

# CHICAGO LANDMARKS



## 2013 PRESERVATION EXCELLENCE AWARDS

### 2800 N. Milwaukee Ave. Milwaukee-Diversey-Kimball District Rehabilitation

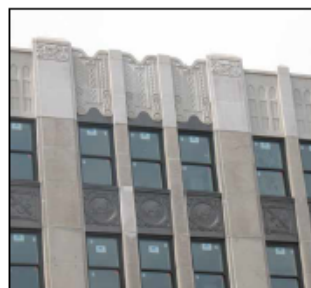
*Recipient: Brinshore Development, LLC/Hairpin Lofts, LLC*

This 6-story Art-Deco style "flatiron" commercial building, located in the Milwaukee-Diversey-Kimball District, was built in 1930. The City of Chicago acquired the vacant property in October 2007 and issued a Request for Proposal for the building's rehabilitation. The selected proposal for the Hairpin Lofts and Logan Square Community Center included the conversion of the building into affordable rental residential units on the upper floors, a community arts center on the second floor, and retail on the ground floor. The ground-floor historic cast-iron entrance storefront on the Milwaukee Avenue façade was retained. Missing masonry, a "stepped" parapet, and ground-floor storefronts were replicated based on physical and photographic evidence. Historic Chicago-style wood windows on the second floor were repaired and deteriorated double-hung wood windows on remaining upper floors were replaced with new compatible windows.

TIF funds, the 20% Federal Historic Rehabilitation Tax Credit, New Market Tax Credits and other grants were used to finance this project. The project was also targeted to achieve LEED Silver certification. The Milwaukee-Diversey-Kimball District was designated as a Chicago Landmark District on February 9, 2005.



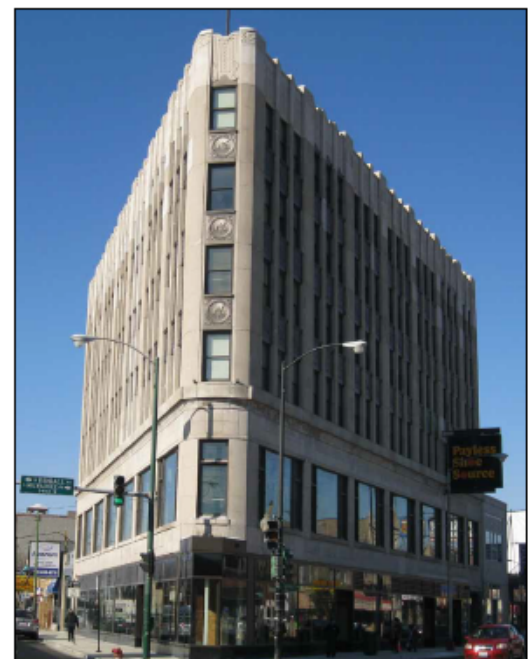
**BEFORE**



**IN PROGRESS**



**AFTER**



**AFTER**



City of Chicago  
Rahm Emanuel, Mayor

Housing and Economic Development  
Andrew J. Mooney, Commissioner