

THE LILLIE BUILDING

1990

113 W. Wayne Street

Storefronts of this building line Wayne and Calhoun Streets, housing Double Dragon restaurant, Higher Grounds Coffee House, and Midtowne Professional Center. Thirty-six residential units, elevator lobbies and laundry facilities constitute the upper levels of the Lillie Building. The north residential entrance and lobby are located in this building on Wayne Street, and the building features the roof patio area that residents enjoy throughout the warmer months of the year.

The initial plan for Midtowne Crossing called for only the historic residential units to be sold as condominiums. The apartments in this building and the Hutner Building were planned as rentals, to be operated by the developer. The aforementioned units were made available for sale shortly after most of the historic units were sold, as the demand for more condominiums became apparent.

The existing building was constructed in 1989-90. Originally clad in a thin brick material, the Lillie and the Hutner buildings had a much different look than they do today. Soon after the buildings were constructed, the brick began to delaminate from its base and, in 1996, it was replaced with aluminum composite panels. During this process, the original insulation board was replaced with a thicker board, which was wrapped in Tyvek® building paper for added energy efficiency and moisture resistance.

The roof patio has also been altered from its initial look and intended use. When the building was first constructed, it included a hot tub. Unfortunately, it was not adequately insulated for the cold winters. Updated health and safety regulations added to the impracticality of operating the spa for the little use it received. Residents decided several years ago that they would prefer an area more suited to summer use. The hot tub was removed and the deck, grills, furniture, and landscaping were added. The patio is now a gem in the midst of the concrete and visitors are pleasantly surprised when they see it for the first time.

The site of the Lillie Building was once home to many well-recognized local establishments including Azar's restaurant, Greenblatt's Furs, and M&N Shoe Store. The original structures were in such poor condition that they were demolished to make way for the new building when this block was redeveloped.