

CHICAGO LANDMARKS



2014 PRESERVATION EXCELLENCE AWARDS

330 N. Wabash Ave. IBM Building Rehabilitation and Adaptive Reuse

Recipient: 330 N. Wabash Avenue, LLC and Pacific Chicago, LLC

The IBM Building, completed in 1972, was the last American office building designed by internationally renowned architect Ludwig Mies van der Rohe. At the time of its construction, the building boasted technological innovations designed specifically for the company, including a state-of-the-art electric heating and cooling system run by an IBM computer. The adaptive use of the former office building included renovations of upper-floor offices and common areas. A portion of the ground-floor lobby and floors 2-13 were converted to space for a new hotel. Exterior improvements included the installation of a new hotel canopy and entrances along Wabash Avenue, a new green roof installation, the repair of exterior column cladding, and select window replacement. Interior rehabilitation work was a significant part of the project and included asbestos abatement, installation of sprinklers throughout the building, elevator modernization, as well as installation of new mechanical, electrical, and plumbing systems to support the hotel. The ground-floor lobby was restored, and new glass walls were inserted to divide the hotel and office spaces. The Class L property tax incentive and the 20% Federal Rehabilitation Tax Credit were approved for the project. The IBM Building was listed on the National Register of Historic Places in 2010 and was designated a Chicago Landmark on February 6, 2008.



Photos courtesy of Langham Hotel



City of Chicago
Rahm Emanuel, Mayor

Department of Planning and Development
Andrew J. Mooney, Commissioner