

CHICAGO LANDMARKS



2014 PRESERVATION EXCELLENCE AWARDS

400-410 N. Michigan Ave. Wrigley Building Exterior Rehabilitation

Recipient: Zeller Realty Group

One of the city's iconic buildings, the Wrigley Building is a gleaming 24-story terra-cotta-clad office high-rise building with a 16-story annex. Architects Graham, Anderson, Probst and White designed both the original building, constructed in 1921, and the 1924 annex. The current owner purchased the building in 2011 and requested Chicago Landmark designation as part of the redevelopment project. The rehabilitation included extensive exterior and interior work, including terra-cotta restoration and storefront and window replacement. A non-historic screen infill under the 3rd-floor connecting bridge was removed, and the plaza between the two buildings was enhanced for pedestrian use. Interior lobbies were renovated and upper-office floors were extensively upgraded. Exterior architectural lighting was also installed. The Class L property tax incentive and 20% Federal Rehabilitation Tax Credit were approved for the project. The Wrigley Building was listed on the National Register of Historic Places in 1978 as a contributing building to the Michigan-Wacker Historic District, and it was designated as a Chicago Landmark on May 9, 2012.



Before



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