

We proudly welcome the CHICAGO ARCHITECTURE CENTER



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110

NORTH WACKER DRIVE

CHICAGO

CHICAGO ARCHITECTURE CENTER



Morton Salt Corporate Headquarters Building, 1958

Unique among Chicago's post-WWII corporate headquarter buildings due to:

- Incorporation of both smooth limestone and glassy curtain walls
- Innovative use of stainless steel
- Low-rise design
- Overwhelming sense of horizontality

Designed by Graham, Anderson, Probst & White; exemplified the firm's transition to a modernist aesthetic



Graham, Anderson, Probst & White:
Established 1917 as successor to
D.H. Burnham & Company

Original partners: Ernest Graham,
Peirce Anderson, Edward Probst,
and Howard White

Firm was known for its skillful
adaptation of Classical forms to
modern requirements, as
exemplified by the Chicago
buildings shown in this slide.

The Graham firm was an important
designer of banks, railway stations,
department stores, and museums.



Field Museum, 1921



Shedd Aquarium, 1929



Illinois Merchants Bank Building, 1924
Northeast corner of LaSalle/Jackson

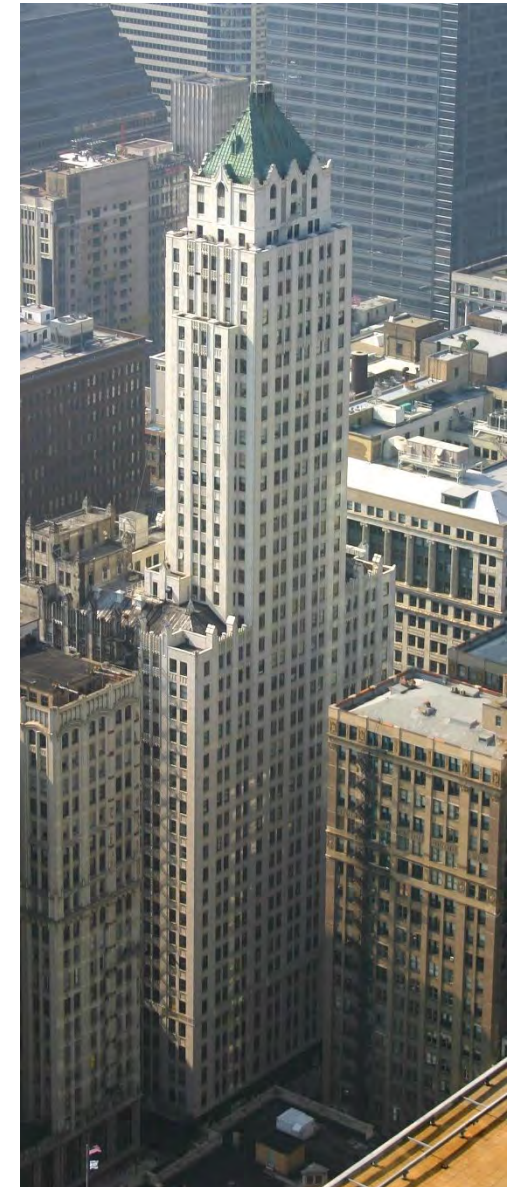


Federal Reserve Building, 1922
Northwest corner of LaSalle/Jackson

The Graham firm also served as Chicago's leading designer of corporate headquarters and speculative office buildings during building boom of 1920s.

Here are examples of some iconic buildings in Chicago designed by the firm that showcase its stylistic versatility:

- Merchandise Mart (top left), 1930; Art Deco style.
- Wrigley Building (bottom left), 1921 with 1924 north addition; French Renaissance style ornament with tower modeled on the Giralda Tower of the Seville, Spain cathedral.
- Pittsfield Building (right), 1927; eclectically styled building with Art Deco and Gothic inspired ornament.



Chicago's Field Building at 135 S. LaSalle Street (1934) was designed by Graham, Anderson, Probst & White on a prominent half-block site. It features a 42-story central tower with 23-story wings on each of its 4 corners

Elements that were precursors to Morton Building:

- Use of polished black granite at base and entrances, which provided sleek, modernistic look
- Spandrels in metal, although here it was aluminum, rather than stainless steel





Honeywell Office Building and Plant, Arlington Heights



The Rand McNally & Co. Building, Skokie



Motorola Office Building, Schaumburg

The Graham firm shifted to a modernist aesthetic in the post-World War II era under the leadership of Marvin Probst, son of Edward Probst, who died in 1942.

Its corporate headquarters buildings in the suburbs had room to sprawl and featured low-rise designs and an overwhelming sense of horizontality.



Hartford Building at 100 S. Wacker Dr. (1961; Skidmore, Owings & Merrill)



U.S. Gypsum Building at 101 S. Wacker Dr. (1963; Perkins & Will; razed)



Blue Cross Blue Shield Building at 55 W. Wacker Dr. (1969; C.F. Murphy)

In Chicago, the post-World War II period saw office development gravitate to Wacker Drive and the river, the banks of which were then largely underdeveloped with numerous parking lots and low-rise buildings.

The river location was an advantageous one for skyscrapers, providing greater light and air and less congestion than sites in the heart of the congested Loop.



Chicago Sun-Times Building on North Branch of Chicago River (1958; Naess & Murphy; razed)



The Morton Salt Headquarters Building was erected in 1957-58 and intended to consolidate the company's offices/sales operations in one location.

The company selected a city block site that was occupied by a parking lot; bounded by the South Branch of the Chicago River, Wacker Drive, Randolph and Washington streets.

The building was intended to face the new Wacker Drive extension (formerly Market Street), which was widened and reconstructed into a modern double-decked thoroughfare in the early 1950s.



The Morton Building featured a penthouse level, a below-ground level overlooking the river, and a basement with garage that connected to lower Wacker Drive.

It embodied a cutting-edge aesthetic due to:

- Curtain walls of glass
- Use of stainless steel



Use of traditional design elements:

- Symmetrical elevations
- Limestone walls
- Use of granite at the base, which was polished to a mirror-like surface



In 1958, the Morton Salt and the Inland Steel Buildings were Chicago's only office buildings clad in stainless steel, an unusual choice of material at the time.

Advantages of stainless steel:

- great strength
- corrosion resistant and maintenance free
- obtainable in a variety of finishes
- enduring beauty



Inland Steel Building (1958) at the northeast corner of Dearborn/Monroe streets, designed by Skidmore, Owings & Merrill.



The Morton Salt Building's Wacker Drive entrance originally featured an elegant white porcelain canopy supported by stainless steel posts.

The building's 588 single-pane, steel-framed windows had center pivots, allowing them to be washed from the inside.

Bright splashes of color were attained through drapes made of **fiberglass**, a new type of plastic.



The Morton Building was replete with custom artwork that celebrated salt, the product the company produced, including:

- An acrylic mural in the main lobby representing salt crystals in cube-like shapes
- A glass mosaic mural in the 4th floor elevator lobby featuring five life-sized figures related to the history of salt





Walls in the main lobby were covered with white mosaic glass emulating the appearance of salt.

Doors in the main lobby were of stainless steel, the same material used to frame its building directory and mailbox.

These were the only extant original elements of the main lobby following its renovation in the late 1990s.



The décor in the open spaces of various departments emulated the colors of the building's fiberglass curtains, such as file cabinets with drawers of brown, green, and orange.

The conference room featured a large mosaic mural on a walnut-veneered panel; its focal point was a colorful map of the United States showing the location and types of Morton Salt Company plant locations.





The Morton Salt Company was renamed Morton International in 1965; the company relocated its corporate headquarters across the Chicago River in 1990, in the new 36-story skyscraper at 100 N. Riverside plaza.



The former Morton Salt Co. headquarters was purchased by General Growth Properties (GGP) in 1997 and underwent a complete gut renovation that included the removal of all artwork related to the Morton Company.

Interior partition walls were largely removed throughout the building, leaving large open spaces that were filled with cubicles.

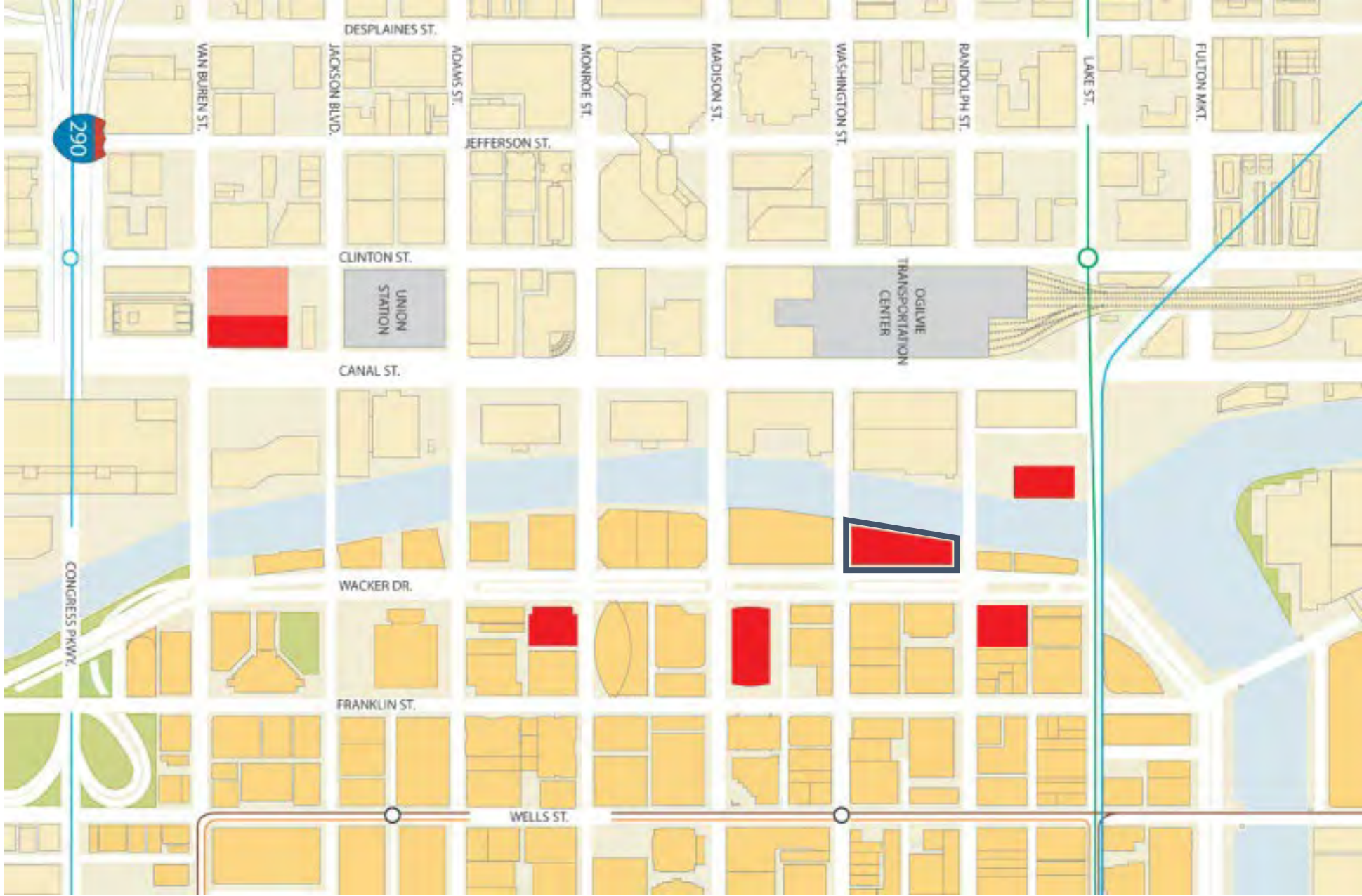
In 2014, GGP sold the former Morton Salt Co. building to Dallas-based Howard Hughes Corporation and its Chicago-based development partner, Riverside Investment & Development.

In 2017, the owners received approval from the Chicago Plan Commission to build a 52-story office tower on the Morton Building's trapezoidal site.



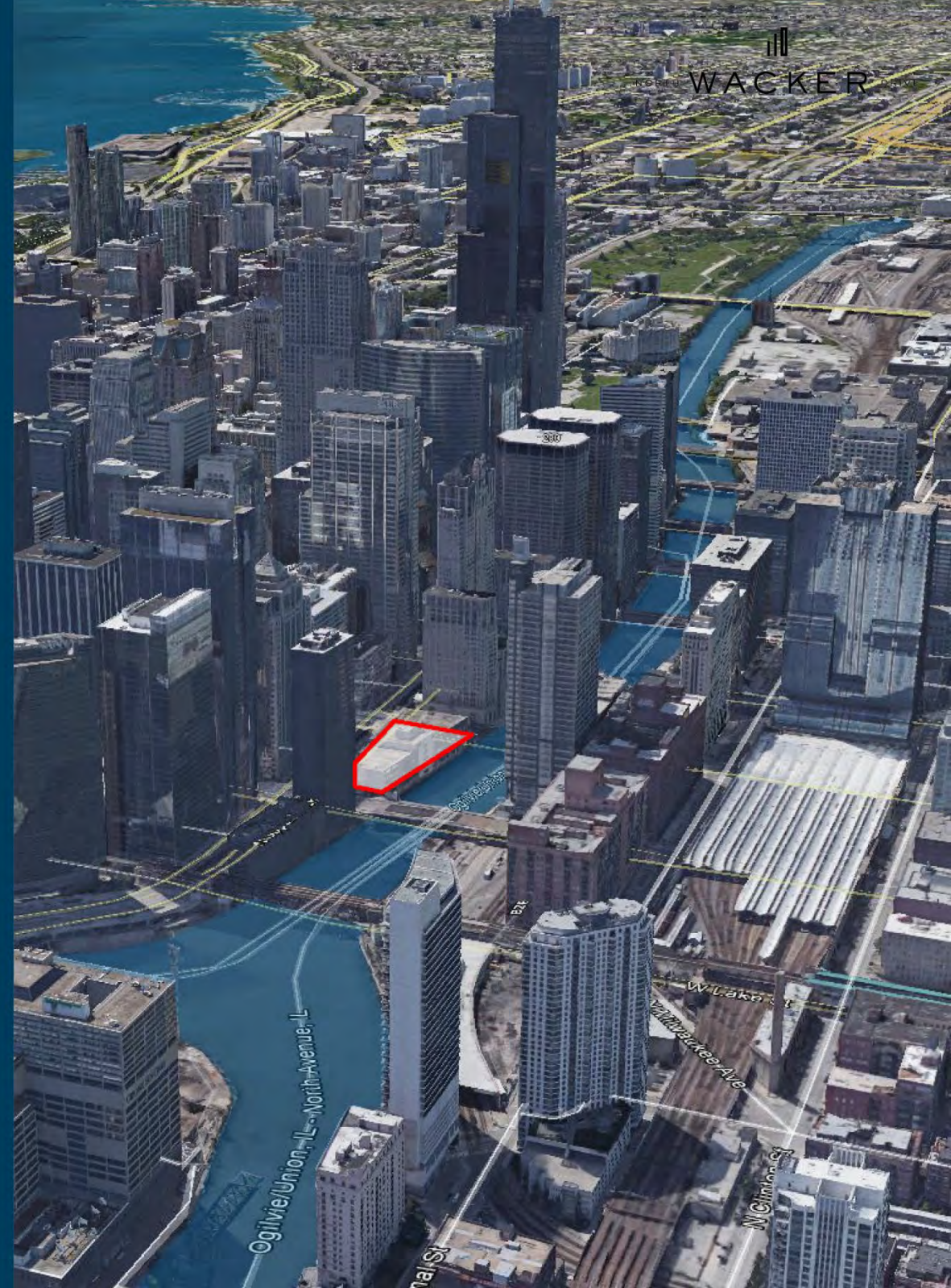


Site / Location



Site Location

- **Wacker Drive between Randolph and Washington Streets**
- **Located in West Loop Submarket of Chicago CBD**
- **Roughly 1-acre parcel (44,480 sf)**
- **Site narrows by 40% moving from south to north (trapezoidal shape)**





Existing Building



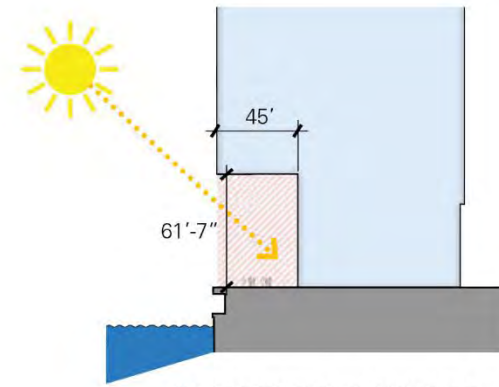


BUILDING DESIGN



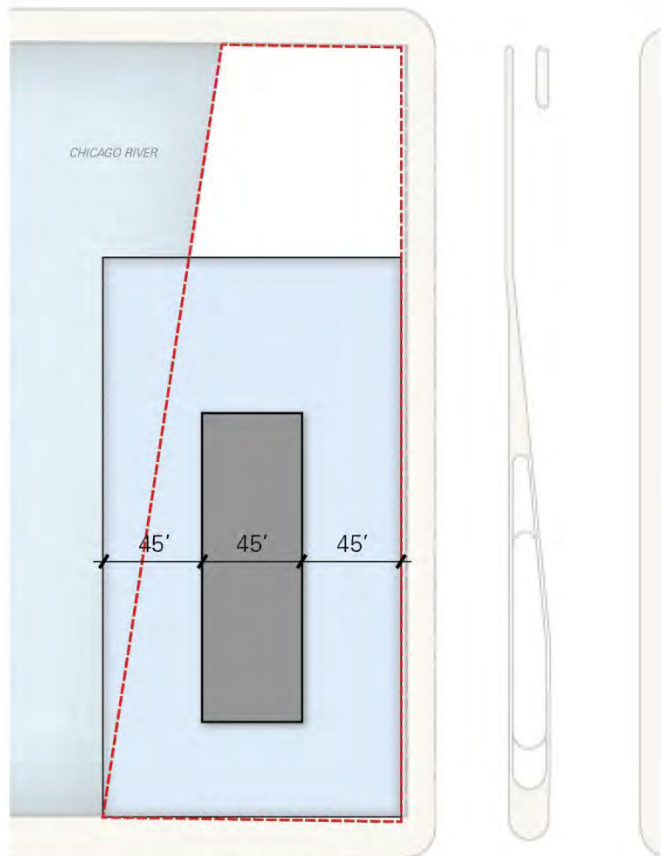


Building Form



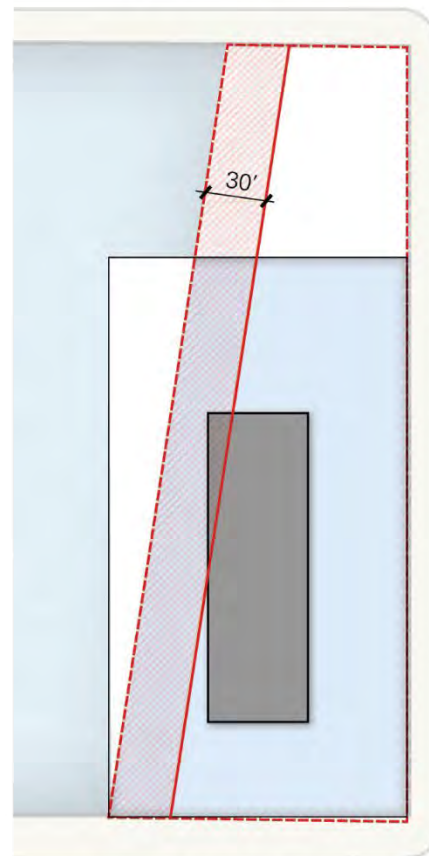
RAISE THE BUILDING TO PROVIDE EQUIVALENT OF OPEN TO SKY RIVERWALK

GEOMETRY OF THE SITE



OPTIMUM OFFICE FLOORPLATE

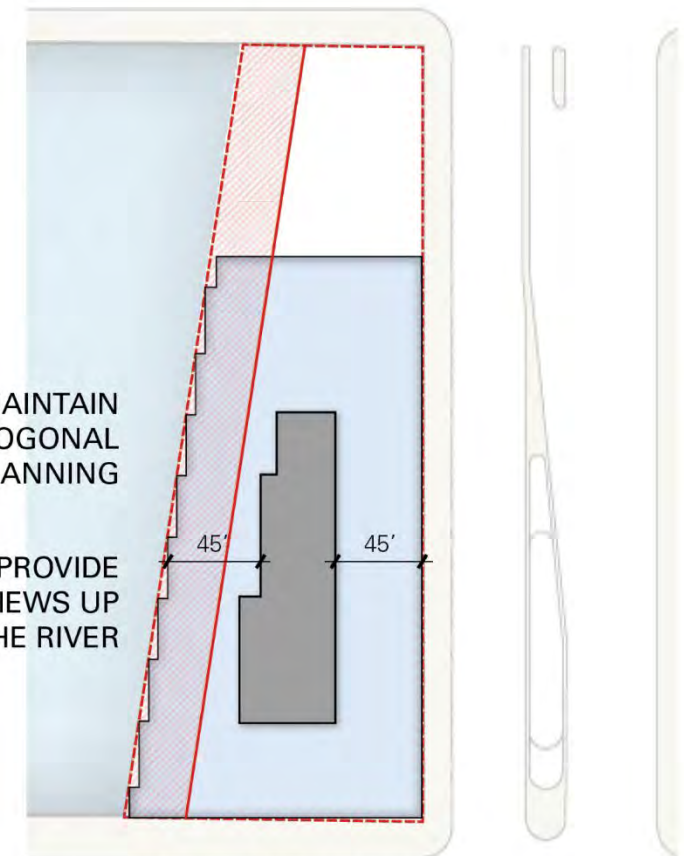
ZONING REQUIRES 30' WIDE WALKWAY ON THE RIVER OPEN TO SKY



THE FLOORPLATE WITH REQUIRED RIVERWALK IS UNDEVELOPABLE

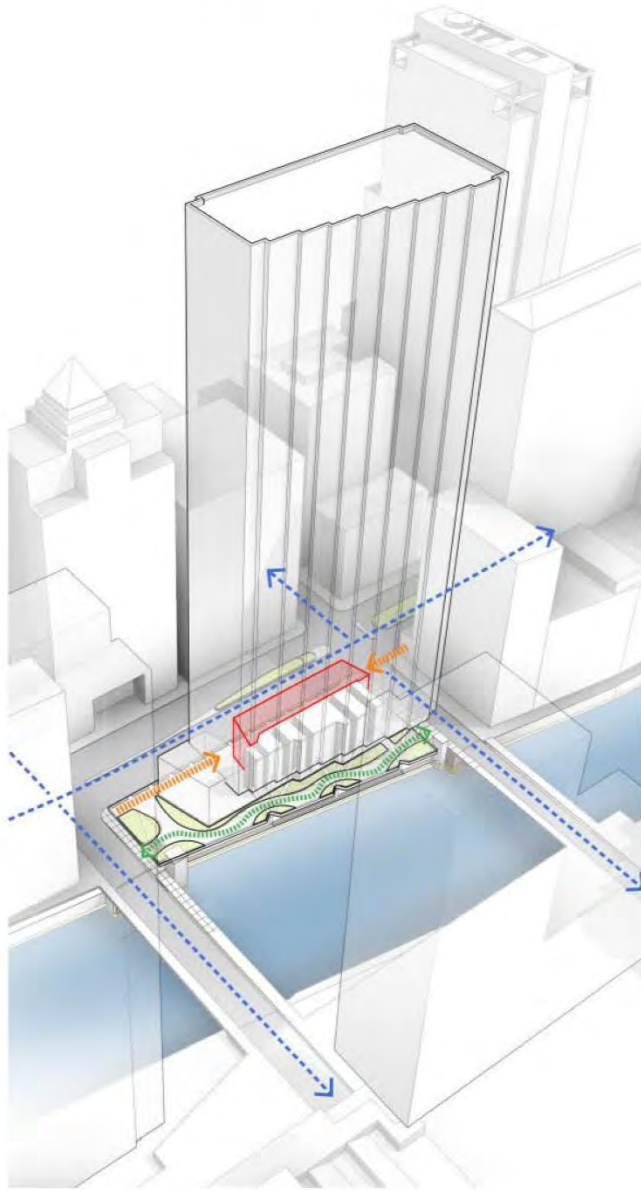
5' SETBACKS MAINTAIN ORTHOGONAL PLANNING

SETBACKS PROVIDE ENHANCED VIEWS UP AND DOWN THE RIVER

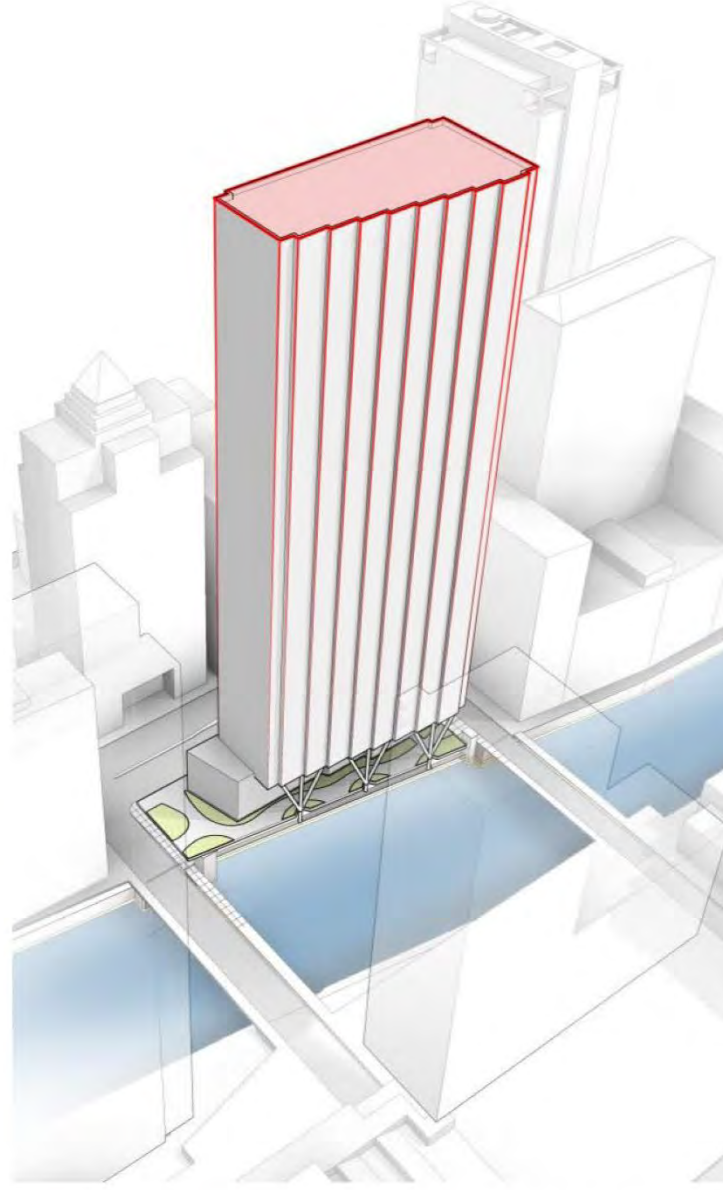


STEPPED FACADE AND CORE TO MAINTAIN 45' LEASE SPANS

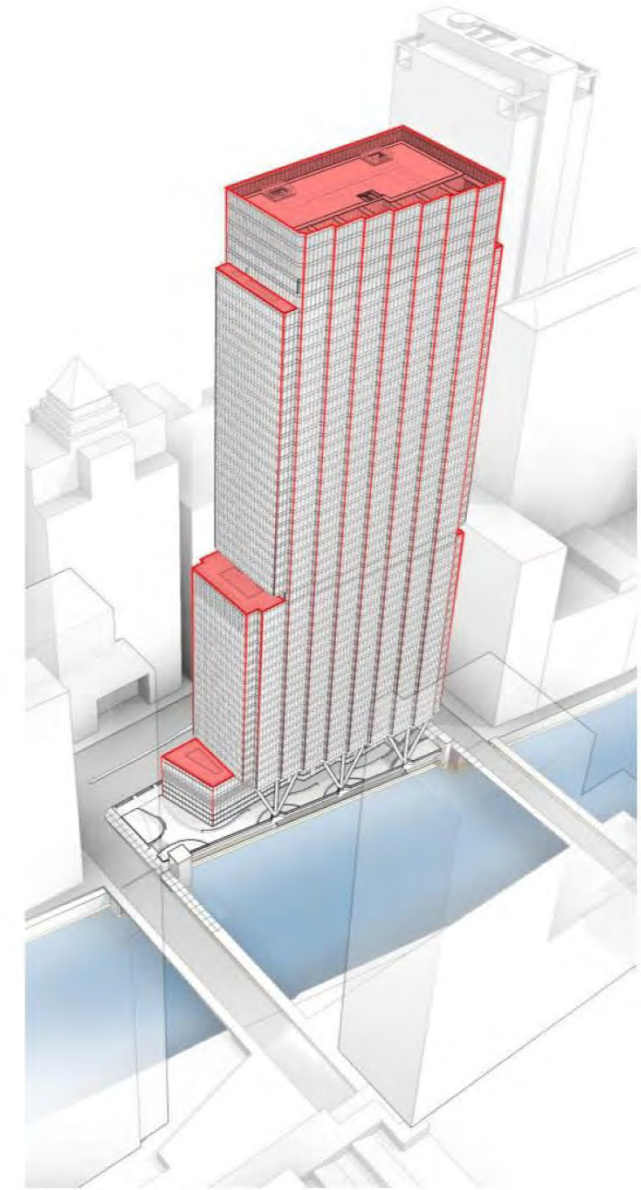
Building Form



PROVIDE ROOM FOR CORE
AND RIVERWALK SETBACK

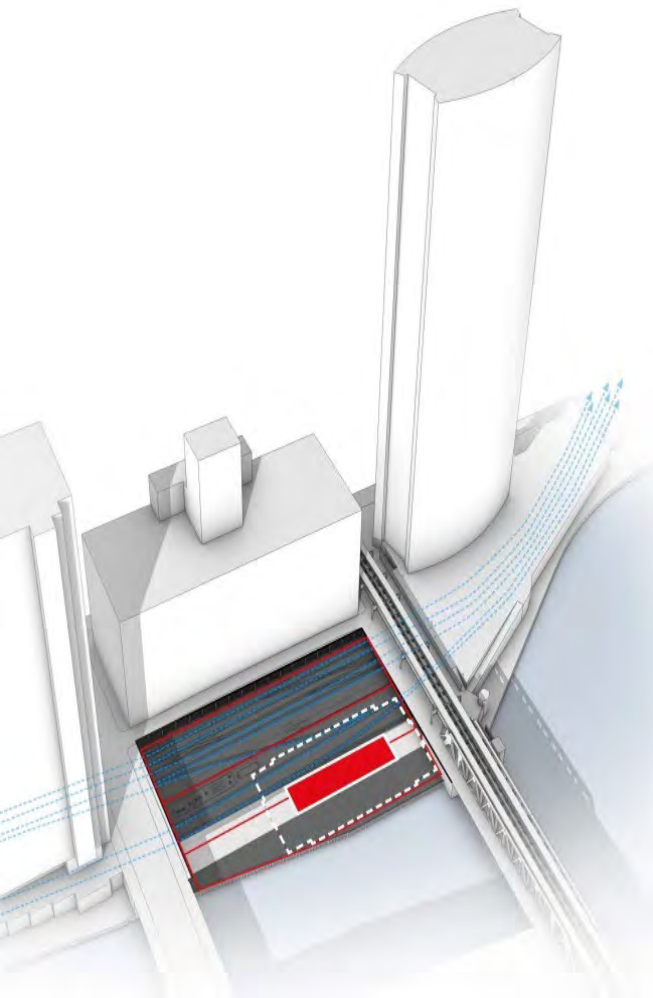


BUILDING PERIMETER IS SETBACK ALONG
RIVERFRONT FOR MAX VIEWS

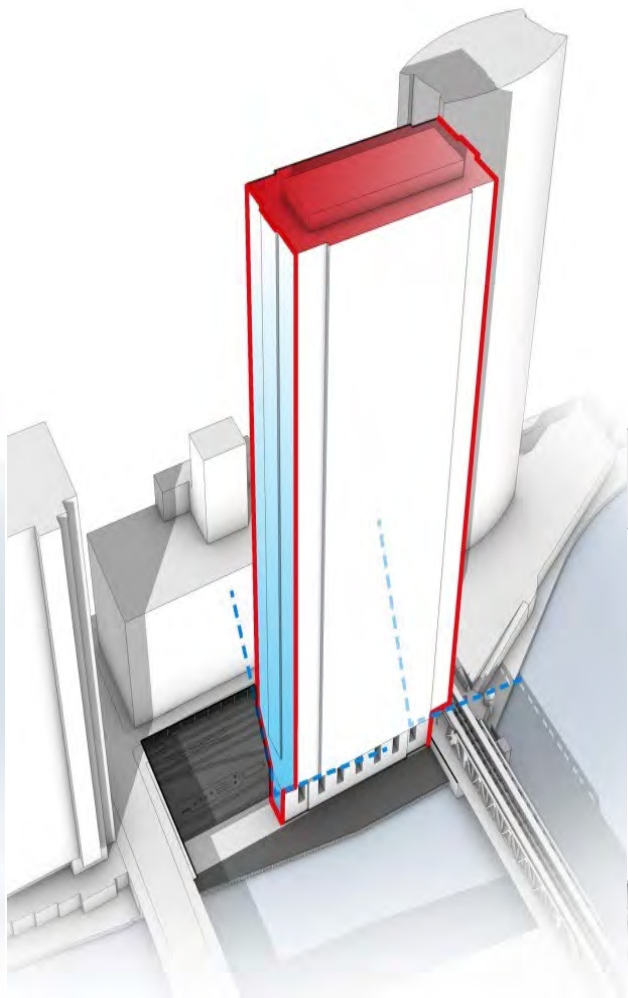


BUILDING MASSING IS STEPPED TO PROVIDE
VARIETY OF FLOOR SIZES AND TERRACES

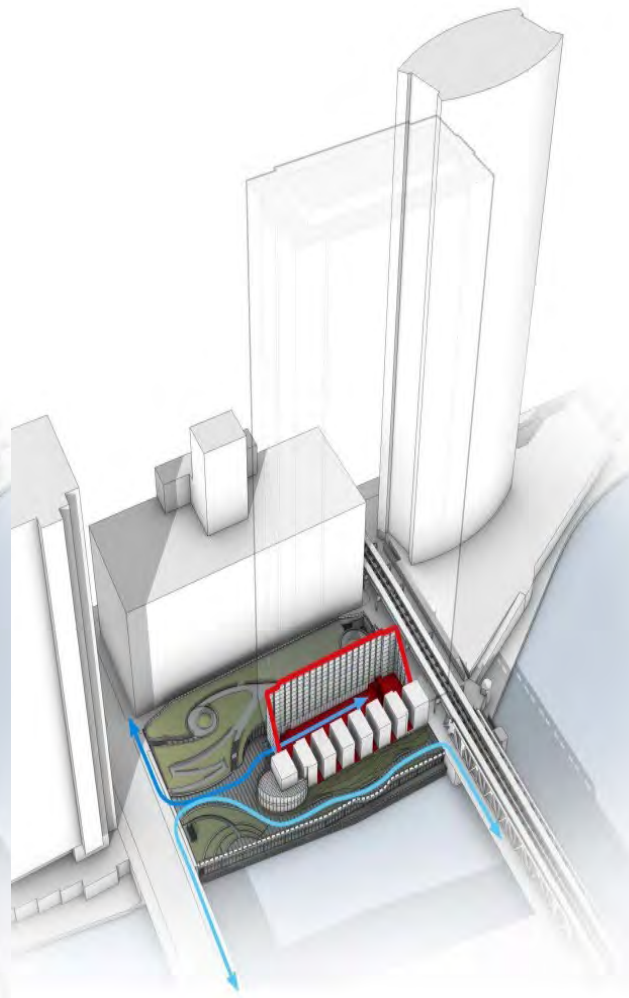
150 North
Riverside



SITE
CONSTRAINTS



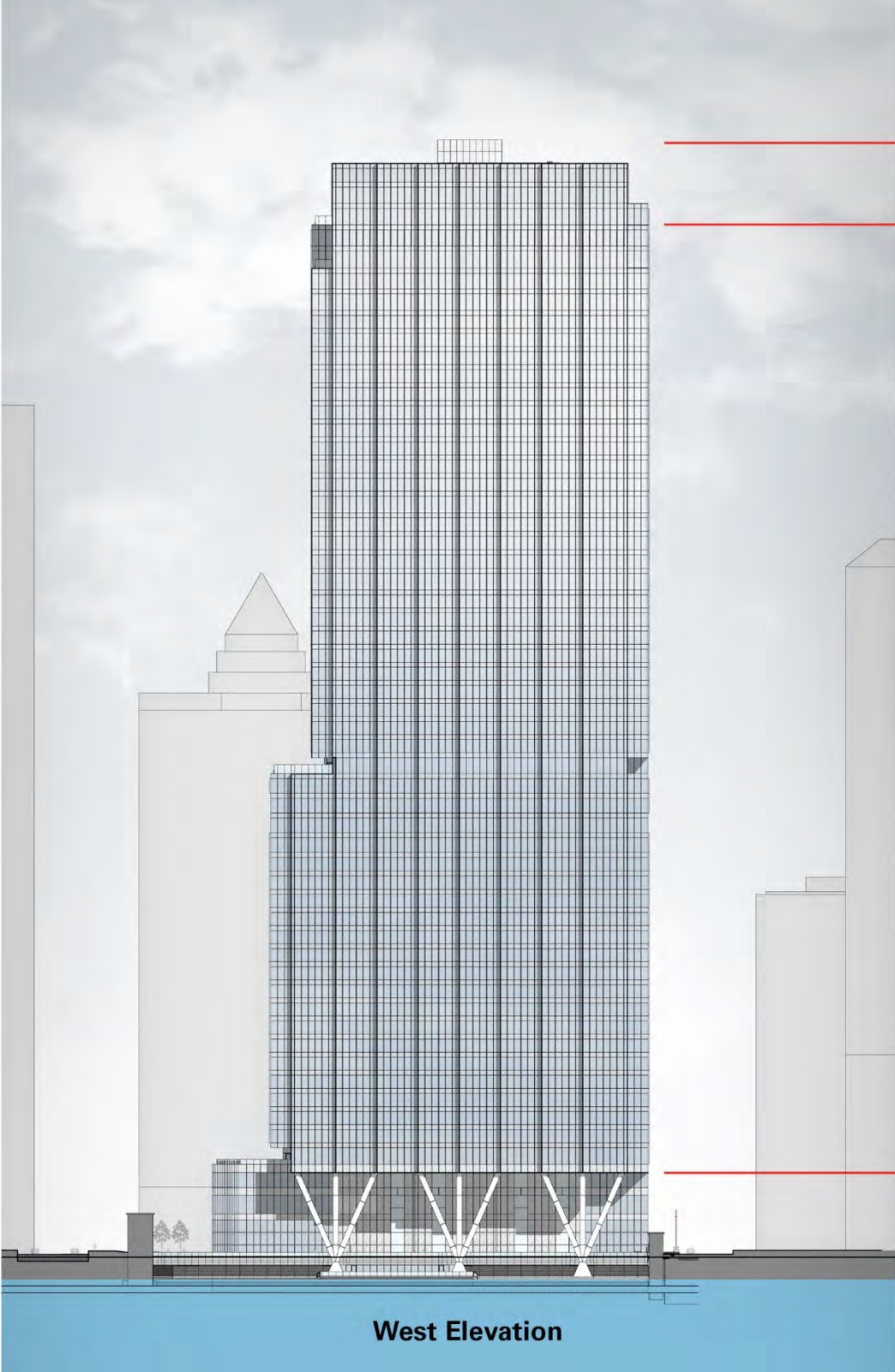
CORE SUPPORTED TOWER



LOBBY, PARK
& RIVERWALK



TOWER
MASSING &
ARTICULATION



West Elevation

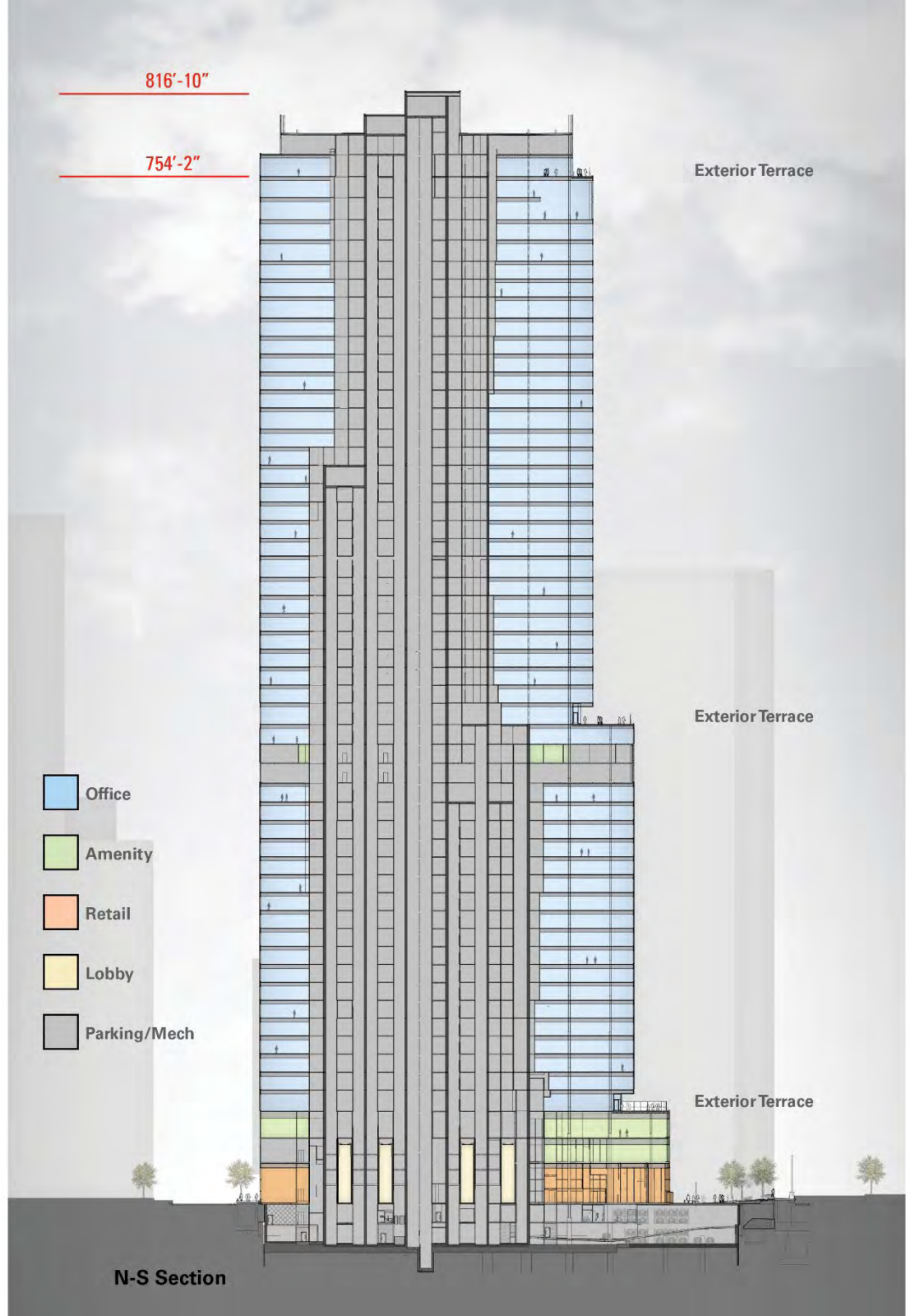


E-W Section

816'-10"

754'-2"

61'-7"



Typical High Rise



Typical Mid Rise



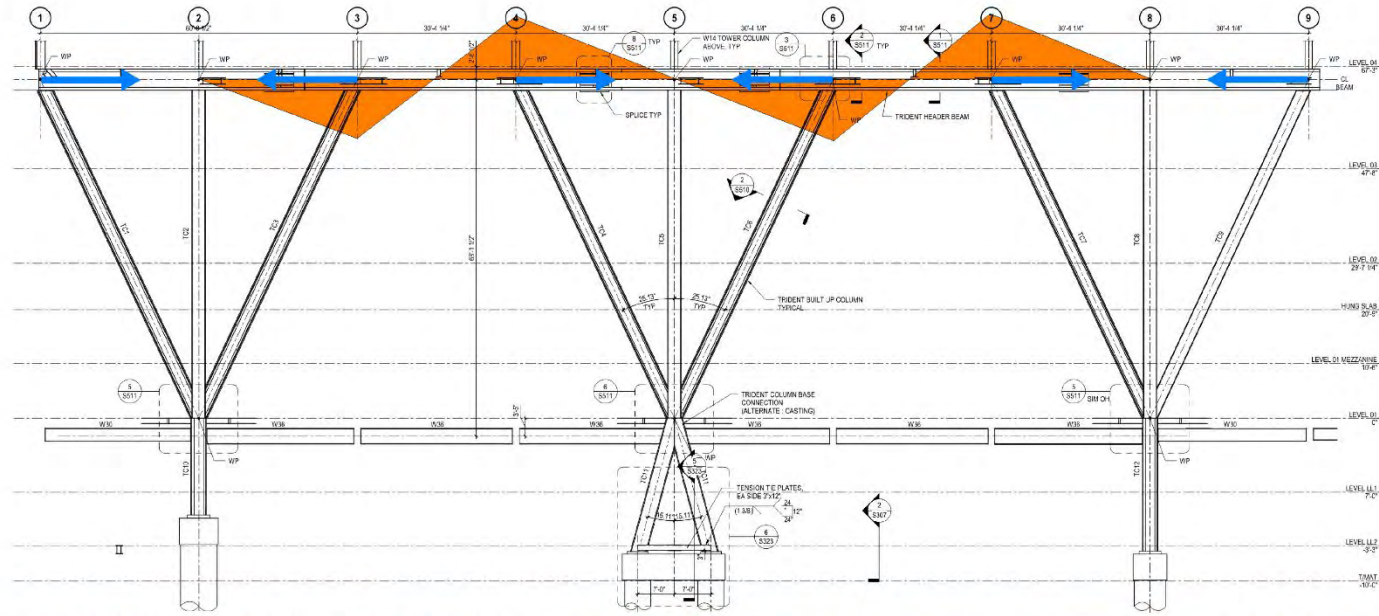
Typical Low Rise





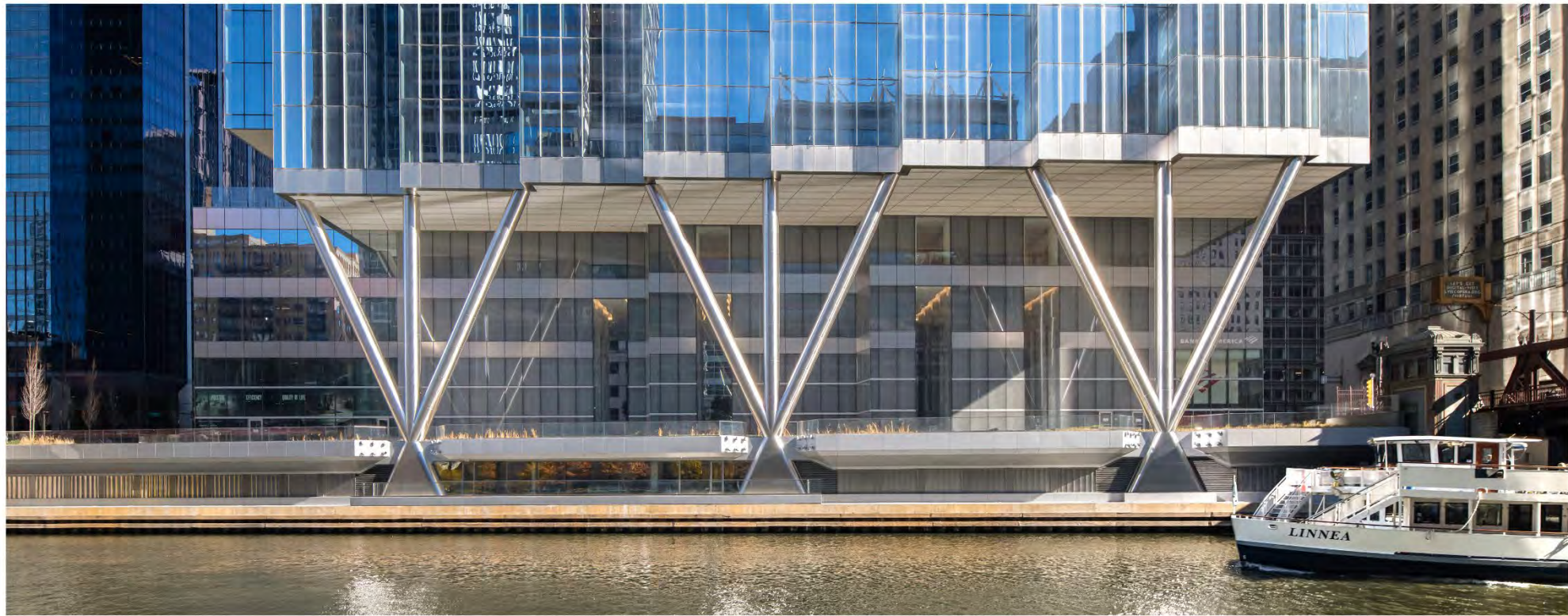
Structure Concept

Structure Concept



48" deep steel built-up header resists the direct tension between the sloping trident members

The header also is designed to perform as a moment frame, resisting load imbalances from above.





61'-7"

90'

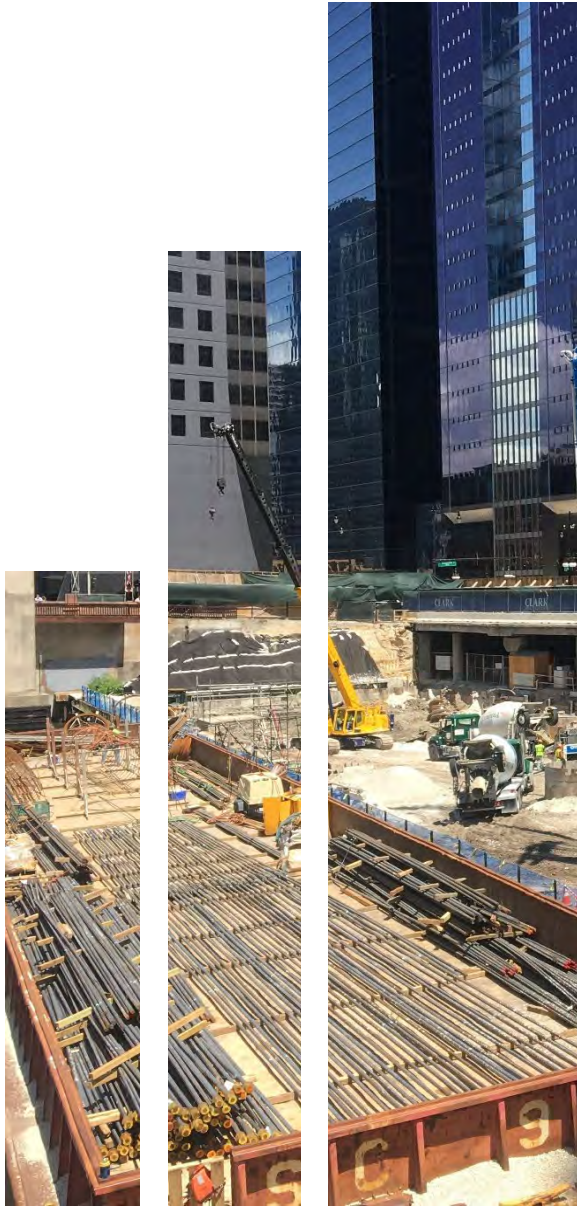
90'

RIVERWALK

RIVERWALK







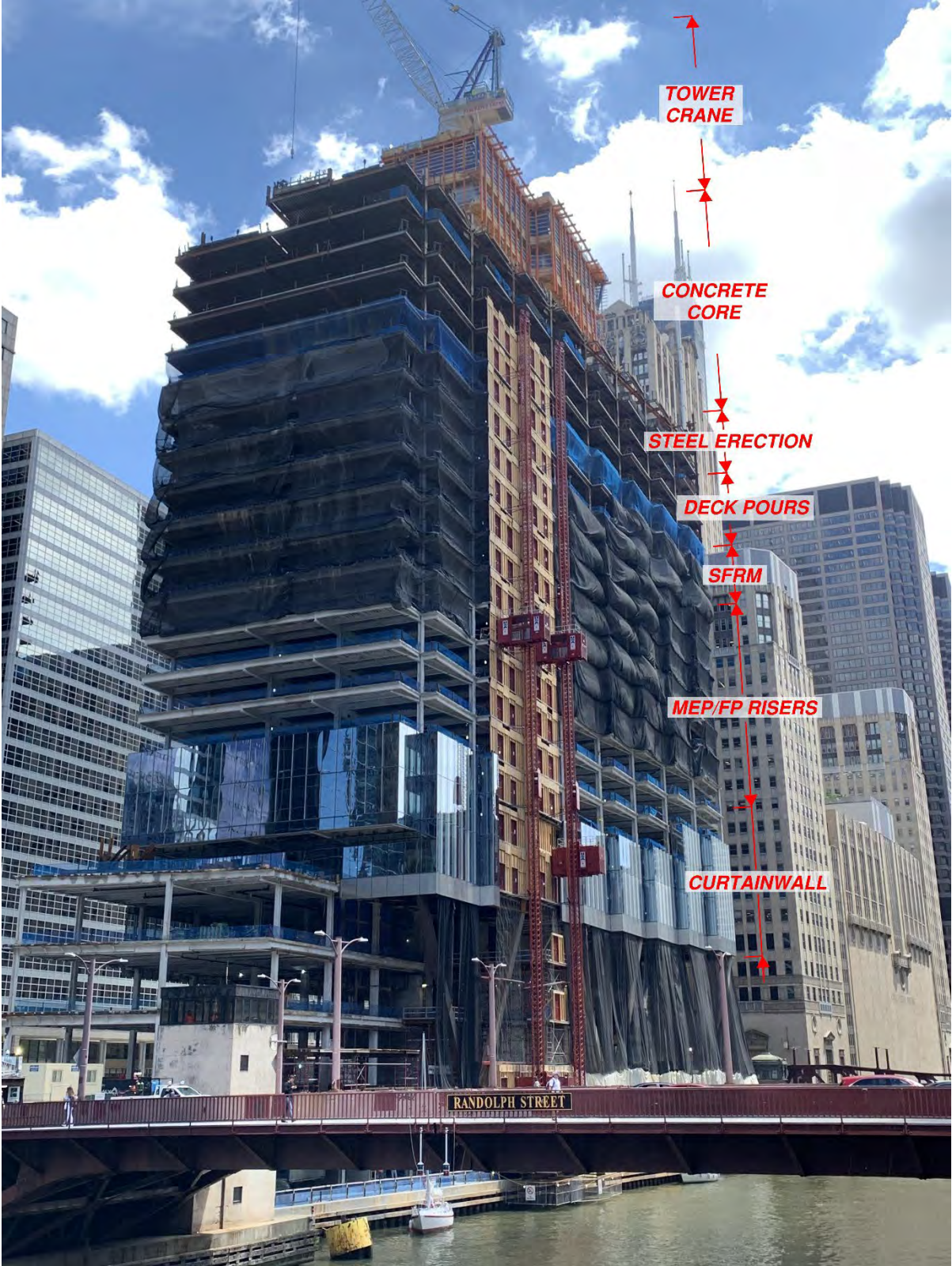
Construction



GCP
A HENKEL HOME STORE COMPANY

HENEGHAN
HENEGHAN
HENEGHAN CAT







Plaza, Park, and Terraces





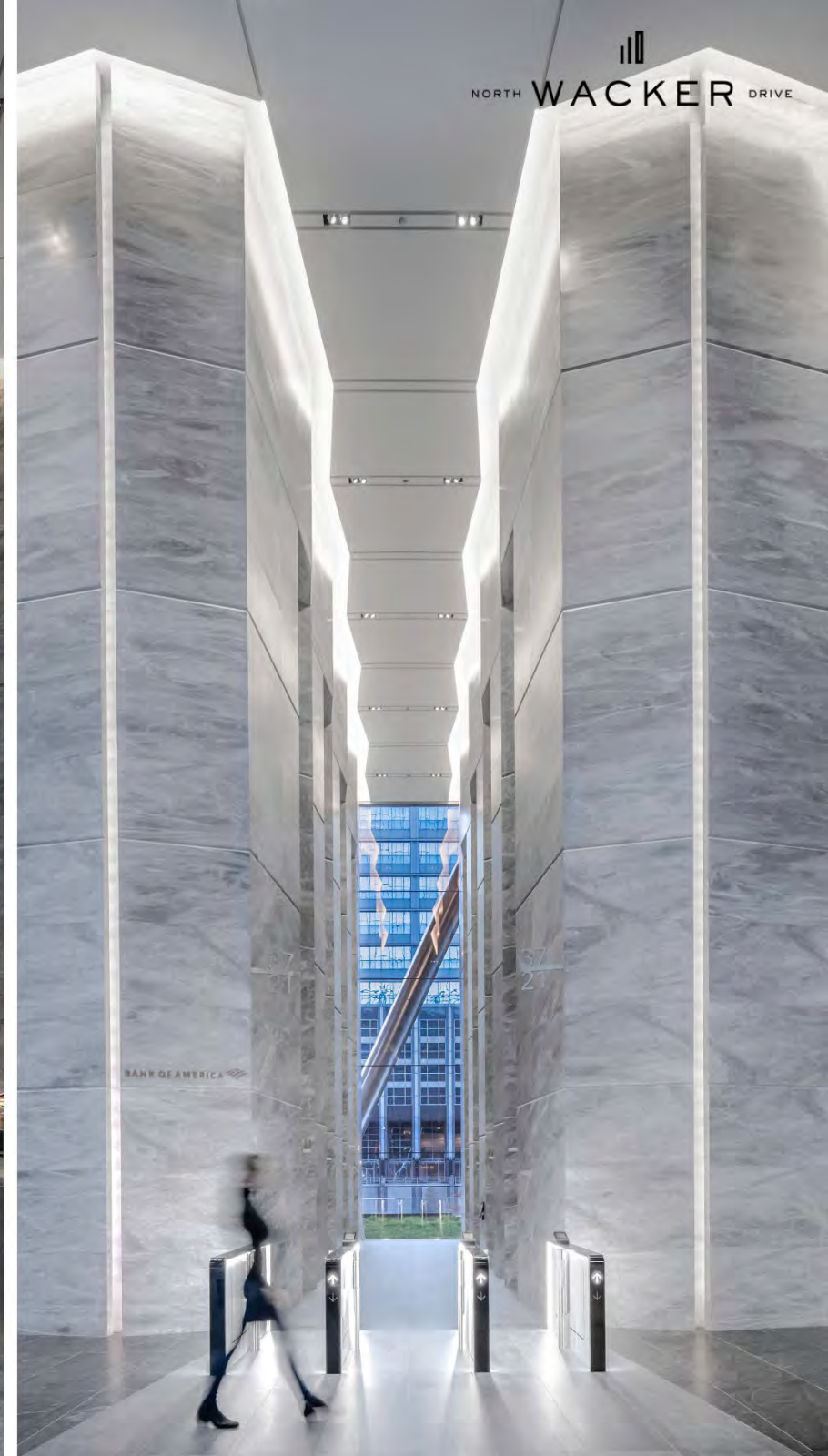
50% of Site Provided
as Open Space




NORTH WACKER DRIVE

Riverwalk & Reclaimed Panels





BANK OF AMERICA

OF AMERICA TOWER
110
NORTH WACKER DRIVE







110 N WACKER



- 1.7 MILLION SQUARE FOOT OFFICE TOWER, 55 STORIES, 817 FEET TALL
- SITE SPECIFIC DESIGN - SAWTOOTH FAÇADE TO MATCH THE ANGLE OF THE RIVER FRONT
- TEXTURED FAÇADES WITH GLASS FINNS, STAINLESS STEEL ACCENTS, AND METALLIC TRIM
- TRIDENT COLUMN CREATES 90' WIDE x 60' HIGH PORTALS FOR SPACIOUS RIVERWALK VIEWS
- OUTDOOR AMENITY SPACES AND LARGE TERRACES. PUBLIC PARK AND 45' WIDE RIVERWALK
- RECOGNIZED FOR EXCELLENCE BY DESIGN, CIVIC, CONSTRUCTION, AND REAL ESTATE ORGANIZATIONS



NORTH **WACKER** DRIVE

CHICAGO

Howard Hughes
THE HOWARD HUGHES CORPORATION

RIVERSIDE

INVESTMENT & DEVELOPMENT

GP GOETTSCH
PARTNERS

CLARK
CONSTRUCTION


BANK OF AMERICA

CBRE

**Thornton
Tomasetti**


ESD