

CHICAGO LANDMARKS



2015 PRESERVATION EXCELLENCE AWARDS

28 East Jackson

The Steger Building

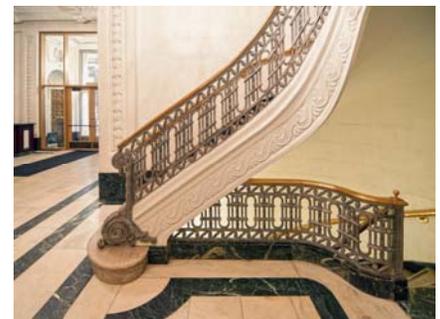
Rehabilitation and Adaptive Reuse

Recipient: CA Student Living

The Steger Building was designed by the prominent architecture firm of Marshall & Fox and was built as the headquarters of the Steger & Sons Piano Manufacturing Company. The building is a fine example of the Classical Revival style within the area of the loop known as "Music Row". CA Student Living purchased this building and the adjacent Gibbons Building to convert them from underutilized office buildings into new residential apartments. After purchasing the building, the developer consented to landmark designation and then embarked upon this extensive adaptive reuse project. The project included significant exterior improvements such as recreating the missing cornice based on the original detail drawings, installing new compatible ground-floor storefronts to match the historic configuration, and extensive terra cotta repairs. The project also included restoration of the main entrance lobby and its grand stair and a rear addition link to the adjacent Gibbons Building. The developer applied for the city's permit fee waiver program and utilized the 20% Federal Rehabilitation Tax Credit. The Steger Building was designated a Chicago Landmark on June 5, 2013.



before



after photos courtesy of PappaGeorge Haymes



DPD
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