

CHICAGO LANDMARKS



2016 PRESERVATION EXCELLENCE AWARDS

906 South Homan Avenue Nichols Tower, Sears Roebuck & Co. District Restoration

Recipient: Foundation for Homan Square

Located in the North Lawndale neighborhood on Chicago's West Side, the Nichols Tower at Homan Square was originally known as the Sears, Roebuck & Co. Merchandise Building Tower. When it was constructed in 1906, the 14-story 250-foot tall tower was the tallest structure in Chicago outside of downtown. The building originally housed offices, water tanks, and a public observation deck. The restoration of the tower began in 2008 and was completed in the fall of 2015. The building's ornate exterior brick, limestone, and terracotta were repaired and the deteriorated original windows were replaced to match their historic appearance. Inside the building, the main lobby was returned to its 1906 appearance and the building's upper floors were made accessible and code compliant with new elevators and stairs. The project's crowning achievement was the restoration of the 14th floor observation room which included restoring the flooring and recreation of deteriorated plasterwork and missing iron balcony railings. The developer received a Permit Fee Waiver and utilized the 20% Federal Rehabilitation Tax Credit. The Sears, Roebuck and Co. District was designated a Chicago Landmark on March 18, 2015.



before



after photos courtesy of the Foundation for Homan Square



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