



City of Madison Planning Division

215 Martin Luther King Jr. Blvd. | Room LL.100 | P.O. Box 2985 | Madison, WI 53701-2985

Madison Landmarks Commission APPLICATION

1. LOCATION

107-113 King Street

Project Address: 111-117 S. Pinckney StreetAldermanic District: 4

2. PROJECT

Date Submitted: 06/05/2017Project Title / Description: King Street Arcade

This is an application for: (check all that apply)

- Alteration / Addition to a Designated Madison Landmark**
- Alteration / Addition to a building adjacent to a Designated Madison Landmark**
- Alteration / Addition to a building in a Local Historic District (specify):**
- Mansion Hill Third Lake Ridge First Settlement
- University Heights Marquette Bungalows
- New Construction in a Local Historic District (specify):**
- Mansion Hill Third Lake Ridge First Settlement
- University Heights Marquette Bungalows
- Demolition**
- Variance from the Landmarks Ordinance**
- Referral from Common Council, Plan Commission, or other referral**
- Other (specify):** _____

3. APPLICANT

Applicant's Name: Ben FritzCompany: Fritz PropertiesAddress: 111 S. Pinckney St.City/State: MadisonZip: 53703Telephone: 608-575-9885E-mail: benj.fritz@gmail.com

Property Owner (if not applicant): _____

Address: P.O. Box 6067City/State: Madison, WIZip: 53716

Property Owner's Signature: _____

DocuSigned by:

Date: 6/5/2017

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GENERAL SUBMITTAL REQUIREMENTS

Twelve (12) collated paper copies and electronic (.pdf) files of the following: (Note the filing deadline is 4:30 PM on the filing day)

- Application
- Brief narrative description of the project
- Scaled plan set reduced to 11" x 17" or smaller pages. Please include:
 - Site plan showing all property lines and structures
 - Building elevations, plans and other drawings as needed to illustrate the project
 - Photos of existing house/building
 - Contextual information (such as photos) of surrounding properties
- Any other information that may be helpful in communicating the details of the project and how it complies with the Landmarks Ordinance, including the impacts on existing structures on the site or on nearby properties.

Questions? Please contact the
Historic Preservation Planner:
Amy Scanlon
Phone: 608.266.6552
Email: ascanlon@cityofmadison.com

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.



Transmittal

To: Amy Scanlon, Historic Preservation
Planner

From: Melissa Destree, AIA, IIDA

Co: City of Madison

Date: June 5, 2017

Address: 128 S Hamilton

Re: Building located at 107-113 King
Street and 111-117 S. Pinckney
Street

Comments:

Please accept the attached Landmarks Commission Application including twelve paper copies and an electronic copy of the following items:

- Landmarks Commission Application
- Narrative description of the project
- 11" x 17" version of scaled plans
- Historic Condition Report dated 5/31/17
- Colored rendering of each elevation

Thank you,

Melissa Destree, AIA
Destree Design Architects, Inc.



June 5, 2017

Project Narrative:

King Street Arcade

107-113 King Street & 111-117 S. Pickney Street
Façade Renovation, Rehabilitation and Restoration

We are pleased to start the review process with the Landmarks Commission to renovate the two facades of the King Street Arcade on 107-113 King Street and 111 – 117 S. Pickney Street.

In addition to Landmarks Commission and UDC, we are working toward a façade grant and potential retail grant. We are excited to propose the renovation of this property to continue its positive retail and business contributions to the downtown neighborhood, long into the future.

The building was built in 1927. It is the only existing example of an arcade building in Madison. I have enclosed the nomination description to this narrative. The building was constructed of cream city brick, marble and artificial cast stone. Our research uncovered that the building had material failures early in its life. The cast stone was cracking and the bricks were soft. At some point in the 1980's the building was skim coated. We investigated brick samples on the Pickney Street façade and we were unable to remove the cementitious material from the brick without damaging the soft face.

The design concept is to rehabilitate and restore the historic storefronts, windows, brick/skim-coat and all discovered historic fabric related to the original two story structure. Please review the enclosed historic conditions and scope report dated May 31, 2017 for more analysis and specific scope of work for each area of the building.

We look forward to your feedback on the proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa Destree".

Melissa Destree, AIA, IIDA
Destree Design Architects, Inc.

**City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)**

*Name of Building or Site
Common Name*

Historic Name (if applicable)

King Street Arcade

King Street Arcade

*Location
Street Address*

Aldermanic District

107-113 King Street

District 6

*Classification
Type of Property (building, monument, park, etc.)*

Building

Zoning District

Present Use

PUDSIP

Retail/Offices

*Current Owner of Property (available at City Assessor's Office)
Name(s)*

J. Richard Fritz

Street Address

Telephone Number

P. O. Box 6067
Madison WI 53716

*Legal Description (available at City Assessor's Office)
Parcel Number*

Legal Description

0709-242-0304-8

Part of Lots 1 & 2, Block 104,
Original Plat, described as

follows: Certified Survey Map No. 6758 recorded in Dane County Register of Deeds in Volume 33, page 304 of Certified Surveys.

*Condition of Property
Physical Condition (excellent, good, fair, deteriorated, ruins)*

Excellent

Altered or Unaltered?

Moved or Original Site?

Exterior essentially intact but windows have been altered.
Interior is also essentially intact as well.

Original Site

Wall Construction

Stucco over building tile

**City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)**

Historical Data

Original Owner

J. N. Hobbins

Original Use

Retail Stores/Offices

Architect or Builder

Charles Huart

Architectural Style

Twentieth Century Commercial

Date of Construction

1927

Indigenous Materials Used

not applicable

List of Bibliographical References Used

Capital Times, March 11, 1927.

City of Madison Real Estate Tax Rolls.

Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington D.C.: The Preservation Press, 1987.

The Master Builder, March 1927, p. 32.

Madison City Directories, 1925-1939.

Sanborn-Perris Co. Fire Insurance Maps of Madison, WI. New York: Sanborn-Perris Map Co. 1908, 1942.

Form Prepared By

Name and Title

Timothy F. Heggland

Organization Represented (if any)

Department of Planning and Development

Address

6391 Hillsandwoods Rd., Mazomanie, WI 53560

Telephone Number

608-795-2650

Date Nomination Form Was Prepared

September 7, 2001

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)

Describe Present and Original Physical Construction and Appearance.

The still largely intact King Street Arcade building was built in 1927. It is the only Madison example of a building type that was more typically found in much larger cities during this period. Arcades of this type are usually large buildings that contain multiple rental spaces organized around a covered and sky lit inner court. The King Street Arcade building, while a relatively small example of this type, is also an unusual one due to the complexity of its site. Placed in the center of a triangular block that is bounded by King, S. Pinckney and E. Doty streets, and located just a half block from the Capitol Square, the two-story Arcade Building has a principal facade facing north onto King Street and a secondary principal facade facing southwest onto S. Pinckney Street. In addition, when the new building was built, two older buildings were demolished for the purpose that had both been bordered by other buildings that remained in place after the demolition was complete. This gave the new Arcade Building a five-sided site having exposure on two sides of the block and adjoining buildings on its three remaining sides. Consequently, organizing a satisfactory arrangement of retail spaces within the five-sided envelope that resulted meant that the interior space had to be arrayed around a dogleg-shaped interior court that was lit by a large skylight above.

The two main facades of the King Street Arcade building are both organized into linear arcades (an arcade of this type being a series of arches supported on piers or columns) that consist of two-story segmental-arched bays that are separated from one another by two-story paneled pilaster strips. The King Street facade of the building is four-bays wide, the S. Pinckney Street facade two-bays-wide. The wall surfaces that enframe these bays are covered in stucco and rise to a tall parapet that hides the roof from view. The first stories of three of the four King Street bays contain large rectangular openings that are each filled with a storefront that has a canted and centered entrance flanked by display windows. The first story of the fourth bay (the second bay from the left) consists of another rectangular opening that contains the now recessed main entrance to the inner court.

Placed in the second story of each of these four bays and separated from the first story by a stucco-coated spandrel is a large segmental-arched window opening that contains three large windows, above each of which is a three-light arched transom. The same design is also used on the two-bay S. Pinckney Street facade as well, with the left-hand bay of this facade containing the now recessed main entrance to the inner court.

Over the years since it was built the exterior of the King Street Arcade has undergone a number of mostly cosmetic exterior changes that have since been largely reversed by an extensive recent renovation and restoration project. As part of this renovation, all of the windows on the King Street facade and all of the much altered first story storefronts were replaced with modern equivalents that approximated the appearance of the originals. As a result, this facade now looks more like it did originally than it has for several decades. In addition, the inner court has also been renovated. As part of this project, the paint that once covered the large skylight that admits natural light into the court was removed and the broad staircase that leads to the second story was once again made the centerpiece of the space. Consequently, the King Street Arcade is beginning to wake up from its long slumber and is once again becoming a vital part of Madison's downtown commercial life.

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (4)

Significance of Nominated Property and Conformance to Designation Criteria.

The King Street Arcade Building represents a unique property type in Madison. It was designed to house a group of smaller stores within it that each would open onto the two streets bordering the building and also onto an inner two-story covered court or arcade. Today, of course, buildings using this concept are commonplace but in 1927, when the King Street Arcade was built, only the largest cities could boast of such buildings. The King Street Arcade is therefore believed to be eligible for designation as a Madison Landmark under Criterion 3, as a unique property type in the city and as a fine, largely intact example of the twentieth century commercial style. The King Street Arcade is also the only identified Madison work of architect Charles Huart.

The King Street Arcade was built in 1927 as an investment by Madison realtor J. N. Hobbins, a member of one of Madison's oldest families. In March of 1927, the demolition of the buildings that had previously occupied the site began and a notice in the monthly *The Master Builder* magazine had the following to say about the project:

Construction will be started soon on the King St. Arcade, a new Madison business building which will house twenty-three concerns. The arcade will have a frontage of 78 feet on King St. and 45 feet on S. Pinckney St. It will be two stories high. A huge sky-light roof will cover the entire length of the structure. The building will be put up by J. N. Hobbins, realtor. He has engaged the services of Charles Huart as architect. From nine to ten business establishments can be accommodated on the ground floor and about fourteen on the second.

Why Hobbins chose Charles Huart, who was not a local practitioner, to be his architect is not known nor is anything more known about Huart other than this project. Regardless of the reasons, though, Huart turned out a capable design considering the oddly shaped lot he was given, and the new building was opened later in the year. The exterior design of the King Street Arcade building is a good example of what Richard Longstreth, in his ground-breaking book entitled *The Buildings of Main Street*, called an "arcaded block." which he defined as follows:

Characterized by a series of tall, evenly spaced, round-arched openings extending across a wide facade with no separate bracketing elements at the ends, the arcaded block is generally two or three stories high. The type is ultimately derived from loggias—great arcaded porches—built in Italian cities during the Renaissance. Most arcaded blocks date from the first three decades of the 20th century. They were designed primarily for banks and large retail stores.

The building type itself was new to Madison as well. An arcade is a covered walk or passageway that is lined with shops or offices on one or more levels. Grand examples had been built throughout the major capitols of Europe and in America's larger cities during the nineteenth century. Viewed as a real estate venture, an arcade of the King Street type is essentially a large building whose space is organized around an indoor court that has been roofed over with one or more skylights. This space is then divided into smaller units that are rented to individuals and companies for retail outlets and offices, much like today's shopping malls.

Statement of Significance - page 2

Just how successful the new building was as an investment is not known, but opening just two years before the onset of the Great Depression meant that the building did not reach its full potential until the advent of World War II. It was designed for a time when Madisonians did most of their shopping downtown, which proved to be a liability as shopping gradually shifted to the new suburbs that began to ring Madison after the war. Since the war, the building has had a wide variety of tenants but in general, retail stores tended to occupy just the first floor while the second floor was given over to offices and non-retail commercial operations such as hair styling salons, music studios, and the like. Parts of the first story have also been historically connected to businesses that were headquartered in the building next door at 101 King Street such as Norris Lea Furs and the Capital City Bank, which occupied some of the first story space by 1931. The bank's president at that time was William J. Hobbins, a possible relative of the owner.

Today, thanks to an excellent recent renovation that has replaced missing storefronts on the King Street facade, opened up the painted-over skylights, and spruced up the faded interior spaces, the King Street Arcade is once again operating much as its original owner intended. It is positioning itself to be a participant in the commercial rebirth that is currently transforming Madison's downtown.

Arcade Building

107-113 King Street

111 South Pickney

Historic Condition Report & Recommendations – May 31, 2017





- Knock-down stucco, re-skim-coat and re-paint stucco
- Recommendation to refurbish signage band below Context – to historic proportion
- Window – existing wood trim prep and paint
- Exterior pillar lights to be replaced with Historic light per image
- Parapet cracking – historic balustrade buried in parapet wall (refer to historic Photo)
- 'Artificial Stone' Cornice band painted. Paint is failing. Assuming it is a cast concrete product. Cast stone will be repaired and stabilized, skim-coated, and re-painted
- Arch is painted brick. Paint is failing. Stabilize and re-paint
- Storefront base – Appears to be Marble (drawings state Marble) with paint (failing). Option to remove paint and restore Marble.
- Paint scheme – Propose new paint scheme for monochromatic 'original' tone



Metal trim piece (lintel) is collapsing – wet entered top side of deck. Corner with cracking at brickline. Stabilization is required immediately.

2nd floor door not historic – This is used as an exiting 'jump balcony'. The door will be replaced with a new 36" wide door that mimics the original 2ft wide door and sidelight. Interior partition work may be required to access the replacement.

Aluminum storefront at entry doors to be replaced with historically accurate system, wood doors and element that acknowledges the original revolving door. Add historic gold painted signage on window.

Reinstall the 'hotel' historic marker into the interior of the arcade.

Reinstall the 'Arcade' historic marker with the refurbishment of the column/stucco.



Close-up of Condition

Metal trim piece is collapsing – wet entered top side of deck. Corner with cracking at brickline
Balcony structure to be reviewed – need access to topside
Possible rusted off clips.



Operable transoms were original to building
Refurbish wood trim and paint



- Knock-down stucco, re-skim-coat and re-paint stucco
- Recommendation to refurbish signage band to historic proportion
- Window – existing wood trim prep and paint
- Exterior pillar lights to be replaced with Historic light per image
- Parapet cracking – historic balustrade buried in parapet wall (refer to historic Photo)
- 'Artificial Stone' Cornice band painted. Paint is failing. Assuming it is a cast concrete product. Cast stone will be repaired and stabilized, skim-coated, and re-painted
- Arch is painted brick. Paint is failing. Stabilize and re-paint
- Storefront base – Appears to be Marble (drawings state Marble) with paint (failing). Option to remove paint and restore Marble.
- Paint scheme – Propose new paint scheme for monochromatic 'original' tone
- Update Signage
- Aluminum storefronts to remain



Suggestion for Aluminum drip cap to align wood and alum trim.

Remove paint from marble

Replace Wood doors with New Oak stained doors to match Historic profile with ADA hardware (quantity = 3)





Secondary façade on Pickney Street –

Knock-down stucco, re-skim-coat and re-paint stucco

Recommendation to refurbish signage band to historic proportion

2nd floor screening to be removed and historic transoms replaced with Graham alum system

Exterior pillar lights to be replaced with Historic light per image

'Artificial Stone' Cornice band painted. Paint is failing. Assuming it is a cast concrete product. Cast stone will be repaired and stabilized, skim-coated, and re-painted

Storefront base – maintenance to 117 wood storefront

Arcade Entry Storefront - Aluminum storefront at entry doors to be replaced with historically accurate system, wood doors and element that acknowledges the original revolving door. Add historic gold painted signage on window.

Paint scheme – Propose new paint scheme for monochromatic 'original' tone

Update Signage at Arcade Entry (remove awning)

Remove large chimney



Image cementitious material. Knock-down and re-skimcoat



Pickney stucco texture/cementitious material is very 'loose' compared to King Street texture. Recommendation to retain material, skim coat with 'smoother' texture, similar to King Street.



Area to Test the removal of the cementitious material. Hard fired brick face has spalled off while removing concrete product. This product is not stucco.



Historic vestibule – flooring is not original. Recommendation to create a perimeter mosaic tile with walk-off carpet inset at both vestibules on Pickney and King Street. Replace ceiling light with new historic acorn style light.

Lighting Options

<https://www.acuitybrands.com/products/detail/249156/Antique-Street-Lamps/EAB5-Wall-Brackets/Eurotique-EAB5-Large-Pendant-Wall-Brackets-Cast-Aluminum>

<https://www.rejuvac>

[enation.com/catalog/products/medford](https://www.rejuvac.com/catalog/products/medford) \$170 on sale



Product Specifications

Specification

Detail

Item #

A1950

Web Configuration ID

4f830e60e694aa13aa00003e

Finish

Black Enamel

Socket Type

Incandescent

Selected Shade(s)

B9164 OP 10 in

Max Wattage Per Socket

100 W

UL Listing

UL Listed Wet

Canopy Width

6-3/4"

Overall Width

12.18"

Overall Length

15.53"

Overall Projection

18.7"

Shade Height

9"

Exterior and Interior Vestibule:

<https://brasslightgallery.com/lighting/carlton-one-light-semi-flush-ceiling-fixture-with-3-14-shade-holder>

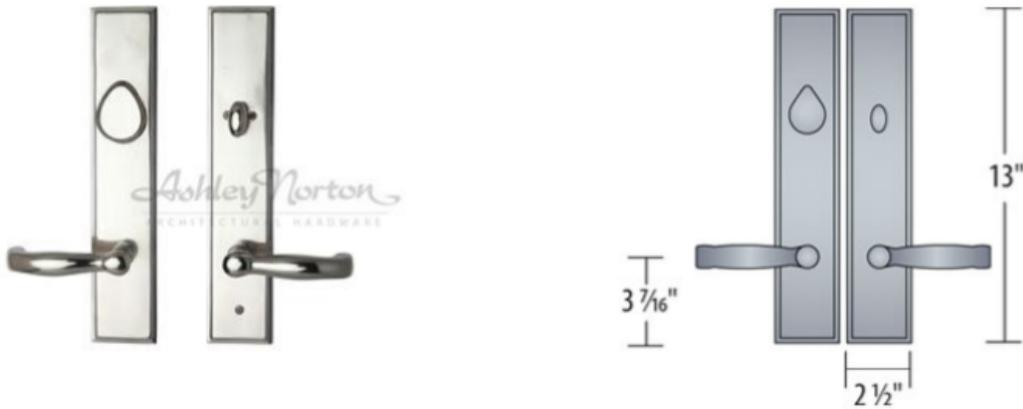
Finish black



Hardware

Dark Bronze Ashley Norton

<http://www.ashleynorton.com/product-details/Tubular-Entrysets-SQLES-Escutcheon.aspx>



Lever Colonial #490 with 13" backplate and dead bolt at retail entry doors. 8" high bronze kick plate both sides, flat head screws, Bronze hinges with round finial. Coordinating Push/Pull #1155 with deadbolt on Arcade entry doors.

1155 Pull Handle

15" x 2 3/8"
Shown in dark bronze patina



Colonial (490) lever

5 3/8" length

Shown in dark bronze patina

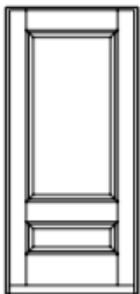


<http://www.baldwinhardware.com/products/details/accessories/door-accessories/kick-plate-2000-102>



Entry doors:

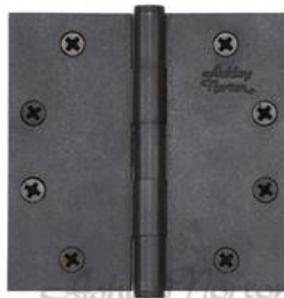
Andersen Rectangular #193 or equal – 2 1/4" red oak, beveled glass – custom Size, ORB closers



193

Stain Dark Oak satin – Sikkens





HIN4545

Shown in dark bronze patina

4 ½" x 4 ½"

0.134" thickness

Supplied with #12 x 1 ¼" screws

Hinge supplied with flat ends but can be ordered with any one of the finials as shown below the hinge

Options

Available in 3 standard patinas, with your choice of levers or knobs.

Visit www.ashleynorton.com to view more options.

Available Patina Options



Dark Bronze (BZ)



Light Bronze (LT)



White Bronze (WL)

(973) 835-4027 ashleynorton.com info@ashleynorton.com

Pickney Street Facade



- SW 2839
- SW 7530
- SW 0024
- SW 7068
- SW 6992

King Street Facade



- SW 7530
- SW 0024
- SW 7068
- SW 6992