



CHARLES QUAGLIANA

Architect

April 26, 2017

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Mr. Eric Nordeen
Principal
Ascendant Holdings, LLC
324 E. Wisconsin Ave., Suite 1010
Milwaukee, WI 53202

Re: 118 State Street Historic Evaluation
Madison, WI.

Dear Mr. Nordeen,

The following is my report on the 118 State Street property.

Purpose

The purpose of the research, observations and analysis by the consultant team was to investigate the property at 118 State Street and to provide an impartial opinion on architectural value and significance.

Description

Architectural

The original façade of 118 State Street was a classically inspired Romanesque Revival, two-part commercial block, an architectural style very popular in the late 19th and early 20th centuries for downtown commercial buildings. This style is characterized by a horizontal division of the building into two distinct zones. These are the lower zone or storefront with its large amount of glass, and the upper zone with a series of windows, typically accommodating office or residential space.

Approximately twenty feet wide and thirty feet tall, the cream city brick and sandstone State Street façade has been altered several times. The lower area, or storefront, originally featured a very large glass window with three transoms above. A cast iron column separated the main window from the doorway located at the far right of the façade. As was typical for storefronts along “Main Street”, the building had a full width retractable canvas canopy. A unique feature of the street level façade was the dual sidewalk level windows which brought light into the basement area.

Original character defining features of the second level of the State Street façade were the blocky massing and heavy masonry treatment. Significant elements included: three tall double hung windows, sandstone banding below the windows, wood cornice with dentils, wood entablature with swag garland decoration, brick Corbel table and engaged columns between the windows.

The exact configuration and materials of the original Carroll Street façade is difficult to discern as no clear photographs of this street front have been found. It is assumed that the materials were similar but that the detail was restrained. As early as 1950, the façade of the Carroll Street façade was combined with the façade of the adjacent building at 120 Carroll Street to present a unified appearance to the public for the business that occupied both buildings.

The main level of the interior was a simple utilitarian commercial space as evidenced by the 1935 interior photo noted below. The finishes were simple and typical of a late 19th century State Street business building. The original finishes of the second floor and the position of stairs are unknown.

Structural Systems

The building was originally a wood framed building with masonry bearing walls, similar to many commercial structures of the time.

The portion of the building on the Carroll Street side appears to have been two separate addresses combined sometime in the past. The added area, outside the original footprint of 118 State Street, appears to have been a small building with its original access off of North Carroll Street. The masonry wall between the two spaces on the first floor was removed. The upper story of the masonry wall is an exterior wall separating second floor space from roof top over the North Carroll portion. This masonry is now supported by steel beam and column framing allowing free access between the two spaces on the first floor.

The accessible areas of the foundations appear to be mostly limestone and mortar construction. Generally, the accessible framing of the building varied in depth with 2x10 and 2x12 framing for the floors. 2x10 framing was noted for the roof. The floor and roof framing members are covered in 1x decking.

A portion of the first floor at the entrance off on State Street was converted to concrete pan joist with a concrete beam located at the end of the stair to the basement. It is not likely that the concrete framing is original as concrete constructed in this manner post-dates the original construction of the building.

Generally, the roof structures slopes from front to back. There is a step in the roof halfway back in the depth of the building, and the building section off of North Carroll Street was one story. The roof has been fit with engineered lumber reinforcement to support at least one mechanical unit.

More than half of the original second floor wood framing has been removed. The portion of second floor that remains is at the back of the building along North Carroll Street. The entire front portion of the building was reconstructed in the late 1990's. This contemporary framing consists of structural steel beams and wood joist framing. Several new openings were crafted into the building for aesthetics and steel framed stairs.

Research

Research was conducted primarily at the Madison Central Public Library. Sources reviewed included Madison City Directories, Madison telephone books and the clipping files.

Limited research was also conducted at the Wisconsin Historical Society archives. Review of the Madison Sanborn maps of 1898, 1908 and 1919 provided limited information. The 1898 map shows the paint and wall paper shop at 116 State which appears to correlate with the present-day address of 118 State Street. This map also indicates a paint shop within the building on the Carroll Street side.

A search for images related to 118 State Street proved beneficial. I located multiple illustrative photographic images. These include;

Images WHi 15612, Interior view of 118 State Street, paint demonstration, December 12, 1935.

Images WHi 15613, Interior view of 118 State Street, paint demonstration, main floor, December 12, 1935.

Images WHi 41662, Interior view of 118 State Street, February 28, 1945.

Images WHi 119120, General view of downtown Madison, State Street in upper portion of image.

Ms. Amy Scanlon, City of Madison Preservation Planner, provided a copy of information from the Madison Landmarks Commission Preservation Files. This included the Intensive Survey Form from July 1983, tax record research and a historic image of 118 State Street dated 1902.

Based upon information found from the above noted sources, I constructed a basic timeline for the property with referenced images.

Basic Timeline for 118 State Street

- 1891 William Schleicher has a paint and wallpaper business at 114 State Street. (*City directory 1891*)
- 1894 Mautz Brothers and Matson, paint business at 114 State Street (*City directory 1894*)
- 1897 Building constructed. (*City of Madison tax records*).
- 1898 Paint and wallpaper shop at 118 State Street (*Sanborn map, 1898*)
- 1902 Mautz Brothers, 118 State Street and 116 N. Carroll Street (*City directory 1902*)

Exterior image of front of 118 State Street, *Madison Past and Present. Wisconsin State Journal 1902. Souvenir Volume.*
- 1919 Mautz Brothers Contractors, 118 State Street (*City directory 1919*)
- 1930 Exterior image of front of 118 State Street, (*Wisconsin Historical Society*)
- 1935 Interior photo of 118 State Street, (*WHi image # 15613, December 12, 1935, McVicar*)
- 1941 Mautz Brothers Decorators (*City directory 1941*)
- 1945 Mautz Brothers Succeeded by Svendsen's Painters, 118 State Street (*City phonebook 1945*)
- 1950 Klad-Ezee Children's Ware & Youthful Shoe Store, 118 State Street (*City directory 1950*)
- 1950 Facades of 114 and 118 N. Carroll Street have some unification. (*Whi image #119120*)
- 1960 Cradle to Teens Clothing, Youthful Shoe Store, 118 State Street (*City directory 1960*)
- 1970 Youthful Shoe Store, 118 State Street (*City directory 1970*)
- 1998 State Street Bar & Grille, 118 State Street

General Observations

An on-site condition survey of 118 State Street was conducted on April 4th, 2017 to access and document the current physical condition of the interior and exterior of the building. Architectural elements were examined for type and condition by Preservation Architect Charles Quagliana. Structural components were reviewed by Structural Engineer Kurt Straus of Structural Integrity, Inc. Methods were not invasive or destructive, as no parts of the building were dismantled during the survey. The observations were generally recorded in photographs and field sketches.

The building owner provided a copy of the drawings prepared in for the remodeling by Severn Engineering and Jim Vincent, Designer. These documents were dated July 10, 1998 and outlined the scope of work for the remodeling for the State Street Bar & Grille.

Exterior

Historic fabric is the material from a historically significant period of the building. In this instance, the significant period is likely the date of original construction. I estimate that less than 30% of historic exterior fabric (building material) remains on the State Street façade. Significant elements, features, detailing and character defining features of the building have been removed. On the Carroll Street façade, the integrity is likely less than 20%.

In addition, the State Street façade was sandblasted. This detrimental abrasive cleaning remove the hard, outer protective surface of the brick, and therefore making the brick more permeable and susceptible to rapid weathering and deterioration. This cleaning also reduced the aesthetic character of the original smooth masonry face.

Interior

The interior has been significantly modified by multiple “subtractive” remodeling projects. The primary historic commercial space of the first floor is unrecognizable. The original finishes, floors, walls, ceilings and components (doors/windows) for both first and second are all lost.

Original brick masonry party walls are now exposed on the interior of the building. These walls were originally covered with wood studs, lath and plaster, as evidenced by the remaining horizontal wood nailers within the masonry. These brick walls were never historically meant to be seen. The brick walls have been sandblasted to remove the mortar remnants and accumulated dust and dirt and provide a neat “old” appearance in the restaurant.

Structural

The condition of the systems appears to be good. The roof framing appears to be intact and functioning as intended. The more recently added second floor was designed using conventional codes and was intact. The first floor was constructed quite substantially and was also intact with no issues noted. The accessible portions of the building foundations appeared to be generally in good condition. With a couple exceptions, the masonry walls appeared to be in good condition.

Two vertical cracks in the masonry sidewalls were noted approximately 3 feet from the front of the building. One crack was approximately ¼” wide and followed along a vertical electrical chase; the other crack was less noticeable, 1/32” wide in places, was slightly stepped, and appeared to be tight in some areas and possibly previously repaired.

Architectural Significance

Architectural Significance relates to the importance of a particular building based on its design, materials, form, style, or workmanship; the architectural significance of the property is very low. The design was commonplace commercial block, materials utilized were common for Madison and much of what was original has been lost. The building is not associated with an original designer or the architect.

Historical Significance

A judgment concerning historical significance of the property (the association with events or lives of persons significant in our past) cannot be fully determined without intensive research into specific activities and their impact.

There is some association with the Mautz Brothers who started their business in the late 19th century and occupied the building at 118 State Street. Their story and significant contributions, however, relates primarily to the Mautz Brothers Paint & Glass Company (1922) and is tied to their 917-939 East Washington Ave. property and Madison's economic and industrial heritage. A local women's suffrage movement apparently held a meeting in the building in 1912 but no further association with this group has been found.

Architectural Integrity

Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. Historic integrity enables the property to illustrate the significant aspects of its past. Alterations over time can lower integrity. This property has lost significant integrity. The overall architectural integrity of 118 State Street is less than 10%. Less than 10% of the character defining features or elements, interior and exterior, remain intact on property.

Architectural Context

Architectural Context relates to the patterns or trends in history, of a specific time and geographical area, by which a specific property is understood. It is my opinion that the architectural context of this property remains moderately intact. The scale of the first block of State Street and immediate surroundings remains much as it was in the last decade of the 19th century, and many older buildings in this block remain, contributing to the streetscape. The major intervention into the context of the local was the development of the properties directly across State Street from 118 where multiple older building were removed and replaced with contemporary non-descript architecture.

Summary

118 State Street is a typical vernacular "Main Street" commercial block from the late 19th century. It is not noteworthy architecturally as it does not embody a distinctive work or represent the work of a master craftsman or architect. It did not originally possess high artistic value. It has undergone a very significant loss of integrity while retaining a moderate level contextually.

The historical significance of the property is low. The building is associated with the lives of significant persons in our past, the Mautz Brothers. However, their significance is primarily associated with the Mautz Paint and Varnish Co. located at 917-939 East Washington Avenue (1928). Mautz Paint and Varnish Co. also had a large warehouse at 116-124 North Murray Street to accommodate wholesale operations. (1920s)

Conclusion

Given that the context of the area has remained somewhat intact, but the level of architectural and historical significance is low and architectural integrity is very low, I would not consider the retention of this building mandatory.

If you have any question of concerns about my commentary offered here please contact me to discuss.

Sincerely,

Charles J. Quagliana, AIA
Preservation Architect

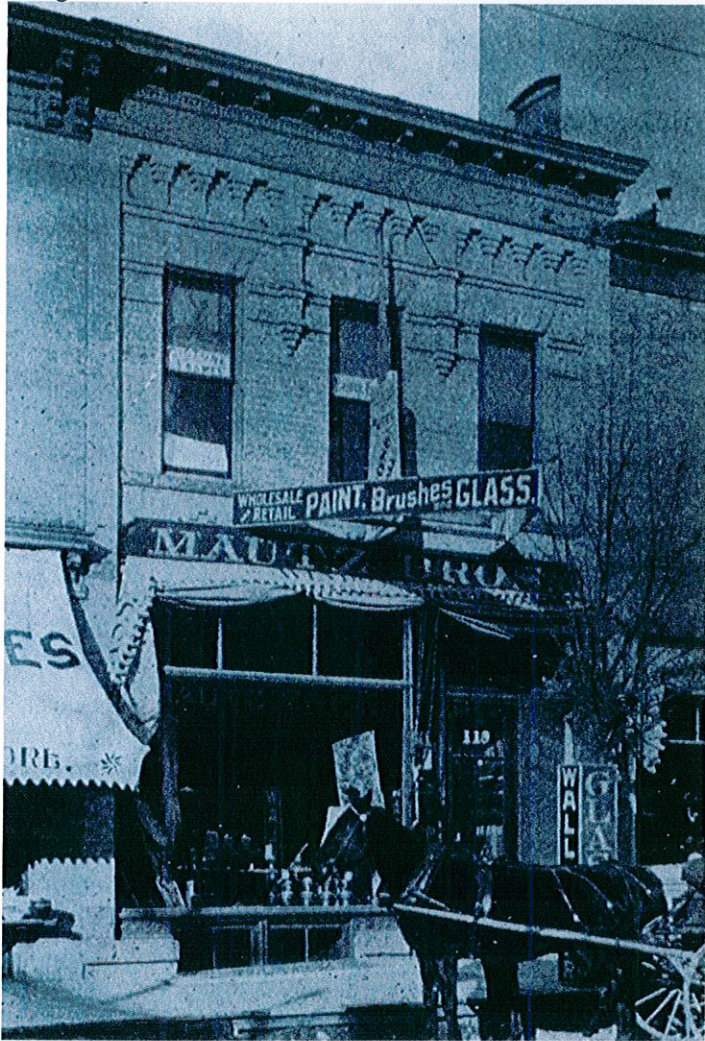
118 State Street
Selected Images (April 4, 2017)

Image 1



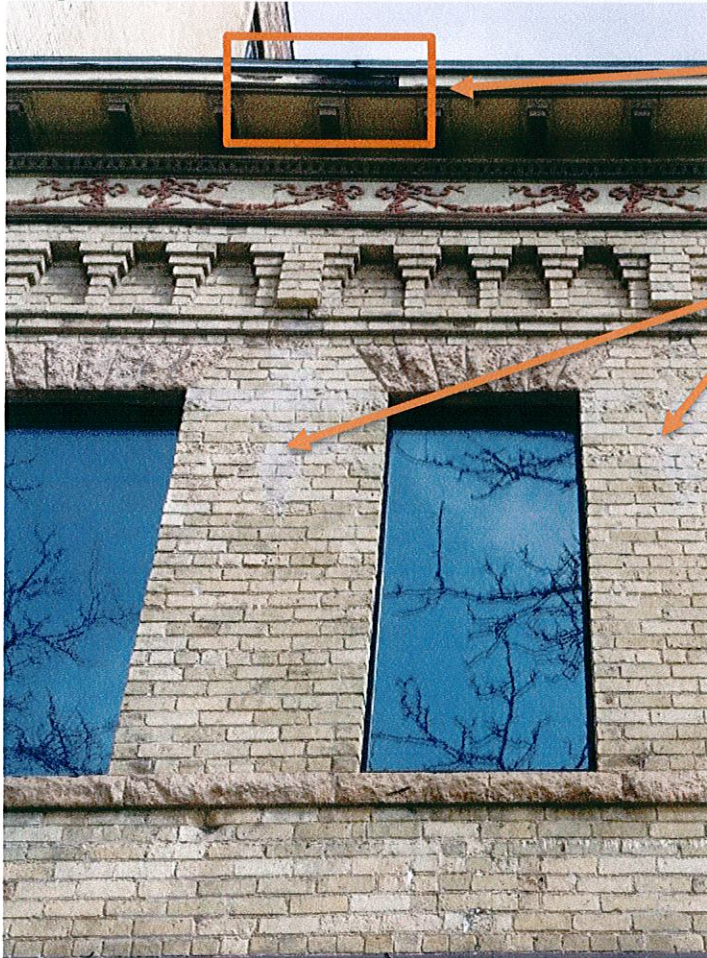
Present view of the State Street façade. Compare to historic image below.
Note lack of engaged columns between the windows, contemporary aluminum windows of second floor and complete lack of original storefront at first floor.

Image 2



Historic image circa 1900.
Madison Past and Present, Wisconsin State Journal, 1902.

Image 3



One of several areas of deterioration of the upper portion of the wood frame cornice.

Areas of brick infill where engaged columns and horizontal brick banding were removed.

Original double hung windows removed and contemporary aluminum windows inserted.

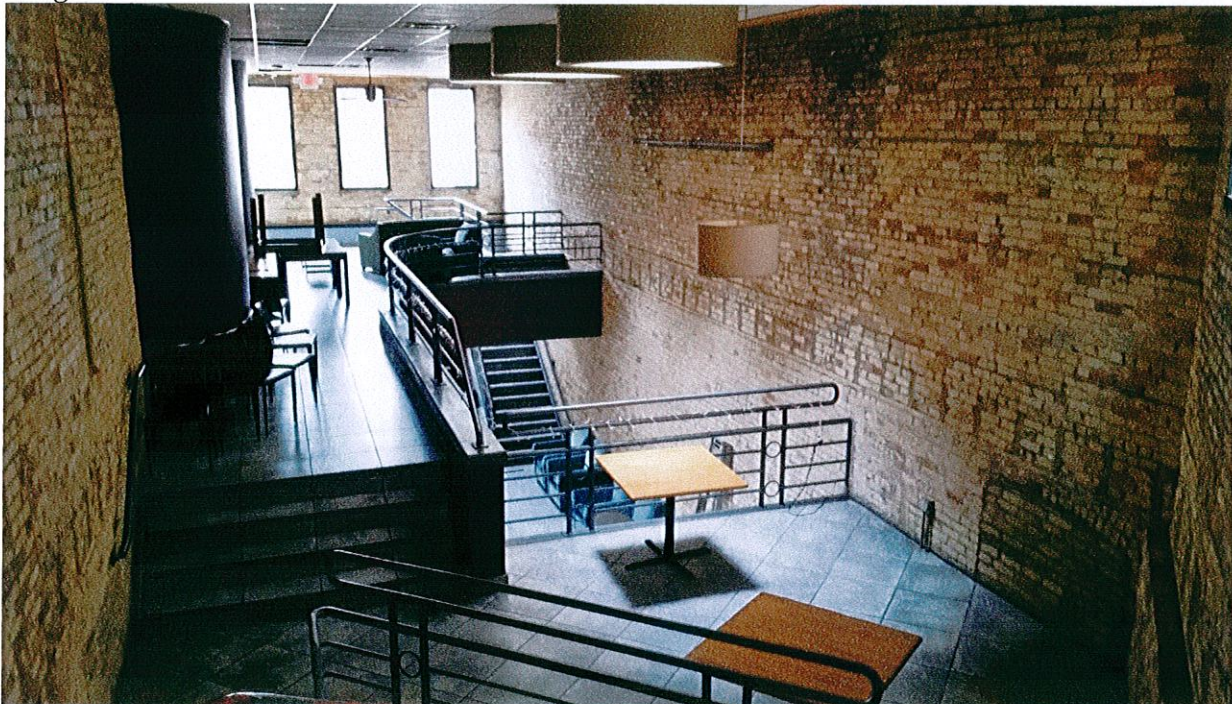
View of a portion the State Street façade.
Note the deterioration of the upper portion of the cornice and the poor infill where the engaged columns were removed between the windows. Also note the rough and porous surface of the “sandblasted” brick and stone.

Image 4



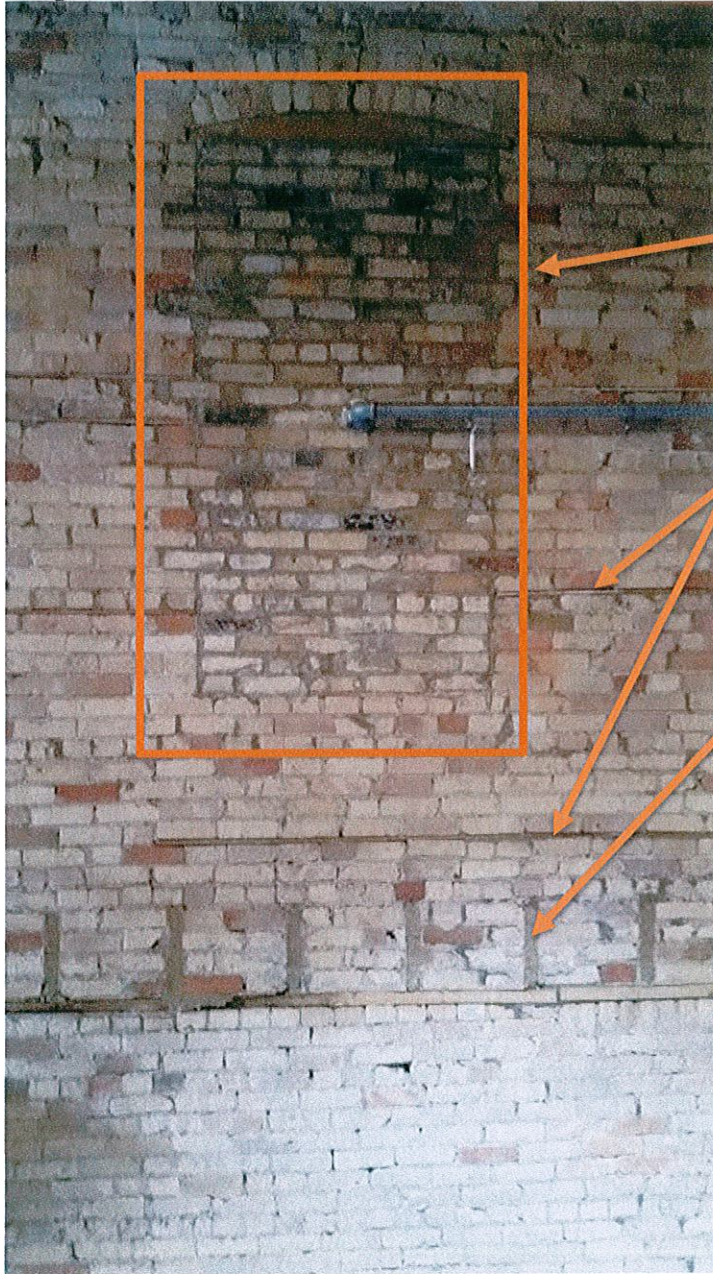
View of the Carroll Street façade. As early as 1950, the two-story façade of the Carroll Street side of the building was combined with the one-story façade of the adjacent building at 120 Carroll Street to present a unified appearance. (Yellow line is the approximate division between the original separate facades.)

Image 5



Interior view at second floor looking towards State Street. Note exposed brick masonry party walls and complete lack of any interior historic fabric.

Image 6



Original window opening of west party wall. Filled in when adjacent building was built.

Original wood nailers that supported lath and plaster interior wall finish.

Original second level wood floor joists cut off when second floor was removed.

View of the west party wall at the second-floor level.
Note all original interior wall finishes have been removed.

Image 7



View of the first floor interior looking towards Carroll Street. This is a similar view of the interior to the historic image *WHi image # 15613, December 12, 1935, McVicar*.

Image 8



View looking at the east interior wall of the original building, Carroll Street end of the building.



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April 3, 2017

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Mr. Eric Nordeen
Principal
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Milwaukee, WI 53202

Re: 122 State Street Façade Historic Fabric
Madison, WI.

Dear Mr. Nordeen,

The following is my report on the 122 State Street façade.

Purpose

The purpose of the research, observations and analysis by the consultant team was to investigate the primary facades of the 122 State Street building and offer an opinion on historic fabric integrity.

Research

Research was conducted primarily at the Wisconsin Historical Society photographic archives. No previously seen historic images were discovered. In addition to this basic research, the owner provided a copy of *Ten Years of Labor with Y.W.C.A.*, by E. L. Eaton, Martha Boyd and Joseph Boyd, 1927. This publication provided a general history and detailed description of the building, especially the interior. It included several exterior photographs taken upon completion of the building in 1919. The owner also provided copies of the drawings prepared by The Shepherd Associates of Milwaukee for the exterior remodeling work dated 1971.

Description

The original façade of 122 State Street was a classically inspired two-part vertical block, popular in the late 19th and early 20th centuries for downtown commercial buildings. The lower zone, or first floor, served as the visual base of the building and appears to have been rusticated cut stone. Tan brick was the primary wall element above this level with pairs of windows providing a strong rhythm of elements. A projecting terra cotta cornice and brick parapet capped the façade design. Overall the original façade was a strong and unified composition. There are several other similar buildings around the square, (i.e. Churchill Building).

The State Street façade appears to have been the primary façade. This street elevation featured a central entrance with a pair of doors and transom. A belt course separated the first level from the areas above. Two story arch windows provided a vertical emphasis, each having cast stone ornamentation and a semi-circular arch type window head. Decorative grilles were provided at the fourth level windows.

The Dayton Street façade, the longest façade facing a street, featured a repetitive composition of pairs of first floor windows crowned by a single arch top window head. Pairs of windows formed the openings above the first level, similar to the other façades.

The Carroll Street façade was somewhat unique in that it did not feature the first-floor window pairing. Rather there was a large central double door entrance with transom, with flanking windows. Then a single separate window on each side of the entrance. The entrance had a decorative elliptical fan light with tracery above, integrated into the brick work.

During 1971-72 the building exterior was “modernized”. The upper levels of the street façades were wrapped with a stucco covering while brick veneer and arches were applied to the first level.

General Observations

Observations and comments offered here are based upon the condition assessments conducted on August 20 and October 1, 2015 by Tri-North Builders. They created probes and removed materials (selective removal) to expose the original façade fabric buried beneath the layers of materials added in the 1971-1972 exterior remodeling. Elements open to view were observed, photographs taken, field notes were recorded.

Historic fabric is the material from a historically significant period of the building. In this instance, the significant period is likely the date of original construction. The historic exterior fabric (building material) is now covered by non-historic material (stucco and brick) almost completely obscuring the significant form, features, detailing and character defining features of the building.

In addition, some of the features that illustrate the buildings style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation have been lost or irreparably damaged. The building exterior has lost the majority of the features that once characterized its style.

In general, the 1971 drawing for the exterior remodeling indicate “*All projections beyond existing brick face to be removed or busted back to within 3/8” of brick face.*” Results of the testing and probes indicates that this appears to have been implemented.

Specific Observations

As best we can ascertain, through this limited condition survey, the 1971-1972 work performed on the exterior closely followed the remodeling drawings as prepared by The Shepherd Associates. In summary;

- On all of the façades significant portions of the rusticated stone cladding of the ground floor was removed and replaced with brick masonry false arches with aluminum store front glazing system.
- Windows and sills of the upper floors were removed and partially in-filled with concrete block. New narrow aluminum windows were provided.
- The unaffected brick façade, (brick that was between, above and below original widows, or wrapping corners) remains in place. However, the substrate of the new stucco finish was fastened to the original brick surface with a strong adhesive. This adhesive does not release from the brick surface easily. At best, the removal of the adhesive leaves a deep stain, but in some areas removal of the adhesive results in a loss or spall to the brick surface.
- Several original exterior bricks were removed for visual analysis. The original mortar used for the exterior masonry appears to have a high Portland cement content, providing a strong and hard mortar. This mortar does not easily release from the brick surface.
- The stone and terra cotta bands and cornice were removed or partially demolished to allow installation of the planar synthetic stucco surface.
- The common brick masonry of the State Street and Carroll Street party walls remain mostly intact, except for removal of the stone belt course which has been infilled.

- On the State Street façade, the large arched windows and cast stone ornamentation of the second and third floors were removed and partially in-filled with concrete block. Narrow aluminum windows were inserted.
- At locations where new windows were installed, new precast lintels were also installed by removing the face brick and the clay tile back up.
- On the Carroll Street façade, the decorative fan light has been partially demolished to allow for the stucco application.

Recommendations

Clearly, the 122 State Street building holds a prominent location in the first block of State Street within the core of the downtown shopping and entertainment district. The access to Dayton and Carroll Streets is also a significant asset.

Based upon the substantial loss of historic exterior fabric, and the damage to major portions of the remaining brick, I do not believe it economically feasible to ‘restore’ the exterior. **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

I strongly discourage “façadism”—that is, gutting the building and retaining its façade.

Although there has been substantial loss of integrity, based upon field observations and review of written historical information and drawings, I believe it could be feasible to replicate the State Street façade. However, I would not recommend this approach for three reasons. First, there will be some significant technical challenges to the reuse of intact historic materials with significant cost implications. In addition, this approach has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building, if any, is genuinely historic. Lastly, as the original exterior wall is significantly compromised it would need to be substantially rebuilt.

The best course of action is likely to deconstruct the building and construct a new contemporary building compatible with the State Street surroundings.

As part of deconstruction, it is very important that documentation be done as the disassembly is undertaken. It would be beneficial to record concealed conditions, historic fabric that remains and any unique methods or techniques of original construction/design. This may include notes, sketches, and photographs. As part of good practice, at the end of the project two copies of this documentation should be turned over to the City of Madison Landmarks Commission.

I also highly recommend that you provide the City of Madison Landmarks Commission with copies of all historic documentation you and your consultants have discovered. This provides important information related to the history, architecture and significance of the property for future use by historians, researchers, preservationists and architects.

Thanks again for the opportunity to consult and comment. If you have any question of concerns about my commentary offered here please contact me to discuss.

Sincerely,


Charles J. Quagliana, AIA
Preservation Architect

122 State Street, Façade Historic Fabric
Selected Images (August 20, 2015 & October 1, 2015)

Image 1



Partial view of the State Street façade where the current brick surface was removed to expose the substrate. Some areas of the original stone remain but are busted back and covered with a cement parging (orange arrow) . The brick has been adhered to the face of the stone with a Portland mortar. August 20, 2015

Image 2



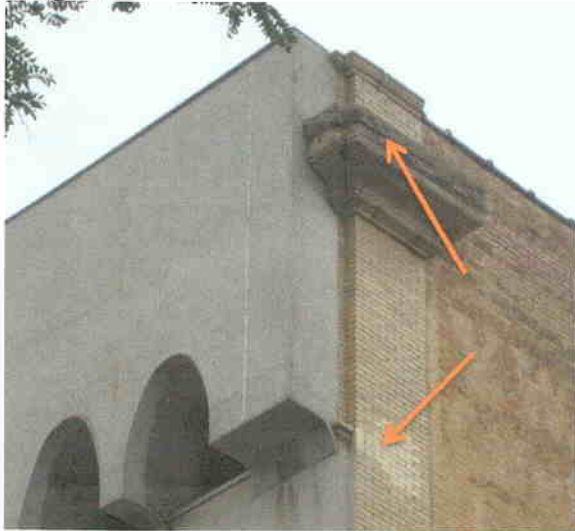
View of the State Street façade where the stucco surface has been removed to expose the original brick masonry wall. Note the adhesive on the brick (orange arrows) used to attach the stucco substrate. August 20, 2015.

Image 3



View looking down at the cornice area on the State Street façade. At the bottom of the image is the brick masonry parapet wall as it meets the projecting terra cotta cornice. Note that the front edge of the cornice has been removed or cut back (orange arrows) to allow the metal framing for the stucco to pass by. August 20, 2015.

Image 4



View of the right side of the State Street façade at the cornice level. Note the damage to the terra cotta cornice and that the original stone belt course has been removed and infilled with brick. (orange arrows). August 20, 2015.

Image 5



View of the concrete block infill used where original windows and doors were removed. August 20, 2015.

Image 6



Image of brick area where original applied decorative trim was removed and void infilled with mortar. October 1, 2015

Image 7



Locations of some of the probes on the State Street Façade. August 20, 2015.

Image 8



View of one probe location on the Carroll Street façade. October 1, 2015.