

CHICAGO LANDMARKS



2017 PRESERVATION EXCELLENCE AWARDS

1606-08 N Milwaukee Ave Milwaukee Avenue District Adaptive Reuse

Recipient: Convexity Properties

The Milwaukee Avenue District exemplifies the importance of local shopping and professional service districts in the economic life of Chicago's neighborhoods during the 1870s to 1920s. The most iconic building in the Milwaukee Avenue District is the Northwest Tower at 1606 N. Milwaukee Ave., as it can be seen from miles away. Built in 1928, this art-deco style office tower was designed by the architecture firm of Perkins, Chatten, & Hammond. The owner converted the underutilized building into a boutique hotel with 89 keys. The exterior scope of work included extensive masonry repairs and cleaning, storefront restoration/replacement, and upper floor window replacement. The project also included a new 1-story rooftop addition for amenity space and roof deck, and a vegetative "green" roof. The historic lobby was restored, and the interior was rehabilitated to accommodate a restaurant, café, lounge, and private event space, with new mechanical and electrical systems throughout. The developer received a Class L Property Tax Incentive and a 20% Federal Historic Tax Credit. The Milwaukee Avenue District was designated as a Chicago Landmark on April 9, 2008.



before



after photos courtesy of Antunovich Associates

