

CHICAGO LANDMARKS



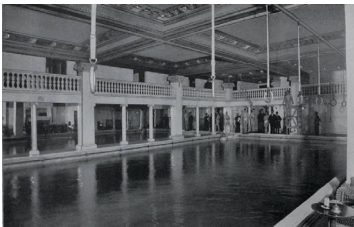
2016 PRESERVATION EXCELLENCE AWARDS

12 South Michigan Avenue

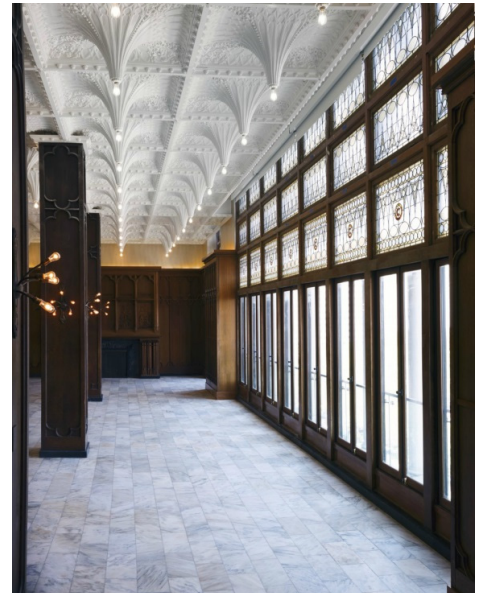
Chicago Athletic Association, Historic Michigan Boulevard District Rehabilitation

Recipient: AJ Capital Partners

The Chicago Athletic Association building is comprised of an 11-story portion facing Michigan Boulevard designed by architect Henry Ives Cobb and an 19-story portion facing Madison Avenue designed by Richard E. Schmidt Jr. The Michigan Avenue's design is strongly reminiscent of the Doges Palace in Venice and its façade incorporates pointed arches, colonnades, stylized carvings, and quatrefoil windows to give the building a distinctive identity. The private club served as a center for athletic, social, and cultural events for more than a century before becoming vacant in 2007. AJ Capital Partners purchased the property and undertook an extensive exterior and interior rehabilitation to create a new and vibrant hotel. The scope of work included significant masonry repairs and cleaning, window restoration and replacement, new storefronts for retail uses, and two new canopies which recreated the historic canopies. The project also included a new 1-story rooftop addition and rooftop deck for restaurant use, and a vegetative "green" roof. The owner also undertook extensive restoration of several historic interior spaces: the main lobby, the pool room, the marble foyer, the second floor lounge, and the 8th floor ballroom. By exposing and repairing the original floors, installing new light fixtures to match the historic design, and recreating missing features such as the dramatic plaster ceiling in the ballroom, these interior spaces have been returned to their original splendor. This once vacant building is now filled with activity at all hours of the day and night. The building owner received the Class L Property Tax Incentive and utilized the 20% Federal Rehabilitation Tax Credit. The Historic Michigan Boulevard District was designated a Chicago Landmark on March 27, 2002.



historic



after photos courtesy of AJ Capital Partners



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