

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

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

1. Name

historic Burlingham Building

and or common Henrotin Hospital Professional Building

2. Location

street & number 104 West Oak Street N/A not for publication

city, town Chicago N/A vicinity of

state Illinois code 012 county Cook code 031

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>VACANT</u>

4. Owner of Property

name 104 West Oak Partnership

street & number c/o Landmark Properties - 666 N. Lake Shore Drive - Suite 1000

city, town Chicago N/A vicinity of state Illinois

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Courthouse

street & number 118 N. Clark Street

city, town Chicago state Illinois 60602

6. Representation in Existing Surveys

title Illinois Historic Structures Survey has this property been determined eligible?  yes  no

date October, 1973  federal  state  county  local

depository for survey records Department of Conservation Division of Histor Sites

city, town Springfield state Illinois



## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered slightly	moved	date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed	on first floor.		

### Describe the present and original (if known) physical appearance

The Burlingham Building, located at the northwest corner of Oak and Clark Streets in the near north area of Chicago, is a six-story masonry building dating from 1883. It is the embodiment of the late nineteenth century "Victorian" corner building with storefronts on the first floor and apartments above. The "Victorian" feeling of the building is expressed in the rhythm and variations of the windows, in the combination and variety of materials such as brick, sandstone, cast iron, slate, wood and glass, and in the use of those materials to create a myriad of details.

The building is rectangular, 40' x 70', with a flat roof, presenting two main facades on Clark and Oak Streets. These facades are faced with dark red Anderson pressed brick laid with tiny butter joints, and trimmed with red sandstone. The remaining two facades are of Chicago common brick. The building was built in two stages, the first four stories being constructed in 1883, and two top stories added in 1897, by the original builder. There is very little evidence in the construction to indicate the addition of the two top floors, illustrating a fine job of matching the original work.

On the first floor, the retail storefronts have been altered a little, though the west segment remains intact and the corner section retains its shape, window configurations and the detailing remains hidden under a sign. The classically detailed residential entry on Oak Street, probably dating from the time of the 1897 addition, remains intact. Rising above the corner storefront entry is a five-story cast iron corner turret. This and the three hanging bays, one facing Clark Street and two facing Oak, display similar detailing and dominate the building's design. The double hung sash windows are set between cast iron pilasters and trim. The upper sash of the central window in each bay is colored glass, set in wood framing, and the area between each set of windows is covered in hexagonal slate shingles. Between the bays are additional sets of windows, one tier of these facing Oak Street feature small wrought iron "balconies", probably an added feature. On the Clark Street facade between the turret and bay is a tier of windows in sets of three under rounded arched heads on the second and third floors, and sets of four individual squared head windows on floors three through six. The building is topped by a decorative bracketed cast iron cornice.

On the second and third floors, above the storefront level, the windows run floor to ceiling. On the upper floors the windows are shorter, though the detailing remains the same. It appears that the upper two floors added in 1897 were detailed to match the existing top floor, except for some of the sandstone trim. Alterations to the building, in addition to those mentioned, include fire escapes and a vent shaft that rises from first floor to above the cornice. The interior of the top five floors was originally two apartments per floor, one entered from Oak Street and one from Clark. The apartments have since been divided up into smaller apartments and sleeping rooms. The building exterior, however, is basically intact and presents an excellent remaining example of its type.



# 8. Significance

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

**Specific dates** 1883/1897 **Builder/Architect** Alfred Smith

**Statement of Significance (in one paragraph)**

The Burlingham Building is the finest and most intact remaining "Victorian" corner building in the Near North area of Chicago. In the late nineteenth century, corner buildings that combined first floor storefronts with upper floor flats were a distinctive type, built in many towns and cities across the country. Some of the best of these were built in the City of Chicago, in the rapidly expanding commercial areas surrounding the loop. The Burlingham is one of the earliest of these, and has managed to survive relatively intact in an area of the city that has experienced continued development. Few of this building type display so many of the distinctive characteristics, and in such a finely detailed manner. As such, the Burlingham is a distinguished and significant embodiment of its historic type. In 1949, it was one of few buildings of its type listed in F.A. Randall's History of the Development of Building Construction in Chicago.

Throughout its history, the Burlingham Building has been associated with the history and development of the Near North. In 1883, Dr. Luke Burlingham, a dentist who had his professional office in the area, developed the building at this desirable corner plot as both a professional and real estate venture. The first floor was designed to house both his new professional office and a new pharmacy called "Luke Burlingham & Co., Druggist". The upper floors consisted of six rental apartments. As a speculative venture it must have been a success, because fourteen year later Luke Burlingham was still there and developed the additional two floors on the building for four more apartments.

As his architect Dr. Burlingham chose Alfred Smith, a native of Toronto who served as a draughtsman in several prominent San Francisco offices before settling in Chicago in 1868. In that year, he visited Chicago and decided to remain because of the extraordinary development and opportunities in the city. Consequently, he shared in the work of rebuilding the city after the fire of 1871, and gained a reputation for excellent design. He designed primarily businesses, prominent residences, and a number of English Protestant Episcopal Churches. In 1890 his clever solution for the design of the A.J. Stone office building with three major facades on Ashland, Ogden and Madison Streets was recognized and compared favorably with the great commercial structures in the loop of that time. While perhaps not considered a master architect, Alfred Smith was one of those young architects who came to the city in the midst of intense development, looking for opportunity, and through talent and perseverance made a name for himself as the city grew.

(continued)



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Continuation sheet

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Item number

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Though the idea of building flats over stores dates back to the earliest development of business districts and continues into the present with modern "multi-use" developments, the late nineteenth century corner building has stood as a symbol of this type. It hit its high point at that time, when the evolution of stylistic design and structural elements coincided with intense building activity and commercial opportunities. Clark Street in Chicago was known as a commercial street from that time in its history and still continues as one despite numerous attempts in the past to redefine it as residential. In the early 1890's, the Burlingham helped set the street's commercial tone, and it remains as an extant example of a late nineteenth century mixed-use project.



## 9. Major Bibliographical References

- Chicago Building Permit #1481, July 3, 1883
- Chicago Building Permit #N220, April 3, 1897
- Chicago Times; July 15, 1883, p. 12
- Randall, Frank A. History of The Development of Building Construction in Chicago. Urbana: U of I Press, 1949
- Industrial Chicago; Vol. II, The Building Interests. Chicago: Goodspeed Pub. Co., 1891

## 10. Geographical Data

Acreeage of nominated property less than 1

Quadrangle name Chicago Loop

Quadrangle scale 1:24,000

### UTM References

A 

1	6	4	4	7	6	0	0	4	6	3	8	7	8	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing							

C 

Zone		Easting				Northing							

D 

Zone		Easting				Northing							

E 

Zone		Easting				Northing							

F 

Zone		Easting				Northing							

G 

Zone		Easting				Northing							

H 

Zone		Easting				Northing							

### Verbal boundary description and justification

The south 40 feet of Lots 6 and 7 in assessor's division of Lots 10, 11, 13, and 14 in Bushnell's Addition to Chicago, In Section 4, Township 39 North, Range 14 East of the 3rd Principal Meridian, in Cook County, Illinois.

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

state IL code county code

state code county code

## 11. Form Prepared By

name/title Susan M. Baldwin, Certifications Manager

organization Landmark Properties, Inc. date October 8, 1984

street & number 666 N. Lake Shore Drive #1000 telephone 312/664-0777

city or town Chicago state Illinois 60611

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  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 William G. Farner

title Deputy date 12/30/84

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

date

Keeper of the National Register

Attest:

date

Chief of Registration



