

CHICAGO LANDMARKS



2009 PRESERVATION EXCELLENCE AWARDS

310-318 South Michigan Historic Michigan Boulevard District Adaptive Reuse and New Addition

Recipient: Metropolitan Properties of Chicago LLC

The Historic Michigan Boulevard District is the city's preeminent landmark district, reflecting the city's downtown lakefront development into a booming metropolis during the late nineteenth and early twentieth centuries. The district's "postcard view" of the downtown historic streetwall along Grant Park is one of the most familiar images of the city. The Straus Building, with its distinctive pyramidal roof, was designed by Graham, Anderson, Probst and White and was completed in 1924. The adjacent seven-story Kerman Building was refaced in 1899 by architects Hessenmeuller and Meldahl for the Richelieu Hotel. This project combined and converted both buildings from office buildings into residential condominiums. The exterior restoration included stone and terra-cotta repair, new windows, penthouse additions, roofing, and architectural lighting. A new elevator/stair tower addition was added at the back of the Straus Building to accommodate access to the upper floors of the tower. The Kerman Building's primary façade had been badly damaged in the past, and the owner undertook masonry repairs including rebuilding the top floor and replacing a missing cornice. The Historic Michigan Boulevard District was designated a Chicago Landmark on February 27, 2002.



*Photos courtesy of
Pappageorge Haymes Ltd*



AFTER



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and Land Use Planning
Patricia A. Scudiero, Commissioner

Commission on Chicago Landmarks
David R. Mosena, Chairman