

CHICAGO LANDMARKS



2013 PRESERVATION EXCELLENCE AWARDS

Steuben Club Building 188 W. Randolph St. Rehabilitation/Reconstruction

Recipient: Randolph Development Company, LLC

Built in 1929, this 45-story building was designed by Karl M. Vizthum & Co. and is one of the city's finest 1920's-era skyscrapers. Originally housing the Steuben Club and rental offices, the building was designed in the Gothic Revival style with finely-detailed terra-cotta ornament, including pointed arches, tracery, buttresses, and finials.

The building had deteriorated for many years and became a hazard when pieces of terra cotta fell to the street. The scope of work included the extensive rehabilitation of the building's historic terra-cotta façade and the reconstruction of missing exterior elements lost over time. More than 12,000 pieces of new terra cotta were needed for the project. Modern storefronts and non-historic granite cladding at ground level were removed. Reconstruction of historic storefronts and ground-floor terra-cotta piers was based on original shop drawings. The building's main Randolph Street entrance was reconstructed with a new terra-cotta arched opening, matching its historic configuration. Arched windows with steel sashes were retained and restored on the second and third floors, as well as the 24th and 25th floors. Typical double-hung steel windows were replaced with compatible aluminum double-hung sashes. The building's flying buttresses were also reconstructed. Architectural accent lighting was installed to highlight the restored architectural features.

Illinois Housing Development Authority funds, TIF, and the 20% Federal Rehabilitation Tax Credit were used to finance the project. The Steuben Club Building was designated as a Chicago Landmark on July 26, 2006.



BEFORE



AFTER



City of Chicago
Rahm Emanuel, Mayor

Housing and Economic Development
Andrew J. Mooney, Commissioner