

# CHICAGO LANDMARKS



## 2010 PRESERVATION EXCELLENCE AWARDS

### Carson Pirie Scott & Company Building 1 South State Cast-Iron Restoration and New Storefronts

*Recipient: Joseph Freed & Associates, LLC*

Designed by famed Chicago architect Louis Sullivan, the Carson Pirie Scott & Company Building is one of the most important structures in American architectural history and expertly merges beauty and function into one design. The building's missing cornice, 12th-floor loggia, and terra-cotta masonry were previously restored. More recently, a condition assessment of the ornate, two-story, cast-iron base found it to be in very poor condition, with significant corrosion and distortion; furthermore, water infiltration was accelerating the deterioration. With a Tax Increment Financing grant from the City, the cast-iron ornament was completely removed, piece-by-piece, and extensively repaired, repainted, and reinstalled with new stainless steel attachments. Other exterior work included reconstruction of the historic canopy at the Madison entry; new and refurbished doors; new retractable awnings, with awning supports based on the missing originals; and new glazing for the existing retail storefronts. It was not possible to obtain new glass in the size of the original plate-glass windows. Instead, a new glazing system was designed, incorporating glass fins for structural reasons and to have as little impact on the historic visual appearance as possible. Interior work included uncovering an original open stair with ornamental railings on the Madison side. This architectural icon and one of the foremost examples of Louis Sullivan's work is now completely restored. The Carson Pirie Scott & Company Building was designated as a Chicago Landmark on November 5, 1970.



City of Chicago  
Richard M. Daley, Mayor

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