

# CHICAGO LANDMARKS



## 2016 PRESERVATION EXCELLENCE AWARDS

### 2760-2776 North Milwaukee Avenue Milwaukee-Diversey-Kimball District Rehabilitation

Recipient: Fox Chicago LLC

The six-corner intersection at Milwaukee Avenue, Diversey Parkway and Kimball Avenue was developed as an important commercial corridor to the surrounding residential neighborhoods. The district includes seven buildings that exemplify a handsome collection of Classical Revival and Art-Deco architectural styles. These two buildings, one of which was originally an S.S. Kresge store, were built in 1928-29. After the current owner purchased these commercial buildings, exterior and interior rehabilitation work began. The project included exposing historic features, repairing the terra cotta facades, restoring the upper-floor windows that had been previously boarded, and installing new storefronts. The upper-floor of the buildings, which had been vacant for years, were converted to residential use and the project also included a new 1-story rooftop addition and rooftop decks. This recipient also previously received a Landmark Preservation Award for the restoration of the corner building at 2778 North Milwaukee Avenue in this same district. The developer received a Permit Fee Waiver and the 20% Federal Rehabilitation Tax Credit. The Milwaukee-Diversey-Kimball District was designated a Chicago Landmark on February 9, 2005.



before



after photo courtesy of Mayer Jeffers Gillespie Architects



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