



The Wrigley Building consists of 2 towers, a breezeway connecting the 2 towers at grade, and a sky bridge between the 2 towers at the 14<sup>th</sup> floor. The South tower rises 28 stories above Upper Michigan Avenue and was completed in 1921. The North Tower was completed in 1924.

With nearly 300,000 square feet of facade surface, the Wrigley Building is clad in approximately 250,000 pieces of architectural terra cotta, glazed in several shades of white. The lower 2 floors of the building, between Rush Street and Upper Michigan Avenue, are clad in limestone.

Due to ongoing deterioration of the architectural terra cotta, BTC was retained to evaluate the cause of deterioration, prepare repair details and specifications to repair and restore the facade, and provide construction phase services to ensure that the repairs are properly implemented.

The primary cause for the deterioration of the terra cotta facade was found to be corrosion of embedded steel used to support and anchor the terra cotta. BTC prepared comprehensive repair documents that included removal and replacement of approximately 2,000 severely deteriorated terra cotta units. Due to significant cracking at the 4 corners of the Clock Tower, these 4 corners were completely stripped and rebuilt from the base of the Clock Tower to the top of the clock. All exposed steel was thoroughly cleaned and painted to minimize future corrosion and damage to new terra cotta. This project began in 2005 and was completed in 2007.

**Project Name:**

Wrigley Building Architectural Terra Cotta Facade Repair and Restoration

**Project Location:**

Chicago, Illinois

**Client:**

NAI Hiffman Asset Management as Agent for the Wm. Wrigley Jr. Company  
400 North Michigan Avenue, Suite 600  
Chicago, Illinois 60611

**Approximate Construction Cost:**

Confidential

**Year Completed:**

2007

**Nature of Services:**

Evaluation, Repair, and Restoration of Deteriorated Architectural Terra Cotta Facade

