

# CHICAGO LANDMARKS



## 2017 PRESERVATION EXCELLENCE AWARDS

### Rosenwald Court Apartments 4642 South Michigan Avenue Rehabilitation

**Recipient: Rosenwald Courts Developer, LLC**

Originally known as the Michigan Boulevard Garden Apartments, the Rosenwald Court Apartments are an architecturally and historically significant building in the Bronzeville community area. This neighborhood historically was the center of African American life in the period before and after World War II. The Rosenwald Court Apartments were built at the end of the 1920s as affordable housing for African Americans who suffered discrimination in housing during this period. After closing in 2000, the building remained vacant for over a decade. Despite redevelopment challenges due to its size and interior floor plate limitations, Rosenwald Courts Developer, LLC began rehabilitation of the property in 2015 for use as senior and family affordable housing with 239 units, office and retail spaces. The exterior scope of work included masonry repair and restoration of terra cotta features, replacement windows to match the historic configuration, and storefront repair and replacement. Interior restoration included select historic residential units and stairwells. Once threatened by demolition, the completed rehabilitation project has made a significant economic and social impact to the Bronzeville community. The project was assisted by Tax Increment Financing funds, Low Income Housing Tax Credits, and the 20% Federal Historic Tax Credit. Rosenwald Apartments was preliminarily designated a Chicago Landmark on September 7, 2017.



before



after



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PLANNING & DEVELOPMENT