W. C. Reebie & Brother Warehouse
5035 North Broadway
Chicago
Cook County
Illinois

HABS No. IL-1280

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
FIELD RECORDS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
601 Riverfront Drive
Omaha, NE 68102

HISTORIC AMERICAN BUILDINGS SURVEY

W. C. Reebie & Brother Storage Warehouse

HABS No. IL-1280

Location: 5035 North Broadway, Chicago, Cook County, Illinois

Present Owner/ Occupant: TimeLine Theatre Company

Present Use: Vacant

Significance: The five-story warehouse building at 5035 North Broadway was constructed in 1911-12 for W. C. Reebie & Brother; a five-story addition was added to the rear of the building in 1919-20. The building is a contributing resource within the 2013 boundary expansion of the West Argyle Street Historic District, which was originally listed on the National Register of Historic Places in 2009. The district is locally significant under National Register Criterion A, Community Planning and Development, as a representation of the evolution of Chicago's Uptown neighborhood in the nineteenth and early twentieth centuries "from a rural suburb to a dense urban community. . .with development concentrated around commuter rail stations to form transit-oriented 'nodes' of apartment buildings and commercial buildings."[1] The district is also significant under Criterion C, Architecture as an "intact and cohesive grouping" of early twentieth-century buildings representing a range of building types rendered in various historic revival style popular in that period. The period of significance for the district under both criteria is 1898 to 1938.

Historians: Emily Ramsey and Lara Ramsey, Ramsey Historic Consultants, Inc. April 2022

[1]Emily Ramsey, "West Argyle Street Historic District," National Register of Historic Places Nomination Form (Washington, DC: US Department of the Interior, National Park Service, 2009), Section 8.

Project Information: This project was undertaken in compliance with Section 707 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420). This building was recorded as a stipulation of the Memorandum of Agreement among TimeLine Theatre Company, the Illinois Department of Commerce and Economic Opportunity, and the Illinois State Historic Preservation Office regarding the demolition of the 1911-12 warehouse. The company had initially planned to rehabilitate both the 1911-12 warehouse building and 1919-20 addition for use as a theater and headquarters; however, when investigations revealed that long-term water infiltration had significantly lowered the structural capacity of the concrete floors, these plans were altered to include the demolition and replacement of the warehouse, while retaining the addition.

Part I: Historical Information

A. Physical History:

1. Date of erection: 1911-12[2] (warehouse building) and 1919-20[3] (rear addition)

2. Architect: George S. Kingsley[4] (1911-12 warehouse building and 1919-20 addition)

3. Original and subsequent owners, occupants, and uses:

Owners[5]

1911-1966	W. C. Reebie & Brother Company
1966-2011	Combined Insurance Company of America, Inc.
2011-2013	Klairmont Wall Street, LLC/Klairmont Enterprises LLC
2013-2018	5035 Broadway, LLC
2018-present	TimeLine Theatre Company

[2] City of Chicago Building Permit Ledger, Permit No. 33352, dated October 2, 1911.
[3] *American Contractor*, October 25, 1919, 40.
[4] "Cheap Storage in Concrete Warehouses," *Universal Portland Cement Co. Monthly Bulletin No. 95* (April 1912), 76.
[5] Owners of the building and approximate dates of ownership were taken from title records. Cook County Recorder of Deeds, Tract Book 542A-2, pp. 25-27.

Occupants[6]

1912-1966	W. C. Reebie & Brother Company
1966-2018	Unknown
2018-present	Vacant

4. Builder, contractor, suppliers: W. P. McEvoy & Company, General Contractor (1911-12 warehouse)

5. Original plans and construction: No original plans for the building were located during research.

6. Alterations and additions:

1919-20 Addition

A five-story addition was built at the rear of the 1911-12 warehouse building in 1919-20. The addition was designed by George S. Kingsley and features a flat-slab concrete structure with brick exterior walls.

Exterior Alterations

Exterior alterations to the building are minimal, and largely confined to the first floor of the front façade. The original first-story window openings have been partially infilled with masonry, and the reduced openings currently house non-historic aluminum windows. The entrance bay at the south end of the façade also appears to have been altered or downsized with brick infill south of the front entry door. The front door at the main entrance was also replaced with an aluminum and glass door and sidelight.

On the south side of the building, several ground-floor openings have been infilled with concrete masonry units and brick. These openings were not original to the building and were made some time after the one-story garage that occupied the vacant lot south of the building was demolished. Three openings with louvered vents were also added at the center of the second story on this side.

[6] Occupants of the building and approximate dates of occupancy were compiled from city directories and local newspapers.

On the rear side of the 1919-20 addition, all windows in the center and north bays have been bricked in. The metal awning at the loading dock is not original to the building, and the loading bay features a non-historic overhead door.

Interior Alterations

Because no original floor plans or contemporary interior descriptions are available for the warehouse or addition, it is difficult to definitively determine the exact nature of alterations made to the interior plan of the building over its 110-year history. Research indicates that most household goods storage warehouses built in Chicago in the early twentieth century featured at least some floors that were divided into a series of private storage rooms. Partitions on these floors were usually constructed of a fire-resistant material like structural clay tile. Other floors were often kept open to accommodate automobiles or other larger items. Given that the staircase at the southwest corner of the warehouse building is enclosed with structural clay tile, it would be logical to assume that any additional partitions created at the time of construction would also have been of the same tile; however, there is no physical evidence remaining in either the 1911-12 warehouse or the 1919-20 addition to indicate that such partitions were part of the original design.

The first floor of most storage warehouses contained an office or lobby where interactions with customers would take place. George Kingsley, the architect of 5035 North Broadway, often also included a mezzanine level for piano storage at the back of the office. According to Clarence Aspinwall, author of the 1925 handbook *Warehousing in the United States*, Kingsley preferred this first-floor arrangement because it "allows for a high and impressive office with vault in the rear and in plain sight, over which and over the rear space the mezzanine piano room with its neatly covered pianos is also visible from the office and thus is self-advertising."[7]

First Floor

Remnants of an ornamental plaster ceiling on the first floor of the warehouse building indicate that the space originally did feature an office/lobby at its west (front) end, encompassing the center bay and the space immediately east of the front entrance. The lower ceiling height in the basement level at the west end of the building also suggests that this office space originally sat at ground level, and the remainder of the floor served as mezzanine-level storage space like those seen

[7] Clarence A. Aspinwall, *Warehousing in the United States* (Baltimore: The Lord Baltimore Press, 1925), 14-15.

in other Kingsley warehouse designs, with a short stair likely located at the northwest corner of the floor. The flight of steps leading directly east from the main entrance was added later, probably after W. C. Reebie & Brother sold the building in 1966; the concrete block east-west partition walls north and south of the main entrance were also likely installed at the same time. Although the staircase structure at the southwest corner of the floor appears to be original to the building, the metal basement staircase directly east of the landing to the southwest stair was added later.

It is unknown whether the space in the warehouse east of the office was further divided at the time of the building's construction. The existing restrooms and closet located along the south end of the floor, which are constructed with concrete block partition walls, were likely built around the same time as the partition walls around the main entrance. The small office at the northwest corner of the floor is also a later alteration.

Other alterations to the first floor of the original 1911-12 warehouse building include the installation of a dropped acoustical tile ceiling with lay-in fluorescent lighting and linoleum tile flooring east of the original office section at the west end of the floor. The original freight elevator at the east end of the warehouse was also replaced at some point, likely when the building was sold, but is in the same location as the original freight elevator.

Alterations on the first floor of the 1919-20 rear addition are minor relative to the changes in the 1911-12 building. Fluorescent lighting and metal ductwork was added to the ceiling of the addition. A concrete-block vestibule was constructed surrounding the rear loading entrance, with a rolling metal door at its west end.

Second Floor

On the second floor, a 25' x 49' enclosed commercial space was created at the northwest corner of the 1911-12 warehouse with two non-historic partition walls. An additional concrete block partition wall running north-south was also constructed directly east of the staircase, creating a small lobby area between the commercial space and staircase. Chain-link partitions were also installed south of the enclosed commercial space to create a separate storage space that runs along the south wall of the warehouse. The space between this south storage space and the northwest enclosed commercial space creates a hallway that leads into the open east end of the warehouse.

Other alterations on the second floor of the 1911-12 warehouse and the 1919-20 rear addition are similar to those seen on the first floor and include metal ductwork for the HVAC system and fluorescent light fixtures. Doors leading to the boiler room at the southeast corner of the warehouse and to the fire escape at the rear of the 1919-20 addition are replacement doors.

Unlike the first and second floors, the third, fourth, and fifth floors of the 1911-12 warehouse and 1919-20 addition are open, with no solid partition walls separating the space on the floors. A non-historic chain-link partition has been installed at the south end of the addition. Like the lower floors, these floors also feature non-historic fluorescent lighting and metal ductwork, as well as non-historic metal replacement doors leading to the fire escape at the rear of the addition.

B. Historical Context:

Summary

The five-story concrete and masonry storage warehouse building at 5035 N. Broadway was constructed in 1911-12 for W. C. Reebie & Brother, a moving and storage company based in Chicago. Founded in 1880 by William C. Reebie, the company was among the first businesses related to the moving and storage of household goods in the city. William Reebie and his brother John C. Reebie expanded the business through the early twentieth century, and at its peak in the early 1920s the company owned and operated six storage warehouses in Chicago, including an Egyptian-Revival-style warehouse building at 2325-33 North Clark Street that also housed the company's main offices. The building at 5035 North Broadway was designed by George S. Kingsley, an architect who specialized in storage warehouse facilities and designed two other warehouses for the company in the early twentieth century.

Household Goods Storage in Chicago

Household goods storage and transfer emerged as a distinct industry in the United States in the mid-to-late nineteenth century, spurred largely by the increasing mobility of residents within large urban centers and "a rise in wealth per capita" that "financed more expensive and valuable household possessions."[8] Earlier in the century, the expansion of the country's rail network led to the establishment of warehouses for commercial goods; at that time, the storage of household items was "in the hands of upholsters and furniture movers who had vacant loft rooms, and they conducted a storage business in a slipshod

[8] David Mitch, "Public Warehousing," *Handbook of American Business History: Extractives, Manufacturing, and Services*, ed. David O. Whitten and Bessie E. Whitten (New York: Greenwood Press, 1990), 387.

way as a side issue." (The Warehousing Industry, 1903, p. 1062) The earliest warehouses used exclusively for the storage of household items first appeared in New York City in the 1860s, and the first purpose-built household goods storage warehouse in the city was constructed for former bank director John H. Morrell in the early 1870s. Like many other pioneers in the industry, Morrell initially started his household goods storage business to productively use vacant space within buildings that he already owned; however, the business proved so successful that he purchased an adjoining lot on 32nd Street and constructed a new 100' x 200' warehouse.[9] Morrell is credited with bringing a level of professionalism and standards to the nascent industry, using itemized receipts to properly account for goods stored and removed; organizing a group of reliable warehouse packers; standardizing and upgrading packing methods; and separating individual storage spaces with tight board partitions. [10] His storage business continued to thrive until 1881, when a fire at the nearby Fourth Avenue Railway car barn destroyed his warehouses.[11]

The devastation to John Morrell's storage business underscored the threat that fire posed to valuable goods stored within these warehouses, and several storage companies in the city subsequently began to build warehouses out of fire-resistant materials—the newly-organized Manhattan Storage and Warehouse Company and the Lincoln National Bank both constructed the first fire-resistant warehouses on 42nd Street in 1882, and others soon followed suit.[12]

By the early 1880s, the household good storage industry had spread west to Chicago. The first company to offer storage for household goods in the city was the Fidelity Storage Warehouse on East Van Buren Street. Founded in 1875, the company began advertising for household storage in their buildings around 1880, and by 1883 was offering "increased facilities for the storage of household goods" and "private compartments."[13] Geroge Parry was also an early participant in the industry in Chicago, running a warehouse for the storage of furniture, buggies, and other household items on West Monroe Street as early as 1880.[14] An advertisement for the company in the August 9, 1885 edition of the Chicago *Tribune* encouraged "all who contemplate storing their household goods, either temporarily or for a long term," to "inspect my warehouses, which have every facility for careful handling of furniture, are dry, safe, and clean, with separate compartments."[15]

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[9] Walter C. Reid, "The Development of the Household Goods Storage Business," *The Transfer and Storage Directory, 1916* (New York: Transfer and Storage Publishing Corporation, 1916), 17.
[10] Ibid, 18.
[11] Aspinwall, *Warehousing in the United States*, 1.
[12] Ibid, 3-4.
[13] *Chicago Tribune*, March 18, 1883, 16.
[14] *Chicago Tribune*, December 30, 1880, 7.
[15] *Chicago Tribune*, August 9, 1885, 14.

Many of the pioneers of the household goods storage industry in Chicago were movers or expressmen who expanded their existing businesses to include household storage. In large cities like Chicago, households became increasingly mobile through the second half of the nineteenth century. The impetus behind this mobility varied by economic class. For upper-class families, moves were usually precipitated by the desire to live in the most desirable neighborhoods and the most up-to-date and fashionable dwellings. As multi-unit apartment buildings, flats, and residential hotels gained acceptance in urban areas, middle-class residents were also able to upgrade their living arrangements on a regular basis. Working- and lower-class residents also moved regularly—out of precarity rather than fashion—often to avoid eviction or in search of more sanitary living conditions. In Chicago, the custom of May first as moving day—a tradition that can be traced back to the English and Dutch festivals during which servants would change employers—was well established by the 1850s. By the late nineteenth century, as many as one-third of Chicagoans moved annually, and moving companies provided a vital service for relocating households.[16]

The combination of moving services with household goods storage within a single business model was a practical one—families in need of storage also required experienced packers and movers to bring their items in and out of the warehouse, and storage facilities were often used as a temporary holding place for larger households in the process of moving from one house to the next. Because of the seasonal nature of the moving business, many early storage and transfer companies also developed side businesses that could sustain them in the off-season—several companies rented out storage space to local retailers for merchandise and offered other services like rug cleaning or baggage transfer for travelers.[17]

By the first decade of the twentieth century, the number of household goods storage and transfer companies in Chicago had increased dramatically, and many of the larger firms owned warehouses across the city. The Becklenberg Express and Van Company, which operated four fire-resistant warehouses on the city's South Side, is typical of the more successful storage and transfer companies that expanded during this period to meet the demands of an increasingly mobile urban population. In an advertisement in the 1905 *Lakeside Annual Directory of the City of Chicago*, the company highlighted the distinguishing features of their facilities, which included "vaults for trunks and valuables, steam-heated piano rooms, and specially constructed elevators of sufficient capacity to carry full van loads from the street entrance to the top floor without unloading." Included in the company's moving fleet were "Moving Vans, Trucks, Piano Wagons, and Baggage

[16] Emily Clark, "Moving Days," Encyclopedia of Chicago website, http://www.encyclopedia.chicagohistory.org/pages/852.html

[17] John Hess, *The Mobile Society: A History of the Moving and Storage Industry* (New York: McGraw-Hill 1973), 32.

Wagons, which enable us to have any wagon that you wish at your door in half an hour from the time you phone us."[18] Other prominent household goods storage and transfer firms in the city at that time included Werner Brothers Fireproof Storage, Hollander Express and Van Company, and Harder's Fireproof Storage and Van Company.[19]

W. C. Reebie & Brother

Like many other storage and transfer firms in Chicago, W. C. Reebie & Brother began as a modest business focused on express service, which later expanded into household goods storage. The company was founded by William Charles Reebie (1859-1921) around 1880 and became W. C. Reebie & Brother when William's brother John Reebie (1864-1938) joined the firm a few years later. William and John Reebie immigrated to Chicago from Germany as young children in 1868; William began working as a hauler in his teens, delivering coal and moving pianos throughout the city. According to company lore, Reebie was so strong that "he was able to lift the back end of a 1,400-lb fire truck out of the mud when the horses pulling it could not budge it."[20] By the time he was twenty, William was an experienced mover, and he started his own small operation "with a helper and a two-handled cart."[21] By 1885, John had joined his brother in the business, which operated out of a building at 542 (now 2533) North Sheffield Avenue.[22] Because of the seasonal nature of the moving business in Chicago, in its early years of operation W. C. Reebie & Brother offered additional goods and services to make ends meet. The brothers sold coal and wood in the winter and beer in the summer. They also traded in horses and hired out their moving trucks to other businesses for deliveries.[23] In 1890, the company was able to afford their first purpose-built warehouse—a three-story building of semi-mill construction designed by William H. Drake.[24] Sanborn Fire Insurance Company maps show that the building contained a stable in the basement level, with the upper levels reserved for storage.

The business continued to grow through the 1890s, and was incorporated in 1897, with William, John, and John's wife Mary listed as officers.[25] In the first decade of the twentieth century, the firm began a physical expansion of their existing facilities on Sheffield Avenue. In 1903, they commissioned local architect George F. Schuberth to

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[18] *Lakeside Annual Directory of the City of Chicago, 1905* (Chicago: The Chicago Directory Company, 1905), 2883.
[19] Harder's had purchased the entire interest in Becklenberg the previous year, and continued to operate the company under its original name. *The Reform Advocate*, December 9, 1905, 16.
[20] "Reebie Storage Warehouse," (Landmark Designation Report submitted to the Commission on Chicago Landmarks on June 3, 1998) 2.
[21] Ibid.
[22] *The Lakeside Annual Directory of the City of Chicago* (Chicago: The Chicago Directory Company,1885), 1142.
[23] John Hess, *The Mobile Society*: *A History of the Moving and Storage Industry*, 38.
[24] *Chicago Tribune*, September 7, 1890, 30.
[25] *National Corporation Reporter*, December 30, 1897, 11.

construct a second, four-story warehouse directly south of the 1890 building.[26] Sanborn Fire Insurance maps show that the company also built an additional warehouse between the 1890 and 1903 warehouse building and a one-story building south of the 1903 warehouse to store its fleet of moving vans and wagons around the same time.

W. C. Reebie & Brother's services were typical of most household goods storage and transfer businesses in Chicago in the early twentieth century. Advertisements for the company indicate that the storage arm of the business was initially secondary to their moving services—an advertisement in the April 29, 1900 edition of the *Inter Ocean* listed "moving to and from the suburbs" as its specialty. In his history of public warehousing in *American Business History: Extractives, manufacturing and services,* David Mitch claims that this was in fact the norm within the industry, writing that "Single firms that offer both moving and storage services usually emphasize their moving function and offer storage as a sideline."[27] W. C. Reebie & Brother was also credited with being the first moving company in the city to use moving vans.[28]

However, demand for household storage in Chicago continued to rise, and W. C. Reebie & Brother responded by expanding their system of warehouses on the north side of the city. In 1907, the company ventured beyond Sheffield Avenue, constructing a four-story warehouse for household goods storage at 4549 North Broadway. This warehouse marked the first collaboration between W. C. Reebie & Brother and architect George S. Kingsley (1870-1956), who would go on to design the warehouse building at 5035 North Broadway in 1911-12 and the Egyptian-Revival warehouse at 2325-33 North Clark Street in 1921-22. The warehouse at 4549 North Broadway was also the company's first fire-resistant warehouse, consisting of a concrete flat slab structure with brick exterior walls.

5035 North Broadway Warehouse

In 1911, W. C. Reebie & Brother began work on its fifth warehouse building in Chicago on a site on the 5000 block of North Broadway close to its 1907 warehouse. The selection of North Broadway for the company's two newest buildings reflected the evolution of the city's Uptown neighborhood in the early twentieth century. Originally developed as a series of lake-front suburbs, the area was annexed as part of Lake View Township in 1889 but remained relatively undeveloped until the extension of the Elevated Railroad Company (the "El") through the community in the first decade of the twentieth century, which ushered in a commercial and residential boom that continued through the 1920s. North Broadway became the area's main commercial thoroughfare, attracting retail

[26] *Construction News*, October 3, 1903, p. 16.
[27] David Mitch, "Public Warehousing," 388.
[28] "Death Removes W. C. Reebie," *Distribution & Warehousing*, Vol. 23, No. 1 (January 1924), 33; W. C. Reebie & Brother Landmark Report, 2.

establishments, theaters, and other businesses that catered to the growing middle- and upper-class population. Beginning in the 1910s, the stretch of North Broadway north and south of Argyle also developed into a hub for Chicago's automobile industry. Beginning in the 1910s, manufacturers relocated from the city's first "motor row" in the South Loop to new facilities along North Broadway, and large car companies like Cadillac and Studebaker opened north-side branches along the street.[29] By the late 1920s, dozens of automobile showrooms and garages lined North Broadway between Wilson and Devon Avenues.

At the same time, increasing specialization in the storage industry led to greater consideration by household goods storage companies of the location of household goods storage warehouses to attract and better serve their specific clientele.[30] In addition to providing private rooms for individual households and specialized spaces to store pianos, art work, and other valuables, household goods storage companies also began to locate their warehouses along commercial streets adjacent to the residential neighborhoods they served. In an article on household goods warehouse design in the February 1911 edition of *The Architectural Record*, Peter B. Wright proclaimed, "They [household goods storage warehouses] are no longer built in the interior of blocks and on the rear ends of lots, approached only from alleys. They are not in the slums or in the manufacturing district. They are on some of the finest business and residence street. They must be near to those who patronize them, and where short cartage is possible."[31] For those storage companies serving the north side of the city, North Broadway was an ideal location, and several other firms, including Werner Brothers Fireproof Storage company and the North Shore Fireproof Storage Company, also constructed warehouses along the street in the 1910s.

W. C. Reebie & Brother commissioned George S. Kingsley again to design the new warehouse at 5035 North Broadway, which was its largest and most architecturally distinctive to date. Kingsley, who had established his own architecture firm in Chicago in 1900, quickly developed a reputation for his designs of storage warehouses, marrying fire-resistant structural systems and specialized interior layouts with exteriors that reflected the architectural fashions of the time. Kingsley designed many household goods storage warehouses in Chicago, including two warehouses for Werner Brothers at 4917 North Broadway (1912) and 7615 North Pauline Avenue (1921); an impressive six-story warehouse with classical façade for the Hebard Express & Van Company at 6325 North

[29] *Chicago Central Business and Office Building Directory 1928* (Chicago: The Winters Publishing Company, 1928), 396-7.
[30] *Monthly Summary of Foreign Commerce in the United States* (United States: Bureau of the Census, 1903), 1061.
[31] Peter B. Wright, "Studies of Design Without Ornament: Recent Demonstrations of the Intelligent Use of Economical Materials," *Architectural Record*, Index – Volume 29 (January to June 1911), 167.

Broadway (1919-1920); and a second five-story warehouse for Hebard at 3833 North Sheffield Avenue that featured Sullivanesque terra-cotta detailing (1911-13).

For the warehouse at 5035 North Broadway, Kingsley chose a reinforced concrete post-and-beam structure for its fire-resistance, with brick covering the exterior. As he did with many of his other warehouse designs around that time, Kingsley used relatively restrained stone ornament to enliven the façade of what was otherwise a utilitarian design. While other warehouse designs by Kingsley, like the four-story warehouse building constructed for the Kellshore Storage & Van Company on North Broadway in 1910, featured front loading entrances along the façade, the loading entrance for 5035 North Broadway was located on the rear of the building, allowing the ground-floor level of the building to be designed in a way that was harmonious with the surrounding commercial streetscape.

Although alterations were subsequently made to the interior of the warehouse building at 5035 North Broadway, remnants of ornamental trim on the ceiling of the first floor indicate that the office for the warehouse was located at the west end of the floor, directly north of the entrance, with a raised mezzanine level (most likely for storing pianos or artwork) behind the office that could be accessed from a loading entrance at the east end of the building. Some or all the upper floors may have also contained separate storage rooms connected by hallways, although no evidence of them remains. It is also possible that at least some of the floors within the building were used at some point as storage for automobiles from the many dealerships that lined North Broadway—in an article on warehouse design for the 1925 edition of *Distribution and Warehousing*, George Kingsley recommended that "During the early stages of the operation of a new warehouse the open storage can be used for temporary storage of new cars belonging to automobile dealers, which helps along the warehouse income."[32]

Later History of 5035 North Broadway and W. C. Reebie & Brother

In the years immediately following the construction of its fifth warehouse at 5035 North Broadway, W. C. Reebie & Brother continued to expand its operations in Chicago. In 1919, the company added a substantial five-story rear addition to the 1911-12 warehouse, indicating that the company's storage business was thriving.

In December of 1921, W. C. Reebie announced the construction of their sixth warehouse building on North Clark Street, which would also house the company's new headquarters. Designed by George Kingsley, the building was rendered in the Academic Egyptian Revival style, which was distinguished by more accurate and historically authentic

[32] George S. Kingsley, "Warehouse Construction: The 'Ideal' Modern Plant for Storage of Household Goods," *Distribution & Warehousing*, Vol. 24, No. 6 (June 1925), 30.

references to ancient Egyptian architecture. The directive for an Egyptian-style warehouse for the company came from John Reebie—Reebie had traveled to Egypt and had also been inspired by an Egyptian Revival-style storage building he had seen in Stockton, California. The company spared no expense on the building—the final cost for the warehouse was $600,000. The elaborate, custom terra-cotta work was designed by Fritz Albert (1860-1940), a sculptor for the Northwestern Terra Cotta Company.[33]

Reebie's new warehouse was in keeping with the evolution of household goods storage warehouse design, which by the early 1920s had moved beyond the more utilitarian designs of earlier decades. Reporting on the proposed design for the Clark Street warehouse, the *Chicago Tribune* proclaimed "Time was when architects had orders to make warehouses as plain as possible and sites were selected on secluded streets. Now owners are going to other extremes."[34] In a 1925 handbook for the design of warehouses published by the American Warehouseman's Association, Clarence A. Aspinwall struck a more conservative tone, warning that" A household goods depository should be designed to look like one, not like an office building, a theatre or a temple. Its lines should be simple and strong and it should typify in its architecture security and strength above all else."[35] But many companies, including W. C. Reebie & Brother saw the advantage in using more impressively designed warehouses as "a way to distinguish one's company from the others."[36] The selection of the Egyptian Revival style for the new warehouse was meant to convey the security of an ancient tomb, and to connect the company's contemporary storage services to the ancient tradition of storing and moving grain along the Nile. When the W. C. Reebie & Brother changed its name to the Reebie Storage & Moving Company after the construction of the Clark Street warehouse, it unveiled a new logo featuring an Egyptian sphinx, further solidifying the brand of the company with the design of its new headquarters.

The 1920s were a decade of rapid change within the household goods moving and storage industry. The rise of the automobile and improvements to roads led to a marked increase in inter-city and long-distance moving by motor truck and created the problem of empty return loads for local companies like Reebie. In 1924, the National Furniture Warehousemen's Association (NFWA) launched the Inter-City Removals Bureau to coordinate inter-city moves among its members, which would increase efficiency and profit margins.[37] Four years later the NFWA organized Allied Van Lines, with 153 of its

[33] W. C. Reebie & Brother Landmark Report, 8-9, 18-20.
[34] "A Bit of Egypt in a Chicago Warehouse," *Chicago Tribune*, December 4, 1921, 130.
[35] Aspinwall, *Warehousing in the United States*, 9.
[36] W. C. Reebie & Brother Landmark Report, 5.
[37] Kent B. Stiles, "Central Bureau for Long Distance Haulage," *Motor Transport*, December 10, 1924, 6.

members, including Reebie, joining the cooperative. Other similar organizations, including United Van Lines and North American Van Lines, were formed soon after.

As early as 1923, the Reebie Storage & Moving Company began to shift its storage operations away from the original Sheffield Avenue facility, selling its 1890 warehouse building at 2533 North Sheffield Avenue to the Ohio Parlor Furniture Company that year. William Reebie's son Arthur, who had worked with the company since the 1910s, took over as president of Reebie Storage & Moving after the death of John Reebie in 1938.[38] In the 1940s, Arthur Reebie oversaw the sale of the company's remaining warehouses on Sheffield Avenue to the Utilities Engineering Institute, a local trade school.

In 1966, Reebie Storage & Moving sold its warehouse at 5035 North Broadway to the Combined Insurance Company of America, which retained ownership of the property until 2011. Around the time of Arthur Reebie's death in 1974, Reebie Storage & Moving was sold; the company still operates as an Allied Van Lines agent in the Chicagoland area, with headquarters in Franklin Park.

In 2018, the 5035 North Broadway was purchased by the TimeLine Theater Company, which initially planned to rehabilitate the existing 1911-12 warehouse and 1919-20 addition for use as a theater and headquarters. Subsequent investigations revealed that long-term water infiltration had undermined the structural integrity of the 1911-12 warehouse, the company altered the project to include the replacement of the warehouse structure.

Part II: Architectural Information

A. General Statement:

1. Architectural Character:

The building at 5035 North Broadway in Chicago, Illinois is a rectangular five-story warehouse building with concrete structure and brick exterior walls. A five-story addition of flat slab concrete construction with brick exterior walls, extends from the east (rear) of the original warehouse. The roofs on both the original warehouse and addition are flat; a brick penthouse extends from the east end of the original warehouse roof. The building faces west onto North Broadway and occupies approximately two-thirds of the rectangular parcel, which is bound on the west by Broadway, on the south by a vacant lot, on the east by the elevated Chicago Transit Authority rail line, and on the north by a one-story commercial building.

[38] William C. Reebie died in 1924.

The building's distinguishing architectural features are concentrated on the primary west façade. This façade is clad in dark brown face brick and features Prairie School ornamentation rendered in buff colored limestone. The façade is organized in a tripartite division, with a one-story base, four-story shaft, and cornice. At the first story, three large storefront openings are separated by wide brick pilasters with corbeled brick banding and ornamented limestone capitals supporting a limestone and brick entablature. Above the first story, the second through the fourth stories are evenly divided into five window bays. The outer window bays are set within paneled brick pilasters with Prairie-style brick and limestone capitals. The three center window bays are separated vertically by wide brick panels and horizontally by brick spandrels with projecting brick panels. Above the fifth story is a brick and limestone entablature with projecting limestone cornice. The cornice is surmounted by a brick parapet with limestone coping and a center limestone panel inscribed with "W.C. Reebie & Bros."

2. Condition of Fabric:

The overall condition of 5035 North Broadway is fair. Exterior architectural elements appear to be in good condition. The steel windows on the west façade and east side are in fair condition. The interior of the building, which was primarily warehouse and storage space, is largely open with exposed structure and exposed masonry walls that are in fair condition.

B. Description of Exterior:

1. Overall dimensions:

The original storage warehouse building (built 1911-12) is five stories tall above a full basement and rectangular in plan, measuring approximately 48' wide and 83' long. The five-story addition (built 1919-20) at the rear of the warehouse building is approximately 48' wide by 49' long.

2. Foundations:

The foundation of the original storage warehouse building is concrete; on the exterior, the primary west façade features a limestone base. The foundation of the five-story rear addition is also concrete.

3. Walls:

<u>1911-12 Storage Warehouse</u>

The exterior of the 1911-12 storage warehouse building's primary west façade is dark brown brick laid in running bond, with ornamental elements of limestone and dark brown brick laid in various decorative patterns. On the first story base, wide brick pilasters with horizontal bands of corbeled brick separate the three large storefront openings. These pilasters feature Prairie-style limestone capitals with a center decorative bracket with floral detailing flanking a serpent's head. The first and second stories are separated by a brick and limestone entablature. The frieze is framed with ashlar limestone blocks. Above each capital is a square brick panel with a limestone diamond at the center. Between the capitals, the frieze features recessed brick panels laid in a herringbone pattern. A substantial limestone cornice projects above the frieze. The storefront openings have been partially infilled with brick.

Above the ones-story base, the four upper floors form the vertical shaft of the tripartite façade, five bays wide and regularly fenestrated with rectangular window openings. All window openings have brick rowlock headers and limestone sills. The two outermost window bays are designed to read as wide brick pilasters, with recessed panels outlined in stacked brick. The pilasters feature Prairie-style capitals with geometric brick detailing and a center scrolled limestone bracket. The three windows openings set within each of the pilasters are offset from the windows in the center bays and separated by brick spandrel panels outlined by a narrow, recessed frame of rowlock bricks.

The center shaft is three bays wide, with rectangular window openings at each story. The window bays are separated by wide recessed brick panels framed with stacked and rowlock brick. Vertically, the windows are separated by brick spandrels similar to those in the outer bays.

Above the fifth floor, the west façade is topped with a brick and limestone entablature. The frieze is primarily herringbone brick panels framed with ashlar limestone. A circular limestone ornament is set within the brick panel above the pilasters at the outer bays. Above the three center bays, the frieze is symmetrical, and the brick panels align with the window openings and wide brick panel. The herringbone brick panels here are laid in a bookmatch pattern, with a small limestone diamond at the center. The two small brick panels in the frieze between the pilasters and the adjacent center bay section are laid in a Greek key pattern. The frieze is surmounted by a molded projecting limestone cornice.

Above the cornice is a brick parapet with a slightly projecting middle section that aligns with the center section of the shaft. In the center of this middle section is a limestone signage panel inscribed with "W C Reebie & Bro." Limestone catkin ornament flanks the inscription.

The secondary north and south sides of the original storage warehouse building are common brick laid in common bond. There are no window openings and no ornamentation on these sides. Two mechanical louvers have been inserted on the south side at the second story. The brick parapets are capped with terra-cotta copings. The east (rear) of the original building is completely obscured from the interior by the five-story rear addition.

1919-20 Rear Addition

The exterior walls on the five-story addition have exposed concrete structure with common brick laid in common bond between the structure. The north and south sides are three bays wide and unfenestrated.

The east (rear) side is three bays wide, and the concrete structure projects from the wall at the intersection of each structural bay. The concrete and brick on this side is painted. At the first story, a concrete loading dock projects from the two northern bays. The loading dock is accessed from the north end by a set of concrete steps and is covered by a hung metal canopy. A pedestrian entrance is located at the far north end of the first story under the loading dock, and a larger loading entrance is located in the center bay. The upper stories of the two northern bays are regularly fenestrated with rectangular window openings, all of which have been infilled with brick that is flush with the openings. A metal fire escape is located on the southernmost bay of the east side, with doorways on the second through the fifth stories. A wood and chain link fence is located at the first story, roughly in line with the loading dock.

4. Structural system, framing:

1911-12 Storage Warehouse

The five-story original storage warehouse building is post and beam concrete construction.

1919-20 Rear Addition

The five-story rear addition is flat slab concrete construction.

5. Porches, stoops, balconies, bulkheads:

There are no porches, stoops, balconies or bulkheads on the original building or the rear addition.

6. Chimneys:

A small, square, brick vent chimney with a limestone cap is located on the interior of the south wall near the southeast corner of the original warehouse building.

7. Openings:

a. Doorways and doors:

1911-12 Storage Warehouse

The primary entrance to the original storage warehouse building is in the north half of the southernmost storefront opening on the west façade. The entrance is at grade and is set within a deep recessed opening that features brick walls and a flat plaster ceiling. The door itself is a non-historic aluminum and glass two-panel door with a two-panel sidelight. A large blind transom is located above the door. Historic photographs indicate that the original entrance was in the same location as the current entrance but was only slightly recessed within the opening.

1919-20 Rear Addition

A secondary pedestrian entrance is located at the far north end of the east side of the five-story rear addition. The door is a non-historic flat panel metal door.

A loading entrance is located at the first story of the center bay on the east side of the five-story rear addition. The door is a non-historic metal overhead rolling door.

b. Windows and shutters:

1911-12 Storage Warehouse

The center and north storefront openings on the first story of the west façade have been partially infilled with brick to create smaller window openings. These openings have stone lintels and house non-historic three-part aluminum windows. Historic photographs indicate that the south storefront opening originally held both the main entrance and a small rectangular window, directly south of the entrance. This window was removed at some point and the south half of this opening was infilled with brick.

Above the first story, the west façade is regularly fenestrated with original double-hung steel windows with a vertical two-over-two configuration. The

windows on the northernmost bay have been removed and the openings infilled with brick.

The north and south sides of the original warehouse are not fenestrated.

1919-20 Rear Addition

The north and south sides of the rear addition are not fenestrated.

The north and center bays on the east side of the rear addition were originally regularly fenestrated on the second through fifth stories, but the openings have subsequently been infilled with brick.

8. Roof:

a. Shape, covering:

The roof of the original storage warehouse building and rear addition are both flat and covered with a bitumen roofing material. A large brick elevator penthouse is located near the east end of the original warehouse roof, marking the location of the freight elevator.

b. Cornice, eaves:

The west façade features a decorative limestone cornice surmounted by a brick parapet, described in detail in Section B3. The parapet is capped with limestone coping.

The brick parapets on the north and south sides of the original warehouse building and addition, as well as the brick parapet on the east side of the addition, are capped with terra-cotta coping tiles.

C. Description of Interior:

1. Floor plans:

1911-12 Storage Warehouse

The five-story original warehouse building houses a full basement and five upper floors.

Basement

The basement of the original warehouse building is primarily open space. One bay east of the west wall is a central concrete enclosure with no door.

First Floor
The first floor of the warehouse building is raised and is accessed from the primary west entrance by a short flight of steps just inside the entrance vestibule, adjacent to the building's primary stair at the southwest corner of the building. Originally, the west end of the first floor at the center and south bays, which housed the building's office and customer lobby, was at grade. The steps at the main entrance were added later, when a new floor was added in the center and south bays to bring it level with the remainder of the first floor. Non-historic concrete-block partitions separate the entrance and adjacent southwest corner stair from the rest of the floor. A door on the north wall at the top of the non-historic steps connects the entrance to the main spaces on the first floor. Directly east of the entrance vestibule, along the south wall, are a non-historic restroom and several small closet spaces with concrete block walls covered in drywall. A small office space with non-historic drywall partitions is located at the northwest corner. A small stair enclosure on the south wall near the southeast corner of the floor provides access to the basement. The remaining space on the first floor of the original warehouse building is open, with no partition walls, and is interrupted only by structural columns.

Second Floor
The second floor is accessed by the main stair at the southwest corner of the warehouse building. A metal fire door on the north wall of the stair enclosure opens into a small entry. The two structural bays directly east of the stair and lobby are a storage space enclosed by chain link fencing. The northwest quarter of the floor is a large rectangular commercial space enclosed by non-historic drywall partitions. A rectangular boiler room with brick walls is located at the southeast corner of the floor. The remaining space on the second floor is open.

Third Through Fifth Floors

The third, fourth, and fifth floors of the original warehouse building are open with no partition walls.

<u>1919-20 Rear Addition</u>

The five-story rear addition has five floors and no basement.

First Floor
The first floor is primarily open, with only a concrete block loading dock enclosure at the center of the east wall. Two rectangular openings on the east wall of the

original warehouse building, flanking the freight elevator, provide circulation between the two structures.

Second Through Fifth Floors

The remaining upper floors in the five-story rear addition are open with no partition walls. On the second floor, a single rectangular opening on the east wall of the original warehouse building, north of the freight elevator, connects to the two structures. On the third, fourth, and fifth floors, there are two openings on the east wall, consistent with the first floor.

2. Stairways and Elevators:

1911-12 Storage Warehouse

The original warehouse building contains one primary stair that provides access from the first through fifth floors. The stair is enclosed on the first floor with concrete block and on the upper floors with structural clay tile. The stair is a quarter-turn concrete stair with painted metal pipe railings.

Two stairs connect the basement and first floor. One, a non-historic metal stair with pipe railings, is located just east of the primary stair, The second, a concrete quarter turn stair with painted metal pipe railings, is located on the south wall near the southeast corner of the building. This stair is enclosed on the first floor. Both stairs are open to the basement level.

A large freight elevator in a concrete block shaft is located on the center of the east wall and runs from the first to the fifth floor. Doors on the east and west sides of the shaft allow access to the elevator from both the original building and the rear addition.

A smaller freight lift is located on the north wall of the original warehouse, north of the large elevator, and connects the basement and first floor. On both floors, the lift is enclosed by a metal cage with doors on the south side.

1919-20 Rear Addition

There are no interior stairs or elevators in the rear addition.

3. Flooring:

1911-12 Storage Warehouse

The flooring throughout the 1911-12 warehouse building is concrete. The concrete floor on the first floor was covered with vinyl and asbestos tile at the time that field work was completed. This flooring was removed before archival photographs were taken as part of the environmental abatement of the building.

1919-20 Rear Addition

The flooring throughout the rear addition is concrete.

4. Walls and ceiling finish:

1911-12 Storage Warehouse

Basement
The concrete foundation walls in the basement are exposed on all sides and painted. The concrete ceilings are exposed and painted throughout.

First Floor

The perimeter walls and structural columns and beams on the first floor are covered with painted drywall with a vinyl base. All partition walls on the first floor are also covered by painted drywall with a vinyl base. An acoustical tile dropped ceiling with lay-in fluorescent lighting is installed throughout the first floor, although most of the tiles have been removed. Above the dropped ceiling is primarily painted concrete ceiling structure. In the westernmost bay, the original ceiling of the main lobby is partially intact. This ceiling is plaster with decorative detailing (described in detail below under “Decorative features and trim”).

Second Floor

The perimeter walls and ceilings on the second floor are exposed and painted structure and masonry. The concrete structural columns and beams are exposed and painted throughout. The concrete block walls of the boiler room are painted. The non-historic drywall partitions are painted drywall with a vinyl base.

Third Through Fifth Floors

The perimeter walls and ceilings on the third through the fifth floor are exposed and painted structure and masonry. The concrete structural columns and beams are exposed and painted throughout these floors.

1919-20 Rear Addition

The perimeter walls and ceilings on all floors of the five-story rear addition are exposed structure. The concrete mushroom columns are exposed throughout these floors. At the time that fieldwork was undertaken, these surfaces were painted. The paint was removed as part of the environmental abatement of the building before archival photographs were taken.

5. Openings:

a. Doorways and doors:

1911-12 Storage Warehouse

Basement
There are no interior doors in the basement of the original warehouse building.

First Floor
The interior doors on the first floor of the warehouse building are non-historic painted flat-panel wood doors in painted frames.

Second Floor
There is a historic painted metal fire door on the north wall of the southeast stair enclosure. The remaining interior doors on the second floor of the original warehouse building are all non-historic painted flat panel doors in painted frames.

Third Through Fifth Floors
A historic painted metal fire door is located on the north wall of the southeast stair enclosure on the third through the fifth floors. There are no other interior doors on these floors.

1919-20 Rear Addition

First Floor
There is one non-historic painted metal door in a painted metal frame on the north side of the loading dock enclosure on the first floor of the five-story addition.

Second Through Fifth Floors
There are no interior doors on the second through fifth floors of the five-story addition.

b. Windows:

1911-12 Storage Warehouse

First Floor
The non-historic windows on the first floor of the original warehousing building (west façade) have drywall returns and a simple painted wood sill.

Second Through Fifth Floors
The windows on the upper floors of the original warehouse building are set in punched openings with the exposed painted masonry walls. The windows in the southeast corner stairwell feature painted brick rowlock sills. The remaining window openings on the west façade have an angled concrete sill.

1919-20 Rear Addition

The window openings on the east wall of the rear addition are infilled on all floors with brick and cement block that is flush with the opening on the interior.

6. Decorative features and trim:

1911-12 Storage Warehouse

The only extant decorative feature in the original warehouse building is the ornamental plaster ceiling at the westernmost bay of the first floor, which marks the location of the original main lobby. The ceiling is plaster on structure and features a decorative cornice with egg-and-dart, Greek key, and rope moldings. A leaf molding runs along the perimeter of the flat ceiling, and there are remnants of decorative rosettes at the corners of the ceiling. The ceiling and crown molding are painted primarily with green paint; the Greek key molding, rope molding, leaf molding, and corner rosettes have a bronze painted finish.

1919-20 Rear Addition

There are no decorative features or trim in the rear addition.

7. Hardware:

No original hardware remains in the 1911-12 storage warehouse building or 1919-20 rear addition.

8. Mechanical equipment:

a. Heating, Air Condition, Ventilation:

The present system is a modern HVAC system with ducts to distribute heating and air conditioning.

b. Lighting

No historic light fixtures remain in the original warehouse building or addition.

Part III: Sources of Information

A. Selected Sources

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Figure 1: First-floor sketch plan

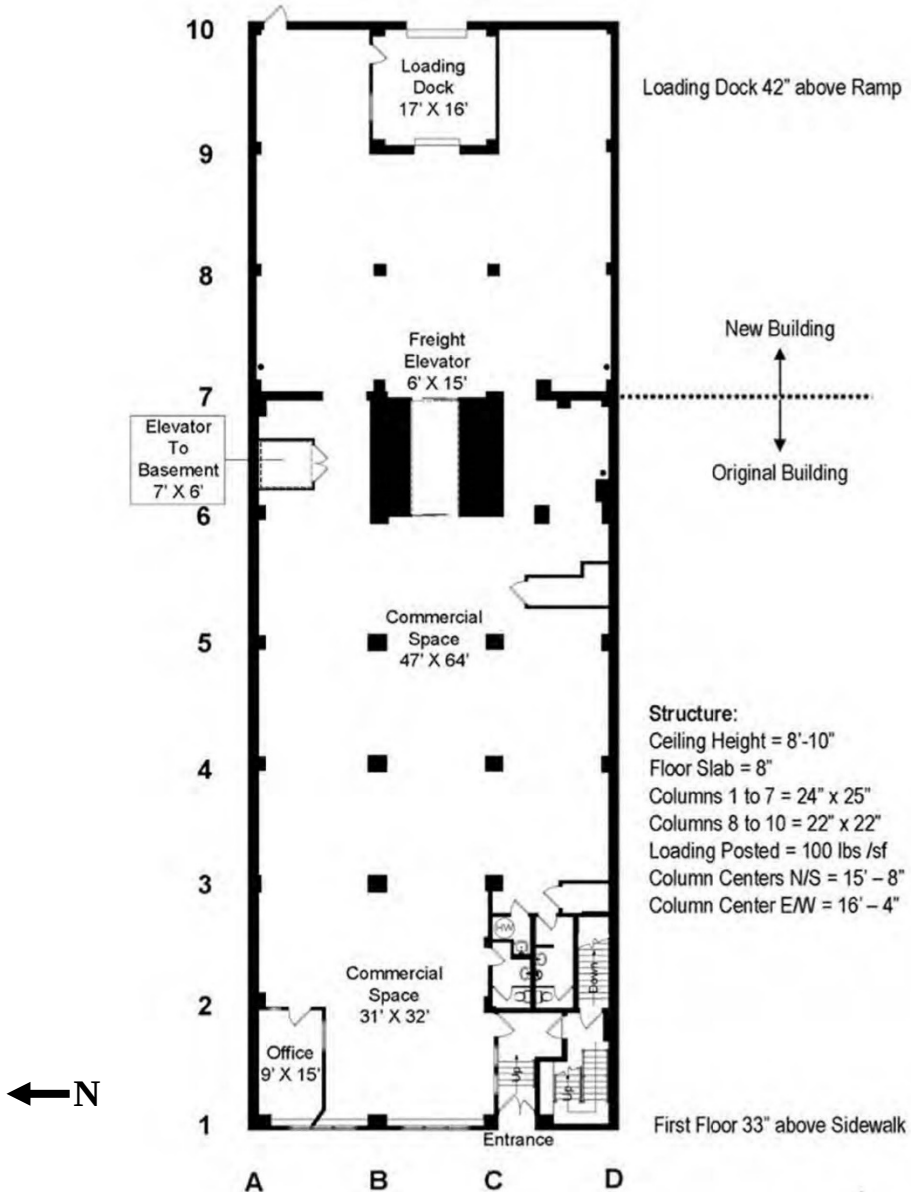


Figure 2: Second-floor sketch plan

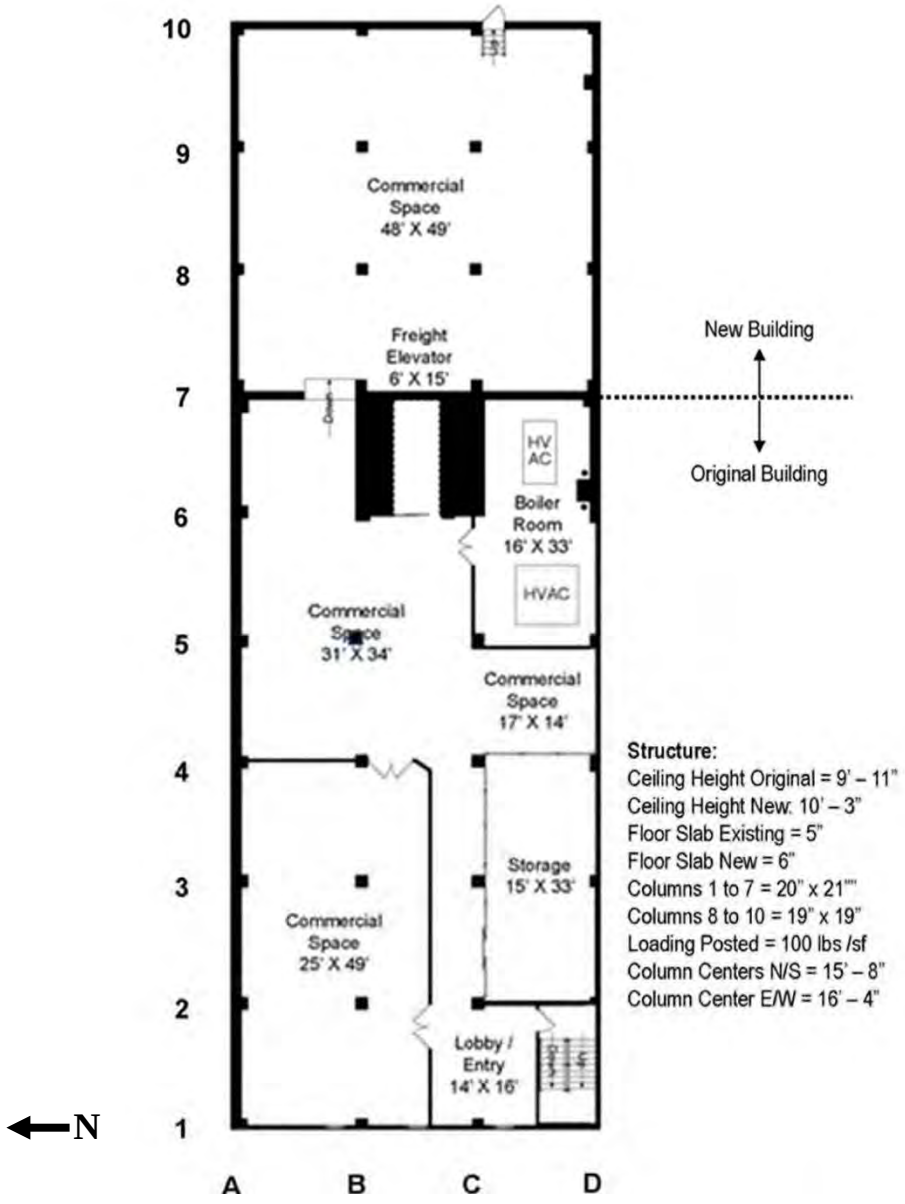


Figure 3: Third-floor sketch plan

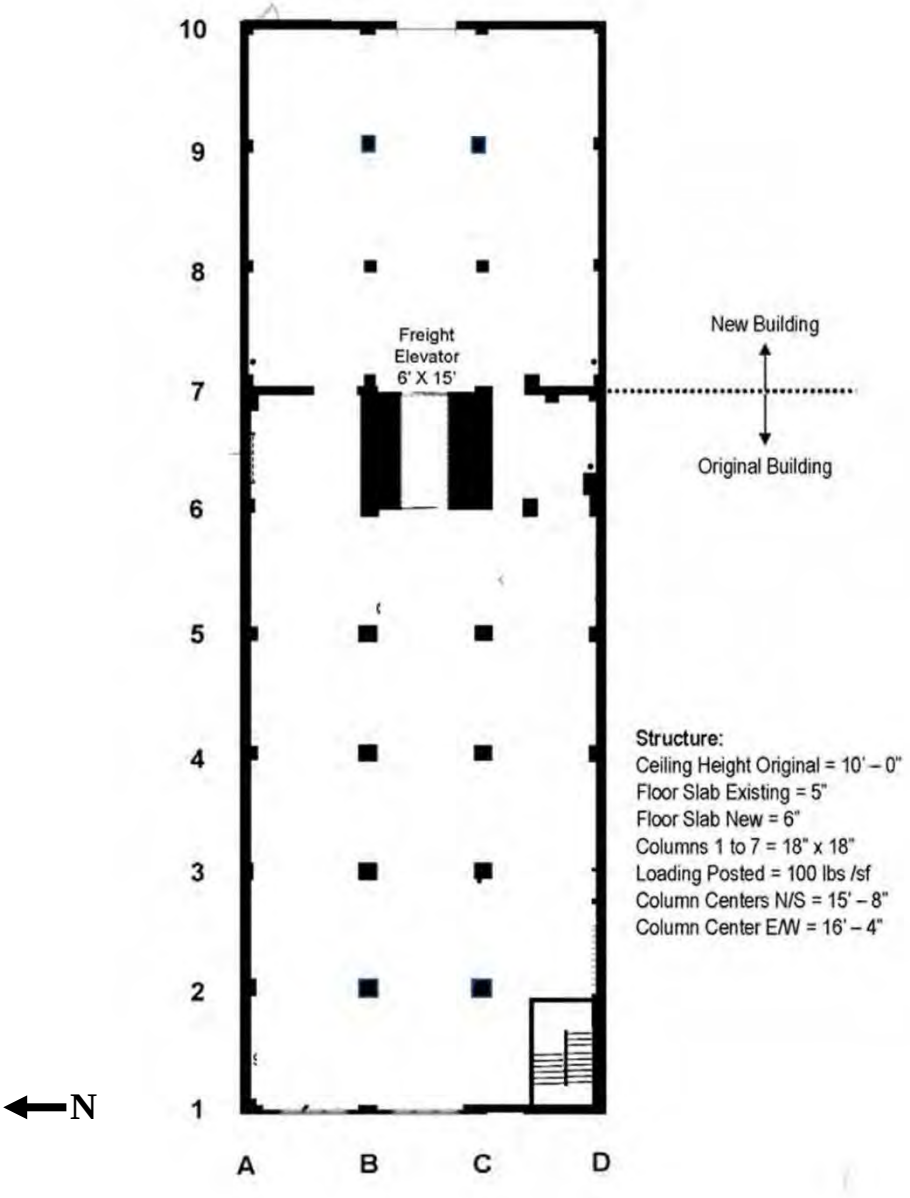


Figure 4: Fourth-floor sketch plan

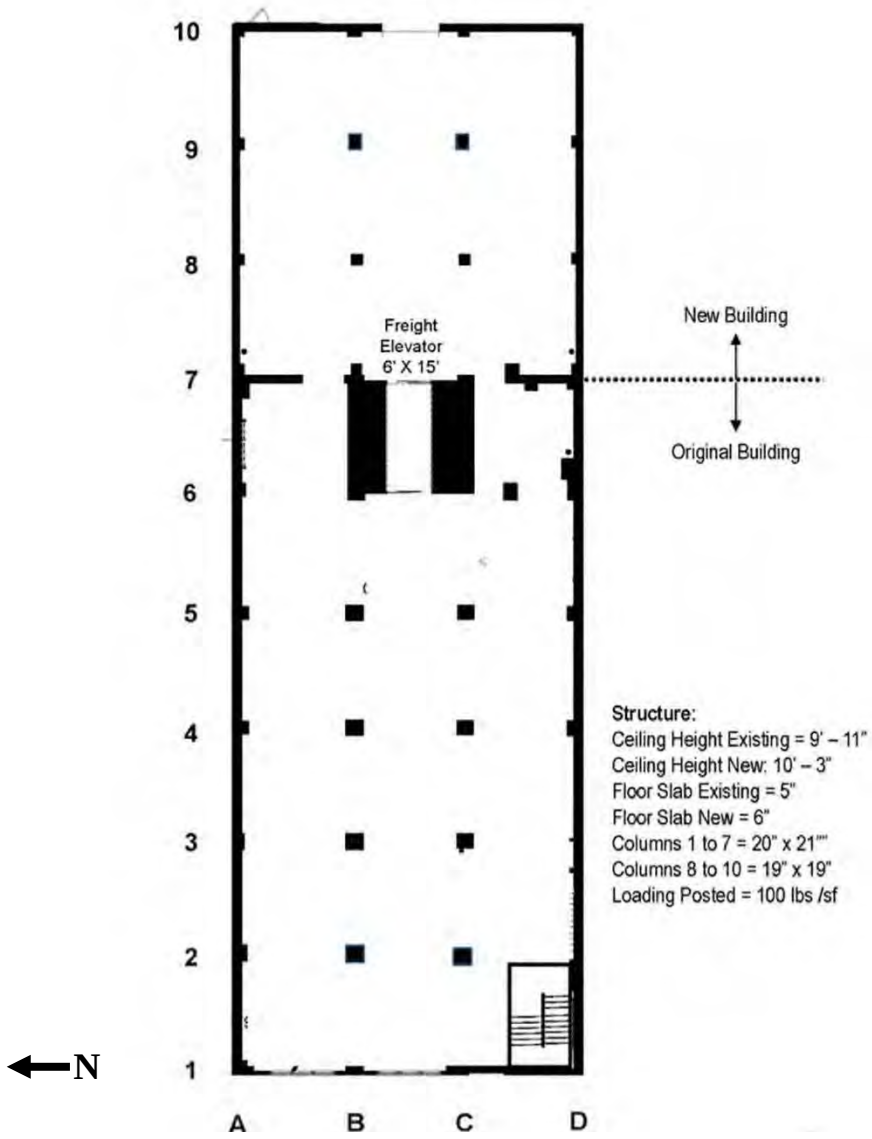


Figure 5: Fifth-floor sketch plan

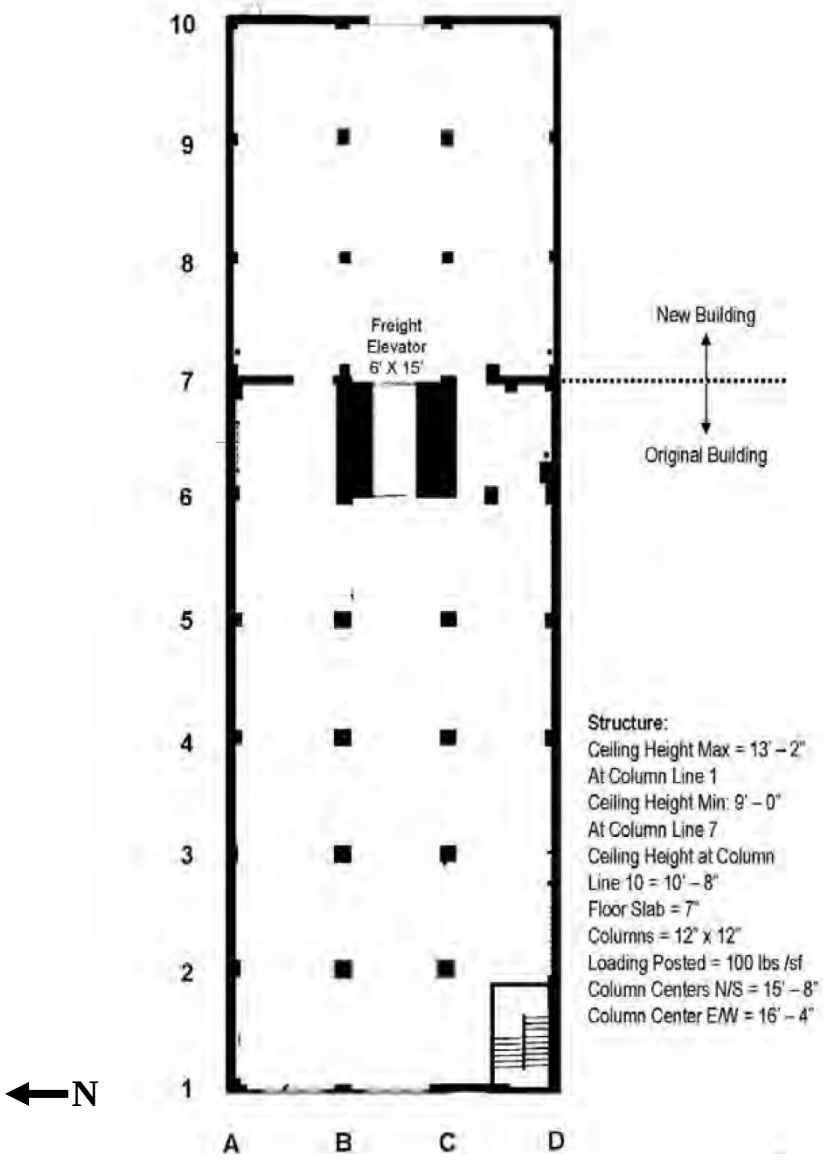
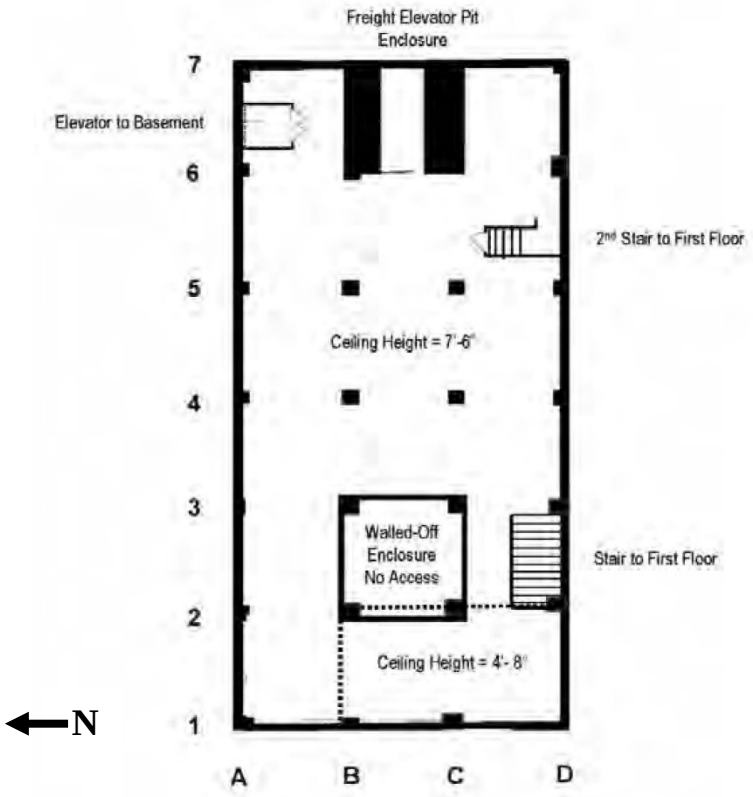


Figure 6: Basement sketch plan



HISTORIC AMERICAN BUILDINGS SURVEY

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W. C. REEBIE & BROTHER STORAGE WAREHOUSE HABS No. IL-1280
5035 North Broadway
Chicago
Cook County
Illinois

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Leslie Schwartz, photographer, January-February 2022

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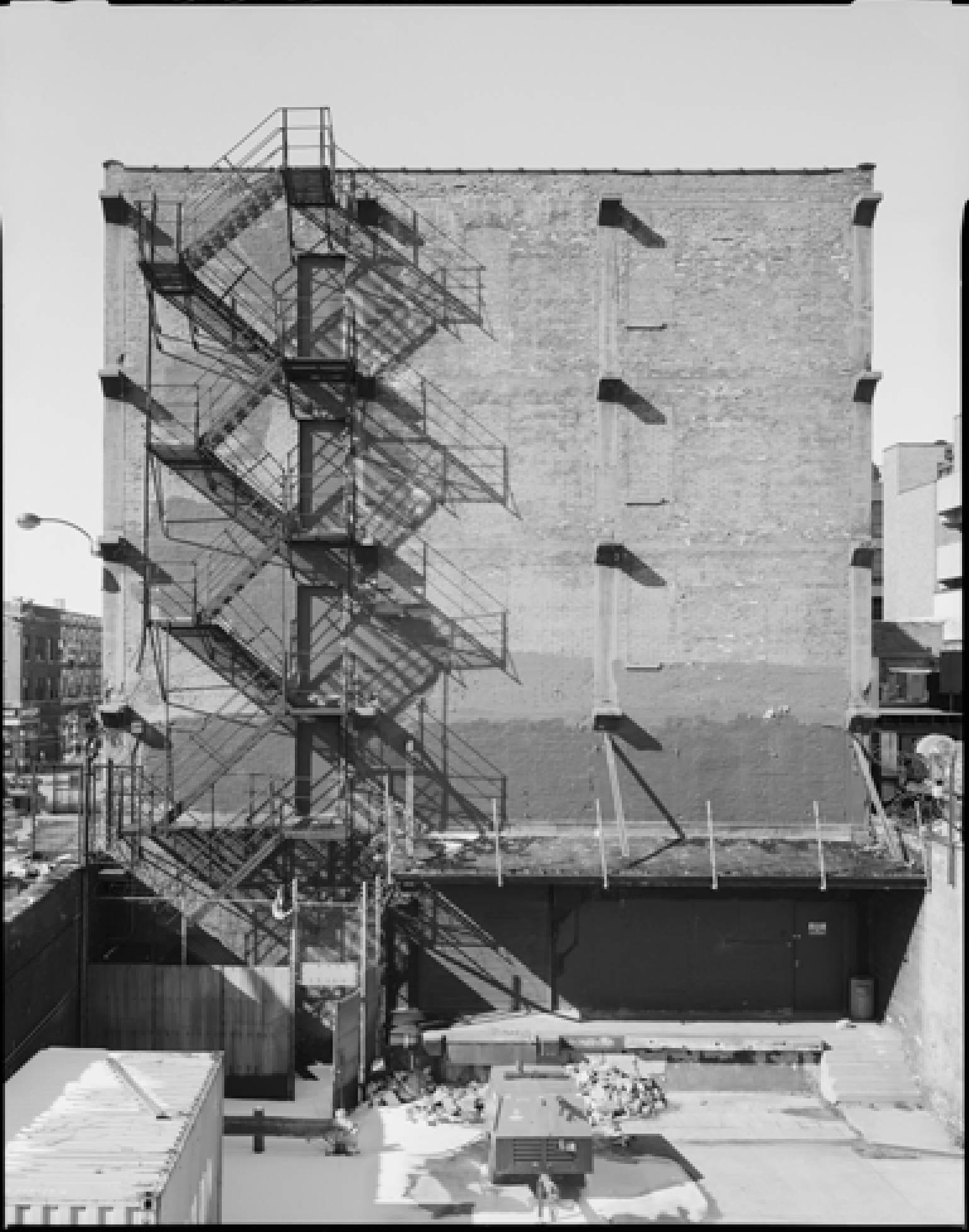

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HISTORIC AMERICAN BUILDINGS SURVEY

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W. C. REEBIE & BROTHER STORAGE WAREHOUSE HABS No. IL-1280
5035 North Broadway
Chicago
Cook County
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Emily Ramsey, photographer, September 2021

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070 First floor, view south at center south stair to basement.

071 Main southwest stair, view southwest at first floor.

072 Second floor, original building, view west with southwest stair enclosure at left.

073 Second floor, original building, detail of window on west wall.

074 Second floor, original building, view northeast from southwest stair.

075 Second floor, original building, view south to southwest stair.

076 Second floor, original building, view south with south wall at right.

077 Second floor, original building, view west to west wall.

078 Second floor, original building, view east.

079 Second floor, original building, view southwest.

080 Second floor, original building, detail of concrete floor.

081 Second floor, original building, view east from west end of floor.

082 Second floor, original building, view southwest from northeast corner.

083 Second floor, original building, mechanical room, view south.

084 Second floor, original building, view west with mechanical room at left.

085 Second floor, original building, elevator and mechanical room, view southeast.

086 Second floor, original building, view east at northeast corner.

087 Second floor, rear addition, view east from northwest corner.

088 Second floor, rear addition, view southeast from northwest corner.

089 Second floor, rear addition, view east to east wall.

090 Second floor, rear addition, view southeast with east wall at left.

091 Second floor, rear addition, view west from northeast corner.

092 Second floor, rear addition, fire escape door, view east.

093 Second floor, rear addition, detail of concrete mushroom column.

094 Second floor, original building, detail of concrete beams and columns, view west.

095 Main southwest stair, original building, view west at landing between second and third floors.

096 Main southwest stair, original building, view east at third floor.

097 Third floor, original building, view west to west wall.

098 Third floor, original building, detail of window on west wall, view southwest.

099 Third floor, original building, detail of window on west wall, view west.

100 Third floor, original building, detail of window on west wall, view northwest.

101 Third floor, original building, view southeast from northwest corner.

102 Third floor, original building, view east.

103 Third floor, original building, view east with elevator at center.

104 Third floor, original building, view east to opening into rear addition.

105 Third floor, rear addition, view southeast.

106 Third floor, rear addition, view east.

107 Third floor, rear addition, view southwest to south wall.

108 Third floor, rear addition, infilled window opening, view east.

109 Third floor, rear addition, view west.

110 Third floor, original building, view west from east wall with elevator at left.

111 Fourth floor, original building, southwest stair fire door, view east.

112 Fourth floor, original building, view east from southwest corner.

113 Fourth floor, original building, window, view west.

114 Fourth floor, original building, view east.

115 Fourth floor, original building, view west.

116 Fourth floor, original building, view south.

117 Fourth floor, original building, view southeast.

118 Fourth floor, original building, view east to rear addition.

119 Fourth floor, rear addition, view east from southwest corner.

120 Fourth floor, rear addition, view east from northwest corner.

121 Fourth floor, rear addition, view west.

122 Fourth floor, detail of opening between original building and rear addition, view south.

123 Fifth floor, original building, view south in southwest stair.

124 Fifth floor, original building, view east.

125 Fifth floor, original building, view west.

126 Fifth floor, original building, view east with elevator at right.

127 Fifth floor, original building, view east with elevator at left.

128 Fifth floor, rear addition, view south along east wall.

129 Fifth floor, rear addition, view east.

130 Fifth floor, rear addition, view east.

131 Fifth floor, rear addition column detail, view south.

ARK HERE WITH PARQEX
Exit Only
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UPTOWN

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Sun Wah 華

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Violators Will Be Towed at Owner's Expense
No Trespassing
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JLG
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5035
PUBLIC NOTICE
PROTECT THE SACRED
DEFUND LINE 3
DEFUND LINE 3

·W·C·REEBIE·&·BRO·

STAIRS

HH

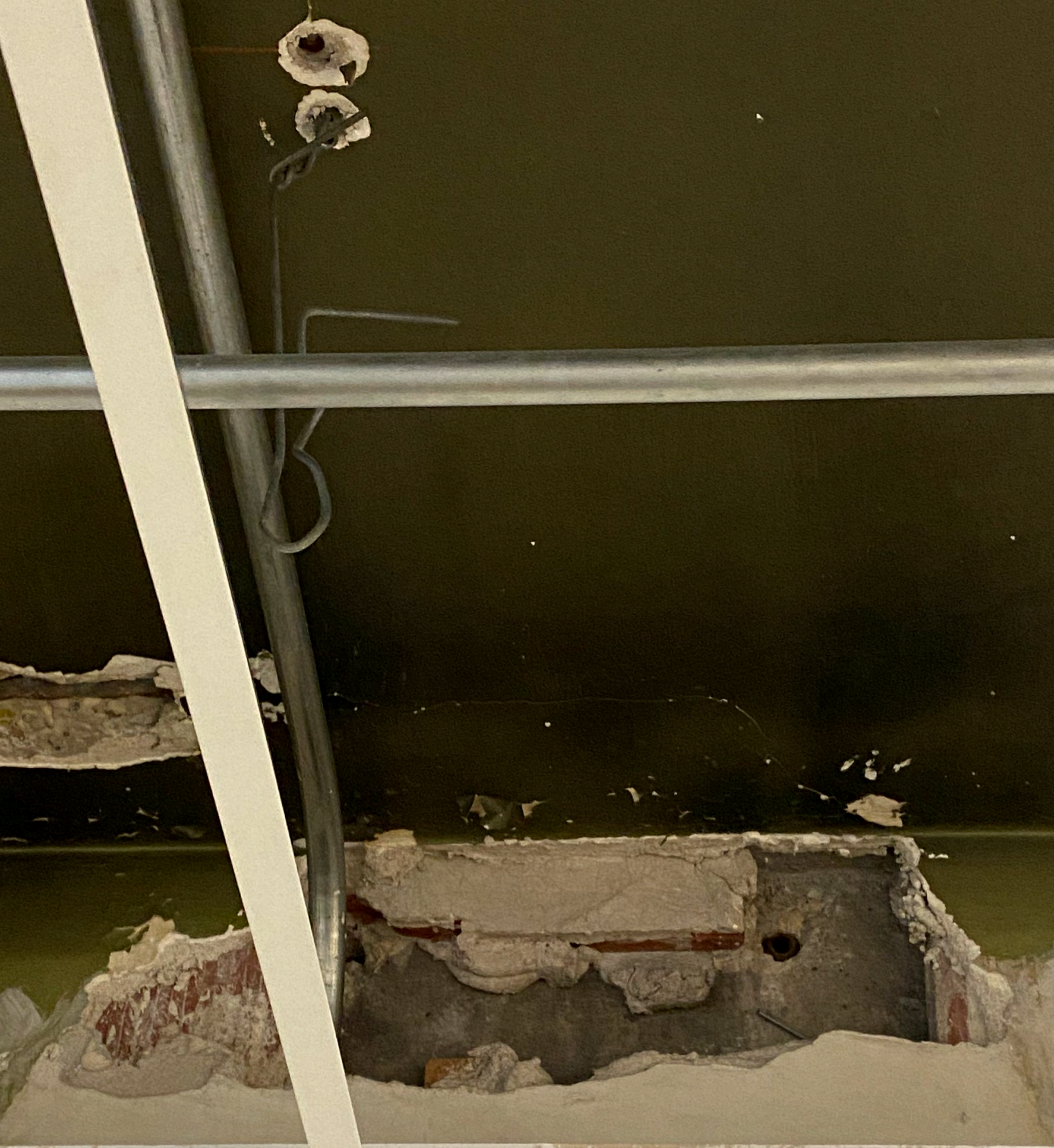
EXIT

HH

PARTY SIZE!
CAFÉ BUSTELO
Café Espresso Molido

EXIT

Timeline



UPTOWN
Attica Prison
Uprising
Sept. 9, 1971
UPTOWN

5 1/2

5 1/2

2 3/4

2 1/8

1

THIS ELEVATOR
TEMPORARILY
OUT OF SERVICE
Please Take Other
Elevator
FLOOR
1

NO RIDERS

EXIT
EXIT
Benjamin Moore

EXIT
NO SMOKING
Please
CHAPIN
Lawn & Garden

EXIT

20

STAIRS

STAIRS
FLOOR
2
FIRE

STOCK
MAILROOM
EXIT

2
2
2C

2E
NO SMOKING

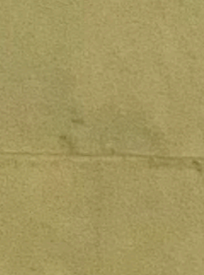
2G
FIRE ESCAPE
2J
2L

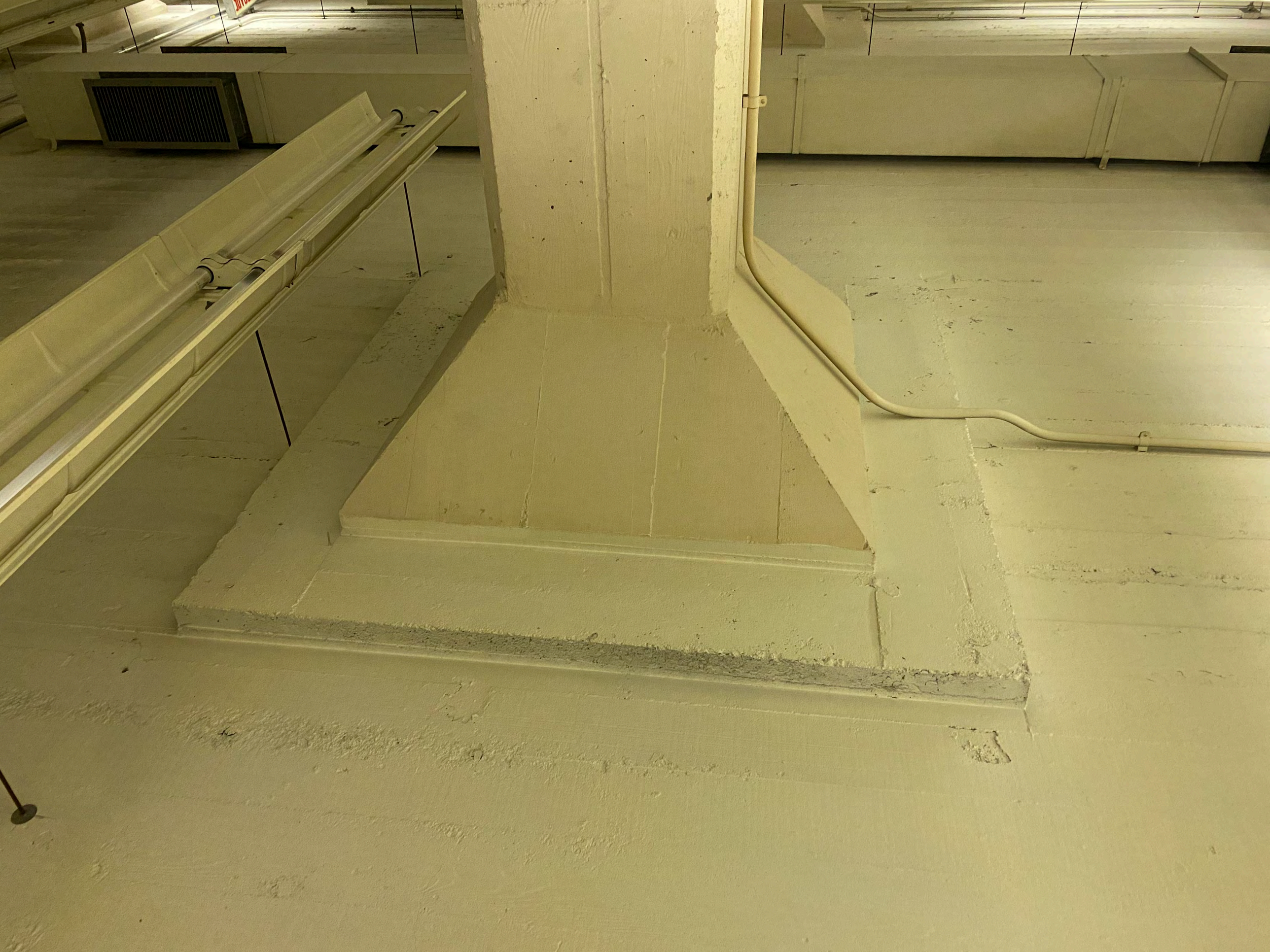
FIRE ESCAPE
2H
2J
2M

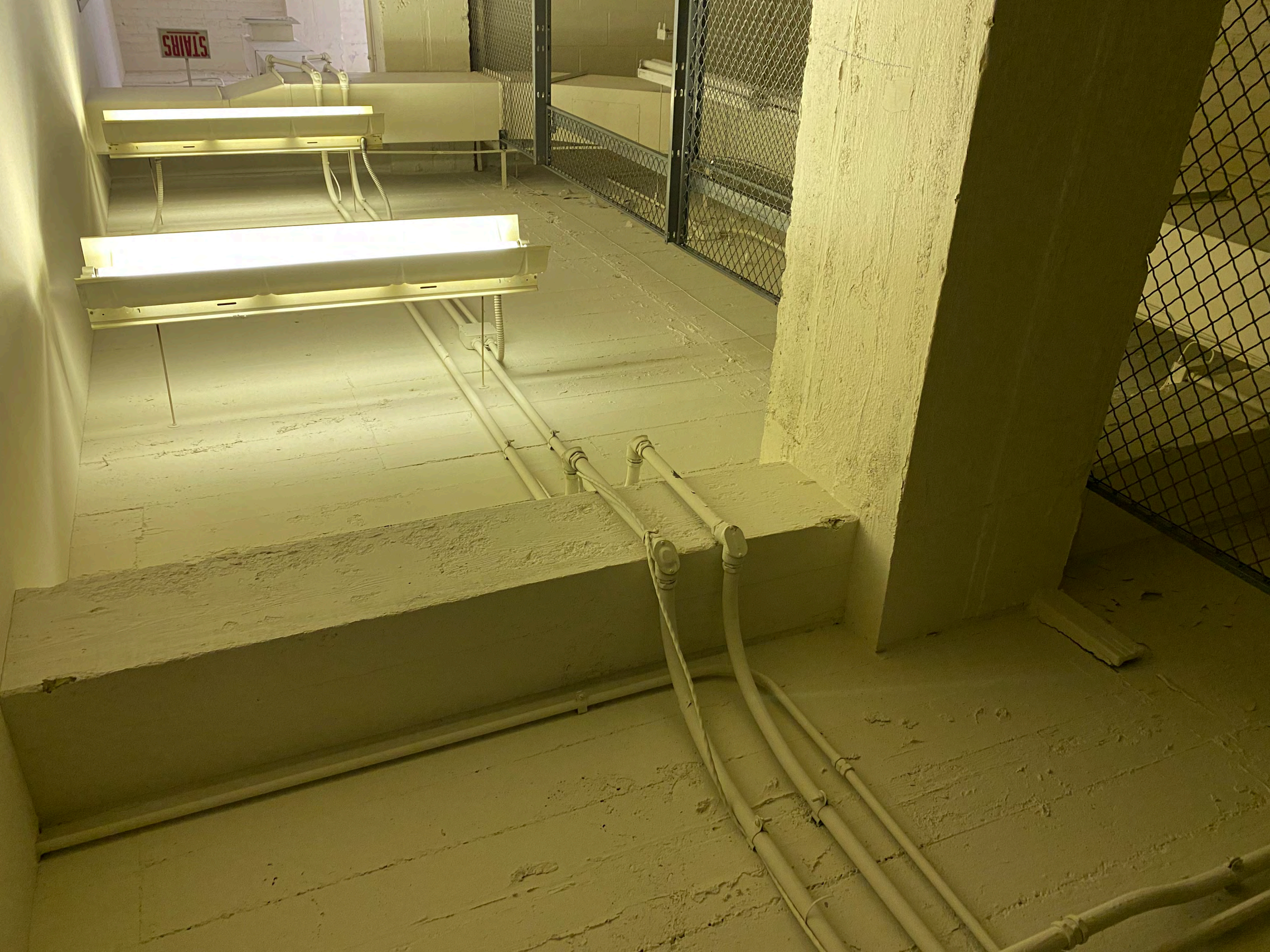
FIRE ESCAP
2H
NO SMOKING

FIRE ES
NO
SMOKING!

2M
2J


NO SMOKING
Please




STAIRS

FLOOR
3

FIRE DOOR
KEEP CLOSED

3

STAIRS
FLOOR
3

3M
CUIDADO

30
3S

30
3S
3V
3R
30
30

3U
3R
3U
3S

3U
3R

3U

3R
3R
3P
3P
MODINE

4

FIRE DOOR
KEEP CLOSED

STAIRS

RETAIL SPACE FOR LEASE
630.9 4.7300
BROADWAY

4D
4G
4G
4R
4F

4J
4G
4G
4G

4 J
4 G

FIRE ESCAPE
4J

4S
4S
4V
FIRE ESCAPE

4S
4V
4S

4Y
4V
4S
4T
4V
4Y

4T

FLOOR
5
FIRE DOOR
KEEP CLOSED
5

5G
5G
5C
5D
5A
5B
5E

5N
5N
5

5M
5
5M
5M

SR
SS

5S
5V
5S
5V
5V
5U
FIRE ESCAPE

5 W
5 S
5 V
5 Y
FIRE ESCAPE
5
5 V
5 S
5 W

5X
5U