



1616 ORRINGTON AVENUE

REHABILITATION OF VINTAGE 1940s, 5-STORY BUILDING IN DOWNTOWN EVANSTON

CLIENT Shapack Partners | **LOCATION** Evanston, Illinois | **SIZE** 54,186 sf

PROJECT SCOPE

Shapack Partners retained Eckenhoff Saunders to develop modifications to a mixed-use building located at 1616 Orrington Avenue in Downtown Evanston. More commonly known as the Fountain Square Building, it was built in 1948 by Maurice L. Rothschild & Co. for a new location of their department stores. Eckenhoff Saunders relocated the original building core along Sherman Avenue to the northern edge of the structure to create open floor plans across the southern portion of the mid-rise. The building's entrance was moved to the Orrington Avenue side, creating two retail spaces on the ground floor.

The facade was completely restored. The building's windows were also replaced, with some enlarged along Sherman Avenue. The renovated structure received a new top-floor amenity space, including a rooftop deck enclosed in a full-height fritted bird deterrent glass. Utilizing a new storefront, window wall, and a unitized curtain wall system, the project is slated to exceed baseline energy requirements for new office buildings.