



# *The Glass House*

860-880 LAKE SHORE DRIVE

*A Home For Gracious Living*

■ In a setting of simple majestic beauty, the spectacular twin towers of glass and steel at 860-880 Lake Shore Drive—now known familiarly as The Glass House—brought to Chicago and to the world a new concept in apartment design.

Boldly rectangular, unembellished, their framework of steel and aluminum sheathed in sheets of glass, the 26-story buildings house 271 apartments—3½ and 6 rooms—skillfully planned for gracious and comfortable cooperative living.

Designed by Ludwig Mies van der Rohe, world-renowned architect, the buildings express a mid-twentieth century concept of design of our technological age and stand today as a distinguished contribution to modern architecture—the first multiple-apartment glass house.

The 860-880 buildings are now fully occupied by a carefully-selected group of tenant-owners. Business executives, attorneys, architects, physicians, and members of many other distinguished professions enjoy the privileges of Glass House living.

■ Title to the property is vested in the 860 Lake Shore Drive Trust. The total offering, 271 Certificates of Beneficial Interest, have been sold. Each Certificate entitles purchaser to a lease on the apartment of his choice.

Also, all 116 Certificates of Beneficial Interest for garage space in the basement and sub-basement of the buildings have been sold and leases granted for them.

Unlike ownership under the usual cooperative plan, Certificates of Beneficial Interest cannot be assessed and are not subject to any liability. Separate from the lease, they may be sold or transferred at will to approved prospective owners.



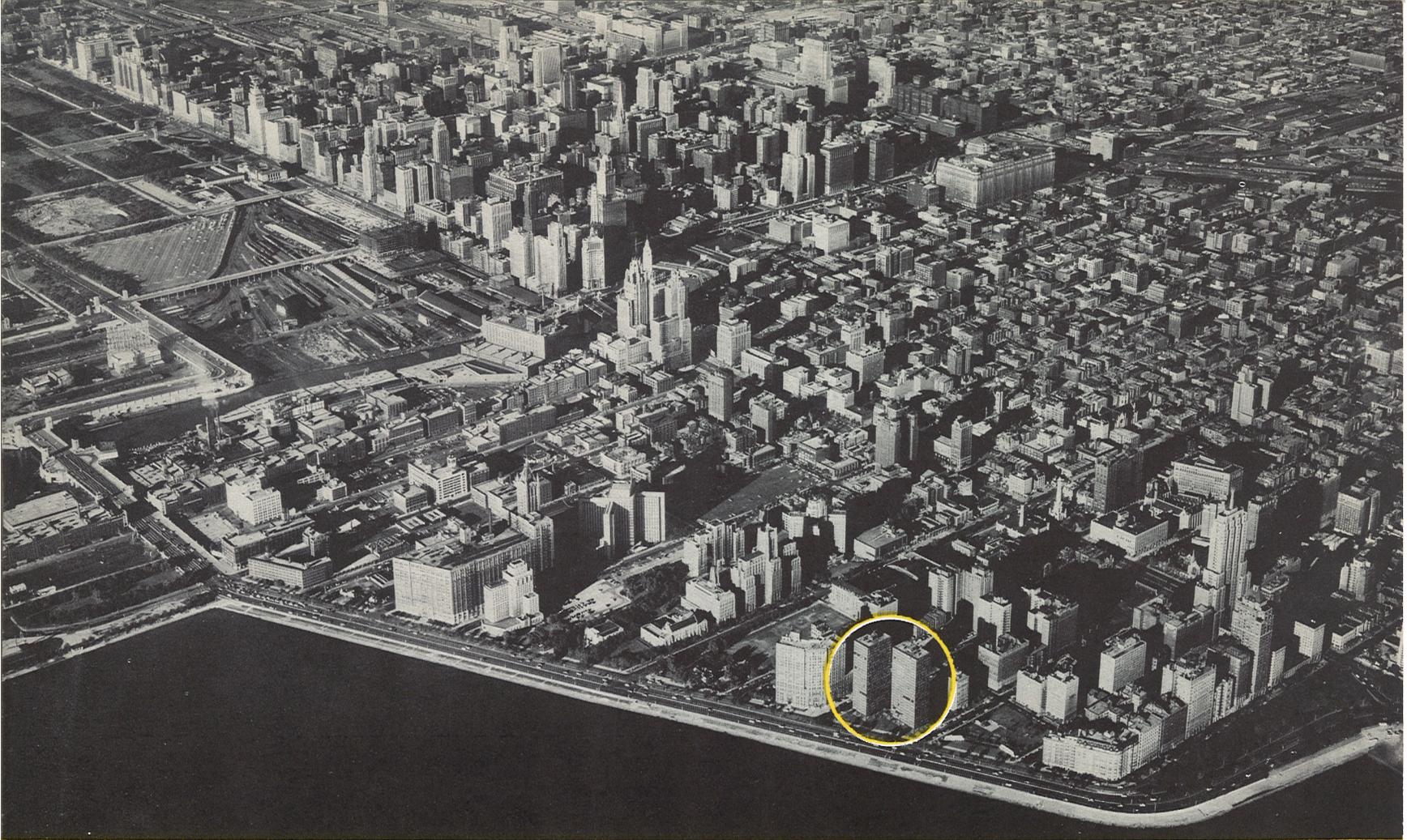
■ The property is managed by a Board of Trustees all of whom are tenant-owners. To facilitate operations and to assist the Board, a Tenant-Owners' Association has been organized.

Activity of the Association is carried on throughout the year by a Committee of elected representatives from each building.

The Committee serves without compensation, and membership in the Tenant-Owners' Association entails but nominal dues to defray expenses.

"Candlepower" Photograph, Front Cover, Courtesy James D. McMahon, Photographer and Malcolm Franklin, Antiques.

Building photograph: Courtesy Hedrich-Blessing.



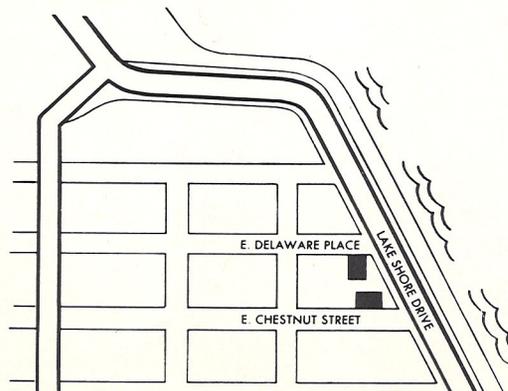
Photograph: Chicago Aerial Industries, Inc.

## CHICAGO'S FINEST LOCATION

In all of Chicago there is not a more desirable location for gracious modern living than The Glass House. This historic "first" is further dramatized by its unique lakeside setting.

With housing shortages in the area and lake frontage no longer available, tenant-ownership in The Glass House assumes new import. Both buildings and the land on which they are located have increased in value from their original cost of \$5,850,871.00.

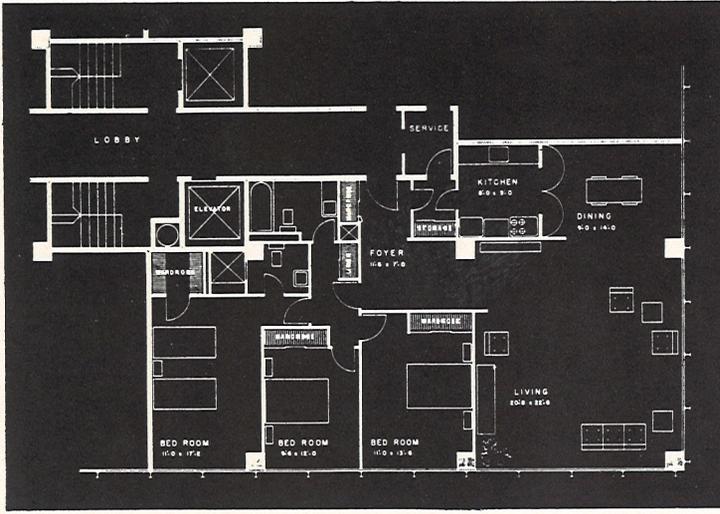
While nearby, newly-constructed apartments lease for exceedingly high prices, tenant-owners of Glass House apartments, under the protection of cooperative ownership, continue to enjoy comparatively reasonable assessment rentals, the ever-increasing value of their equities, and the welcome benefits of interest and real estate tax deductions.



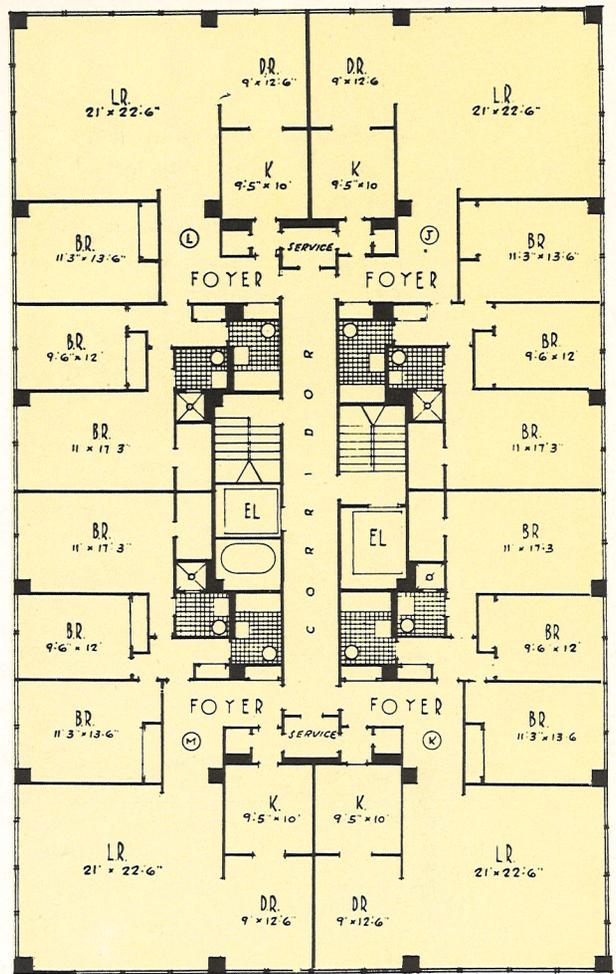
The block-long site of the buildings, overlooking the lake between East Delaware Place and East Chestnut Street, is uniquely convenient. Within walking distance are the city's finest shops and restaurants. Transportation by a nearby bus line, or from the "at-the-corner" cab stand, puts Loop and city at the doorstep.

# 6-ROOM APARTMENTS

## 860 LAKE SHORE DRIVE



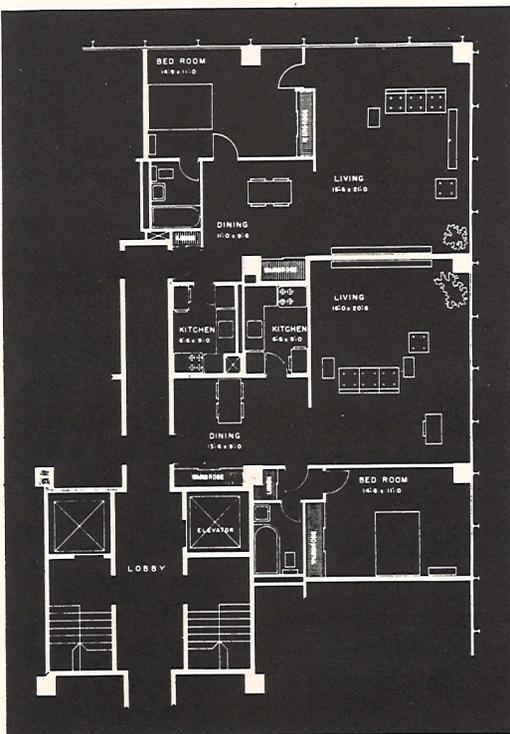
TYPICAL APARTMENT



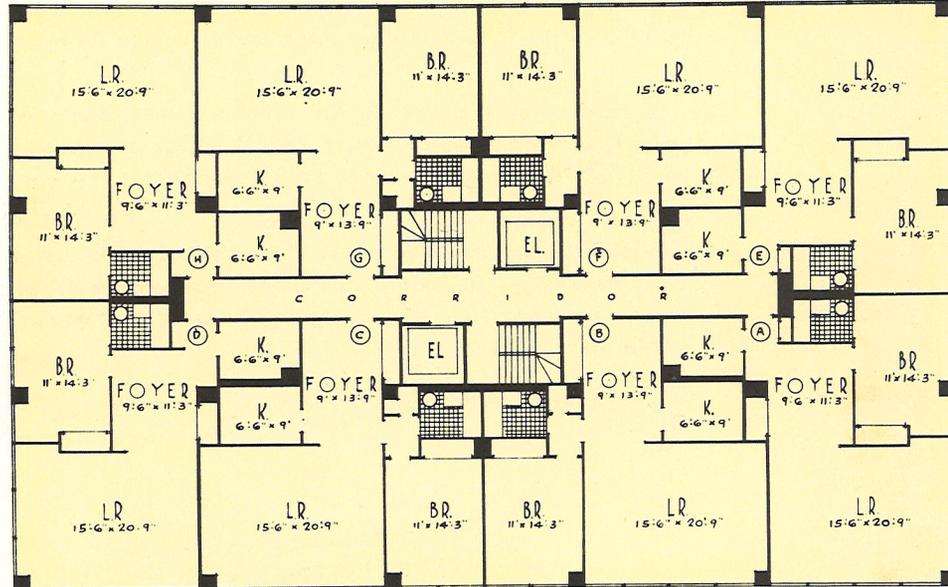
TYPICAL FLOOR PLAN

# 3<sup>1</sup>/<sub>2</sub>-ROOM APARTMENTS

## 880 LAKE SHORE DRIVE



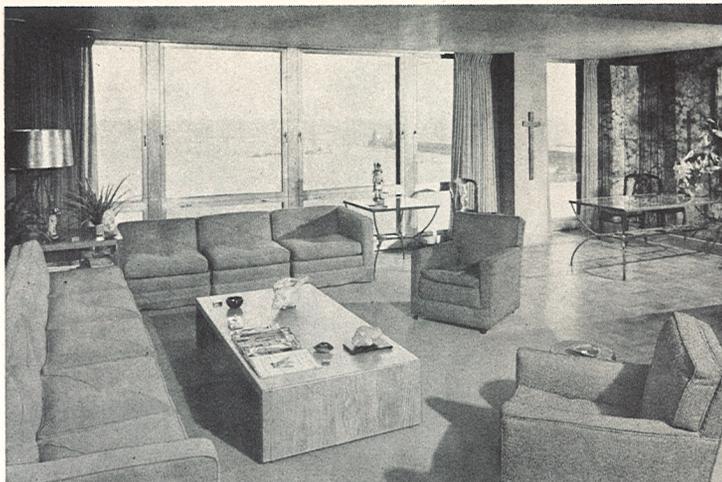
TYPICAL APARTMENT



TYPICAL FLOOR PLAN

As the Glass House is a building that "welcomes the present and assimilates the past" in organic structure, its apartments provide a background in which contemporary and traditional furnishings are equally at home.

In the 6-room apartment (top right), floor-to-ceiling picture windows give a breath-taking view of the Lake, while, indoors, veined mirrors reflect a modern setting of elegant simplicity and decor in the mood of the Southwest.



Photograph: Courtesy Tenant-Owner

The masterful combination of distinctive furnishings, richly textured fabrics, rare wood paneling—and a panoramic urban view—offer an invitation to ease and enjoyment in the handsome living room of a 6-room apartment.

Photograph: Laurence



Rare and treasured pieces often lend drama to Glass House interiors. Above, antique bronze sconces with exquisite amethyst, baccarat crystal pendants find an appropriate "home" above a piano.

Furniture with a "see-through" appearance, glass-topped tables, light plastic chairs, sofas with slim, tapering legs, gossamer-like draperies help to create an air of unusual spaciousness in this 3½-room apartment, (right). The handsome clear plastic screen, designed by Angelo Testa, is strikingly patterned in black, gold and white, which further accentuates the spacious effect.



Photograph: Courtesy Tenant-Owner



Photograph: Idaka

In the 6-room apartment (top right), floor-to-ceiling picture windows give a breath-taking view of the Lake, while, indoors, veined mirrors reflect a modern setting of elegant simplicity and decor in the mood of the Southwest.



Photograph: Courtesy Tenant-Owner

## FACILITIES and FEATURES

- Floor-to-ceiling picture windows (thick plate glass set in specially-designed aluminum frames)
- Clean radiant heating — no exposed radiators
  - Thermostatic heat control
  - Optional air conditioning
    - Electric ranges
    - Electric refrigerators
    - Ample steel cabinets
  - Sliding-door wardrobes
  - Linen and utility closets
  - Silent electrical switches
  - Individual storage lockers
    - Frozen-food lockers
  - Complete electrical laundries
    - Self-service elevators
    - Basement garage
  - Management-operated outdoor parking facilities



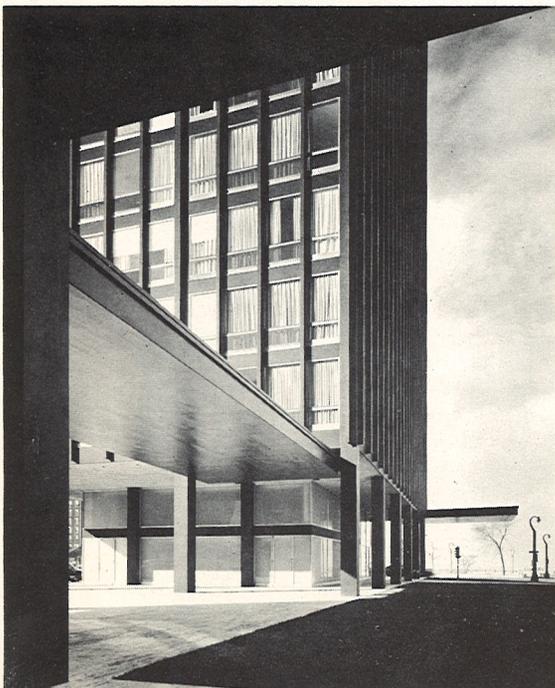
## AVAILABLE SERVICES

- Doorman, both buildings
- Valet Shop
- Receiving Room services
- Window Washing
- Maid service
- Houseman service

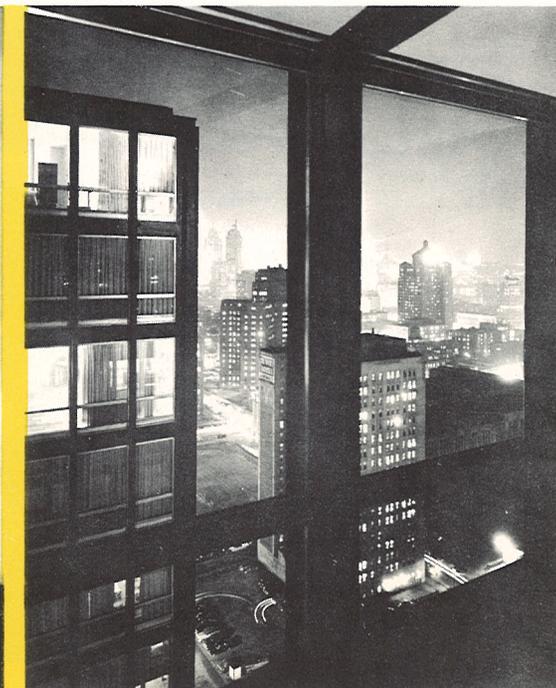
## HOUSE RULES

House Rules, cited in the lease, provide for safety, care and cleanliness of the premises. They also guard against obstruction of hallways, stairways, improper use of elevators and other irritations of house management.

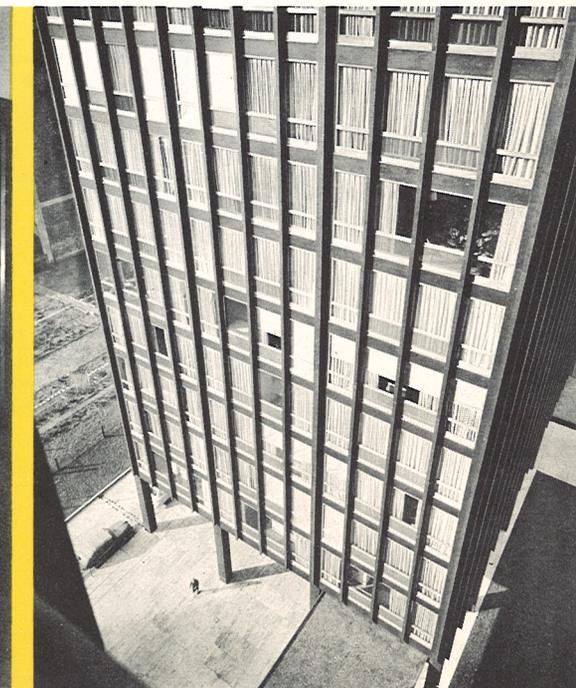
A travertine-paved terrace connects the twin towers



Dramatic nighttime view from Glass House windows



Towering form of North Building, from terrace





View of spacious glass-sheathed lobby—South Building

8 6 0

8 8 0

LAKE SHORE DRIVE

## 'WHY I LIKE LIVING IN THE GLASS HOUSE'

(Letters from Tenant-Owners)

We take PRIDE in our Glass House, not because it is world famous and created by Mies van der Rohe, but because it is truly beautiful in design, proportion and materials.

We have a feeling of SECURITY here, because ours is a good investment in a well-administered and economically-sound project.

We have COMFORT, convenience in location, the PLEASURE of sunning, swimming, walking, boating and, especially, looking out of the windows.

Never before have we lived in a place that gave us constant JOY in nature—the ever-changing beauty of the lake, sky, sun, moon, and circling birds. Best of all, this happiness can be shared with our friends.

The fulfillment of gracious living is exemplified in our home in the Glass House. Pleasant surroundings and cooperative neighbors, ready access to office, church, theaters, clubs, and transportation to any activity make this ultra-modern building on the Outer Drive more desirable each year.

The view of beautiful Lake Michigan and the Gold Coast, with the city's massive loop buildings in the background, create a panorama through our glass walls that is unsurpassed.

Visitors comment on many features we take for granted in our everyday life. Every necessary service is provided, and permits us to combine the intimate luxury of homelike living with the convenience of apartment occupancy.

\* \* \*

We took an interest in the Glass House because we thought it would meet our housing needs. We have been more than pleased with our choice. We like having a community of interest with our neighbors. We are pleased that the property is well managed and that it is controlled by neighbors who know more about management than we do. Above all, we appreciate the genius and artistry of the architect who knew how to design for spacious effect, functionalism, dignity, and elegance.

Here we have the comforts of home, the ever-changing Lake vista, and a convenient location. We know of no place in Chicago that offers so much at a price that we can afford.

8 6 0 - 8 8 0 L A K E S H O R E D R I V E

THE WORLD'S FIRST  
MULTIPLE  
GLASS HOUSE

*A Distinguished Address  
for  
Distinguished Occupancy*

Cars sweep smoothly  
through this entrance  
to the underground garages



This brochure is prepared  
and produced by the  
860-880  
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*Photograph: Hedrich-Blessing*

