

South Chicago Ship Chandlery Company Building
3217 E. 92nd Street
Chicago
Cook County
Illinois

HIBS No. CK-2023-4

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
FIELD RECORDS

HISTORIC ILLINOIS BUILDING SURVEY
State Historic Preservation Office
Illinois Department of Natural Resources
One Natural Resources Way
Springfield, Illinois 62702-1271

HISTORIC ILLINOIS BUILDING SURVEY

South Chicago Ship Chandlery Company Building 3217 E. 92nd Street

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- Location: 3217 E. 92nd Street, Chicago, Cook County, Illinois
- The building is located at latitude: 41.728246, longitude: -87.546148. This point was obtained on December 11, 2023, using Google Earth (WGS84). There is no restriction on its release.
- Present Owner: Interfaith Housing Development Corporation of Chicago
- Present Use: Vacant
- Significance: The three-story commercial structure at Avenue 3217 E. 92nd Street (originally 160 92nd Street) in Chicago, Illinois, was designed by architect Franz Roy and completed in 1897. The building was home to several commercial operations throughout the twentieth century, including a marine supply store (or chandlery) and a hardware store. In 2023 the building was determined individually eligible for listing in the National Register of Historic Places for local significance under National Register Criterion A as one of the few remaining and intact commercial properties associated with development along East 92nd Street in Chicago's South Chicago neighborhood following the extension of rail commuter services to the area in the early 1880s.
- Historians: Emily Ramsey, Lara Ramsey, and John Cramer of Ramsey Historic Consultants, Inc. - December 2023
- Project Information: This project was undertaken in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 306108). This building was recorded as a stipulation of the Memorandum of Agreement among Interfaith Housing Development Corporation of Chicago/Claretian Associates, Inc., the City of Chicago Department of Assets, Information and Services; the City of Chicago Department of Housing; and the Illinois State Historic Preservation Office regarding the demolition of the building.

Part I: Historical Information

A. Physical History:

1. Date of erection: 1897
2. Architect: Franz Roy (1857-1930)
3. Original and subsequent owners, occupants, and uses:

Owners¹

1896-1945	Helen G. Carpenter, wife of Benjamin Carpenter. Benjamin Carpenter was the son of George B. Carpenter and an executive with George B. Carpenter & Co.
1945-1950	E.B. Carpenter (probably a Carpenter family member) The 1945 ownership change occurred the same year as the death of Helen Carpenter.
1950-1959	Great Lakes Supply / Great Lakes Supply Corp.
1959-1960	Sara Wolf
1960-1967	Rose Home Bldgs (?)
1967-1974	Matt Birk & wife
1974-1977	Robert Hart & wife
1977-2002	O. (probably Ozzie) Menconi
2002-2023	Southeast Chicago LLC
2023-Present	Cook County, Illinois

¹ Owners of the building and approximate dates of ownership were taken from title records, city directories, and local newspapers.

*Occupants*²

1897-c.1961	George B. Carpenter, Great Lakes Supply Co., Great Lakes Supply Corporation, H. Channon & Co., C.A. Londelius & Sons
c.1962-c.1966	Illiana Supply

4. Builder, contractor, suppliers: Unknown

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

6. Alterations and additions:

Exterior

3217 E. 92nd Street's street-facing north facade retains its original massing, masonry features, roofline, and symmetrical fenestration patterns. This primary façade retains no historic signage dating from before the late twentieth century.

The north façade ground floor's original three-part cast iron storefront system remains, though the two side window openings and inset center window returns have been infilled with plywood. The inset center door, obscured by a non-historic security gate, has been removed and replaced with non-historic security doors. The 2nd and 3rd floor window openings appear to retain 1-over-1 wood windows, possibly historic, though they are obscured on the 2nd floor by non-historic outer window grilles and at the 3rd floor by plywood. The 3rd floor center window is uncovered and shows original wood brick mold but with a missing lower window sash and a heavily damaged wood upper window sash. The attic / 4th floor's three-part window grouping is missing its original windows and is infilled with glass block.

Demolition of 3217 E. 92nd Street's neighboring structure to the west has revealed the building's common brick west party wall.

3217 E. 92nd Street's alley-facing south façade is partially obscured by its original one-story garage. The south "porch" at the 2nd and 3rd floors noted in a 1913 fire insurance map was apparently removed by 1946 and replaced with a metal fire escape system which survives in poor condition. The south façade of the visible 1st,

² Occupants of the building and approximate dates of occupancy were compiled from city directories and local newspapers.

2nd and 3rd floors retains its symmetrical fenestration patterns, but original center fire escape doors and flanking windows have been removed; door openings have been infilled with brick and non-historic metal doors, and window openings infilled with brick and smaller steel sash windows.

The alley-facing one-story brick garage at the rear south end of the property retains its simple cubic massing though its three south garage doors have been covered with non-historic plywood.

Interior

No historic plans or images have been located to show the historic condition of the building's interior. The interior is not safe to access and so no interior description is available.

B. Historical Context:

South Chicago Neighborhood History

3217 E. 92nd Street is located at the southeast corner of Chicago's South Chicago community area, approximately 10 miles southeast of the downtown Loop commercial district, along Lake Michigan at the mouth of the Calumet River. The South Chicago neighborhood is bounded by 79th Street to the north; South Chicago Avenue to the west; 95th Street to the south; and Lake Michigan and the Calumet River to the east and southeast. Primary streets running through South Chicago include predominantly commercial 92nd Street running east-west and S. Commercial Avenue running north-south (three blocks west of 3217 E. 92nd Street). The north-south running former Illinois Central Railroad tracks, today used by the Metra commuter rail system, lie one block west of 3217 E. 92nd Street between S. Baltimore and S. Brandon Streets.

Before White settlement, what became known as South Chicago was among the ancestral lands of Native American tribes, including the Peoria, Potowatomi, Myaamia, Očhéthi Šakówiŋ, Kanskaskia, and Kickapoo.³

The South Chicago community's growth and prosperity has always been tied to commerce-driven changes made to and along the Calumet River where it meets Lake Michigan. This portion of the Calumet is in fact a manmade channel created between 1809 and 1820 to connect the Konomick River (Little Calumet River) north to Lake Calumet and Lake

³ "Native Land Digital," accessed November 28, 2023, Native-land.ca.

Michigan.⁴ By the 1830s, South Chicago was a rural fishing and farming area outside of the growing White settlement of Chicago. Beginning in 1833, the mostly unsettled land near of the mouth of the Calumet River was the subject of speculative land buying which grew into the town of Ainsworth as river and railroad routes developed.⁵

An 1869 Congressional appropriation spurred work on a large new harbor at South Chicago and after the Great Chicago Fire of 1871, the South Side community became an unexpected center of industry. South Chicago became home to growing steel, grain, railroad, and lumber industries, including the Brown Iron and Steel Company (1875) and the South Works of North Chicago Rolling Mill Company (1880). 3217 E. 92nd Street was completed in 1897 near the intersection of 92nd Street and S. Commercial Avenue, South Chicago's primary commercial hub constructed around the South Works in the 1880s. The Township of Hyde Park, including the areas now called South Chicago, were annexed into the City of Chicago in 1889.⁶

In the twentieth century, South Chicago was dominated by industrial steel employers, including U.S. Steel which took over the South Works in 1901; the influx of workers who settled in the area, including families of Polish, Italian, Mexican and African American descent, and later Serb and Croatian American descent; and the labor conflicts that erupted in the community between the two. The 1919 strike of 365,000 workers nationwide against U.S. Steel resulted in an influx of Mexican workers to South Chicago who were used as strikebreakers and who settled permanently in the community. In response to early losses for workers, South Chicago became a center of labor union activity in the city.⁷

A second escalation of industrial development in South Chicago followed the 1922 completion of the Calumet-Saganashkee (or Cal-Sag) Channel that connected the Little Calumet River to the Sanitary and Ship Canal, reversing the flow Calumet River and connecting Lake Michigan and the Calumet Region west through a series of waterways to the Mississippi River. South Chicago's businesses and residents saw a long period of sustained prosperity through to the late twentieth century as the Calumet Region's waterways and harbors were improved and the community's industries expanded.⁸

⁴ Encyclopedia of Chicago, "Calumet River System," accessed December 6, 2023, <https://encyclopedia.chicagohistory.org/pages/203.html>.

⁵ Encyclopedia of Chicago, "South Chicago," accessed December 6, 2023, <https://encyclopedia.chicagohistory.org/pages/1170.html>.

⁶ Encyclopedia of Chicago, "South Chicago."

Encyclopedia of Chicago, "Chicago's Harbors: From the Chicago to the Calumet Rivers," accessed December 6, 2023, <http://www.encyclopedia.chicagohistory.org/pages/300044.html>.

⁷ Encyclopedia of Chicago, "South Chicago."

⁸ Encyclopedia of Chicago, "South Chicago."

Encyclopedia of Chicago, "Calumet River System."

In its early history, 3217 E. 92nd Street was only one of many commercial operations on 92nd Street between the Illinois Central railroad station to the west (just west of what is today S. Brandon Avenue) and Harbor Avenue to the east, lined with railroad tracks and factories overlooking the Calumet River. An insurance map of 92nd Street from 1897, the year the building was complete, shows several empty lots along 92nd Street (including a vacant lot at 160 E. 92nd Street, soon to house the Great Lakes Supply Co.), with scattered two-and three story commercial buildings.⁹ An insurance map from sixteen years later in 1913, near the height of South Chicago's population growth and business activity, shows 3217 E. 92nd Street neighboring a mattress factory, hotel, department store, Chinese laundry, meatpackers' warehouses, a wholesale and retail liquor store, and dozens of street-facing shops with industrial spaces, offices and apartments above.¹⁰

After a period of sustained prosperity into the late twentieth century, the closure of the neighborhood's main employer USX (formerly U.S. Steel)'s South Works in 1992, followed by the departure of other large industrial concerns, dealt a significant blow to commercial life in South Chicago. Today South Chicago's population has reduced by nearly half since its peak in the 1930s, resulting in disinvestment in the community's commercial corridors including 92nd Street and the vacating of mercantile buildings like 3217 E. 92nd Street.¹¹

Building History

The three-story building at 3217 E. 92nd Street (originally 160 92nd Street) was originally completed in 1897 at a reported cost of either \$4,000 or \$5,000 and was designed by Chicago architect Franz Roy. The building was recorded in two Chicago newspapers in February 1897 as being constructed for George B. Carpenter & Co., a longtime Chicago firm of ship chandlers, or suppliers.¹² Local newspaper advertisements and news articles in subsequent years show that that the building was initially occupied by the South Chicago Ship Chandlery Company (later the Great Lakes Supply Company / Great Lakes Supply Corporation, or simply Great Lakes Supply), a ship chandlery founded by Captain James A. Channon (1841-1928) apparently operated in partnership with George B. Carpenter & Co.¹³

Ship chandlers like George B. Carpenter & Co. and Great Lakes Supply played a critical role in the maritime economy of late nineteenth and early twentieth century Chicago, a city

⁹ *Insurance Maps of Chicago, Illinois Volume F* (1897), Sheet 45.

¹⁰ *Insurance Maps of Chicago, Illinois Volume F* (1913), Sheet 45.

¹¹ Encyclopedia of Chicago, "South Chicago."

¹² "Building Permits," *The Chicago Chronicle* (Chicago, IL), February 9, 1897.

"Reported by Architects," *The Inter Ocean* (Chicago, IL), February 14, 1897.

¹³ "Great Lakes Supply for Waterways," *The Daily Calumet* (Chicago, IL), March 11, 1949.

fronting onto the Great Lakes and connected via railroads but also lakes, rivers, and canal systems to regional, national, and international markets. Chicago's chandlery businesses outfitted commercial ships with every possible piece of equipment that might be needed onboard.

Founded in 1840 and known Gilbert Hubbard & Co. until George B. Carpenter (1834-1912) took over the firm after his partner Gilbert Hubbard's death in 1881, George B. Carpenter & Co. was among the leaders of shipping supply dealers and manufacturers in Chicago in the late nineteenth and early twentieth centuries. At the time of the construction of 3217 E. 92nd Street, George B. Carpenter & Co. operated a large downtown Chicago store along the Chicago River wharves and a storage and netting factory elsewhere, acting as a buyer and distributor of most any supplies a large ship might need, including cordage, twines, netting, cotton duck, mill supplies, tents, flags and marine hardware. George B. Carpenter & Co. also manufactured many of its own products including sails, tents, flags, waterproof covers, horse blankets, cots, and camp furniture. The company provided supplies to private ship owners and, beginning with the American Civil War, to the U.S. government to fit out military ships.¹⁴

By the early twentieth century, the George B. Carpenter & Co. expanded to branch store nationwide, including in Seattle, Washington.¹⁵ Like many other companies, Carpenter & Co. saw opportunity in South Chicago's growing shipping industry and partnered with Captain James A. Channon, a Somerset, England-born sailor of the Great Lakes who was already associated with Chicago's H. Channon Co. and its branch ship chandler's operation at nearby 170 E. 92nd Street (extant at 3207 E. 92nd Street) and who in 1893 established his own South Chicago Ship Chandlery Company which was later renamed the Great Lakes Supply Co.¹⁶

Though the legal nature and duration of the George B. Carpenter & Co. – Great Lakes Supply Co. partnership is unknown, the Carpenter family owned the building at 3217 E. 92nd Street from before its construction until 1950, linking the Carpenters and Channons personally and professionally for over half a century. It appears that George B. Carpenter & Co. used Channon's South Chicago operation as a "branch store" near the mouth of Calumet River. In 1911, one year before his death, George B. Carpenter was noted in *Who's Who in Finance, Banking, and Insurance* as leader of George B. Carpenter & Co.,

¹⁴ *A History of the City of Chicago: Its Men and Institutions* (Chicago: The Inter Ocean, 1900), 270, 271.

¹⁵ *George B. Carpenter & Co., 1840-1940: the first hundred years* (Chicago: George B. Carpenter & Co., 1940).

¹⁶ *John V. Farwell Company wholesale pocket business directory of Chicago, Illinois* (Chicago: John V. Farwell Company, 1895), 367.

"Great Lakes Supply for Waterways."

"Ritzenthaler Renamed President as Great Lakes Supply Corp. Celebrates 60th Year," *The Daily Calumet* (Chicago, IL), March 12, 1953.

“manufacturers and jobbers of railway[,] mill and vessel supplies” and as “president [of] Great Lakes Supply Co;” and in 1911’s *The Book of Chicagoans* as simply “director” of Great Lakes.¹⁷

By 1900 advertisements for George B. Carpenter & Co. and the South Chicago Ship Chandlery Company were being displayed side by side in the *Blue Book of American Shipping*. A 1900 advertisement for the “So. Chicago Ship Chandlery Company” at 160 Ninety-Second St. shows a hand drawn view of the building’s 92nd Street facade and notes that they are “dealers in cotton duck, steel and iron wire rope, chains, blocks, manilla cordage, pains, oils engineers’ supplies.” The South Chicago outfit’s leadership is listed as “Geo. B. Carpenter, pres.” “Benjamin Carpenter [George Carpenter’s son], treas.” and “James Channon, gen’l manager.”¹⁸

Captain James A. Channon’s role in the company appeared to be more than a simple minder of the store, however. James Channon is listed in Chicago directories as manager of H. Channon & Co.’s store at 3217 E. 92nd Street as late as 1910.¹⁹ Channon was regularly noted as the South Chicago Ship Chandlery Company director as it evolved into the Great Lakes Supply Company and also became a purveyor of “industrial supplies and contractors’ materials,” and of everyday industrial home goods including cleaning supplies, paint, automatic washing machines, and even home radios. By the 1920s, James A. Channon’s overt partnership with George B. Carpenter & Co. appeared to fade and his son Carl A. Channon (1880-1947) took on a leadership role (the elder Channon died in 1928).²⁰

In 1925, Great Lakes merged with C.A. Londelius & Sons, a hardware store operation in South Chicago founded in the 1890s and noted as “the largest hardware dealers in Chicago.” Harry Londelius joined Great Lakes’ as the company vice president beneath Carl A. Channon. From 1925 until around 1929, 3217 E. 92nd Street advertised itself as a C.A. Londelius hardware store, though the moniker Great Lakes Supply Co. was restored by the 1940s.²¹ With a headquarters and manufacturing “main plant” at 1026 W. 50th Street (demolished); its “Calumet Division” branch at 3217 E. 92nd Street; and until 1941 its sales office and warehouses at 9330-9360 S. Ewing Avenue south across the Calumet River (demolished) and its Tractor and Equipment Division at 36th and Halsted, Great Lakes

¹⁷ John William Leonard, ed., *Who’s Who in Finance, Banking and Insurance* (New York: Joseph & Sefton, 1911), 115.
Albert Nelson Marquis, ed., *The Book of Chicagoans* (Chicago: A.N. Marquis & Company, 1911), 120.

¹⁸ *Blue Book of American Shipping: Marine and Naval Directory of the United States* (Cleveland, OH: Marine Review Publishing Co., 1900), 434.

¹⁹ *The Lakeside business directory and year book of the city of Chicago* (Chicago: Chicago Directory Co., 1910), 275.

²⁰ “Great Lakes Supply for Waterways.”

²¹ “Londelius Store is Fast Growing Concern,” *The Suburbanite Economist* (Chicago, IL), December 16, 1927.

Supply Co. became the “largest independent industrial supply company in the middle west.”²²

The company remained under the control of the Channon family until Carl Channon’s death in 1947.²³ Under the moniker of Great Lakes Supply Corp., the concern was by the early 1950s a local institution. In *The Daily Calumet*, Great Lakes was called “South Chicago’s Largest Hardware Store,”²⁴ and “the largest independent industrial supply company in the middle west serving the industrial empire of Cook county, Illinois, and Lake county, Indiana, and adjoining counties.”²⁵ “No matter how heavy the hardware,” the newspaper claimed, “or how fine a precision tool, Great Lakes is always able to deliver the goods.”²⁶

In 1959, the building at 3217 E. 92nd Street was posted in *The Daily Calumet* as “vacant” and for sale (though advertisements for Great Lakes Supply Corp. continued to display the Calumet Division branch store address for two more years).²⁷ From 1962 to about 1967, the building was occupied by a new industrial and mill supplier, Illiana Industrial Supply Co. (also known as Illiana Mill Supply), operated by a former Great Lakes employee Elbert Porter.²⁸

3217 E. 92nd Street remained in use as an industrial and commercial building through the late twentieth century.²⁹ Great Lakes Supply Corp., which left the building around 1962, appears to have remained in operation also through the late twentieth century.³⁰ 3217 E. 92nd Street is currently vacant.

²² “Great Lakes Supply for Waterways.”

Great Lakes Supply Company, *Catalogue B – Great Lakes Supply Company – Supplies and equipment for mills, factories, railroads, contractors and steamship lines* (Chicago: Great Lakes Supply Company, c.1931).

²⁴ “Advertisement: Great Lakes Supply Corporation,” *The Daily Calumet* (Chicago, IL), February 4, 1941.

²³ “Carl A. Channon, Great Civic Leader, Dies,” *The Daily Calumet* (Chicago, IL), October 10, 1947.

“Great Lakes Supply for Waterways.”

²⁴ “Advertisement: Great Lakes Supply Corporation,” *The Daily Calumet* (Chicago, IL), August 9, 1952.

²⁵ “Ritzenthaler is Top Man Again at Great Lakes.”

²⁶ Horace T. Peterson, “On The Avenue,” *The Daily Calumet* (Chicago, IL), March 27, 1951.

²⁷ “Real Estate For Sale: 3217 E. 92nd Street,” *The Daily Calumet* (Chicago, IL), April 16, 1959.

“Advertisement: The Season’s Greetings,” *The Daily Calumet* (Chicago, IL), December 24, 1959.

“Advertisement: Best of Luck in ‘61!” *The Daily Calumet* (Chicago, IL), December 30, 1961.

²⁸ “Buys Tobin Firm,” *The Daily Calumet* (Chicago, IL), February 1, 1962.

“Celebrate Wedding Anniversary,” *The Daily Calumet* (Chicago, IL), August 11, 1970.

²⁹ “Industrial Property,” *Suburbanite Economist* (Chicago, IL), October 6, 1974.

³⁰ “Sales,” *Chicago Tribune* (Chicago, IL), August 31, 1975.

*Architect Franz Roy (1857-1930)*³¹

Franz Roy, architect of 3217 E. 92nd Street, was born in Berlin, Germany in 1857 and settled in South Chicago in 1890; he was later called “one of South Chicago’s pioneers.”³² Beginning in 1891, Roy briefly partnered with Swiss-born Titus Diethelm and became known for their designs for schoolhouses, including Holy Family Academy at W. Division Street and N. Cleaver Street in Chicago’s Polish Triangle neighborhood, as well as “many of the large handsome blocks on Ninety-second street.”³³ Roy appears to have ended his partnership with Diethelm by 1897 when 3217 W. 92nd Street was completed.³⁴

Most of Franz Roy’s surviving works are located on Chicago’s Far South Side in and around South Chicago. Franz Roy is recorded as the architect of four extant buildings listed in the Chicago Historic Resources Survey: a two-story home at 7340 S. South Shore Drive in South Shore; a three-story commercial building at 8952 S. Commercial Avenue in South Chicago; St. Michael Serbian Orthodox Church at 9807 S. Commercial Avenue in South Deering; and a two-story Spanish Colonial Revival style single-family home at 10107 S. Seeley Avenue in Beverly, located in the Ridge Historic District listed in the National Register of Historic Places in 1976.³⁵

Roy was the architect of the three-story Rainbow Recreation Building at 11311-11315 S. Michigan Avenue (extant) and the Art Deco style Joy Theatre at 9225 S. Commercial Avenue in South Chicago (demolished).³⁶ He also designed many single-family residences, including concrete block homes.³⁷

Franz Roy was called “one of South Chicago’s pioneers” when he died in 1930.³⁸

³¹ 1910 United States Federal Census.

“Franz Roy,” Cook County, Illinois Death Index, 1908-1988.

³² *Chicago of Today: The Metropolis of the West* (Chicago: Acme Publishing & Engraving, Co, 1891), 236.

“Wife of Court Nominee IS Ex-South Chicagoan,” *The Daily Calumet* (Chicago, IL), February 1, 1962.

“25 Years Ago,” *The Daily Calumet* (Chicago, IL), April 21, 1955.

³³ Postcard Past/Present Photo, “Holy Family Academy, Chicago,” accessed December 6, 2023, <https://www.postcard-past.com/holy-family-academy/>.

Chicago of Today: The Metropolis of the West, 236.

³⁴ “Building Permits.”

“Reported by Architects.”

³⁵ Chicago Historic Resources Survey.

³⁶ “Levy Buys Recreation Building,” *Chicago Daily Tribune* (Chicago, IL), February 12, 1924.

Cinema Treasures, “Joy Theatre,” accessed December 11, 2023, <https://cinematreasures.org/theaters/6128>.

³⁷ *Cement and Engineering News* 4-5 (1898): 15.

³⁸ “25 Years Ago.”

Part II: Architectural Information

A. General Statement:

1. Architectural Character:

The building at 3217 E. 92nd Street is a modest example of a Two-Part Commercial Block, a building type commonly found in commercial districts small towns and cities across the United States. The three-story building, constructed in 1897 with minimal architectural detailing concentrated on its primary facade, is typical of the small-scale storefront buildings that populated neighborhood commercial districts that served local communities outside of Chicago's central business district.

The most distinguishing features of the building are located on the primary façade, facing north onto E. 92nd Street. The first story houses an original cast iron storefront with a recessed center entrance framed by slender columns. A steeply pitched gable with a decorative stone cornice and brick corbeling is situated at the top of the north facade.

2. Condition of Fabric:

The overall condition of 3217 E. 92nd Street is fair. The cast iron storefront exhibits some deterioration and has been painted. The storefront windows are infilled with plywood and the center entrance is blocked by non-historic security panels. Exterior masonry on all elevations is extant and in fair to poor condition, with more significant spalling and deterioration on the secondary west and south facades. Existing windows are in poor condition. Window and door openings on the south facade have been partially infilled with brick.

B. Description of Exterior:

1. Overall dimensions:

The building at 3217 E. 92nd Street is three stories tall with an attic level above and rectangular in plan, measuring approximately 20' wide and 100' long. The building is approximately 41' tall at the north end, to the top of the roofline. A one-story brick garage, measuring 20' wide and 35' long, extends from the south façade of the building and connects to the alley.

2. Foundations:

The foundation of the building appears to be brick. From the exterior, the base of the building is brick with no decorative features or ornamentation.

3. Walls:

Above the storefront, the primary north elevation of the building is clad in buff colored face brick laid in running bond. A limestone string course extends below the second-story window openings. Above the third floor, a decorative brick gable with limestone cornice and finial extends above the brick parapet.

The west, south, and east walls of the building are Chicago common brick laid in common bond. The east wall is largely obscured by an adjacent building.

The one-story rear garage features common brick walls laid in common bond.

4. Structural system, framing:

The building is constructed with loadbearing brick walls and wood floor framing and roof framing.

5. Porches, stoops, balconies, bulkheads:

There are no porches, stoops, balconies, or bulkheads on the building. A metal fire escape is located on the south elevation.

6. Chimneys:

A square brick chimney is located at the southeast corner of the roof.

7. Openings:

a. Doorways and doors:

The primary north entrance to the first-floor commercial space is located in the center of the storefront that occupies the first story of the north façade. The opening is recessed and flanked by slender painted cast-iron columns with geometric detailing and Tuscan capitals. The angled side walls of the opening feature painted, paneled wood bulkheads below large, rectangular plate glass windows. A non-historic metal gate extends across the opening. The doorway is infilled with metal security panels and a non-historic metal security door. A large transom above is covered with wire mesh.

On the south elevation, non-historic flat metal doors are situated at each landing of the center fire escape.

On the south elevation of the one-story garage are two large rectangular vehicular entrances, which have been infilled with brick. Metal security panels at the center of this elevation may obscure a pedestrian entrance.

b. Windows and shutters:

The north façade of the building houses a three-part glazed storefront on the first story, set in a painted cast iron frame with square geometric detailing and molding. The storefront windows flanking the center entrance feature painted, flat panel bulkheads with molded trim. The storefront windows are blocked with plywood and not visible from the exterior. South of the storefront is a painted cast iron pilaster with molded panels on the lower half and fluting on the upper half.

The second and third stories of the north façade are regularly fenestrated with rectangular window openings with limestone sills and segmental arch brick lintels—three openings at each story. The openings house one-over-one double hung wood windows. The east and west openings on the third story have been infilled with plywood. The attic level windows—a grouping of three narrow openings, separated by stone mullions, with a wide stone lintel and molded stone sill—are centered under the gable above the third story. The openings are infilled with glass block.

The east and west elevations are unfenestrated. The south elevation is three bays wide, with rectangular window openings flanking the center fire escape. The openings, which feature limestone sill and brick rowlock lintels, have been partially infilled with brick to accommodate smaller 12-pane steel sash windows.

The one-story garage is unfenestrated.

8. Roof:

a. Shape, covering:

The roof of the building is flat and covered with asphalt roofing material. Aerial photographs and historic fire insurance maps indicate that there is a skylight at the center of the roof, which appears to be covered with metal cladding.

The roof of the one-story garage is flat and covered with asphalt roofing material.

b. Cornice, eaves:

The north brick parapet is capped with simple limestone coping. The east and west brick parapets are capped with terra-cotta coping, and an aluminum gutter runs along the roof edge of the south façade.

C. Description of Interior:

1. Floor Plans:

The interior of 3217 E. 92nd Street is not structurally sound and not safe to access. Therefore, the consultant was not able to document the current condition of the building's interior with field notes or photographs. No historic plans or current plans have been located that document the interior configuration of the building. The information provided below is based primarily on historic fire insurance maps dated to 1897, 1913, 1947 and 1950.

Fire insurance maps indicate that the building has three full floors with no basement.

2. Stairways/Elevators:

Fire insurance maps show a freight elevator located near the center of the west wall. The number and location of interior stairs is not known.

Part III: Sources of Information

A. Selected Sources

Maps

Insurance Maps of Chicago, Illinois Volume F. 1897.

Insurance Maps of Chicago, Illinois Volume F. 1913.

Insurance Maps of Chicago, Illinois Volume F. 1947.

Insurance Maps of Chicago, Illinois Volume F. 1950

Newspaper Articles

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“Advertisement: Best of Luck in '61!” *The Daily Calumet* (Chicago, IL). December 30, 1961.

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“Advertisement: The Season’s Greetings.” *The Daily Calumet* (Chicago, IL). December 24, 1959.

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HISTORIC ILLINOIS BUILDING SURVEY

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Leslie Schwartz, photographer, November 2023

- | | |
|--------------|---|
| CK-2023-4 -1 | E. 92 nd Street view, north and west facades of subject building (at center) and view east along E. 92 nd Street, view southeast. |
| CK-2023-4 -2 | E. 92 nd Street view, west facade of subject building, view east. |
| CK-2023-4 -3 | E. 92 nd Street view, north facade of subject building (at center), view south. |
| CK-2023-4 -4 | Alley view, south and east façades of subject building (at center), view northwest. |







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