

CHICAGO LANDMARKS



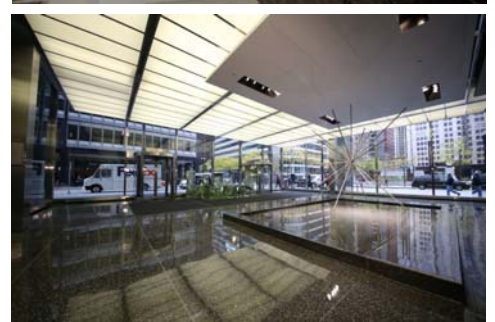
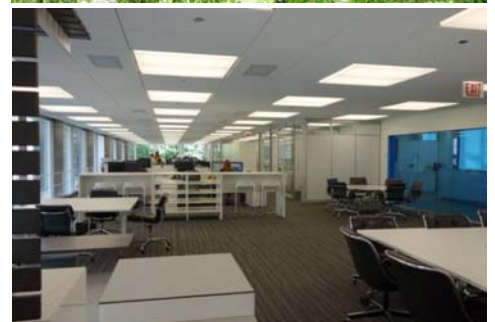
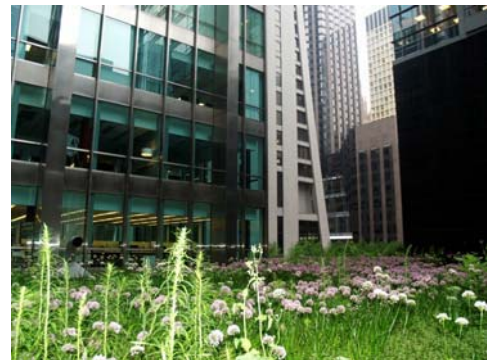
2015 PRESERVATION EXCELLENCE AWARDS

30 West Monroe The Inland Steel Building Rehabilitation

Recipient: Capital Properties

Originally built for the Inland Steel Corporation in 1958, this important International-style building is significant due to its innovative column-free approach to commercial high-rise design. This building was also the first skyscraper to be built in the Chicago Loop after the Great Depression. The property underwent a major rehabilitation which was mostly comprised of interior work, including the restoration of the historically significant ground-floor lobby. Exterior work included select repairs of the curtain wall system and installation of a new vegetative 'green' roof. Interior work on the typical upper office floors included replacement of ceilings with new energy efficient lighting fixtures, renovation of the elevator lobbies and bathrooms, and upgrades to the building's mechanical systems. With these improvements the building now has a Class A rating, an increase in tenant occupancy, and the typical office floor energy usage has been reduced by about 65%. The building owner received the Class L Property Tax Reduction incentive and utilized the 20% Federal Rehabilitation Tax Credit. The Inland Steel Building was designated a Chicago Landmark on October 7, 1998.

after photos courtesy of Capital Properties



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CHICAGO DEPARTMENT OF
PLANNING & DEVELOPMENT