

CHICAGO LANDMARKS



2015 PRESERVATION EXCELLENCE AWARDS

407 South Dearborn Street Old Colony Building Adaptive Reuse

Recipient: MCJ Development LLC + CA Student Living

The Old Colony Building, designed by Holabird & Roche, is one of the city's most important examples of an early skyscraper designed in the Chicago School architectural style. The building, which was erected in 1893, features rounded corner bays, large windows, and a decorative cornice. The 17-story office building was underutilized until the current owner purchased the building and converted it into multi-unit residential apartments for student housing. Exterior work included masonry repairs, recreating the missing stonework at the Van Buren entry, repairs to the large double-hung windows, and installation of new storefronts to match the historic designs and ornament. The project also included a new 1-story rooftop addition and a new rooftop deck for student common space. This important building has now been reactivated and is a significant part of the economic revitalization of the South Loop community. To help finance the project, the developer received a Permit Fee Waiver and the 20% Federal Rehabilitation Tax Credit. The Old Colony Building was designated a Chicago Landmark on July 7, 1978.



before



After photos courtesy of Pappageorge Haymes Partners



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