

# CHICAGO LANDMARKS



## 2013 PRESERVATION EXCELLENCE AWARDS

### Holden Block 1027 W. Madison St. Rehabilitation

*Recipient: 1027 Madison Partners LLC/Schafer Condon Carter*

This 4-story masonry commercial building was designed in 1872 by architect Stephen V. Shipman for businessman and politician Charles C. P. Holden. The building was vacant for several years before it was purchased by 1027 Madison Partners LLC, formed by the partners and associates of Schafer Condon Carter, an advertising agency that now occupies the building's upper floors. As part of the rehabilitation project, the owner requested and consented to Chicago Landmark designation and applied for the Class L property tax incentive, which was certified in July 2012.

The rehabilitation included extensive interior and exterior work, including rebuilding the entire first floor. Portions of historic cast-concrete end piers and the stone ornamental crest at the center entryway were uncovered and restored. A new cornice, replacing the building's long-missing historic one, was reconstructed based on examples of similar cornices found on other Italianate-styled commercial buildings of this scale and era. The building's stone façade was cleaned and repaired and a new green roof and roof-top deck were installed. The Holden Block was designated as a Chicago Landmark on May 4, 2011.



**BEFORE**



**AFTER**



City of Chicago  
Rahm Emanuel, Mayor

Housing and Economic Development  
Andrew J. Mooney, Commissioner