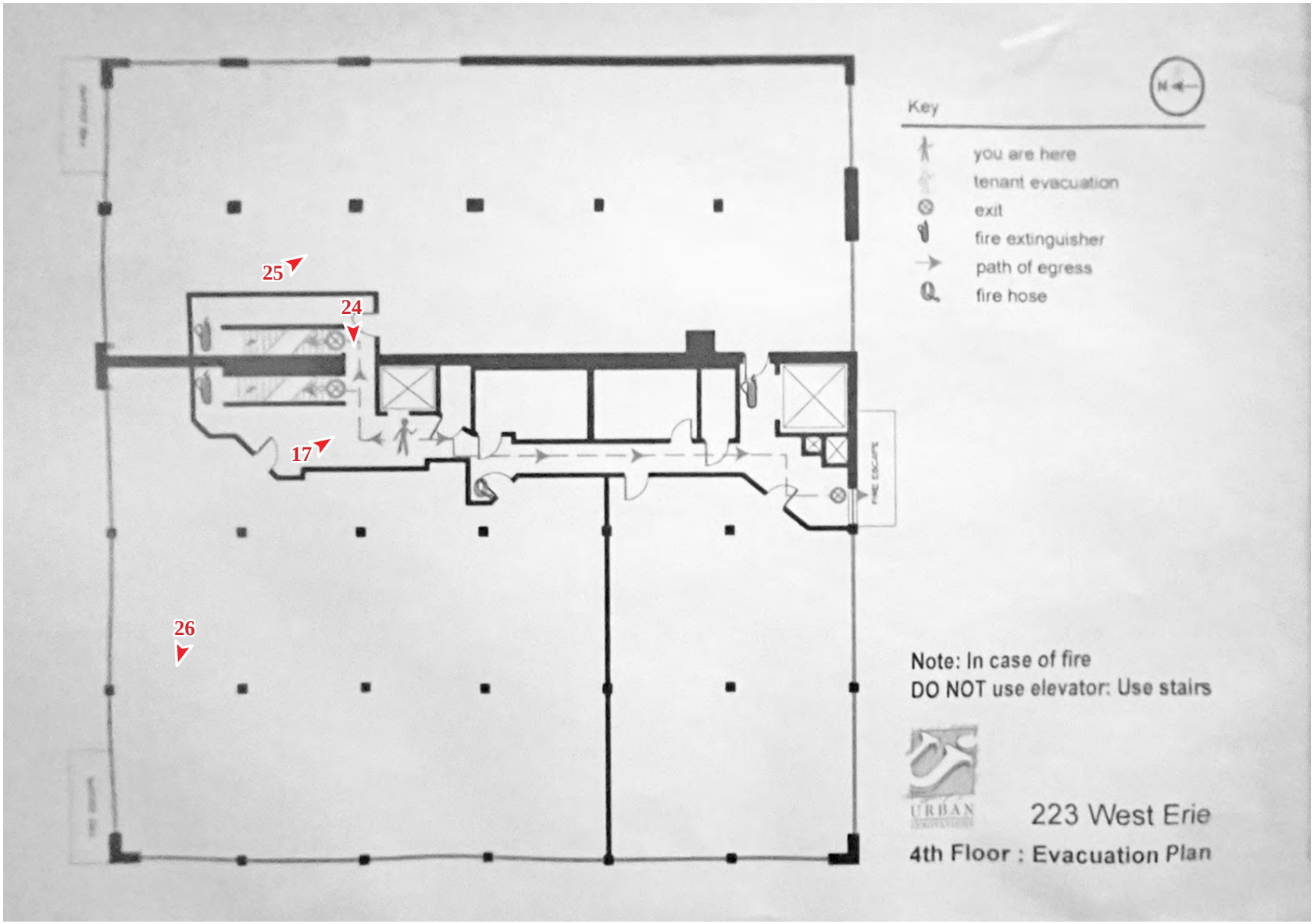
fire extinguisher
path of egress
fire hose
Note: In case of fire
DO NOT use elevator: Use stairs
URBAN
223 West Erie
3rd Floor : Evacuation Plan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fire extinguisher
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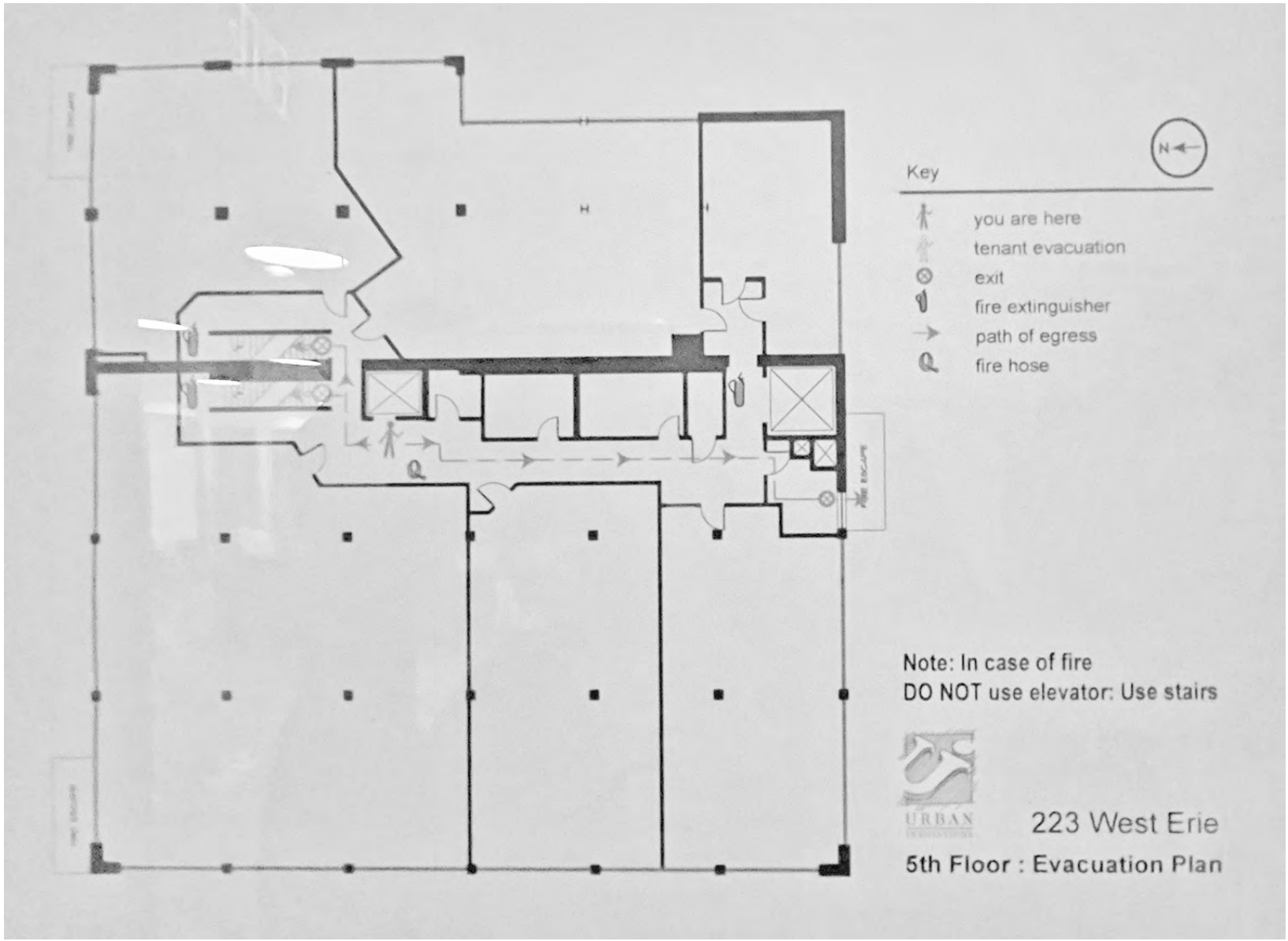
Note: In case of fire
DO NOT use elevator: Use stairs
URBAN
223 West Erie
4th Floor : Evacuation Plan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path of egress
fire hose
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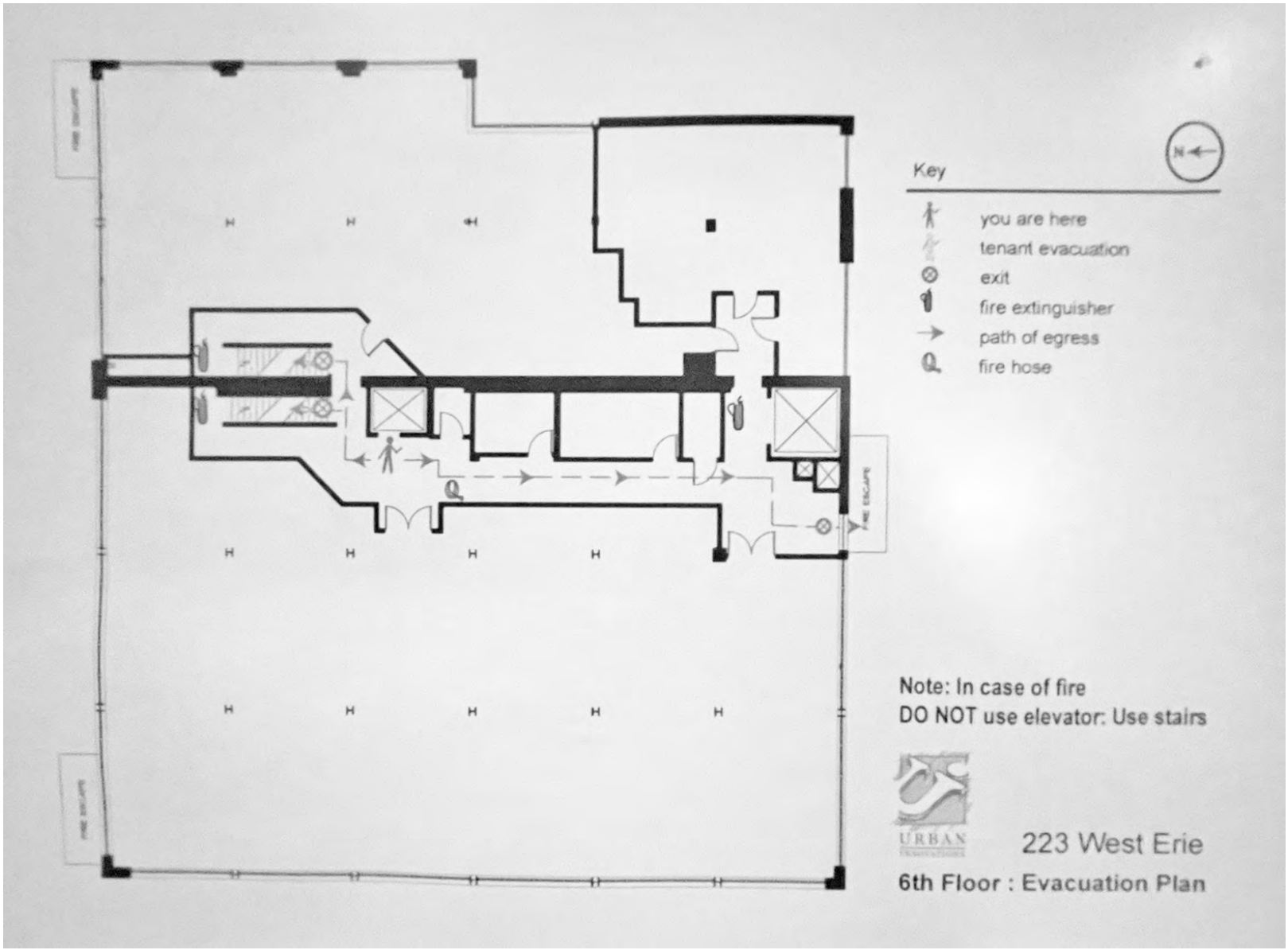
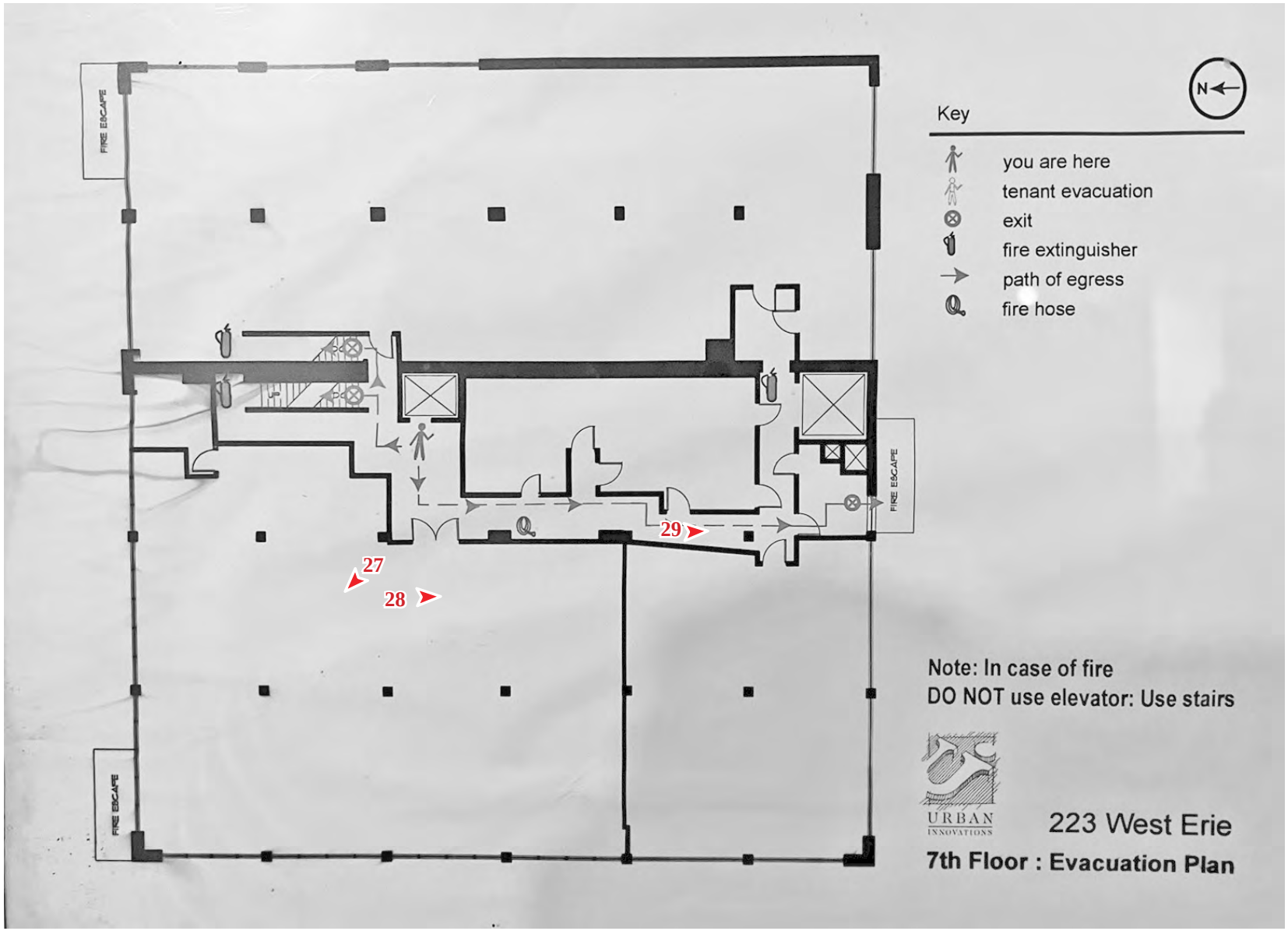
URBAN
223 West Erie
5th Floor : Evacuation Plan


Key
you are here
tenant evacuation
exit
fire extinguisher
path of egress
fire hose
Note: In case of fire
DO NOT use elevator: Use stairs
URBAN
223 West Erie
6th Floor : Evacuation Plan


FIRE ESCAPE
FIRE ESCAPE
FIRE ESCAPE
N
Key
you are here
tenant evacuation
exit
fire extinguisher
path of egress
fire hose
27
28
29
Note: In case of fire
DO NOT use elevator: Use stairs
URBAN
INNOVATIONS
223 West Erie
7th Floor : Evacuation Plan

IL SHPO
Preliminary Determination for Individual Listing
J. P. Smith Shoe Company Building
233 W. Erie Street, Chicago, IL

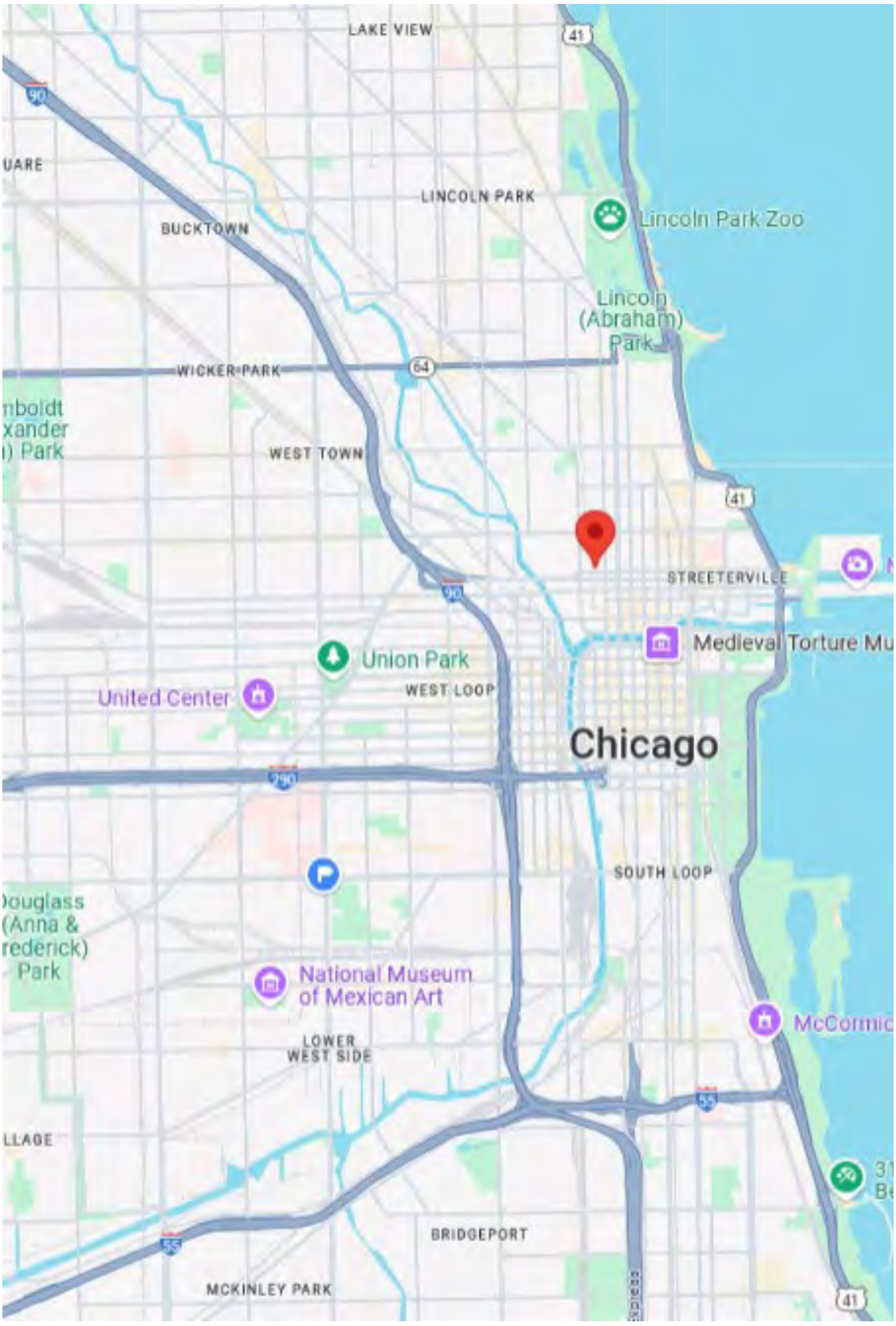


Image 1: Overview Location Map

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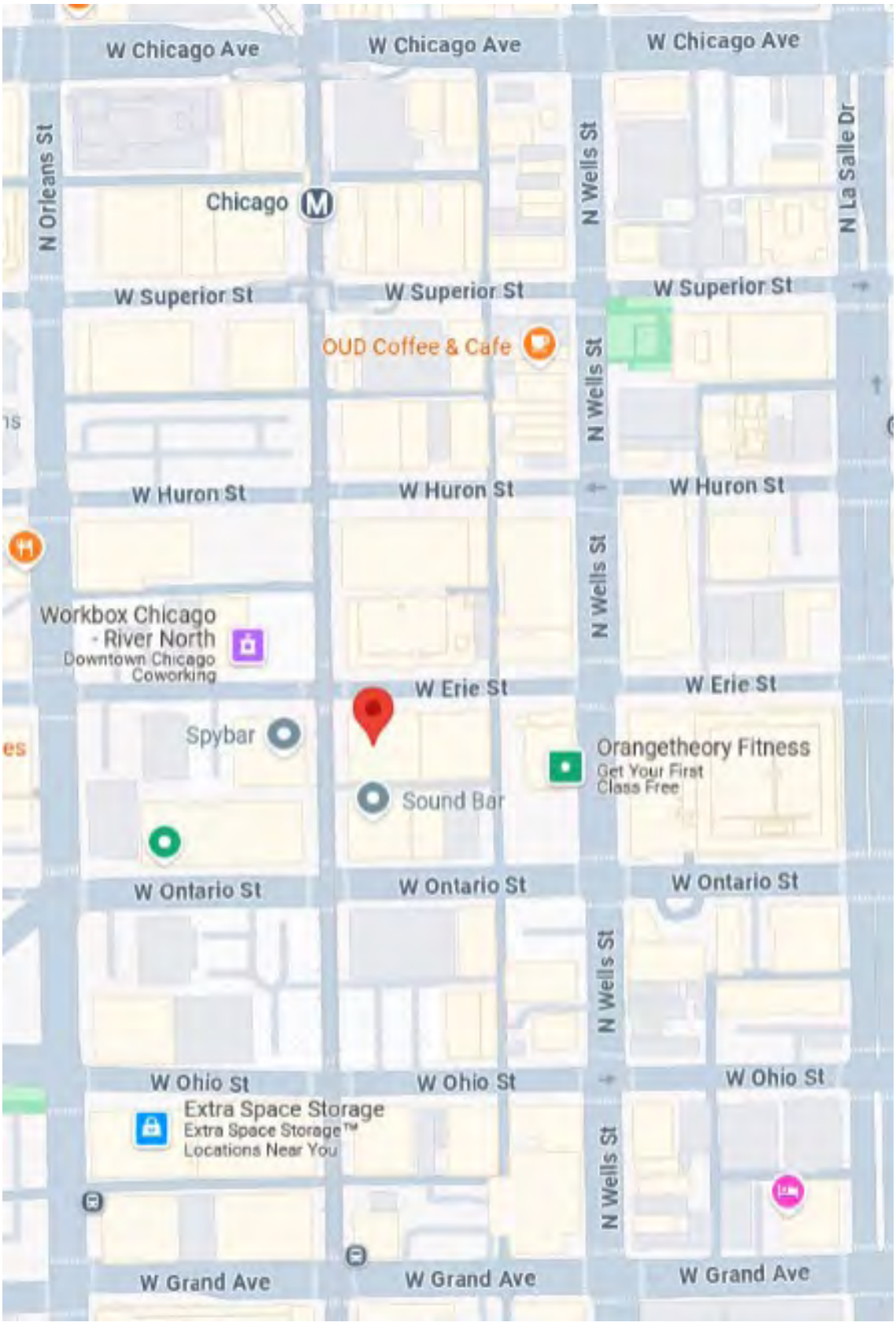

Image 2: Detail Location Map

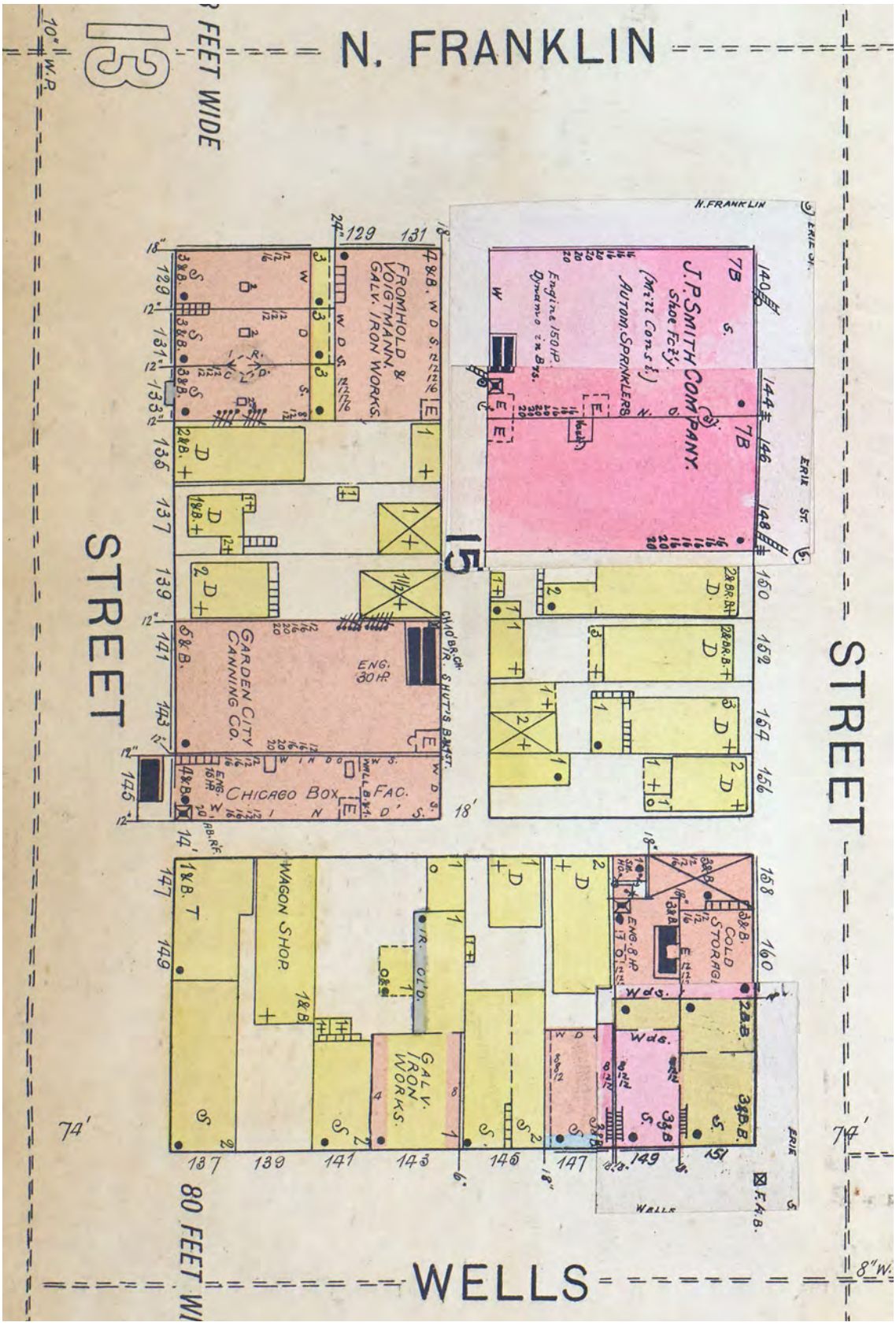

Image 3: 1901 Rascher's Atlas of Chicago showing J. P. Smith Shoe Company Factory

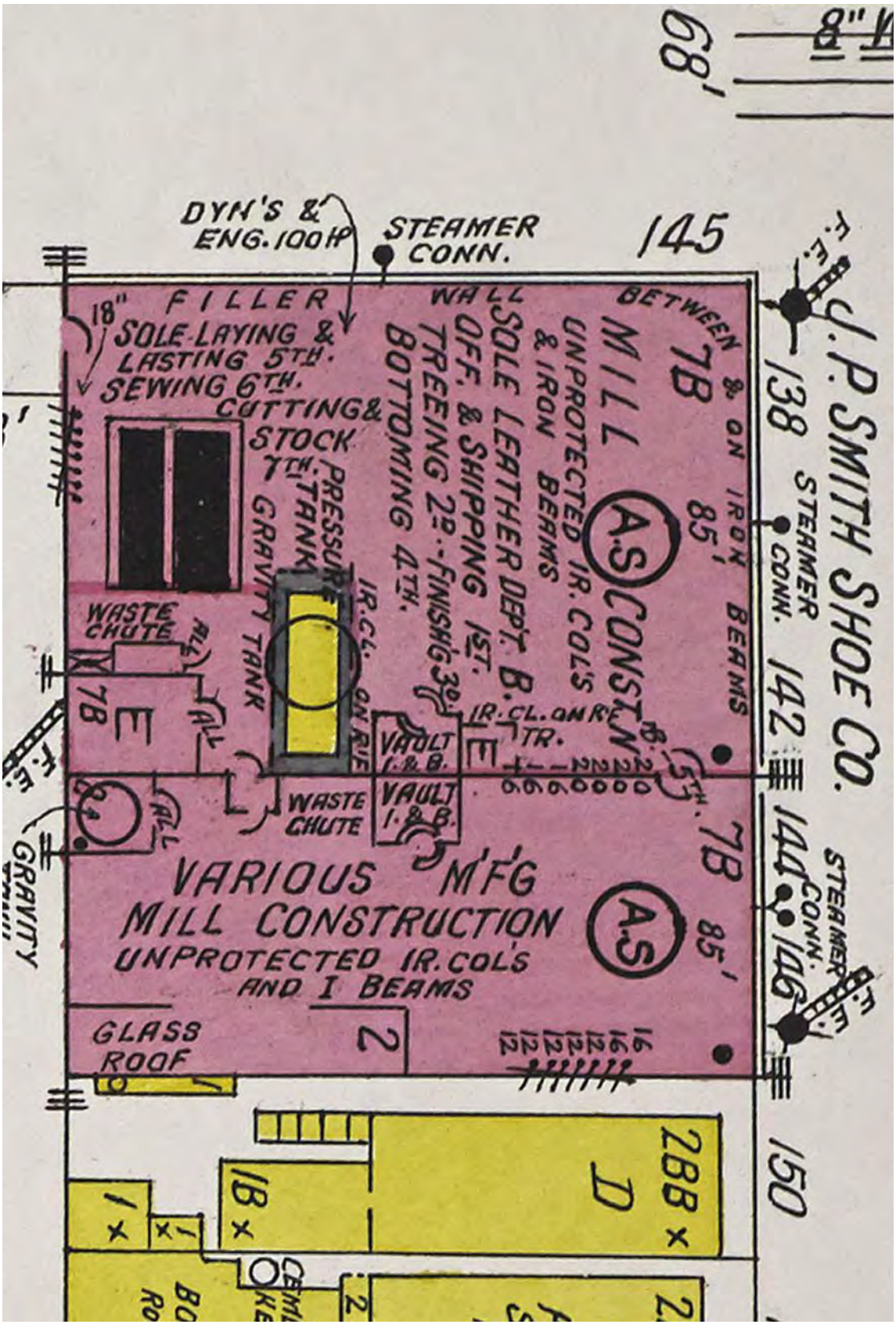

Image 2: 1906 Sanborn Map showing construction, with note showing “Filler Wall Between & On Iron Beams”

Image 3: 1912 advertisement for Dr. A. Reed Cushion Shoe, manufactured by J. P. Smith Shoe Company

Image 4: 1918 advertisement for Dr. Reed Shoes

A LARGE SHOE FACTORY.

The J. P. Smith Shoe Company, one of the largest concerns engaged in the manufacture of shoes in the world, are now completing an addition to their factory at the southeast corner of Franklin and Erie streets, the extension fronting on the latter thoroughfare. It will give them a daily capacity of 5,000 pairs of men's shoes.

PRESENT FACTORY OF J. P. SMITH SHOE COMPANY.

Image 5: 1899 image of original 1897 factory at Franklin and Erie Street (THE ECONOMIST, September 16, 1899)

Image 6: 1899 Rendering showing the original J. P. Smith Shoe Company Factory with new addition at left (THE ECONOMIST, September 16, 1899)

Image 7: Frances Building, a hybrid steel and mill construction factory in Chicago designed by architects Treat & Foltz in 1889 (INLAND ARCHITECT AND NEWS RECORD, February 13, 1889)

Image 8: Veeder Manufacturing Company Building in CT, designed by the Berln Iron Bridge Company with exposed steel framing in 1898 (ENGINEERING NEWS, July 7, 1898)

Image 9: Current view of the George P. Bent Company Building at W. Washington Ave and North Sangamon, designed by John H. Wagner in 1894

Image 10: Current view of the Jeffrey Building at 820 North Franklin Street, designed by John H. Wagner in 1895

Image 11: Current view of Flexible Shaft Co. Building, corner of Ontario and LaSalle Streets, designed by John H. Wagner in 1901

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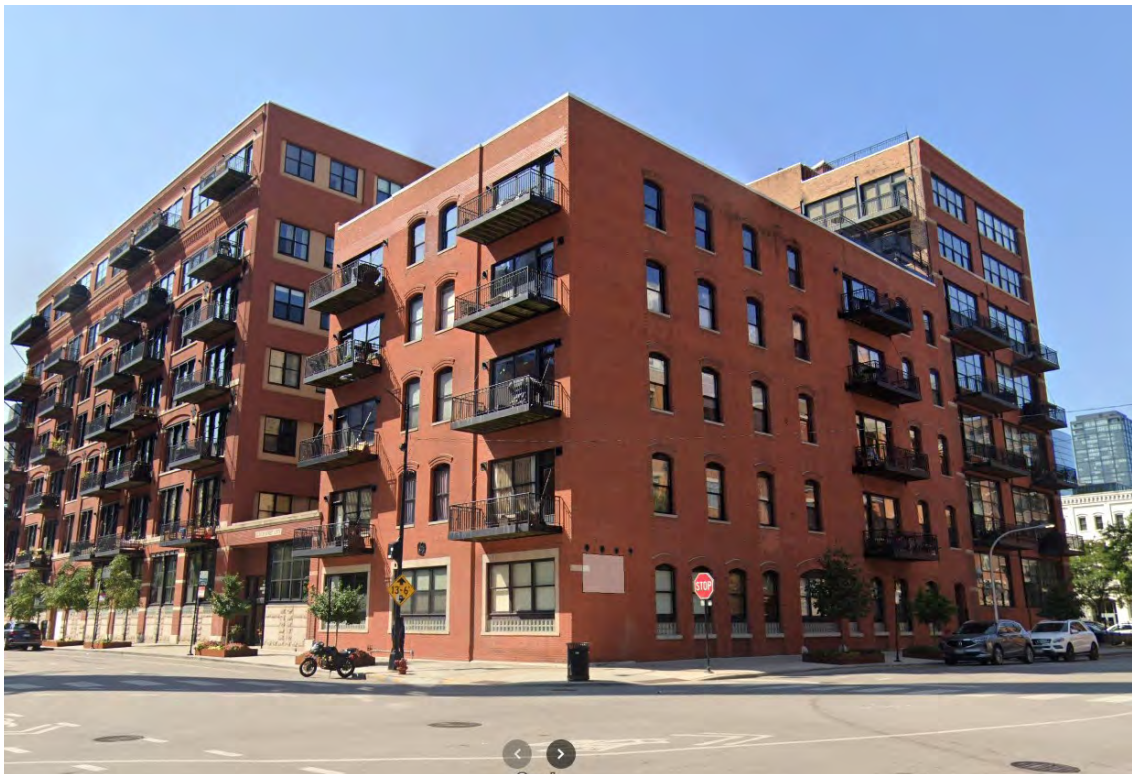

Image 12: Current view of E. W. Blatchford Building, southwest corner of Clinton and Fulton Streets, designed by John H. Wagner in 1901

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1. North and west elevations, looking southeast

2. North and west elevations, looking southeast

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J. P. Smith Shoe Company Building
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3. North elevation, looking south

4. North and east elevations, looking southwest

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5. West and south elevations, looking northeast

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6. Ground floor, west elevation, looking south

7. Upper floors, north elevation, showing exposed steel structure between large window openings

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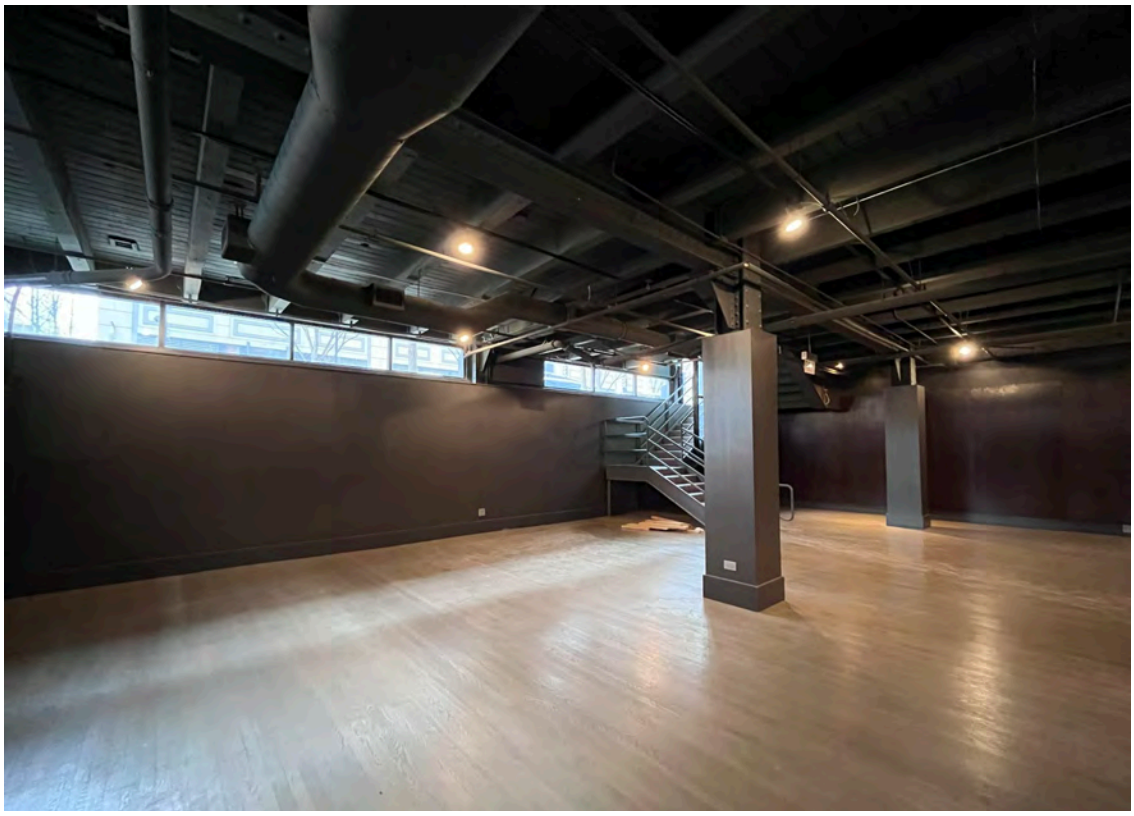
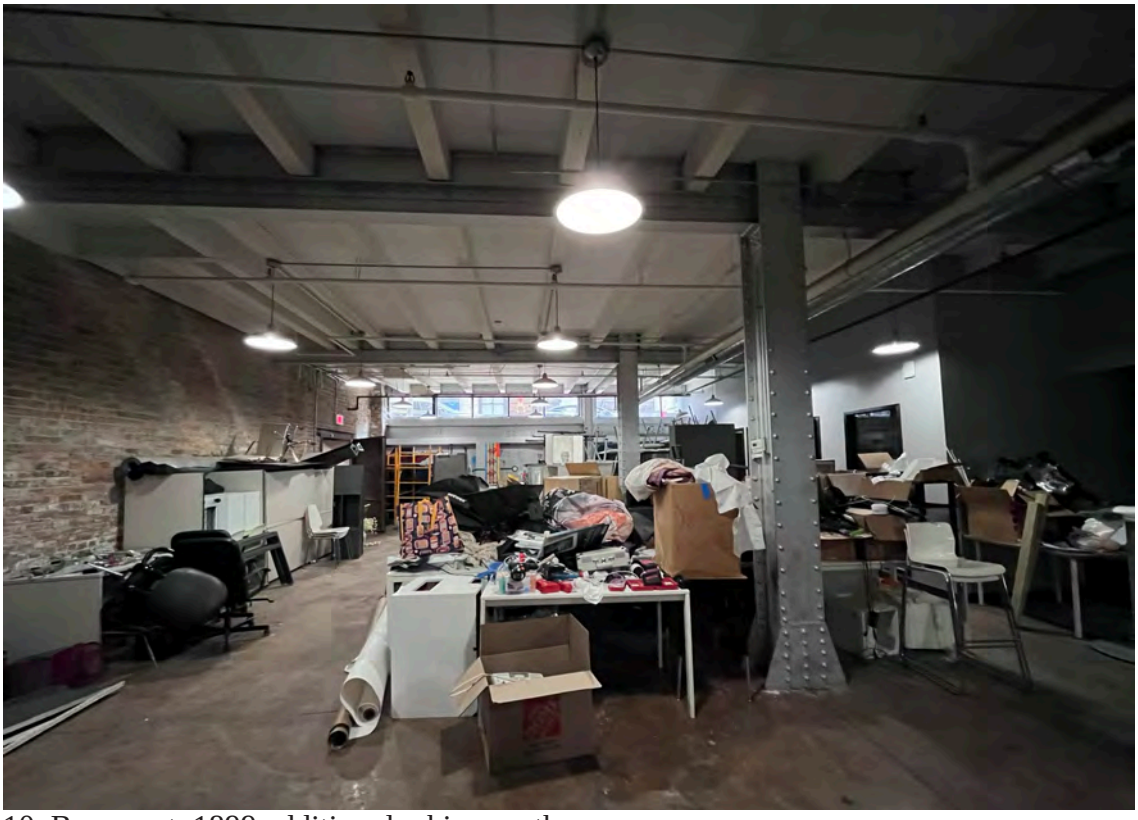
8. Detail of exposed steel girder at base of building, with window openings at basement level

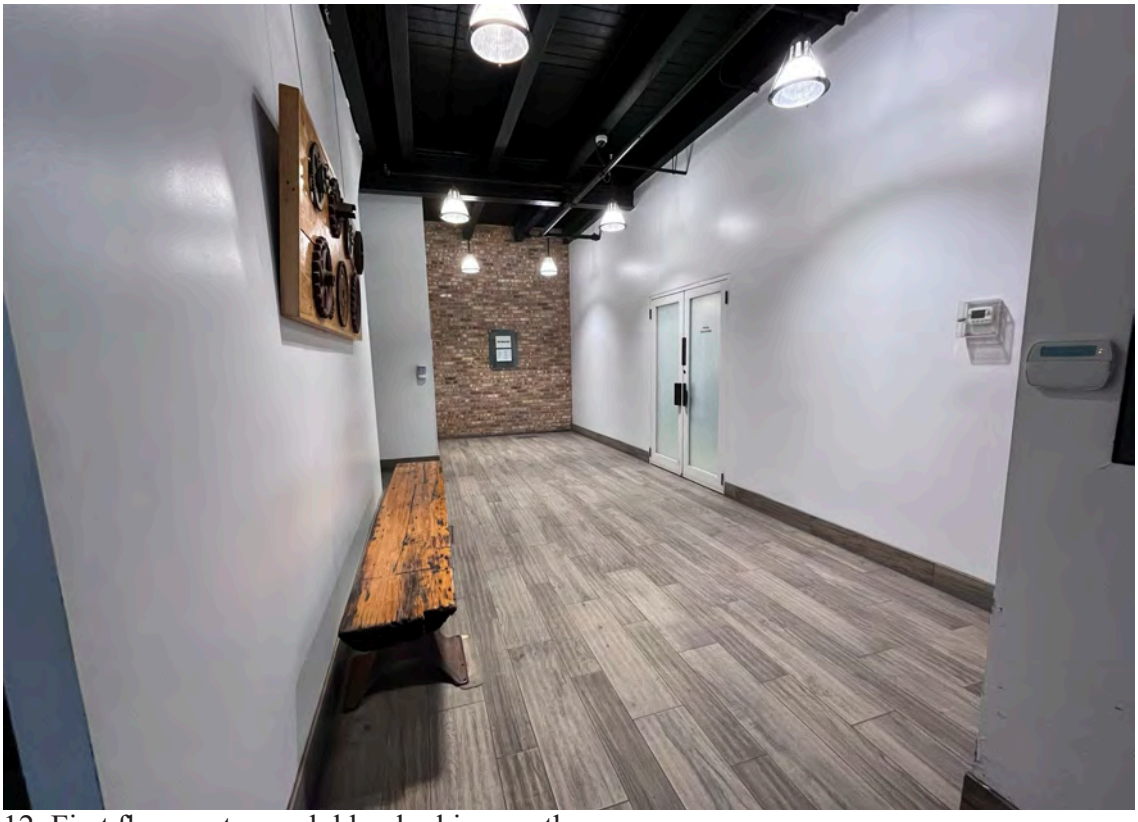


9. Basement, 1897 building, looking northeast

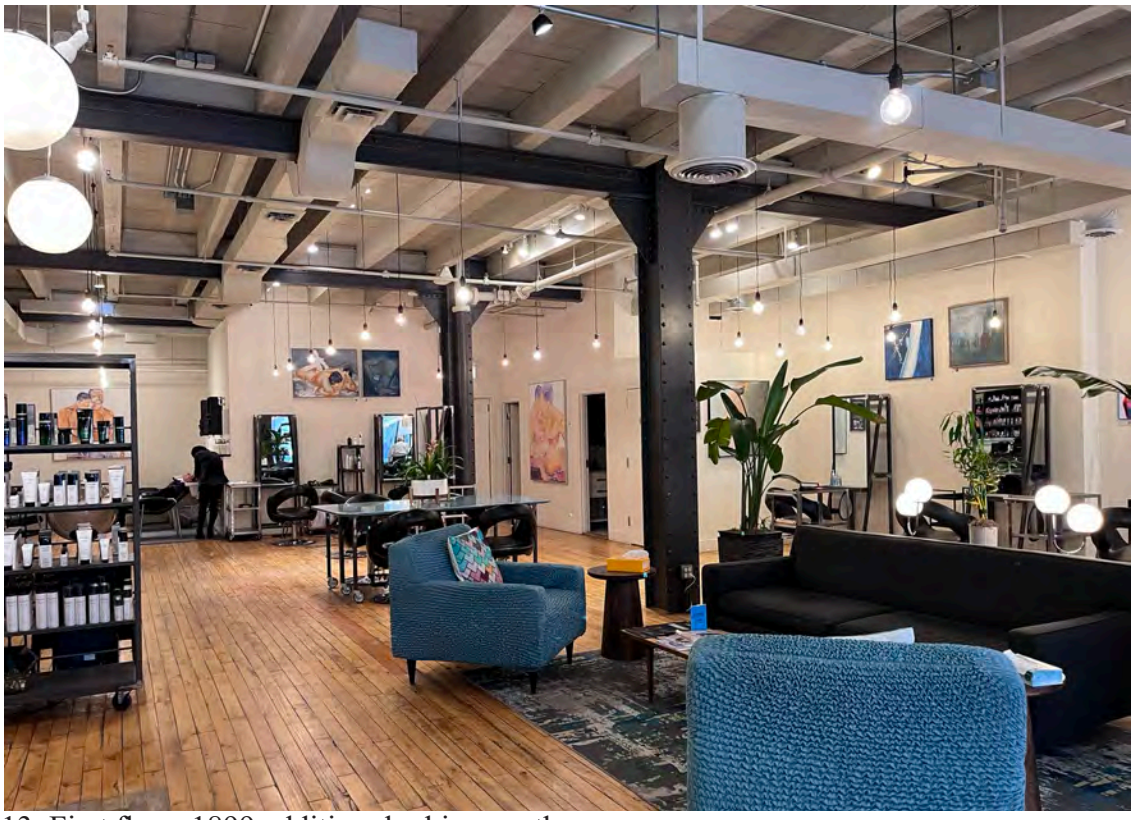


10. Basement, 1899 addition, looking north

11. Basement, detail of steel structure, north wall



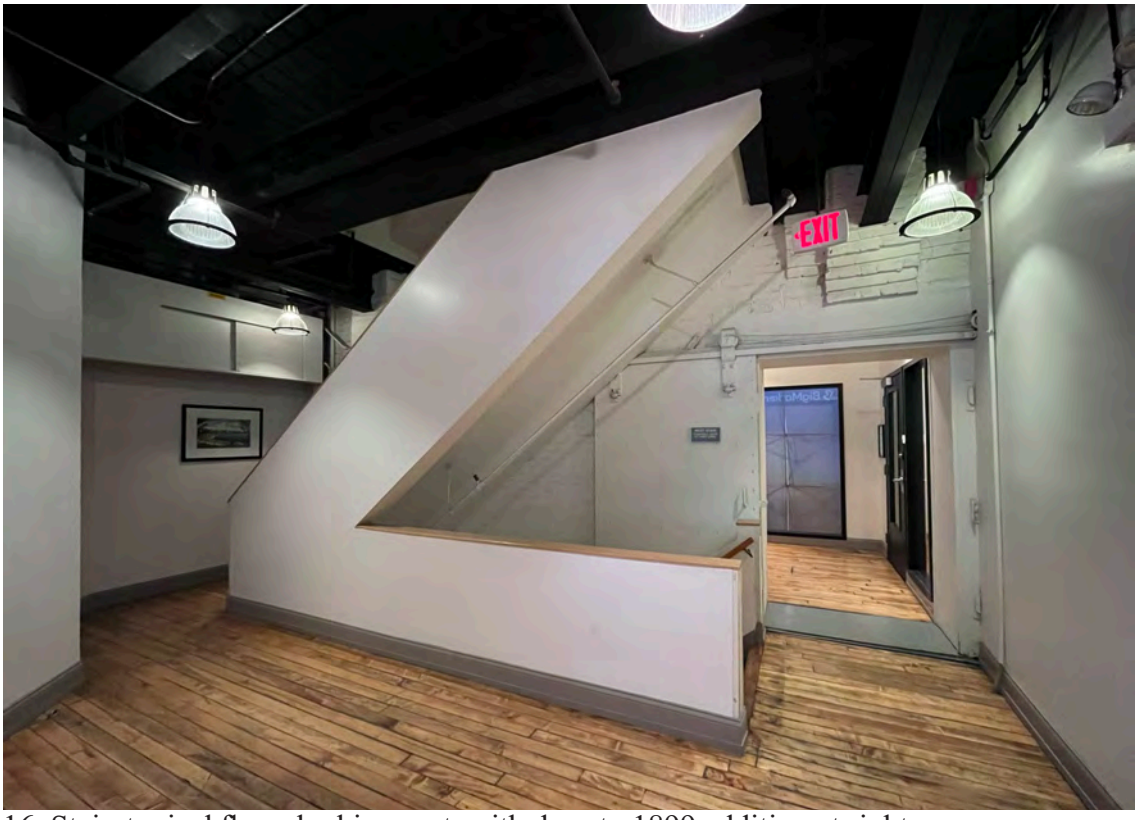
12. First floor, entrance lobby, looking north



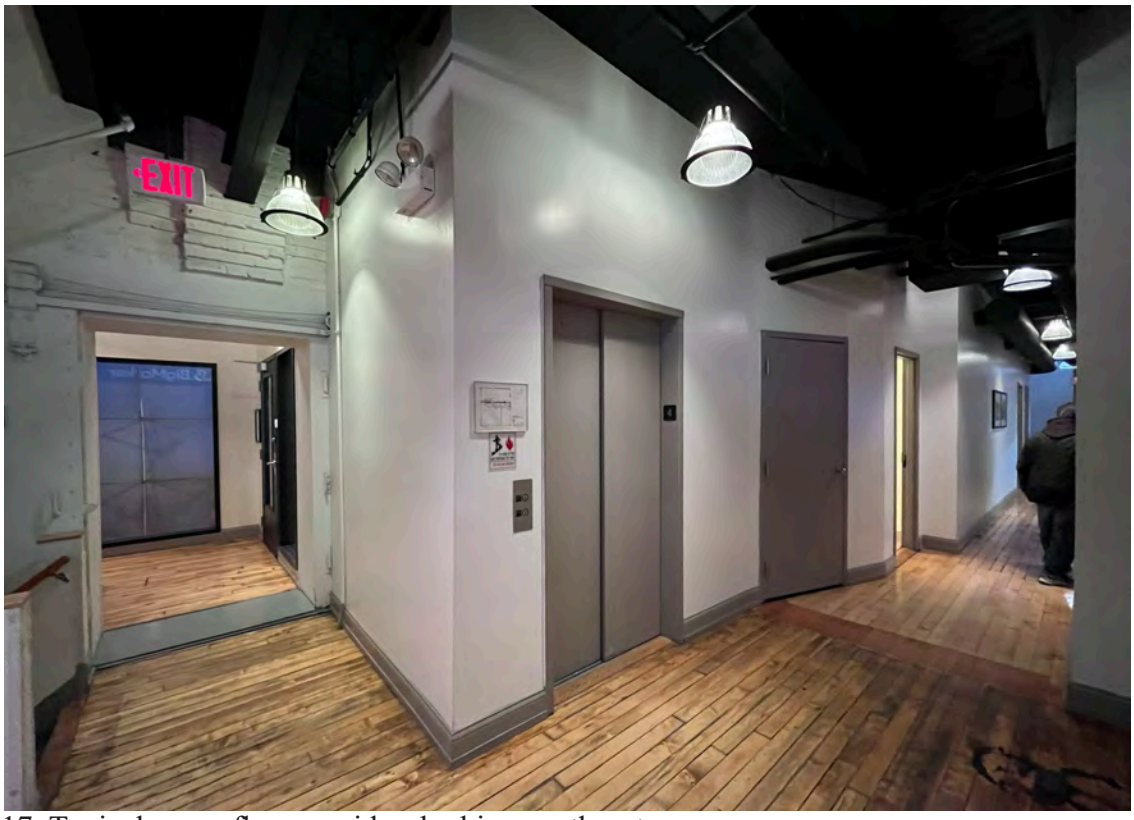
13. First floor, 1899 addition, looking south

14. First floor, 1897 building, looking west

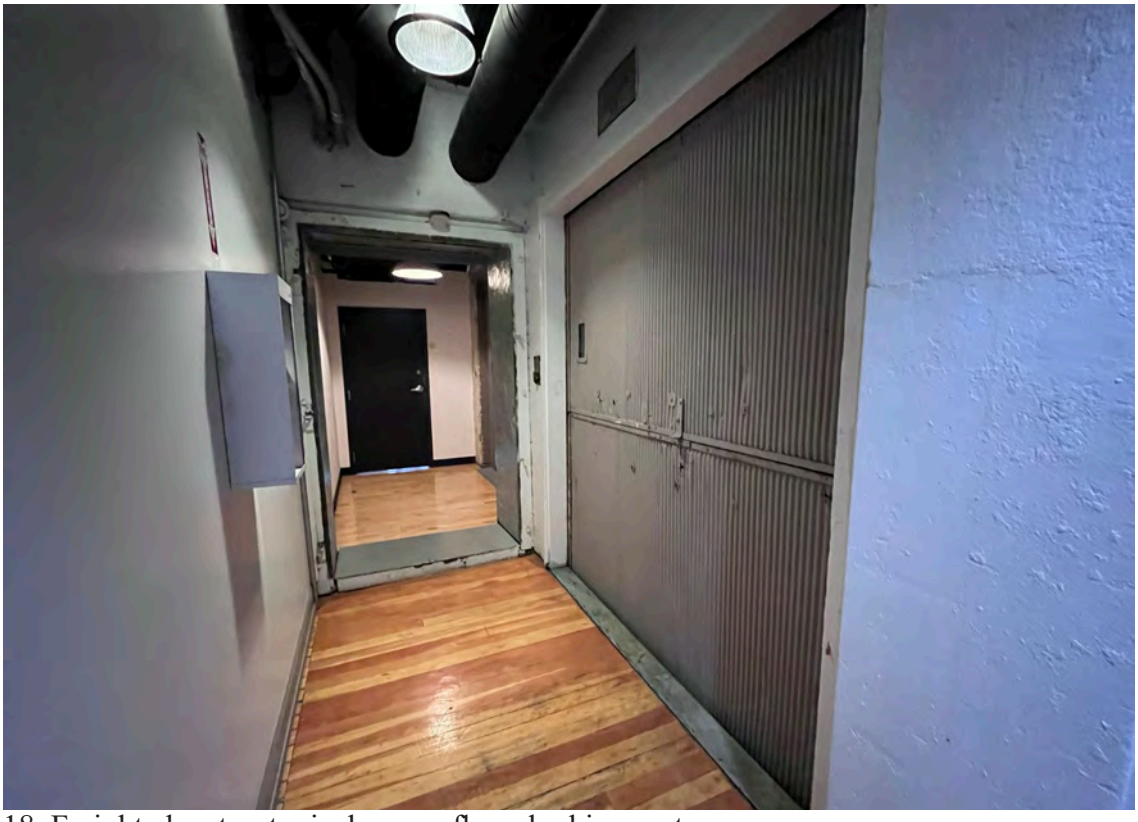
15. First floor, 1897 building, looking south along west wall



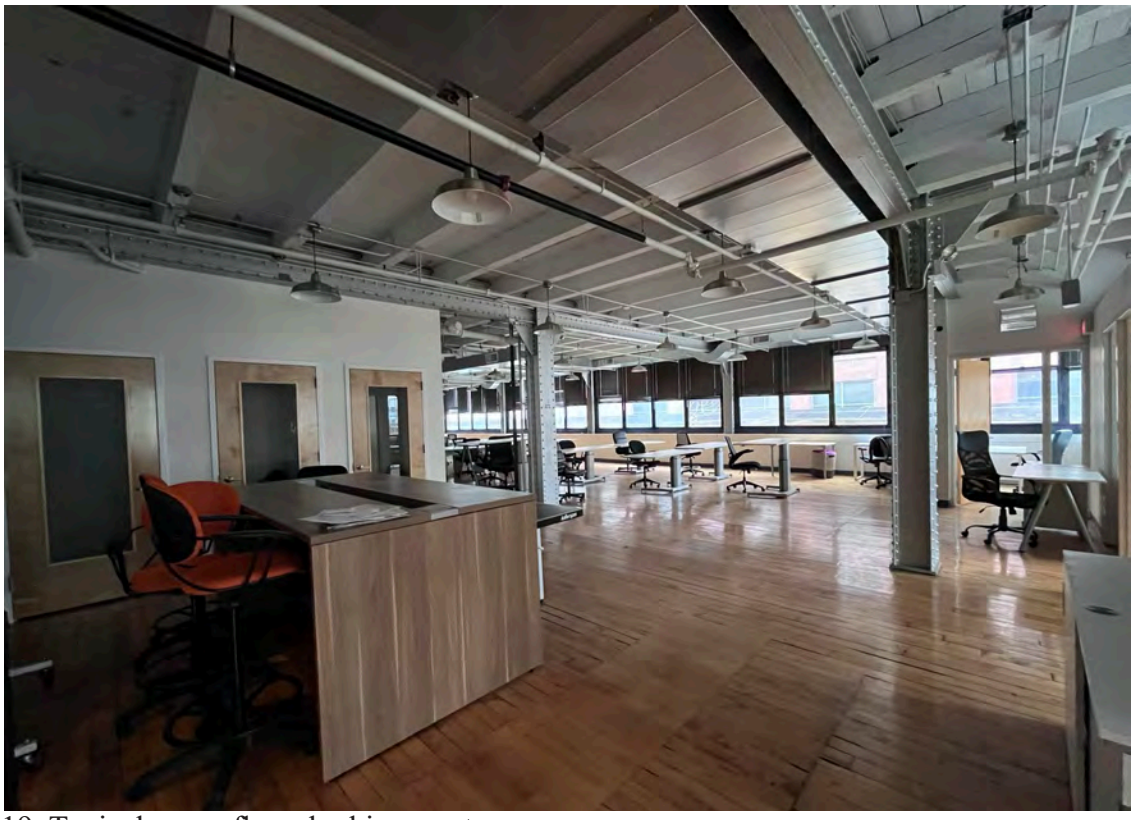
16. Stair, typical floor, looking east, with door to 1899 addition at right



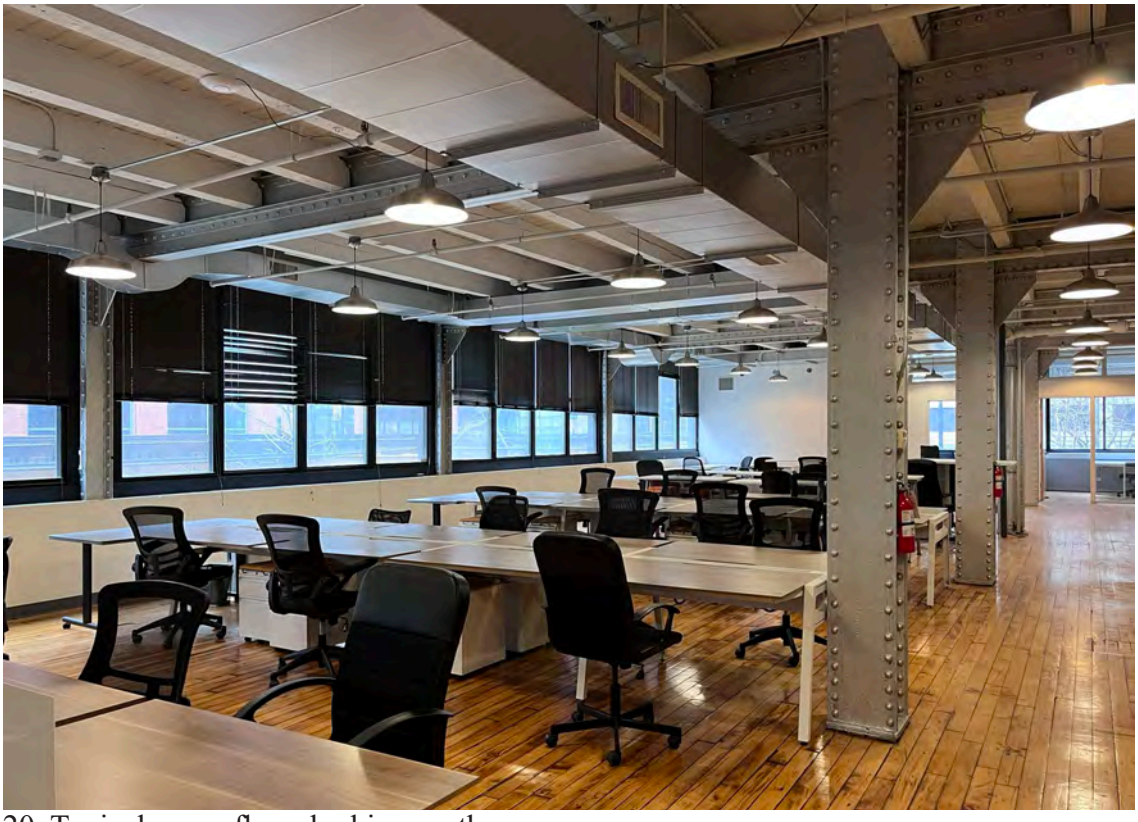
17. Typical upper floor corridor, looking southeast



18. Freight elevator, typical upper floor, looking east



19. Typical upper floor, looking west



20. Typical upper floor, looking north

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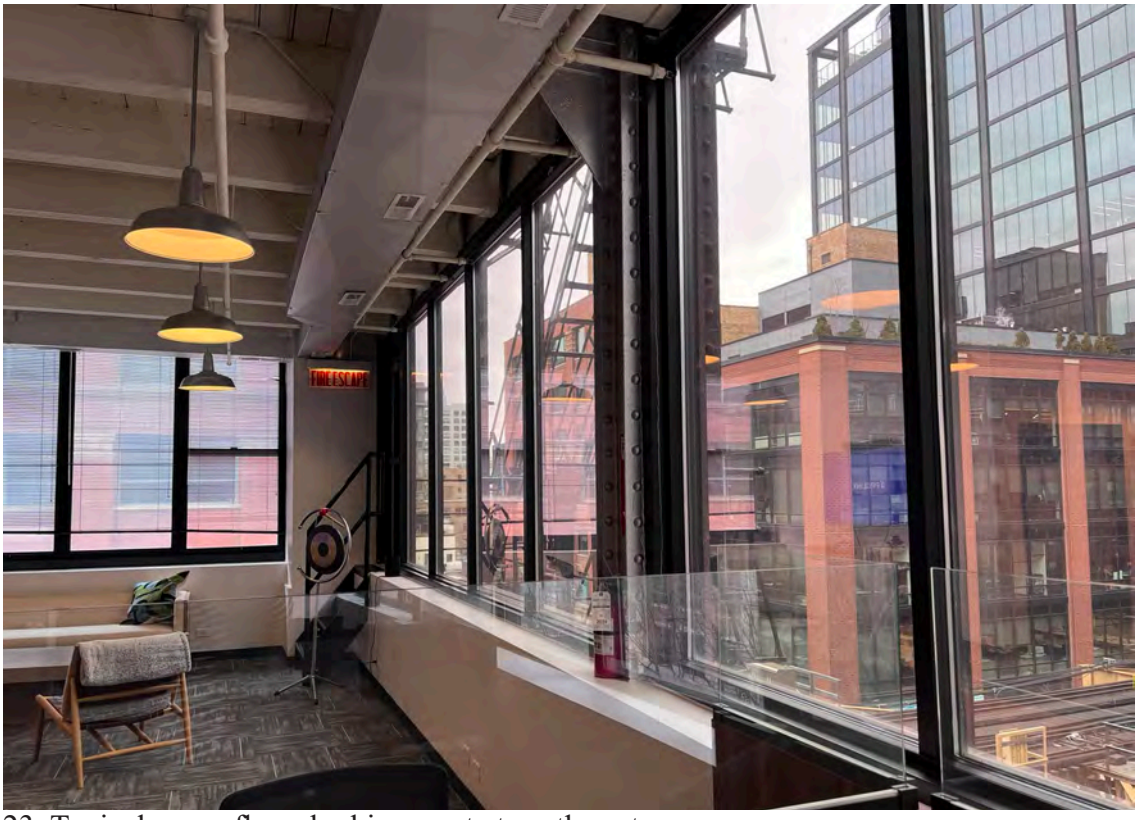
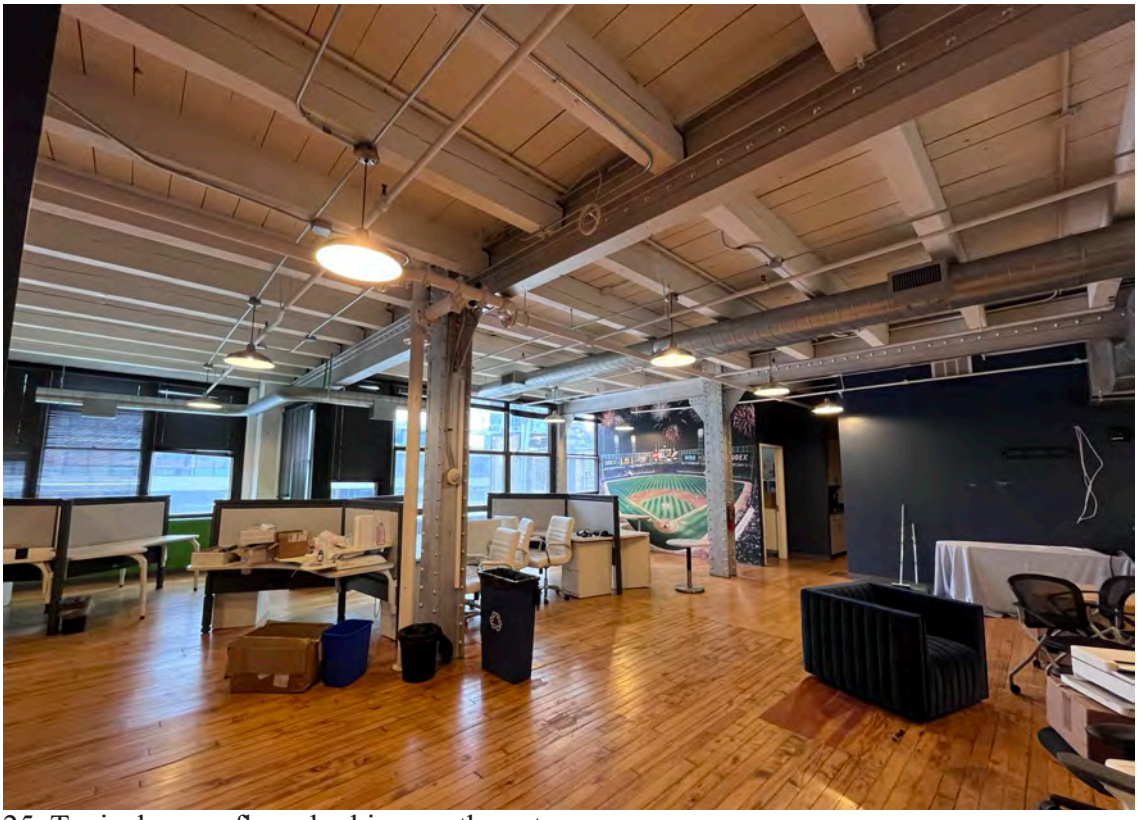
21. Detail of steel girder between window openings

22. Detail of steel construction, typical upper floor



23. Typical upper floor, looking west at northwest corner

24. Opening between 1897 building and 1899 addition, typical upper floor



25. Typical upper floor, looking northwest

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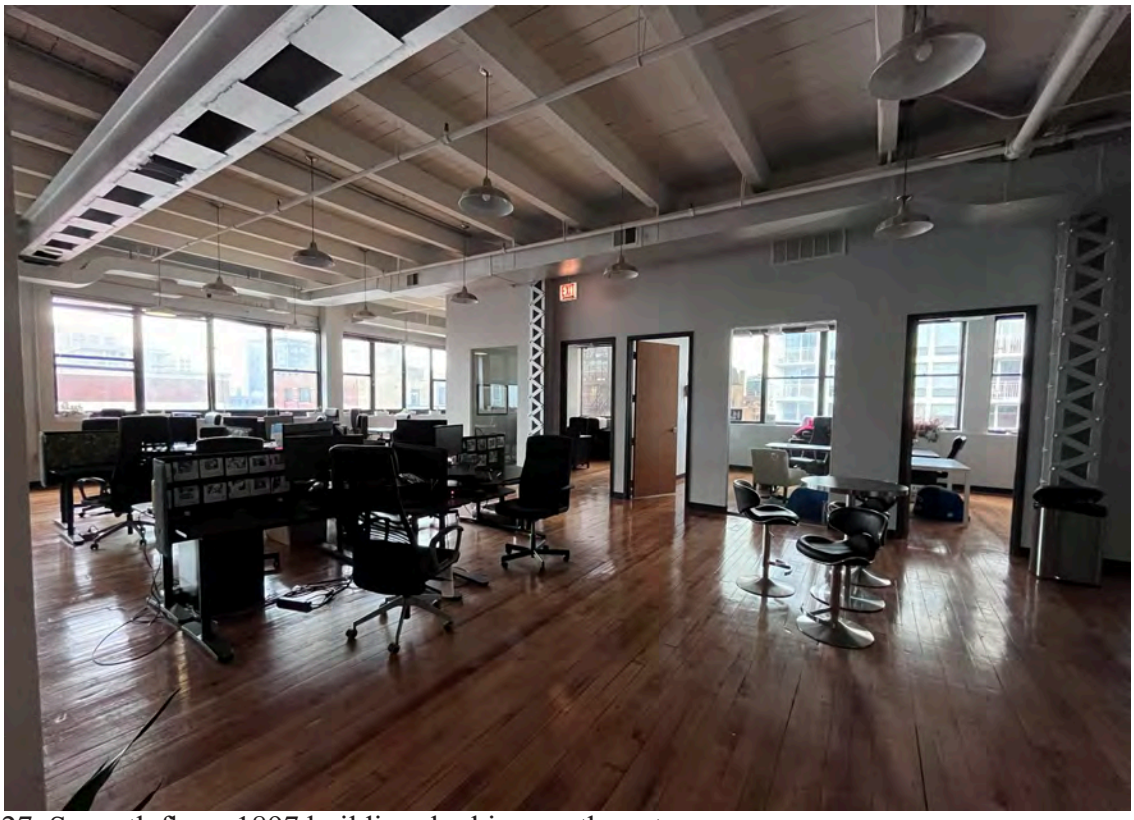
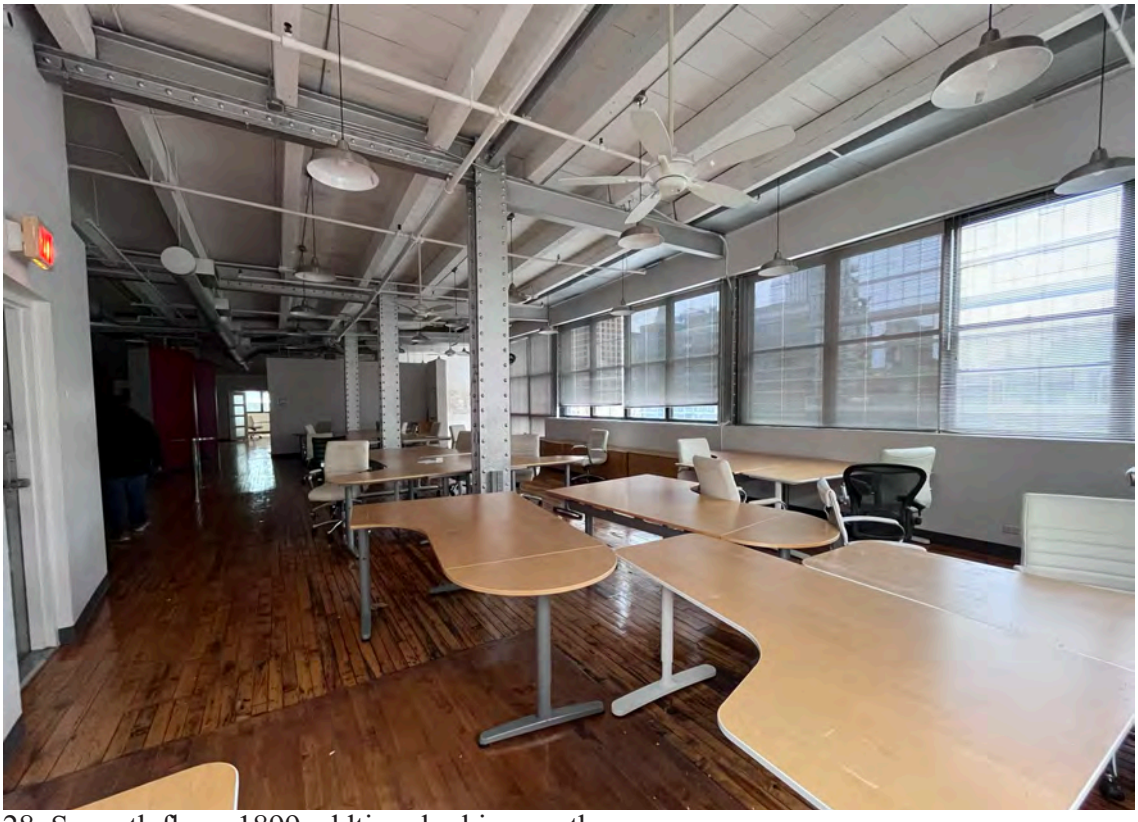
26. Typical upper floor, detail along north wall, looking west



27. Seventh floor, 1897 building, looking northwest



28. Seventh floor, 1899 addtion, looking north

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29. Seventh floor, detail of steel structure