HISTORIC PRESERVATION COMMISSION – STAFF REPORT

Landmark Nomination: Public Hearing

Address:	**1144 Lake St**
Meeting Date:	August 14, 2025
Property Owner:	Water Tower Realty Management
Historic Designation:	Not currently located in a historic district or a listed Landmark
Historic Name:	Marshall Field and Company Store
Zoning:	DT-1: Downtown - Central Sub-District
Project Description:	Nominated to be an Oak Park Landmark by the property owner



2024 Photo

Historic Preservation Ordinance

Relevant sections of the Historic Preservation Ordinance include the following:

7-9-4: CRITERIA FOR DESIGNATION OF HISTORIC LANDMARKS AND INTERIOR HISTORIC LANDMARKS:

A. The Commission, in determining whether to recommend for designation, and the Village Board, in determining whether to approve designation of particular sites, structures, or improvements as historic landmarks and/or interiors of structures or parts thereof as interior historic landmarks, shall consider the following criteria:

Historical And/ Or Cultural Importance

1. Significance as an example of the architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the state, or the United States;
2. Location as a site of a historic event, with a significant effect on the Village of Oak Park, the state, or the United States;
3. Identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State, or the United States;

Architectural And/ Or Engineering Importance

4. Existence on the National Register of Historic Places;
5. Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen;
6. Identification as the work of a builder, designer, architect, craftsperson, engineer or landscape architect whose individual work is significant in the development of the Village of Oak Park, the State, or the United States;
7. Contains design elements, detail, materials or craftsmanship that make the property or building structurally or architecturally innovative, rare or unique;
8. Representation of an architectural, cultural, economic, historic or social theme, style or period, expressed in distinctive areas, districts, places, buildings or structures that may or may not be contiguous.

B. Any site, structure or improvement that meets one or more of the above criteria shall also be at least fifty (50) years old and shall have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

C. It shall be within the discretion of the Village Board to deny designation of any historic landmark, irrespective of whether or not the proposed landmark satisfies one or more of the above listed criteria. (Ord. 1999-0-7, 3-15-99)

7-9-5: NOMINATION AND PRELIMINARY DETERMINATION OF ELIGIBILITY FOR DESIGNATION AS AN HISTORIC LANDMARK OR INTERIOR HISTORIC LANDMARK:

A. Submission Of Nominations: Historic landmark and interior historic landmark nominations may be submitted to the Commission by any person, group of persons, or association, including any member of the Commission, on a nomination form provided by the Commission. The nomination form shall include, or be accompanied by, the following:

1. The name and address of the owner of the property proposed for designation, including the names of the beneficial owners of property held in a land trust, where possible.

2. The legal description and common street address of the property proposed for designation.
3. An indication of whether or not the owner is in favor of the proposed designation.
4. A written statement describing the property and setting forth reasons in support of the proposed designation.
5. Photographs of the property or selected properties within a district.
6. Such other information as may be required by the Commission.

Applicant's Proposal

The applicant, property owner Mr. Nicholas P. Karris, has nominated 1144 Lake St known as the Marshall Field and Company Building to be an Oak Park Landmark based on the following Criteria from Section 7-9-4 of the Historic Preservation Ordinance:

Historical And/ Or Cultural Importance

Criteria 1: Significance as an example of architectural, cultural, economic, historic or social development or heritage of the Village of Oak Park, the state, of the United States.

Criteria 3: Identification with Marshall Field and Company Store which significantly contributed to the architectural, cultural, economic, historic or social heritage, or other aspect, of the Village of Oak Park, the State, or the United States.

Architectural And/ Or Engineering Importance

Criteria 2: Embodiment of those distinguishing characteristics of significant architectural type, or style, or engineering specimen.

Criteria 4: Contains design elements, detail, materials or craftsmanship that make the property or building structurally or architecturally innovative, rare or unique.

Criteria 5: Representation of an architectural, cultural, economic, historic or social theme, styles or period, expressed in distinctive areas, districts, places, buildings or structures that may or may not be contiguous.

Per 7-9-4E of the Historic Preservation Ordinance, the Marshall Field and Company Store is also over fifty (50) years old and has sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

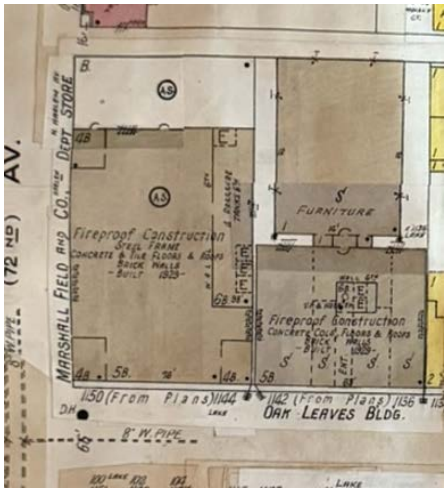
The property owner will attend the HPC meeting on August 14, 2024, for a Preliminary Determination of Eligibility. At this meeting, if the Historic Preservation Commission finds that the Marshall Field and Company Store is likely eligible to be nominated as an Oak Park Historic Landmark, a public hearing will follow right after the Commission's approval of Preliminary Determination of Eligibility. At the public hearing, the HPC shall hear testimony and received evidence. Within 45 days of the hearing, the Commission shall determine whether to recommend designation of a historical landmark to the Village Board, based on the "Criteria for Designation" in 7-9-4 of the Historic Preservation Ordinance (excerpt above). This decision may be made at the same meeting as the hearing or at a secondary meeting.

Historical Summary

The Marshall Fields and Company Store is located at 1144 Lake Street, northeast corner of Harlem Avenue and Lake Street, and at the western edge of Oak Park. The building sits a block north of the elevated Green Line CTA Harlem stop which provides commuter access to downtown Chicago along with the Metra commuter stop in the same location. Designed by Graham, Anderson, Probst and White, and constructed in 1929 as Marshall Fields and Company's first permanent suburban store at a total cost of $207,000, the Oak Park department store expresses an Art Deco modernity tempered by a corporate sense of tradition. In 1988, the Marshall Fields Building was individually listed in the National Register of Historic Places. The nomination was amended in 2024 to expand its boundary and include the adjacent Oak Leaves building in the National Register Nomination. In 1987, a façade easement was donated to the Landmarks Illinois Council. In 2005, the Architectural Survey of Downtown Oak Park and The Avenue Business District listed the Marshall Fields Building as a potential Oak Park historic landmark. The building is rectangular in plan (99'-9" X 186'-9") and has five stories, a mechanical penthouse and a basement. Its construction is steel frame with fireproof clay tile cladding and a reinforced concrete floor structure. Exterior walls are brick with stone veneer along Harlem Avenue and Lake Street facades. The building occupies a deep corner site and is 7 bays wide on Harlem Avenue and 5 bays wide on Lake Street, Oak Park's main retail shopping street. Although the department store gives the appearance of a freestanding building when viewed from the west or southwest, its east wall is adjacent to a block of commercial buildings. Please refer to the attached nomination report for additional historical information.



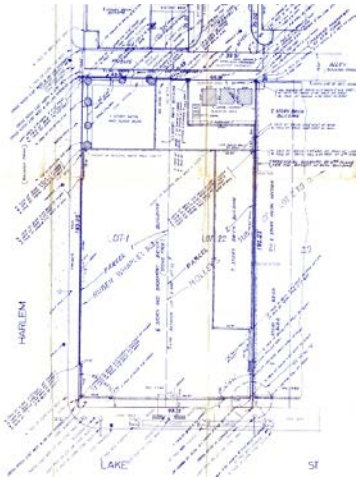
1908 Sanborn Map



1930 Sanborn Map



1947 Sanborn Map



2000 Plat of Survey

Previous and Current Owners

- 1929-Aug 1986 Marshall Field and Company
- 1986-1993 First National Realty and Development Inc.
- 1994-present Water Tower Realty Management

Previous Tenants

- 1987 River Forest Insurance Co., 4th floor
- 1988 Dial America
- 1989 Chernins Shoemart Express, 1st floor
- 1987-90 D&K partnership Ltd.
- 1998 Pinnacle Bank
- 1995 Lasalle Bank of Chicago
- 2006 Borders Books and Music
- 2016 Harkin Health
-

Permit history:

- 1929 5-story brick and concrete store building 99'-9" X 186'-9" ($207,000)
- 1937 Installed air conditioning
- 1940 Built shipping platform
- 1946 Leased Oak Leaves Building for additional store space
- 1946 Installed additional entrance door
- 1951 Installed cooling and ventilation system (cooling tower) on roof of penthouse
- 1951 Altered front of existing building on rear of lot on Harlem Ave
- 1961 Installed new sign
- 1965 Modernized 3 existing elevators and added one new shaft and elevator
- 1984 Replaced AC unit
- 1984 Relocate existing selling area from Oak Leaves Building to 1144 Lake St building
- 1985 Entrance from city parking, new doorway at pedestrian bridge
- 1985 Installed concrete block wall and garage doors to enclose shipping dock
- 1986 Terminated lease with Oak Leaves Building
- 1987 3rd level tenant build out
- 1992 Installed 1,150 CFM cooling system
- 1998 Upper and lower lobby renovation with change of entry
- 1998 Pinnacle Bank remodeled 2nd, 4th, and 5th floors
- 1999 Installed one passenger elevator
- 2000 West Suburban Hospital interior alterations for office use
- 2004 Olympia College sign permit
- 2006 Limestone masonry repair and tuckpointing
- 2007 Litigation/ court order: Otis Elevator Vs. Water Tower Realty Company
- 2012 Replaced one window with double door
- 2016 Harkin Health sign permit

2025 Proposed Renovation

- No exterior façade work is proposed except for a new tenant's awning signs (photos at the end of staff report)
- HVAC update; new heating, cooling system
- Structural Update/Fill Vault Harlem Street
- Interior Vanilla box and buildout of New Store
- Elevator update

Staff Comments

The Marshall Fields Store in Oak Park was the first permanent suburban store to be opened by retail merchandizing giant Marshall Field and Company, which has been credited with revolutionizing retail merchandizing. The building's historic function as a department store is evident from the large, first floor display windows and the small bronze-framed display cases capped with bronze and glass luminaires. Typical of many department stores, the building has a marquee over its Lake Street entrance. The marquee is of cast ornamental metal and steel metal coffers.

The low base of the building is polished black granite. Black polished granite also enframes the large display windows flanking the main entrance. The first floor is clad in Tennessee marble; the second through fourth floors are faced with smooth-faced limestone; and fifth floor is a straight-sided, slate-tiled mansard. The color-contrast typical of Art Deco style is provided by green-oxidized roof cresting and red marble transom panels above first-floor display windows and entrances. Extensive use is made of low-relief, bronze ornamentation.
The composition and ornamentation of the facades emphasizes the verticality characteristic of Art Deco design. The first through fourth floor windows in the central bays are unified vertically by ornamented metal mullions and spandrel panels. The fifth-floor dormers – on the same plane – extend the verticality of the composition.

Original accounts of the building's construction describe its style as "a modern adaptation of the French Renaissance". Indeed, the building's form is dominated by its French mansard roof, but the roof is stepped-back at the corners, downplaying the mansard's historical antecedents and emphasizing the geometry of the roof's form as well as the central verticality of the architectural composition. The bronze window ornamentation, grilles, Lake Street marquee, spandrel panels and trademark Marshall Fields's clock, as well as the oxidized sheet metal roof cresting are characteristic low-relief Art Deco design motifs, featuring chevrons, zig zags and stylized palmettes. Decorative stonework consists of a fluted belt between the first and second floors, keystones at the fourth-floor termination of the vertical window bays, bracketing below the mansard roof and dormer window detailing.

The Marshall Field's store in Oak Park represents the peak period of commercial development of the Village. The quality and taste that customers had come to associate with Marshall Field & Co allowed it to serve the needs of the growing population of the western suburbs during a period of active development. The Oak Park store's establishment as the first permanent suburban store of a major downtown Chicago retailer marked a milestone in the evolution of the department store, the beginning of a movement which eventually led to the development of the suburban shopping center. It was instrumental in promoting the residential growth of the Village and the western suburbs by bridging the gap between city convenience and the suburban lifestyle. Finally, it represents the recognition by one of Chicago's most important commercial enterprises of the critical significance of the growth of the suburbs to the overall development of Chicago and to the future evolution of the modern American city.

It is recommended that the Commission finds the Marshall Field's Building to be an eligible landmark and approves a resolution recommending its designation to the Village Board.



North and west elevations, Harlem Avenue, facing southeast

Landmarking Process:

- Preliminary Determination of Eligibility
    - At the first HPC meeting, the HPC must make a preliminary determination of whether the property is eligible based on the "Criteria for Designation" in 7-9-4 of the Historic Preservation Ordinance (excerpt above).

- Landmark Hearing
    - If the HPC finds the property likely eligible, the HPC must hold a public hearing. At the public hearing, the HPC shall hear testimony and received evidence. Within 45 days of the hearing, the Commission shall determine whether to recommend designation of a historical landmark to the Village Board, based on the "Criteria for Designation" in 7-9-4 of the Historic Preservation Ordinance (excerpt above). This decision may be made at the same meeting as the hearing or at a secondary meeting.

- Village Board Landmarking
    - Within 30 days of receipt of the HPC's resolution and report recommending designation of a landmark, the Village Board shall either designate a historic landmark or reject the nomination. The Village Board shall apply the designation criteria from 7-9-4, shall consider the record of the public hearing, and shall consider the findings and recommendations of the Commission.

Exhibits

- 1144 Lake St Nomination form supplied by the property owner
- 1144 Lake St Nomination report
- 1144 Lake St Landmark nomination map
- 1144 Lake St Additional history, photos, and newspaper articles
- 1144 Lake St historic permits
- 1144 Lake St 2000 Plat of Survey
- 1144 Lake St Draft Resolution
- 1144 Lake St procedure for landmark hearing
- 2005 Architectural Survey Downtown Oak Park and The Avenue Business District

Borders Books and Music 2006-2011





Lake Street Entrance

Proposed Barnes & Noble (2026)



Lake Street Entrance



Harlem Ave View

Oak Park Landmark Nomination

Marshall Field and Company Store

Continuation Sheets

Narrative Description

The Marshall Fields and Company Store is located at 1144 Lake Street, northeast corner of Harlem Avenue and Lake Street, and at the western edge of Oak Park. The building sits a block north of the elevated Green Line CTA Harlem stop which provides commuter access to downtown Chicago along with the Metra commuter stop in the same location. Designed by Graham, Anderson, Probst and White, and constructed in 1929 as Marshall Field and Company's first permanent suburban store at a total cost of $207,000, the Oak Park department store expresses an Art Deco modernity tempered by a corporate sense of tradition. In 1988, the Marshall Fields Building was individually listed in the National Register of Historic Places. The nomination was amended in 2024 to expand its boundary and include the adjacent Oak Leaves building in the National Register Nomination. In 1987, a façade easement was donated to the Landmarks Illinois Council. In 2005, Architectural Survey of Downtown Oak Park and The Avenue Business District listed the Marshall Fields Building as a potential Oak Park historic landmark. The building is rectangular in plan (99'-9" X 186'-9") and has five stories, a mechanical penthouse and a basement. Its construction is steel frame with fireproof clay tile cladding and a reinforced concrete floor structure. Exterior walls are brick with stone veneer along Harlem Avenue and Lake Street facades. The building occupies a deep corner site and is 7 bays wide on Harlem avenue and 5 bays wide on Lake Street, Oak Park's main retail shopping street. Although the department store gives the appearance of a freestanding building when viewed from the west or southwest, its east wall is adjacent to a block of commercial buildings.

Exterior

The building's historic function as a department store is evident from the large, first floor display windows and the small bronze-framed display cases capped with bronze and glass luminaires. Typical of many department stores, the building has a marquee over its Lake Street entrance. The marquee is of cast ornamental metal and steel metal coffers.

The low base of the building is polished black granite. Black polished granite also enframes the large display windows flanking the main entrance. The first floor is clad in Tennessee marble; the second through fourth floors are faced with smooth-faced limestone; and fifth floor is a straight-sided, slate-tiled mansard. The color-contrast typical of Art Deco style is provided by green-oxidized roof cresting and red marble transom panels above first-floor display windows and entrances. Extensive use is made of low-relief, bronze ornamentation.

The composition and ornamentation of the facades emphasizes the verticality characteristic of Art Deco design. The first through fourth floor windows in the central bays are unified vertically by ornamented metal mullions and spandrel panels. The fifth-floor dormers – on the same plane – extend the verticality of the composition.

Original accounts of the building's construction describe its style as "a modern adaptation of the French Renaissance". Indeed, the building's form is dominated by its French mansard roof, but the roof is stepped-back at the corners, downplaying the mansard's historical antecedents and emphasizing the geometry of the roof's form as well as the central verticality of the architectural composition. The bronze window ornamentation, grilles, Lake Street marquee, spandrel panels and trademark Marshall Fields's clock, as well as the oxidized sheet metal roof cresting are characteristic low-relief Art Deco design motifs, featuring chevrons, zig zags and stylized palmettes. Decorative stonework consists of a fluted belt between the first and second floors, keystones at the fourth-floor termination of the vertical window bays, bracketing below the mansard roof and dormer window detailing.

Interior

On the interior, entry vestibules have terrazzo floors. Walls are paneled with red marble and have grilles and trim of bronze. Woodwork is most likely walnut. Other remaining interior features include two ornamental iron stairs (now enclosed).

The building has been well-maintained over the years and is nearly intact on the exterior. However, at some point, much of the exterior bronze including spandrel panels and marquee were painted. In addition, operable windows have been modified at least twice in the building's history. Originally, the windows were wood sash with lead muntins – five over five and two over two lights on the flanking windows. At an unknown date, the original windows were replaced with muntin-less wood sash. During the early 1980s renovation, the windows were replaced with metal sash (for the most part operable). A small, one-story brick addition was constructed to the north end of the building after 1950, and the shipping dock on the north was enclosed in 1985.

Interior alterations have been more extensive, responding to technology, to changes in fashion, and to changes in retail merchandizing and little of significance to any one period remains on the interior. The building was first air-conditioned in 1937, necessitating some ceiling modifications for ductwork. In 1946, the store expanded into the Oak Leaves Building, adjacent to the east. At an unknown date, the ceilings of the entry vestibules were lowered, the transoms covered with grilles, and sometime after 1950 the original ornamental bronze elevator doors were removed and replaced with plain ones. Nearly all original lighting fixtures were also removed. Extensive modifications were made by Marshall Fields and Co. to floor plans, accommodating changes in merchandizing techniques. Display cases were removed from the first floor and upper floors. Some upper floors were originally designed to have merchandise concealed, and these floors were opened up for merchandise display.

A rehabilitation program in late 1980s was undertaken with no alteration to the exterior (drawings are attached). Awning over the display windows were replaced with new awnings in Marshall Field "green" and marquee was repaired. On the interior, entry vestibules and original staircases (now enclosed) were retained. The interior was reconfigured for office and retail tenants.

Statement of Significance

Historical and Architectural Importance

The Marshall Fields Store in Oak Park was the first permanent suburban store to be opened by retail merchandizing giant Marshall Field and Company, which has been credited with revolutionizing retail merchandizing. To design its first suburban store, Field selected the architectural firm of Graham, Anderson, Probst and White, the successor firm to D.H. Burnham and Co., which had designed the 1902-1907 Marshall Field and Co, flagship store on State Street.

Marshall Fields was the first of the major downtown Chicago retailers to build a suburban store, and in so doing, recognized the importance of the growth of the suburbs that began after the First World War and continued as a major force affecting the pattern of development pf the Chicago metropolitan area. The location of Marshall Fields in Oak Park helped to stimulate the commercial development in the village that resulted in it becoming the major shopping for the entire west suburban area.

Marshall Field began his merchandizing career in Chicago in 1856 as a salesman for Cooley, Wadsworth and Co. and over the next eight years worked to achieve a partnership in the firm pf Farwell, Field and Co. Toward the end of the Civil War, Potter Palmer, who in 1852 established the city's finest dry goods store, decided to sell his business in order to concentrate on his real estate activities. He sold the firm to Marshall Field and his chief bookkeeper, Levi Z. Leiter, but retained a nominal interest in the new firm of Field, Palmer and Leiter for a brief period before it became Field, Leiter and Co., the forerunner of Marshall Field and Co. at it is known today.

Early operations of the company involved both wholesale and retail trade, both affecting style and taste throughout a large area of the Midwest. Although the Great Fire of 1871 destroyed the downtown store, Field and Leiter quickly rebuilt a larger one and suffered little business interruption. A series of dispute over the balance between the wholesale business, largely controlled by Leiter, and Field's retail activities led to the dissolution of Field-Leiter partnership in 1881. However, Field continued a prosperous wholesale operation for many years under the leadership of John G. Shedd, who became Field's successor as president of the company upon his death in 1906. This wholesale division was eventually housed in the mammoth Merchandise Mart of Chicago, designed by Graham, Anderson, Probst and White for Marshall Field and Co. and built on two square blocks along the north block of the Chicago River in 1928-29.

Field quickly built an exceptional reputation in retailing that spread from downtown Chicago through the city's neighborhoods and outlying areas and eventually reached international proportions. He established business practices that allowed him to serve a broad customer base with a full array of services. One of these was the introduction of the money-back guarantee for merchandise purchased in his store. Perhaps even more impressive was Field's guarantee that it would find and specially order any item not found in the store for a customer who requested it. He continually emphasized customer satisfaction at all costs and his admonition to sales clerk to "give the lady what she wants" became the motto that epitomized the company's business philosophy. Field introduced auxiliary services such as a library, waiting rooms and an information bureau, where everything from the acquisition of theatre tickets to the reservation of hotel rooms could be handled. All of these services combined with the outstanding array of the finest goods imported from around the world, built Marshall Field and Company's reputation as a high-quality, full-

service retailer in Chicago. Furthermore, the Field's reputation spread to small towns in the Midwest through its network of salesmen operating out of the wholesale division. Soon, too, the store's reputation spread to the East Coast and ultimately across the Atlantic so that an excursion to Marshall Field's was sure to be included on the itinerary of any prominent European or American who visited Chicago.

Another way in which Marshall Field and Co. exerted international influence was in the work of Harry Selfridge, who served for 25 years as a key figure in the firm's retail operations. Selfridge left the firm in 1904 to start his own business, ultimately relocating to London where, using Field's methods as a basis, built Selfridge's into the city's foremost department store. Ever respectful of Field and his philosophy, Selfridge always kept a portrait of Field hanging behind his desk, and when the time came for him to build his own store he called upon Daniel Burnham and Company, the architects Field had employed to design his famous downtown store. It was out of this architectural firm, too, that Graham, Anderson, Probst and White, architects of the Oak Park store, grew.

By the time that Selfridge left, Field was universally recognized as one of the city's wealthiest and most powerful businessmen, and his store was considered to Chicago what "the Louvre and Bon Marche are in Paris". He was also widely recognized as one of the city's most important and influential philanthropists, initiating and contributing to the development of cultural activities and institution such as the World's Fair of 1893 and the Field Museum of Natural History. At the time of Field's death in 1906, journals across the nation unanimously proclaimed him as "a merchant among merchants who had left behind a firm that sent goods to thousands of stores from the Allegheny Mountains to the Sierras and a retail store that was an institution of magnificence, quality, and splendor" and "that as Chicago and the nation had grown, so had Marshall Field prospered and grown". One journalist summed up his success as follows: "The chief secret of his business growth was an infallible sympathy with conditions and environments:" This sensitivity to conditions and environment was also recognized by another who wrote of Field, "He saw what Chicago was and would be, what it would want and what it could be made to want".

After Field's death, John G. Shedd was chosen to be his successor as president of Marshall Field and Company and to carry on the traditions that had been established by the company's late founder. Shedd immediately embarked on a period of expansion that he and Field had laid out before his death. This included the demolition of the existing store at State and Washington Streets and the erection of a new, larger emporium designed by Graham, Burnham and Company. The new store was to contain 35 acres of selling space divided among 150 retail sections. Careful plans were made to maintain a sense of continuity within the various departments while encouraging steady circulation od customers throughout the huge complex. Shedd assigned vice-president James Simpson and retail maintenance manager David M. Yates to oversee these plans and to confer with Ernest graham, the architect, in carrying them out. The planners intended the store building to embody the best if good taste and design at the time, continuing Field's philosophy that the greatness of a store should be evident in its architecture. Details of the store's design, including such features as the Tiffany dome that was the world's largest mosaic, were described in local papers to customers who followed the progress of construction with eager anticipation. The store was finally open on September 30, 1907. A crowd of 8,000 waited for an hour before the store's opening to be among its first customers.

The store prospered over the next decades. Shedd continued to expand the downtown store with the Store for Men and the Annex building, following the tradition of growth begun by Field. He was succeeded upon his retirement in 1923 by James Simpson. Simpson, too, emphasized expansion. Although the wholesale division began to show signs of floundering, plans were made for the construction of the Merchandise Mart in 1927. Based on unprecedented retail profits in 1928, the company's retail operations were expanded outside the Chicago city limits into the Chicago suburbs of Oak Park, Evanston and Lake Forest.

Oak Park, a village on the city's western edge, had gained a reputation as one of the area's high-quality suburbs. It included among its residents David Yates, Field's vice-president under Simpson. Population in the village had grown rapidly during the decade between 1910 and 1920 as the city residents sought relief from the crowded conditions and housing shortages in Chicago during and after World War I. Oak Park enjoyed excellent transportation facilities, with three different commuter railroad lines running more than 120 trains to and from the Loop daily. In addition, the automobile began to come into prominence in this period, increasing mobility even further. One of the key transfer points where thousands of commuters passed daily on transportation lines serving Oak Park was the corner of Lake Street and Harlem Avenue at the Village's western boundary with neighboring River Forest. It was here that in 1928 Marsha Field and Co. purchased a 102ft X 192ft parcel for the construction of its first suburban store. Although plans had been announced for a branch store in Evanston, one of the city's North Shore suburbs, it would not be completed and opened for several months after the opening of the Oak Park store. In addition, a small branch facility was planned for a rented space in Lake Forest, another wealthy North Shore suburb. The Oak Park store was to be first in the expansion program, however, and its opening marked the first instance of a major downtown retailer opening a suburban store.

Architects for the project were to be Field's repeated architects of choice – Graham, Anderson, Probst and White. The firm was to design the Evanston store as well and the two stores are nearly identical in design, with adjustments made for the configurations of the individual sites. The major difference between the two is in the depth pf the Oak park building. The building was to be "constructed along the very latest lines," and was to offer the west suburban shopper all the goods and services available at the downtown store. Just as Chicago newspapers had chronicled the developments in the in construction of the downtown store, the west suburban journals greeted the news of Marshall Field and Co.'s decision to locate in the area with much fanfare. Newspapers throughout the western suburban area described the new store's attractions, and the opening of the store on October 19, 1929 was headline news in the local press and also received thorough coverage in major Chicago papers such as the Chicago tribune. It was repeatedly emphasized that the suburban store would offer the same high quality and service that Marshall Field and Co.'s customers had come to expect.

The arrival of Marshall Field and Co. in Oak Park signaled a dramatic change in the course of development of the Village. Since its beginnings in the 1830s, the Village had stressed a concern for land use control to preserve the residential character of the community. It was the first large suburban community to make use of state provisions allowing for zoning laws to control development. Its 1921 zoning ordinance permanently zoned most of the Village to exclude business, industrial, apartment and hotel land uses. While these restrictions protected the Village from being overrun by industry, it also left it with a weak tax base. The growing number of residents required increasing services, but there were no large sources of revenue to support them. Public pressure began to increase for the availability of goods and services locally for the

convenience of the residents who had begun to tire of travelling all the way into downtown Chicago, despite the relative ease and variety of available transportation. So, when the Hub, a downtown department store, announced plans in 1927 to open a branch in Oak park, the way was opened for the solution to the revenue problem. Although the branch opened by the Hub was short-lived, major downtown retailers had established themselves in Oak Park, making it a major shopping center for the western suburbs. The foremost among these stores and a key anchor for the Oak Park retail district was the Marshall Field and Co. Department Store.

Although convenience was key to the location of these stores in Oak park, “tax revenue really mattered”. The shopping district of Oak Park, centered along Lake Street between Harlem and Oak Park, with smaller stores in the Westgate area along Marion Street, flourished, providing a strong revenue base for the services demanded by the Village’s population, which continued to grow through the 1930s, an unusual condition during the Depression era. The new homes that had been constructed along Oak Park’s streets needed furnishings, and the growing population needed to be clothed.

There was a long and productive association between Marshall Filed and the company he founded and D. H. Burnham and Co. and its successor firms, Graham, Burnham and Co. (1912-1917) and Graham, Anderson, Probst and White (1917-present). D. H. Burnham and Co. were the architects for Marshall Field’s State Street store from 1902-1907, and Graham, Burnham and Co. planned the Marshall Field Annex and Store for Men in 1914. In 1928-29, Graham, Anderson, Probst and White were not only working on the Oak Park and Evanston stores but also on Marshall Field and Co’s Merchandise Mart, completed in 1930. In addition to the commercial commissions all three architectural firms worked on the Field Museum over a period from 1912 to 1920. Through the Marshall Field and Co. connection, Graham, Anderson, Probst and White also designed the Shedd Aquarium in 1929.

Beyond the association with Marshall Field & Co., this succession of firms must surely have been one of the most prolific designers of department store buildings nationally and even internationally. D.H. Burnham & Co was responsible for: John Wanamaker, New York (1903) and Philadelphia (1904-9); McCreery & Co., Pittsburgh (1904); Selfridge & Co., Ltd., London (1909); Gimbel Bros., New York (1910); Wm. Filene's Sons Co., Boston (1912); and May Co., Cleveland (1914). Graham, Burnham & Co designed Chas. A. Stevens, Chicago, in 1913. Graham, Anderson, Probst and White were the architects of W.A. Wieboldt & Co., Chicago (1925); L.S. Donaldson, Minneapolis (1924); Gimbel Bros., Philadelphia (1926); M.O'Neil Co., Akron (for May Department Stores Co., 1927); and the Higbee Co., Cleveland (1931). In sum, the Marshall Field & Co. Oak Park store represents not only another phase of a long-standing relationship between architect and client, but moreover the work of a firm with a national and even international reputation for major downtown department store design, scaling down its product for the emerging suburban market.

The late 1920s were the most active period in the development of the downtown Oak Park business district, particularly for the construction of large buildings. As a consequence, many of the buildings were designed in the Art Deco style, providing a historic and architectural context for the Field's store. Art Deco-influenced buildings in the immediate vicinity of the Marshall Field's building include the adjacent Oak Leaves Building (1929) at 1142 Lake, 1127-29 Lake Street, the Fair Store Building (1929) at 1100 Lake, and numerous smaller Art Deco structures in the 1000 and 1100 blocks of Lake. The former Wieboldt's Department Store at the southwest corner of

Harlem and Lake in Oak Park, designed in the 1930s in the Moderne style, provides a good counterpoint to the Art Deco Marshall Field's Department Store. Further east, at 715 Lake Street, the Medical Arts Building (1929, Roy Hotchkiss) is another fine Art Deco design. The Marshall Field & Co. building is one of the most expensively-constructed, best-preserved and most prominent examples of Art Deco design in the area and serves to underscore an active period in Oak Park's commercial development.

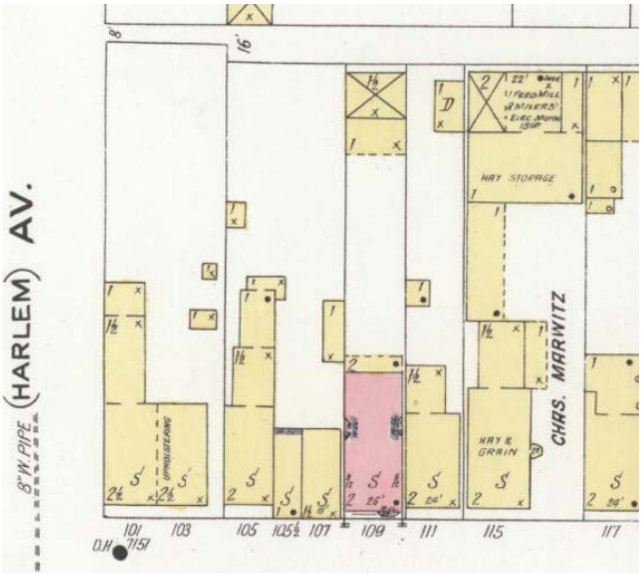
Conclusion

In summary, the Marshall Field's store in Oak Park represents the peak period of commercial development of the Village. The quality and taste that customers had come to associate with Marshall Field & Co allowed it to serve the needs of the growing population of the western suburbs during a period of active development. The Oak Park store's establishment as the first permanent suburban store of a major downtown Chicago retailer marked a milestone in the evolution of the department store, the beginning of a movement which eventually led to the development of the suburban shopping center. It was instrumental in promoting the residential growth of the Village and the western suburbs by bridging the gap between city convenience and the suburban lifestyle. Finally, it represents the recognition by one of Chicago's most important commercial enterprises of the critical significance of the growth of the suburbs to the overall development of Chicago and to the future evolution of the modern American city.

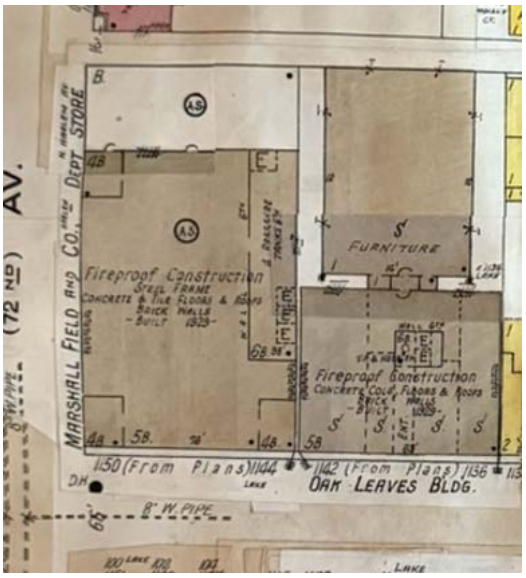
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- Sanborn Fire Insurance Company. Oak Park, Illinois, Sheet 31, 1930. Library of Congress.
- Sanborn Fire Insurance Company. Oak Park, Illinois, Sheet 31, 1947. Library of Congress.



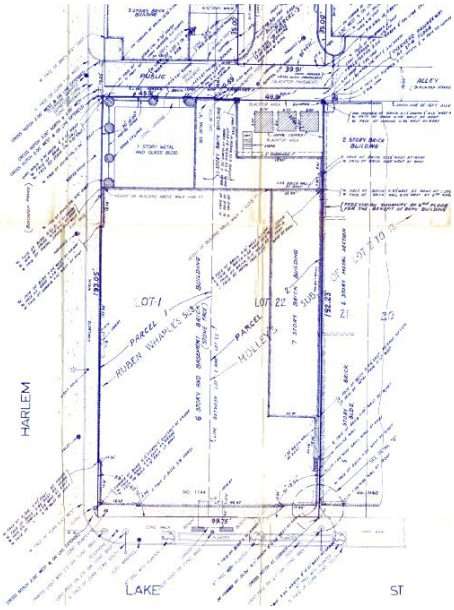
1908 Sanborn Map



1930 Sanborn Map

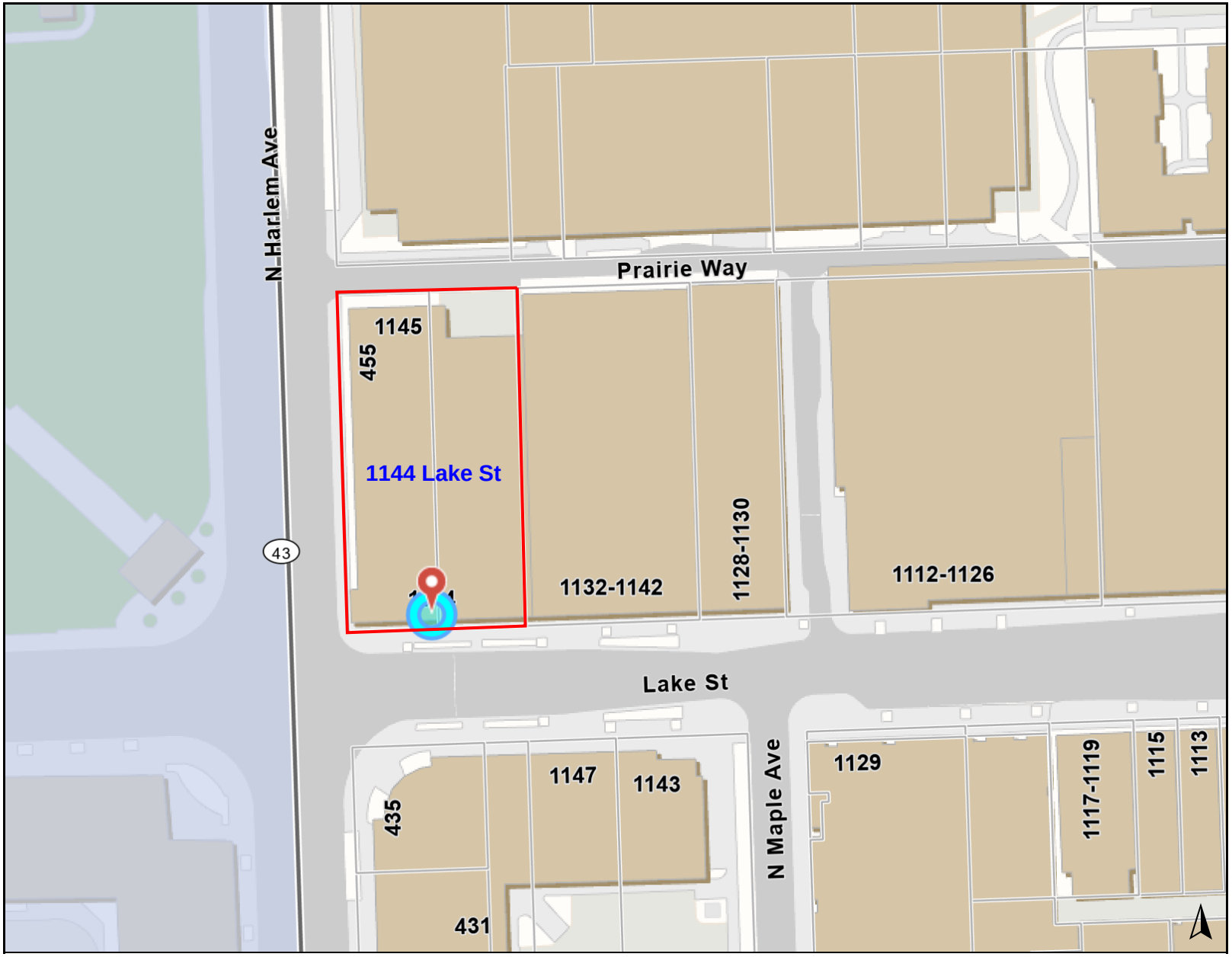


1947 Sanborn Map



2000 Plat of Survey

GISConsortium | 1144 Lake Street - Marshal Fields Building



Legend

0 150 300 ft

Print Date: 7/21/2025

Notes

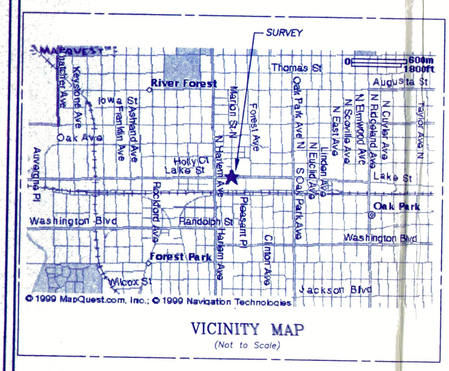
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

NATIONAL SURVEY SERVICE, INC.

ALTA/ACSM LAND TITLE SURVEY

Plat of Survey

SURVEY NO. N-110501 STAKE — DATE: NOV. 7, 1986
N-113032 LOCATION — APRIL 24, 1988
N-123455 LOCATION — AUG. 2, 2000



VICINITY MAP
(Not to Scale)

HOLLEY CT.

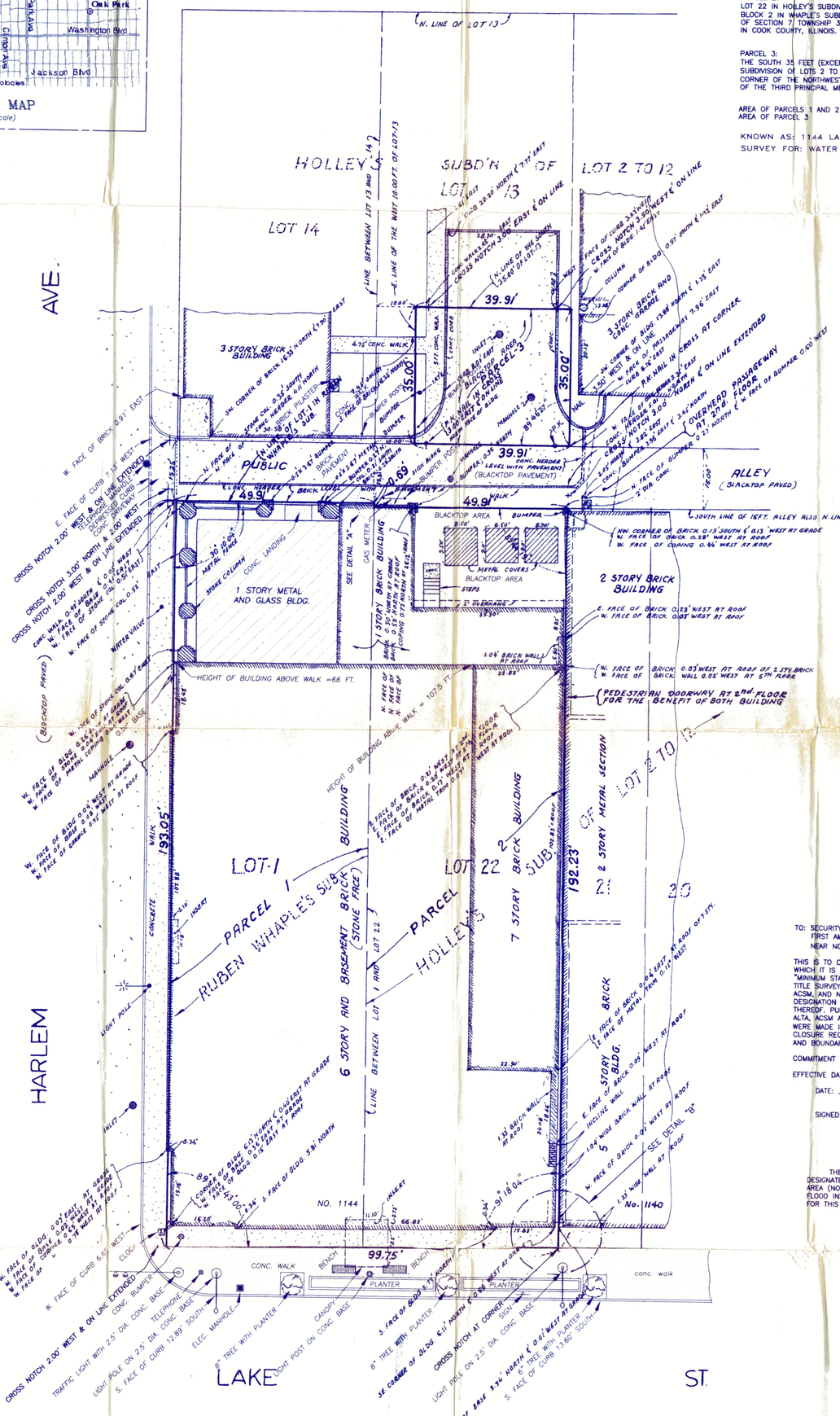
PARCEL 1:
LOT 1 IN BLOCK 2 IN RUBEN WHAPLE'S SUBDIVISION OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
LOT 22 IN HOLLEY'S SUBDIVISION OF LOTS 2 TO 12 INCLUSIVE IN THE SUBDIVISION OF BLOCK 2 IN WHAPLE'S SUBDIVISION IN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 35 FEET (EXCEPT WEST 10 FEET THEREOF) OF LOT 13 IN HOLLEY'S SUBDIVISION OF LOTS 2 TO 12 INCLUSIVE OF WHAPLE'S SUBDIVISION IN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PARCELS 1 AND 2 = 19220.6 SQ. FT. OR 0.4412 ACRES
AREA OF PARCEL 3 = 1396.9 SQ. FT. OR 0.0321 ACRES

KNOWN AS: 1144 LAKE STREET, OAK PARK, ILLINOIS.
SURVEY FOR: WATER TOWER REALTY



TO: SECURITY LIFE OF DENVER INSURANCE COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
NEAR NORTH NATIONAL TITLE CORPORATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6 (ZONING DESIGNATION ONLY) 7a, 7b.1, 7c, 8, 9, 10, 11, 11a AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS IN EFFECTS THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL AND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEY.

COMMITMENT NUMBER N0001478
EFFECTIVE DATE: JULY 25, 2000
DATE: AUGUST 2, 2000
SIGNED: Michael D. Raimondi
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2993

FLOOD HAZARD INFORMATION

THE SUBJECT PROPERTY IS IN THE VILLAGE OF OAK PARK AND DESIGNATED AS COMMUNITY OF "NSFHA" – NO SPECIAL FLOOD HAZARD AREA (NON-FLOOD PRONE COMMUNITY) AS INDICATED IN THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY STATUS BOOK. A FLOOD MAP FOR THIS COMMUNITY HAS NOT BEEN PUBLISHED.

NOTES:
1. FOR INGRESS AND EGRESS EASEMENT TO AND FROM THE OAK PARK MALL PEDESTRIAN WALKWAY, PLAESE REFER TO DOCUMENT NO. 86339 085 RECORDED AUGUST 6, 1986.
2. THE PROPERTY IS ZONED B-4 MALL BUSINESS.

TOTAL BUILDING AREA = 17,175 SQ. FT.

GRAPHIC SCALE
15 0 8 15 30 60
(IN FEET)
1 inch = 15 ft.

IMPORTANT

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON THE PLAT

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF, THUS: 4.52 MEANS 4 FEET AND 52/100 FEET, OR IN FEET AND INCHES, THUS: 4'-6 1/2"

CONTRACTORS AND BUILDERS SHOULD BE NOTIFIED TO CAREFULLY TEST AND COMPARE, ON THE GROUND, THE POINTS, MEASUREMENTS, ETC. AS NOTED ON THIS PLAT, WITH THE STAKES, POINTS, ETC. GIVEN ON THE PROPERTY BEFORE BUILDING ON THE SAME, AND AT ONCE REPORT ANY SEEMING OR APPARENT DIFFERENCE BETWEEN THE SAME TO THE SURVEYORS THAT MISUNDERSTANDING OR DISPLACEMENT OF POINTS MAY BE CORRECTED BEFORE DAMAGE IS DONE

UTILITY DATA OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND IS SHOWN AS PER RECORDS OBTAINED FROM PRIVATE AND PUBLIC SOURCES AS INDICATED AND SHOULD BE ASSUMED TO BE APPROXIMATE

© NATIONAL SURVEY SERVICE, INC. 2000 "ALL RIGHTS RESERVED"

MICHAEL D. RAIMONDI 2993 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, IL
MY LICENSE EXPIRES 11/30/2000

SURVEY NO. N-110501 STAKE — DATE: NOV. 7, 1986
N-113032 LOCATION — APRIL 24, 1988
N-123455 LOCATION — AUG. 2, 2000

State of Illinois, } ss.
County of Cook, }

We Hereby Certify that we have surveyed the above described property in accordance with official records and that the above plat is a true representation of said survey. Dimensions are corrected to a temperature of 62° Fahrenheit.

NATIONAL SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS
126 W. GRAND AVENUE CHICAGO, ILLINOIS 60610
TEL: 312-944-3450 FAX: 312-944-7269

BY Michael D. Raimondi
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2993

PROTECTION

DRAWN BY: K.P.

PROJ\N123455\3455.DWG CD-11

Historic Landmark Nomination Form

The Village of Oak Park
Village Hall
123 Madison Street
Oak Park, Illinois 60302-4272

708.383.6400
Fax 708.383.6692
TTY 708.383.0048
village@oak-park.us

This form is for use in nominating Oak Park Landmarks. Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor or computer to complete all items.

NAME OF PROPERTY

Marshal Field and Company Store
Historic name

Marshal Field's Building
Common name

LOCATION

1144 Lake Street
Street & number

Oak Park	Illinois	IL	Cook	031	60301
City or town	State	Code	County	Code	Zip code

CLASSIFICATION

Ownership of Property (Check as many boxes as apply)

☑ Private ☐ Public: Local ☐ Public: State ☐ Public: Federal

Category of Property (Check only one box)

☑ Building(s) ☐ District ☐ Site ☐ Structure ☐ Object

Number of Resources within Property 1 Contributing 2 Noncontributing

1 Buildings ____ Sites ____ Structures ____ Objects ____ Total

Type of Designation ☑ Exterior ☐ Public interior

FUNCTION OR USE

Historic Functions (Enter categories from instructions)
Commerce/ Trade (Category) Department Store (Subcategory)

Current Functions (Enter categories from instructions)
Commerce/ Trade (Category) Retail/ Business (Subcategory)

DESCRIPTION

Architectural Classification (Enter categories from instructions)
Modern Art Deco (Category) French Renaissance (Subcategory)

Materials (Enter categories from instructions)

Concrete	slate-tiled mansard	Granite, Marble, Limestone	
Foundation	Roof	Walls	Other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets)

See continuation sheets.

STATEMENT OF SIGNIFICANCE

Historical Importance, Architectural Importance

Areas of Significance

1929-1974

Period of Significance

Graham, Anderson, Probst and White

Architect/Builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets)

See continuation sheets.

See continuation sheets.

MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

1988 National Register of Historic Places Nomination Report

1988 National Register of Historic Places Nomination Report

Representation in Existing Surveys

2005 Architectural Survey p-26, Downtown Oak Park and The Avenue Business District - Oak Park Historic Preservation Commission

1988 National Register of Historic Places Nomination Report

Legal Description (Attach additional pages if necessary)

Lot One (1) in Block Two (2) in Ruben Whaple's Subdivision of the South West corner of the North W

Form Prepared By

Nicholas P. Karris	Water Tower Realty Management	
Name/Title	Organization	
312-521-4342	07/10/2025	
Telephone	Date	
415 N. LaSalle		
Street & Number		
Chicago	IL	60654
City or Town	State	Zip Code

Property Owner(s)

Water Tower Realty Management		312-828-0313
Name		Telephone
415 N. LaSalle		
Street & Number		
Chicago	IL	60654
City or Town	State	Zip Code

Applicant

Nicholas P. Karris - Water Tower Realty Management		312-828-0313
Name		Telephone
415 N. LaSalle		
Street & Number		
Chicago	IL	312-828-0313
City or Town	State	Zip Code
Nicholas Karris		08/04/2025
Signature		Date

Official Action

Date of Owner Consent

Date of Public Hearing

Result

Date of Village Board Action

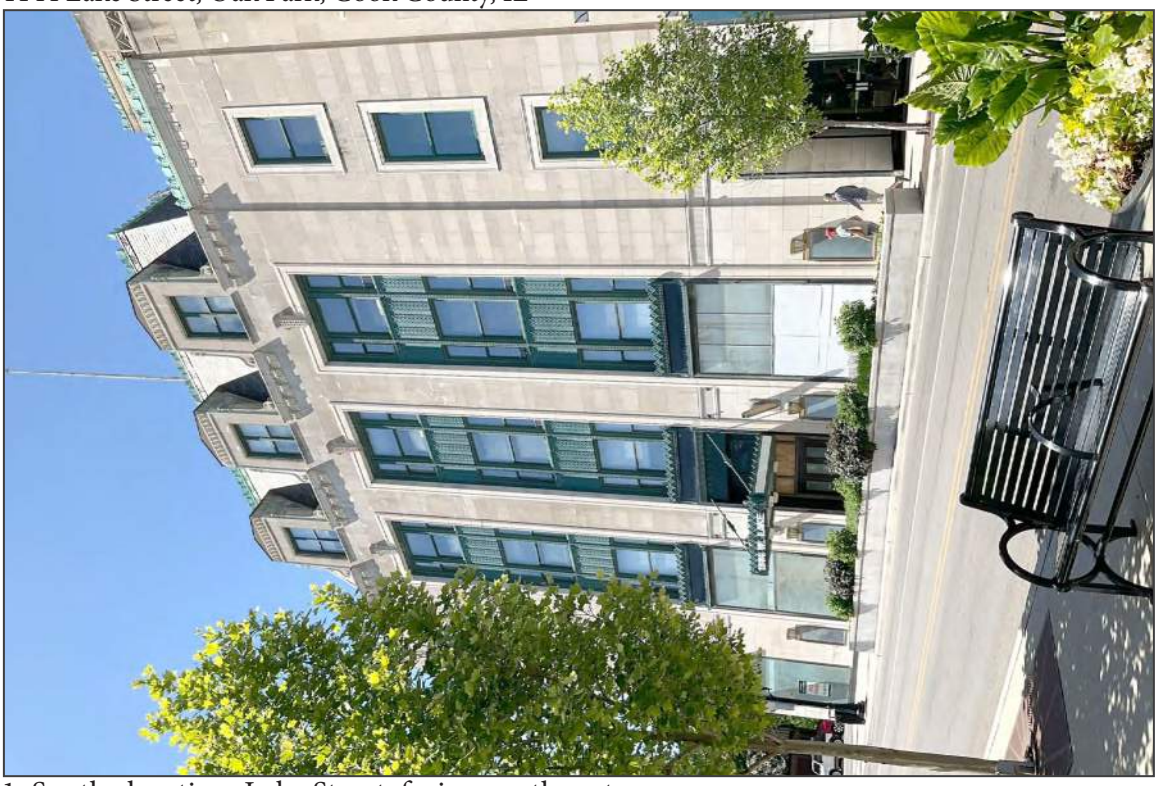
Result

Photo Credit: Ryan Consultants

June 2024

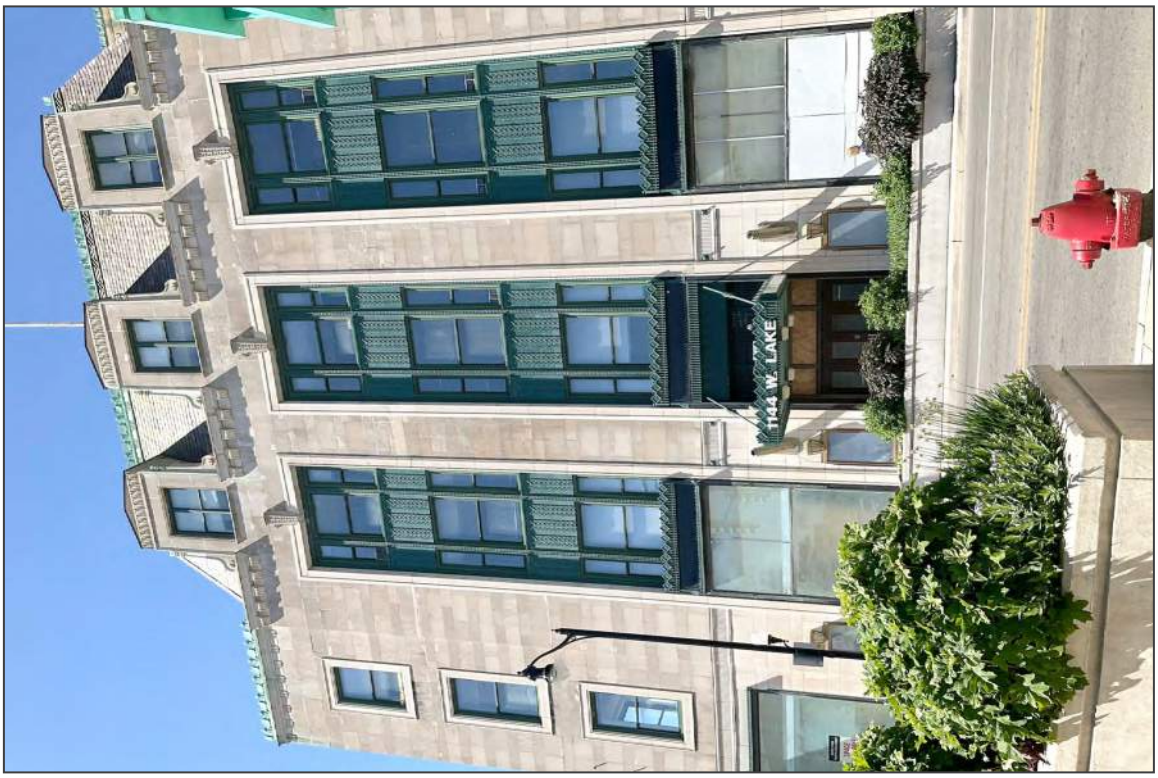
Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL

TOP



1. South elevation, Lake Street, facing northwest

TOP



2. South elevation, Lake Street, facing northwest

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



3. South elevation, Lake Street/Harlem Avenue, facing northeast



4. South and west elevations, Lake Street/Harlem Avenue,
facing northeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



5. West elevation, Harlem Avenue, facing east



6. North and west elevations, Harlem Avenue, facing southeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



7. South elevation, facing northwest



8. Roof, facing east

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



9. Roof, facing southwest



10. Roof, facing southwest

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



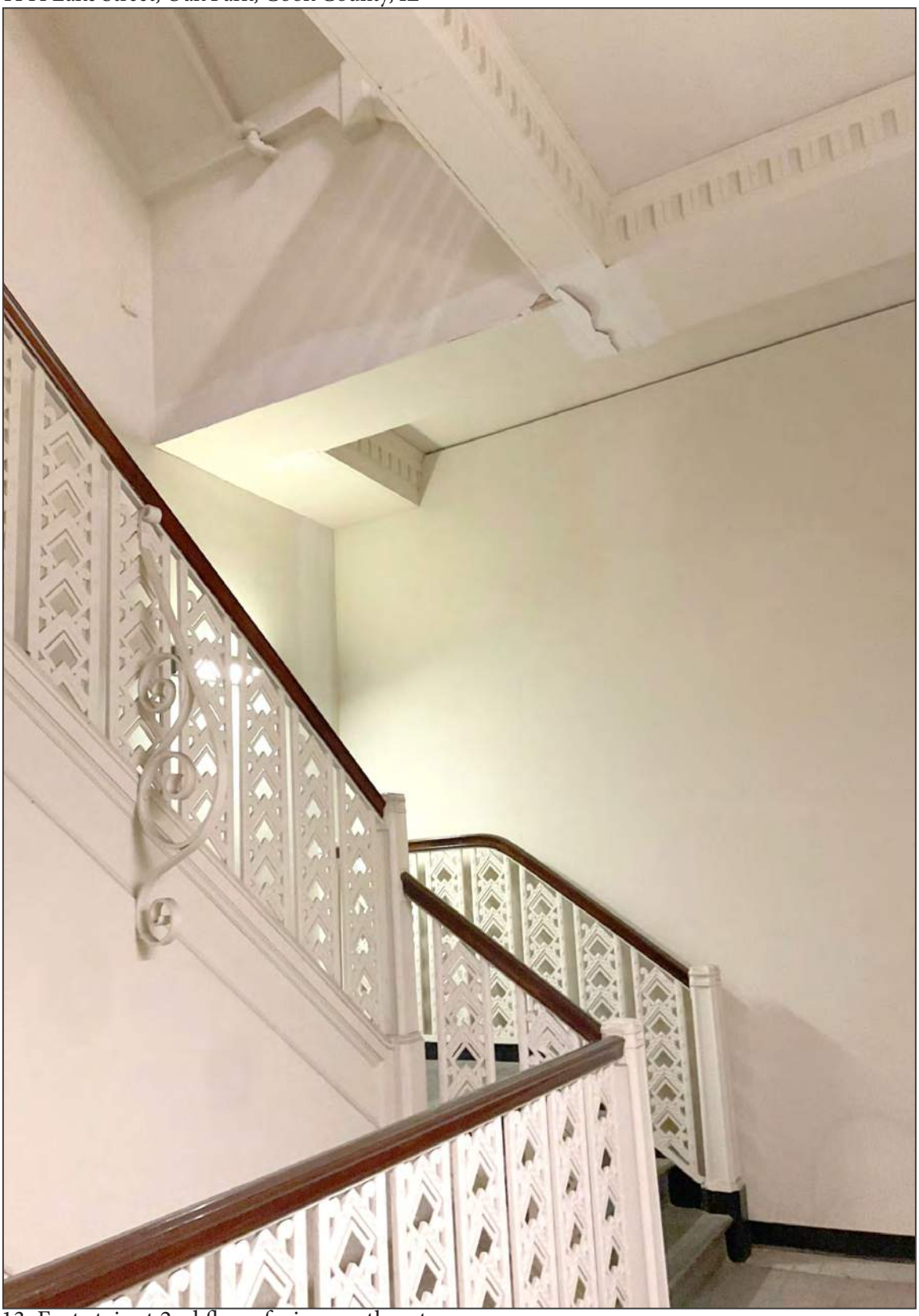
11. Roof, original ac detail



12. Roof, original water tank and ac, facing north

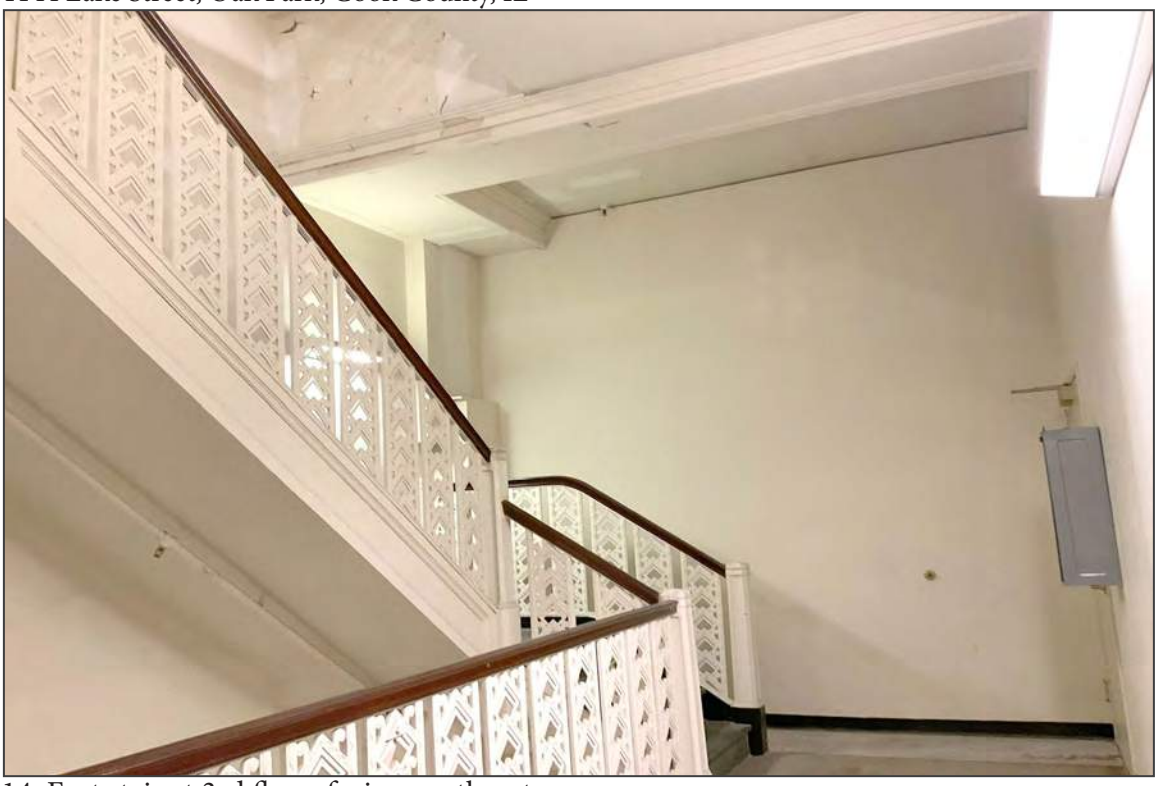
June 2024

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



13. East stair at 2nd floor, facing southeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



14. East stair at 3rd floor, facing southeast



15. East stair at 4th floor, facing southeast and up

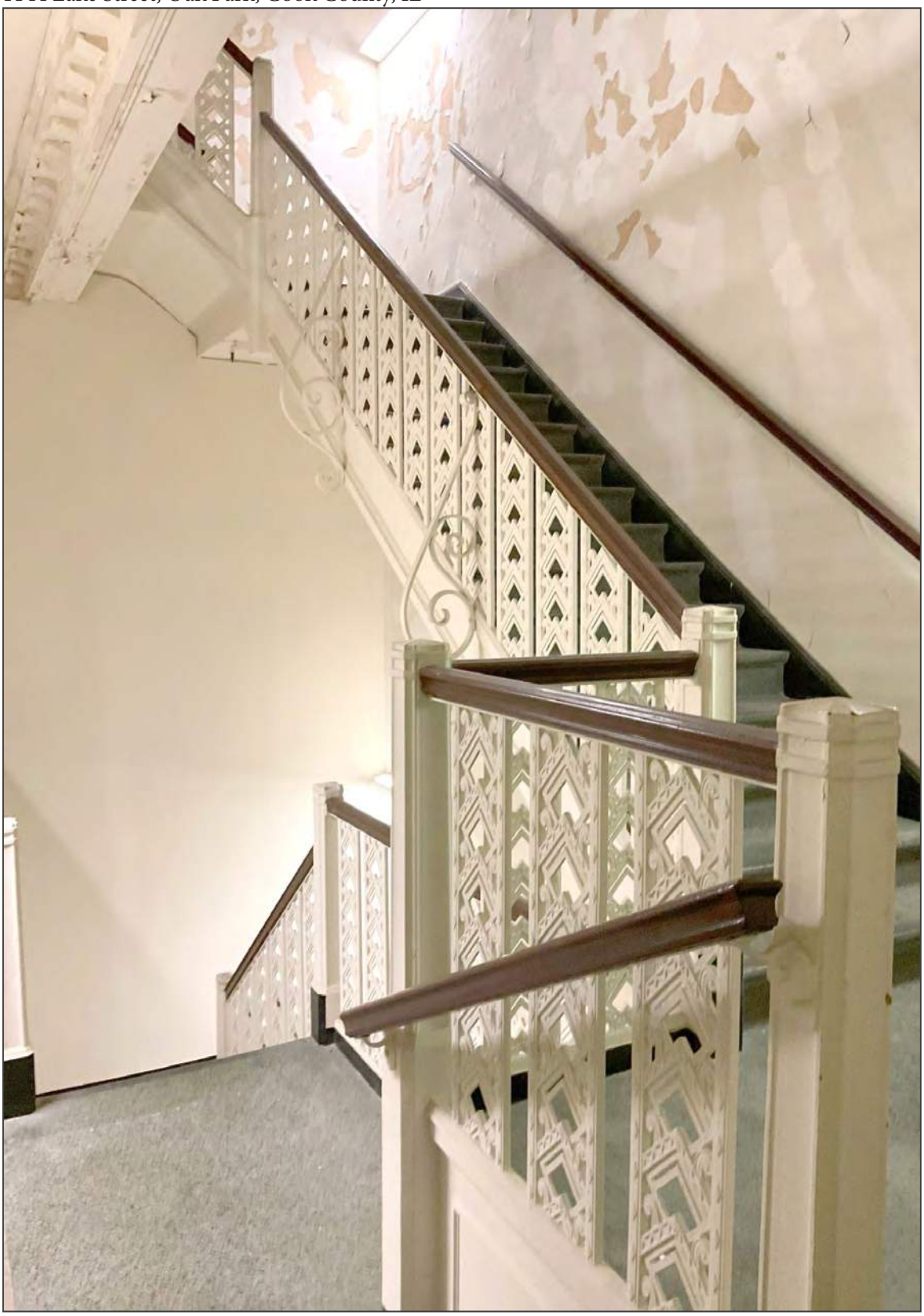
June 2024

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



16. East stair at 4th floor, facing southeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL

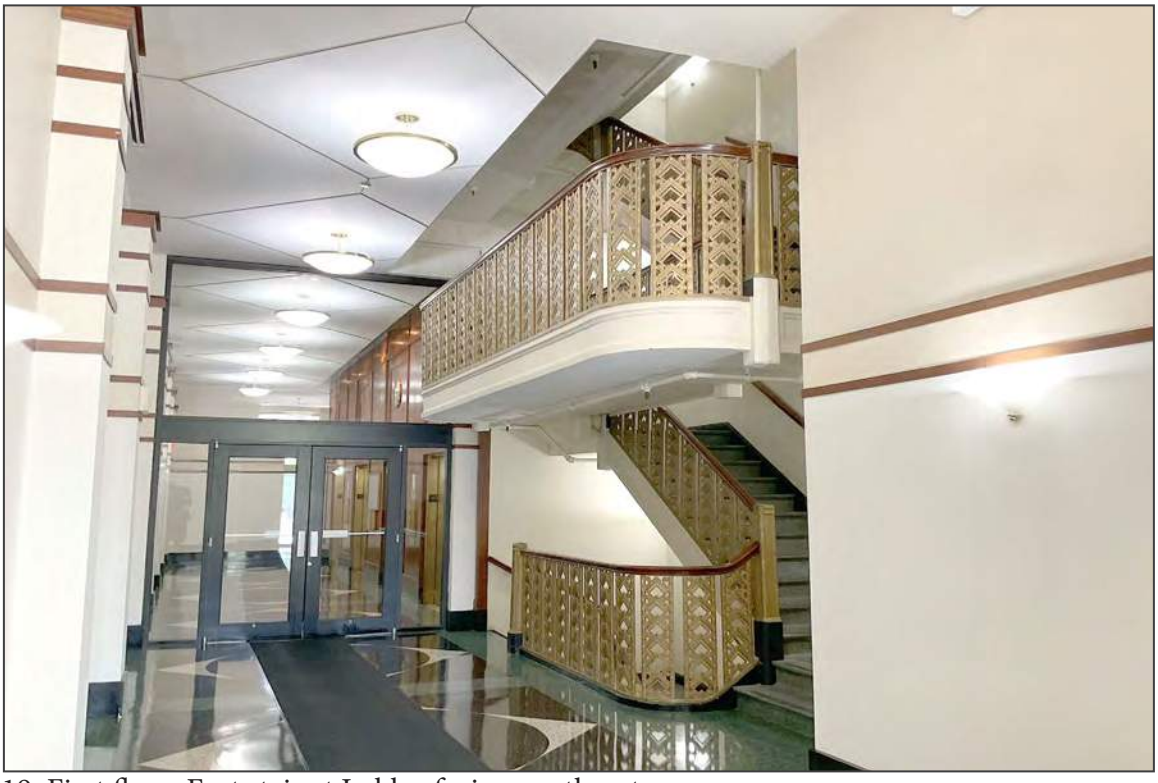


17. East stair at 5th floor, facing northeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



18. East stair at 5th floor, facing southeast



19. First floor, East stair at Lobby, facing northeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



20. Fourth floor, stair facing northeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



21. Third floor, original water fountain, facing southeast

June 2024

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



22. Third floor, facing southwest

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



23. Third floor, facing northeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL

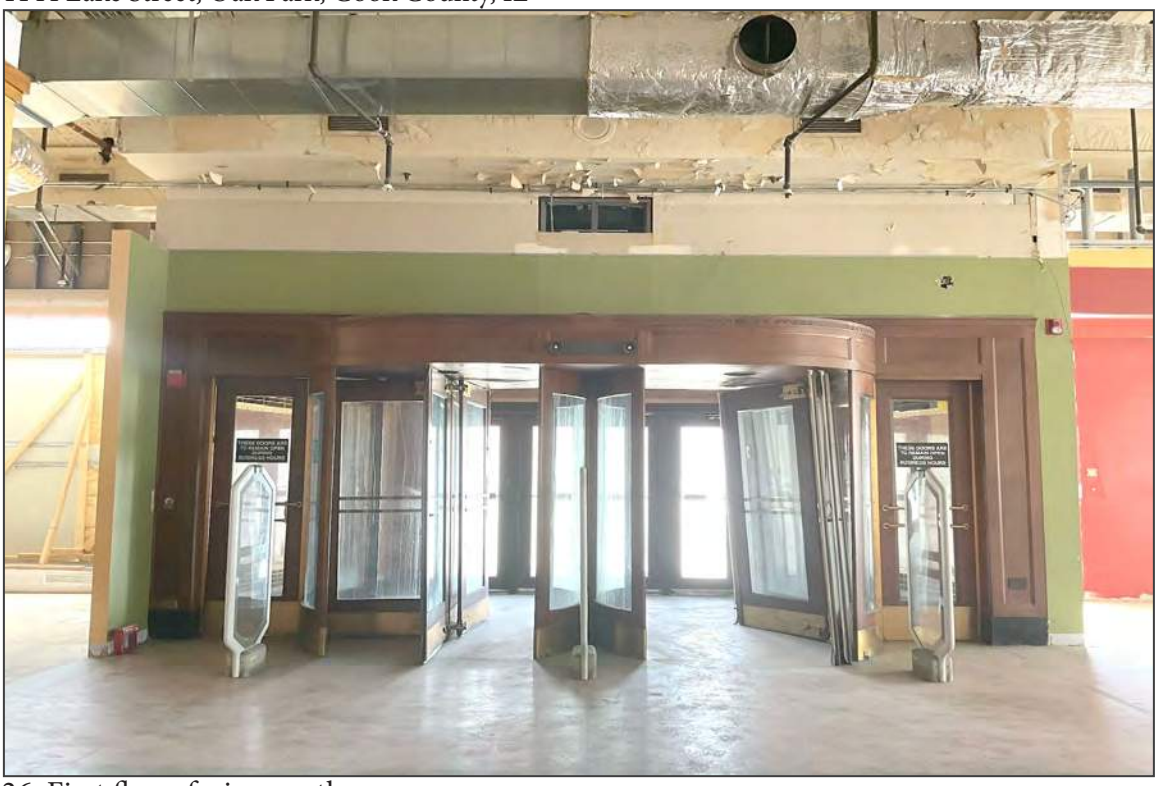


24. Third floor, original north stair, facing northwest



25. First floor, facing southwest

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL

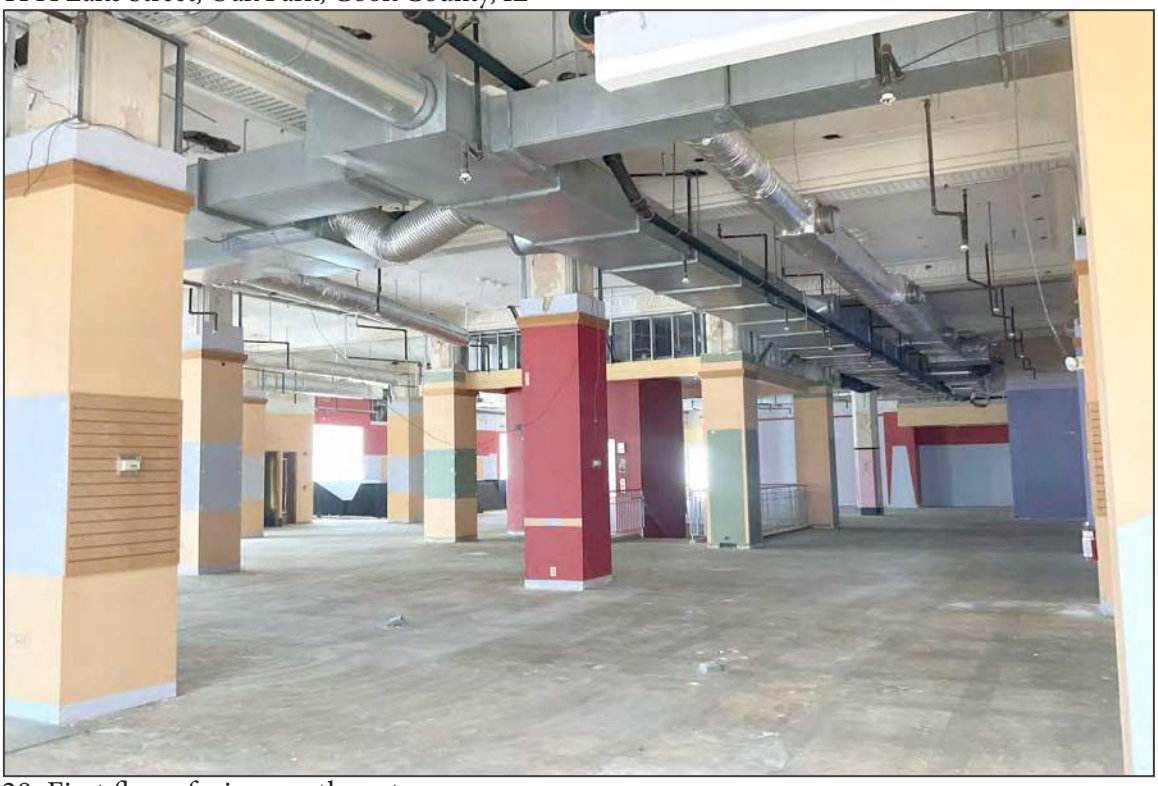


26. First floor, facing south



27. First floor, facing northwest

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL

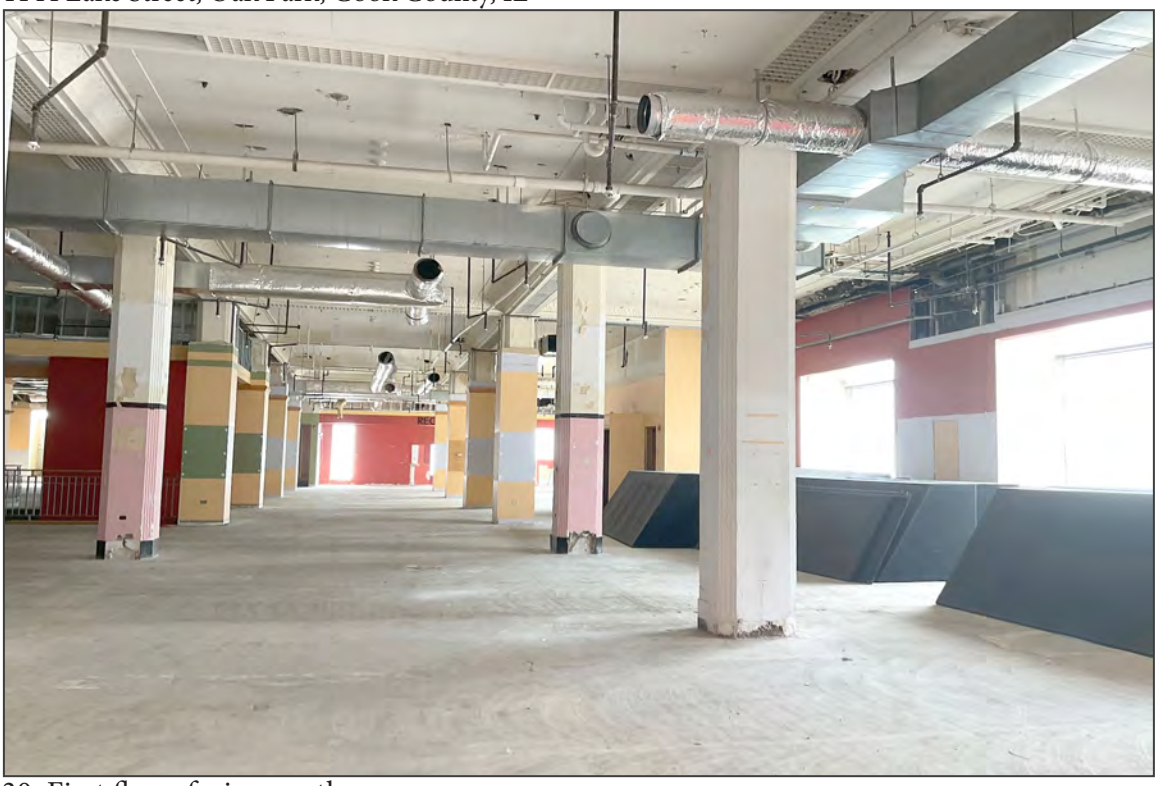


28. First floor, facing northwest

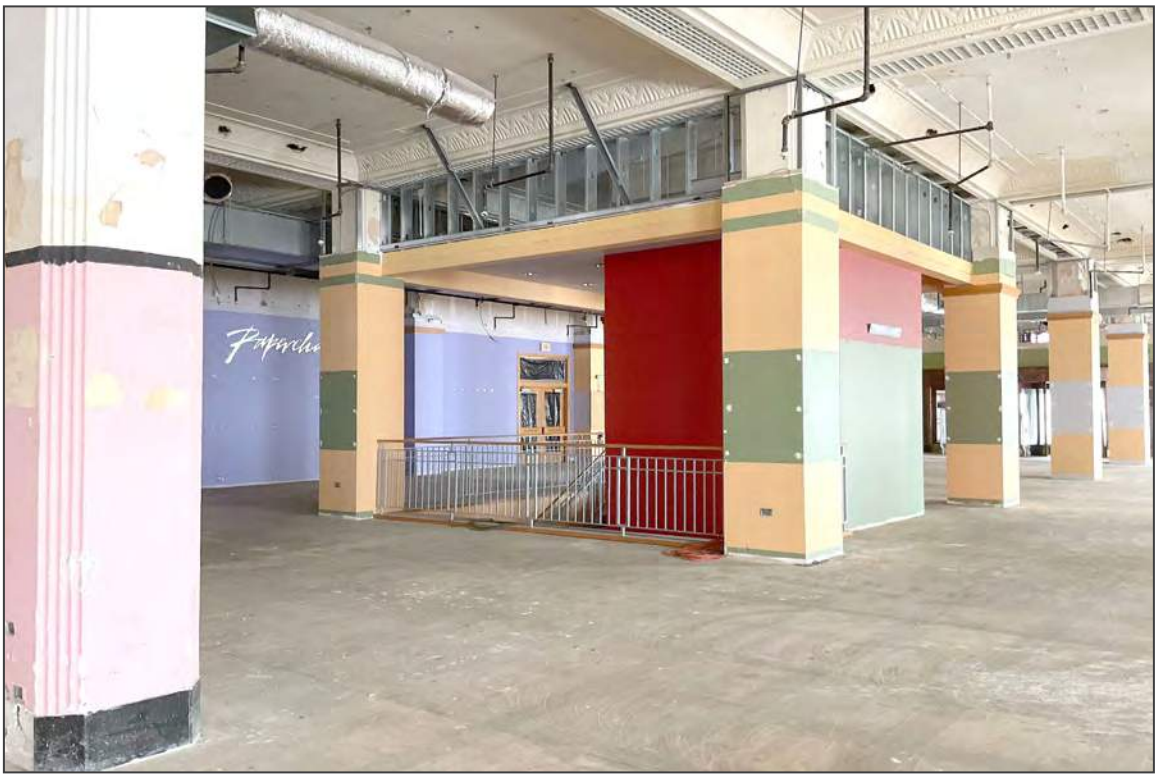


29. First floor, facing southwest

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



30. First floor, facing south



31. First floor, facing southeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL

TOP



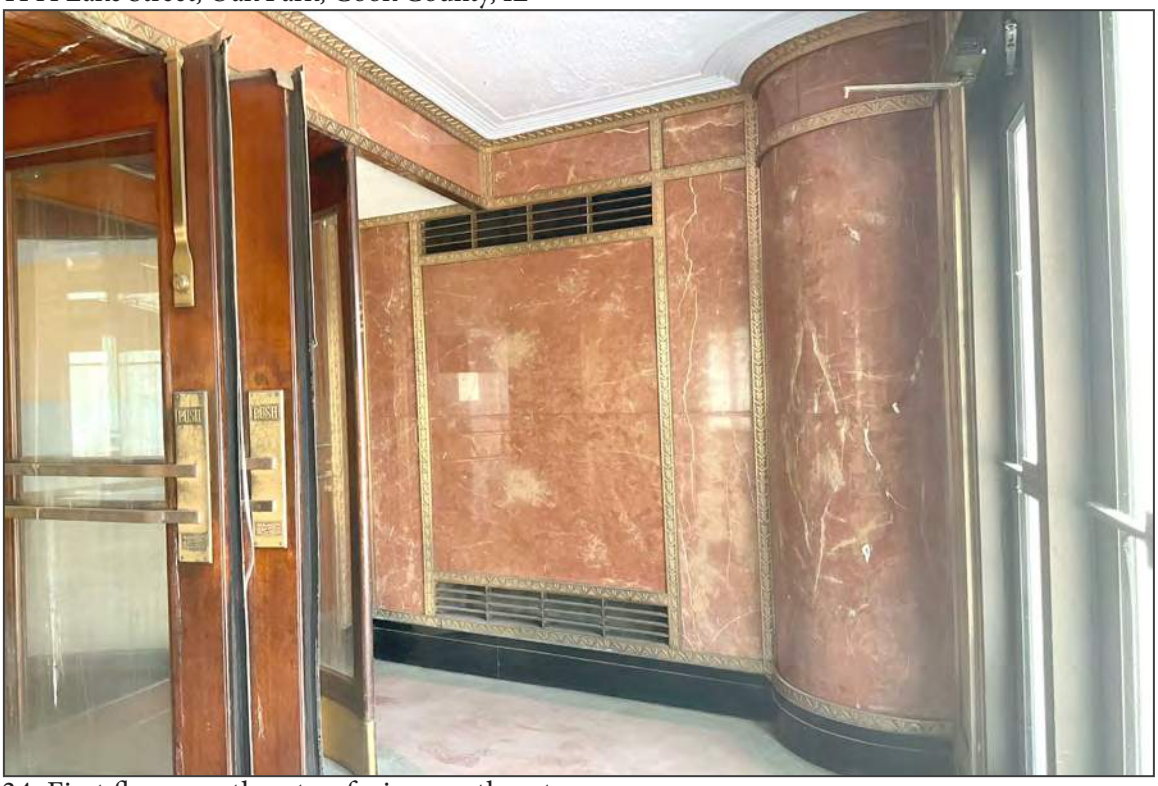
32. First floor, west entry, facing northeast

TOP



33. First floor, west entry, facing southeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



34. First floor, south entry, facing northeast



35. First floor, original terrazo, facing south

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



36. First floor, lobby, facing southeast



37. First floor, facing north

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



38. Basement, column and ceiling original plaster detail

June 2024

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



39. Basement, original water fountain, facing southeast

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



40. Basement, original ceiling in elevator lobby, facing north

June 2024

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



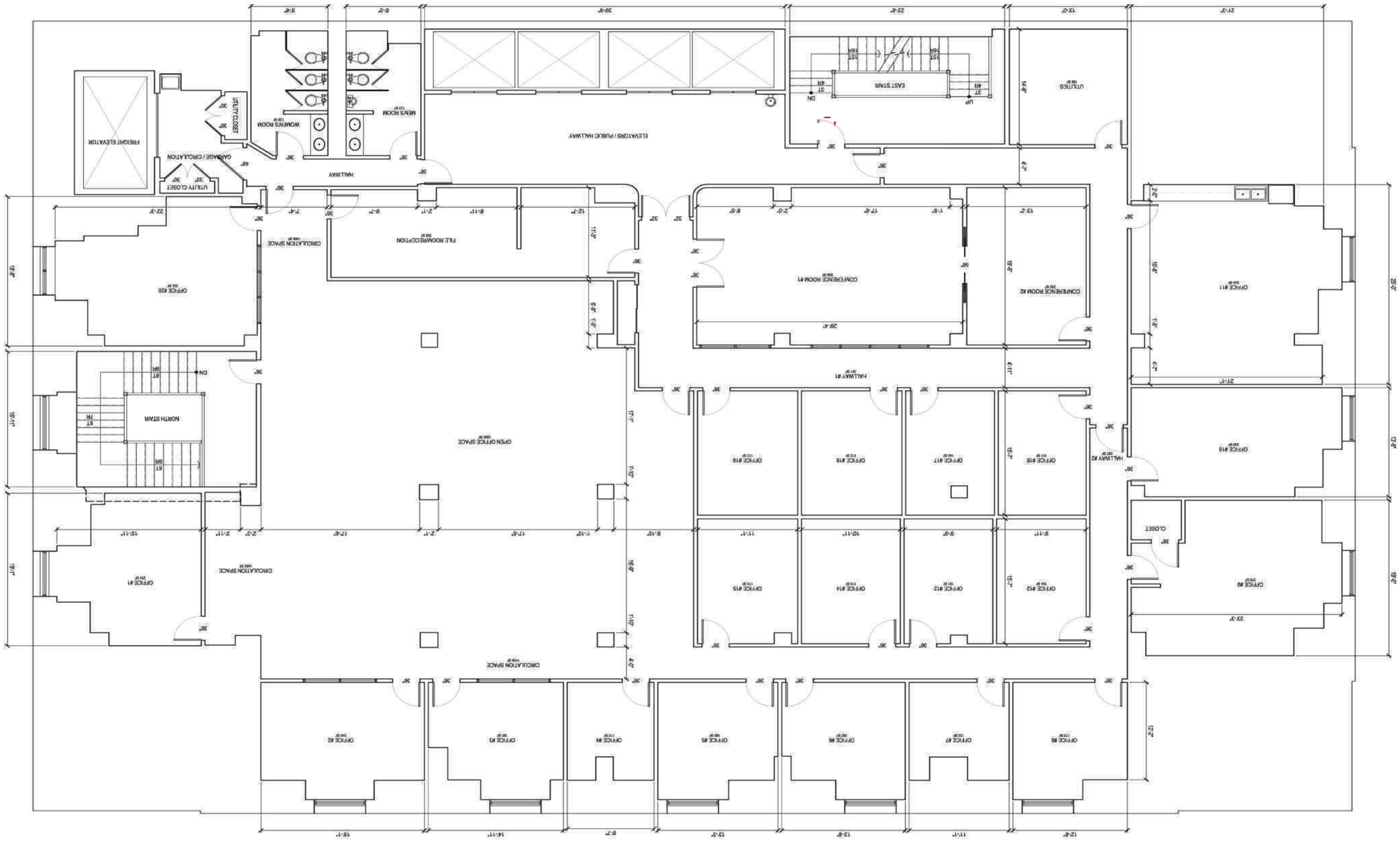
41. Basement, elevator interior, facing northwest

June 2024

Marshall Field and Company Building
1144 Lake Street, Oak Park, Cook County, IL



42. Basement, elevator interior, facing southwest

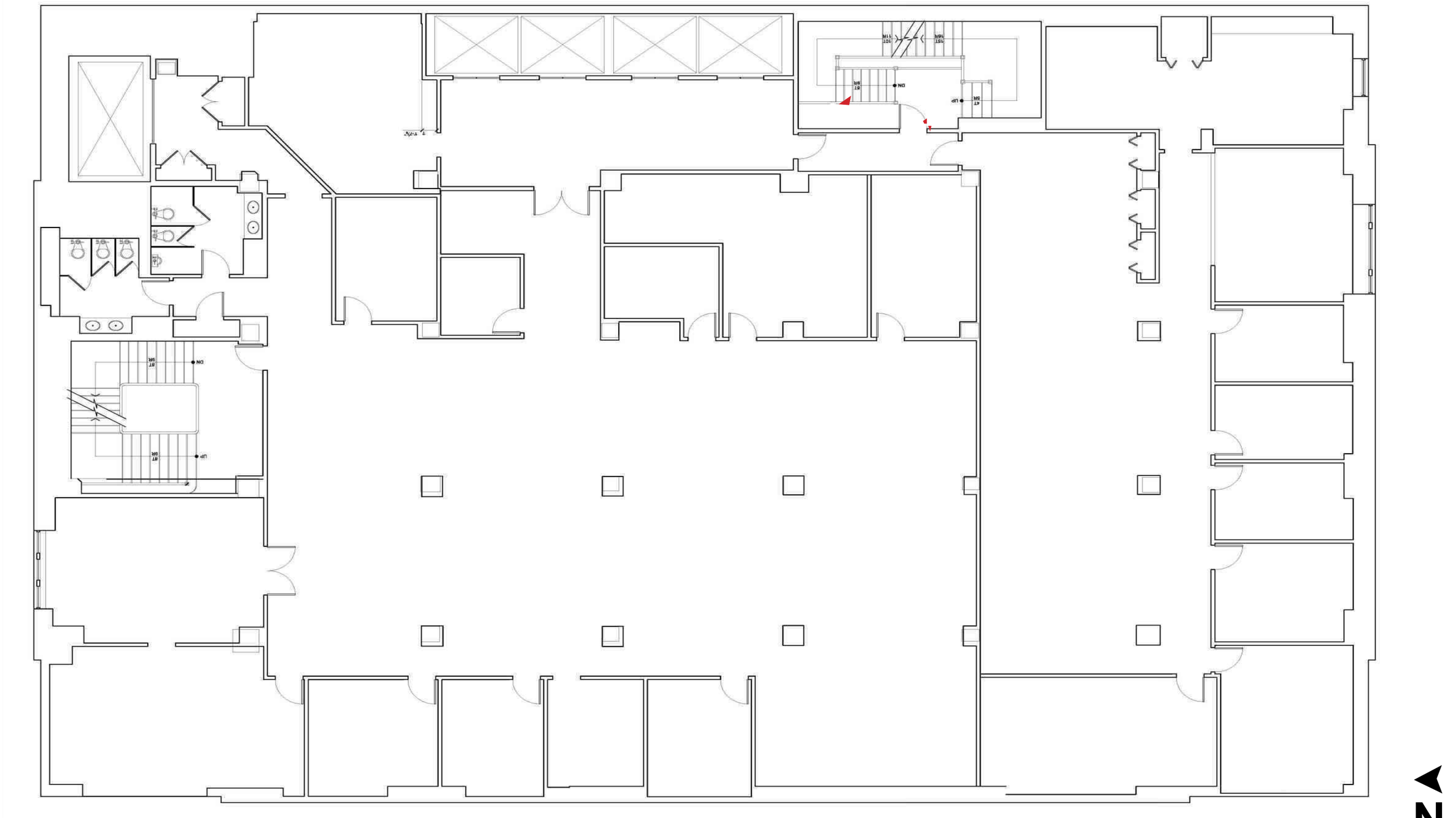


Existing Floor Plans By: Ryan Consultants

Marshall Field and Company Building

1144 Lake Street
Oak Park, Cook County, IL

Fifth Floor Plan

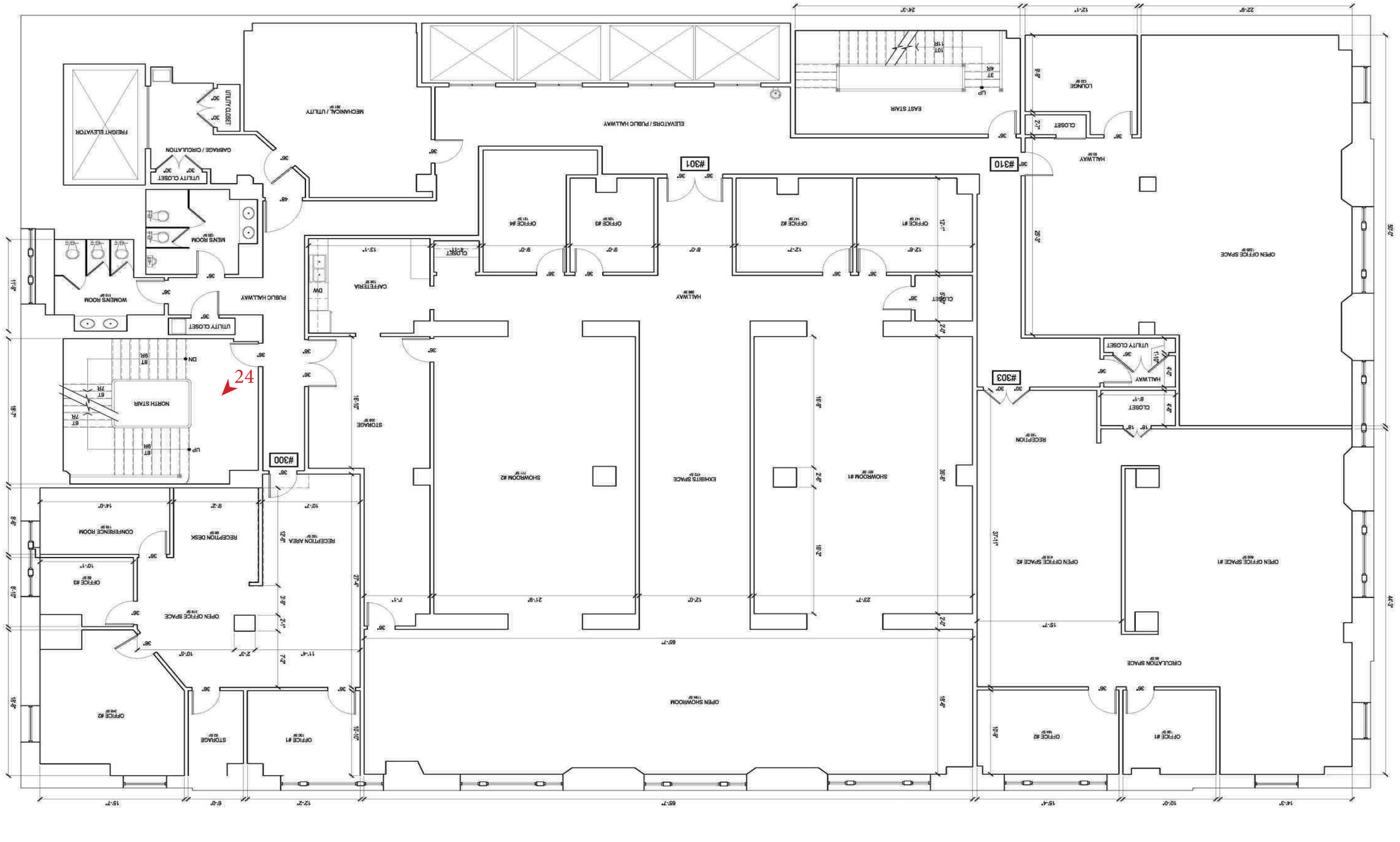


Existing Floor Plans By: Ryan Consultants

Marshall Field and Company Building

1144 Lake Street
Oak Park, Cook County, IL

Fourth Floor Plan

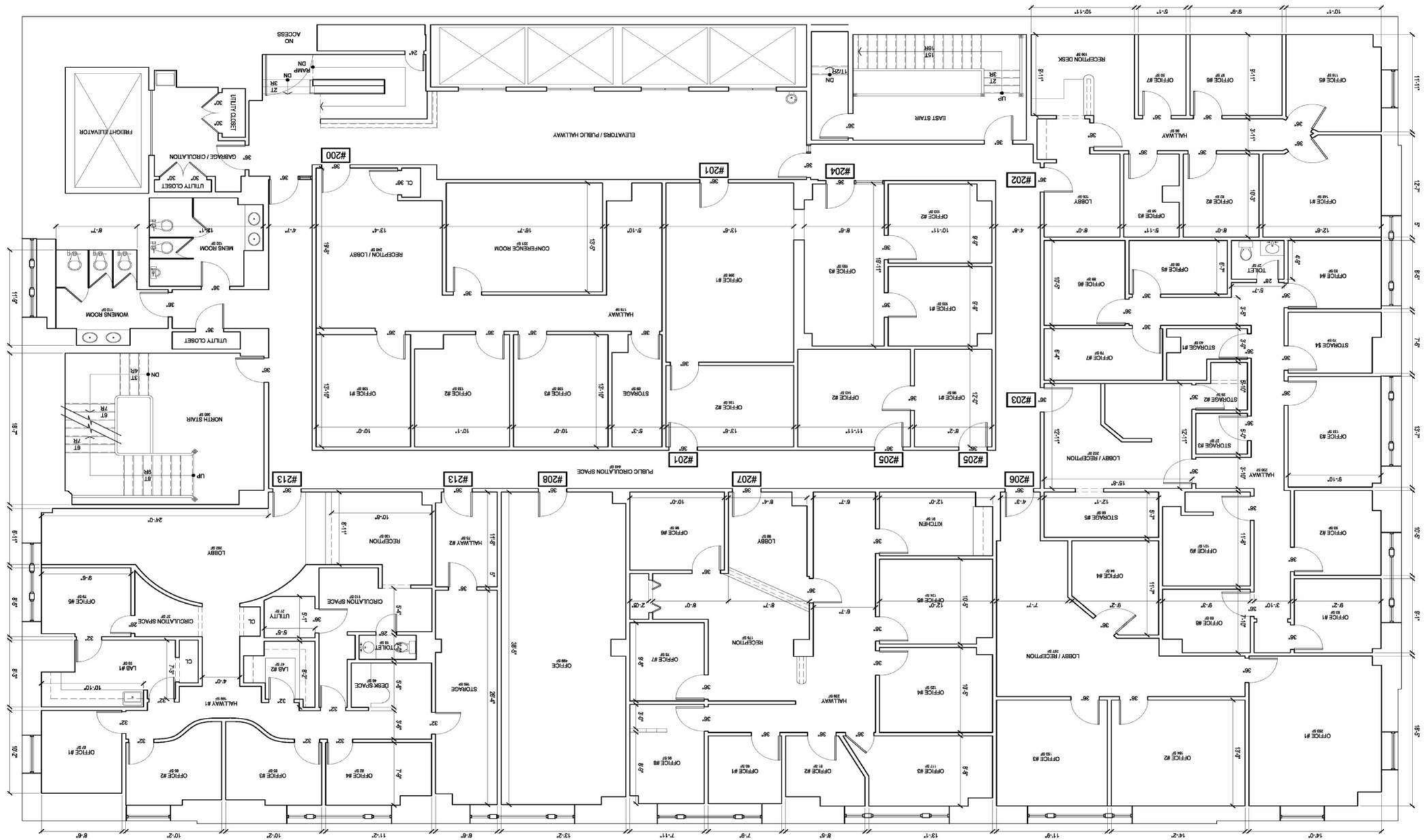


Existing Floor Plans By: Ryan Consultants

Marshall Field and Company Building

1144 Lake Street
Oak Park, Cook County, IL

Third Floor Plan



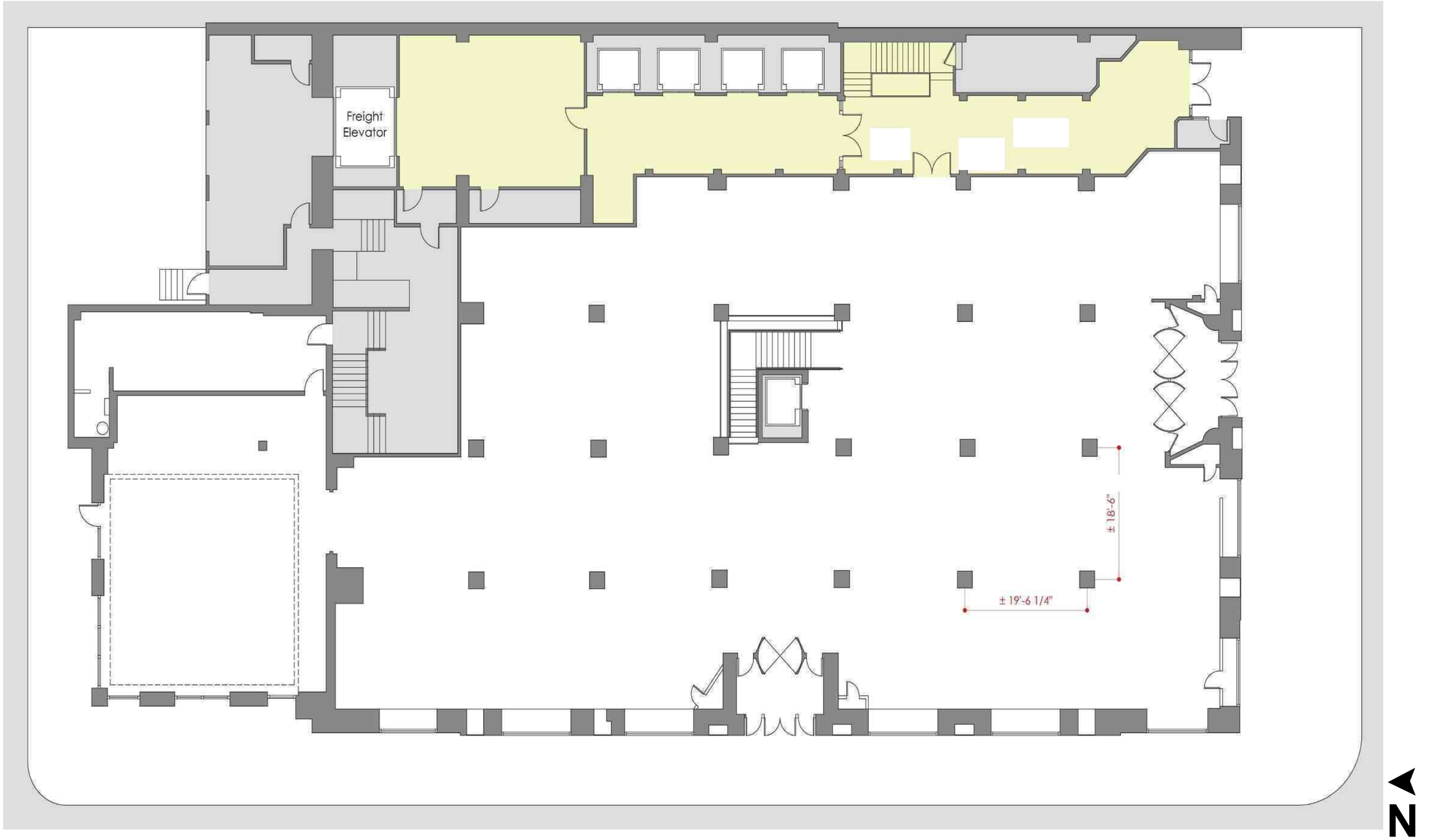
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Existing Floor Plans By: Ryan Consultants

Marshall Field and Company Building

1144 Lake Street
Oak Park, Cook County, IL

Second Floor Plan

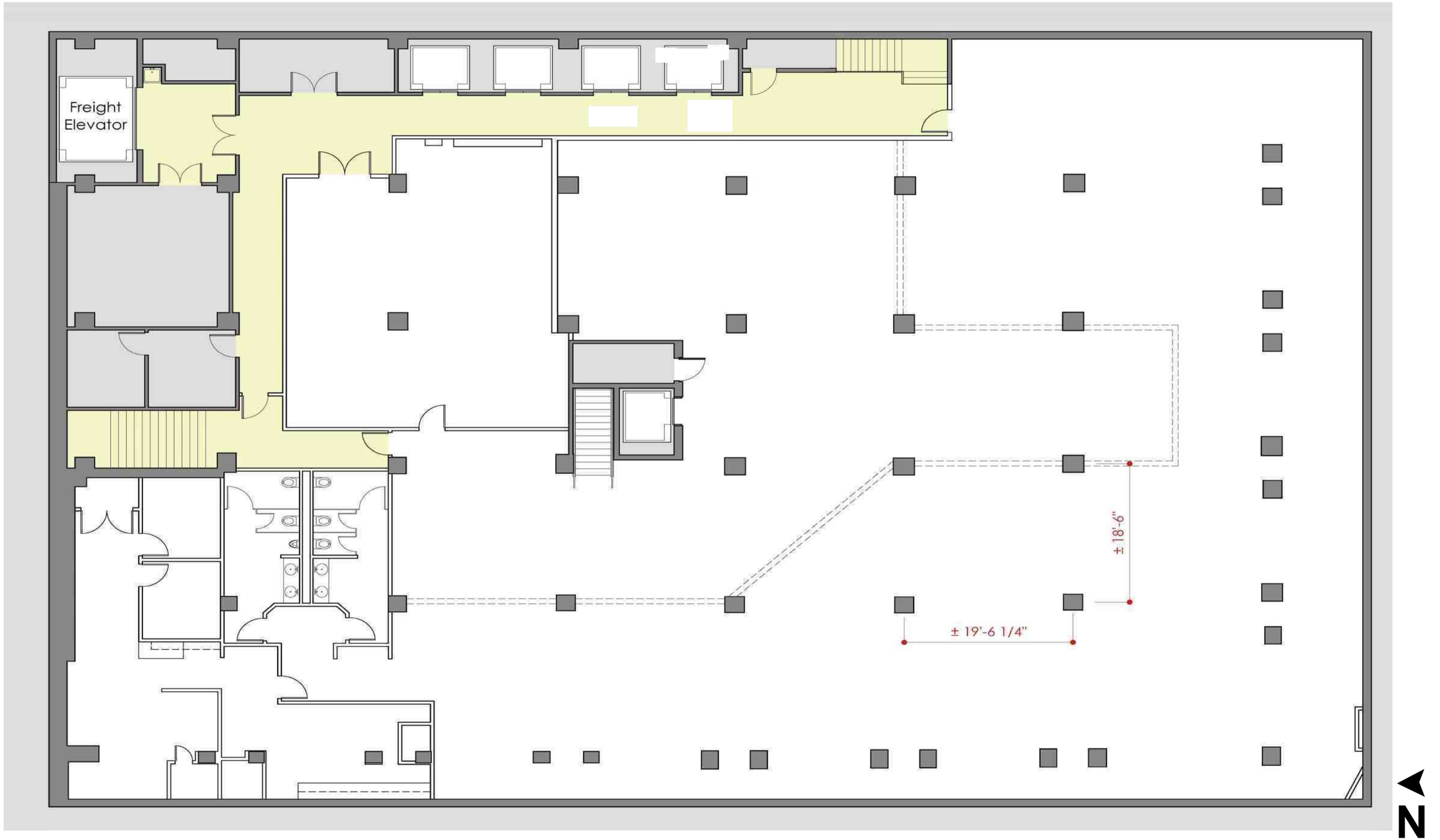


Existing Floor Plans By: Ryan Consultants

Marshall Field and Company Building

1144 Lake Street
Oak Park, Cook County, IL

First Floor and Exterior Plan



Existing Floor Plans By: Ryan Consultants

Marshall Field and Company Building

1144 Lake Street
Oak Park, Cook County, IL

Basement Floor Plan

Oak Park

October 21, 1986

Maria Dellaportas
First National Realty and Development
910 West Van Buren, Suite 700
Chicago, Illinois 60607

Dear Ms. Dellaportas:

Thank you for your interest in investigating the benefits of donating a preservation easement on the historic Marshall Field and Company building located at Lake Street and Harlem Avenue in Oak Park, Illinois. As I am sure you are well aware, this handsome building was designed in 1928 by the prominent Chicago architectural firm of Graham, Anderson, Probst and White, designers of such landmark Chicago buildings as the Wrigley Building (1921, 410 North Michigan Avenue), John G. Shedd Aquarium (1926, 1200 South Lake Shore Drive), and the Continental Illinois National Bank and Trust Company Building (1924, 231 South LaSalle Street).

Basically, a preservation easement is a legal agreement between a property owner and a recipient preservation organization which protects the architectural character of specified portions (most often the facade) of a qualified historic structure. The owner retains the title to and use of the property. The owner may also benefit from Federal and State income tax deductions for a charitable contribution, and may benefit from a decrease in local property taxes. You should also be aware that, due to impending changes in the tax code, a donation may be most profitable if made this calendar year.

The Oak Park Historic Preservation Commission is pleased to be instrumental in aiding your investigation of the benefits of a preservation easement for the adaptive reuse/development of the Oak Park Marshall Field and Company store. Specifically, we offer to arrange a meeting with the appropriate representatives of First National Realty and Development and a qualified recipient preservation organization, the Landmarks Preservation Council of Illinois (LPCI), to more fully discuss potential benefits, responsibilities, and procedures. It is strongly recommended that such a meeting take place as early as possible for your project planning.

from David Sokol
of Landmarks
Comm. Chpsn.

The Village of Oak Park
1 Village Hall Plaza
Oak Park, Illinois 60302
Area Code 312 383-6400

NPS Form 10-900
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received DEC 22 1987
date entered JAN 21 1988

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Marshall Field and Company Store

and or common

2. Location

street & number 1144 W. Lake Street ___ not for publication

city, town Oak Park ___ vicinity of

state Illinois code 012 county Cook code 031

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	_X_ commercial	___ park
___ structure	___ both	_X_ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	_X_ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name American National Bank and Trust Co. of Chicago as Trustee under Trust agreement dated July 11, 1986 and known as Trust #67937-07

street & number 33 North LaSalle Street

city, town Chicago ___ vicinity of state Illinois

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Recorder of Deeds

street & number 120 North Clark Street

city, town Chicago state Illinois

6. Representation in Existing Surveys

title N/A has this property been determined eligible? ___ yes _X_ no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
_X_ excellent	___ deteriorated	_X_ unaltered *	_X_ original site
_X_ good	___ ruins	_X_ altered	___ moved date _____
___ fair	___ unexposed		

*exterior

Describe the present and original (if known) physical appearance

Constructed in 1929 as Marshall Field & Company's first permanent suburban store, the Oak Park department store expresses an Art Deco modernity tempered by a corporate sense of tradition. The buildidng is rectangular in plan and has five stories, a mechanical penthouse and a basement. Its construction is steel frame with fireproof clay tile cladding and a reinforced concrete floor structure. Exterior walls are brick with stone veneer along the Harlem Avenue and Lake Street facades. The building occupies a deep corner site and is 7 bays wide on Harlem Avenue and 5 bays wide on Lake Street, Oak Park's main retail shopping street.[1] Although the department store gives the appearance of a freestanding building when viewed from the west or southwest, its east wall is adjacent to a block of commercial buildings.

The building's historic function as a department store is evident from the large, first floor display windows and the small bronze-framed display cases capped with bronze and glass luminaires. Typical of many department stores, the building has a marquee over its Lake Street entrance. The marquee is of cast ornamental metal and sheet metal coffers.

The low base of the building is polished black granite. Black polished granite also enframes the large display windows flanking the main entrance. The first floor is clad in Tennessee marble; the second through fourth floors are faced with smooth-faced limestone; and the fifth floor is a straight-sided, slate-tiled mansard. The color-contrast typical of Art Deco style is provided by green-oxidized roof cresting and red marble transom panels above first-floor display windows and entrances. Extensive use is made of low-relief, bronze ornamentation.[2]

The composition and ornamentation of the facades emphasizes the verticality characteristic of Art Deco design. The first through fourth floor windows in the central bays are unified vertically by ornamented metal mullions and spandrel panels. The fifth floor dormers - on the same plane - extend the verticality of the composition.

Original accounts of the building's construction describe its style as "a modern adaptation of the French Renaissance."[3] Indeed, the building's form is dominated by its French mansard roof, but the roof is stepped-back at the corners, downplaying the mansard's historical antecedents and emphasizing the geometry of the roof's form as well as the central verticality of the architectural composition. The bronze window ornamentation, grilles, Lake Street marquee, spandrel panels and trademark Marshall Field's clock, as well as the oxidized sheet metal roof cresting are characteristic low-relief Art Deco design motifs, featuring chevrons, zig zags and stylized palmettes. Decorative stonework consists of a fluted belt between the first and second floors, keystones at the fourth floor termination of the vertical window bays, bracketing below the mansard roof and dormer window detailing.

On the interior, entry vestibules have terrazzo floors. Walls are panelled with red marble and have grilles and trim of bronze. Woodwork is most likely walnut. Other remaining interior features include two ornamental iron stairs (now enclosed).

The building has been well-maintained over the years and is nearly intact on the exterior. However, at some point, much of the exterior bronze including spandrel panels and marquee were painted. In addition, the operable windows have been modified

at least twice in the building's history. Originally, the windows were wood sash with lead muntins - five over five and two over two lights on the flanking windows. At an unknown date, the original windows were replaced with muntin-less wood sash. During the recent renovation, the windows have been replaced with metal sash (for the most part operable). A small, one-story brick addition was made to the north end of the building at an unknown date.

Interior alterations have been more extensive, responding to technology, to changes in fashion, and to changes in retail merchandizing and little of significance to any one period remains on the interior. The building was first air-conditioned in 1937, necessitating some ceiling modifications for ductwork. In 1949, the store expanded into the Oak Leaves Building, adjacent to the east. At an unknown date, the ceilings of the entry vestibules were lowered, the transoms covered with grills, and sometime after 1950 the original ornamental bronze elevator doors were removed and replaced with plain ones. Nearly all original lighting fixtures were also removed. Extensive modifications were made by Marshall Field & Co. to floor plans, accomodating changes in merchandizing techniques Display cases were removed from the first floor and upper floors. Some upper floors were originally designed to have merchandise concealed, and these floors were opened up for merchandise display.

The rehabilitation program currently being undertaken plans no alterations to the exterior. Awnings over the display windows will be replaces with new awnings in Marshal Field "green," and the marquee is being repaired. On the interior, entry vestibules and original staircases (now enclosed) are being retained. The interior is being reconfigured for office and retail tenants.

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1. A nearly identical Marshall Field & Co. building was completed in Evanston, Illinois a few months later. The Evanston building is 11 bays by 3 bays, and the end bays of the shorter side are somewhat narrower than in the Oak Park store. The Evanston Store was awarded recognition for architectural excellence from the Art Commission of the City of Evanston for 1929. The Lake Forest store was constructed around the same time but of a different, 2-story design.
2. Original plans show roof cresting material only as "sheet metal." It is oxidized and presumably copper. Window trim and spandrel panels are shown on the plans as "ornamental ironwork," but newspaper accounts from the time state that, "all fixtures such as the marquees, window trimmings, etc., are of bronze." Presumably the now-painted spandrel panels are of bronze.
3. The extensive news coverage is cited in the Bibliography. The articles are nearly identical in wording and were no doubt taken from a company press release.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
___ 1800–1899	X commerce	___ exploration/settlement	___ philosophy	___ transportation	
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1928-29 **Builder/Architect** Graham, Anderson, Probst and White

Statement of Significance (in one paragraph)

The Marshall Field's store in Oak Park, Illinois was the first permanent suburban store to be opened by retail merchandising giant Marshall Field & Company, which has been credited with revolutionizing retail merchandising.[1] To design its first suburban store, Field selected the architectural firm of Graham, Anderson, Probst and White, the successor firm to D.H. Burnham & Co., which had designed the 1902-1907 Marshall Field & Co. flagship store on State Street.

Marshall Field's was the first of the major downtown Chicago retailers to build a suburban store and, in so doing, recognized the importance of the growth of the suburbs that began after the First World War and continued as a major force affecting the pattern of development of the Chicago metropolitan area. The location of Marshall Field's in Oak Park helped to stimulate the commercial development in the village that resulted in its becoming the major shopping center for the entire west suburban area.

Marshall Field began his merchandising career in Chicago in 1856 as a salesman for Cooley, Wadsworth & Co. and over the next eight years worked to achieve a partnership in the firm of Farwell, Field & Co. Toward the end of the Civil War, Potter Palmer, who in 1852 had established the city's finest dry goods store, decided to sell his business in order to concentrate on his real estate activities. He sold the firm to Marshall Field and his chief bookkeeper, Levi Z. Leiter, but retained a nominal interest in the new firm of Field, Palmer, & Leiter for a brief period before it became Field, Leiter, & Co., the forerunner of Marshall Field & Co. as it is known today.

Early operations of the company involved both wholesale and retail trade, both affecting style and taste throughout a large area of the Midwest.[2] Although the Great Fire of 1871 destroyed the downtown store, Field and Leiter quickly rebuilt a larger one and suffered little business interruption. A series of disputes over the balance between the wholesale business, largely controlled by Leiter, and Field's retail activities led to the dissolution of Field-Leiter partnership in 1881. However, Field continued a prosperous wholesale operation for many years under the leadership of John G. Shedd, who became Field's successor as president of the company upon his death in 1906. This wholesale division was eventually housed in the mammoth Merchandise Mart of Chicago, designed by Graham, Anderson, Probst and White for Marshall Field & Co. and built on two square blocks along the north bank of the Chicago River in 1928-29.

Field quickly built an exceptional reputation in retailing that spread from downtown Chicago through the city's neighborhoods and outlying areas and eventually reached international proportions. He established business practices that allowed him to serve a broad customer base with a full array of services. One of these was the introduction of the money-back guarantee for merchandise purchased in his store. Perhaps even more impressive was Field's guarantee that it would find and specially order any item not found in the store for a customer who requested it. He continually emphasized customer satisfaction at all costs and his admonition to a sales clerk to "give the lady what she wants" became the motto that epitomized the company's business philosophy. Field introduced auxiliary services such as a library, waiting rooms and an information bureau, where everything from the acquisition of theatre tickets to the reservation of hotel rooms could be handled. All of these services combined with the outstanding array of the

9. Major Bibliographical References

Architectural Work of Graham, Anderson, Probst and White, Vol. I, published in London for Graham, Anderson, Probst and White by B. T. Batsford, 1933.

See continuation sheet

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name River Forest, IL **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	16	433260	4637580
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

For complete legal description see continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Cheryl Inghram, Senior Consultant and Denise Mackey, Consultant

organization Pannell Kerr Forster **date** October 26, 1987

street & number 150 North Michigan Avenue, Suite 3700 **telephone** 312-781-0002

city or town Chicago **state** Illinois

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [signature]

title Director **date** 12-15-87

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

[signature] **date** 1-21-88

for **Keeper of the National Register**

Attest: **date**

Chief of Registration

GPO 911-399

finest goods imported from around the world built Marshall Field and Company's reputation as a high-quality, full-service retailer in Chicago. Furthermore, the Field's reputation spread to small towns in the Midwest through its network of salesmen operating out of the wholesale division.[3] Soon, too, the store's reputation spread to the East Coast and ultimately across the Atlantic so that an excursion to Marshall Field's was sure to be included on the itinerary of any prominent European or American merchandiser who visited Chicago.

Another way in which Marshall Field & Co. exerted international influence was in the work of Harry Selfridge, who served for 25 years as a key figure in the firm's retail operations. Selfridge left the firm in 1904 to start his own business, ultimately relocating to London where, using Field's methods as a basis, built Selfridge's into that city's foremost department store. Ever respectful of Field and his philosophy, Selfridge always kept a portrait of Field hanging behind his desk, and when the time came for him to build his own store he called upon Daniel Burnham and Company, the architects Field had employed to design his famous downtown store. It was out of this architectural firm, too, that Graham, Anderson, Probst and White, architects of the Oak Park store, grew.

By the time that Selfridge left, Field was universally recognized as one of the city's wealthiest and most powerful businessmen, and his store was considered to Chicago what "the Louvre and Bon Marche are in Paris".[4] He was also widely recognized as one of the city's most important and influential philanthropists, initiating and contributing to the development of cultural activities and institution such as the World's Fair of 1893 and the Field Museum of Natural History.[5] At the time of Field's death in 1906, journals across the nation unanimously proclaimed him as "a merchant among merchants who had left behind a firm that sent goods to thousands of stores from the Allegheny Mountains to the Sierras and a retail store that was an institution of magnificence, quality, and splendor" and "that as Chicago and the nation had grown, so had Marshall Field prospered and grown".[6] One journalist summed up his success as follows: "The chief secret of his business growth was an infallible sympathy with conditions and environments".[7] This sensitivity to conditions and environments was also recognized by another who wrote of Field, "He saw what Chicago was and would be, what it would want and what it could be made to want".[8]

After Field's death, John G. Shedd was chosen to be his successor as president of Marshall Field and Company and to carry on the traditions that had been established by the company's late founder. Shedd immediately embarked on a period of expansion that he and Field had laid out before his death. This included the demolition of the existing store at State and Washington Streets and the erection of a new, larger emporium desinged by Graham, Burnham and Company. The new store was to contain 35 acres of selling space divided among 150 retail sections. Careful plans were made to maintain a sense of continuity within the various departments while encouraging steady circulation of customers throughout the huge complex. Shedd assigned vice-president James Simpson and retail maintenance manager David M. Yates to oversee these plans and to confer with Ernest Graham, the architect, in carrying them out. The planners intended the store building to embody the best of good taste and design at the time, continuing Field's philosophy that the greatness of a store should be evident in its architecture. Details of the store's design, including such features as the Tiffany dome that was the world's largest mosaic, were described in local papers to customers who followed the progress of construction with eager anticipation.

The store finally opened on September 30, 1907. A crowd of 8,000 waited for an hour before the store's opening to be among its first customers.

The store prospered over the next decades. Shedd continued to expand the downtown store with the Store for Men and the Annex building, following the tradition of growth begun by Field. He was succeeded upon his retirement in 1923 by James Simpson. Simpson, too, emphasized expansion. Although the wholesale division began to show signs of floundering, plans were made for the construction of the Merchandise Mart in 1927. Based on unprecedented retail profits in 1928, the company's retail operations were expanded outside the Chicago city limits into the Chicago suburbs of Oak Park, Evanston and Lake Forest.

Oak Park, a village on the city's western edge, had gained a reputation as one of the area's high-quality suburbs. It included among its residents David Yates, Field's vice-president under Simpson. Population in the village had grown rapidly during the decade between 1910 and 1920 as city residents sought relief from the crowded conditions and housing shortages in Chicago during and after World War I. Oak Park enjoyed excellent transportation facilities, with three different commuter railroad lines running more than 120 trains to and from the Loop daily. In addition, the automobile began to come into prominence in this period, increasing mobility even further. One of the key transfer points where thousands of commuters passed daily on transportation lines serving Oak Park was the corner of Lake Street and Harlem Avenue at the Village's western boundary with neighboring River Forest. It was here that in 1928 Marshall Field & Co. purchased a 102 x 192 foot parcel for the construction of its first suburban store.[9] Although plans had been announced for a branch store in Evanston, one of the city's North Shore suburbs, it would not be completed and opened for several months after the opening of the Oak Park store. In addition, a small branch facility was planned for a rented space in Lake Forest, another wealthy North Shore suburb. The Oak Park store was to be the first in the expansion program, however, and its opening marked the first instance of a major downtown retailer opening a suburban store.

Architects for the project were to be Field's repeated architects of choice--Graham, Anderson, Probst and White.[10] The firm was to design the Evanston store as well and the two stores are nearly identical in design, with adjustments made for the configurations of the individual sites. The major difference between the two is in the depth of the buildings, the Evanston store being nearly twice the depth of the Oak Park building. The building was to be "constructed along the very latest lines,"[11] and was to offer the west suburban shopper all the goods and services available at the downtown store. Just as Chicago newspapers had chronicled the developments in construction of the downtown store, the west suburban journals greeted the news of Marshall Field & Co.'s decision to locate in the area with much fanfare. Newspapers throughout the western suburban area described the new store's attractions, and the opening of the store on October 19, 1929 was headline news in the local press and also received thorough coverage in major Chicago papers such as the Chicago Tribune.[12] It was repeatedly emphasized that the suburban store would offer the same high quality and service that Marshall Field & Co.'s customers had come to expect.

The arrival of Marshall Field & Co. in Oak Park signalled a dramatic change in the course of development of the Village. Since its beginnings in the 1830s, the Village had stressed a concern for land use control to preserve the residential character of the community. It was the first large suburban community to make use of state provisions allowing for zoning laws to control development.[13] Its 1921 zoning ordinance permanently zoned most of the Village to exclude business, industrial, apartment and hotel land uses. While these restrictions protected the Village from being overrun by industry, it also left it with a weak tax base. The growing number of residents required increasing services, but there were no large sources of revenue to support them. Public pressure began to increase for the availability of goods and services locally for the convenience of the residents who had begun to tire of travelling all the way into downtown Chicago, despite the relative ease and variety of available transportation. So, when the Hub, a downtown department store, announced plans in 1927 to open a branch in Oak Park, the way was opened for the solution to the revenue problem. Although the branch opened by the Hub was short-lived,[14] major downtown retailers began to arrive in Oak Park, and within the next decade, ten large Chicago retailers had established themselves in Oak Park, making it a major shopping center for the western suburbs.[15] The foremost among these stores and a key anchor for the Oak Park retail district was the Marshall Field & Co. Department Store.

Although convenience was key in the location of these stores in Oak Park, "tax revenue really mattered."[16] The shopping district of Oak Park, centered along Lake Street between Harlem and Oak Park, with smaller stores in the Westgate area along Marion Street, flourished, providing a strong revenue base for the services demanded by the Village's population, which continued to grow through the 1930s, an unusual condition during the Depression era. The new homes that had been constructed along Oak Park's streets needed furnishings, and the growing population needed to be clothed.

There was a long and productive association between Marshall Field and the company he founded and D.H. Burnham & Co. and its successor firms, Graham, Burnham & Co. (1912-1917) and Graham, Anderson, Probst and White (1917-present). D.H. Burnham & Co were the architects for Marshall Field's State Street store from 1902-1907, and Graham , Burnham & Co. planned the Marshall Field Annex and Store for Men in 1914. In 1928-29, Graham, Anderson, Probst and White were not only working on the Oak Park and Evanston stores but also on Marshall Field & Co.'s Merchandise Mart, completed in 1930. In addition to the commercial commissions all three architectural firms worked on the Field Museum over a period from 1912 to 1920. Through the Marshall Field & Co connection, Graham, Anderson, Probst and White also designed the Shedd Aquarium in 1929.

Beyond the association with Marshall Field & Co., this succession of firms must surely have been one of the most prolific designers of department store buildings nationally and even internationally. D.H. Burnham & Co was responsible for: John Wanamaker, New York (1903) and Philadelphia (1904-9); McCreery & Co., Pittsburgh (1904); Selfridge & Co., Ltd., London (1909-28); Gimbel Bros., New York (1910); Wm. Filene's Sons Co., Boston (1912); and May Co., Cleveland (1914). Graham, Burnham & Co designed Chas. A. Stevens, Chicago, in 1913. Graham, Anderson, Probst and White were the architects of W.A. Wieboldt & Co., Chicago (1925); L.S. Donaldson, Minneapolis (1924); Gimbel Bros., Philadelphia (1926);

M.O'Neil Co., Akron (for May Department Stores Co., 1927); and the Higbee Co., Cleveland (1931). In sum, the Marshall Field & Co. Oak Park store represents not only another phase of a long-standing relationship between architect and client, but moreover the work of a firm with a national and even international reputation for major downtown department store design, scaling down its product for the emerging suburban market.

The late 1920s were the most active period in the development of the downtown Oak Park business district, particularly for the construction of large buildings. As a consequence, many of the buildings were designed in the Art Deco style, providing a historic and architectural context for the Field's store. Art Deco-influenced buildings in the immediate vicinity of the Marshall Field's building include the adjacent Oak Leaves Building (1929) at 1142 Lake, 1127-29 Lake Street, the Fair Store Building (1929) at 1100 Lake, and numerous smaller Art Deco structures in the 1000 and 1100 blocks of Lake. The former Wieboldt's Department Store at the southwest corner of Harlem and Lake in Oak Park, designed in the 1930s in the Moderne style, provides a good counterpoint to the Art Deco Marshall Field's Department Store. Further east, at 715 Lake Street, the Medical Arts Building (1929, Roy Hotchkiss) is another fine Art Deco design. The Marshall Field & Co. building is one of the most expensively-constructed, best-preserved and most prominent examples of Art Deco design in the area and serves to underscore an active period in Oak Park's commercial development.

In summary, the Marshall Field's store in Oak Park represents the peak period of commercial development of the Village. The quality and taste that customers had come to associate with Marshall Field & Co allowed it to serve the needs of the growing population of the western suburbs during a period of active development. The Oak Park store's establishment as the first permanent suburban store of a major downtown Chicago retailer marked a milestone in the evolution of the department store, the beginning of a movement which eventually led to the development of the suburban shopping center.[17] It was instrumental in promoting the residential growth of the Village and the western suburbs by bridging the gap between city convenience and the suburban lifestyle. Finally, it represents the recognition by one of Chicago's most important commercial enterprises of the critical significance of the growth of the suburbs to the overall development of Chicago and to the future evolution of the modern American city.

FOOTNOTES

1. Duis, Perry, Chicago-Creating New Traditions, Chicago: The Chicago Historical Society, 1976.

2. Ibid.

3. Ibid.

4. Wendt, Lloyd and Kogan, Herman, Give the Lady What She Wants! The Story of Marshall Field and Company, Chicago: Marshall Field & Co./and books, 1952.

5. The history of construction of the Field Museum is a mini-history of Graham, Anderson, Probst and White and its predecessor firms and illustrates the long association enjoyed by Field and the Architects. It begins with working drawings by Daniel H. Burnham and Co. in 1906, continues with construction beginning in 1915 under Graham, Burnham and Co. and concludes with the completion of construction by Graham, Anderson, Probst and White and the opening of the museum in 1920.

6. Ibid

7. Ibid.

8. Ibid.

9. "MARSHALL FIELD STORE Noted Merchants to Build at Lake and Harlem for Retail Business," The Oak Leaves, November 24, 1928.

10. It should be noted that the two partners in the firm who were directly responsible for the design of the Oak Park and Evanston stores were Probst and White. Probst was an Oak Park resident and White an Evanston resident.

11. Ibid.

12. See the Bibliography section for a complete list of newspapers in which articles were found and their dates of publication.

13. The Chicago Fact Book Consortium, Local Community Fact Book, Chicago Metropolitan Area, Chicago: University of Illinois at Chicago, 1984.

14. The Hub, a division of Henry C. Lytton, moved into a space owned by a local hardware merchant, but stayed there less than a year. The hardware merchant's store was sold to the Fair, a Chicago department store, in 1929 after the opening of the Field's store. Lytton's later opened a branch store in Oak Park.

15. Ibid.

16. Hoaglund, Gertrude Fox, Historical Survey of Oak Park, Illinois (Compiled under WPA Project #9516), Oak Park: Oak Park Public Library, 1937.

17. After establishing the Oak Park, Evanston and Lake Forest stores in the late 1920s, Marshall Field & Co. did not undertake further retail expansion until it initiated the development of Old Orchard Shopping Center in Skokie, Illinois in the early 1950s.

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Mayer, Harold M. and Wade, Richard C., Chicago: Growth of a Metropolis, Chicago: University of Chicago Press, 1969.

Oak Park Landmarks/Community Design Commissions' Village Mall Study, Oak Park: September, 1975.

"Snapshots of Oak Park, Illinois," given to Gertrude E. Simmons by Alfons Weber, Oak Park Public Library Collection, 1948. Marshall Field's store shown in photos 63, 65, 72.

Tebbel, John, The Marshall Fields, New York: E.P. Dutton & Co., 1947.

Wendt, Lloyd and Kogan, Herman, Give the Lady What She Wants! The Story of Marshall Field & Company, Chicago: Marshall Field & Co./and books, 1952.

Western Architect, January, 1931, Plates 10 & 11.

Newspaper Articles about the Marshall Field's Oak Park Store:

The Austinite, January 24, 1930

Chicago Daily News Record, October 21, 1929

Chicago Tribune
November 24, 1928
October 18, 1929
October 19, 1930

Elmhurst Press, October 18, 1929

Franklin Park Leydenite, October, 11, 1929

The Hemingway Organizer, October, 1929

North Riverside Star, October 10, 1929

Oak Leaves
November 24, 1928
October 12, 1929
October 18, 1929
November 16, 1929
October 19, 1929
February 1, 1930
July 15, 1937
November 7, 1940
November 10, 1949
May 4, 1950

Villa Park Argus, October 18, 1929

West Suburban Shopper, October 16, 1929

Lot One (1) in Block Two (2) in Ruben Whaple's Subdivision of the South West corner of the North West quarter of Section Seven (7), Township Thirty-nine (39) North, Range Thirteen (13) East of the Third Principal Meridian,

Also,

Lot Twenty-two (22) and the South Thirty-five (35) feet (except the West Ten (10) feet thereof) of Lot Thirteen in Holley's Subdivision of Lots Two (2) to Twelve (12) inclusive in the Subdivision of Block Two (2) in Whaple's Subdivision in the South West corner of the North West quarter of Section Seven (7), Township Thirty-nine (39) North, Range Thirteen (13) East of the Third Principal Meridian in Cook County, Illinois.

Permanent real estate tax identification numbers:

16-07-119-012
16-07-119-013
16-07-119-023

87002510

WASO Form - 177
("R" June 1984)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Marshall Field and Company Store
Cook County
ILLINOIS

DEC 22 1987

Working No. _____
Fed. Reg. Date: 2/7/89
Date Due: 1/21/88 - 2/5/88
Action: ACCEPT 1-21-88
RETURN _____
REJECT _____
Federal Agency: _____

Entered in the National Register

☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition
☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ unexposed

Check one
☐ unaltered
☐ altered

Check one
☐ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance *(in one paragraph)*

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

GPO 918-450

Comments for any item may be continued on an attached sheet

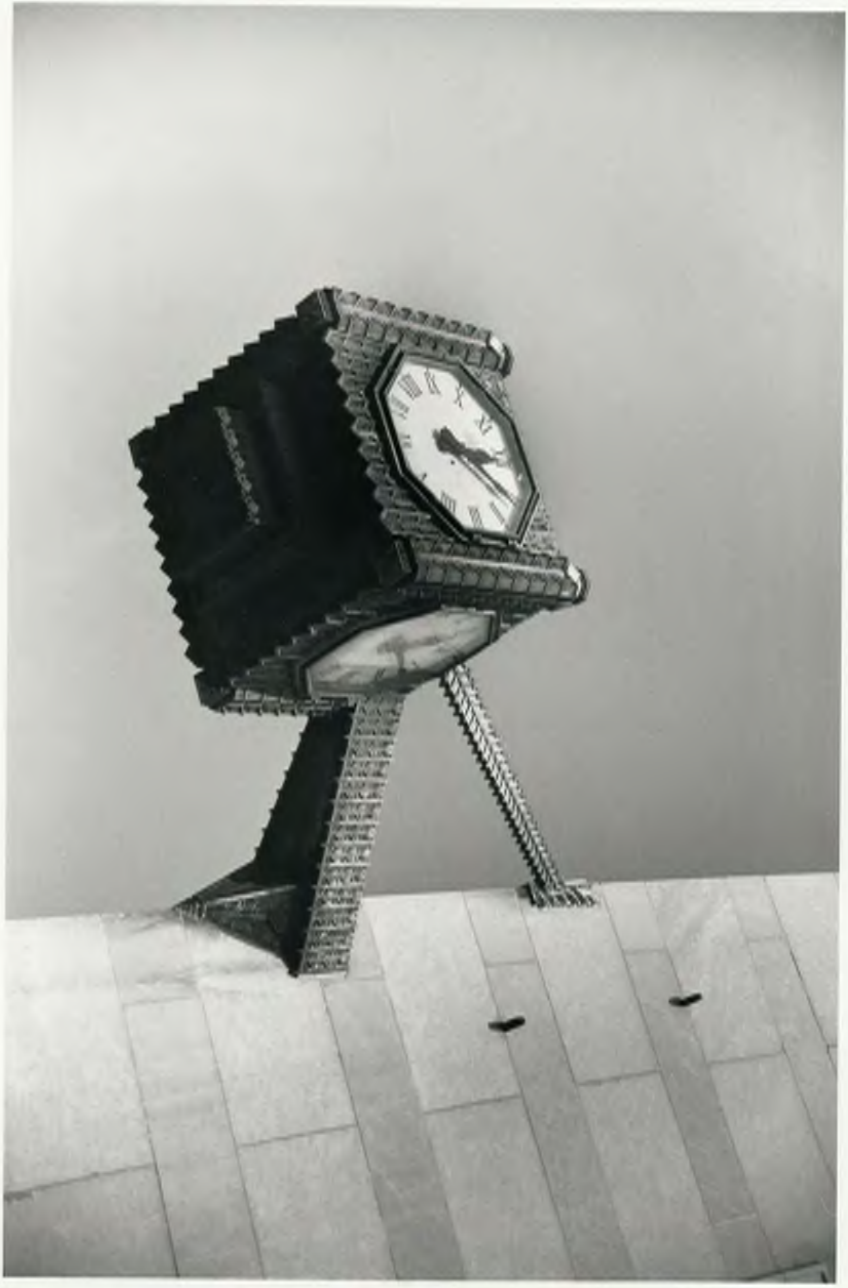

Walgreens

Marshall Field & Co. Store
Oak Park, Illinois
Photographed by: Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty
& Development Co., Inc.
415 North LaSalle Street
Chicago, IL 60610
View from east of Lake Street commercial
district, with Field's in distance, right. ①



Marshall Field & Co. Store
Oak Park, Illinois
Photographed by: Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty
& Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
View from southwest of Lake Street and Harlem Avenue facades.

②



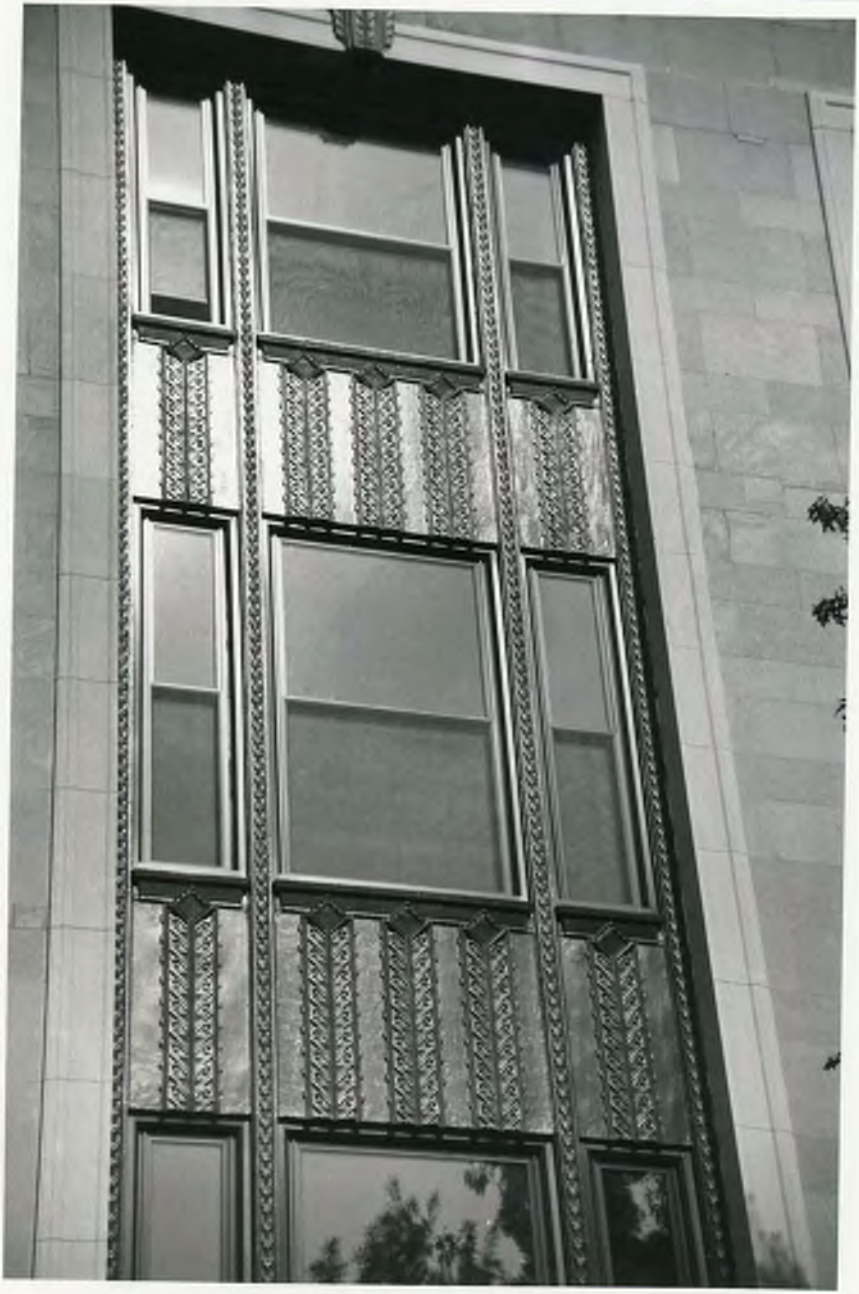
Marshall Field & Co. Store
Oak Park, Illinois
Photographed by: Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty &
Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
View from below (southwest direction) of bronze,
3-sided clock.

(3)



Marshall Field & Co. Store
Oak Park, Illinois
Photographed by : Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty &
Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
View from east of Lake Street entrance, display cases and marquee.

(4)



Marshall Field & Co. Store
Oak Park, Illinois
Photographed by : Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty
& Development Co., Inc.
415 North LaSalle Street
Chicago, IL 60610
View from south of metal spandrel panels with
Art Deco motifs.



Marshall Field & Co. Store
Oak Park, Illinois
Photographed by: Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty &
Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
View from north of rear of building and
one-story addition.

(6)



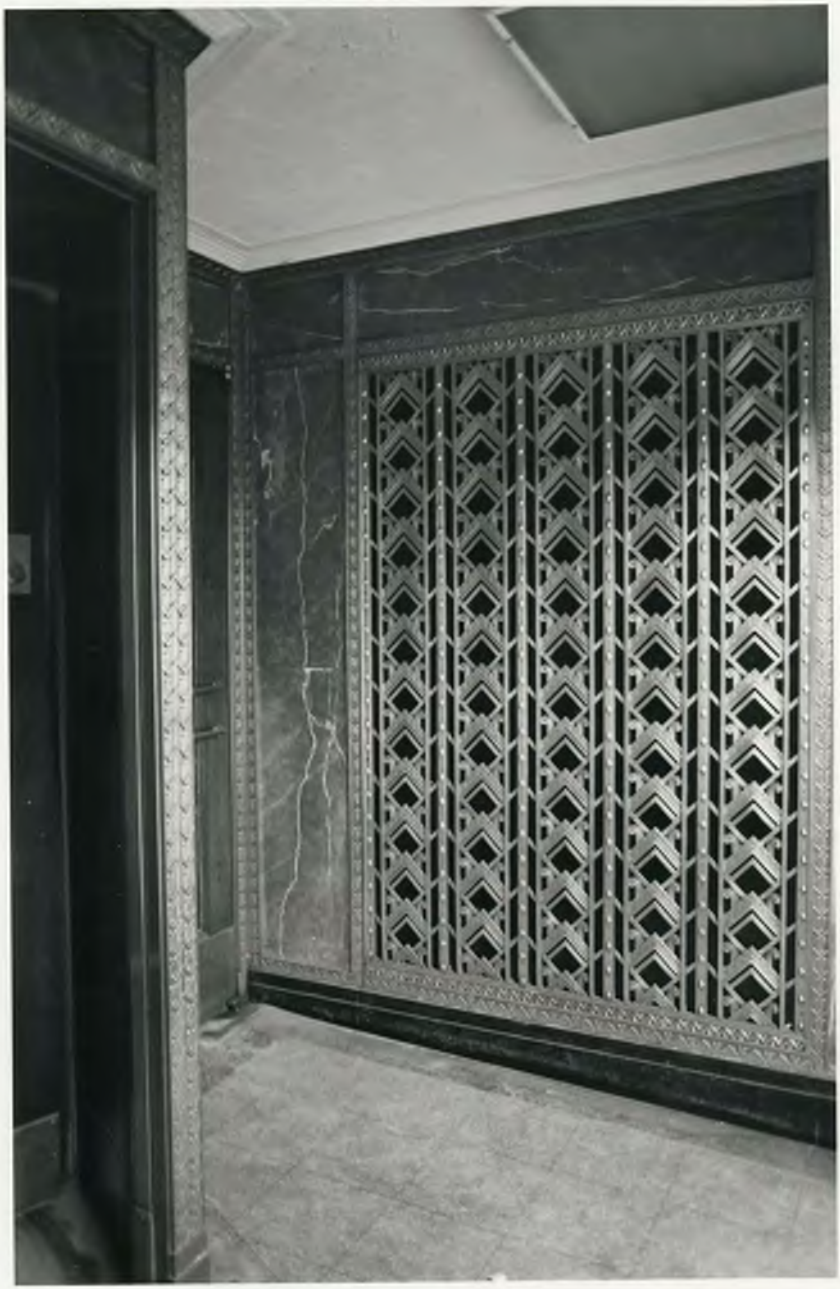
Marshall Field & Co. Store
Oak Park, Illinois
Photographed by: Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty
& Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
View from northwest of roof cresting.

(7)



Marshall Field & Co. Store
Oak Park, Illinois
Photographed by: Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty
& Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
Interior view of Lake Street entry vestibule.

(4)



Marshall Field & Co. Store
Oak Park, Illinois
Photographed by: Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty
& Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
Interior view of Harlem Avenue entry
vestibule.

(9)



Marshall Field & Co. Store
Oak Park, Illinois
Photographed by : Cheryl Inghram
Date of Photograph: October 15, 1987
Location of Negative: First National Realty
& Development Co., Inc.
415 North LaSalle Street
Chicago IL 60610
Interior ornamented iron balustrade in north stairwell.

(10)



Marshall Field & Company Store
Oak Park, Illinois

Early photograph of building -- plate taken from Architectural Work of Graham, Anderson Probst & White, Vol. I, published in London by B.T. Batsford, 1933. No page number.

View from southwest.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

RIVER FOREST QUADRANGLE
ILLINOIS–COOK CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

Mapped, edited, and published by the Geological Survey
in cooperation with State of Illinois Geological Survey

Control by USGS, USC&GS, City of Chicago, and
Cook County Highway Department

Planimetry by photogrammetric methods from aerial photographs
taken 1962–63. Topography by planetable surveys 1924–25
Revised 1963

Polyconic projection. 1927 North American datum
10,000-foot grid based on Illinois coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple compiled from aerial photographs
taken 1972. This information not field checked

Purple tint indicates extension of urban areas

SCALE 1:24 000

1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 0 1 KILOMETER

CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

UTM GRID AND 1972 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Map photoinspected 1978
No major culture or drainage changes observed

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
AND BY THE STATE GEOLOGICAL SURVEY, CHAMPAIGN, ILLINOIS 61820
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
Interstate Route · U. S. Route · State Route

QUADRANGLE LOCATION

To place on the predicted North American Datum 1983
move the projection lines 2 meters north and
5 meters east as shown by dashed corner ticks

RIVER FOREST, ILL.
N4152.5—W8745/7.5
PHOTOINSPECTED 1978
1963
PHOTOREVISED 1972
AMS 3467 IV NE—SERIES V863

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1982

Marshall Field & Company Store
zone 16
E 433260
N 4637580

Illinois Historic Preservation Agency

Old State Capitol • Springfield, Illinois 62701 • (217) 782-4836

December 16, 1987

Beth Boland
National Register Program
National Park Service
Department of the Interior
1100 L Street, N.W.
Washington, D.C. 20240

Dear Beth:

Enclosed please find the nomination form, photographs, and maps for the following properties considered at the December 11, 1987 Illinois Historic Sites Advisory Council meeting and signed by the Illinois State Historic Preservation Officer:

Jarvis, William W., House, Troy
Taylorville Chautauqua Auditorium
Marshall Field & Company Store, Oak Park
Free Frank McWorter Grave Site, Barry vicinity
Tri-Taylor Historic District Boundary Extension, Chicago
Vogt, Karl, Building, Tinley Park
"Peace" and "Harvest", Peoria

Thank you for your attention.

Sincerely yours,

Ann V. Swallow
Assistant National Register Coordinator

encl.

DEC 22 1987

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Marshall Field and Company Store (Additional Documentation, Boundary Increase)

other names/site number

Name of Multiple Property Listing

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

2. Location

street & number 1136 - 1150 W. Lake Street ☐ not for publication

city or town Oak Park ☐ vicinity

state Illinois county Cook zip code 60607

3. State/Federal Agency Certification

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

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

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

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

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

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

Marshall Field and Company Store (Boundary Increase) | Cook County, Illinois
Name of Property | County and State

5. Classification

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

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

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

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

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

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

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

COMMERCE/department store

Current Functions
(Enter categories from instructions.)

COMMERCE/office

7. Description

Architectural Classification
(Enter categories from instructions.)

Art Deco

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK, , Marble, Granite
roof: STONE/Slate, SYNTHETICS
other:

Narrative Description

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

Summary Paragraph

The Marshall Field and Company Store in Oak Park, IL was listed in the National Register in 1988. The nomination includes a full description of the building at the northeast corner of Lake and Harlem Streets at the western edge of Oak Park. It was constructed as the first permanent suburban store for the merchandising giant Marshall Field & Company who prior to this only had their flagship store on State Street in downtown Chicago

This additional documentation expands the boundary of the inventory to include the adjacent Oak Leaves Building as a part of the Marshall Field and Company Store. The original Marshall Field nomination mentions the Oak Leaves Building on page 2 of the description (section 7) as an expansion or annex of Marshall Field that occurred in 1949. Being adjacent to the east, the Oak Leaves building served an important role in the success of the growing department store as either additional sales floor space or storage depending on the floor. Without this available space to annex, the growth and continued success of this major retailer would have been limited as would have the development of the emerging downtown Oak Park commercial district.

Narrative Description

Marshall Field and Company Store (1144-1150 W. Lake St; 1929)

Following the nomination of the Marshall Field and Company Store in 1987, the building was converted to offices on the upper floors. The finishes from that time mostly remain on floors three through five and consist of drop ceilings with acoustical tile, florescent lighting and furred out drywall walls and partitions. Carpet exists on all upper floors. The two original stairwells on the east and north remain with their ornamental cast iron railings and decorative plaster ceilings (see included photos). The ground floor became a shoe store following the 1987 renovation and then a bookstore that occupied the ground and second floor from the years 2000 – 2011. The ground floor has been vacant since 2011. Other historic features that remain in the Marshall Field building include the terrazzo floors in the lobby entry and the original elevators. The original entries on Lake Street and Harlem Avenue retain their historic materials which include a bronze screen, terrazzo floors, marble walls and revolving doors. Photo documentation shows that original plaster ceilings and columns exists behind furred out walls in the main retail space on the ground floor.

The exterior of the Marshall Field building retains its original materials and appears as described in the national register nomination.

Oak Leaves Building (1136-1142 W. Lake St.; 1929)

The five-story Oak Leaves building is square in form and fills the full lot. The primary south elevation is clad with ornamental limestone which wraps the eastern corner. The remainder of the east elevation is clad in common brick. The west side of the building abuts the five-story Marshall Field building which entirely obscures this elevation. The primary south elevation is symmetrically divided into three large bays, one central bay four windows wide and a bay on either side each four windows wide. The windows of the top three floors on this elevation all appear to be the same size, with the 2nd floor windows being larger. The storefront level has seen many changes over the years and is not symmetrical as originally designed and built. Everything above the storefront appears to be the original opening size and design.

The limestone façade of the Oak Leaves Building retains most of its original Egyptian Art Deco ornament. Most notable is the large, winged sun disk flanked by Egyptianized targets at the center of the parapet. Along the cornice is an interesting chevron motif which is interrupted by a stylized rosette relief above each row of windows below. The east and west 5th floor window heads of the center bay are decorated with winged scarabs. Verticality is expressed in these two rows of windows through the use of fluted jambs topped by winged griffin ornament. This beautifully rendered Egyptian detail that extend from the 2nd up through the 5th floor are believed to represent sceptres. These same bays of windows have the most protruding elements on the façade with their rounded 2nd floor sills. All other jambs on the south elevation connect the 2nd floor sills up to the 5th floor window heads in a more muted protruding jamb which further gives the façade a vertical feel. A variety of stylized windowsills and lintels are used to give the façade even more character. More traditional Art Deco relief panels are found at the spandrels, with the center bay spandrels being slightly more distinctive. The façade from the 2nd floor up is the primary character defining feature of this building and retains a great deal of integrity.

Today, the Oak Leaves Building has been returned to open floor plates following use as office space over that past three decades. The upper floors, cleared of finishes, appear today much as they would have when they were used as an annex to Marshall Field with open retail space except for some non-decorative plaster that has been removed. The original stairs in the center of the building and in the southeast corner remain. The stair near the center of the building extends from the basement to the roof via a small penthouse and accesses each floor. The southeast stair extends from the basement to the 5th floor with access at each floor including street-level. An elevator which was installed in the 1980s exists adjacent to the west side of the central stair corridor and accesses the basement up through the 5th floor. Otherwise each floor is open with evenly spaced columns exposed. The 2nd floor has an additional entry at the northwest corner where it connects to a two-story building at the back of the lot and the parking structure beyond.

From 1949 until 1984, floors two through five of the Oak Leaves Building either displayed merchandise or served as storage for the adjacent Marshall Field & Company store. Evidence of the connections, seen in the enclosed *Historic Images 11 and 12*, can still be seen today. Most notable is the ceiling soffit and dentil detail shown in both *Historic Image 11* and *Photo 1* (taken recently) in the east stair at the 4th floor.







The above photos are all taken from the Marshall Field side.

Photos 2 and 3 show additional concrete structure on the west wall on the 4th floor of the Oak Leaves Building, presumed to have been added to frame and support a previous opening and connection.





Curved terrazzo floor and bolts cut flush with the floor (presumably former support for a railing) at the 4th floor landing on the Marshall Field side are remaining evidence of these connections. This can be seen in *Photos 4* (close-up) and *5* (looking down on the landing from further back).



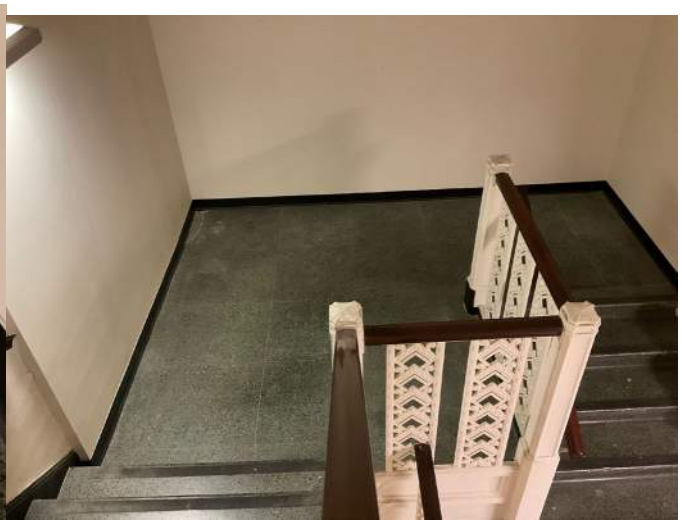
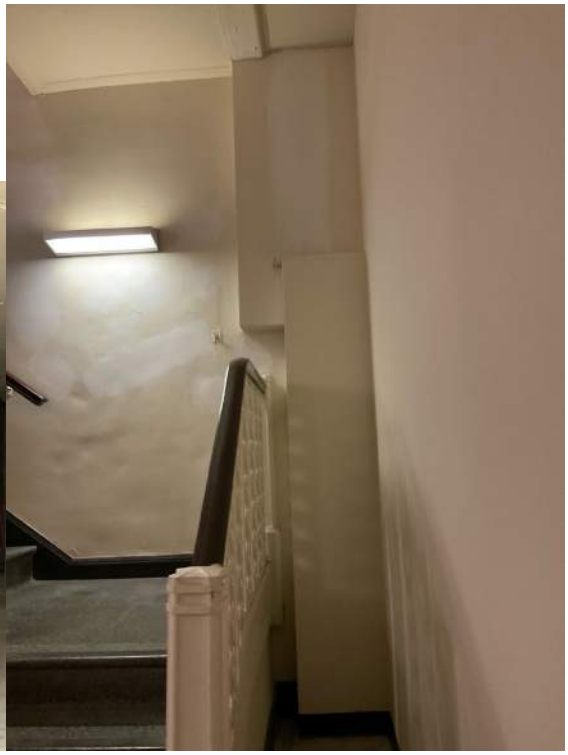


Photo 6 shows concrete block and drywall infill of these previous connections on the 2nd floor which is typical of all infilled areas. *Photo 7* is taken from the Marshall Field side at the 3rd floor landing and shows boxed-out areas, presumably to hide and clean up the structure from a previous connection here.





Finally, *Historic Image 14* shows a connecting passage stair into the Marshall Field & Company Building taken from the perspective of the fifth floor of the Oak Leaves Building.



The ground floor of the Oak Leaves Building is comprised of tenant space and entries to other parts of the building. As mentioned above, the ground floor originally had a central canopy and was symmetrical. Changes occurred to the storefront layout in the 1950s that have largely remained. One commercial space comprises the western third of the ground floor while the other space occupied the east two-thirds. In the southeast corner of the property is an original stair, accessed through a ground level door, as well as a hallway that runs along the eastern wall and provides access to the rear of the property. The main entry and lobby for the upper floors is slightly off-center to the west and has a flat segmented arch concrete surround from the 1980s and a column in the middle of the entry. Entrances to the two ground floor commercial spaces are adjacent on either side of this recessed primary entry. Storefront systems have been replaced with modern systems. Signage and canopies above the storefront have changed several times over the years. Currently there are no canopies on the building and signage is mostly flat panels above the storefront with protruding non-lit letters.

The roof of the Oak Leaves Building contains a rectangular penthouse that is roughly twenty feet by thirty feet and ten feet tall. It is centered east to west and aligns with the projecting portion of the parapet on the south. The penthouse is built of buff brick with terra cotta coping. The remainder of the roof is mostly flat and has terra cotta coping around the north, east and west. The south parapet projects higher than the others and contains cast stone copings and the ornament described above. The highest portion of the south parapet, at the center of the elevation, is built of red face brick with support piers that project north onto the roof. The original flagpole remains at the center of the south elevation behind the tallest portion of the parapet.

Integrity statement

The Marshall Field & Company Building retains very good integrity. The first-floor original plaster columns and ceiling remain intact above drop ceilings and behind furred-out drywall. Entry vestibules retain their original terrazzo floors, red marbled walls and bronze trim and grilles. The original ornamental iron stairs on both the east and north sides of the building remain intact and appear mostly unaltered.

The Oak Leaves Building exterior retains its original Egyptian Art Deco cast stone ornament on the primary south facade. Interior partitions and finishes from previous office use on the upper floors have been removed. The open layout of the upper floors of the Oak Leaves building have been returned to how they would have looked when Marshall Fields used the space as additional retail space or storage.

Photos and associated photo keys are included.

Marshall Field and Company Store (Boundary Increase) | Cook County, Illinois
Name of Property | County and State

8. Statement of Significance

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

- [x] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [ ] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

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

Areas of Significance
(Enter categories from instructions.)

Commerce

Period of Significance

1929 - 1974

Significant Dates

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

Cultural Affiliation (if applicable)

Architect/Builder

Graham, Anderson, Probst, and White

Crowen, Samuel N.

Marshall Field and Company Store (Boundary Increase) | Cook County, Illinois
Name of Property | County and State

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

The Marshall Field's store in Oak Park, Illinois was the first permanent suburban store to be opened by merchandising giant Marshall Field & Company. As the first of the major downtown Chicago retailers to build a suburban store, Marshall Fields recognized the importance of the growth of the suburbs following World War I and the pattern of development in the Chicago metropolitan area. As a result, a downtown Oak Park commercial district would develop and become a major shopping center for the entire western suburban area. The Oak Leaves Building, built in direct response to the Marshall Field building, would come to play an important role in the growth and expansion of this first suburban store as well as the greater development of the commercial district in downtown Oak Park.

The former Oak leaves Building at 1136-1142 Lake Street in Oak Park is a significant under Criterion A in the area of Commerce for its association with the growth and development of department stores and early chain stores along Oak Park's western Lake Street commercial corridor.

A proposed period of significance would begin in 1929 with the building's construction and end in 1974, the fifty-year end date. This period covers the building's association with and occupancy by Marshall Field & Co. (1949-1984).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Oak Park was one the largest and fastest growing communities outside Chicago during the post World War I era. Oak Park's population grew by 105 percent to nearly 40,000 between 1910 and 1920. By 1930, the population reached nearly 64,000. This growth does not include the dozens of developments and smaller communities that extended beyond Oak Park through the reach of the automobile.

As Oak Park and its surrounding areas grew, demand for consumer goods expanded. During the 1920s, Oak Park had several local neighborhood commercial districts, but no single district served a central shopping area. One of the districts included a two-block stretch of Lake Street between Harlem Avenue on the west and Forest Avenue on the east, with a one block extension southward along Marion Street. Typical buildings in this district and others at the time were plain frame one- and two-story storefronts with locally owned and operated neighborhood stores that provided basic goods. However, for more varied shopping interests, residents needed to travel to Chicago.

New chain stores opened in Oak Park during the 1920s in response to demand for locally convenient retail options by the community's rapidly growing resident base. These new stores were owned and operated by larger corporations, and unlike existing neighborhood shops sold a wider variety of standardized, mass-produced, and often less expensive goods. Companies including Woolworth, Walgreens, Cutler Shoes, Feltman & Curme, the Hub, and Bata opened stores in Oak Park, which had the unexpected effect of attracting a wider customer base from beyond the local community. The Lake and Marion Street commercial district rapidly grew during the 1920s from a typical neighborhood shopping district into a primary shopping destination for customers across Oak Park and beyond.[1]

The Lake and Marion Street commercial district grew so significantly that by the late 1920s, Marshall Field & Co. of Chicago was encouraged to build a new six-story suburban retail branch store at Lake Street and

[1] *Hearings Before a Subcommittee of the Committee on Ways and Means… Seventy-Fifth Congress, Third Session on H. R. 1 A Bill Providing for an Excise Tax on Retail Stores*, Volume 1 (Washington, DC: Government Printing Office, 1940) 1389-1391.

Harlem Avenue to capture demand. In 1929, Marshall Field opened its first major store outside downtown Chicago in Oak Park. The company also planned a second branch store in Evanston that was to be practically identical to the Oak Park store.[2] Additional major Chicago department stores including The Fair and Wieboldt's (west side of Harlem Avenue in River Forest) opened on Lake Street around the same time or soon after the opening of Marshall Field & Co.

The strength of the Lake Street commercial district helped create a cycle of growth and commercial development in the community by creating a significant tax-based revenue source for improved municipal services. This cycle of population, retail, and revenue growth continued and supported Oak Park's growth through the Great Depression and into the 1940s.[3]

History of the Oak Leaves Building: From Office Space to Retail Destination

Built in 1929 and designed by Samuel N. Crowen & Associates, the Oak Leaves Building was initially completed as a speculative professional office building with a top, fifth-floor suite for Oak Park's *Oak Leaves* newspaper. Beyond serving as the main offices for the local newspaper, the building had no purpose except to satisfy a demand for office space, particularly for dentists and doctors, according to one early advertisement.[4] The inclusion of ground floor retail was common use that had been typical for most buildings since the late nineteenth century. However, Lake Street was already in the process of becoming Oak Park's primary shopping destination. Upper floor retail was the answer to growing demand.

Early announcements for the Oak Leaves Building note its prime location "east and adjoining the new Oak Park home of Marshall Field & Co."[5] The building was designed with four ground level commercial storefronts that flanked a central entrance to upper floor offices. The upper floors were accessible via two elevators and were left without major partitions, but ownership could, "subdivide floors to suit the needs of prospective tenants."[6] Early speculative floor plans in advertising materials for the building's office space indicate where partitions could be built, but it is not clear how offices were typically arranged in the building. At minimum, each floor was provided with a small elevator and stair lobby; however, corridors were not part of the planned construction unless floor plates needed to be subdivided to accommodate multiple office suites.

During the 1940s, as Lake Street continued to grow and expand as a major regional commercial shopping destination, the Oak Leaves building shed its office space to become a significant retail building. In 1940, the offices of the *Oak Leaves* newspaper left the building's fifth floor. Five years later in April 1946, neighboring Marshall Field & Co. signed a lease for the entire fifth floor former Oak Leaves space.[7] By this time, Marshall Field had begun to outgrow its purpose-built branch store from 1929 and required additional space to meet consumer demand in the Oak Park region. The Oak Leaves Building served as the easiest means for expansion as it was an existing and open space that was purposely designed with flexible floor areas free of large defined public circulation spaces, such as corridors. In contrast, the Marshall Field & Co.'s Evanston branch store was never expanded, but unlike the Oak Park branch store, it also did not benefit from as steadily an increasing consumer base, nor did it have adjoining existing commercial space that could be easily linked.

As part of the Oak Leaves Building lease, Marshall Field linked the fifth floor to the main adjoining Marshall Field & Co. building via a stairway from its fourth floor. This connection is noted in a Sanborn Fire Insurance

[2] Cheryl Inghram, *Marshall Field and Company Store*, National Register of Historic Places nomination form (NR# 87002510), 1988, 8-3.
[3] Ibid, 8-4
[4] "Advertisement for the Oak Leaves Building," *Oak Leaves*, June 1, 1929, 15.
[5] "Advertisement for the Oak Leaves Building," *Oak Leaves*, May 4, 1929, 15.
[6] Ibid.
[7] "West Suburbs," *Realty and Building*, volume 115, 1946, 80.

Map published in 1948.[8] Within the fifth floor space, according to historic photographs taken by Hedrich-Blessing in July 1946, Marshall Field opened a new household department, with display areas for appliances, housewares, China, and glassware.[9] The 1946 photographs show that new terrazzo stairs were built in the Marshall Field & Co. building to reach the fifth floor space in the Oak Leaves Building. The new sales floor area was remodeled with new acoustic vinyl tile floors in a checkerboard pattern, while the walls and ceilings were treated with a flat plaster finish. Beams between the columns featured simple picture rail type moldings. Rows of plain lights with glass shades illuminated the space. Overall, the new household department was an open sales area with temporary cabinets and display racks. This space remains largely intact in volume and finish, with plaster finished outer walls, columns, ceilings, and ceiling beams. Decorative picture rail molding also remains intact.

The Oak Leaves Building was fully transformed in 1949 into a retail space. Marshall Field & Co. expanded its sales floors across the second, third, and fourth floors of the Oak Leaves Building and linked these spaces to the existing Marshall Field & Co. Building. It is possible that Marshall Field & Co. engaged the firm of Graham, Anderson, Probst, and White to design the remodeled space in the Oak Leaves Building. The firm was responsible for the branch store and several other projects with the retailer. The department store's expansion reflects the company's great need for sales space to meet growing consumer demand. The expansion went a step further and made the new sales floors in the Oak Leaves Building self-contained and only accessible from Marshall Fields. Because all upper floors in the Oak Leaves Building were now part of Marshall Fields there was no longer a need for a central elevator or for access from the building's original Lake Street entrance. According to a Sanborn Fire Insurance Company map published in 1950, the original elevators and stairs in the Oak Leaves Building were removed entirely, while connecting passages to the Marshall Field & Co. Building were made on all upper floors. [10] This remodeling effectively transformed the upper floors of the Oak Leaves Building into a contained retail space that was only accessible from the Marshall Field & Co. Building.

The ground floor of the Oak Leaves Building originally featured four storefronts that flanked a central entrance to the building's upper floors. In 1949, with the greater remodeling of the upper floors for Marshall Field & Co., the ground floor was significantly remodeled for the F. W. Woolworth & Co. chain store. Woolworth created a new commercial space by combining three existing storefronts at 1136, 1138, and 1140 Lake, along with the Oak Leaves Building's original main entrance and lobby.[11] Woolworth's effectively occupied the eastern three-quarters of the ground floor storefront. A fourth remaining storefront at 1144 Lake (western end of the building) was separated from the new Woolworth space by a clay tile partition.[12] Woolworth also built a new one- and two-story addition at the rear (north) end of the Oak Leaves Building that both increased the sales floor and added storage and mechanical spaces.[13] As part of the construction of the Woolworth space, all existing partitions, ceilings, and the original storefront were removed. A fragment of the building's original ceiling plasterwork that was not removed as part of the Woolworth remodel is visible in the former 1140 Lake Street space, which was occupied during the 1930s and 1940s by the Hylands store. Historic photographs show that Woolworth installed its characteristic red banner and gold lettered sign above its storefront. A vertical blade sign with the name "Woolworth's" was added to the front of the Oak Leaves Building by the 1960s, according to historic photo postcard.[14]

[8] Sanborn Fire Insurance Company, *Oak Park, Illinois*, Sheet 31, 1948, Library of Congress.
[9] Household department in Marshall Field & Company store in Oak Park (Ill.) annex store [graphic], Hedrich-Blessing photograph collection -- Marshall Field & Company series, Chicago History Museum.
[10] Sanborn Fire Insurance Company, *Oak Park, Illinois*, Sheet 31, 1950, Library of Congress.
[11] "F. W. Woolworth Co.," *Chain Store Age*, 1949, 198.
[12] Sanborn Fire Insurance Company, 1950.
[13] "F. W. Woolworth Co.," 198.
[14] Lake Street, Oak Park, [n.d.] Post Card, Ebay; Lake Street east from Harlem Avenue, 1974, The Historical Society of Oak Park and River Forest.

Marshall Field & Co. continued to occupy the upper floors of the Oak Leaves Building until 1984, and fully closed its Oak Park store in 1986. A new owner bought the Oak Leaves Building in 1985 and rehabilitated it for office use. As part of this work, a new elevator and stair, as well as a new Lake Street entrance and storefronts were created.[15] In 1990, the F. W. Woolworth & Co. store closed.[16] The ground floor retail has continued to change over the last three decades.

Conclusion

Marshall Field and Woolworth became the longest occupants of the Oak Leaves Building and helped define the building as it appears today. Despite being built as a grand Egyptian Art Deco office building, the Oak Leaves Building became a grand, multi-level shopping tower that housed two major retailers that grew substantially during the mid-twentieth century. This growth benefited from Oak Park's cyclical pattern of population, retail, and revenue growth that buoyed the area through the Great Depression and into the Post World War II boom period. The Oak Leaves Building facilitated the growth and expansion of these retailers in the Lake Street commercial district.

Marshall Field & Co. is significant on its own, and its adjoining purpose-built branch store is already listed on the National Register of Historic Places. However, the Oak Leaves Building is significant for its association with this retailer in the building's capacity as a viable and much-needed expansion space. The building was not only conveniently adjoined to the Marshall Field Building, but it was designed with a flexible floor plan with limited public circulation spaces on upper floors. Partitions were built only to suit tenants' needs and Marshall Field & Co. needed open floor plates. Without the Oak Leaves Building, the landlocked Marshal Field & Co. would have needed to build an addition or move to another location.

The Oak Leaves Building has very good interior and exterior integrity of finish and design for its association with Marshall Field and Woolworth. Throughout the period that Marshall Field & Co. occupied the Oak Leaves Building, the sales floors were likely remodeled, refinished with new flooring, casework, and lighting systems to keep up with changing retail standards. Despite these changes, the upper floors remained open shopping spaces with circulation patterns defined not by permanent partitions but by typical department store fixtures, furniture, displays, and visual pathways. These transient finishes were fully removed during the building's conversion back to office space. Although new partitions were built as part of this rehabilitation, the overall spaces created by Marshall Field & Co. remain largely intact. Existing plaster wall, column, and ceiling finishes were revealed and maintained, while later 1980s-era partitions and dropped ceilings have been removed.

[15] Harriet Vrba, "Redone Oak Leaves Building Debuts," *Oak Leaves*, May 7, 1986.
[16] Eric Linden, "Downtown Woolworth's Closing," *Wednesday Journal*, July 19, 1989, 1.

9. Major Bibliographical References

"Advertisement for the Oak Leaves Building." *Oak Leaves*, May 4, 1929, 15.

"Advertisement for the Oak Leaves Building." *Oak Leaves*, June 1, 1929, 15.

"F. W. Woolworth Co." *Chain Store Age*, 1949, 198.

Hearings Before a Subcommittee of the Committee on Ways and Means… Seventy-Fifth Congress, Third Session on H. R. 1, A Bill Providing for an Excise Tax on Retail Stores, Volume 1. Washington, DC: Government Printing Office, 1940.

Household department in Marshall Field & Company store in Oak Park (Ill.) annex store [graphic], Hedrich-Blessing photograph collection -- Marshall Field & Company series, Chicago History Museum.

Inghram, Cheryl. *Marshall Field and Company Store*, Oak Park, Illinois, National Register of Historic Places nomination form (NR# 87002510), 1988.

Lake Street east from Harlem Avenue, 1974. Photograph. The Historical Society of Oak Park and River Forest.

Lake Street, Oak Park, [n.d.] Post Card, site: Ebay.com.

Linden, Eric. "Downtown Woolworth's Closing." *Wednesday Journal*, July 19, 1989, 1.

Sanborn Fire Insurance Company. *Oak Park, Illinois*, Sheet 31, 1948. Library of Congress.

Sanborn Fire Insurance Company. *Oak Park, Illinois*, Sheet 31, 1950. Library of Congress.

Vrba, Harriet. "Redone Oak Leaves Building Debuts." *Oak Leaves*, May 7, 1986.

"West Suburbs." *Realty and Building*, volume 115, 1946, 80.

Marshall Field and Company Store (Boundary Increase) | Cook County, Illinois

Name of Property | County and State

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
__x__previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

Marshall Field and Company Store (Boundary Increase) | Cook County, Illinois
Name of Property | County and State

10. Geographical Data

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

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

	Latitude	Longitude		Latitude	Longitude
1	41.8888814	-87.8052068	3		
2			4		

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

Lot One (1) in Block Two (2) in Ruben Whaple's Subdivision of the South West corner of the North West quarter of Section Seven (7), Township Thirty-nine (39) North, Range Thirteen (13) of the Third Principal Meridian, Also, Lot Twenty-two (22) and the South Thirty-five (35) feet (except the West Ten (10) feet thereof) of Lot Thirteen in Holley's Subdivision of Lots Two (2) to Twelve (12) inclusive in the Subdivision of Block Two (2) in Whaple's Subdivision in the South West corner of the North West quarter of Section Seven (7), Township Thirty-nine (39) North, Range Thirteen (13) East of the Third Principal Meridian in Cook County, Illinois, Also, Lots 19, 20 and 21 in Holly's Subdivision of lots 2 to 12 inclusive in subdivision of block 2 in Whapel's Subdivision in the Southwest corner of the Northwest ¼ of Section 7, Township 39 north, Range 13, east of the third principal, meridian, as shown on the plat thereof recorded December 30, 1871 in book 1 of plats page 13 document 7272, in Cook County Illinois

Boundary Justification (Explain why the boundaries were selected.)

Marshall Fields & Company's Oak Park location annexed the top four floors of the adjacent Oak Leaves Building in 1949 as additional sales room floors and storage. The wall between the two structures was opened at each of these floors, as indicated on the 1950 Sanborn map, to make it one contiguous store.

11. Form Prepared By

name/title Noel Weidner, Consultant; Matt Wicklund, Senior Consultant date 8/14/24
organization Ryan, LLC telephone 708-556-3264
street & number 227 W. Monroe St., Suite 4200 email Noel.weidner@ryan.com
city or town Chicago state IL zip code 60606

Marshall Field and Company Store (Boundary Increase) | Cook County, Illinois
Name of Property | County and State

Additional Documentation

Submit the following items with the completed form:

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

Marshall Field and Company Store (Boundary Increase) | Cook County, Illinois
Name of Property | County and State

Photographs:

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

Photo Log

Name of Property: Oak Leaves Building, Marshall Field and Company Building

City or Vicinity: Oak Park

County: Cook **State:** Illinois

Photographer: Noel Weidner

Date Photographed: August 2024

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 14: Marshall Field & Company Building, South and west elevations, Lake Street/Harlem Avenue, facing northwest
Photo 2 of 14: Marshall Field & Company Building, North and west elevations, Harlem Avenue, facing southwest
Photo 3 of 14: Oak Leaves Building, south elevation, facing northwest
Photo 4 of 14: Oak Leaves Building, north elevation, facing south
Photo 5 of 14: Marshall Field & Company Building, interior, East stair at 2nd floor, facing southeast
Photo 6 of 14: Marshall Field & Company Building, interior, East Stair at 5th floor, looking northeast
Photo 7 of 14: Marshall Field & Company Building, interior, First floor East stair at lobby, facing northwest
Photo 8 of 14: Marshall Field & Company Building, interior, North stair at 4th floor, looking northeast
Photo 9 of 14: Marshall Field & Company Building, interior, 1st floor, south entry looking east
Photo 10 of 14: Marshall Field & Company Building, interior, 1st floor, west entry, looking south
Photo 11 of 14: Oak Leaves Building, interior, 5th floor, facing southwest
Photo 12 of 14: Oak Leaves Building, interior, 5th floor, looking northwest
Photo 13 of 14: Oak Leaves Building, interior, 4th floor, looking southwest, showing additional concrete structure for building connection support
Photo 14 of 14: Oak Leaves Building, interior, 3rd floor, looking southwest

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 19

Marshall Field and Company Store (Boundary Increase)
Name of Property
Cook, Illinois
County and State

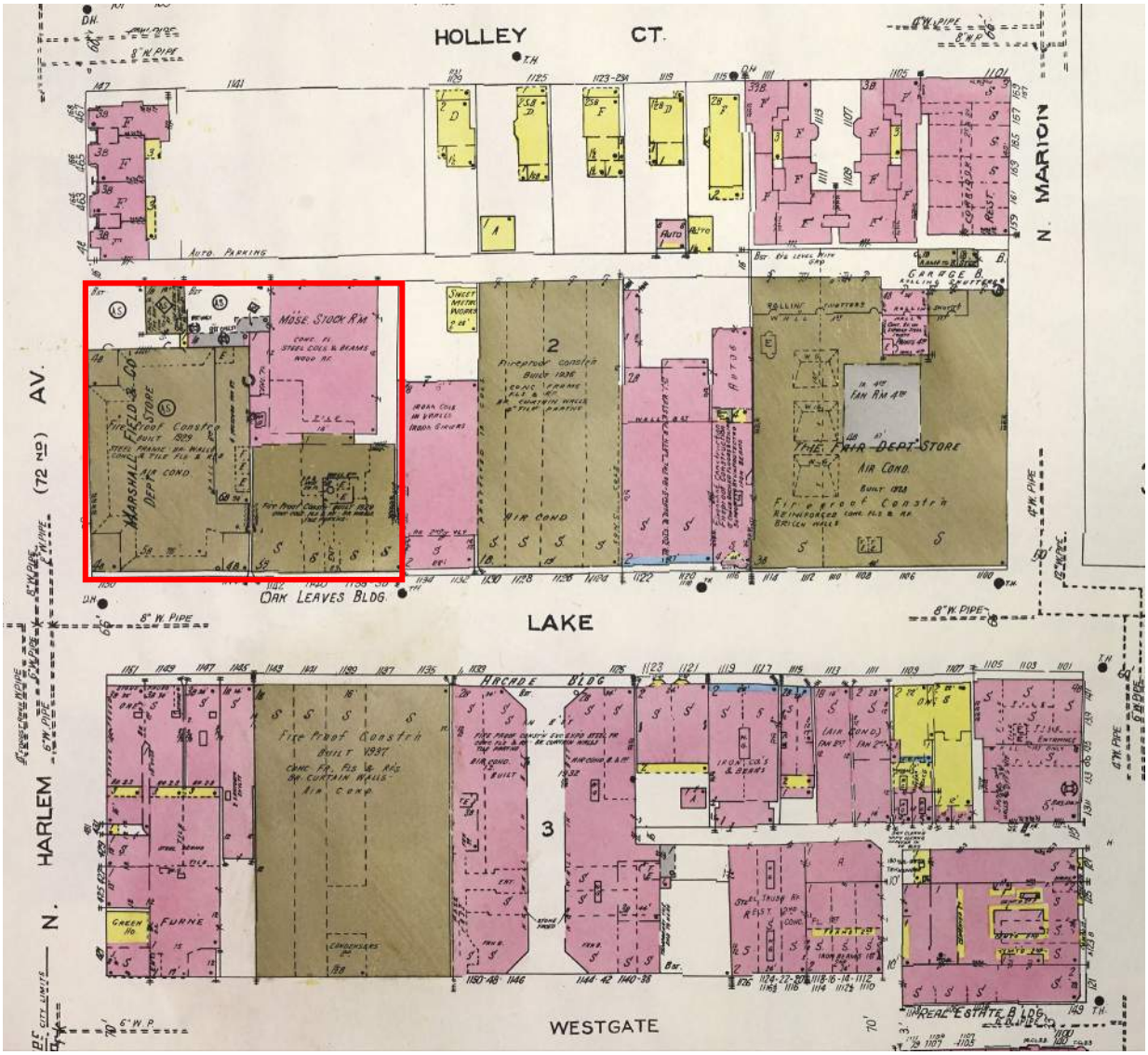
Name of multiple listing (if applicable)

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

Photo 1 of 16: Historic Image 1. 1948, Sanborn Fire Insurance Map, Sheet 31.
Photo 2 of 16: Historic Image 2. 1950, Sanborn Fire Insurance Map, Sheet 31.
Photo 3 of 16: Historic Image 3. Ad for the Oak Leaves Building, June 1st, 1929.
Photo 4 of 16: Historic Image 4. 1940s, front elevation, looking east along Lake Street from Harlem. Showing four storefronts and original entrance.
Photo 5 of 16: Historic Image 5. 1940s, looking east along Lake Street from Harlem. Showing four storefronts and original entrance.
Photo 6 of 16: Historic Image 6. Ground level of Oak Leaves Building looking east along Lake Street Sidewalk.
Photo 7 of 16: Historic Image 7. 1950s, looking east along Lake Street from Harlem. Note the new "F.G. Woolworth & Co." storefront across ¾ of the ground level.
Photo 8 of 16: Historic Image 8. 1950s, looking east along Lake Street in front of the Oak Leaves Building and he "F. G. Woolworth & Co." storefront.
Photo 9 of 16: Historic Image 9. 1960s, looking east along Lake Street from Harlem. Note addition of the "Woolworth's" blade sign.
Photo 10 of 16: Historic Image 10. 1974, looking east along Lake Street showing front of the Oak Leaves Building and the Woolworth storefront.
Photo 11 of 16: Historic Image 11. 1945, interior of the Marshall Field Building stair looking southeast towards the fifth floor connection to the Oak Leaves Building.
Photo 12 of 16: Historic Image 12. 1945, view up connecting stair into the fifth floor housewares department of Marshall Field & Co. in the Oak Leaves Building.
Photo 13 of 16: Historic Image 13. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building.
Photo 14 of 16: Historic Image 14. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building. Note the connecting passage stair on the far wall.
Photo 15 of 16: Historic Image 15. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building.
Photo 16 of 16: Historic Image 16. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building.

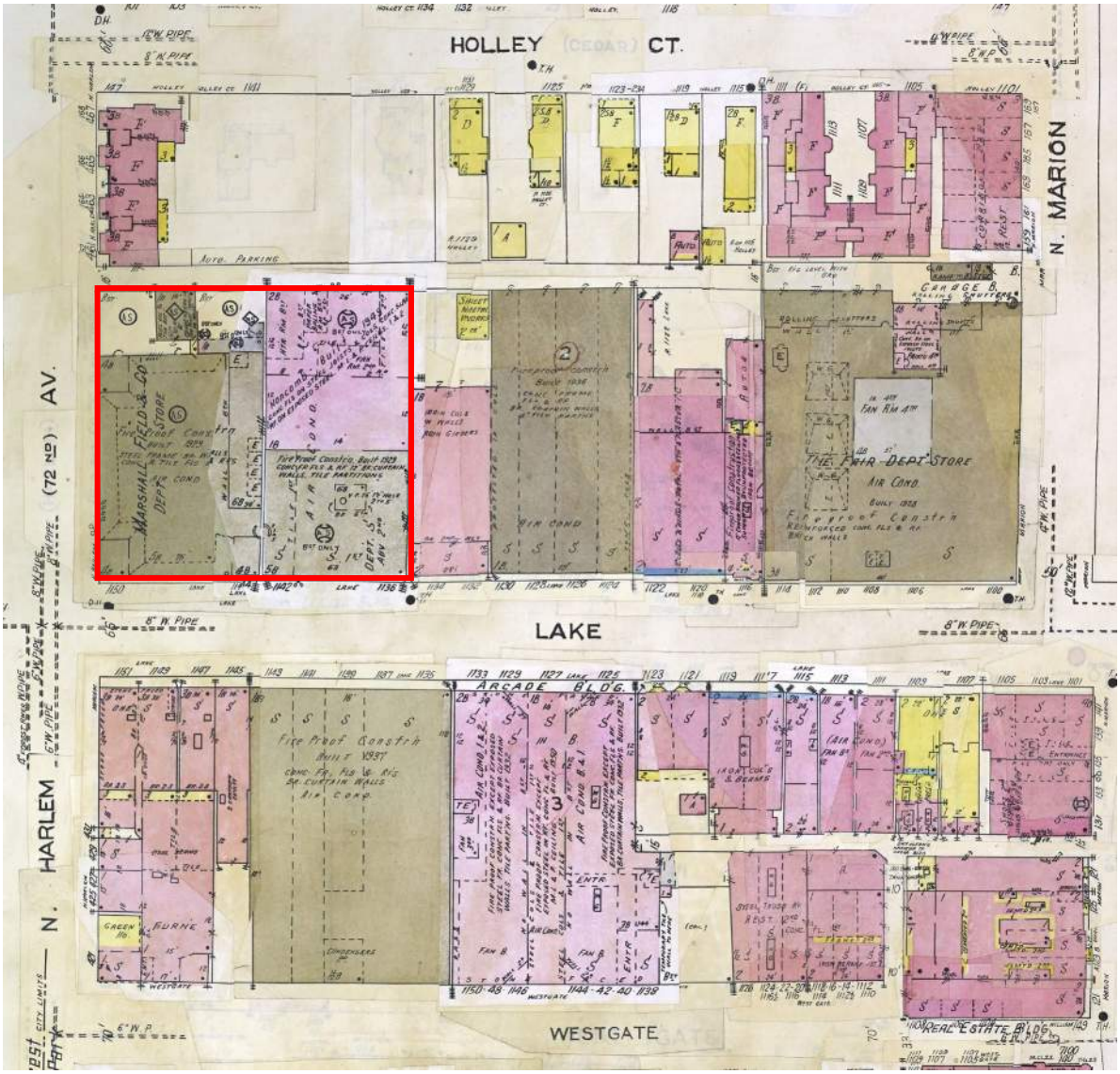
Property name: Marshall Field and Company Store (Boundary Increase)
Illinois, County: Cook

1. **1948, Sanborn Fire Insurance Map, Sheet 31.**



Property name: Marshall Field and Company Store (Boundary Increase)
Illinois, County: Cook

2. **1950, Sanborn Fire Insurance Map, Sheet 31.**



3. **Ad for the Oak Leaves Building, June 1st, 1929**

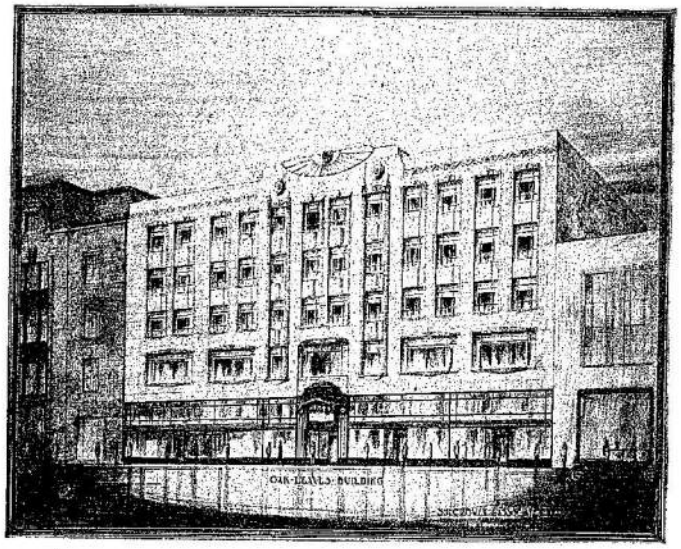
Announcing

Shops and Offices for Rent

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OAK LEAVES BUILDING

Now Under Construction at 1136-42 Lake Street



In the heart of the west side's new shopping center.

East and adjoining the new Oak Park home of MARSHALL FIELD & CO. now under construction.

The entire main floor of the Oak Leaves Building has been rented by the following tenants:

CUTLER SHOE COMPANY
WASHINGTON SHIRT COMPANY
WALK-OVER SHOE COMPANY
ANDY'S CHOCOLATE SHOPS

CONVENIENT TO ALL TRANSPORTATION AMPLE PARKING FACILITIES

We are in a position to subdivide floors to suit the needs of prospective tenants.

Building equipped with two elevators, gas and air.

Desirable from the viewpoint of moderate rentals and thorough management and janitor service for offices, shops or studios.

READY FOR OCCUPANCY ABOUT SEPTEMBER 1st

Exclusive Agents

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CUMMINGS & FOREMAN
REAL ESTATE
CORP.

Wisconsin Avenue
at Pleasant Street
OAK PARK, ILL.

PHONES:
Village 8900
Mansfield 7101

4. **1940s, front elevation, looking east along Lake Street from Harlem. Showing four storefronts and original entrance**



5. **1940s, looking east along Lake Street from Harlem. Showing four storefronts and original entrance.**



6. **Ground level of Oak Leaves Building looking east along Lake Street Sidewalk**



7. **1950s, looking east along Lake Street from Harlem. Note the new "F.G. Woolworth & Co." storefront across ¾ of the ground level.**



8. **1950s, looking east along Lake Street in front of the Oak Leaves Building and he "F. G. Woolworth & Co." storefront.**



9. **1960s, looking east along Lake Street from Harlem. Note addition of the "Woolworth's" blade sign.**



10. 1974, looking east along Lake Street showing front of the Oak Leaves Building and the Woolworth storefront.



11. 1945, interior of the Marshall Field Building stair looking southeast towards the fifth floor connection to the Oak Leaves Building.



12. 1945, view up connecting stair into the fifth floor housewares department of Marshall Field & Co. in the Oak Leaves Building.



13. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building.



14. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building. Note the connecting passage stair on the far wall.



15. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building.



16. 1945, interior of the Marshall Field & Co. housewares department on the fifth floor of the Oak Leaves Building.

