APPLICATION FOR
URBAN DESIGN COMMISSION
REVIEW AND APPROVAL

AGENDA ITEM # _____
Project # _____
Legistar # _____

DATE SUBMITTED: January 9, 2012

UDC MEETING DATE: February 1, 2012

Action Requested
___ Informational Presentation
X Initial Approval and/or Recommendation
___ Final Approval and/or Recommendation

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PROJECT ADDRESS: 117-119,121-123,125,127-129 State Street
120,122-124 WestMifflin Street

ALDERMANIC DISTRICT: 4

OWNER/DEVELOPER (Partners and/or Principals)
Block 100 Foundation, Inc.
6120 University Ave
Middleton, WI 53562

ARCHITECT/DESIGNER/OR AGENT:
Potter Lawson, Inc.
15 Ellis Potter Ct Madison,WI 53711
Contact: Eric Lawson

CONTACT PERSON: George Austin; AVA Civic Enterprises
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TYPE OF PROJECT:
(See Section A for:)
___ Planned Unit Development (PUD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Community Development (PCD)
___ General Development Plan (GDP)
___ Specific Implementation Plan (SIP)
___ Planned Residential Development (PRD)
___ New Construction or Exterior Remodeling in an Urban Design District * (A public hearing is required as well as a fee)
___ School, Public Building or Space (Fee may be required)
___ New Construction or Addition to or Remodeling of a Retail, Hotel or Motel Building Exceeding 40,000 Sq. Ft.
___ Planned Commercial Site

(See Section B for:)
X New Construction or Exterior Remodeling in C4 District (Fee required)

(See Section C for:)
___ R.P.S.M. Parking Variance (Fee required)

(See Section D for:)
___ Comprehensive Design Review* (Fee required)
___ Street Graphics Variance* (Fee required)
___ Other _____

*Public Hearing Required (Submission Deadline 3 Weeks in Advance of Meeting Date)

Where fees are required (as noted above) they apply with the first submittal for either initial or final approval of a project.

LETTER OF INTENT

PROJECT NAME
Block 100 Foundation Project
[As used in this letter, the term "Project" refers to the Block 100 Foundation Project.]

PROJECT TEAM MEMBERS

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Middleton, WI 53562

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Doug Reed & John Grove

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Robert Corey, P.E.

HVAC, Plumbing & Fire Protection Engineer:
Henneman Engineering, Inc.
1232 Fourier Drive, Suite 101
Madison, WI 53717
Kevin Lichtfuss, P.E.

Electrical Engineer:
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Madison, WI 53711
John Dreher, P.E.

Code Consultant:
Dan Murray & Associates
601 Clemons Ave.
Madison, WI 53704
Dan Murray

Architectural Review & Exterior Enclosure Consultation:
Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
Kenneth Itle, Senior Associate

Terra Cotta Review:
Northwestern Masonry & Stone, LLC
527 Mulberry Street
Lake Mills, WI 53551
Jacob Arndt

Façade Imaging:
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Jonathan Champman

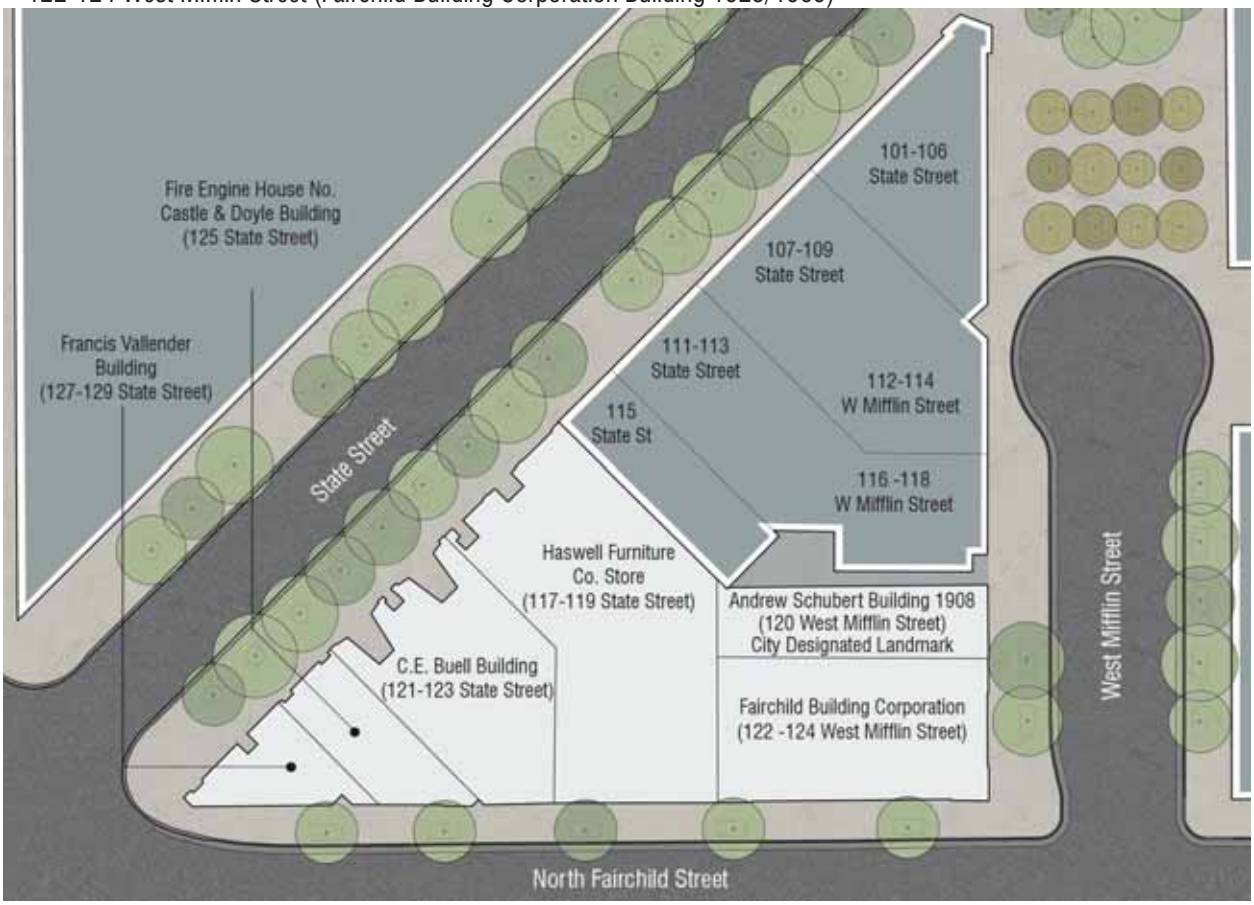
Asbestos Inspection:
Advanced Health & Safety LLC
2984 Sahara Circle
Madison, WI 53711
Bob Stigsell

INTRODUCTION

The Project site is located on a portion of the 100 Block of State Street (Block 76 of the original plat of the City of Madison). The 100 Block of State Street is a triangular block located one block from the Capitol Square and bounded by State Street, North Fairchild Street, and West Mifflin Street. To the north of the site is State Street, to the west is Overture Center for the Arts, to the south is the location of the soon-to-be reconstructed Madison Central Library, and to the east is the existing Wisconsin Historical Museum. The new development provides for, and embraces an important civic node that has emerged at the intersection of West Mifflin and North Fairchild Streets.

Block 100 Foundation, Inc., a private, non-profit foundation, plans to undertake a project at the following six properties:

127-129 State Street (Francis Vallender Building 1867)
125 State Street (Fire Engine House No. 2/Castle & Doyle Building 1856/1921-22); Local Historic Landmark since 1974
121-123 State Street (C.E. Buell Building 1912 – currently Eye Contact store)
117-119 State Street (Haswell Furniture Co. Store 1916/1959/1994)
120 West Mifflin Street (Andrew Schubert Building 1908); Local Historic Landmark since 2008
122-124 West Mifflin Street (Fairchild Building Corporation Building 1925/1969)



The Project will preserve the scale and architectural context of State Street while energizing North Fairchild Street with vibrant new retail, restaurant and office spaces. Title to the properties will be placed in a new foundation, Block 100 Foundation, Inc. Net income from property rentals will be permanently gifted to Overture Center for the Arts.

To be renovated and/or constructed entirely with funds from Block 100 Foundation, Inc., the properties will remain on the tax roll and no City or other public funding is involved in the Project. The completed Project will substantially improve the quality of the building stock, substantially improve economic and energy efficiencies of the properties, provide handicapped accessibility, house additional businesses that will increase jobs, add to the tax base and bring more day time users to State Street area stores and restaurants.

PROPOSED PROJECT

The goal of the Project is to preserve the character of State Street, create an exciting new use on North Fairchild Street across from the new Central Library, Overture Center for the Arts and the potential site for a new museum complex housing the Wisconsin Veterans Museum and Wisconsin Historical Museum, and to provide long term financial support for Overture Center for the Arts through the rents generated by the properties.

The final form and architectural expression of the proposed redevelopment of these six properties is designed to maintain the current scale and massing along State Street and relate to the surrounding built environment. Recent and proposed civic investments, the focal point for which is the intersection of West Mifflin and North Fairchild Streets, are creating a new hierarchal node downtown. The use of a garden at the corner of North Fairchild Street and West Mifflin Streets, standing in repose to the important civic buildings directly across the streets from it, will be an important addition to the urban fabric.

The building facades along State Street will be rebuilt and/or refurbished to retain, and in some cases, regain their architectural character. On the sidewalk (ground) level along State Street, there will be small scale retail shops, along with an entrance to a new restaurant (also accessed from West Mifflin and Fairchild Streets) and a lobby space to provide access to the upper floors. The upper floors will provide interconnected floor plates for the commercial office space. The project reinforces the walkability of State Street and increases the vitality of the shopping district. Strategic renovations to the buildings will substantially improve their efficiency, usability, accessibility and safety, thereby extending the buildings' useful lives for decades to come.

Currently, North Fairchild Street acts as the back of the four buildings fronting State Street. In the Project as proposed, North Fairchild is no longer treated as the back, but as a way of connecting State Street into the heart of this important civic node. The State Street building façade at 127-129 State Street will wrap around the corner and extend down Fairchild Street. Farther east down Fairchild Street, facades shift in character to a more current architectural expression complimenting the new Central Library and Overture Center for the Arts and transforming the north side of the block from a service corridor into a beautiful, active and pedestrian friendly space. A small garden at the corner of West Mifflin and North Fairchild Streets will create an entrance to the new restaurant space, including outdoor seating for the restaurant.

To recognize the contributions of the 100 Block of State Street to the City of Madison and its evolution, this Project will install a permanent plaque along N. Fairchild Street describing the historic uses of the block, the businesses and the people that have contributed to its development and history.

In close proximity to the State Capitol and adjacent to an important civic and cultural arts node within the City of Madison, this Project on the 100 Block of State Street provides a unique opportunity to upgrade and enhance our downtown, add businesses and jobs to the center of our City and increase the City's tax base.

EXISTING BUILDINGS SUMMARY

Since the acquisition of these six properties there has been approximately $262,500 spent on the maintenance, management, and upkeep of these properties.

In order to truly understand the Project, an understanding of the six existing buildings is necessary. An extensive investigation has occurred to survey and document the condition, with reviews prepared on the architecture, structure, mechanical, electrical and asbestos aspects of the building.

These reviews were performed by the following companies:

Architectural (Interior and Exterior): Wiss, Janney, Elstner Associates, Inc.; Northbrook, Illinois
Structural: Pierce Engineers, Inc.; Madison, WI (127-129, 125, 121-123, 117-119 State St. and 122-124 W. Mifflin St)
Structural: Arnold & O'Sheridan, Inc. (120 W. Mifflin Street)
Mechanical (HVAC, Plumbing, Fire Protection) Henneman Engineering, Inc.; Madison, WI
Electrical: Potter Lawson, Inc.; Madison, WI
Asbestos: Advanced Health & Safety, Inc.; Madison, WI

The following provides a summary description of the condition of the six buildings and a description of the proposed alteration, for more detailed documentation please refer to the Appendix for detailed information on each property:

127-129 State Street (Francis Vallender Building 1867)

Most Recent Uses:

The Vallendar Building has most recently had retail at grade in one of the two retail spaces and an apartment on the second and third floors. One retail space on the first floor and the apartment on the upper floors are currently vacant.

Code:

Comments have been made in the existing condition surveys pertaining to compliance with the current code(s). These comments pertain to potential updates that would need to be made to the existing buildings to bring them into compliance with current codes. It is assumed that any current equipment and improvements within the buildings were installed in accordance with the code(s) requirements in effect at the time of installation and are thus code compliant when they were originally installed.

Summary of Existing Condition:

Architectural (Wiss, Janney, Elstner Associates, Inc.):

- The building "has been significantly altered since its original construction in the nineteenth century"
- "The brick masonry (exterior) is generally in very poor condition, with extensive previous spalling and erosion of brick faces and open mortar joints…At many locations, loss of the coating has revealed severe deterioration and disintegration of the underlying brick and mortar."
- "…the Fairchild Street façade is constructed with only two wythes of masonry, approximately 8 inches thick, and the State Street façade is two wythes or 8 inches in the plane of the wall with three-wythe (12-inch) thick pilasters."
- "The brick masonry has deteriorated over time, and coatings and cementitious parging have been applied to the surface of the wall rather than addressing the underlying masonry distress. The build-up of coating layers has exacerbated and accelerated the deterioration of the brick masonry. Deterioration of the brick and mortar appears to be so widespread that extensive reconstruction of the exterior walls is now required. The quality and condition of the masonry materials appears to be relatively consistent across the facades; therefore, 100 percent replacement of the outer wythe of brick masonry of the facades should be assumed. Since the majority of the exterior walls are only 8 inches thick, reconstruction of the outer wythe only may not be feasible, especially considering the deterioration of the back-up wythe of brick in the portions near grade. Rather, reconstruction of the full thickness of substantial portions or all portions of the wall will likely be necessary."
- "The existing windows appear to be low-quality wood replacement sash."
- "None of the existing interior finishes or features is historically significant, and many of the existing materials are in poor condition."

Structural (Pierce Engineers, Inc.)

- "The building is supported off the exterior brick walls"
- "The floors and roof are wood construction...an interior bearing wall runs perpendicular to State Street at roughly mid width of the building."
- "Piping revisions over the years have damaged the first floor structure rendering the floor unusable."
- "First Floor Framing: No load capacity is assigned to this floor as it has excessive defects and needs to be replaced."

- Floor Loading

Floor	Existing Capacity	Existing Code Req'd	Proposed Use
First Floor	0 psf (replacement needed)	100 psf (retail)	100 psf (retail)
Second Floor	35 psf	40 psf (apartment)	65 psf (office)
Third Floor	45 psf	40 psf (apartment)	N/A
Roof	21 psf	21 psf (snow)	21 psf (snow)

- "Exterior Walls: The wall along Fairchild Street has a vertical crack about 15' from its south end.; This crack aligns with the interior bearing wall that runs perpendicular to State Street.; The crack indicates the wall is pulling away from the support of the floor/roof joists."

Mechanical (Henneman Engineering, Inc.)

- "The heating system consists of an atmospheric hot water boiler in the basement, which provides heat for the first floor retail spaces. The boiler is estimated to be 5-10 years old and appears to be in good condition."
- "The apartment is heated and cooled by a gas-fired furnace within the apartment. The condensing unit is supported on the side of the building along Fairchild Street adjacent to the second floor fire escape. The furnaces and condensing units are estimated to be 15-20 years old which is the normal life expectancy of this equipment."
- "The existing HVAC systems in the retail spaces would not be acceptable under the current building code for business occupancy."
- "While some of the mechanical equipment in the building is in good condition, it is unlikely that reuse would be practical or even possible due to capacity, condition, age, or code compliance."

Electrical (Potter Lawson, Inc.)

- "Electrical equipment age varies from about 1970's to 1980's. The electrical panels are either at or are nearing the end of their useful life."
- "In general the condition of the wiring devices is poor. The current wiring device locations in the apartment do not comply with accessibility requirements. Receptacle quantity and locations in the apartment do not comply with current NEC requirements. Compliance with current codes for these items would require branch circuit and receptacle replacement."

Proposed Alteration:

Due to its condition, the existing building will be deconstructed and replaced with a two story flat-iron building of the same height and mass as exists today. The basement will be eliminated and a first floor slab-on-grade will be installed at/near the height of the existing sidewalk to allow accessibility into the retail space. The current access to the basement area from City right-of-way on North Fairchild Street will be eliminated. The new second floor of this building will be constructed at the elevation of the adjacent Castle and Doyle building's second floor and an opening(s) will be provided between these two building structures. The exposed fire escape along Fairchild Street will be removed and exiting will occur in the new fire-rated stairwells on the second floor. The new building will be of fire resistive construction as required by Madison Building Code Section 29.37(2)(b). The first floor will continue as retail while the second floor will be commercial office space.

<u>125 State Street (Fire Engine House No. 2/Castle & Doyle Building 1856/1921-22)</u>
Local Historic Landmark since 1974

Most Recent Uses:

The Castle & Doyle Building has most recently had a retail store at grade and an apartment on the second floor. The second floor is currently vacant.

Code:

Comments have been made in the existing condition surveys pertaining to compliance with the current code(s). These comments pertain to potential updates that would need to be made to the existing buildings to bring them into compliance with current codes. It is assumed that any current equipment and improvements within the buildings were installed in accordance with the code(s) requirements in effect at the time of installation and are thus code compliant when they were originally installed.

Summary of Existing Condition:

Architectural (Wiss, Janney, Elstner Associates, Inc.):

- "The State Street façade and all historic interior finishes appear to date to the 1921 renovation, while the Fairchild Street façade dates to original construction in the nineteenth century."
- "State Street Façade: At the base of the façade, the masonry veneer appears to have been altered after 1921; this area includes marbleized cast stone panels as well as exposed common brick masonry. The terra cotta masonry is generally in very good condition, with a few individual damaged units, including one cracked window sill, one unit with a hole, one spalled unit, and one displaced unit above the first floor storefront; Mortar joints in terra cotta masonry are generally eroded.; The central storefront at the first floor…appears to have been a single large glass unit; an aluminum mullion has been added to the center of the opening dividing it into two panes.; The first floor exterior entrance doors are stained and varnished wood stile-and-rail doors with brass hardware and ceramic tile thresholds. The doors are intact, although the finish is worn.; The central second floor window is a non-original assembly consisting of 2x wood framing supporting four panes of glass and a separate, similarly divided storm window.; The smaller windows at either side are one-over-one wood double hung windows dating to the 1921 renovation…The wood windows are in fair condition, with missing components such as the parting stop, loss of paint and glazing putty, and some wood decay and displacement of window sash joinery."
- "Fairchild Street Façade: …which apparently dates to the original construction of the building circa 1856, has a stone foundation at grade. Above the foundation, the walls are load-bearing red brick masonry in common bond with headers every seventh course.; Throughout this façade, individual brick units were observed to have erosion or spalling of the face of the brick. Cracks and spalls that have been previously filled with mortar were observed. Also, localized areas of brick masonry appear to have been rebuilt previously…the newer outer wythe of masonry may not be well integrated with the original backup masonry; The Fairchild Street façade has wood one-over-one double hung windows that likely date to the 1921 renovation of the building.; …the windows on this façade were in good to fair condition.; The second floor emergency exit door leads to a small steel-framed platform anchored to the façade. The anchorages for this platform have partially pulled out from the masonry, and steel has widespread corrosion."
- "The east and west walls of the building are common brick party walls.; Where observed, the masonry (adjacent to 121-123 State Street) appeared to be in fair condition, with some erosion of brick units and extensive mortar parging on the surface."
- "Potential Exterior Repairs: Appropriate repairs to the terra cotta State Street façade may include repair of individual damaged units; re-setting of coping units…and repointing of mortar joints. At grade, a new masonry veneer may be desirable to replace the existing mixture of brick and faux marble cladding…; The brick masonry on Fairchild Street facade requires more extensive repairs, likely including replacement of individual spalled brick units, repointing, removal of remnant coatings, and pinning of previously rebuilt area to connect the face wythe to the backup masonry.; The double hung wood windows throughout the building should be restored…"
- "The first floor interior…finishes installed in the 1921 renovation are largely intact…"
- "The second floor interior has been adapted as a two bedroom apartment. The…wood baseboard and window and door trim, hardwood floors, painted plaster walls and several historic wall sconce light fixtures…apparently date to the 1921 renovation of the building. Throughout the second floor,

the plaster ceiling has been covered with rigid insulation and painted gypsum board. Second floor interior doors are newer flat panel wood veneer doors."

Structural (Pierce Engineers, Inc.)

- "Floor/Roof Construction (is) wood joists on masonry bearing walls."
- Party "walls shared with 127 State (Street) and 123 State (Street)."
- "The building is supported off of the party walls and the exterior wall along Fairchild Street."
- Floor Loading:

Floor	Existing Capacity	Existing Code Req'd	Proposed Use
First Floor	65 psf	100 psf (retail)	100 psf (retail)
Second Floor	50 psf	40 psf (apartment)	65 psf (office)
Roof	30 psf un-drifted	21 psf (snow)	61 psf (drifted snow)

Mechanical (Henneman Engineering, Inc.)

- "The heating system consists of a gas-fired atmospheric hot water boiler located in the basement. The retail space has an air conditioning unit but the apartments are not air conditioned.; The boiler is estimated to be 10-15 years old and appears to be in good condition."
- "The existing HVAC systems in the retail spaces would not be acceptable under the current building code for business occupancy."
- "While the boiler and water heater in the building are in good condition, it is unlikely that reuse would be practical or even possible due to capacity, condition, age, or code compliance."

Electrical (Potter Lawson, Inc.)

- "Electrical equipment age varies from about 1970's to 1990's. While one of the basement panels is from the 1990's, the second floor electrical panel is nearing the end of its life."
- "Light fixtures varied from incandescent fixtures (about 1960's) in the apartment to incandescent track lights (about 1980's) in retail shop. Some light fixtures in the apartment were not functioning. In general the condition of the light fixtures in the apartment is poor. Wiring device condition and age varies also, ranging from 1960's to 1990's."
- "The current wiring device locations in the apartment do not comply with accessibility requirements. Receptacle quantity and locations in the apartment do not comply with current NEC requirements. The knife switch disconnect does not comply with current NEC requirements. Compliance with current codes for these items would require branch circuit and receptacle replacement."

Proposed Alteration:

The building will be renovated and repaired. The existing building, its party walls between the adjacent building structures, the majority of the first floor, the entire second floor and the roof structure will remain. The existing stair to the second floor off of State Street will remain, while the existing basement and its stair and a portion of the first floor retail near Fairchild Street will be removed for a new trash and recycling room and exit passageway. The existing party walls of the building will remain with the exception of the area being renovated on the first floor and openings between the second floor and the adjacent buildings. If required, repairs will be made to the party walls. Fire protection of wood elements will be added where required to comply with the Madison Capitol Fire District and Madison Fire Department requirements.

On the State Street façade, the existing terra cotta tiles will remain in place and be protected during demolition of adjacent structures. The existing terra cotta tiles will be repaired and where required re-set and the mortar joints will be repointed. At grade, the existing masonry and faux marble cladding will be removed and a granite material to resist salt deterioration and be more compatible with the building façade will be installed. Historic windows remaining on the State Street façade will be repaired and refurbished. Windows that have been replaced in the past that do not reflect the historic character of the building will be removed and windows commensurate with the historic structure will be installed. Insulated glass will be installed where appropriate. The two existing exterior doors on State Street will be removed, refurbished/refinished and reinstalled. By maintaining the existing first floor slab-on-grade, the ground floor retail space will remain non-handicapped accessible from State Street.

On the Fairchild Street façade, the existing stone foundation, red brick masonry and historic windows will remain and be protected during construction. The brick masonry on Fairchild Street facade will be repaired and replaced where required, likely including replacement of individual spalled brick units, repointing, removal of remnant coatings, and pinning of previously rebuilt area to connect the face wythe to the backup masonry. The existing steel emergency exit platform on the Fairchild Street will be removed and the door opening will be removed and returned to a window opening with a limestone sill to match the original appearance of the second floor. Exiting will occur in the new fire-rated stairwells on the second floor.

The double hung wood windows throughout the building will be restored, including stripping and repainting, repairing the wood frame and sash as needed, reglazing, and repairing the pulley and counterweight balance system. New interior or exterior storm windows will be provided to improve the thermal efficiency of the windows.

The existing first floor tile floors in the retail and at the entrance to the second floor off of State Street will be protected during construction and refurbished following construction. The existing wood floors on the first floor and second floor will remain and be protected during construction. After construction these floors and the other wood window and baseboard trim will be refurbished and refinished. The existing decorative cornice in the first floor retail space will be left in place and protected during construction.

The vault located in the first floor retail space will remain and be protected during construction.

On the second floor there will be openings between 125 State Street and the adjacent buildings to accommodate movement between office spaces and provide flexible commercial office space. The existing second floor rooms will be removed and the wood flooring re-installed to make the floor useable as a commercial office space.

121-123 State Street (C.E. Buell Building 1912 – currently Eye Contact store)

Most Recent Uses:

The Buell Building has been most recently an optical shop/optometrist at grade and two apartments on the second floor and two apartments on the third floor. The second and third floors are currently vacant.

Code:

Comments have been made in the existing condition surveys pertaining to compliance with the current code(s). These comments pertain to potential updates that would need to be made to the existing buildings to bring them into compliance with current codes. It is assumed that any current equipment and improvements within the buildings were installed in accordance with the code(s) requirements in effect at the time of installation and are thus code compliant when they were originally installed.

Summary of Existing Condition:

Architectural (Wiss, Janney, Elstner Associates, Inc.):

- "State Street Façade: The State Street façade is built of iron-spot face brick masonry with limestone trim. The third floor is largely clad with cementitious stucco framed by masonry and features decorative iron railings. A circular opening above the entrance door to the apartments has been infilled with painted plywood.; Overall, the masonry of the State Street façade generally appears to be in good condition. Portions of the top of the parapet wall were previously repointed; this work was poorly done, with numerous mortar smears and mortar droppings left on the façade. At other areas, occasional open mortar joints were observed. Portions of the stucco cladding at the third floor have cracked and delaminated.; The first floor storefronts are relatively new aluminum-framed windows with insulated glazing, above a tile-clad knee wall.; The upper floors of the building typically have original double-hung nine-over-one wood windows, covered by aluminum triple-track exterior storm windows. At one third floor apartment, the original window sash and storm windows have been removed and

replaced with white vinyl double-hung windows with insulating glazing and false muntins between the glass…. Where inspected, the original wood windows appear intact."

- "Fairchild Street Façade: The Fairchild Street façade consists of the exposed concrete foundation wall at grade, with iron-spot brick masonry above.; A painted wood stair and platform provides access to a first floor entrance door; there is a sunken well with an entrance door to the basement directly below.; At the upper two floors of the Fairchild Street façade, each apartment has a door and window overlooking a partially recessed balcony. The iron balconies are connected by fire escape stairs."
- "Party Walls and Roof: At the east and west party walls of the building, there are two-story light well for the residential apartments of the second and third floors. These walls are clad on the exterior with cementitious stucco. Portions of the stucco have been overclad with vinyl siding.; The building roof…membrane…runs up the reverse face of the parapet walls and under a non-original sheet metal coping.; The roof drains to a single drain inlet along the east party wall at the south half of the building." Lack of an overflow roof drainage was noted.
- "Potential Exterior Repairs: Localized repointing of brick masonry is necessary at locations of open mortar joints. Also, mortar joints with poorly installed previous repointing should be repointed. The condition of steel lintels bearing in the brick masonry should be investigated in more detail to develop appropriate repairs. The stucco clad portions of the State Street façade require more extensive repair. The entire stucco surface should be sounded, cracked and delaminated portions should be removed, and new cementitious stucco should be installed…; The double hung wood windows throughout the building should be restored…"
- "Interior: The first floor…most of the interior finishes are of recent vintage…the ceiling in a portion of the retail space is an original painted pressed metal ceiling…"
- "The central part of the interior at the second and third floors contains a complex switch-back staircase that connects to entrance doors at both State Street and North Fairchild Street, as well as a series of interior landings for a front and rear door to each apartment.; The four individual apartments have some intact original interior elements…other portions of the apartments, typically kitchens and bathrooms and the south bedroom, have been modernized within the last several decades with low quality finishes…; Generally, the interior materials are in fair to poor condition, with heavy wear, mismatched repairs, and localized damage."
- "During a brief walk-through of the basement level, severe efflorescence and water staining was observed along the north wall, at a location corresponding to the left-hand State Street storefront entrance."

Structural (Pierce Engineers, Inc.)

- The building structure consists of a wood framed structure "…supported on exterior masonry walls along State/Fairchild streets. Masonry party walls are used along the adjacent properties 125/117 State up to second level. Above that level is a framed wood stud wall.; Wood interior bearing walls exist on either side of the central stairs in the upstairs apartment units."
- "The building (structure) appears to be as it was originally constructed."
- "The building structural framing above the grade level as constructed is not particularly adaptable to other uses besides apartments."
- At the second and third floor framing "the floors bear to the central bearing lines on either side of the stairs. The floors appear to have settled to the west side of the stair runs."
- Floor Loading

Floor	Existing Capacity	Existing Code Req'd	Proposed Use
First Floor	75 psf	100 psf (retail)	100 psf (retail)
Second Floor	70 psf	40 psf (apartment)	65 psf (office)
Third Floor	70 psf	40 psf (apartment)	65 psf (office)
Roof	45 psf (snow)	21 psf (snow)	61 psf (drifted snow)

- "It is believed the two north/south framing lines exposed in the basement continue up on either side of the stair for the support of the building above. As witnessed above, the stairs appear to tilt to the west which would correspond to settlement in the wood support line in the basement."

- "Along Fairchild Street a smaller section of basement occurs.; A stair runs alongside the interior masonry wall. The framing for the stair was not adequately built and a steel shoring post has been added to support the floor and that vicinity."
- In the basement, "the 8x8 wood beam is near the base of the stair is notched for a plumbing pipe. The beam capacity is adversely affected by this notch and will require replacement. The beams/columns look almost as if they are railroad ties. The fit up of the beam/column joints is poor as if done with rudimentary equipment. The poor fit up may have resulted in pressure concentrations and corresponding deformation in the building frame. The wood beams/columns appear quite dry and the surface brittle. There is little resistance to the penetration of a utility knife. We would tend to recommend the replacement of the beam/column system due to their condition but understand it would require shoring of the entire building height to accomplish."
- "The roofing is a single adhered membrane and is within two years of new."

Mechanical (Henneman Engineering, Inc.)

- "The first floor heating/cooling system consists of a furnace in the basement, and an air cooled condensing unit adjacent to the fire escape. The upper apartments are heated by a pair of gas-fired hot water boilers…; The two hot water boilers were installed around 1963 which makes them nearly 50 years old by look to be in fair condition for their age. The energy efficiency is expected to be poor and the remaining life expectancy is expected to be short. The furnace appears to be 15-20 years old and in fair condition but that age is considered to at the end of its life."
- "The domestic water heater is very new and in excellent condition."
- "The existing HVAC system serving the retail space would not be acceptable under the current building code for a business occupancy."

Electrical (Potter Lawson, Inc.)

- "Electrical equipment age varies from the 1940's to 1980's…; The majority of the electrical service equipment in the basement is at the end of its useful life.; The fuse panels on the 2nd and 3rd floors serving the apartments were converted to use circuit breakers and are recommended to not be used."
- "The current wiring device locations in the apartments do not comply with accessibility requirements. Receptacle quantity and locations in the apartments do not comply with current NEC requirements. The fuse panels in the basement do not comply with current codes. Compliance with current codes for these items would require branch circuit, receptacle and fuse panel replacement."

Proposed Alteration:

The current three story building will be substantially rehabilitated, replacing the basement, first, second and third floors with fire resistive construction as required by the Madison Building Code Section 29.37(2)(b). Replacement of the buildings structure with a new structural system is primarily driven by the height of the first floor retail above the elevation of the State Street sidewalk and the desire to provide an accessible retail floor, the framing of the second and third floor structure to the central stairwell and the corresponding lack of adaptability of this structure to accommodate flexible office space and the need to replace the wood beam / wood column system in the basement to support the buildings superstructure.

A fourth floor will be added to the building and set back approximately four feet from the State Street façade. The existing building façade along State Street will be retained and refurbished. The historic double hung wood windows on the State Street façade will be restored, including stripping and repainting, repairing the wood frame and sash as needed, reglazing, and repairing the pulley and counterweight balance system. The non-original windows will be replaced with a window system similar in style and appearance to the historic windows. New interior or exterior storm windows will be provided to improve the thermal efficiency of the windows.
The existing brick and stone elements on the State Street façade will be tuck-pointed and repaired if damaged. The stucco clad portions of the State Street façade will require more extensive repair and may include complete replacement of this portion of the façade. The construction of the existing exterior wall (veneer and back-up system) of the State Street façade will remain and be anchored to the new building superstructure.

The first floor will be retail and the upper floors will be changed from apartments to commercial office space.

117-119 State Street (Haswell Furniture Co. Store 1916/1959/1994)

Most Recent Uses:

The Haswell Furniture Building has most recently been occupied by a restaurant at grade and second floor and offices in a portion of the fourth floor. The third floor has been vacant for an extended period of time and was formally a night club. The fourth floor is also currently vacant.

Code:

Comments have been made in the existing condition surveys pertaining to compliance with the current code(s). These comments pertain to potential updates that would need to be made to the existing buildings to bring them into compliance with current codes. It is assumed that any current equipment and improvements within the buildings were installed in accordance with the code(s) requirements in effect at the time of installation and are thus code compliant when they were originally installed.

Summary of Existing Condition:

Architectural (Wiss, Janney, Elstner Associates, Inc.):

- "The State Street façade consists of manufactured polished stone panels and brick and cast stone masonry. Except for a limestone belt course and balustrade at the third floor, this façade was completely reconstructed in the 1990's."
- "The Fairchild Street façade primarily consists of the original brick masonry façade, although the areas around the entrance doors were apparently altered as part of 1990's renovation."
- "The brick masonry party walls…where these walls extend and are exposed above the adjacent roof levels…vertical cracking was observed at multiple locations in both party walls, especially at obtuse angle changes in the plane of the wall.; Erosion of mortar joints and water rundown staining was also observed at the party walls."
- "The Fairchild Street façade…cracking and displacement of brick masonry above window heads was observed."
- "Some areas of poorly matched (exterior) repairs and areas overclad with an EPDM rubber roof membrane were observed at the party walls."
- "All of the windows in the building are aluminum-clad wood double-hung windows with insulating glazing apparently installed as part of the 1990's renovation. The exterior aluminum-framed doors also apparently date to the 1990's renovation."
- "…the State Street façade does not require any significant repairs at this time."
- "Masonry repairs are required at the party walls and the Fairchild Street façade."
- "The interior of the building at the first and second floor contains…original interior elements include a staircase and balustrade…other interior finishes…appear to date to the 1990's renovation of the building."
- "The third floor…interior finishes (dates) to the 1990's renovation."
- "A portion of the fourth floor interior is built out for office space and is generally in good condition. Some areas of hardwood flooring at this level may be original. Other interior finishes…date to the 1990's renovation of the building."

Structural (Pierce Engineers, Inc.)

- The building is a wood framed structure with interior wood columns, fabricated queen post trusses and party walls used for bearing.
- "Numerous structural revisions have been made…"
- "Floor joists in the basement for the first floor framing have been cut and notched over the years for the passage of piping. Shores have been placed to prop some of these areas up."

- Floor loading:

Floor	Existing Capacity	Existing Code Req'd	Proposed Use
First Floor	50 psf	100 psf (retail)	100 psf (retail)
Second Floor		100 psf (retail)	65 psf (office)
Third Floor	65 psf	100 psf (assembly)	65 psf (office)
Fourth Floor	65 psf		65 psf (office)
Roof	45 psf (snow)	21 psf (snow)	21 psf

Mechanical (Henneman Engineering, Inc.)

- "The building HVAC system consist of a number of rooftop units that serve each floor and a pair of atmospheric hot water boilers that serve only the restaurant. One of them appears to be inoperable. Neither boiler operated during the time of the survey.; The boilers are estimated to be 25-30 years old and are in poor condition.; The rooftop air handling units are estimated to be about 20-25 years old. That is past the useful life for this type of equipment.; The domestic water heater on the upper floor appears to be fairly new, probably less than 5 years old. The kitchen hood exhaust fan is newer, probably around 5 years old or less."
- "The building has a newer fire sprinkler system throughout…"
- "Virtually all mechanical equipment and systems, with the exception of the two water heaters are at (or past) their normal life expectancy and would be difficult and in some cases impossible to bring up to current code."

Electrical (Potter Lawson, Inc.)

- "Electrical equipment age varies from the 1970's to 1990's.; Branch panels on all floors appeared to be from the 1970's.; Wiring device condition and age varies also, ranging from 1970's to 1990's."

Proposed Alteration:

The current four story building will be deconstructed and a new four story building constructed with fire resistive materials as required by the Madison Building Code Section 29.37(2)(b). The new façade along State Street will reflect the historic character of the original building with stone and metal cladding around the windows on the first two floors, windows and upper brick detailing that was part of the original building facade. The facade's horizontal band of stone and upper baluster railing will be saved and reused. The first floor will include the lobby for the upper floor offices and the remaining first floor space will house retail functions. The upper three floors will be commercial office. The current State Street facade does not reflect the original building appearance.

120 West Mifflin Street (Andrew Schubert Building 1908)
Local Historic Landmark since 2008

Most Recent Uses:

The Andrew Schubert building most recently housed an office products store at grade with an apartment on the second floor. The building is currently vacant.

Code:

Comments have been made in the existing condition surveys pertaining to compliance with the current code(s). These comments pertain to potential updates that would need to be made to the existing buildings to bring them into compliance with current codes. It is assumed that any current equipment and improvements within the buildings were installed in accordance with the code(s) requirements in effect at the time of installation and are thus code compliant when they were originally installed.

Summary of Existing Condition:

Architectural (Wiss, Janney, Elstner Associates, Inc.):

- "Mifflin Street Façade: The front façade consists of limestone at the first floor and face brick at the second floor and parapet. All of the masonry is painted.; Although coated, the limestone and face brick masonry at the (Mifflin) street façade appears to be in fair to good condition.; The first floor

storefront includes a three-part leaded art glass transom in good condition.; The area of the storefront below the transom appears to have been altered following original construction.; The second floor has original wood one-over-one double hung windows covered by aluminum exterior storm windows."

- "Side and Rear Walls: The northeast-facing side wall and northwest-facing rear wall are common brick masonry that has been variously parged and coated. Portions within 6 feet of grade have a build-up of multiple layers of cementitious parging and coating. These layers are now debonding, exposing the original brick masonry. The common brick masonry is in poor condition, with open joints and deep face spalling of the brick units.; There is a recessed area at the second floor of the building along the northeast side. The walls of this area are clad with painted metal masonry."
- "Roof: The roof is covered with a relatively new EPDM rubber membrane.; The roof is accessed through a small penthouse over the rear stairwell… the walls…are brick masonry and wood framing covered with painted sheet metal."
- "Potential Exterior Repairs: The Mifflin Street façade is generally in good condition.; The extent of repointing of the brick and limestone masonry can be determined following removal of the coating.; In contrast to the street façade, the side and rear walls are in very poor condition. Appropriate repair would include removal of existing coatings and parge materials, followed by selective replacement of the outer wythe of brick with new masonry. Replacement required is likely extensive, based on conditions observed.; …the majority of the outer wythe of brick on the alley and rear walls may require replacement, including extensive areas at grade and at the top of the walls.; The penthouse roof and wall cladding requires repair or replacement..."
- "Interior: The first floor main room has four different areas of flooring…"; ¾ inch original tile floor mosaic pattern, 1 inch square tiles, composite flooring and exposed concrete.; "Extensive cracking, displacement, and settlement have occurred at this flooring. The distress in the flooring is apparently the result of significant and widespread deterioration of the basement-level wood columns, wood beams, and wood joists that support the floor…obvious signs of decay as well as previously installed temporary shoring were observed in the basement."
- The second floor interior …floor covering is carpeting over vinyl asbestos tile in most areas, with a few area of hardwood flooring. Walls and ceilings are painted plaster. Throughout the second floor there is original wood trim, as well as original five-panel doors…the second floor interior spaces are in poor condition. Moisture infiltration from the exterior has resulted in staining and damage to plaster finishes in multiple locations. Some of this damage may pre-date the installation of the existing roof membrane."

Structural (Arnold & O'Sheridan, Inc. from January 2008)

- "Basement: Column bases to the north are rotting at the bottom. The rubble foundation walls appear in good condition."
- "First Floor Framing: The first floor is roughly 3" concrete/tile topping on wood decking on 2x10 wood joists…The floor shows significant deflection. Wood shoring has been placed along both east and west basement walls to re-support floor joists where they have rotted at their bearing in the rubble wall. The center beam line has been re-supported by metal posts to deal with rotted original wood columns. In certain areas of the center beam line the joists are pulling away from the support ledger. There have been wood materials added to deal with the ledger condition by they are not, in the writer's opinion, a permanent solution. The floor appears to sag toward the southwest stair. The support of both the first and second floor appears marginal in this area. The quantity of defects and the deflection in the first floor result in the suggestion to replace of the entire floor system as the most logical course of action."
- "Roof Framing: The roof framing…is wood framed….; The ceiling joists appear to be supported on the second floor partitions and clear span at the living room."
- Floor Loading: An analysis of floor loading was not completed due to the suggestion to replace the entire first floor system as it is currently supported by seven temporary shoring columns.

Mechanical (Henneman Engineering, Inc.)

- "The heating system consists of an atmospheric hot water boiler that serves the upper floors. The first floor is heated from a gas-fired furnace located above the first floor front entrance. The boiler is estimated to be 10-15 years old and appears to be in fair condition. The water heater appears less than 10 years old and is in good condition.; The furnace appears to be operational but has signs of incomplete repairs from many years ago."
- "While there are no roof drains, there is a horizontal cast iron storm pipe that runs the length of the basement. This pipe originates from a cistern in the alley that receives storm water from adjacent building downspouts through corrugated tubing. From this cistern, it is piped through the basement and into a storm main in West Mifflin St.; The support of the storm main is weak and the last several feet pitches upward, indicating a deteriorating system."
- "Water piping from the basement to the second floor appears to be lead.; Much of the cold water piping appears to be lead.; The lead piping is an obvious health issue."
- "A portion of the gas piping is badly deteriorated and could fail at any time. Several sections of the sanitary piping has either completely failed or is leaking."

Electrical (Potter Lawson, Inc.)

- "Electrical equipment varies from the 1930's to 1990's.; The first floor panel appears to be from the 1930's. The branch panel on the 2nd floor appeared to be from the 1980's."
- "The fuse panel on the 1st floor is past it's reliable life, and the panel on the 2nd floor is at the end of its useable live. The fusible panel on the 1st does not meet current code requirements. The current wiring device locations in the apartment do not comply with accessibility requirements. Receptacle quantity and locations in the apartment do not comply with current NEC requirements. Compliance with current codes for these items would require branch circuit, receptacle and fuse panel replacement."

Proposed Alteration:

This building would be deconstructed to allow for the new building and the garden space. Block 100 Foundation will work with any interested parties to move the structure until the time that construction of the Project is ready to commence. If the building is not moved, Block 100 Foundation will also work with interested parties to salvage building materials from the building. The stained glass transom window and painted lead glass window will be re-used in the Project.

122-124 West Mifflin Street (Fairchild Building Corporation Building, 1925/1969)

Most Recent Uses:

The basement, first and second floor were most recently used as an office. The building is vacant.

Code:

Comments have been made in the existing condition surveys pertaining to compliance with the current code(s). These comments pertain to potential updates that would need to be made to the existing buildings to bring them into compliance with current codes. It is assumed that any current equipment and improvements within the buildings were installed in accordance with the code(s) requirements in effect at the time of installation and are thus code compliant when they were originally installed.

Summary of Existing Condition:

Architectural (Wiss, Janney, Elstner Associates, Inc.):

- "City records…indicate a major renovation in 1969."
- "Exterior: The masonry exterior of the building is constructed of limestone…ornamental features include …exterior wall-mounted light fixtures and…iron balustrades…above entrances.; Localized distress was observed in the limestone masonry. Potions of the stone near grade exhibit erosion and pitting of the face.; Dark staining was observed at the recessed entrances and at the parapet walls. Occasional cracked or open mortar joints are present throughout the façade. Cracking and

spalling were observed at the head of many of the first floor window openings; this type of distress is likely related to corrosion of embedded steel lintels. The windows generally consist of clear finish aluminum-framed fixed units…likely dating to the circa 1969 renovation…; The exterior entrance doors are clear-finished aluminum-framed units similar to the non-original storefronts and windows.; …the circa 1969 aluminum units do not appear to be thermally broken and have monolithic (single layer, non-insulating) glazing."

- "The roof is covered by a relatively new EPDM rubber membrane.; The roof drains to a single drain at the northwest corner." Lack of an overflow roof drainage was noted.
- "The existing interior finishes predominately date to the late 1960's.; Where observed at a few locations at the first and second floors, portions of the original ceilings…are present above the suspended acoustic tile ceilings.; The full extent and condition of the original ceiling finish is not known."

Structural (Pierce Engineers, Inc.)

- The structure is primarily a wood joist system on steel beams "supported off of exterior masonry bearing walls on the north, south and west sides. Steel columns are placed along the east wall adjacent to the 120 Mifflin building to support the east/west spanning (steel) beams from 124 Mifflin.; The east side of this building does not have a wall of its own but uses the 120 Mifflin wall to close the space."
- "The roof is wood framed with 2x8 wood purlins at 24" oc."
- Floor Loading:

Floor	Existing Capacity	Existing Code Req'd	Proposed Use
First Floor	45 psf	65 psf (office)	N/A
Second Floor	45 psf	65 psf (office)	N/A
Roof	15 psf (snow)	21 psf (snow)	N/A

The floor and roof loading of this building does not meet today's code requirements.

Mechanical (Henneman Engineering, Inc.)

- "The heating and cooling system consists of four basement furnaces and two packaged rooftop units. Two furnaces serve the basement, two serve the first floor, and the rooftop units serve the second floor; Four condensing units associated with the furnaces are located on the roof.; The furnaces are new and are in very good condition.; The packaged rooftop units are estimated to be about 10-15 years old which is about the normal life expectancy for that equipment."
- "While much of the HVAC equipment is new, there would be significant difficulty in reusing any of it. This is due to the fact that temperature control zoning is likely less than ideal and modifications necessary to make the systems code compliant would be very difficult and costly, and likely impossible."

Electrical (Potter Lawson, Inc.)

- "Electrical equipment age is from the 1980's. The telephone PBX appeared to be from the 1980's."
- "Although the condition of the branch circuit wiring is not known, it appeared that the installation was from the 1980's."
- "The telephone PBX cabling is supported by the suspended ceiling grid, which if constructed now would be in violation of the current code."

Proposed Alteration:

The building would be deconstructed to allow the garden space to be created at the corner of North Fairchild and West Mifflin Streets. The stone on the building would be saved for reuse. It has been suggested during the project planning and initial public input stage over the past couple of months that the roof of this building should be converted into an occupied rooftop (restaurant use) and green roof. As indicated above, the structural capacity of this roof does not meet the current loading requirements for snow loading and is significantly undersized to accommodate any occupied loading and/or green roof. In addition, the lack of two stairwells for emergency egress and the number of rooftop mechanical units located on this roof precludes any significant useable space.

PROJECT PLANNING AND INPUT

Prior to this Project's submittal to the City of Madison a number of public meetings have been held, and input has been sought, to refine and craft a vision for the development as proposed. The following reflects the primary input and discussions held over the past few months:

October 17, 2011	Meeting held with City Planning Department
October 17, 2011	Capitol Neighborhoods Inc. (CNI) meeting at the Madison Senior Center
November 2, 2011	CNI Steering Committee Meeting
November 14, 2011	Joint informational meeting to the Urban Design and Landmarks Commissions
November 16, 2011	CNI Steering Committee Meeting
November 30, 2011	CNI Steering Committee Meeting
December 7, 2011	CNI Steering Committee Meeting
December 19, 2011	Landmarks Commission Meeting (Madison Trust for Historic Preservation Proposal)
January 4, 2012	CNI Steering Committee Meeting

SELECTION OF THE PREFERRED DESIGN APPROACH

Historically, one of Madison's most vibrant business locations, the 100 Block of State Street has for the past few decades, continued to erode with often inappropriate building improvements and maintenance. Using a standard real estate practice, a limited liability company called Central Focus LLC, was used to acquire properties in the 100 Block of State Street, and through to North Fairchild and West Mifflin Streets. Driving these acquisitions was a concern that a possible response to the deteriorating situation on the 100 Block of State Street might well lead to inappropriate development, leading to a lost opportunity to further enhance this area of Madison's downtown – an opportunity that might not present itself again for generations. Through the acquisition of the properties an opportunity to preserve and enhance the character of State Street and provide an exciting and unique place on North Fairchild Street is possible.

The Project is a vision-driven enterprise…keep State Street great… enliven North Fairchild Street…give the properties another 100 year life…create an efficient real estate plan for the future, and generate income for the long-term fiscal health of Overture Center. Central to these goals is the desire to create highly efficient office spaces on the second through fourth floor; space that needs to be flexible to meet a wide variety of office user needs and be efficient to manage on a long term basis by a non-profit organization. The cobbled nature of the existing buildings, the deficiencies (and in some cases severe structural and architectural deficiencies) identified within the existing buildings, and the need to increase the structural live loads for the office uses, led to a construction strategy requiring substantial reinvestment in the existing structures. Given the long–term horizon of the Project and the desire to provide permanently gifted support to Overture Center, Block 100 Foundation decided to reconstruct spaces rather than simply rehabilitating the existing structures.

State Street has long been one of Madison's most prominent streets. The Project's original proposal to remove and reconstruct the buildings along State Street has been revised based upon discussion and concerns identified in the past couple of months. The proposed development preserves the historical character and appearance of the block with the State Street facades of the Castle & Doyle Building (125 State Street) and the Buell Building (121-123 State Street) remaining. The intent is to repair and refurbish (where needed) these two historic facades so that they may be preserved for decades. At the Francis Vallender Building (127-129 State Street) the only remaining historic features are the second and third floor brick window arches along State Street and cornice of the building - all other historical attributes of the building have been removed through previous modifications and renovations of the building. In the 1990's, the Haswell Furniture Building (117-119 State Street) façade on State Street was so significantly altered that the only remaining features on this façade are the limestone belt course and balustrade at the third floor leaving a building that no longer reflects the historic character of the block. For example, the State Street Historic District contemplated in the late 1990's lists the Haswell Furniture Building as a noncontributing resource/building to the potential historic district. The Project proposes to remove and reconstruct the Francis Vallender Building and the Haswell Furniture Building. Recognizing the importance of the Castle & Doyle Building (125 State Street), the Project seeks to preserve and maintain this historic landmark by preserving both the State Street façade and, the Fairchild Street facade, the party walls separating this building from adjoining properties along State Street, the majority of the first floor retail space, the second floor structure and wood flooring, and the roof structure.

While some preservationists have used the term 'facadism' to describe the Project, this characterization is misleading and inaccurate. What is proposed for 125 State Street (Castle & Doyle Building) is the preservation and refurbishment of the facades and the primary elements of the building. What is proposed for 127-129 State Street (Francis Vallender Building) and 117-119 Haswell Furniture Building is the removal and reconstruction of these buildings – the aesthetic appearance of the new exteriors of these buildings are designed to be a reflection of the historic character of the original buildings rather than being completed in a new 'modern' building aesthetic. The remaining building façade of the Buell Building (121-123 State Street) may be considered 'facadism' by some, due to the fact that the building façade will be preserved and the interior of the building replaced and repurposed. However, to adaptively reuse the Buell Building and incorporate it into the proposed new uses is not practical due to the structural framing of the building. Preservation of this building's façade on State Street is the same approach that has been used successfully in Madison with some of the most recent examples being the preservation of the former Quisling Clinic at the corner of Wisconsin Avenue and W. Gorham Street, the Yost's-Kessenich's building façade (a City Landmark) at the corner of N. Fairchild Street and State Street at the Overture Center and a more recently completed project within the past six months at the Agricultural Chemistry Building (a National Historic Landmark) at 420 Henry Mall along University Avenue on the UW Madison campus.

Historic Photo
117-119 State Street

Proposed

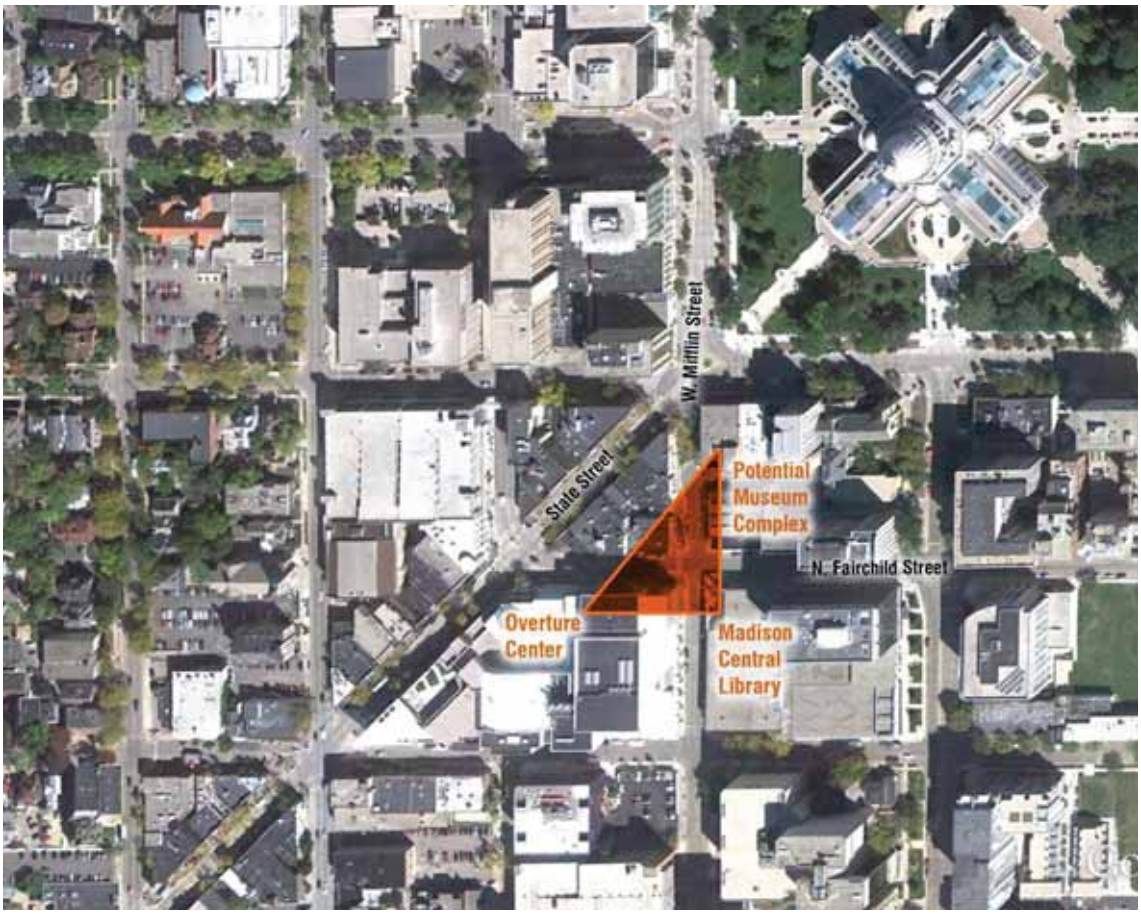
Historic Photo
127-129 State Street

Proposed

121-123 State Street – Façade to remain

125 State Street – Building to remain

With the City of Madison's commitment to redevelopment of the downtown Central Library, the Overture Center, and the possibility of a new museum complex, the intersection of N. Fairchild Street and W. Mifflin Street now plays an ever increasing role in the fabric of the City. With the emerging importance of this corner within the City, the 100 Block of State Street is again poised to become one of Madison's most vibrant locations as a civic and cultural arts node. The conceptual strategy centers on the idea of creating a unique place and the question became how could this best be accomplished. Recognizing the civic node, with the major civic buildings intersecting at North Fairchild and West Mifflin Streets, this focal point formed the basis for the design concept of a sculptural patterned garden. The corner, forming the hypotenuse of this civic triangle of current and future civic buildings was seen as a special opportunity to create a greater sense of place.



It is important to understand that North Fairchild Street is not State Street. Nothing about the two streets are similar…not in the current land uses, not in building scale and massing, not in urban design character. To consider the current North Fairchild Street as an extension of State Street is inaccurate and, in the development team's opinion, North Fairchild Street in its current configuration is a lost opportunity. In stark contrast to State Street, N. Fairchild Street as it relates to the 100 Block of State Street is primarily the backs or sides of the buildings fronting on State Street. This utilitarian environment was designed for service (loading/unloading) and emergency building egress (fire escapes and back doors). This Project proposes to significantly change the pedestrian and aesthetic environment of this section of N. Fairchild Street. With removal of the stairs (access to basement of 127-129 State Street and access to the first level and basement of 121-123 State Street) within the public right-of-way, elimination of the fire escapes (127-129, 125 and 121-123 State Street) and the creation of a new garden space at the intersection of W. Mifflin and N. Fairchild Streets, residents and visitors will be encouraged to walk along N. Fairchild Street on the 100 Block of State Street. The pedestrian experience along N. Fairchild Street, both visually and emotionally, will change dramatically adding to vitality of this area of the City.

The transformation of North Fairchild Street as proposed with a sculptural patterned garden, combined with an active use that would bring a retail element to the corner of West Mifflin and North Fairchild Street and complement the civic node, became the preferred approach. This new node has the opportunity to be seen by many residents and visitors daily from State Street or from traveling by car or bus on N. Fairchild Street and the "outer loop" of vehicular traffic around the Capitol Square. The green space "garden" provides the opportunity to enhance the visual and aesthetic appearance of our city, reflect the importance of this civic node within Madison and provide a unique pedestrian experience. This garden will be maintained and operated by Block 100 Foundation with a small outdoor area provided for the restaurateur to provide outdoor dining and a couple of benches along N. Fairchild Street on the property. It is the desire of Block 100 Foundation

to allow the public to sit within the garden and these benches will be provided as long as they do not become a management, operational or use issue.

The preferred design approach for this Project is further reinforced by City planner and landscape architect John Nolen's vision. One hundred years ago in 1911, John Nolen completed his visionary plan for Madison titled "Madison: a model city". In Chapter 2 of the plan, Nolen suggested that on State Street,

> "an open space triangle, at the intersection with Broom and Gorham Streets would afford attractive and valuable sites for public and semi-public buildings fronting on an agreeable opening midway between the Capitol and the University."

While the public and semi-public buildings that Nolen envisioned for the 400 block of North Broom Street were not built, those buildings were built or are planned for the 100 block of North Fairchild Street, three blocks closer to the Capitol on a site with the same physical dimensions. The Block 100 Foundation Project will provide a respectful nod to John Nolen's vision in a fresh way, ushering in a new century of investment to reinforce the beauty and character of our downtown.

As reflected in the Nolen Plan, the recognition of civic spaces by the use of open green spaces is important within cities. Our own City has done this historically around the Madison Municipal Building on Martin Luther King Jr. Boulevard and most recently with the expansion and redevelopment of the green space at the Chazen Museum along University Avenue. Many cities across the United States have green spaces associated with civic building structures.

There are many fine examples of green spaces within the urban fabric of cities around the world. These spaces add to the aesthetics of our cities – they provide outdoor rooms that are engaging, inviting and unique within the city fabric. These spaces can also be dynamic and sculptural as illustrated in the examples below. Such a vision is proposed in this Project.

Montjuic Garden
Barcelona, Spain

Place D'Youville
Montreal, Quebec

Square 54, "The Avenue"
Washington DC

Central Wharf
Boston, MA

Tilburg Square
Tilburg , Netherlands

Tudor City Greens
New York City, NY

The utilitarian and service nature of the buildings along N. Fairchild Street, lead in most respects to utilitarian architecture. An opportunity now exists to capitalize on a revitalization of N. Fairchild Street on the 100 Block of State Street and improve the aesthetics and architecture along N. Fairchild Street. This improvement begins with the flat-iron building at the corner of State and N. Fairchild Streets. The aesthetic appearance and pedestrian environment of the flat-iron building on N. Fairchild Street will be transformational from what currently exists. This transformation will happen through the removal of the existing basement access in the sidewalk along N. Fairchild Street, the removal of the gas meter on the side of the building in the sidewalk area, the deconstruction and elimination of the existing apartment entrance structure between 127-129 and 125 State Street along N. Fairchild Street and the removal of the fire escape on the side of this building. In addition, the continuation of the façade aesthetic of the flat-iron building on State Street wrapping around to N. Fairchild Street transforms this building into a true flat-iron building that fits into the fabric, scale and massing of State Street with a large 'retail' window along the sidewalk of N. Fairchild Street and windows at the second level of the flat-iron building along N. Fairchild Street, continuing the rhythm of the State Street openings. The development team is proposing to use a brick on the new flat-iron building that is similar in color and appearance to the original brick that is painted over on the current building. This un-painted brick will provide a richer color and texture that complements the character and fabric of the buildings on State Street. In addition, the brick color will contrast and thus highlight the Castle & Doyle terra cotta State Street façade.

The development team has modified its original proposal of reconstructing the back of the Castle & Doyle building along N. Fairchild Street. The Project will preserve and rehabilitate this façade maintaining the stone foundation and minimally decorated red brick structural wall. While localized areas of the current brick façade appear to have been rebuilt previously and some additional repair and reinstallation will likely be necessary to preserve the façade, the color, appearance and

texture of the wall is similar in color to the brick proposed at the flat-iron building. With the restoration work proposed, this façade will be a showcase for preservation and allow the structure to remain for decades.

With the preservation of the back of the Castle & Doyle Building and the wrapping of the façade of flat-iron building from State Street to N. Fairchild Street, there will now be a continuation of the fabric, scale, texture and aesthetic of State Street onto N. Fairchild Street. This is in many respects what is currently in place at the corner of State Street and W. Mifflin Street where the historic Willett S. Main Building (101-106 State Street) and the adjacent two story brick building at 112-114 W. Mifflin Street wrap the fabric of State Street onto W. Mifflin Street.

From the Castle & Doyle Building east along N. Fairchild Street there is an opportunity to provide a new aesthetic adjacent to the garden that defines the garden space and complements the civic buildings at the intersection of W. Mifflin Street and N. Fairchild Street. The development team believes that the architecture of the building along the garden needs to have its own identity to maintain and support this important edge of the civic node. The new building face fronting the garden is not intended to be a continuation of State Street's aesthetic. With the building façade forming an edge of the civic node and not aligning with the street edge a continuation of the scale, texture and aesthetic of State Street seems inappropriate at this location. The opportunity exists to provide and support a unique space within the City of Madison and the development team believes the architecture of this space should be supportive and complementary to its surroundings. To complement the surrounding civic buildings and create a supportive aesthetic, materials were chosen to be long lasting, durable, low maintenance and timeless. A warm colored natural limestone was chosen that has a subtle variation in range of color to provide visual texture on the solid portions of the facade. The stone size of approximately 8" x 18" was chosen to complement the scale of the building. The size chosen is larger than a standard brick, but much smaller and finer in scale and size than the stone panels on the Overture Center.

The new restaurant facing the garden will provide increased activity and energy for the W. Mifflin Street and N. Fairchild Street intersection. A significant portion of the first floor (restaurant) level façade is glazed to provide an opportunity for the restaurant patrons to enjoy the garden and an opportunity for the restaurant to open up and provide an exciting new front on N. Fairchild Street. A portion of the glass wall separating the restaurant from the garden will be a NanaWall system. This type of wall allows a large area to be opened up to the outside without the intrusion of columns or posts separating the inside space from the outside space. This wall system is proposed as the separator between the indoor dining area and the outdoor seating area within the garden. Dining patrons will have the opportunity to dine outside, but enjoy the atmosphere and environment of the interior dining, so that there is an unobstructed continuation of dining space between the inside restaurant and the garden.

Light defines space. For open spaces it creates a transition between environments instead of separation. A suspended catenary lighting system is proposed in the garden that allows light to be focused in areas, leaving other places in darkness. This system allows light to be pinpointed where desired, with light spill reduced to minimize light pollution and energy consumption. Catenary lighting is based on "less is more" and the system allows light fixtures without the intrusive support structures of light poles and bollards. What is proposed would be unique in downtown Madison and it would create a unique ambience and environment for the civic node at night.

With all that is proposed relative to creating a unique place and civic node within the City of Madison, unfortunately incorporating the West Mifflin Street buildings, the Andrew Schubert Building at 120 West Mifflin Street and the Fairchild Building Corporation Building 122-124 West Mifflin Street, into the overall vision of the Project isn't feasible. The development team investigated a number of options regarding these two buildings. In regards to the Andrew Schubert Building, options investigated have included renovation and adaptive reuse, incorporation of the building into the proposed development and relocation of the building within the 100 Block of State Street. Unfortunately, due to the buildings poor existing exterior and structural condition, the magnitude of the interior and structural renovation required and its impact on any redeeming historic attributes within the structure, Block 100 Foundation concluded that the existing building cannot be incorporated into the proposed development. The only available option to retain this building is to relocate it. Block 100 Foundation will work with any interested parties to move the structure until the time that construction of the Project is ready to commence. If the building is not moved, the Block 100 Foundation will also work with interested parties to salvage building materials from the building and the stained glass transom window and lead glass window will be re-used in the Project.

Analysis has also taken place regarding the Fairchild Building Corporation Building at 122 West Mifflin Street. While the existing wood frame building is in relatively good condition, the adaptive reuse, renovation and incorporation of the building into the proposed development does not align with the overarching goal to provide a unique and special civic node reflecting the cultural institutions that surround it. After significant discussion it was concluded that such a civic node cannot be achieved in a way that preserves the existing two story structure. Preservation of the exterior limestone cladding on this structure is possible and has been done within Madison, most recently in the area of this Project at 202 State Street (Paras Building) located at the corner of Dayton Street and State Street. The limestone façade of 122 W. Mifflin Street along W. Mifflin Street and N. Fairchild Street and the exterior ornamental lights will be carefully removed and salvaged for re-use.

Achieving the multiple goals of this Project…preserving the character of State Street while revitalizing North Fairchild Street…is a substantial contribution to the community which the development team believes mitigates the loss of the Schubert Building at 120 West Mifflin Street and the Fairchild Building Corporation Building at 122-124 West Mifflin Street.

ECONOMIC ANALYSIS

From an economic standpoint, the Project is unique. It is not being undertaken for traditional commercial development reasons or with a profit motive in mind, nor is it likely that a profit-driven developer would or could undertake the redevelopment of this site. This Project is about improving our City and in the process, creating an additional philanthropic vehicle to help support an important civic asset, Overture Center for the Arts. Accordingly, some of the standard economic analyses don't apply as it would be nearly impossible to replicate the project using a conventional development model. The major element is the fact that the Project is being developed without bank financing. In other words, there is no debt to service, and therefore, none of the estimated development cost of $10 million will have to be repaid from income generated by the Project. In addition, unlike a traditional real estate development scenario, there is no expectation that the cash flow from the property will be used to provide a market rate of return on the equity invested in the development. Nor is there any City financial assistance involved in this Project, thus leaving limited City resources available for other projects.

Without debt service or the need to provide a return on equity to investors, the Project's ability to generate positive cash flows is significantly enhanced. Further, should there be a longer initial lease-up period or if market conditions affect the rents that are achievable, there is the ability to make the best longer-term decisions in regards to the tenant mix in the Project. Additionally, the acquisition prices for the properties making up the Project become irrelevant in this equation.

There isn't any acquisition cost being carried by the development from an operating pro-forma standpoint and the acquisition costs don't drive up the top line revenue needed to achieve positive cash flow. All of these factors add up to a unique opportunity for the City to capture a very high quality real estate development with significant additional public benefits. There is no feasible way to accomplish this Project using a conventional real estate development model.

Operating Pro-Forma: The average annual rental rate for the Project is projected at $19.72, assuming $27 per square foot triple net rent for the retail space and $19 to $20 per square foot gross rent for the office spaces. These rents are assumed to be market rates. Assuming a vacancy allowance of 7%, effective annual gross income should be approximately $635,000. Total annual operating expenses are estimated at approximately$7.50 per square foot which yields a stabilized annual net operating income of approximately $390,000. The net operating income is then available for replacement reserves, funding tenant improvements, leasing costs and distributions by the non-profit Block 100 Foundation to Overture Center.

Operational Efficiencies: The Project will change the above grade occupancies from seven apartments and 14,926 gross square feet of office to all office usage in the approximate amount of 22,110 gross square feet. This change in use has a positive impact on the top line revenue of approximately 30%. Further, operation costs are reduced because of the ability to have more streamlined management, maintenance and leasing costs for office space alone versus a mix of housing and office.

Property Valuation: The 2011 combined assessed value for the six properties comprising the Project, as established by the City Assessor, is $3.842 million. Utilizing the stabilized net operating income and an 8.0% capitalization rate, an anticipated valuation for these properties after completion would rise to approximately $4.9 million. The property will remain on the tax roll and all the property taxes will continue flow to the taxing jurisdictions since there isn't any TIF assistance involved. Ultimately, it will be City Assessor's responsibility to determine the assessed property values.

Projected Employment: The completed Project will house additional businesses that will increase jobs, add to the tax base and add more day time users for State Street area stores and restaurants. When completed and occupied, the restaurant, retail stores and offices will employ approximately 125 people. The Project expects to employ approximately 75 construction workers. In addition to these figures, numerous businesses and design team consultants in Madison will be involved throughout the project.

Overture Center of the Arts Endowment: A key element of the Project has been the desire of the Frautschis to ensure that the net operating income from the project is used for the long term support of Overture Center for the Arts. Using Block 100 Foundation as the platform, their concurrent investment in the block through the Pleasant T. Rowland Foundation and Jerry Frautschi's Overture Foundation achieves a tremendous reinvestment in the future of Madison's central business district and serves as a philanthropic gift for an important civic institution, Overture Center for the Arts. Using a conservative assumption that $200,000 of the projected annual stabilized net operating income of $390,000 (as presented above) will be available each year, this annual gift is the equivalent of Overture Center having to raise a $4.0 million endowment ($4.0 million X 5% annual draw = $200,000 per year). If the annual gift reaches $300,000, the equivalent endowment that would be needed for this level of support would be $6.0 million. This is a very significant economic benefit of the Project and comes with no corresponding assumption of risk for the performance of the Project.

SCHEDULE

In 2012, the City of Madison will start the renovation of the Central Library, kitty corner from the Project site. Starting this Project now, will allow Block 100 Foundation to complete the Project by the time the new Central Library opens. The following identifies significant dates:

Landmarks Commission Meeting	January 30, 2012
Urban Design Commission Meeting (Initial Approval)	February 1, 2012
Plan Commission Meeting	March 5, 2012
Start Construction	Second Quarter 2012
Substantial Completion / Occupancy	Mid 2013
Site Work Completed	Fall 2013

ZONING AND ADDITIONAL CITY OF MADISON PROJECT REQUIREMENTS:
Compliance with City Plans: The Project will need to comply with a number of City plans and ordinance provisions.

Project location is zoned C4 Central Commercial District:

- The proposed Project is in compliance with the height regulations of 4 stories maximum – 2 story minimum
- Being a major alteration project that involves demolition, outdoor eating and changes to the exterior of the buildings, a conditional use permit is required from the Madison Plan Commission as well as the review of, and recommendations from, the Madison Landmarks Commission and the Madison Urban Design Commission.
- The proposed Project requires demolition permits.
- The proposed Project requires Landmarks Commission approval for:
    - Alteration/Addition to a Designated Madison Landmark
    - Demolition
    - Alteration/Addition to a building adjacent to a Designated Madison Landmark

City Designated Landmarks: Two properties, the Castle and Doyle Building located at 125 State Street and the Andrew Schubert Building located at 120 West Mifflin Street, are designated City of Madison landmark buildings. Chapter 33 of the Madison General Ordinances requires that the Landmarks Commission review the proposals for the landmark buildings and the adjacent properties, as well as any demolition permit applications, and consider the issuance of a Certificate of Appropriateness for the Project.

In the late 1990's a proposal to create a "State Street Historic District" was prepared by the City of Madison. Items noted below in quotes ("_") are from the State Street Historic District proposal.

Castle & Doyle Building (1856/1921-22) 125 State Street:

- As indicated in the Existing Building Summary section of this Letter, the Castle & Doyle building will remain except for modification at the back of the first floor retail, elimination of the basement and the insertion of two exterior doors in the Fairchild Street façade. The existing first/ground floor is subdivided at the Fairchild Street side of the retail space with a somewhat triangular shaped room at the rear of the retail space. This space is currently used by the retailer for merchandising, but it is likely that this room was at one time used as an office. The Project will remove this room and remove the stairwell to the basement. The interior retail space with these two modifications will not be significantly altered. We do not believe that this demolition and alteration proposed will be detrimental to the public interest and contrary to the general welfare of the people of the City and the State.
- Extensive repair of historical elements on the exterior and interior of the building will be undertaken as part of this Project.
- The Project will also remove non-original modifications that have been made since 1921-22 renovations and provide new construction that is consistent with the historical appearance and materials originally installed.

Andrew Schubert Building (1908) 120 W. Mifflin Street:

- This building was designed by Ferdinand Kronenberg. The State Street Historic District proposal states that "Ferdinand Kronenberg appears to have designed the greatest number of buildings on State Street, including two with J.T.W. Jennings and five on his own." (Section 8, Page 5) In addition to the Schubert Building his designs in the proposed State Street Historic District include:
    - The Neo-Classical Revival Speth Building at 137 West Johnson Street (1906)
    - The Queen Anne Boelsing Building at 126 State Street (1907)
    - The Queen Anne style Standard Building at 208 State Street (1909)
    - The commercial vernacular Nicholas Weber Building at 425 State Street (1909)
    - The Central Building Company at 548 State Street (1910)
    - The craftsman style Anna Weber I Building at 218-20 State Street (1913)

- The Andrew Schubert building is considered a Queen Anne style of architecture. The State Street Historic District proposal states "Queen Anne is one of the predominant styles in the district, showing influence in 11 examples." Queen Anne is the third most prevalent style of architecture in the district.
- Under the category of "Present Appearance" in the description of the 11 examples in the State Street Historic District proposal on Queen Anne (Section 7, Page 5) the Andrew Schubert Building is not mentioned, while six other properties are singled out and noted as the prime examples of Queen Anne style architecture in the proposed district.
- Under the category of "Architectural Significance" in the State Street Historic District proposal describing Queen Anne style four buildings are singled out as representing this style of architecture. The Andrew Schubert Building is not included in this list.
- Therefore, removal of this sole example among the numerous examples of Kronenberg's work would not be detrimental to the public interest or to the general welfare of the people of the City or the State.

The Project is located in the Capitol Fire District: Capitol Fire District restrictions under Madison General Ordinances Section 29.37 apply to the properties in this proposal. Section 29.37(2)(b) indicates that "all new buildings and additions to existing buildings, except private residences, hereafter constructed in the Capitol Fire District shall be of fire resistive construction, as specified in Comm 62, Wis. Adm. Code, unless exempted by the Fire Marshall and the Director of Building Inspection." Fire resistive construction is an all inclusive term which can include rated and non-rated construction, but in our initial conversations with both the building and fire departments there was an indication that the elements used for construction would need to be non-combustible. What is proposed for this Project is construction of all new building structure as non-combustible construction with extra fire suppression for the remaining wood structure, a fire alarm system that will initiate fire suppression in the entire combined structure and a single point of entry for the Fire Department including an enunciation panel.

DRAFT DOWNTOWN PLAN

The Madison Planning Department is in the process of writing a new Downtown Plan, the most recent draft dated November 2011. Since it has not yet been adopted formally, the recommendations and requirements in this new Downtown Plan do not apply to this Project. Nevertheless, there is much about this Project that reflects the policies, visions, and intent behind the new Downtown Plan.

The Department of Planning and Community and Economic Development issued the proposed Downtown Plan in November 2011. The Plan seeks, as an overarching idea, to ensure the Downtown possesses an authentic sense of place. (Page 2). More particularly, the proposed Plan states:

> *Sense of place refers to people's perceptions, attitudes and emotions about a place. It is influenced by the natural and built environments and people's interactions with them. Successful downtowns are comfortable, but at the same time, exciting, fun, and places of continual discovery. Cities are ever evolving and due largely to their compactness, such changes in downtowns are often more noticeable. It is a given that the Downtown of today will be different in twenty years. Successful downtowns spend considerable resources planning for and working towards a desired future. This includes proactively addressing those things that need improvement. It also includes identifying and building on the things that work well, while recognizing and seizing new opportunities that will keep Downtown fresh and dynamic. (Page 2)*

In many ways, these Downtown Plan statements are the value proposition for the proposed Block 100 Foundation Project.

The proposed Project also specifically addresses the following Downtown Plan recommendations:

- Guiding Principles - Desirable Downtown Characteristics (Page 6) "Very high-quality public open spaces, including smaller squares and plazas maintained on private property."

- Key 4: Maintain Strong Neighborhoods and Districts (Page 6) “This plan seeks to enhance the variety of special neighborhoods, districts, and smaller nodes, that, although unique places in their own rite, in aggregate truly make Downtown more than simply a sum of its parts.”
- Key 9: Become a Model of Sustainability (Page 7)

- Key 2: (Pages 22/23) “Madison must continue to strive to distinguish its Downtown as an attractive urban environment which provides a “complete package” of places to work, live and recreate. Downtown needs to clearly establish and promote its identity as an energetic and stimulating urban environment – a place where employers and employees alike want to be.”
- Recommendation 11: (Page 24) “Provide a wide range of office and commercial spaces to meet different business needs…”
- Recommendation 17: (Page 27) “Promote high quality architecture and craftsmanship for new buildings to reinforce the Downtown as an engaging and attractive employment location.”
- Objective 2.5: (Page 31) Enhance the attractiveness of Downtown shopping and entertainment to Downtown workers, residents and visitors.
- Recommendation 31: (Page 31) “Encourage development of additional retail, service and entertainment uses to support Downtown working and living.”
- Recommendation 32: (Page 31) “Maintain and expand locations for sidewalk cafes and street vendors.”
- Recommendation 42: (Page 39) “Provide enhanced streetscape amenities at neighborhood nodes, such as curb bump outs at intersections, wider sidewalks, benches, bike racks, enhanced terrace treatments, and more landscaping.”
- Recommendation 61: (Page 49) “Preserve “triangle (flatiron) blocks” at the corners of Capitol Square including flat-iron buildings, for smaller scale, active urban uses, such as entertainment, restaurants, shopping and cultural activities.”
- Objective 4.2: (Page 50) The State Street district’s existing character should be supported, with no major changes to the street’s function or scale envisioned. Ground floor spaces should be reserved for retail and eating/drinking establishments while additional office uses on upper floors should be considered. Many of the buildings are historic or architecturally significant and should be retained.”
- Recommendation 64: (Page 50) “Support the retention and establishment of locally-owned small businesses.”
- Recommendation 65: (Page 50) “Preserve and rehabilitate significant older structures, including flat-iron buildings.”
- Objective 6.6: (Page 85) “Improve pedestrian connections by creating and improving sidewalks…”
- Objective 7.3: (Page 97) “Retain flatiron building forms to recognize their unique contribution to the character of Downtown.”

USES & AREAS (GROSS SQUARE FEET)

The Project site area is 13,468 gross square feet or 0.31 acres.

This table illustrates existing and proposed uses and areas.

Address	Parcel (GSF)	Existing Use	Existing (GSF)	Proposed Use	Proposed (GSF)
127-129 State Street (Francis Vallender Building)	810				
Basement		Storage / Mechanical	740	N/A	0
First Floor (State Street Elevation)		Retail	755	Retail	765
Second Floor		Residential	740	Office	765
Third Floor		Residential	740	N/A	0
125 State Street (Castle & Doyle Building)	998				
Basement		Storage / Mechanical	200	N//A	0
First Floor (State Street Elevation)		Retail	998	Retail	998
Second Floor		Residential	998	Office	998
121-123 State Street (Buell Building)	2663				
Basement		Laundry / Stor. / Mech.	2663	Storage / Mechanical	2620
First Floor (State Street Elevation)		Retail	2550	Retail	2486
Second Floor		Residential	2663	Office	2541
Third Floor		Residential	2663	Office	2485
Fourth Floor			0	Office	2087
117-119 State Street (Haswell Furniture Building)	4614				
Basement		Kitchen / Stor. / Mech.	4580	Storage / Mechanical	3562
First Floor (State Street Elevation)		Retail (Restaurant)	4503	Retail (Restaurant)	3773
Second Floor		Retail (Restaurant)	3195	Office	3952
Third Floor		Retail	4581	Office	3951
Fourth Floor		Office	4581	Office	3951
120 West Mifflin Street (Schubert Building)	1443				
Basement		Storage / Mechanical	1238	Storage / Mechanical	85
First Floor		Retail	1258	Retail (Restaurant)	1380
Second Floor		Residential	1258	Office	1380
122 West Mifflin Street	2940				
Basement		Storage / Mechanical	2882	N/A	0
First Floor (Street Level)		Office	2882	N/A	0
Second Floor		Office	2882	N/A	0
Total (Gross Square Feet)	**13,468**		**49,550**		**37,779**
SUMMARY	Difference				
Basement	(6,036)		12,303		6,267
First Floor	(3,544)		12,946		9,402
Second Floor	(2,100)		11,736		9,636
Third Floor	(1,548)		7,984		6,436
Fourth Floor	1,457		4,581		6,038

The existing businesses have either already relocated to new spaces or will do so by the end of the first quarter of 2012. None of the apartments are occupied at the present time.

The character, scale and rhythm of State Street will remain in the new development allowing the 100 Block of State Street to function in much the same way as it does today. Small scale retail shops are proposed along State Street that provide an opportunity for local retailers to have unique shops with unique identities along the sidewalk. The scale and square

footage of the proposed retail shops are sized to attract local retailers, not national or regional retailers. Contiguous floor plates along State Street are not planned, with the retail shop floor elevations aligned with the sidewalk elevation – thus stepping in elevation along the slope of State Street. The side walls and/or party walls at 125 State Street (Castle & Doyle), separating this building from the adjoining buildings, will be maintained, thus keeping the historic character of the first floor retail in place. In addition to the retail shops along State Street, a restaurant fronting State Street is proposed. Initial design concepts have been revised to provide additional restaurant frontage along State Street while maintaining the entrance in the center of the 117-119 Haswell Furniture building. An entrance and lobby for the above grade offices is also proposed along State Street which will enhance pedestrian traffic in the 100 Block of State Street and encourage office occupants and visitors to support local retailers along State Street. A portion of the party wall that currently exists between 121-123 State Street and 117-119 State Street will be reconstructed along State Street to align with the location of the current wall that separates the two buildings at the ground floor retail level.

On the corner of Fairchild Street and West Mifflin Street, a garden space is created that forms the civic node. An entrance to the restaurant fronting State Street is provided through the garden space and a small portion of the garden will be used for outdoor seating for the restaurant.

The upper floors of the development, floors 2-4, will consist of flexible commercial office space providing opportunities for small businesses to be located in downtown Madison. The office space will have Class A amenities without vehicular parking.

PARKING AND LOADING SPACES:
The existing parking spaces and loading zones will be maintained with no anticipated changes occurring along State Street, N. Fairchild Street or W. Mifflin Street.

Bike parking requirements, as identified by the City Zoning Administrator, for this Project location is two (2) bike spaces for each zoning lot. The Project is currently comprised of six zoning lots, but is likely to change to one zoning lot upon completion of the Project. The applicant wishes to maintain the existing bike parking in the right-of-way around the Project boundary and will work with the City of Madison planning department to locate additional bike parking in the right-of-way where appropriate to support the building employees and customers.

HOURS OF OPERATION:
Primary Retail Uses are envisioned to match what other merchants on State Street use as hours of operation. Primary hours estimated to be 10:00am-6:00pm, seven days a week.

Restaurant hours of operation will be dependent upon the restaurant operation. Use may be from 7:00am to City Bar time.

Commercial Office Use hours are envisioned to be primarily 8:00-5:00 M-F, but 24/7 access will be allowed.

TRASH REMOVAL / SNOW REMOVAL / MAINTENANCE EQUIPMENT
Trashing and recycling for the Project and its uses will be located in a common trash room accessed off of Fairchild Street.

Snow removal equipment, to clear snow from the private portions of the development, will be stored in the basement.

Maintenance of equipment will be provided through contracted vendors.

SUSTAINABLITY PRACTICES TO BE USED:
Those buildings to be removed from the site will be carefully deconstructed and those deconstructed materials will be recycled or reused to the maximum extent possible. We expect to achieve at least an 85% recycling/re-use rate. The limestone façade from the 122 West Mifflin Street building will be saved. The garden at the corner of Mifflin and Fairchild Streets will reduce the amount of impervious surface on the block. In addition, geo-thermal wells will be placed below the garden to supply the heating and cooling for the building. The plan will include green roofs for the buildings to reduce the heat island effect and the amount of storm water runoff from the site. The buildings will be designed with an energy

efficient exterior shell and mechanical systems to reduce energy costs. The interior spaces will utilize highly efficient light fixtures as well as daylight sensors to reduce the use of electric lighting. The Project will pursue US Green Building Council Leadership in Energy and Environmental design (LEED) third party certification.

NOTIFICATIONS

The development team filed the required notices for the City's list serve Madison Ordinance Section 28.12 on September 30, 2011, with additional information provided to the site on October 6, 2011. An email response from the City of Madison noting Demolition Notification Approved was received on October 7, 2011 (copy attached in the Appendix). The Capitol Neighborhoods Inc. (CNI) has agreed that the notice provision was met as of October 17, 2011 (copy of December 29, 2011 email is attached in the Appendix). A follow-up notification for a demolition permit and conditional use application was sent by Potter Lawson to the alderperson, CNI and City of Madison planning department on October 27, 2011 (copy of email is attached in the Appendix). The Greater State Street Business Association has waived its notice requirement. A meeting with Planning Division Director and the Zoning Administrator was held on August 5, 2011 to review the Project concept. The alderperson of the District was informed of the potential land use submission in a meeting on August 30, 2011 at the site. The Capitol Neighborhoods Inc. Development Committee met with the Block 100 Foundation project manager on October 5, 2011 to review the Project proposal and to layout the neighborhood review process. A neighborhood public information meeting was conducted on October 17, 2011 which was televised on CitiCable and a joint informational meeting of the Urban Design Commission and the Landmarks Commission was conducted on November 14, 2011 which was also televised on CitiCable. The Capitol Neighborhoods Steering Committee has met with the development team on five occasions between November 2, 2011 and January 4, 2012, prior to the submittal of the land use applications on January 9, 2012. An additional neighborhood meeting is scheduled for January 23, 2012.

PROPERTY DESCRIPTION

Address: 127-129 State Street
All of Lot One (1), Block Seventy-six (76), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, lying west of the lot formerly owned by the City of Madison, upon which was located Engine House No. 2, formerly owned by said City (now known as the Castle & Doyle Property), and being more particularly described as follows: Beginning at the west corner of said Lot 1, Block 76; thence running east along State Street 41 feet; thence southerly on the line of the lot formerly owned by the City of Madison, aforesaid, to Franklin Street N/K/A Fairchild Street; thence along Fairchild Street 54 feet to the place of beginning.

Address: 125 State Street
Part of Lot One (1) Block Seventy-six (76), original plat of the City of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning 41 feet east from west corner of block; thence east on State Street 20 feet; thence south 60 feet to N. Fairchild; thence northwest on said N. Fairchild Street 28 feet; thence north 40 feet to point of beginning.

Address: 121-123 State Street
Part of Lots 1 and 2, Block 76, original plat of Madison, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning 61 feet east from the west corner of said Block 76 on State Street; thence south 60 feet to Fairchild Street; thence southeast on Fairchild Street to a point 14 feet southeast from line between Lots 1 and 2; thence northeast at right angles to Fairchild Street, 42.5 feet; thence north 43 feet to State Street; thence west 44 feet to point of beginning.

Address: 117-119 State Street
Part of Lots One (1) and Two (2), Block Seventy-Six (76), Madison, according to the recorded plat thereof, in the City of Madison, Dane County, Wisconsin, described as follows: Beginning at a point of Fairchild Street 74 feet northwest from the south corner of Block 76, in said City of Madison; thence northeast 59 feet; thence north at right angles to State Street 60 feet; thence west on State Street 44 feet to a point 105 feet east from the west corner of Block 76; thence south at right angles to State Street, 43 feet; thence southwest 42 feet to Fairchild Street; thence southeast along Fairchild Street 44 feet to the point of beginning.

Address: 120 W. Mifflin Street
All that part of Lots Two (2) and Three (3), Block 76, original plat of Madison, in the City of Madison, Dane County, Wisconsin, bounded and described as follows: Beginning at a point on the northwest line of Mifflin Street 39 ½ feet northeast from the

south corner of Block 76; thence northwest at right angles to said Mifflin Street 74 feet; thence northeast parallel with Mifflin Street 19 ½ feet; thence southeasterly at right angles to said Mifflin Street 74 feet to the northwest line of Mifflin Street; thence southwest along northwest line of Mifflin Street 19 ½ feet to place of beginning.

Address: 122-124 W. Mifflin Street
All that part of Lots Two (2) and Three (3), Block Seventy-six (76), original plat of Madison, in the City of Madison, Dane County, Wisconsin, more fully described as follows: Beginning at the south corner of Block Seventy-six (76), of the City of Madison; thence northeasterly along the northwest line of Mifflin Street 39 ½ feet; thence northwesterly and at right angles to said northwest line of Mifflin Street 74 feet; thence southwesterly and at right angles 39 ½ feet to the northeast line of Fairchild Street; thence southeasterly along the northeasterly line of said Fairchild Street to the point of beginning, having a frontage of 39 ½ feet on Mifflin Street and frontage of 74 feet on Fairchild Street.

Note: At the completion of construction the property lot description may be modified so that the Project site is a single zoning lot for tax and notification purposes.

PROJECT ATTRIBUTES:

1. The Project will be built entirely with private funds.
2. The properties will remain on the tax roll and no city funding or TIF is involved in the project. The 2011 assessed value of the properties was $3,842,000.
3. The Project is being developed and owned by a new foundation to ensure that the annual net operating income from the Project is used for the long term support of Overture Center.
4. The Project will incorporate energy efficient building techniques and mechanical systems to reduce lifetime energy costs to maximize the annual contribution to the Overture Center. Geo-thermal wells will be placed below the garden to supply the heating and cooling for the building. To reflect this commitment the Project will pursue US Green Building Council Leadership in Energy and Environmental Design (LEED) third-party certification.
5. Renovations and new construction will substantially improve the efficiency, usability, accessibility and safety, thereby extending the buildings' useful lives.
6. Retail along State Street is designed and sized to accommodate local, not national retailers.
7. The Castle & Doyle building will be retained with repairs and renovation to restore and preserve historic elements that are damaged or missing.
8. The Project will employ approximately 75 construction workers, plus design consultants and local businesses supplying services and products to the Project.
9. The completed Project will house additional businesses that will increase jobs, add to the tax base and add more day time users for State Street area stores and restaurants. When occupied, the restaurant, retail stores and offices will employ approximately 125 people.
10. The buildings being demolished will be carefully deconstructed and those materials will be recycled or reused to the maximum extent possible. We expect to achieve an 85% recycling/re-use rate. The limestone façade of 122 W. Mifflin Street will be carefully removed and salvaged for re-use.
11. The garden at the corner of W. Mifflin and N. Fairchild Streets and the green roof proposed in the new development will reduce the amount of impervious surface on the block and reduce the amount of storm water runoff from the site.
12. Construction is proposed to start in the spring of 2012 with completion scheduled for the summer/fall of 2013 to coincide with the renovation and reconstruction of the Madison Central Library.

CONCLUSION:

Cities are organic: they continue to evolve with changing demographics and physical landscape over time. With these changes, the City needs to adapt and take advantage of reinvestment opportunities to ensure a prosperous community in the future. This Project presents the City of Madison with a rare investment opportunity to improve the properties for the benefit of the community, help anchor a special area of the central business district and provide long term support for Overture Center. The community has made significant investments in this area of our City to make it a destination. This Project is one of those inflection points to build on our past but look to the future, thereby creating a special place.

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116 -118 West Mifflin Street
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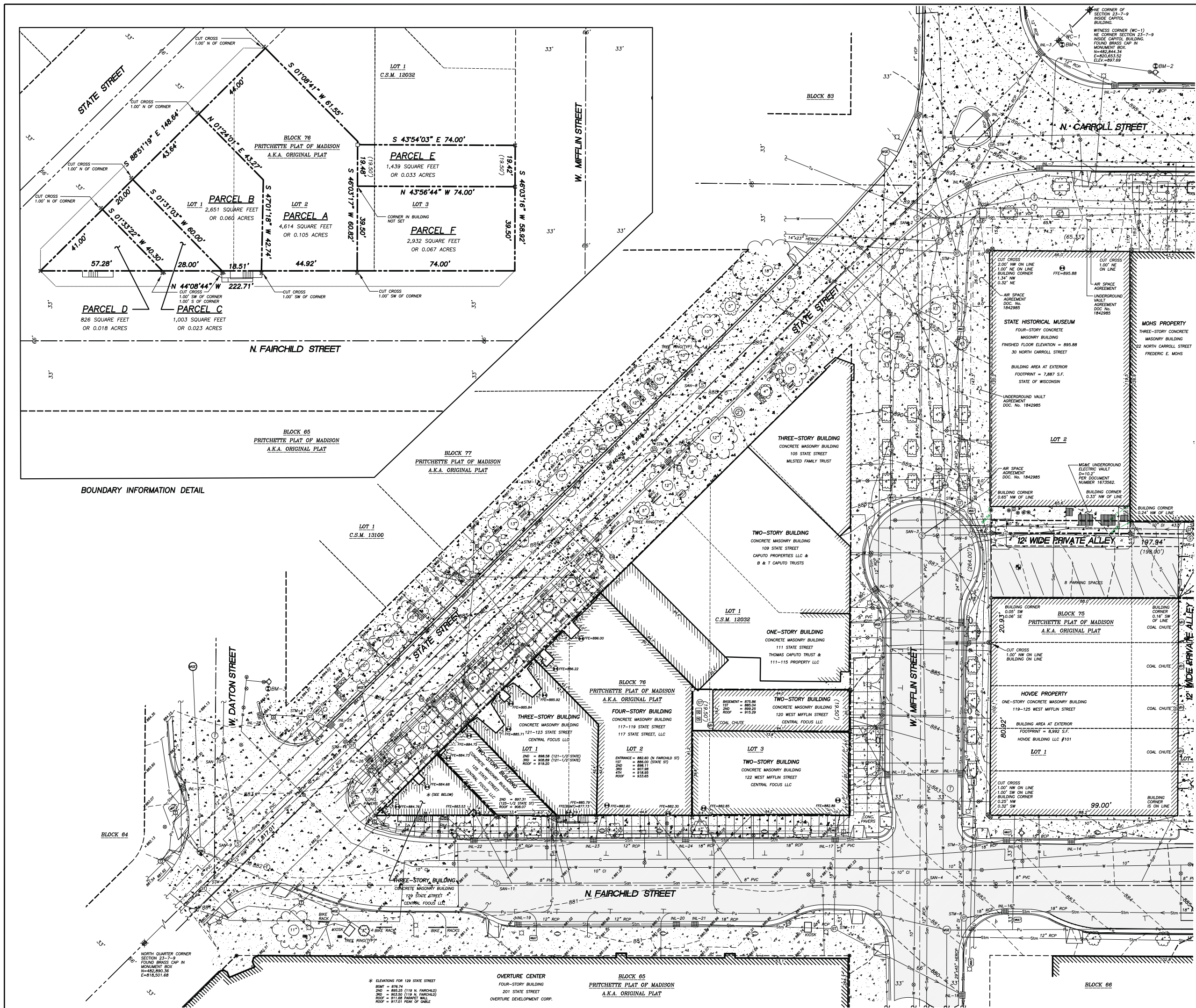
(117-119 State Street)
Andrew Schubert Building 1908
(120 West Mifflin Street)
City Designated Landmark
C.E. Buell Building 1912 –
currently Eye Contact store
(121-123 State Street)
Fairchild Building Corporation
Building 1925 / 1969
(122 -124 West Mifflin Street)
West Mifflin Street
North Fairchild Street
Francis Vallender Building
(127-129 State Street)
1867
Fire Engine House No.
2/Castle & Doyle Building
1856/1921-22
(125 State Street)
City Designated Landmark



LEGEND

GOVERNMENT CORNER	WATER MANHOLE
DRILL HOLE FOUND	HYDRANT
PK/MAG NAIL FOUND	WATER OR GAS VALVE
CHISELED "X" FOUND	CURB STOP/SERVICE VALVE
1" I.P. SET	DECIDUOUS TREE
CUT "X" SET	SECTION LINE
FINISHED FLOOR SHOT LOCATION	PARCEL BOUNDARY
BENCHMARK	PLATTED LOT LINE
MONITORING WELL	RIGHT-OF-WAY LINE
BOLLARD	CENTERLINE
SIGN	EASEMENT LINE
MANHOLE	CONCRETE CURB & GUTTER
ELECTRIC MANHOLE	FIBER OPTIC
AIR CONDITION UNIT	NATURAL GAS
VAULT	OVERHEAD ELECTRIC
LIGHT POLE	UNDERGROUND ELECTRIC
TRAFFIC SIGNAL	SANITARY SEWER
GAS REGULATOR/METER	STORM SEWER
TELEPHONE MANHOLE	UNDERGROUND TELEPHONE
SANITARY MANHOLE	WATER LINE
CLEAN OUT	BUILDING
STORM MANHOLE	SPOT ELEVATION
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CURB INLET	BITUMINOUS PAVEMENT
DOWNSPOUT	CONCRETE PAVEMENT
PARKING METER	( ) RECORDED INFORMATION

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEKS OF JUNE 20 AND 27, 2011.
2. BEARINGS FOR THIS MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, (WCCS DANE).
3. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A BRASS CAP IN A WATER BOX, MARKING THE WEST WITNESS CORNER FOR THE NORTHEAST CORNER OF SECTION 23, T7N, R9E, ELEVATION = 897.69'
4. CONTOUR INTERVAL IS ONE FOOT.
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED FROM CITY OF MADISON UTILITY RECORDS AND MAPS AND DIGGER'S HOTLINE TICKET NUMBERS, 20112503872, 20112503884, 20112503895, 20112503910, 20112503957, 20112503977.
6. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
7. THE CITY OF MADISON MAKES NO REPRESENTATION ABOUT THE ACCURACY OR COMPLETENESS OF THE RECORDS SUPPLIED AND IN NO EVENT SHALL THE CITY BE LIABLE FOR ANY DAMAGES WHATSOEVER RESULTING FROM THE USE OF THESE RECORDS.
8. THE ACCURACY OF THE BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. JSD PROFESSIONAL SERVICES, INC. DOES NOT WARRANT THE ACCURACY OF THESE BENCHMARKS.
9. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

SANITARY SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	900.04	SE	889.39	8"	VCP
		NW	889.29	8"	VCP
SAN-2	892.60	SE	884.85	8"	VCP
		NE	884.85	6"	VCP
		SW	884.83	8"	PVC
SAN-3	887.40	NE	879.13	8"	PVC
		E	879.52	8"	CI
		SE	879.17	8"	PVC
		SW	879.10	8"	PVC
SAN-4	881.53	NE	870.66	8"	PVC
		SE	870.73	8"	PVC
		NW	870.73	8"	PVC
		SW	870.43	12"	VCP
SAN-5	891.36	SE	880.88	8"	VCP
		NW	880.88	8"	VCP
SAN-6	887.83	SE	880.23	8"	VCP
		NW	879.53	8"	PVC
SAN-7	886.09	SE	874.69	8"	VCP
		E	873.19	8"	PVC
		NW	873.27	8"	PVC
SAN-8	888.14	W	874.28	8"	PVC
SAN-9	882.32	E	868.32	8"	PVC
		NE	869.78	8"	PVC
		W	868.32	8"	PVC
SAN-10	883.45	NE	872.90	8"	PVC
		SW	872.75	8"	PVC
SAN-11	881.53	N	873.52	8"	PVC
		SE	873.49	8"	PVC

STORM SEWER MANHOLES

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	895.10	NE	887.25	15"	RCP
		SW	887.15	15"	RCP
STM-2	893.20	NE	885.75	18"	RCP
		N	885.80	12"	RCP
		NW	885.60	14"x23"	HERCP
		SW	884.98	24"	RCP
STM-3	888.38	NE	882.88	24"	RCP
		SW	882.48	24"	RCP
STM-4	891.13	SE	889.53	*	RCP
		N	889.25	8"	PVC
STM-5	891.45	S	888.97	8"	PVC
		SE	884.85	10"	DI
		NW	884.85	10"	DI
STM-6	885.86	NW	882.16	18"	RCP
		NW	881.61	8"	PVC
		SE	881.61	12"	RCP
STM-7	882.53	NE	876.98	24"	RCP
		SE	877.58	18"	RCP
		SW	876.98	24"	RCP
STM-8	881.44	NE	876.39	24"	RCP
		SE	875.98	15"	RCP
		SW	875.98	2-16"	DI
STM-9	886.92	SE	882.72	12"	RCP
		NW	882.72	12"	RCP
STM-10	885.43	SE	882.35	12"	RCP
		NW	880.38	18"	RCP
STM-11	880.72	NW	873.52	18"	RCP
		NE	872.07	18"	RCP
		SE	871.42	24"	RCP
STM-12	905.64	SW	902.22	6"	CI
		NW	900.94	12"	RCP
STM-13	887.95	N	886.5±	6"	PVC
		W	882.73	12"	RCP
STM-14	884.12	E	879.12	12"	RCP
		NW	879.91	12"	RCP
		W	878.45	12"	RCP
STM-15	887.04	S	881.74	12"	RCP
		W	881.54	12"	RCP
STM-16	883.42	E	879.02	12"	RCP
		N	878.97	12"	RCP
		S	878.97	12"	RCP
		W	878.37	12"	RCP
STM-17	881.43	E	875.90	12"	RCP
		S	***	***	***
		W	875.95	12"	RCP

*** = COULD NOT ACCESS PIPES

STORM SEWER INLETS

INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	903.02	NW	899.82	12"	RCP
INL-2	897.61	SE	894.26	12"	PVC
		NW	893.61	12"	PVC
INL-3	897.15	SE	891.80	12"	PVC
		E	893.75	12"	?
		NW	892.96	12"	RCP
		SW	890.85	15"	RCP
INL-4	897.41	SE	894.61	12"	RCP
INL-5	895.65	S	892.25	12"	RCP
INL-6	894.17	NW	***	12"	RCP
		N	***	12"	RCP
		S	886.67	12"	RCP
INL-7	895.03	NW	891.58	12"	RCP
INL-8	893.69	NE	885.95	15"	RCP
		SW	885.92	18"	RCP
INL-9	891.10	NW	889.60	*	RCP
INL-10	885.88	NE	883.38	12"	RCP
		SW	883.48	4"	PVC
		SE	883.13	18"	RCP
INL-11	885.89	NE	880.09	24"	RCP
		NW	881.09	12"	RCP
		SW	880.08	24"	RCP
INL-12	882.35	NW	880.85	4"	PVC
		SE	880.75	12"	RCP
INL-13	883.22	NE	877.22	24"	RCP
		NW	879.32	12"	RCP
		SW	877.22	24"	RCP
INL-14	883.35	SE	880.70	6"	PVC
		NW	880.10	15"	RCP
INL-15	882.63	SE	878.63	15"	CPP
		NW	877.89	18"	RCP
INL-16	881.87	SE	876.17	18"	RCP
		NW	876.16	18"	RCP
INL-17	881.43	NW	874.78	18"	RCP
		SE	878.18	6"	PVC
		SW	872.18	18"	RCP
INL-18	879.63	NE	873.63	29"x45"	HERCP
		NW	***	24"	RCP
		SW	871.08	24"	RCP
INL-19	880.57	SE	876.27	12"	RCP
INL-20	880.19	NW	875.82	12"	RCP
		SE	875.84	18"	RCP
INL-21	880.21	NW	875.63	18"	RCP
		SE	875.58	18"	RCP
INL-22	881.92	N	880.18	6"	PVC
		E	879.97	6"	PVC
		SE	877.78	8"	RCP
INL-23	881.74	NW	877.39	8"	RCP
		NE	879.37	6"	PVC
		NE	879.52	6"	PVC
		SE	877.36	12"	RCP
INL-24	881.43	NW	877.05	12"	RCP
		NE	877.96	6"	PVC
		NE	877.95	6"	PVC
		NE	877.91	6"	PVC
		SW	879.01	6"	PVC
		SE	875.25	18"	RCP
INL-25	883.45	SW	879.62	12"	RCP
INL-26	882.97	SE	879.99	12"	RCP
INL-27	882.67	W	*****	12"	RCP
INL-28	884.05	NE	*****	12"	RCP
		SE	*****	12"	RCP
INL-29	886.47	N	882.26	12"	RCP

*** = COULD NOT ACCESS PIPES
***** = SILT FABRIC ON INLET

BENCHMARKS

BENCH MARK	ELEVATION	DESCRIPTION
BM-1	897.69	BRASS CAP LOCATED IN A WATER BOX @ CORNER OF STATE AND CARROLL
BM-2	901.78	TOP NUT OF FIRE HYDRANT LOCATED @ CORNER OF STATE AND CARROLL
BM-3	887.88	HYDRANT TOP NUT AT W. DAYTON STREET AND STATE STREET
BM-4	885.32	HYDRANT TOP NUT AT N. FAIRCHILD STREET AND STATE STREET

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
WISCONSIN STATE STATUTE 182.0175(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

PLOT DATE: 12/22/2011 8:51:32 AM

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL A

PART OF LOTS ONE (1) AND TWO (2), BLOCK SEVENTY-SIX (76), MADISON, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF FAIRCHILD STREET 74 FEET NORTHWEST FROM THE SOUTH CORNER OF BLOCK 76, IN SAID CITY OF MADISON; THENCE NORTHEAST 59 FEET; THENCE NORTH AT RIGHT ANGLES TO STATE STREET 60 FEET; THENCE WEST ON STATE STREET 44 FEET TO A POINT 105 FEET EAST FROM THE WEST CORNER OF BLOCK 76; THENCE SOUTH AT RIGHT ANGLES TO STATE STREET, 43 FEET; THENCE SOUTHWEST 42 FEET TO FAIRCHILD STREET; THENCE SOUTHEAST ALONG FAIRCHILD STREET 44 FEET TO THE POINT OF BEGINNING.

TAX KEY NO: 0709-231-0105-3
ADDRESS: 117-119 STATE STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL B

PART OF LOTS 1 AND 2, BLOCK 76, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING 61 FEET EAST FROM THE WEST CORNER OF SAID BLOCK 76 ON STATE STREET; THENCE SOUTH 60 FEET TO FAIRCHILD STREET; THENCE SOUTHEAST ON FAIRCHILD STREET TO A POINT 14 FEET SOUTHEAST FROM LINE BETWEEN LOTS 1 AND 2; THENCE NORTHEAST AT RIGHT ANGLES TO FAIRCHILD STREET, 42.5 FEET; THENCE NORTH 43 FEET TO STATE STREET; THENCE WEST 44 FEET TO POINT OF BEGINNING.

TAX KEY NO: 0709-231-0106-1
ADDRESS: 121-123 STATE STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL C

PART OF LOT ONE (1), BLOCK SEVENTY-SIX (76), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING 41 FEET EAST FROM WEST CORNER OF BLOCK; THENCE EAST ON STATE STREET 20 FEET; THENCE SOUTH 60 FEET TO N. FAIRCHILD; THENCE NORTHWEST ON SAID N. FAIRCHILD STREET 28 FEET; THENCE NORTH 40 FEET TO POINT OF BEGINNING.

TAX KEY NO: 0709-231-0107-9
ADDRESS: 125 STATE STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL D

ALL OF LOT ONE (1), BLOCK SEVENTY-SIX (76), MADISON, ACCORDING TO THE RECORDED PLAT THEREOF, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, LYING WEST OF THE LOT FORMERLY OWNED BY THE CITY OF MADISON, UPON WHICH WAS LOCATED ENGINE HOUSE NO. 2, FORMERLY OWNED BY SAID CITY (NOW KNOWN AS THE CASTLE & DOYLE PROPERTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST CORNER OF SAID LOT 1, BLOCK 76; THENCE RUNNING EAST ALONG STATE STREET 41 FEET; THENCE SOUTHERLY ON THE LINE OF THE LOT FORMERLY OWNED BY THE CITY OF MADISON, AFORESAID, TO FRANKLIN STREET N/K/A FAIRCHILD STREET; THENCE ALONG FAIRCHILD STREET 54 FEET TO THE PLACE OF BEGINNING.

TAX KEY NO: 0709-231-0108-7
ADDRESS: 129 STATE STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL E

ALL THAT PART OF LOTS TWO (2) AND THREE (3), BLOCK 76, ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST LINE OF MIFFLIN STREET 39 1/2 FEET NORTHEAST FROM THE SOUTH CORNER OF BLOCK 76; THENCE NORTHWEST AT RIGHT ANGLES TO SAID MIFFLIN STREET 74 FEET; THENCE NORTHEAST PARALLEL WITH MIFFLIN STREET 19 1/2 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO SAID MIFFLIN STREET 74 FEET TO THE NORTHWEST LINE OF MIFFLIN STREET; THENCE SOUTHWEST ALONG NORTHWEST LINE OF MIFFLIN STREET 19 1/2 FEET TO PLACE OF BEGINNING.

TAX KEY NO: 0709-231-0110-2
ADDRESS: 120 W. MIFFLIN STREET

LEGAL DESCRIPTION (AS FURNISHED)

PARCEL F

ALL THAT PART OF LOTS TWO (2) AND THREE (3), BLOCK SEVENTY-SIX (76), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF BLOCK SEVENTY-SIX (76), OF THE CITY OF MADISON; THENCE NORTHEASTERLY ALONG THE NORTHWEST LINE OF MIFFLIN STREET 39 1/2 FEET; THENCE NORTHWESTERLY AND AT RIGHT ANGLES TO SAID NORTHWEST LINE OF MIFFLIN STREET 74 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLES 39 1/2 FEET TO THE NORTHEAST LINE OF FAIRCHILD STREET; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID FAIRCHILD STREET TO THE POINT OF BEGINNING, HAVING A FRONTAGE OF 39 1/2 FEET ON MIFFLIN STREET AND FRONTAGE OF 74 FEET ON FAIRCHILD STREET.

TAX KEY NO: 0709-231-0109-5
ADDRESS: 122 W. MIFFLIN STREET

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN REGISTERED LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

JOHN KREBS, S-1878
WISCONSIN REGISTERED LAND SURVEYOR

DATE

north

SCALE: 1"=20'

PREPARED FOR:

POTTER LAWSON
15 ELLIS POTTER COURT
MADISON, WI 53711

EXISTING CONDITIONS SURVEY

PART OF BLOCK 76, PRITCHETTE PLAT OF MADISON, ALSO KNOWN AS "ORIGINAL PLAT OF MADISON", CITY OF MADISON, DANE COUNTY, WISCONSIN

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

DRAWN BY	JK/JWS
DATE	06-23-2011
CHECKED BY	DRS/JWS
DATE	06-30-2011
APPROVED BY	HPJ
DATE	07-01-2011

PROJECT NO: 10-4279-76
FILE NO: E-99
SURVEYED: JK
F.B. NO/PG: 248/30
SHEET NO: 1 OF 1

100 Block of State Street (North)

100 Block of State Street (South)
101-106 State St.

107-109 State St.

111-113 State St.

115 State St.

117-119 State St.

121-123 State St.

125 State St.

127-129 State St.

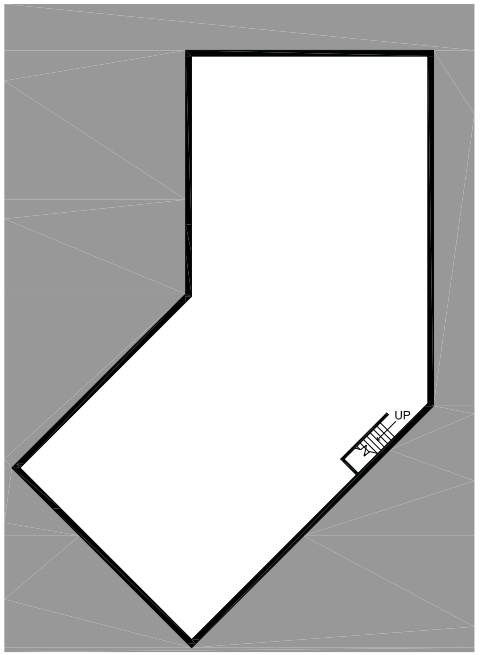
200 Block of State Street (North)

200 Block of State Street (South)

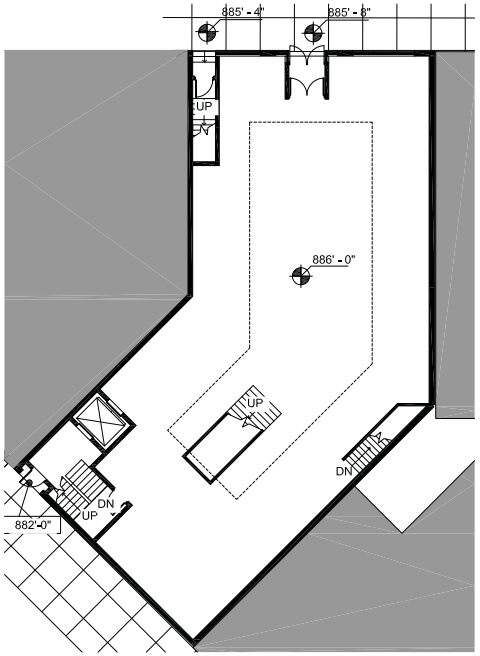
N. Fairchild Street

W. Mifflin (East)

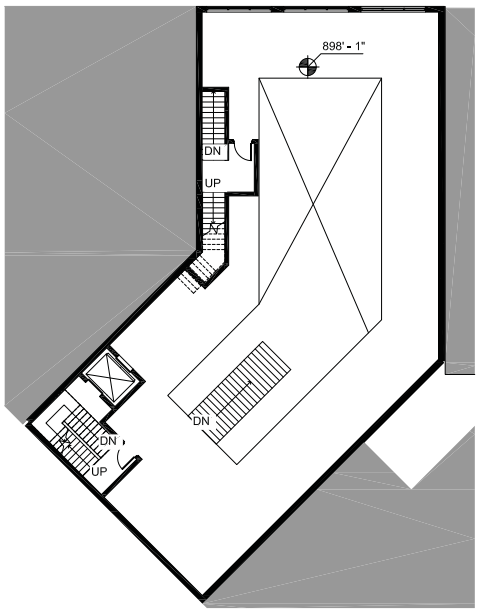
W. Mifflin (West) 122-124 W. Mifflin St. 120 W. Mifflin St. 116-118 W. Mifflin St. 112-114 W. Mifflin St. 101-106 State St.



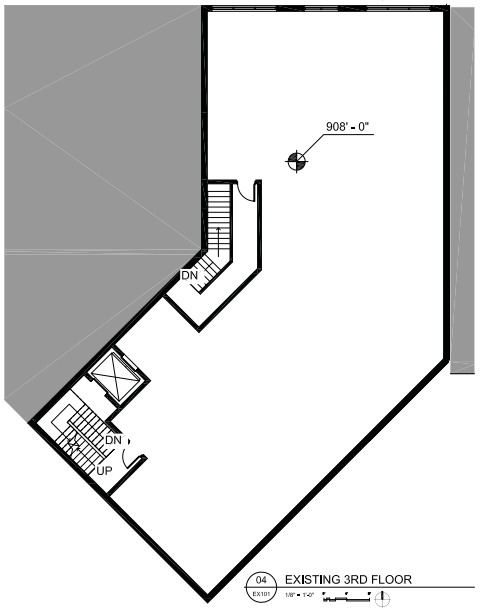
01 EXISTING BASEMENT
EX101 1/8" = 1'-0"



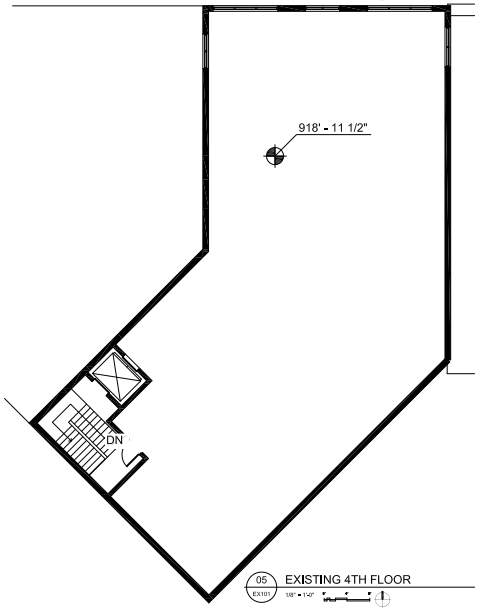
02 EXISTING 1ST FLOOR
EX101 1/8" = 1'-0"



03 EXISTING 2ND FLOOR
EX101 1/8" = 1'-0"



04 EXISTING 3RD FLOOR
EX101 1/8" = 1'-0"



05 EXISTING 4TH FLOOR
EX101 1/8" = 1'-0"

05 EXISTING STATE ST. ELEVATION
EX101 1/4" = 1'-0"

Potter Lawson

Consultants:

Notes:

1. FLOOR PLANS ARE DIAGRAMMATIC REPRESENTATIONS OF INTERIOR ROOM LAYOUTS.
2. INTERIOR ROOMS ARE NOT SHOWN ON THE PLANS.

-	-	
-	-	
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-	-	
-	-	
1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

-

MADISON, WISCONSIN

Drawing Title:

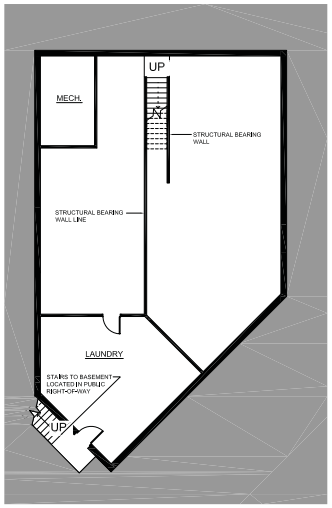
117-119 STATE STREET
EXISTING CONDITION

PLI Project Number: 2010.23

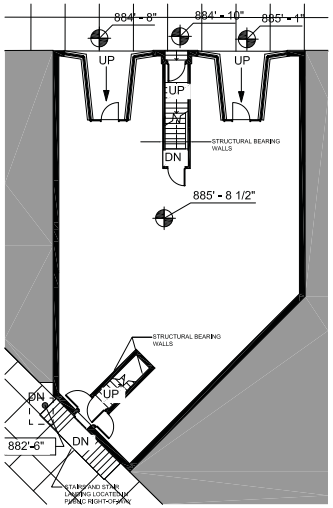
Drawn By: PLI

Drawing No.

EX101

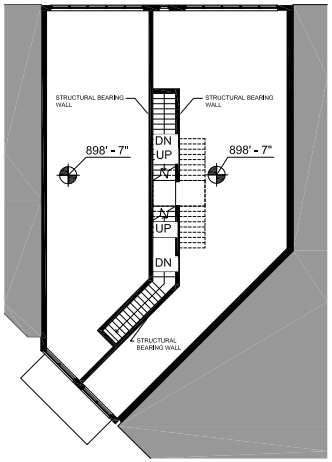


01 EXISTING BASEMENT
EX102 1/8" = 1'-0"

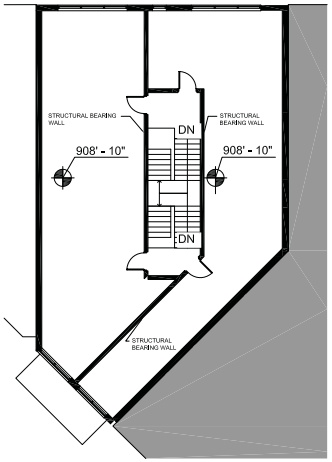


02 EXISTING 1ST FLOOR
EX102 1/8" = 1'-0"

05 EXISTING STATE ST. ELEVATION
EX102 1/4" = 1'-0"



03 EXISTING 2ND FLOOR
EX102 1/8" = 1'-0"



04 EXISTING 3RD FLOOR
EX102 1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

1. FLOOR PLANS ARE DIAGRAMMATIC REPRESENTATIONS. MATERIAL PATTERNS HAVE NOT BEEN SHOWN.
2. INTERIOR ROOMS ARE NOT SHOWN ON THE PLANS.

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1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

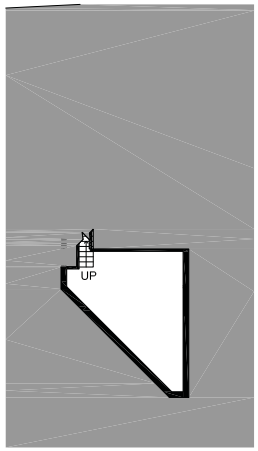
121-123 STATE STREET
EXISTING CONDITION

PLI Project Number: 2010.23

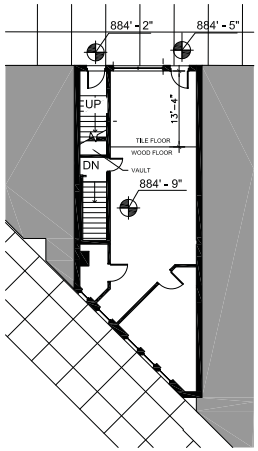
Drawn By: PLI

Drawing No.

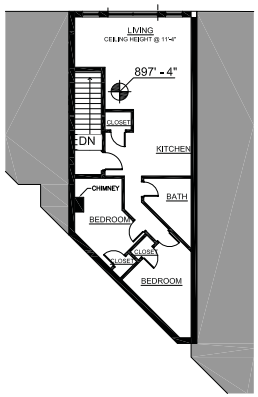
EX102



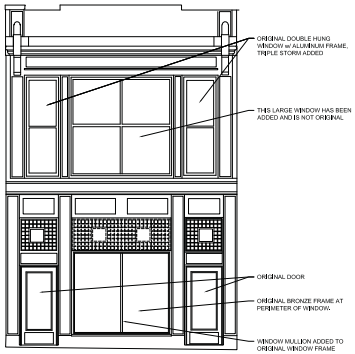
01 EXISTING BASEMENT
EX103 1/8" = 1'-0"



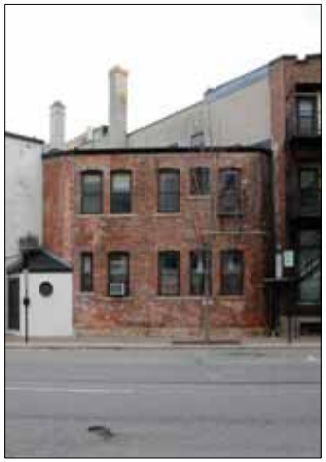
02 EXISTING 1ST FLOOR
EX103 1/8" = 1'-0"



03 EXISTING 2ND FLOOR
EX103 1/8" = 1'-0"



04 EXISTING STATE ST. ELEVATION
EX103 1/4" = 1'-0"



05 EXISTING N. FAIRCHILD ST. ELEVATION
EX103 N.T.S.

Potter Lawson

Consultants:

Notes:

1. FLOOR PLANS ARE DIAGRAMMATIC REPRESENTATIONS OF INTERIOR ROOM LAYOUTS.

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1/9/2012	PLAN COMMISSION/UDC/LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

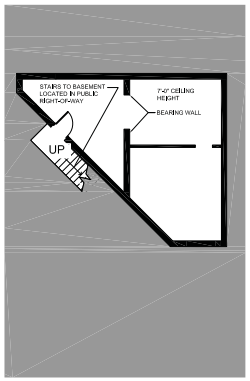
125 STATE STREET
EXISTING CONDITION

PLI Project Number: 2010.23

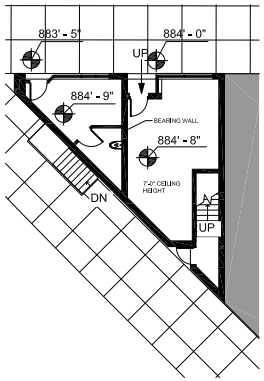
Drawn By: PLI

Drawing No.

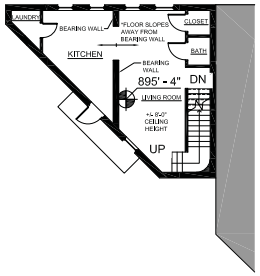
EX103



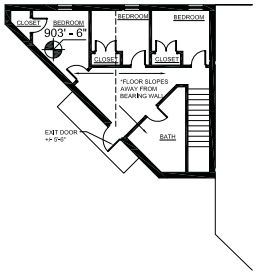
01 EX104 EXISTING BASEMENT
1/8" = 1'-0"



02 EX104 EXISTING 1ST FLOOR
1/8" = 1'-0"

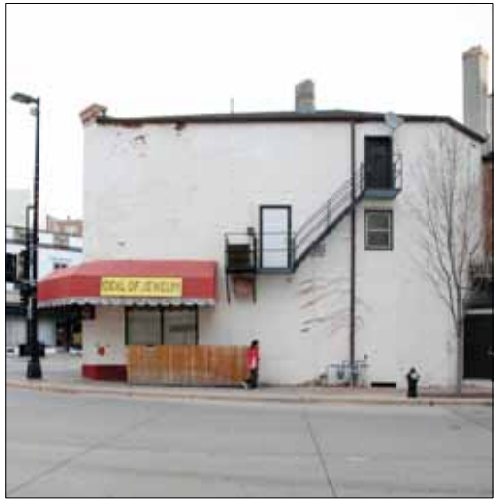


03 EX104 EXISTING 2ND FLOOR
1/8" = 1'-0"



04 EX104 EXISTING 3RD FLOOR
1/8" = 1'-0"

05 EX104 EXISTING STATE ST. ELEVATION
1/4" = 1'-0"



06 EX104 EXISTING N. FAIRCHILD ST. ELEVATION
N.T.S.

Potter Lawson

Consultants:

Notes:

1. FLOOR PLANS ARE DIAGRAMMATIC REPRESENTATIONS OF INTERIOR ROOM LAYOUTS.

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1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

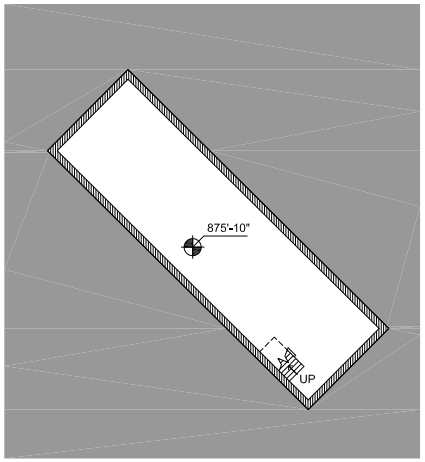
127-129 STATE STREET
EXISTING CONDITION

PLI Project Number: 2010.23

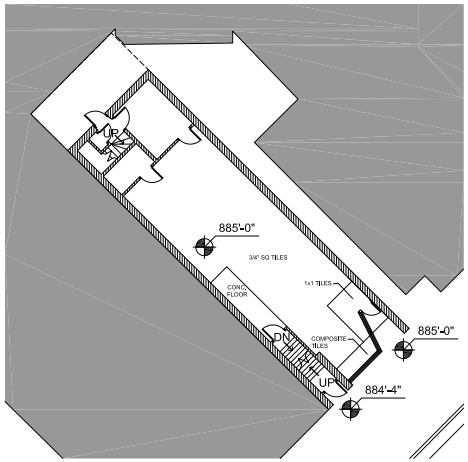
Drawn By: PLI

Drawing No.

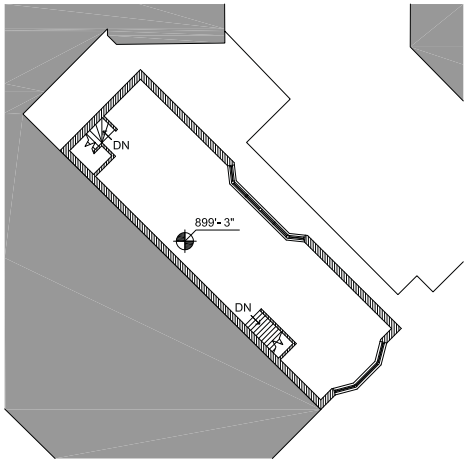
EX104



01 EXISTING BASEMENT
EX105 1/8" = 1'-0"



02 EXISTING 1ST FLOOR
EX105 1/8" = 1'-0"



03 EXISTING 2ND FLOOR
EX105 1/8" = 1'-0"

04 EXISTING W. MIFFLIN ST. ELEVATION
EX105 1/4" = 1'-0"

05 EXISTING VIEW OF ALLEY
EX105 N.T.S.

06 EXISTING VIEW OF BACK
EX105 N.T.S.

Potter Lawson

Consultants:

Notes:

1. FLOOR PLANS ARE DIAGRAMMATIC REPRESENTATIONS OF INTERIOR ROOM LAYOUTS.
2. INTERIOR ROOMS ARE NOT SHOWN ON THE PLANS.

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1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

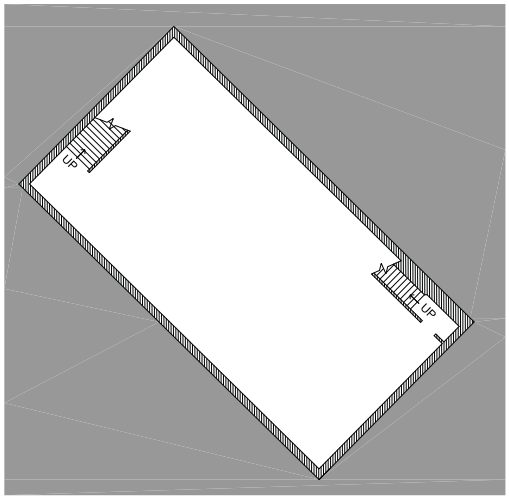
120 WEST MIFFLIN STREET
EXISTING CONDITION

PLI Project Number: 2010.23

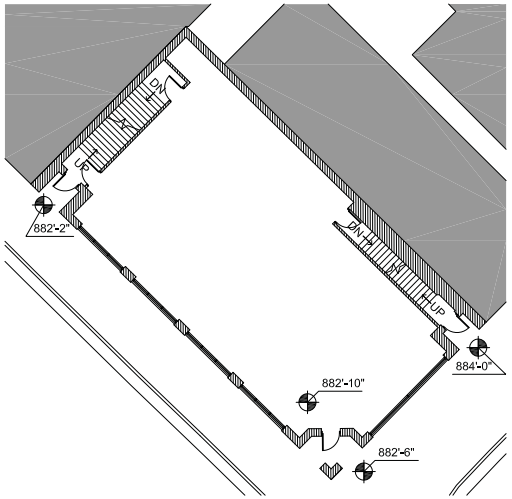
Drawn By: PLI

Drawing No.

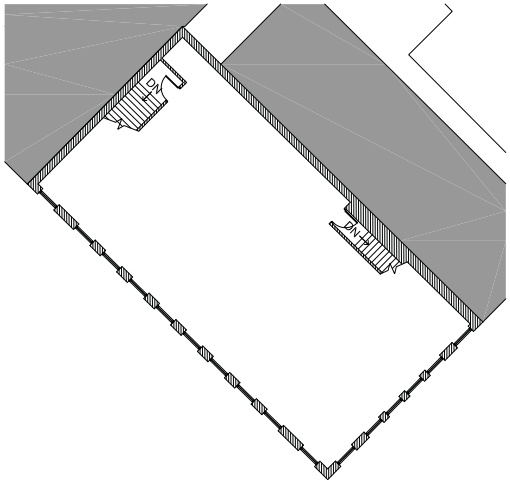
EX105



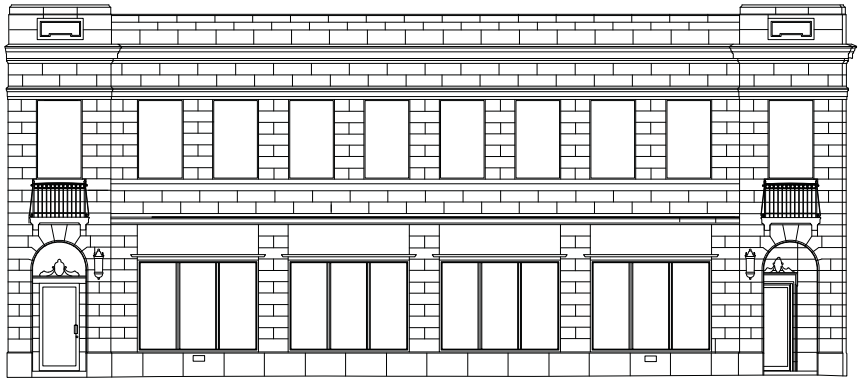
01 EXISTING BASEMENT
EX106 1/8" = 1'-0"



02 EXISTING 1ST FLOOR
EX106 1/8" = 1'-0"



03 EXISTING 2ND FLOOR
EX106 1/8" = 1'-0"



04 EXISTING N. FAIRCHILD ST. ELEVATION
EX106 1/4" = 1'-0"

05 EXISTING W. MIFFLIN ST. ELEVATION
EX106 1/4" = 1'-0"

Potter Lawson

Consultants:

Notes:

1. FLOOR PLANS ARE DIAGRAMMATIC REPRESENTATIONS OF INTERIOR ROOM LAYOUTS.
2. INTERIOR ROOMS ARE NOT SHOWN ON THE PLANS.

Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

Drawing Title:

122-124 WEST MIFFLIN STREET
EXISTING CONDITION

PLI Project Number: 2010.23

Drawn By: PLI

Drawing No.

EX106


ONE WAY
VESUVIO BAKERY
© 2011 Anderson Illustration


© 2011 Anderson Illustration


WEST

01 STATE STREET ELEVATION

02 NORTH FAIRCHILD STREET ELEVATION

Potter Lawson

Consultants:

Notes:

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

PROPOSED ELEVATIONS

A201

01 WEST MIFFLIN STREET ELEVATION

Potter Lawson

Consultants:

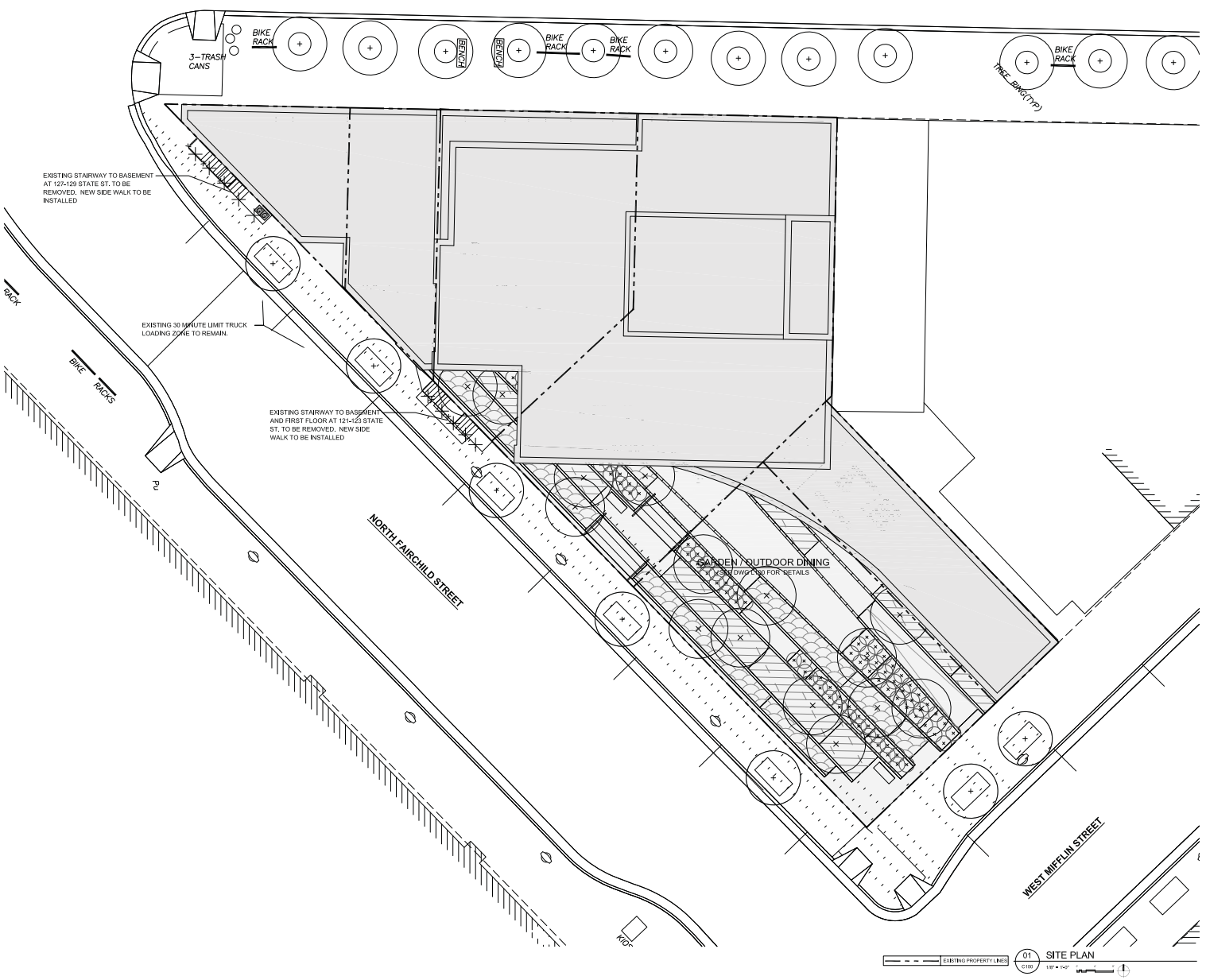
Notes:

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

PROPOSED ELEVATIONS

A202



Potter Lawson

Consultants:

Notes:

1. EXISTING PARKING ON N. FAIRCHILD STREET AND W. MIFFLIN STREET TO REMAIN
2. THIS PROJECT WILL REPLACE THE EXISTING RIGHT-OF-WAY IMPROVEMENTS DAMAGED OR REMOVED IN THE PROCESS OF CONSTRUCTION. THE REPLACEMENT SHALL BE DONE TO MATCH THE FINISHES CURRENTLY INSTALLED IN THE EXISTING RIGHT-OF-WAY.
3. THE EXISTING LOADING ZONES ON STATE STREET, N. FAIRCHILD STREET, AND W. MIFFLIN STREET SHALL REMAIN.
4. BIKE RACKS, BENCHES AND CITY TRASH CANS ARE ASSUMED TO BE REINSTALLED IN THEIR CURRENT LOCATIONS UPON COMPLETION OF CONSTRUCTION.
5. NO MODIFICATION TO TREE LOCATIONS WITHIN THE PUBLIC RIGHT-OF-WAY IS PLANNED

Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

Drawing Title:

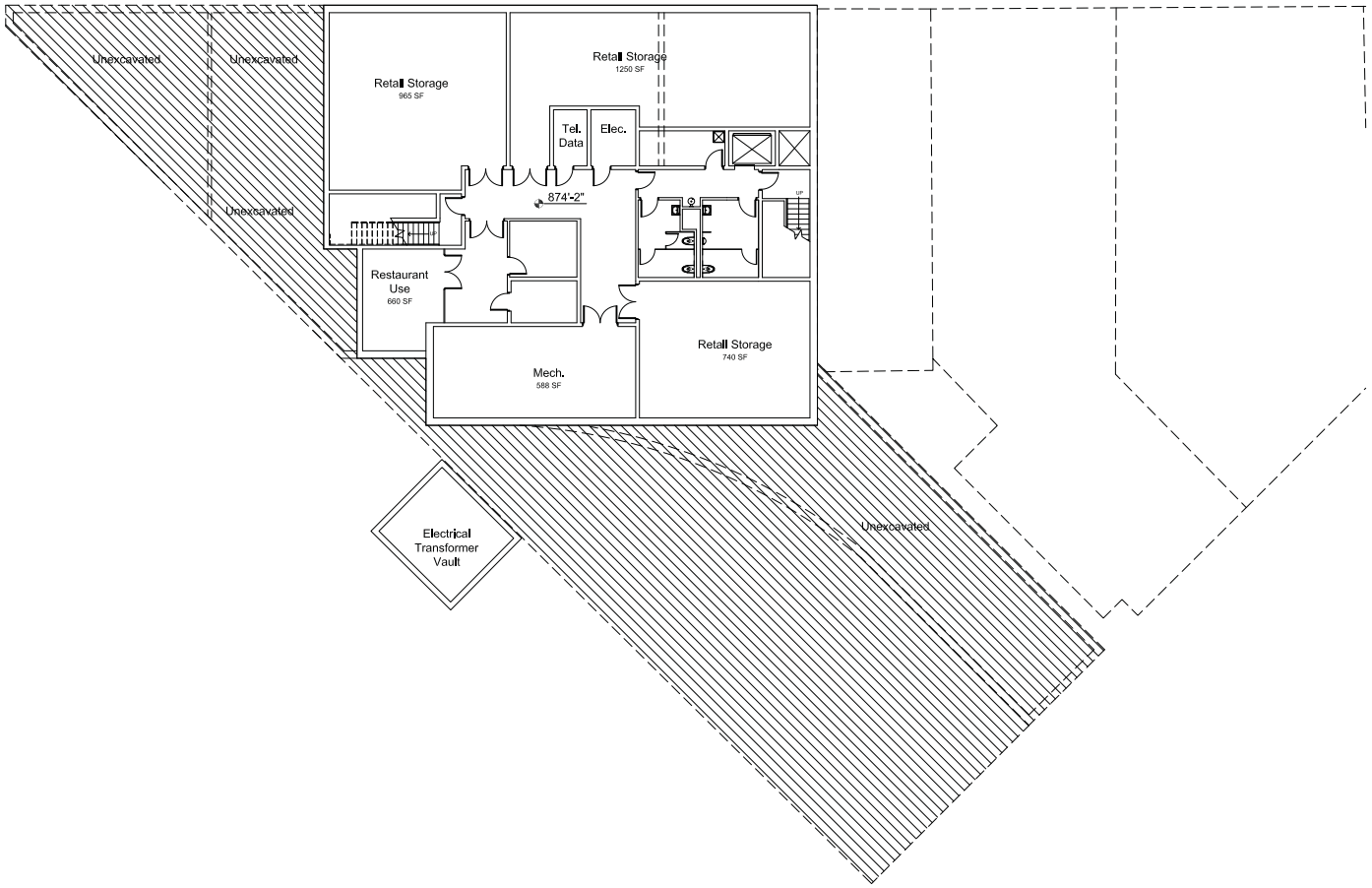
ARCHITECTURAL SITE PLAN

PLI Project Number: 2010.23

Drawn By: PLI

Drawing No.

C100



01 BASEMENT
A100 1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

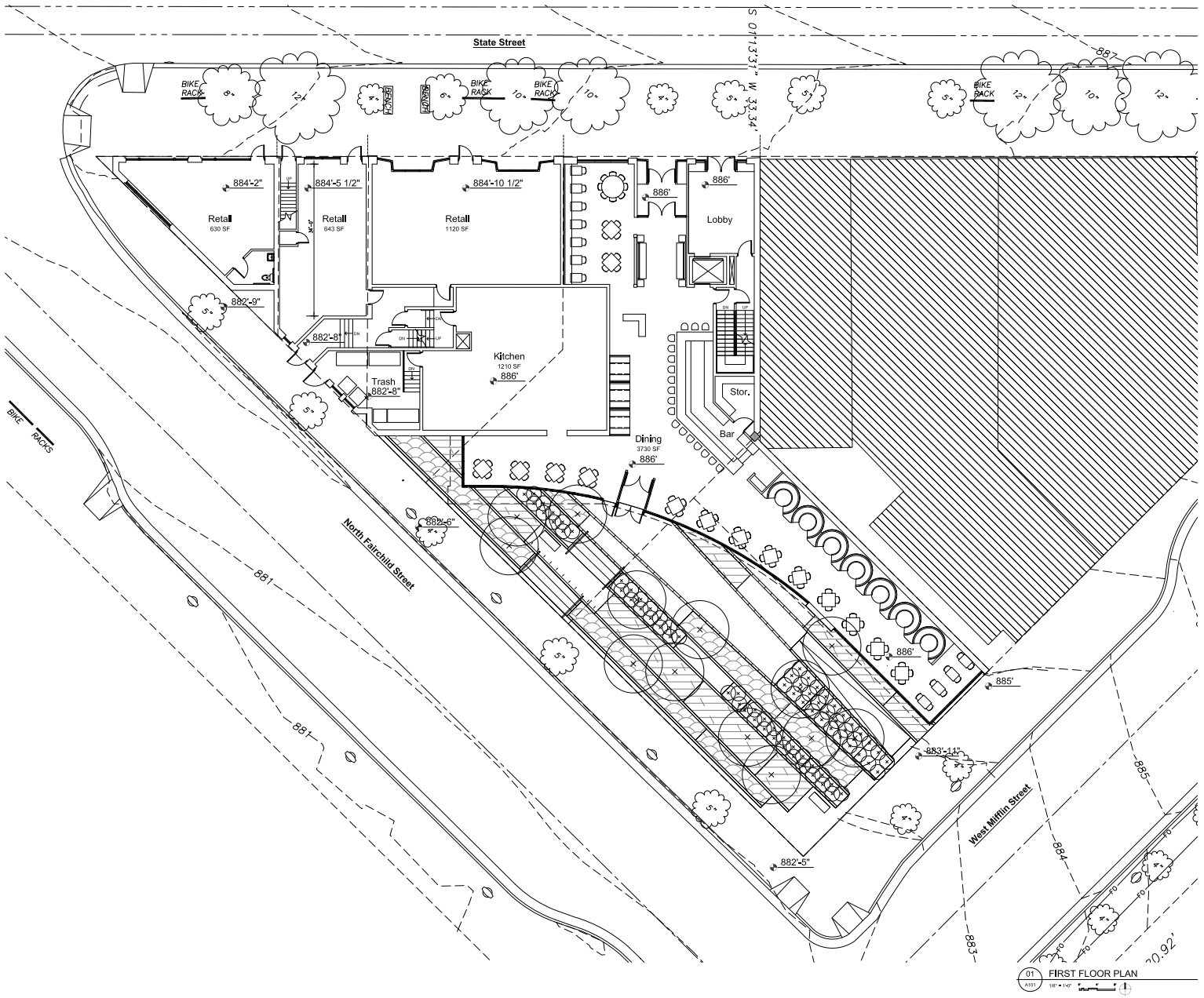
Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

Drawing Title:
PROPOSED BASEMENT PLAN

PLI Project Number: 2010.23
Drawn By: PLI
Drawing No. A100



01 FIRST FLOOR PLAN
A101 1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

1. THE RESTAURANT LAYOUT IS PLANNED TO GIVE SCALE TO THE FLOOR PLAN. THIS LAYOUT IS NOT FINALIZED AND AS SUCH SHOULD BE CONSIDERED CONCEPTUAL. FINALIZATION OF THE LAYOUT WOULD BE COMPLETED WHEN A RESTAURATEUR IS SELECTED.

Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

Drawing Title:

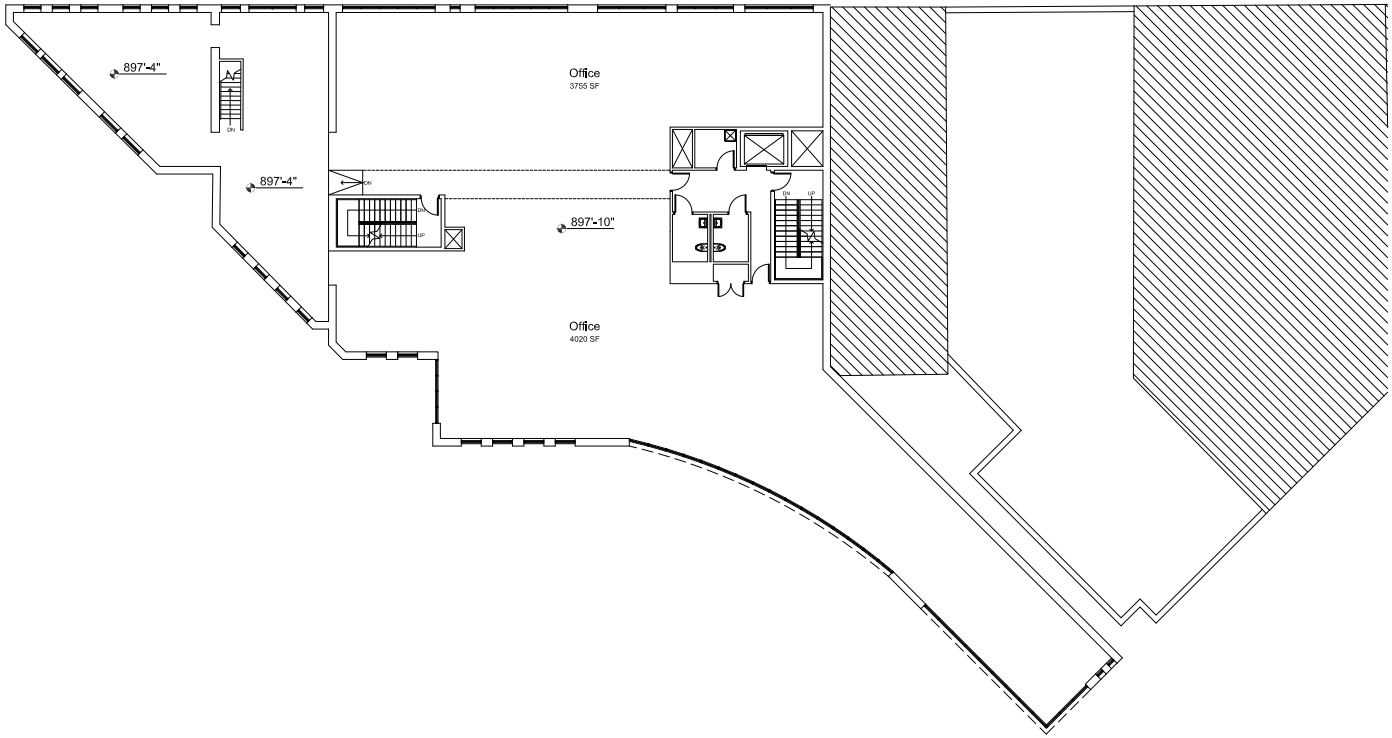
PROPOSED FIRST FLOOR PLAN

PLI Project Number: 2010.23

Drawn By: PLI

Drawing No.

A101



01 SECOND FLOOR PLAN
A102 1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

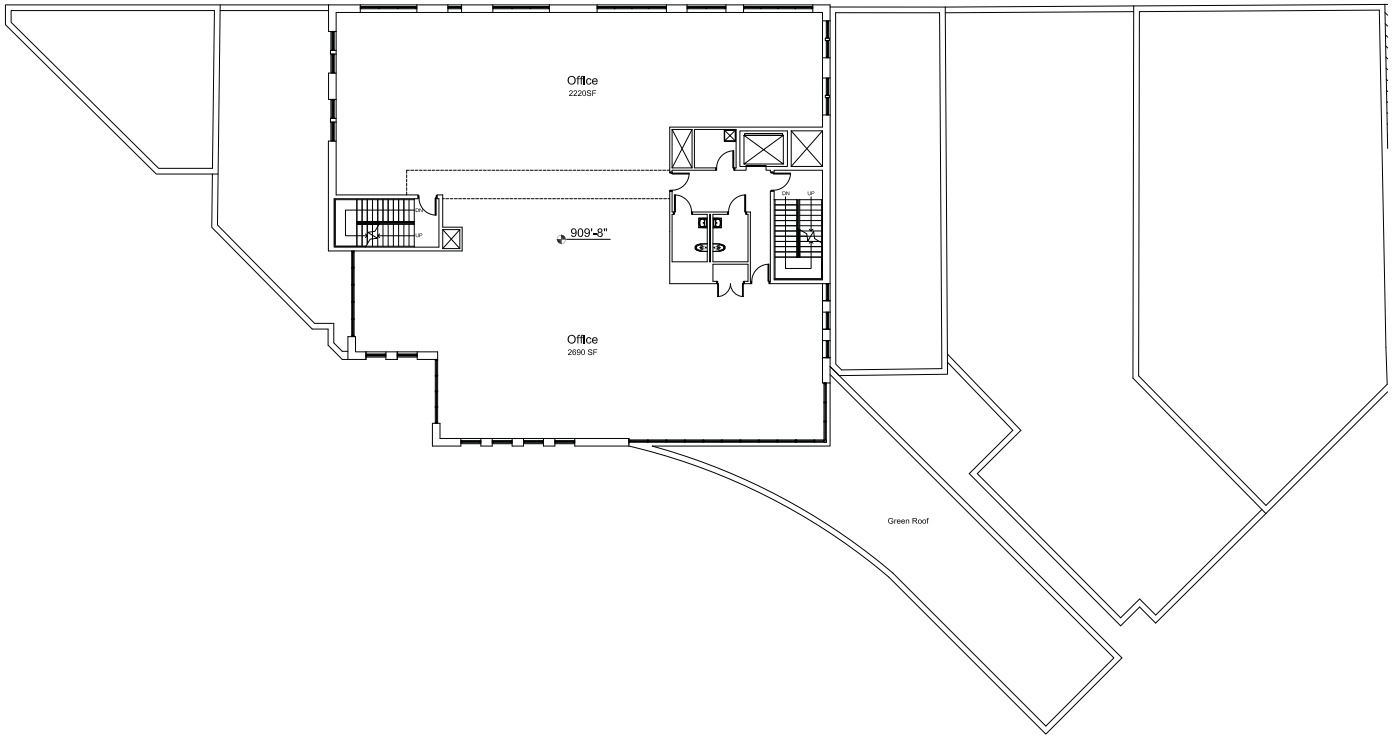
Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

Drawing Title:
PROPOSED SECOND FLOOR PLAN

PLI Project Number: 2010.23
Drawn By: PLI
Drawing No. A102



01 A103 THIRD FLOOR PLAN
1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

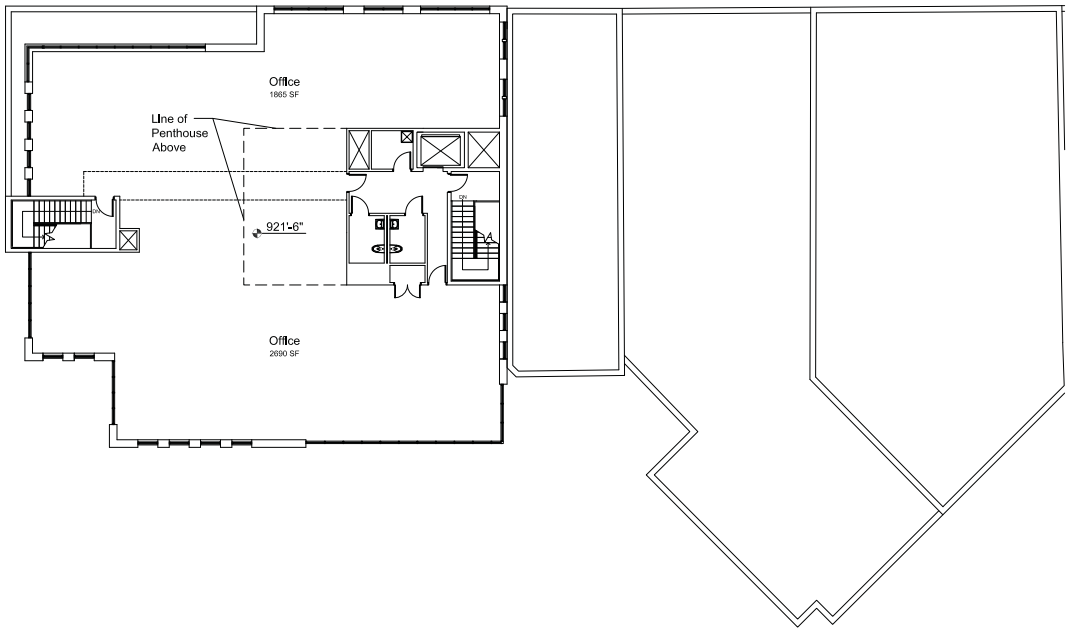
Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

Drawing Title:
PROPOSED THIRD FLOOR PLAN

PLI Project Number: 2010.23
Drawn By: PLI
Drawing No. A103



01 A104 FOURTH FLOOR PLAN
1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

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BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

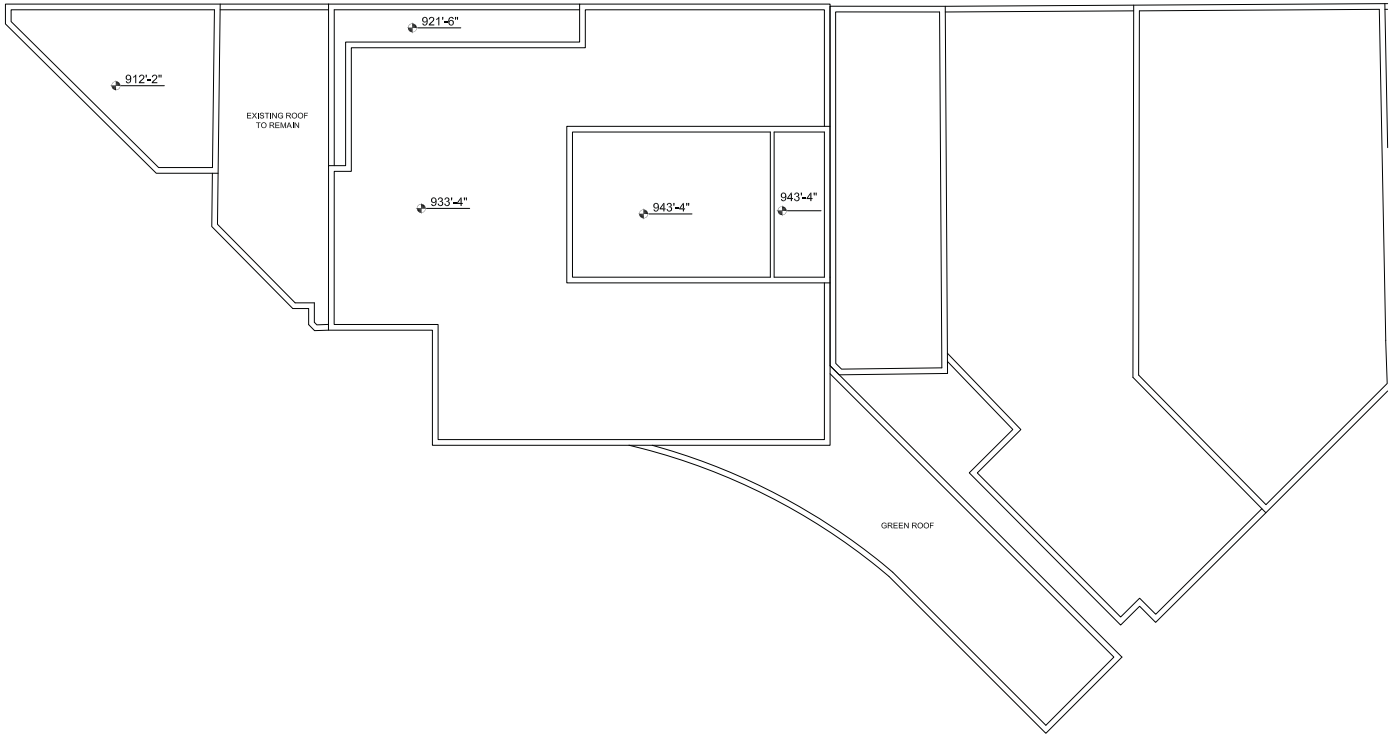
PROPOSED FOURTH FLOOR PLAN

PLI Project Number: 2010.23

Drawn By: PLI

Drawing No.

A104



01 A105 ROOF PLAN
1/8" = 1'-0"

Potter Lawson

Consultants:

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1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

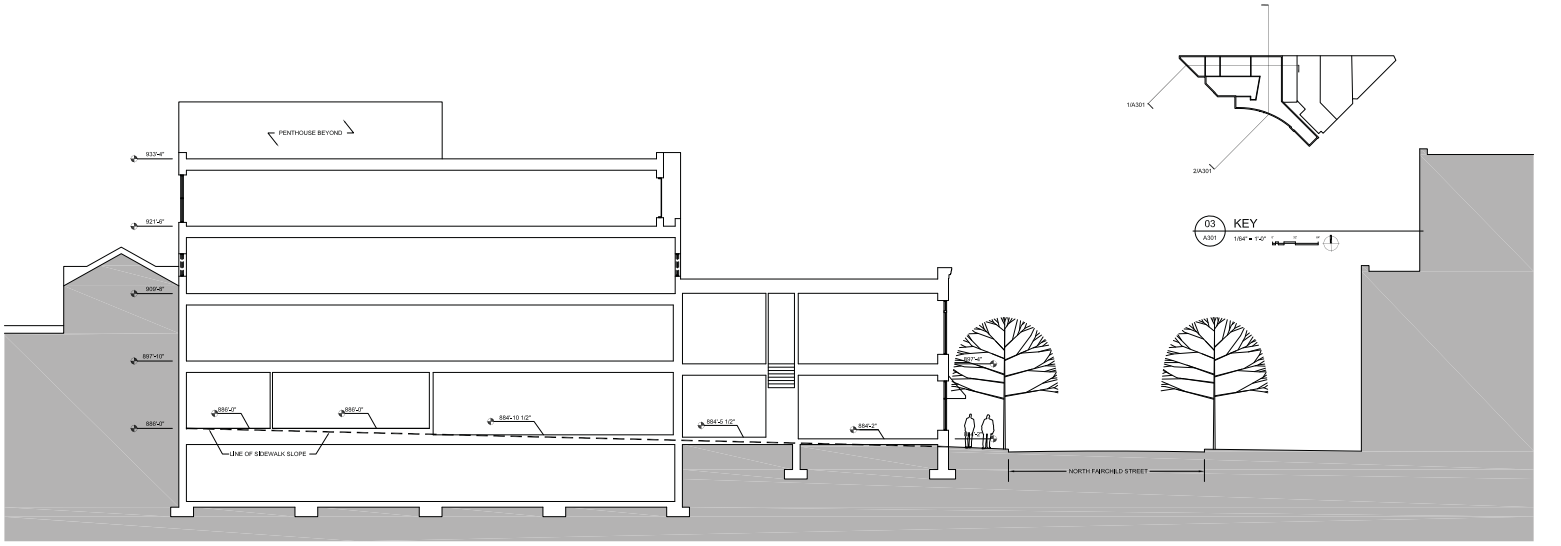
PROPOSED ROOF PLAN

PLI Project Number: 2010.23

Drawn By: PLI

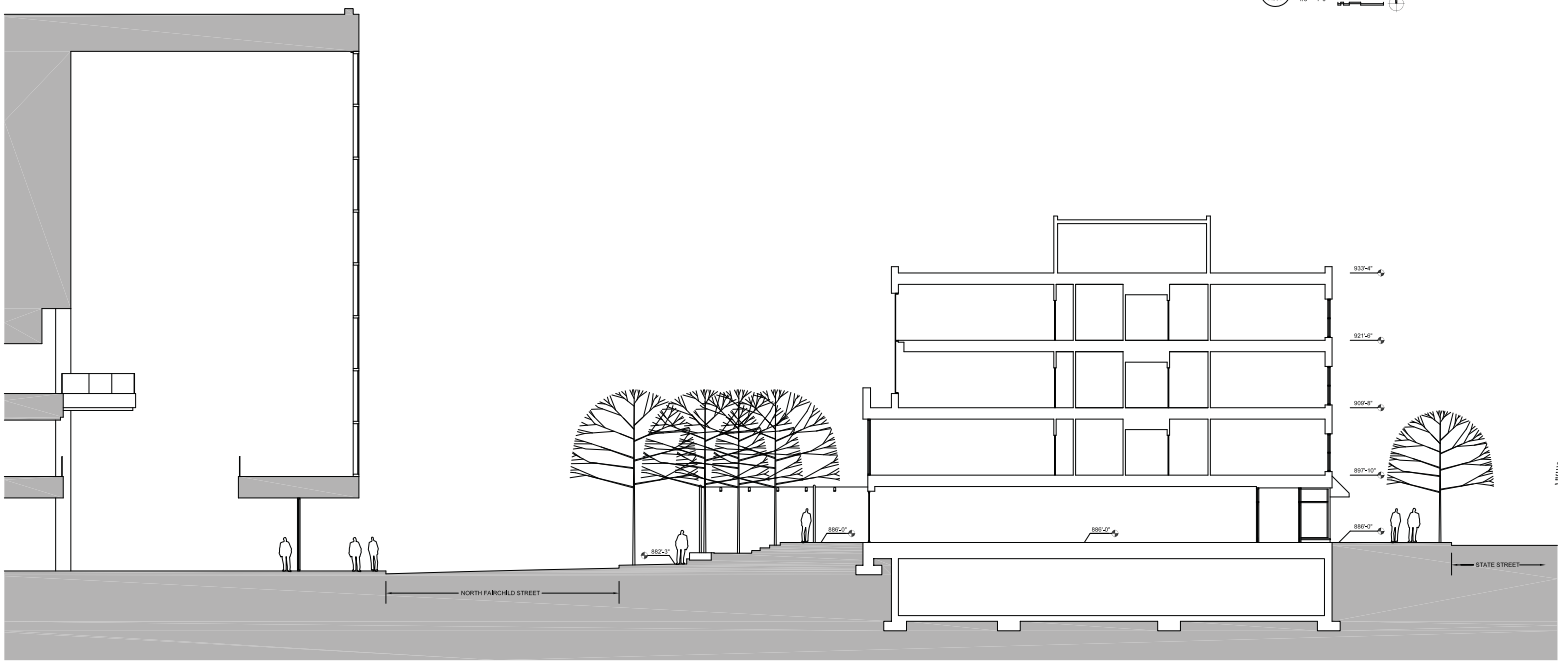
Drawing No.

A105



01 A301 LONGITUDINAL SECTION - STATE STREET
1/8" = 1'-0"

03 A301 KEY
1/64" = 1'-0"



02 A301 CROSS SECTION - STATE / FAIRCHILD STREET
1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

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Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

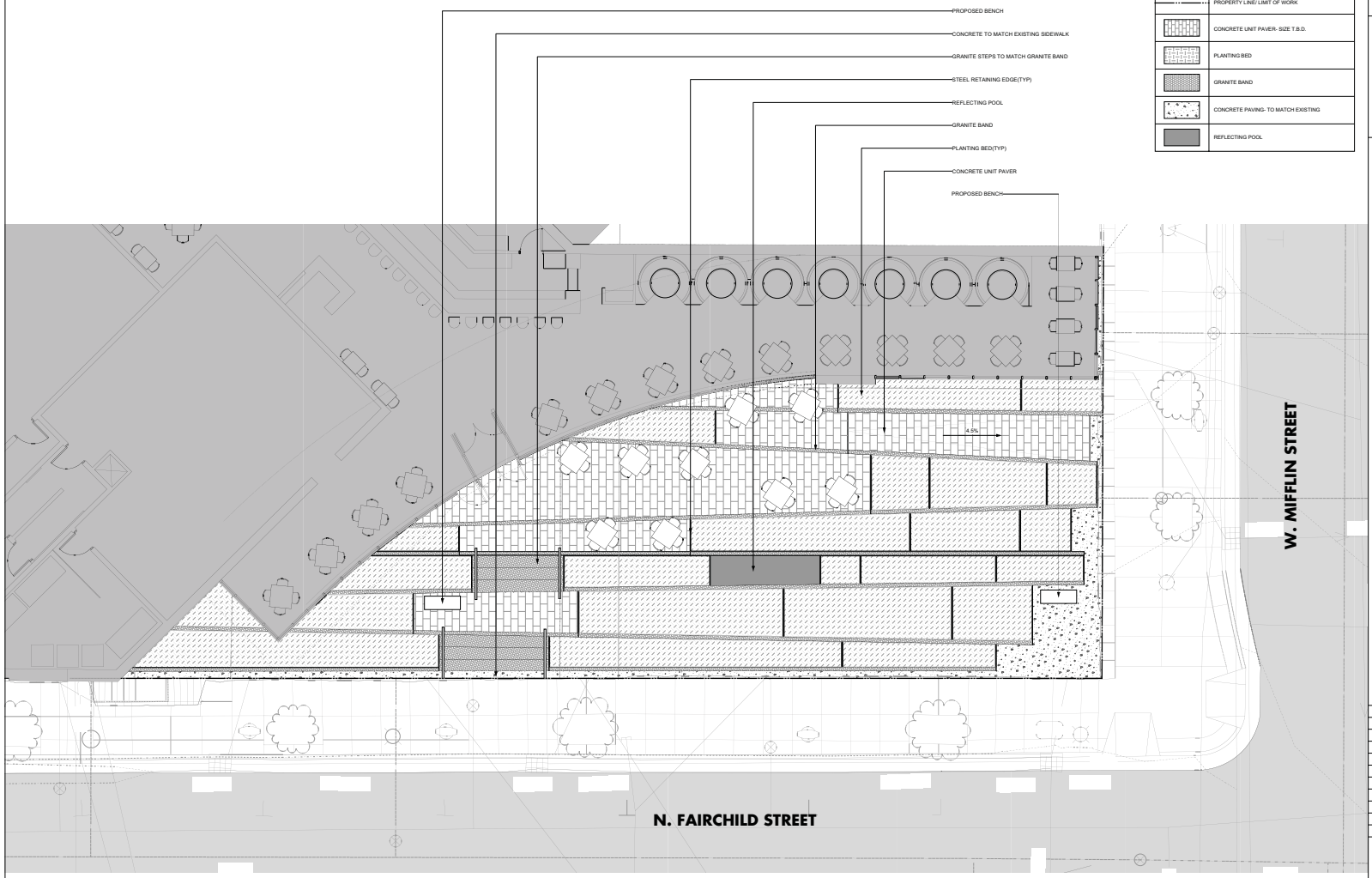
SITE SECTIONS

PLI Project Number: 2010.23

Drawn By: PLI

Drawing No.

A301



MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE/ LIMIT OF WORK
	CONCRETE UNIT PAVER- SIZE T.B.D.
	PLANTING BED
	GRANITE BAND
	CONCRETE PAVING- TO MATCH EXISTING
	REFLECTING POOL

Potter Lawson

Consultants:

Notes:

Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMMISSION/ UDC/ LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

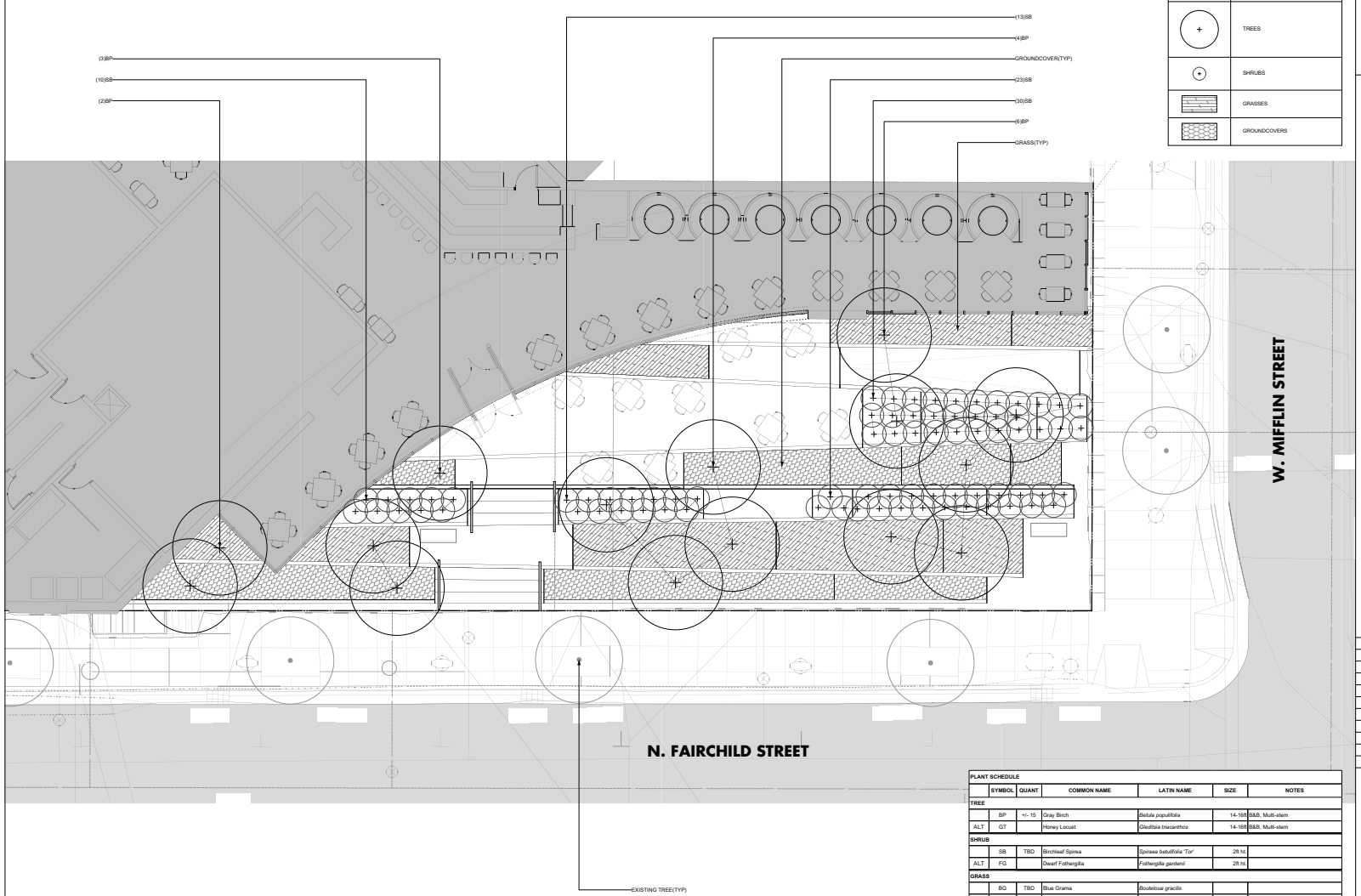
Drawing Title:

SITE MATERIAL PLAN

PL\ Project Number: 2010.23

Drawn By: HL

Drawing No.: L100



PLANTING LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE/ LIMIT OF WORK
	SURVEYED EX. TREES(TYP)
	TREES
	SHRUBS
	GRASSES
	GROUNDCOVERS

PLANT SCHEDULE

	SYMBOL	QUANT	COMMON NAME	LATIN NAME	SIZE	NOTES
TREE						
	BP	+/- 15	Gray Birch	*Betula populifolia*	14-16ft	B&B, Multi-stem
ALT	GT		Honey Locust	*Gleditsia triacanthos*	14-16ft	B&B, Multi-stem
SHRUB						
	SB	TBD	Birchleaf Spirea	*Spiraea betulifolia 'Tor'*	2ft ht.	
ALT	FG		Dwarf Fothergilla	*Fothergilla gardenii*	2ft ht.	
GRASS						
	BG	TBD	Blue Grama	*Bouteloua gracilis*		
ALT	BS		Little Bluestem	*Schizachyrium scoparium*		
GROUNDCOVER						
	VM	TBD	Periwinkle	*Vinca minor*		
ALT	EF		Wintercreaper Euonymus	*Euonymus fortunei*		
ALT	WT		Barren Strawberry	*Waldsteinia ternata*		

Potter Lawson

Consultants:

Notes:

Date	Issuance/Revisions	Symbol
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1/9/2012	PLAN COMMISSION/ UDC/ LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

MADISON, WISCONSIN

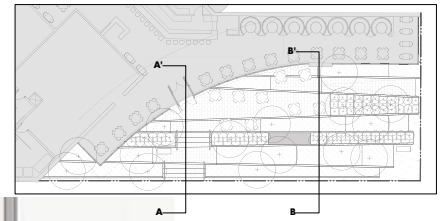
Drawing Title:

PLANTING PLAN

PL\ Project Number: 2010.23

Drawn By: HL

Drawing No.: L200



1 SECTION A-A'

2 SECTION B-B'

Potter Lawson

Consultants:

Notes:

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1/9/2012	PLAN COMMISSION/ UDC/ LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

-

MADISON, WISCONSIN

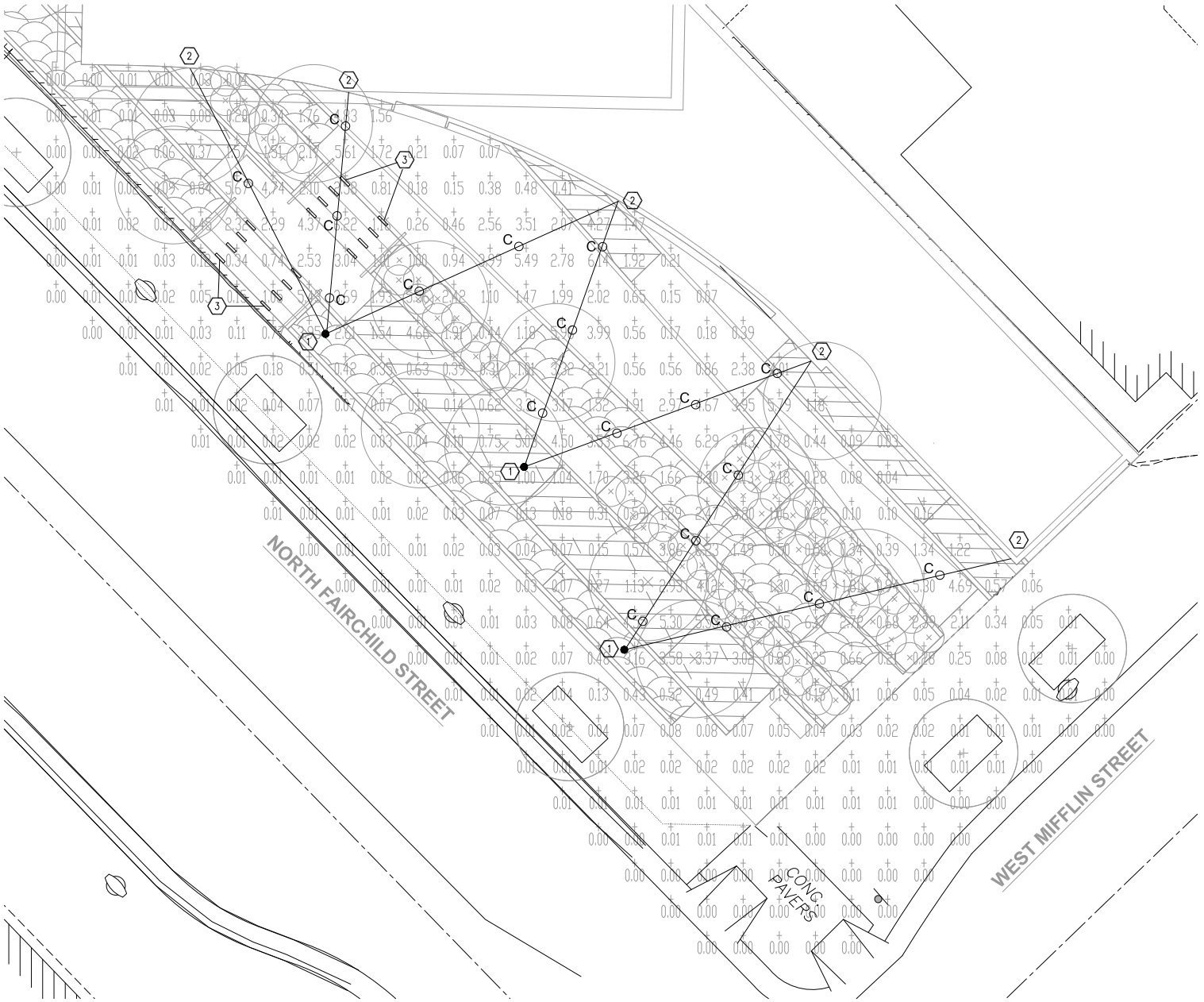
Drawing Title:

SITE SECTIONS

PLC Project Number: 2010.23

Drawn By: HL

Drawing No.: L300



01 E100 SITE LIGHTING PLAN
1/4" = 1'-0"

Potter Lawson

Consultants:

Notes:

GENERAL NOTES:

1. FULL CUT-OFF DOWN LIGHTS WILL BE INSTALLED OVER EXTERIOR EGRESS DOORS ON NORTH FAIRCHILD STREET AND WEST MIFFLIN STREET.
2. EXTERIOR LIGHT FIXTURES AT STATE STREET ENTRIES WILL BE INCLUDED IN THE TENANT FINISH DOCUMENTS FOR THE RESPECTIVE SUITE.

KEY NOTES:

1. CATENARY LIGHT CABLE POLE.
2. CATENARY LIGHT CABLE ATTACHMENT TO BUILDING AT 10' 5" ABOVE FINISHED GRADE.
3. STEP LIGHT, TYPICAL. LIGHT FIXTURE TYPE S.

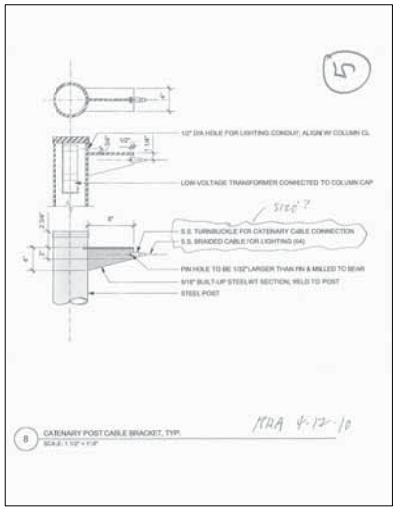
Date	Issuance/Revisions	Symbol
1/9/2012	PLAN COMMISSION/UDC/LANDMARKS SUBMITTAL	

BLOCK 100 FOUNDATION PROJECT

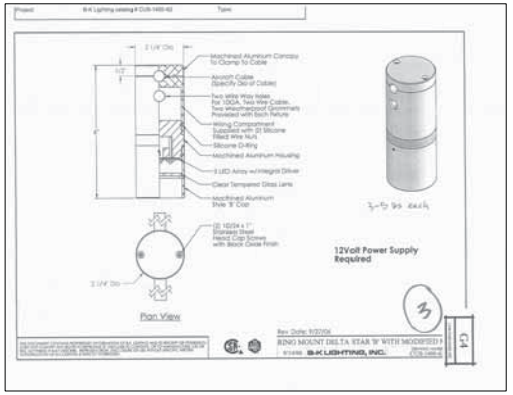
MADISON, WISCONSIN

Drawing Title:
SITE LIGHTING PLAN

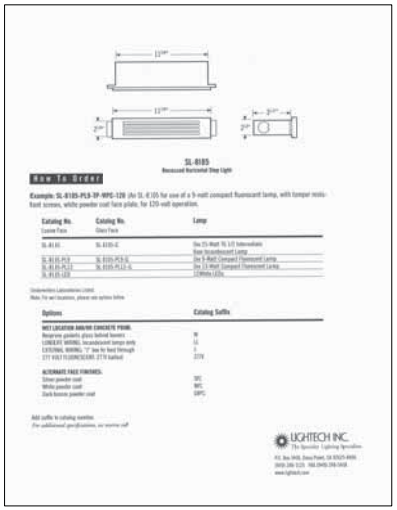
PLJ Project Number: 2010.23
Drawn By: PLJ
Drawing No.: E100



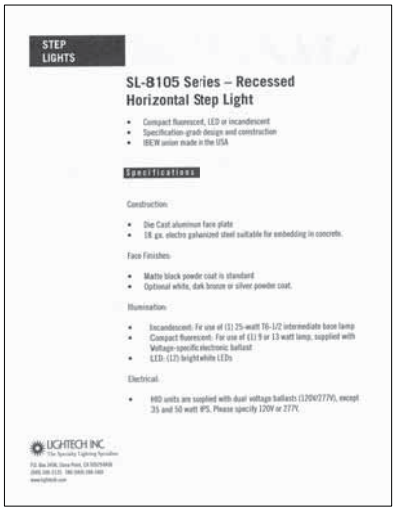
02 E101 LIGHT FIXTURE TYPE C CABLE BRACKET



01 E101 LIGHT FIXTURE TYPE C



04 E101 LIGHT FIXTURE TYPE S



03 E101 LIGHT FIXTURE TYPE S

Potter Lawson

Consultants:

Notes:

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1/9/2012	PLAN COMMISSION/UDC/LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

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MADISON, WISCONSIN

Drawing Title:

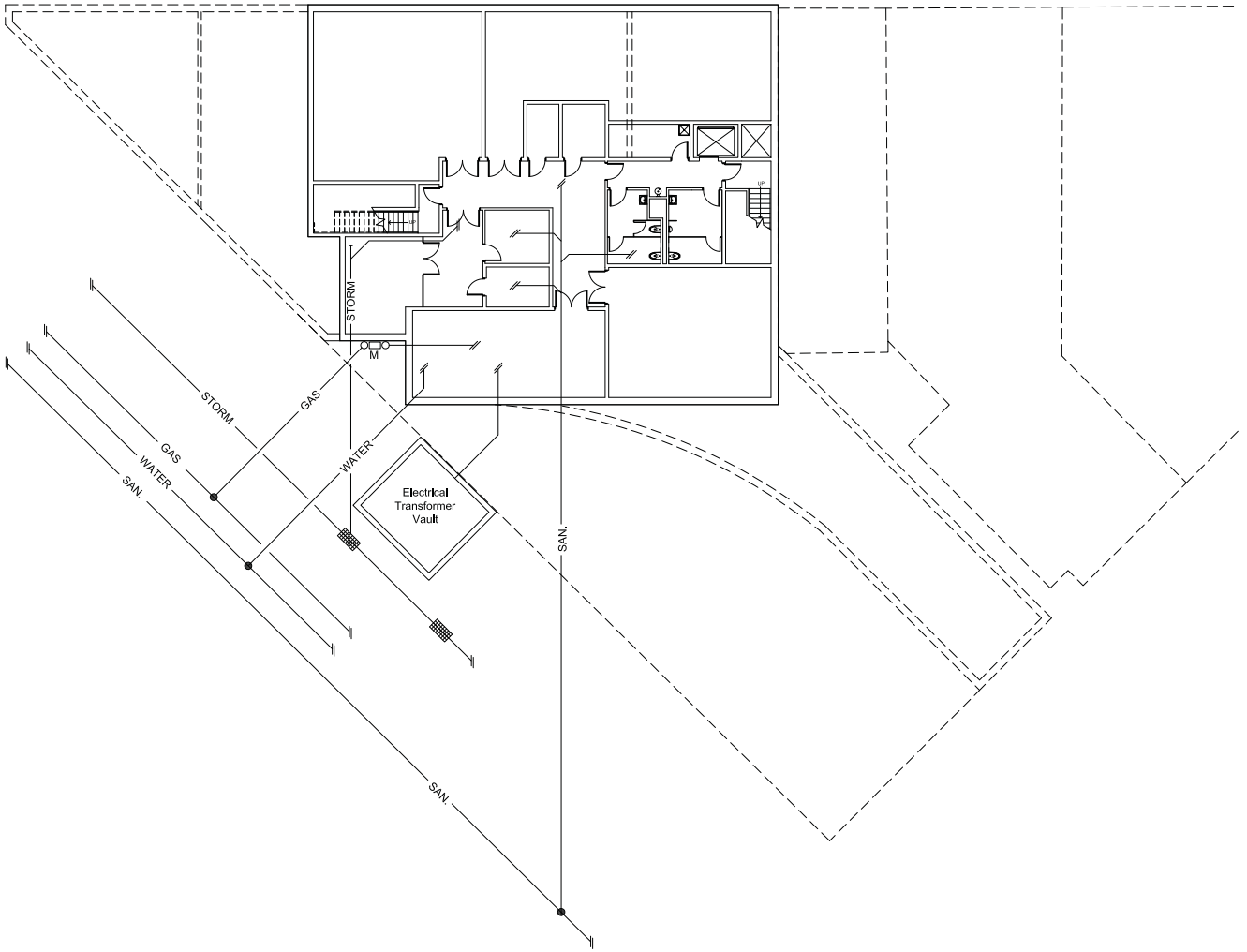
SITE LIGHTING FIXTURES

PLI Project Number: 2010.23

Drawn By: PLI

Drawing No.

E101



01 UTILITY PLAN
C200 1/8" = 1'-0"

Potter Lawson

Consultants:

Notes:

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1/9/2012	PLAN COMISSION/UDC/LANDMARKS SUBMITTAL	
Date	Issuance/Revisions	Symbol

BLOCK 100 FOUNDATION PROJECT

-

MADISON, WISCONSIN

Drawing Title:

PROPOSED UTILITY PLAN

PLI Project Number: 2010.23

Drawn By: PLI

Drawing No.

C200


State Street
East Dayton Street
West Mifflin Street
North Fairchild Street
Covered Walk Way
Construction Delivery Lane
Fence
Gate
0'
20'
40'

Eric Lawson

From: Doug Hursh
Sent: Thursday, October 20, 2011 1:41 PM
To: Eric Lawson
Subject: FW: City of Madison Demolition Notification Approved

Categories: Filed by Newforma

Doug Hursh, AIA, LEED
Potter Lawson, Inc.

15 Ellis Potter Court, Madison, WI 53711 T 608.274.2741 www.potterlawson.com

-----Original Message-----
From: noreply@cityofmadison.com [mailto:noreply@cityofmadison.com]
Sent: Friday, October 07, 2011 8:03 AM
To: Doug Hursh
Subject: City of Madison Demolition Notification Approved

Dear applicant,

Please be advised that your demolition permit notification message was sent to all interested parties registered with the City of Madison on October 7, 2011 at 8:01 AM. Your demolition permit application can be filed with the Zoning Office, Room LL-100 of the Madison Municipal Building, 215 Martin Luther King Jr. Blvd. on the next business day following 30 or 60 days of the posting of this notification message based on the year the building or buildings were constructed. Please consult the annual Plan Commission schedule for application deadline days and the corresponding Plan Commission hearing dates. For more information on filing your Plan Commission application for a demolition permit, please contact the City of Madison Planning Division at (608) 266-4635.

George Austin

From: ljwarman@juno.com
Sent: Thursday, December 29, 2011 9:19 AM
To: George Austin
Subject: Fw: Neighborhood Notification date

Dear George,

This email confirms that you notified the Mifflin West neighborhood on October 17th of your plans concerning the 100 State street project.

Sincerely,

Larry Warman, Chair
Mifflin West District of CNI

Eric Lawson

From: Doug Hursh
Sent: Thursday, October 27, 2011 1:51 PM
To: Peter Ostlind (postlind@chartermi.net); Mike Verveer (district4@cityofmadison.com); plotkinaj@gmail.com
Cc: Murphy, Brad; George Austin; Eric Lawson; scover@cityofmadison.com
Subject: Block 100 Demolition Application Notification
Attachments: Demolition and construction description.pdf

Good afternoon Mike, Adam and Peter,

I am writing to formally document our notification of intent to apply for a demolition permit and conditional use application for the Block 100 project. The city requires that we notify you 60 days prior to submitting our demolition permit application and 30 days prior to submitting a Conditional Use Application.

We have notified the city of our intent to submit a demolition and conditional use application on September 30th and October 5th by utilizing the city's List Serve website. We have also learned that we need to notify you in writing of our intent.

With your approval we would like to use October 5th, 2011 as the date that we notified you of our intent to submit a demolition permit and conditional use application for the buildings that are owned by the Block 100 Foundation. That was the day the George Austin presented the project to the Leadership Committee of the Capitol Neighborhood as set up by Peter Ostlind. Also, George met with Alder Verveer on August 30th to explain the project.

Would you please reply to all on this email that you agree that October 5th was the day you were notified about the Block 100 Foundation's intent to apply for a demolition permit to pursue redevelopment of the properties and that we can use that date to satisfy our requirement of 60 days notice prior to submitting our land use applications to the city Planning and Zoning departments.

This email will also serve to notify you of our intent to submit a Conditional Use application for the project, and will satisfy our 30 day requirement.
We are currently hoping to submit our applications in early December. (The Plan Commission dates have not been formally established for 2012, but we believe that the Plan Commission meeting would take place on January 23rd)

Let me know if you have any questions or if you require additional information.

For your reference we have attached a detailed description of the proposal for each of the sites within the Block 100 Foundation project boundaries.

As an FYI we are currently looking at a joint meeting of the UDC and the Landmarks Commission on November 14th at 5:00, location TBD.

Thank you.

Doug Hursh, AIA, LEED
Potter Lawson, Inc.

15 Ellis Potter Court, Madison, WI 53711
T 608.274.2741
www.potterlawson.com

EXISTING BUILDING REVIEW

122-124 W. Mifflin Street

Name: Fairchild Building Corporation
Built: 1925

Overview:
Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Pierce Engineers, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:
The Fairchild Building Corporation Building, also sometimes referred to as the Stark Building, was built in 1925. The two story building with a basement has served as an office building. The building is currently vacant.

View of Front Facade


View of Roof


Basement


Basement


First Floor: View toward entry at corner of West Mifflin Street and North Fairchild Street


First Floor: View of office area

Second Floor

Second Floor

Second Floor

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
847.272.7400 tel | 847.480.9534 fax
www.wje.com

122–124 West Mifflin Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 122–124 West Mifflin Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 124 West Mifflin Street is a two-story limestone structure constructed in 1927, per city tax records. City records also indicate a major renovation in 1969, at which time it is assumed that most exterior windows and doors and almost all interior finishes were altered, as discussed further below. The rectangular building sits at the corner of Mifflin and Fairchild streets, with the street facades facing grid south (actually southeast) and grid west (actually southwest). The other two exterior walls are windowless brick masonry party walls to adjacent buildings.

Exterior

The masonry exterior of the building is constructed of limestone, likely Indiana limestone (Figure 1). Ornamental features of the facade include decorative brass and glass exterior wall-mounted light fixtures and decorative iron balustrades below the second story windows above the entrances (Figure 2 and Figure 3).

Localized distress was observed in the limestone masonry. Portions of the stone near grade exhibit erosion and pitting of the face (Figure 4). Erosion of this type is often related to water splash-back from sidewalk paving, snow accumulation, and the use of de-icing salts. Dark staining was observed at the recessed entrances and at the parapet walls. Occasional cracked or open mortar joints are present throughout the facade. Cracking and spalling were observed at the head of many of the first floor window openings; this type of distress is likely related to corrosion of embedded steel lintels (Figure 5).

The windows generally consist of clear finish aluminum-framed fixed units with mirrored glass, likely dating to the circa 1969 renovation of the building. The original first floor transoms remain in place behind exterior board-ups. Also, original projecting sheet metal window hoods remain at the head of the first floor windows. The storefront facing Mifflin Street has a bronze frame and fluted bronze pilasters as window jambs and is likely original (Figure 6). The exterior entrance doors are clear-finish aluminum-framed units similar to the non-original storefronts and windows. Some broken glass secured with duct tape was observed at the windows of the building. Also, the circa 1969 aluminum units do not appear to be thermally broken and have monolithic (single layer, non-insulating) glazing.

The roof is covered by a relatively new EPDM rubber membrane (Figure 7). The roof membrane extends up the back face of the parapet walls to a termination bar below the limestone coping of the street facades

and to a sheet metal coping at the rear and side party walls. The roof drains to a single drain at the northwest corner.

Potential Exterior Repairs

Based on this limited survey, the limestone masonry of the street facades would require localized repairs to address spalling, cracking, loss of mortar, and staining. The condition of the embedded steel window lintels requires further study to evaluate existing conditions and determine an appropriate repair. The integration of the roof assembly with the cornice, parapet, and coping requires further study to provide a watertight envelope. If required by code, provision for overflow roof drainage will need to be created.

The window and door system at most areas dates to the late 1960s. It is likely not cost effective to retrofit the system for improved performance. Therefore, consideration could be given to replacing the windows and doors with new thermally improved aluminum-framed assemblies. The existing first floor transom windows and the one bay of bronze storefront at Mifflin Street appear intact and could be rehabilitated and reused.

Interior

The interior of the basement, first, and second floors consists of office interiors, with carpeting or vinyl tile, wood-framed partition walls clad with gypsum board or wood paneling, suspended acoustic tile ceilings, flat panel hollow core wood doors, and simple wood trim (Figure 8). All of these materials apparently date to the circa 1969 renovation. The interior finishes are generally intact but worn.

Where observed at a few locations at the first and second floors, portions of the original ceilings consisting of plaster on expanded metal lath are present above the suspended acoustic tile ceilings. The original ceilings include boxed-beams and molded cornices (Figure 9). The full extent and condition of the original ceiling finish is not known. Also visible above the suspended ceiling at the first floor were original wood-framed transom windows.

Potential Interior Repairs

The existing interior finishes predominantly date to the late 1960s, although original ceilings and moldings are present at some locations. Repair or replacement of interior finishes would be necessary for continued use.

Figures

Figure 1. Overall view of 124 West Mifflin. The Mifflin Street facade is at right, while the Fairchild Street facade is at left.

Figure 2. Left. Decorative brass and glass exterior light fixture.

Figure 3. Right. Decorative iron balustrade.

Figure 4. Portions of the limestone masonry near grade exhibit erosion and pitting of the face.

Figure 5. Cracking and spalling of limestone masonry at the head of a first floor window opening.

Figure 6. The storefront facing Mifflin Street has a bronze frame and fluted bronze pilasters as window jambs.

Figure 7. Overview of the roof.

Figure 8. View of the interior.

Figure 9. The original plaster ceiling and cornice are present above the suspended acoustical ceiling system. Also note the original transoms at the first floor storefront.

PIERCE ENGINEERS, Inc.
10 West Mifflin Street, Suite 205
Madison, WI 53703
608.256.7304
608.256.7306 fax

Walk thru Evaluation of 122-124 W. Mifflin St.
Madison, WI
Date of Walk thru 11/18 and 12/2/2011. Date of report 12/7/2011
PE Job #11272

EXECUTIVE SUMMARY

1. Description of Structural System
   a. Foundation Walls. Board formed poured concrete.
   b. Floor/Roof Construction. Wood joists on steel beams.
   c. Interior Columns. No interior columns were found
   d. Party Walls. The north wall of this building goes with 124 Mifflin and does not share with 117 State. The east side of this building does not have a wall of its own but uses the 120 Mifflin wall to close the space. It is not a party wall.
2. Building Support
   a. The building is supported off exterior masonry bearing walls on the north, south and west sides. Steel columns are placed along the east wall adjacent to the 120 Mifflin building to support the east/west spanning beams from 124 Mifflin.
3. Areas of Compromised Structure
   a. Water Infiltration. Water infiltration was noted on the south wall at the water service entry point.
4. Floor. Roof Loading
   a. Existing Structure Capacity. First floor live load capacity;45 psf. Second floor live load capcity;45 psf. Roof (snow) capacity 15 psf.
   b. Proposed use. None. Building will be torn down.
   c. Existing Use. Office building. Present day code live load requirement for a floor of 65 psf including partitions.
   d. Roof (snow) load required capacity by present day codes-21 psf. Current code snow drifting requirement is 55 psf at the roof step.

GENERAL COMMENTS

The building is two stories with a basement. Rough plan area size of the building is 40' x 60'. Estimated period of construction is the 1920's. No existing drawings were available. The building is vacant at the time of the report with the heating system functioning. The building is wood framed with stone masonry walls exposed on the west and south elevations. For the purposes of this report north/south is taken to parallel Fairchild Street

BASEMENT

The basement walls are constructed of board formed concrete. Where exposed they appear in good condition and serviceable. No evidence of significant water infiltration is noted. The southwest grade level entry has a formed

concrete slab under the entry area. No water staining is noticed. Basement vents to street level have been blocked with styrofoam.

FIRST FLOOR

The first floor framing is 2x12 wood joists at 12"oc. The joists span east/west and are supported on a center brick bearing wall running north/ south. The joist span is roughly 18'. The floor is diagonal 1x boards with a presumed wood flooring above that. A plaster ceiling is attached to the underside of the floor joists. Floor capacity is calculated based on wood design values from the period. No attempt has been made to assay the lumber to gain precise stress values. The live load capacity based on the joists is calculated at 45 psf. Present day code requirements for an office building would be 50 psf with an allowance of an additional 15 psf for partitions for a total of 65 psf. The floor gave no indication of vibration sensitivity.

The southwest entry at grade level is deteriorated. Patching tiles have been placed. The area probably leaks but with the concrete slab below this might never be noticed.

SECOND FLOOR

The second floor is also constructed of wood joists. They measure 2x12 @ 16" oc and span north/south. They are supported on interior steel beam lines taken as a W21x 44. The steel beams bear on the brick bearing wythe at the west wall. Along the east wall the beams are supported on steel columns adjacent and stabilized into the building to the east. The steel beams clear span the first floor space and are placed at roughly 13' oc. The span for calculation is taken at 37'. The floor joists bear atop the steel beams. A plaster ceiling is placed below the wood joists with a later acoustical tile ceiling placed below that. Floor capacity is calculated at 80 psf based on the joists and 45 psf based on the steel beam. Again present day code required live load is 50+15=65 psf for office occupancy.

ROOF FRAMING

The roof is wood framed with 2x 8 wood purlins at 24" oc. The purlins span north/south as with the floor below. They bear on steel beams which are located in line with the steel beam lines noted at the second floor. The roofing membrane is unballasted single ply. The roof slopes in the north/south direction to a drain located at the northwest corner. Roof live load capacity is calculated based on an estimate of present and previous roofing applications. The calculated capacity based on the purlins is 15 psf versus a code requirement of 21 psf.

EXTERIOR WALLS

The west and south side exterior walls are limestone facing with brick backup and plaster inner facing. The brick wythe in these walls is bearing for the floor and roof construction. The east side of this building is framed. . The 122-124 Mifflin building does use the west wall of 120 Mifflin for stability. The north wall of 122-124 is masonry and is bearing for the wood floor and roof joists. It is a separate wall from the 117 State building.

Written by: Robert B. Corey, PE

Photo 1 – Concrete basement wall at Mifflin / Fairchild corner

Photo 2 – Typical steel girder (encased) supporting 2nd floor wood joists

Henneman Engineering Inc.
1232 Fourier Drive, Suite 101
Madison, WI 53717
608.833.7000

Walk Thru Evaluation of 122 W. Mifflin Street
Date of Survey: December 1, 2011 Date of Report: December 16, 2011

Existing Mechanical Conditions Narrative

Fairchild Corporation Building 1925

Mechanical System

The heating and cooling system consists of four basement furnaces and two packaged rooftop units. Two furnaces serve the basement, two serve the first floor, and the rooftop units serve the second floor. Hot water is provided by a gas-fired domestic water heater in the basement. The roof is pitched to drain into a single roof drain. Four condensing units associated with the furnaces are located on the roof. The sanitary system is a mixture of newer and existing piping. The roof drains into one corner of the roof with a single roof drain.

One of four identical furnaces, the water heater, and gas meter

Condensing units serving the furnaces

One of two packaged rooftop units

Mechanical Infrastructure

There is a single natural gas service to the building and a single domestic water service. The building has a sanitary sewer lateral and a storm sewer lateral exiting the basement. Natural gas, sanitary sewer and storm sewer utilities are from mains in N. Fairchild St. and the water service is from a main in W. Mifflin St. All utilities appear to serve only this building.

Condition Assessment

The furnaces are new and are in very good condition. Roof mounted condensing units are of various types and sizes but all appear to be quite new. The packaged rooftop units are estimated to be about 10-15 years old which is about the normal life expectancy for that equipment. The domestic hot water heater is new and in very good condition. None of the hot water piping appears insulated. Sanitary piping is mostly cast iron and original.

Remarks

While much of the HVAC equipment is new, there would be significant difficulty reusing any of it. This is due to the fact that temperature control zoning is likely less than ideal and modifications necessary to make the systems code compliant would be very difficult and costly, and likely impossible. The water heater could be used, assuming it would fit the new capacity requirements.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson
Success by Design
15 Ellis Potter Court
Madison, WI 53703
608.274.2741

Walk Thru Evaluation of 122-124 West Mifflin Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

Fairchild Building Corporation Building 1925

Electrical System
The building electrical service is 600amps at 120/208V, 3-phase, from MG&E and enters the basement from North Fairchild Street. The electrical distribution equipment is located in the basement, and there is one electrical meter for the building. Electrical panels distribute the power to building loads. A telephone private branch exchange and cabling was noted.

Electrical Infrastructure
This building appears to have an independent electrical power system that does not connect to adjacent buildings. Refer to the attached drawings for approximate location of the electrical power utility entrance.

Condition Assessment
Electrical equipment age is from the 1980's. The telephone PBX appeared to be from the 1980's. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures were primarily fluorescent (about 1980's). Some light fixtures were missing or removed. Wiring devices also appeared to be from the 1980's. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation was from the 1980's.

The telephone PBX cabling is supported by the suspended ceiling grid, which if constructed now would be a violation of the current code.

The electrical equipment appeared to be accessible for maintenance and repair.

Electrical service in the basement.

Electrical panels on 2nd floor.

First floor lights.

Electrical cables on 2nd floor.

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

122 West Mifflin Street, Madison, Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 8, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

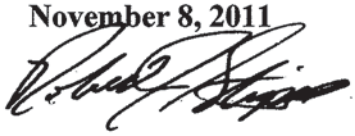
The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling:	**122 West Mifflin St, Madison, WI**
Building Type:	**Residential/Commercial**
Inspector:	**Mr. Robert (Bob) J. Stigsell**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2012**
Inspection Date:	**November 8, 2011**
Inspector Signature:	

List A

Asbestos Containing Friable Materials
(Required to be Abated prior to Demolition or Burning)

None

List B

Asbestos Containing Category II Non-Friable Materials
(Required to be Abated prior to Demolition or Burning)

None

List C

Asbestos Containing Category I Non-Friable Materials
(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)
(These Materials Must Be Abated Prior To Burning)

9" White Floor Tile and Black Mastic on Back Stairs (Assumed Positive)- back stairs approximately 30 sq ft.

List D

Materials Found Not To Contain Asbestos At 1% Or Greater
(Both Tested or Known Not To Contain Asbestos)
(No Abatement Required)

2' x 4' Ceiling Tile (Samples 1-3)
Gray Base and Mastic (Samples 4-6)
Drywall (Samples 7-9)
Drywall Mud (Samples 10-12)
2' x 4' Replacement Ceiling Tile (Samples 13-15)
Brown Base and Brown Mastic (Samples 16-18)
White Ceramic Tile Grout (Samples 19-21)
Ceramic Tile Adhesive (Samples 22-24)
2' x 4' Hallway Ceiling Tile (Samples 25-27)
2' x 4' Bathroom Ceiling Tile (Samples 28-30)
Plaster (Samples 31-37)
Black Roofing Tar (Samples 38-40)
Attic Insulation (Samples 41-43)
Brown Stair Treads and Brown Mastic (Samples 44-46)
Gray/Blue Terrarzzo-Mifflin Side Steps (Samples 47-49)
Ceramic Tile Grout (Samples 50-52)
Tar Paper (Samples 53-55)

ASBESTOS INSPECTION & BULK SAMPLING

124 West Mifflin Street, Madison, Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 8, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

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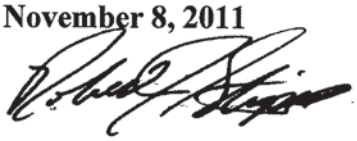
The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling:	**124 West Mifflin Street, Madison, Wisconsin**
Building Type:	**Residential/Commercial**
Inspector:	**Mr. Robert (Bob) J. Stigsell**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2012**
Inspection Date:	**November 8, 2011**
Inspector Signature:	

List A

Asbestos Containing Friable Materials

(Required to be Abated prior to Demolition or Burning)

Paper Insulation over 2 Lights in Basement Bathroom (Samples 40-42)

List B

Asbestos Containing Category II Non-Friable Materials

(Required to be Abated prior to Demolition or Burning)

Transite over Exterior Windows between 1st and 2nd Floors (Assumed Positive)

List C

Asbestos Containing Category I Non-Friable Materials

(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)

(These Materials Must Be Abated Prior To Burning)

9" Tan Floor Tile and Mastic in the Basement (Assumed Positive)- approx. 2,400 sq ft

Drywall Mud (Samples 22-24) (<1% asbestos)

List D

Materials Found Not To Contain Asbestos At 1% Or Greater

(Both Tested or Known Not To Contain Asbestos)

(No Abatement Required)

Ceramic Tile Grout under 12" Tiles (Samples 1-3)

Drywall (samples 4-6)

2' x 4' Ceiling Tiles (Samples 7-9)

Plaster (Samples 10-15)

Carpet Mastic (Samples 16-18)

Black Tar paper under Carpet, over Wood Floor (Samples 19-21)

2'x 4' Bathroom Ceiling Tiles (Samples 25-27)

Ceramic Tile Grout (Samples 28-30)

Ceramic Tile Adhesive in Bathroom (Samples 31-33)

Tan Baseboard and Brown Mastic (Samples 34-36)

Brown Stair Treads and Brown Mastic (Samples 37-39)

Black Tar Paper under Wood Flooring (Samples 43-45)

Hard Fitting on Pipe 3 in Basement (Samples 46-48)

Gray with Gold Flecks Wall Plaster in Basement (Samples 49-51)
Black Roofing Mastic (Samples 52-54)
Gray Roofing Mastic (Samples 55-57)
Brown Roofing Mastic (Samples 58-60)
Green Roofing Mastic (Samples 61-63)
Gray with Gold Flecks Wall Plaster in Basement (Samples 64-67)
Brown Insulation (Samples 68-70)

EXISTING BUILDING REVIEW

120 W. Mifflin Street

Name: Andrew Schubert Building
Built: 1908
Designated City landmark

Overview:
Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Arnold & O'Sheridan, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:
The Andrew Schubert Building most recently housed an office products store at grade for many years with an apartment on the second floor. The building is currently vacant.

View of the Front Facade

Roof showing roof access structure

Roof view toward Mifflin Street

Alley view of sheet metal stamped with brick pattern

Exterior: View of the back of building showing eroding brick veneer

View of the back of facade

View from roof looking at condition of brick and parged wall

Exterior: View in the alley showing a section of delaminated parging

Exterior: View in the alley showing the delamination of the parging system from the brick veneer

View of space behind existing building showing storm basin collecting water from adjacent buildings

Basement: stormline routing to West Mifflin Street

Basement view showing stormline routing storm water from adjacent building(s) through the basement of 120 West Mifflin Street

Basement: Temporary shoring to support first floor

Basement: Temporary shoring to support first floor

Basement: View of one temporary column supporting the first floor

First Floor: View at bay window showing multiple types of flooring

First Floor

First Floor: View at back of room where the floor has been removed

First Floor: View toward back exit showing multiple cracks in floor tile

First Floor: View at back of room showing areas where tile floor has been removed

First Floor: View toward Mifflin Street entry showing multiple cracks in floor tiles

First Floor: View at entry off Mifflin Street showing three flooring surfaces. 1) Original 3/4" square tiles 2) 1" square tiles at entry 3) composite flooring at window

First Floor: View toward basement stair showing multiple cracks in tile floor

First floor: View of area where exposed concrete is installed

Second Floor Apartment

Second Floor Apartment

Second Floor: Access from Mifflin Street

Second Floor Apartment

Second Floor Apartment

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
847.272.7400 tel | 847.480.9534 fax
www.wje.com

120 West Mifflin Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 120 West Mifflin Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 120 West Mifflin Street is designated a landmark by the City of Madison. The two-story masonry structure was constructed in 1908, as stated in the city landmark nomination. The front facade of the rectangular building faces southeast to Mifflin Street; a side wall faces northeast along a narrow pedestrian alley; the rear wall faces northwest into a small court; and a party wall to the adjacent building forms the southwest wall.

Exterior

Mifflin Street Facade

The front facade consists of limestone at the first floor and face brick at the second floor and parapet (Figure 1). All of the masonry has been painted. There is a projecting bay window and cornice at the second floor that is clad with painted sheet metal. The sheet metal appeared intact and well anchored to the underlying framing. Some areas of the sheet metal exhibit surface corrosion.

The top west (left hand, as viewed from the street) corner of the parapet wall is displaced outward, with dislodged brick units and open mortar joints at this location (Figure 2). At the limestone masonry of the first floor, some areas of coating have debonded, revealing the stone below (Figure 3). Open mortar joints were observed in the limestone portion of the facade. Although coated, the limestone and face brick masonry at the street facade appears to be in fair to good condition.

The first floor storefront includes a three-part leaded art glass transom in good condition (Figure 4). The area of the storefront below the transom appears to have been altered following original construction, based on comparison with historic photographs included in the city landmark nomination.

Mounted to the facade in front of the transom and second floor bay window is a projecting aluminum and glass marquee.

The second floor has original wood one-over-one double hung windows covered by aluminum exterior storm windows. Where observed, the windows were in fair condition, with loss of paint and glazing putty.

Side and Rear Walls

The northeast-facing side wall and northwest-facing rear wall are common brick masonry that has been variously parged and coated. Portions within 6 feet of grade have a build-up of multiple layers of cementitious parging and coating. These layers are now debonding, exposing the original brick masonry. The common brick masonry is in poor condition, with open joints and deep face spalling of the brick units. Examples of this distress are shown in Figure 5 through Figure 8. The deterioration is most severe near grade and below the coping at the top of the wall. The ongoing deterioration of this masonry wall has resulted in detached fragments of brick, mortar, or parging.

There is a recessed area at the second floor of the building along the northeast side. The walls of this area are clad with painted sheet metal (Figure 9).

Roof

The roof is covered with a relatively new EPDM rubber membrane (Figure 10). The membrane is extended up the rear face of the parapet walls. The membrane intersects a sheet metal coping. Five circular attic vents are located near the south end of the roof. The roof slopes from south to north and is drained to a continuous galvanized metal gutter along the north wall. Ponded water was observed on the roof surface near the gutter (Figure 11). The gutter itself is in poor condition, with open seams, accumulated debris, and broken support brackets.

The roof is accessed through a small penthouse over the rear stairwell (Figure 12). The roof of the penthouse is covered with asphalt shingles that are in extremely poor condition (Figure 13). The walls of the stairwell are brick masonry and wood framing covered with painted sheet metal. Water infiltration through the walls and roof of the penthouse has occurred in the past, as the interior plaster in the stairwell is severely deteriorated.

There is also a small roof above the first floor at the northeast side recessed area. This small roof has a similar EPDM rubber membrane. The watertightness of the existing membrane is unknown; however, leakage is likely occurring or has occurred in the past, as deterioration at the first floor interior ceiling is concentrated below the location of this roof.

Potential Exterior Repairs

The Mifflin Street facade is generally in good condition. Appropriate repair would begin with removal of the existing coating from all masonry using chemical strippers, followed by a more detailed assessment of repair needs. The extent of repointing of the brick and limestone masonry can be determined following removal of the coating. At the west (left hand) top of the parapet wall at the street facade, an approximately three foot by three foot area of displaced brick masonry will likely require dismantling and reconstruction.

In contrast to the street facade, the side and rear walls are in very poor condition. Appropriate repair would include removal of existing coatings and parge materials, followed by selective replacement of the outer wythe of brick with new masonry. Replacement required is likely extensive, based on conditions observed. Based on this limited survey, the majority of the outer wythe of brick on the alley side and rear walls may require replacement, including extensive areas at grade and at the top of the walls. The condition of the backup wythes of brick masonry is not known at this time. Further investigation of the brick backup masonry, especially at grade and the parapet walls, is needed to determine if the existing deterioration extends beyond the exposed face wythe of brick and whether repair or replacement of backup masonry is required.

The penthouse roof and wall cladding requires repair or replacement to create a watertight building envelope. The main roof appears generally watertight, but further investigation is needed to ensure that perimeter flashing details are appropriately integrated with the coping and that appropriate slope for drainage is provided. The existing gutters and downspouts along the rear wall should be replaced.

The existing wood double hung windows could be restored, with repair of localized wood deterioration, stripping and repainting, reglazing, and repair of rope and counterweight balance system. New exterior or interior storm windows could be provided to improve the thermal performance of the assembly. The original leaded art glass transoms at the storefront should be investigated in greater detail and appropriate repair and reuse considered.

Interior

The first floor main interior room has four different areas of flooring consisting of elaborate decorative mosaic tile floor composed of various colors of 3/4 inch square tiles in a running bond. A portion of the ceramic tile flooring near the front door has been replaced with 1 inch square tiles with rounded edges. A second area of non-original flooring is located adjacent to the storefront at the southeast end of the space. Localized individual ceramic tiles throughout the flooring are missing and have been replaced with concrete patching. Extensive cracking, displacement, and settlement have occurred at this flooring (Figure 14). The distress in the flooring is apparently the result of significant and widespread deterioration of the basement-level wood columns, wood beams, and wood joists that support the floor. A detailed assessment of the first floor framing was beyond the scope of this study, but obvious signs of decay as well as previously installed temporary shoring were observed in the basement.

The first floor walls and ceiling are painted plaster on wood lath. Portions of the plaster have detached from the lath, likely due to water infiltration (Figure 15). Water staining and bubbling of the plaster were also observed (Figure 16).

In addition to the storefront, a notable feature of the interior first floor is one leaded glass window at the southwest party wall; the glass has been painted over (Figure 17).

The second floor interior is divided into several rooms that apparently were used as rental apartments. The floor covering is carpeting over vinyl asbestos tile in most areas, with a few areas of hardwood flooring. Walls and ceilings are painted plaster. Throughout the second floor there is original wood trim, as well as original five-panel doors with original hardware, all of which have been painted. Generally, the second floor interior spaces are in poor condition. Moisture infiltration from the exterior has resulted in staining and damage to plaster finishes in multiple locations (Figure 18 and Figure 19). Some of this damage may pre-date the installation of the existing roof membrane.

Potential Interior Repairs

The wood framing, beams, and columns in the basement that support the first floor should be reviewed by a structural engineer.

Interior plaster finishes have suffered deterioration apparently related to water infiltration through roofing and the side and rear brick masonry walls and may require replacement.

The second floor interior is in poor condition overall. Much of the interior plaster at or adjacent to the exterior walls has evidence of water infiltration damage and may require replacement. Consideration should be given to salvaging intact original elements such as interior doors and trim.

Figures

Figure 1. Overview of the building from the south. The Mifflin Street facade is at left.

Figure 2. Left. View of displaced masonry at the top corner of the parapet wall.
Figure 3. Right. At the limestone masonry of the first floor, some areas of coating have debonded.

Figure 4. The first floor storefront includes a three-part leaded art glass transom.

Figure 5. Failure of cementitious parge coat, revealing deteriorated brick masonry.

Figure 6. Deterioration of brick masonry at the rear facade.

Figure 7. Left. Loose fragments of brick/mortar/parging were removed by hand from the side wall.
Figure 8. Right. Deterioration of brick and parging near the top of the side wall.

Figure 9. A portion of the side wall is recessed at the second floor and is clad with painted sheet metal.

Figure 10. Overview of the roof.

Figure 11. Ponding on the roof near the gutter.

Figure 12. View of the penthouse walls constructed of brick masonry and painted sheet metal.

Figure 13. The penthouse roof is covered with asphalt shingles in deteriorated condition.

Figure 14. There is elaborate mosaic tile flooring at the first floor; the flooring has suffered extensive cracking and displacement.

Figure 15. Damage to interior plaster wall finish.

Figure 16. Water staining and bubbling of interior plaster ceiling.

Figure 17. Leaded glass window, which has been painted over, at the southwest party wall.

Figure 18. Plaster damage at the rear wall at the second floor of the building.

Figure 19. Moisture damage to plaster finishes at the second floor.

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Walk-thru Evaluation of 120 West Mifflin Street
Madison, WI
Date of Walk-thru-01/17/08. Date of Report 01/18/08.
A+O Job Number 080027

GENERAL COMMENTS

The building is two story with A basement. First floor is retail occupancy and single occupied apartment on second floor. For the purpose of this report east/west is taken to paralleling Mifflin Street. The building is roughly 18'x65' interior dimensions.

BASEMENT

Floor is cast in place concrete on grade. Stains on bottom of wood columns indicate water entry over a period of time. Column bases to the north are rotting at the bottom. The rubble foundation walls appear in good condition. Basement access thru the sidewalk vault has been covered over with a concrete slab. The electrical and water service are in this room. The vault slab is shored up with wood cribbing on east /west faces. Repair to the bearing of this slab is thus recommended which would necessitate removal of a sidewalk panel or two.

FIRST FLOOR FRAMING

The first floor is roughly 3" concrete/tile topping on wood decking on 2x10 wood joists at 16" o/c. Floor joists span east/ west to a center support line. The floor shows significant deflection. Wood shoring has been placed along both east and west basement walls to re-support floor joists where they have rotted at their bearing in the rubble wall. The center beam line has been re-supported by metal posts to deal with rotted original wood columns. In certain areas of the center beam line the joists are pulling away from the support ledger. There have been wood materials added to deal with the ledger condition but they are not, in the writer's opinion, a permanent solution. The floor appears to sag toward the southwest stair. The support of both the first and second floor appears marginal in this area.
The quantity of defects and the defection in the first floor result in the suggestion to replace of the entire floor system as the most logical course of action. A new floor might be constructed of concrete fill on metal form deck on sheet metal joists. It remains a possibility to re-establish support for the existing floor, but the deflection would largely remain.
The second floor is a clear span from east to west wall. Beams (probably wood) span east/ west, spaced at roughly 5'-6" o/c. Wood joists presumably span between these beams. Viewing the floor from the top side shows little deflection particularly considering the amount of materials stored on it. The floor is thus taken to be in reasonable condition.

ROOF FRAMING

The roof framing was observed by looking through the ceiling hatch. The ceiling is wood framed with about a 3 foot height up to the wood framed roof. Framing runs east to west . It appears the roof joists bear down with a cripple wall to the ceiling joists. The ceiling joists appear to be supported on the second floor partitions (where they exist at the bedroom/bathroom areas) and clear span at

the living room. From the hatch, the alignment of the roof/ceiling framing appeared to be acceptable.

EXTERIOR WALLS

The walls on the east and west sides were observed from the alleyway running along the east side. The grade level walls appear to be a porous brick with a painted parging at the surface. The pargings are usually placed to cover defects in the brick- which appears to be the case here. Areas where the faces of the brick have fallen off were observed. The east wall steps back at the second level. At this location sheet metal siding is used. The west wall was not observed but is probably a party wall with the adjacent property.

The observed walls were judged to be structurally stable but in need of repair to maintain water tightness. One option might be to cover the existing brick with an exterior insulation and finish system to economically reestablish the water barrier. Any repair system chosen should be investigated for its own tendency to trap moisture in the wall. Any projection beyond the existing wall line would have to be verified with property rights.

CONDITIONS OF THE REPORT

Existing condition observations made and reported within the context of this report were based on a visual inspection only and did not contemplate or involve the dismantling or moving of any objects or portion of the premises. Latent and concealed conditions, defects and deficiencies are excluded from our review. Arnold & O'Sheridan, Inc. shall have no liability for concealed from view or inaccessible conditions which were not or were not able to be directly observed. Our observations are limited to the conditions as they existed on the date of our observation, the real property and not the review of any personal property.

The due diligence report prepared herein is not a warranty, guarantee, insurance policy, or substitute for real estate transfer disclosures which may be required by law. This report will comment on major visible defects only with minor defects reported as a courtesy.

Figure 1 – Shoring along basement wall –also used a s shelving.

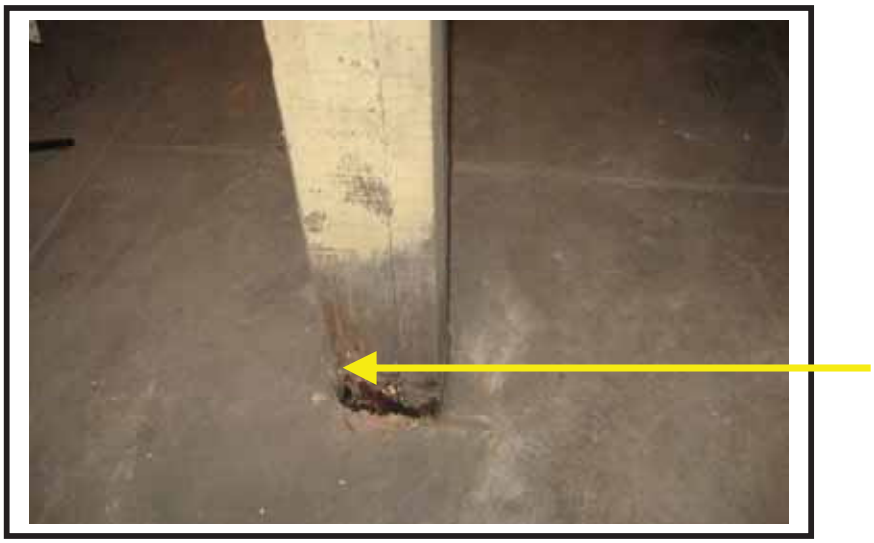


Figure 2 – Rooted column base in basement.

Figure 3 – Wood materials added to aid in support of the joists and the center beam line.

Figure 4 – Spalling brick face-east exterior wall.

Figure 5 – Picture of rotted end of wood floor joist at first floor.

Henneman Engineering Inc.
1232 Fourier Drive, Suite 101
Madison, WI 53717
608.833.7000

Walk Thru Evaluation of 120 W. Mifflin Street
Date of Survey: December 1, 2011 Date of Report: December 16, 2011

Existing Mechanical Conditions Narrative

Andrew Schubert Building 1908

Mechanical System

The heating system consists of an atmospheric hot water boiler that serves the upper floors. The first floor is heated from a gas-fired furnace located above the first floor front entrance. A functional domestic water heater exists in the boiler room. The roof is pitched from the front to the back and drains off the back edge to the alley below. While there are no roof drains, there is a horizontal cast iron storm pipe that runs the length of the basement. This pipe originates from a cistern in the alley that receives storm water from adjacent building downspouts (to the east of building 117-119 State) through corrugated tubing. It appears that the stormwater from the 117-119 State Street building also discharges into this cistern through an underground lateral. From the cistern, it is piped through the basement of this building and into a storm main in West Mifflin St. The sanitary piping is entirely cast iron, most all of it original. Water piping from the basement to the second floor appears to be lead.

Furnace above entrance

Deteriorated gas pipe

Deteriorated sanitary pipe

Storm main support/pitch

Leaking sanitary pipe

Roof drains into cistern that discharges through basement

Mechanical Infrastructure

There is a single natural gas service to the building and a single domestic water service. The building has a sanitary sewer lateral exiting the basement. All of these utilities are from mains in W. Mifflin St. and serve only this building. The storm sewer that originates at the cistern in the back of the building extends through the basement, out to the storm sewer in W. Mifflin St.

Condition Assessment

The boiler is estimated to be 10-15 years old and appears to be in fair condition. The hot water heating piping in the basement is newer, possibly installed when the boiler was installed but could not observe piping outside of the basement. Nothing is insulated.

The water heater appears less than 10 years old and is in good condition. Domestic hot water piping is copper in the basement but it is unknown what the material is on upper floors. Much of the cold water piping appeared to be lead. Sanitary piping is all cast iron, mostly original.

Remarks

The furnace appears to be operational but has signs of incomplete repairs from many years ago. Exact functionality is unknown. The support of the storm main is weak and the last several feet pitches upward, indicating a deteriorating system. The lead piping is an obvious health issue. A portion of the gas piping is badly deteriorated and has the potential to fail. Several sections of sanitary piping has either completely failed or is leaking. The storm main through the building is inappropriate since it doesn't directly serve the building.

With the exception of the boiler and water heater, there are no other mechanical systems or equipment that are suitable for reuse due to age, condition, capacity, or building code issues.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson
Success by Design
15 Ellis Potter Court
Madison, WI 53703
608.274.2741

Walk Thru Evaluation of 120 West Mifflin Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

Andrew Schubert Building 1908

Electrical System
The building electrical service is 400amps at 120/208V, 3-phase, from MG&E and enters the basement from West Mifflin Street. The electrical distribution equipment is located in the basement, and there are three electrical meters for the building. Electrical panels distribute the power to building loads. The telephone service was not found.

Electrical Infrastructure
This building appears to have an independent electrical power system that does not connect to adjacent buildings.

Condition Assessment
Electrical equipment age varies from the 1930's to 1990's. The electrical service equipment in the basement was installed in the 1990's. The first floor fuse panel appears to be from the 1930's. The branch panel on the 2nd floor appeared to be from the 1980's. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures were primarily incandescent in the basement and the 2rd floor apartments (about 1960's), with fluorescent strip fixtures on the first floor (about 1960's). Wiring device condition and age varies also, ranging from 1930's to 1960's. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation age ranged from the 1930's to the 1960's.

The fuse panel on the 1st floor is past its reliable life, and the panel on the 2nd floor is at the end of its useable life. The fusible panel on the 1st does not meet current code requirements. The current wiring device locations in the apartment do not comply with accessibility requirements. Receptacle quantity and locations in the apartment do not comply with current NEC requirements. Compliance with current codes for these items would require branch circuit, receptacle and fuse panel replacement.

The electrical equipment appeared to be accessible for maintenance and repair.

Electrical service in the basement.

Electrical fuse panel on 1st floor.

First floor lights.

Electrical panel on 2nd floor.

Remarks
The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

120 and 120 1/2 West Mifflin Street, Madison, Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 8, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

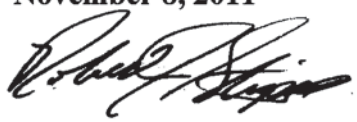
The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling:	**120 and 120 1/2 West Mifflin St, Madison, WI**
Building Type:	**Residential/Commercial**
Inspector:	**Mr. Robert (Bob) J. Stigsell**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2012**
Inspection Date:	**November 8, 2011**
Inspector Signature:	

List A

Asbestos Containing Friable Materials

(Required to be Abated prior to Demolition or Burning)

Asbestos on Tank in Basement (Samples 1-3)
Paper behind Electrical Panel at Bottom of Steps (Samples 10-12)
White ½" Thick Paper over Metal Pan Ceiling in Furnace Room (Samples 13-15)
Black Spray-on under 2nd Floor Kitchen Sink (Samples 70-72)
Brown Linoleum at 120 ½ Entrance (Samples 76-78)

List B

Asbestos Containing Category II Non-Friable Materials

(Required to be Abated prior to Demolition or Burning)

Window Glazing on Back Windows (Samples 43-45)
Window Glazing in Side Windows (Samples 46-48)

List C

Asbestos Containing Category I Non-Friable Materials

(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)

(These Materials Must Be Abated Prior To Burning)

None

List D

Materials Found Not To Contain Asbestos At 1% Or Greater

(Both Tested or Known Not To Contain Asbestos)

(No Abatement Required)

Basement Plaster Ceiling (Samples 4-6)
Ceramic Tile Grout on 1st Floor Floor (Samples 7-9)
Concrete Block Mortar-Basement (Samples 16-18)
Plaster Patch in Basement Ceiling (Samples 19-21)
Exterior Gray Thick Trowell-on on Bricks (Samples 25-27)
Gray Roofing Mastic (Samples 28-30)
Black Thick Roofing Mastic (Samples 31-33)
Roofing Shingles (Samples 34-36)
Silver Aluminum Roof Coating (Samples 37-39)
Lean-to Roofing Inside Ceiling (Samples 40-42)
Red Terrazzo (Samples 49-51)

9" Green with Black Feathered Floor Tile and Black Tar Paper (Samples 52-54)
9" Green with Brown feathered Floor Tile and Black Tar Paper under Carpet (Samples 55-57)
12" Black Floor Tile and Yellow Mastic (Samples 58-60)
12" Black and White Squared Floor Tile (Samples 61-63)
2' x 4'x Ceiling Tile (Samples 64-66)
Window Glazing from 2nd Floor Double Hung Windows (Samples 67-69)
12" Blue/White Steps going Upstairs (Samples 73-75)
Basement Plaster Ceiling (Samples 79-82)
Plaster Ceiling (Samples 83-88)
Tar Paper under Roofing Shingles (Samples 89-91)

EXISTING BUILDING REVIEW

117-119 State Street

Name: Haswell Furniture Co.
Built/alterations: 1916/1959/1994

Overview:
Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Pierce Engineers, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:
The Haswell Furniture Company building has been most recently been occupied by a restaurant at grade and the second floor and offices on the fourth floor, the third floor has been vacant for an extended period of time and was formally the location of a night club. The fourth floor is also currently vacant.

View of Front Facade

Basement

Basement: View of garbage cans

Exterior

Basement

First Floor

First Floor: View of access to basement

First Floor

First Floor

Second Floor

Second Floor

Third Floor

Third Floor

Third Floor

Fourth Floor

Fourth Floor

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
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117–119 State Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 117–119 State Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 117–119 State Street is a four-story masonry structure originally constructed in 1916, per city tax records, and substantially renovated in the 1990s. The building has a chevron shape, with a primary north facade facing State Street, a southwest facade facing Fairchild Street, and two party walls, each with a 135 degree angle near the middle of the wall. The party walls extend higher than the walls of the adjacent buildings and face west-northwest and east-southeast respectively.

Exterior

The State Street facade consists of manufactured polished stone panels and brick and cast stone masonry (Figure 1). Except for a limestone belt course and balustrade at the third floor (Figure 2), this facade was completely reconstructed in the 1990s. The only visible distress observed on this facade is localized water rundown staining below the stringcourse at the parapet wall (Figure 3).

The Fairchild Street facade primarily consists of the original brick masonry facade, although the areas around the entrance doors were apparently altered as part of the 1990s renovation (Figure 4). Limestone is used for window sills at this facade. Cracking and displacement of brick masonry above window heads was observed, likely related to corrosion of embedded window lintels (Figure 5).

The brick masonry party walls at the sides of the building were reviewed from lower roofs of adjacent buildings, where these walls extend and are exposed above the adjacent roof levels. Vertical cracking was observed at multiple locations in both party walls, especially at obtuse angle changes in the plane of the wall (Figure 6 and Figure 7). Also, some areas of poorly matched repairs and areas overclad with an EPDM rubber roof membrane were observed (Figure 8). Erosion of mortar joints and water rundown staining was also observed at the party walls.

The building roof was not accessible for survey.

All of the windows in the building are aluminum-clad wood double-hung windows with insulating glazing apparently installed as part of the 1990s renovation (Figure 9). The first and second floor windows at the State Street facade are an aluminum-framed center-glazed storefront system with insulating glazing, also apparently installed as part of the 1990s renovation. The exterior aluminum-framed doors apparently date to the 1990s renovation. No distress was observed at the windows or doors.

Potential Exterior Repairs

Based on this limited survey, the State Street facade does not require any significant repairs at this time. The building roof should be surveyed and any maintenance needs addressed.

Masonry repairs are required at the party walls and the Fairchild Street facade. Areas of cracked masonry should be rebuilt, and areas of open or eroded mortar joints should be repointed. At the obtuse corners of the party walls, installation of backer rod and sealant in the continuous vertical crack may be appropriate to accommodate movement and provide a weather tight joint. Repairs are required at bearing locations of window lintels on the Fairchild Street facade; additional investigation is needed to evaluate the condition of the steel lintels and determine the scope and extent of the required repair.

Interior

The interior of the building at the first and second floor contains a two-level restaurant. Distinctive original interior elements include a staircase and balustrade between the first floor and the second floor, and the balustrade and column cladding around the second floor areas overlooking the first floor (Figure 10 and Figure 11). Other interior finishes consist of wood flooring, carpeting, plaster walls, and plaster ceiling, all of which appear to date to the 1990s renovation of the building.

The third floor was previously used as a night club, with interior finishes dating to the 1990s renovation, including carpeting, gypsum board walls, and suspended acoustic tile ceilings. Many of these finishes are soiled or damaged from food and beverage service or tobacco smoke. A portion of the fourth floor interior is built out for office space and is generally in good condition. Some areas of hardwood flooring at this level may be original. Other interior finishes, including gypsum board, suspended acoustic tile ceiling, and interior doors and trim date to the 1990s renovation of the building. At the third and fourth floor of the building, unique original wood and iron trusses are exposed to view (Figure 12).

Potential Interior Repairs

The interior finishes and materials primarily date to the 1990s and would require alteration if needed to adapt the spaces to new uses.

Figures

Figure 1. The State Street facade.

Figure 2. Only a limestone belt course and balustrade at the third floor remain from the original State Street facade.

Figure 3. Water rundown staining below the stringcourse at the parapet wall.

Figure 4. The Fairchild Street facade.

Figure 5. Cracking and displacement of brick masonry above window heads.

Figure 6. Vertical cracking at an obtuse corner in the brick party wall.

Figure 7. Left. Vertical cracking and localized damage in the brick masonry party wall, which is visible where it extends above the roofs of the adjacent buildings.

Figure 8. Right. Some areas of poorly matched repairs and areas overclad with an EPDM rubber roof membrane were observed at the party walls. Also note rundown staining and open mortar joints.

Figure 9. Typical aluminum-clad wood windows.

Figure 10. Original staircase from the first floor to the second floor.

Figure 11. Second floor mezzanine with original balustrade.

Figure 12. At the third and fourth floors of the building, unique original wood and iron trusses are exposed to view.

PIERCE ENGINEERS, Inc.
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Walk thru Evaluation of 117-119 State Street
Madison, WI
Date of Walk thru 11/18 and 12/7/2011. Date of report 12/7/2011
PE Job #11272

EXECUTIVE SUMMARY

1. Description of Structural System
   a. Foundation Walls. Poured concrete.
   b. Floor/Roof Construction. Wood joists spanning north/south supported on east/west fabricated trusses.
   c. Two interior wood columns at each east/west grid.
   d. Party Walls. East side- from first to second the wall is party wall and used for bearing. The upper portion of this wall becomes an exterior wall. West Side-party wall up to second level becomes an exterior wall moving toward Fairchild.
2. Building Support
   a. The building is supported off exterior masonry bearing walls on all four sides.
   b. Interior Columns. Two rows of interior wood columns are used along the length of the building.
3. Areas of Compromised Structure
   a. Numerous structural revisions have been made which are outlined in the body of the report.
   b. Floor joists in the basement for the first floor framing have been cut and notched over the years for the passage of piping. Shores have been placed to prop some of these areas up. These areas are outlined in the body of the report.
4. Floor. Roof Loading
   a. Existing Structure Capacity. First floor live load capacity is 50 psf. There is essentially no second floor. Third/fourth floor live load capacity is 65 psf.
   b. Proposed use. First Floor-retail at 100 psf required. Third/Fourth –offices at 65 psf required.
   c. Existing Use. First Floor-retail at 100 psf. Third floor-retail/assembly-100 psf. Fourth floor-offices at 65 psf.
   d. Roof (snow) load required is 21 psf. There is no snow drift requirement. The load capacity at the roof for snow is 45 psf.

GENERAL COMMENTS

The building is four stories with a basement. The plan area is roughly 4500 square feet. The first floor is retail, the second just a mezzanine, the third is commercial space and the fourth is believed to be apartments. The building is wood frame with masonry exterior walls. For the purpose of this report east/west is taken paralleling State Street.

BASEMENT

The basement walls appear to be poured concrete at least as exposed along Fairchild Street.

FIRST FLOOR FRAMING

The floor is wood framed. The floor joists span perpendicular to State Street. They are supported on a wood beam of built up 2x members in turn being supported on 2' square brick piers. The floor live load capacity based on the joists is 85 psf. Floor load capacity based on the built up beams is less than 50 psf. The present day live load requirement is 100 psf for retail occupancy.

The floor has been modified over the years for various occupancies. Two areas are noted where supplementary supports have been added to the building. Also along the second framing line from the State Street wall a supplementary multi ply beam has been added adjacent to the brick piers to reinforce the floor in that area..

SECOND FLOOR FRAMING

The second floor is largely nonexistent except for a mezzanine space toward the back of the building. The second floor is supported on what are most likely wood columns in line with the brick piers below. The size of the columns in the second/third floor lift was not measured as the business is ongoing. The ceiling is dropped to reflect a grid of beams at this level.

THIRD FLOOR FRAMING

The third floor is framed with wood joists spanning north/south between east/west girder lines. The joists are 1 ½" x 13 ¼" @16" oc. They are overlain with 2x4 sleepers running east/west. The floor live load capacity is calculated at 65 psf.

FOURTH FLOOR FRAMING

The fourth floor is framed with the purlins as used in the third floor construction. They span perpendicular to State Street. They have a live load capacity of 65 psf. They are supported on queen post trusses between the center pair of wood columns and (4) ply 2x14 beams for the side span. The queen post trusses are constructed of multi-ply wood top plate and bent pipe bottom chords. This would be a non standard construction and thus not readily analyzable for load capacity. They did seem to be in alignment and thus apparently adequate for the loads imposed. The north most span has had the internal columns below the fourth floor removed. The girders at this level are hung by steel tubes from a modified roof structure.

ROOF FRAMING

The roof is framed with 1 ½" x 11 ¼" wood joists @16" oc. They span north/south with the typical framing direction. They are supported as at the floor on the queen post trusses. The roof girder line at the south end has been modified with a steel column and beam line for the support of roof top HV equipment. The roof live load capacity for snow is 45 psf.

EXTERIOR WALLS

Exterior walls on the east and west sides of 117 are exposed for one story above the adjacent lower buildings. These walls continue down to be party walls at the lower elevation. The party walls support girder reactions from the queen post trusses at the floor and roof levels. The State and Fairchild Street exterior walls are bearing for the floor and roof framing.

Written by: Robert B. Corey, PE

Photo 1 –3rd floor beams and column viewed from 1st floor restaurant

Photo 2 – 1st floor restaurant and mezzanine

Photo 3 – Basement level

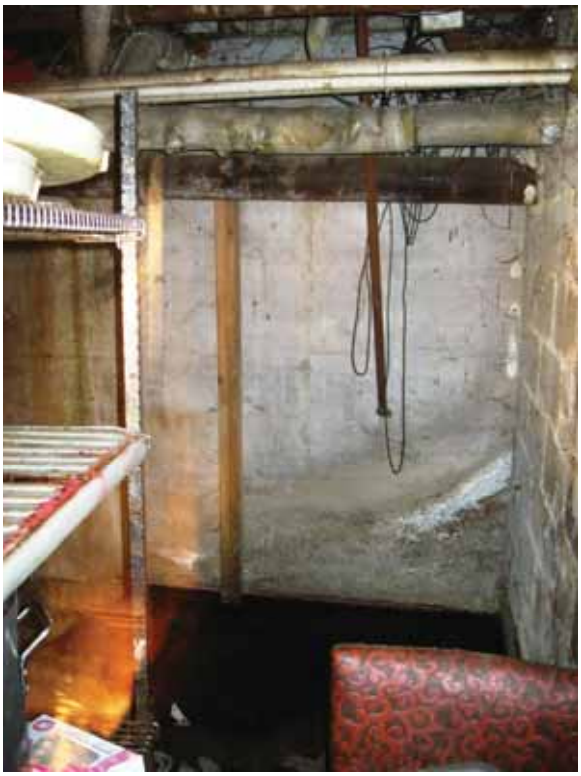


Photo 4 – Basement level

Photo 5 – Basement level brick pier

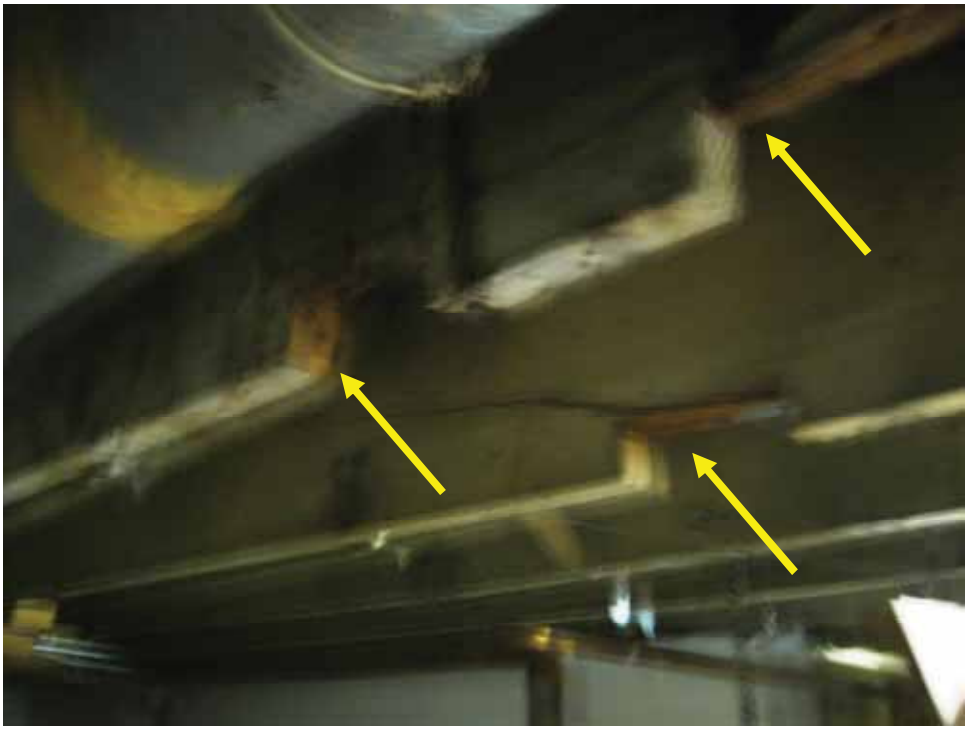


Photo 6 – Notched 1st floor joists

Henneman Engineering Inc.
1232 Fourier Drive, Suite 101
Madison, WI 53717
608.833.7000

Walk Thru Evaluation of 117-119 State Street
Date of Survey: December 1, 2011 Date of Report: December 16, 2011
Henneman Job. No. 11-7259

Existing mechanical conditions narrative

Haswell Furniture Building 1912

Mechanical System

The building HVAC systems consist of a number of rooftop units (RTUs) that serve each floor and a pair of atmospheric hot water boilers that serve only the restaurant. One of them appears to be inoperable. Neither boiler operated during the time of the survey. There was no light in the space and there was an indication of a leak. A functional domestic water heater and a grease trap exist in the boiler room and another water heater exists on an upper floor. An up-blast kitchen hood exhaust fan is present on the roof. The building has a newer fire sprinkler system throughout, with the riser on the State Street side of the basement. The roof is pitched to drain into a single roof drain. The current building code would require an overflow drain.

Poor condition of sanitary piping


Existing rooftop equipment


Basement Boilers

Mechanical Infrastructure

There is a single natural gas service to the building feeding multiple meters to tenants and a single combined domestic water / fire protection service. The building has a sanitary sewer lateral and a storm sewer lateral exiting the basement. The storm lateral is believed to terminate in a cistern in the alley behind the building. That cistern then drains into a storm lateral that runs through the basement of the 120 W. Mifflin building. All services except the storm sewer lateral are from mains in N. Fairchild St. and appear to serve only this building.

Condition Assessment

The boilers are estimated to be 25-30 years old and are in poor condition. Some of the hot water piping is new but it is expected that most is original. Some may contain asbestos insulation. It appears that piping that was replaced was due to repairs and/or equipment replacements.

The basement water heater appears less than 10 years old and is in good condition. Domestic hot and cold water piping is a mix of new and old in the basement due to renovations/remodeling over the years but it is expected that much of the piping on the upper floors is original or very old. Similarly, the sanitary piping from the kitchen in the basement is PVC due to recent modifications, but ties into original cast iron mains and under floor laterals. The domestic water heater on the upper floor appears to be fairly new, probably less than 5 years old.

The rooftop air handling units are estimated to be about 20-25 years old. That is past the typical average useful life for this type of equipment. The kitchen hood exhaust fan is newer, probably around 5 years old or less.

Remarks

A suite renovation on the fourth floor was never completed, so the rooftop unit serving this area has no ductwork connected to it. Virtually all mechanical equipment and systems, with the exception of two water heaters are at (or past) their normal life expectancy and would be difficult and in some cases impossible to bring up to current code.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson
Success by Design
15 Ellis Potter Court
Madison, WI 53703
608.274.2741

Walk Thru Evaluation of 117-119 State Street, 111 N. Fairchild Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

Haswell Furniture Co. Store 1916/1959/1994

Electrical System
The building electrical service is 800amps at 120/208V, 3-phase, from MG&E and enters the basement from State Street. The electrical distribution equipment is located in the basement, and there are three electrical meters for the building. Electrical panels distribute the power to building loads. The telephone service is in the basement. There is a fire alarm system for elevator cab recall.

Electrical Infrastructure
This building appears to have an independent electrical power system that does not connect to adjacent buildings. Refer to the attached drawings for approximate location of the electrical power utility entrance.

Condition Assessment
Electrical equipment age varies from the 1970's to 1990's. The electrical service equipment in the basement was installed in 1997. Branch panels on all floors appeared to be from the 1970's. The fire alarm panel for the elevator cab recall was not found, however based on the appearance of the smoke detectors it is estimated that the fire alarm system is from about the 1980's. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures were primarily fluorescent in the basement and 3rd floor (about 1980's), with pendant fixtures and track lights on 1st and 2nd floor restaurant (about 1990's). Wiring device condition and age varies also, ranging from 1970's to 1990's. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation age ranged from the 1970's to the 1990's.

The branch panel on the 2nd floor was missing the interior trim cover, resulting in exposed wiring terminations when the panel front was opened. Since the current condition is a potential safety hazard the building manager brought this deficiency to the attention of the restaurant manager to replace the trim cover that was removed.

The electrical equipment appeared to be accessible for maintenance and repair.

Distribution panel in the basement.

Electrical panel on 1st floor restaurant.

Electrical panel on 2nd floor restaurant missing interior trim cover.

Conduits above ceiling on 3rd floor.

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

111 N. Fairchild/117-119 State St, Madison,Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 10, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

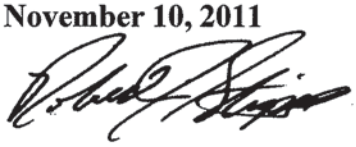
The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling:	**111 N. Fairchild/117-119 State St., Madison, WI**
Building Type:	**Residential/Commercial**
Inspector:	**Mr. Robert (Bob) J. Stigsell**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2012**
Inspection Date:	**November 10, 2011**
Inspector Signature:	

List A

Asbestos Containing Friable Materials

(Required to be Abated prior to Demolition or Burning)

Basement

TSI Pipe Insulation and Fittings (Samples 58-60) (approx. 200 lf on 10" pipe)

List B

Asbestos Containing Category II Non-Friable Materials

(Required to be Abated prior to Demolition or Burning)

None

List C

Asbestos Containing Category I Non-Friable Materials

(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)

(These Materials Must Be Abated Prior To Burning)

9" Red and White Floor Tile and Mastic in Basement (Assumed Positive)(2,200 sf)
Gray with White Fibers Mastic-Penthouse Exterior (Samples 49-51)
Brown Confetti Linoleum (Samples 64-66) (approx 500 sf)
Brown Floor Tiles in Waiters Room (Samples 107-109)- 2nd floor waiters room (25 sf)

List D

Materials Found Not To Contain Asbestos At 1% Or Greater

(Both Tested or Known Not To Contain Asbestos)

(No Abatement Required)

3rd Floor

12" Black Floor Tile and Mastic (Samples 1-3)
12" White Floor Tile and Mastic (Samples 4-6)
12" Brown Tile Squares (self-adhesive) (Samples 7-9)
Sheetrock (Samples 10-12)
Sheetrock Mud (Samples 13-15)
2' x 2' Ceiling Tile with Squiggly Lines (Samples 16-18)
2' x 2' Ceiling Tile with Holes (Samples 19-21)
2' x 4' Ceiling Tiles (Samples 22-24)
Black Base and Yellow Mastic (Samples 25-27)
2' x 2' Sheetrock Ceiling Tiles in Bathrooms (Samples 28-30)
Ceramic Tile Grout (Samples 31-33)

4th Floor

12" Brown Floor Tile and Black Mastic (Samples 34-36)
Floorfiller under 12" Brown Floor Tile (Samples 37-39)
Brown Base and Mastic (Samples 40-42)
Old Roofing Materials (Samples 43-45)
2' x 2' Celotex Ceiling Tile (Samples 46-48)
Black Roofing Mastic (Samples 52-54)
Rolled Roofing on Top of Penthouse (Samples 55-57)

Basement

2' x 4' Ceiling Tile (Samples 61-63)
Sheetrock (Samples 67-69)
White Mud at Wall Penetrations in Boiler Room (Samples 70-72)
Plaster Ceiling in Boiler Room (Samples 73-79)

1st Floor

2' x 2' Ceiling Tile (Samples 80-82)
Linoleum under Hardwood Floor Behind Bar (Samples 83-85)
Ceramic Tile Grout Behind Bar (Samples 86-88)
Ceramic Tile Adhesive Behind Bar (Samples 89-91)
Black Floor Tiles in Kitchen Staging Area (Samples 92-94)
Maroon Stair Treads in Back Stairwell (Samples 95-97)

2nd Floor

Trowel-on Texture on Walls and Ceiling (Samples 98-100)
Green Linoleum in Waiters Room (Samples 101-103)
Brown Linoleum in Waiters Room (Samples 104-106)
Tar Paper under Roofing Shingles (Samples 110-112)

***Notes
Freidas Mexican Restaurant was operating and the time of inspection. 1st and 2nd floors were done with non-destructive sampling.

EXISTING BUILDING REVIEW

121-123 State Street

Name: C.E. Buell Building
Built/alterations: 1912

Overview:
Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Pierce Engineers, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:
The Buell Building has an optical shop/optometrist at grade and most recently two apartments on the second floor and two apartments on the third floor. The second and third floors are vacant.

View of Front Facade

Basement: View of electrical

Exterior: View of plaster-coated wall surface

Exterior: View from roof of plaster-coated wall surface showing delamination of the plaster coating

Basement: View of area below an entry ramp to the first floor retail

First Floor Retail

First Floor Retail

View from third floor landing toward State Street entrance and second floor landing

View from third floor toward stair to roof

View from third floor down stairs to second floor apartment entrances

Upper Floor: Apartment toward State Street window

Upper Floor Apartment

Upper Floor Apartment

Upper Floor Apartment

Upper Floor Apartment

Upper Floor Apartment: Kitchen

Upper Floor: Bedroom

Upper Floor Apartment: Kitchen

Upper Floor Apartment

Upper Floor Apartment: Bathroom

Upper Floor Apartment

WJE ENGINEERS ARCHITECTS MATERIALS SCIENTISTS

Wiss, Janney, Elstner Associates, Inc.
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www.wje.com

121–123 State Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 121–123 State Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 121–123 State Street is a three-story masonry structure originally constructed in 1910, per city tax records. The primary facade faces north to State Street. A secondary facade faces southwest to Fairchild Street. The east and west walls of the building are party walls with adjacent properties.

Exterior

State Street Facade

The State Street facade is built of iron-spot face brick masonry with limestone trim (Figure 1). The third floor is largely clad with cementitious stucco framed by masonry and features decorative iron railings. A circular opening above the entrance door to the apartments has been infilled with painted plywood (Figure 2). It is not clear if this opening was originally a window or some other facade material. The window openings at the second floor of this facade are formed by true masonry arches, whereas the third floor window openings have steel lintels embedded in the masonry.

Overall, the masonry of the State Street facade generally appears to be in good condition. Portions of the top of the parapet wall were previously repointed; this work was poorly done, with numerous mortar smears and mortar droppings left on the facade (Figure 3). At other areas, occasional open mortar joints were observed (Figure 4). Portions of the stucco cladding at the third floor have cracked and delaminated. One especially large delaminated area was observed in line with the window heads near the middle of the facade (Figure 5). A portion of stucco has previously spalled at the head of the center third floor window, revealing the common brick masonry that underlies the stucco cladding (Figure 6).

The first floor storefronts are relatively new aluminum-framed windows with insulating glazing, above a tile-clad knee wall (Figure 7). No distress related to the storefronts was observed.

The upper floors of the building typically have original double-hung nine-over-one wood windows, covered by aluminum triple-track exterior storm windows (Figure 8). At one third floor apartment, the original window sash and storm windows have been removed and replaced with white vinyl double-hung windows with insulating glazing and false muntins between the glass, imitating the original design. Where inspected, the original wood windows appear intact, with minor paint loss and some localized loss of glazing putty. The window sash have been routed to receive galvanized metal weatherstripping (Figure 9).

Fairchild Street Facade

The Fairchild Street facade consists of the exposed concrete foundation wall at grade, with iron-spot brick masonry above (Figure 10). Limestone is used for window sills. A painted wood stair and platform provides access to a first floor entrance door; there is a sunken well with an entrance door to the basement directly below (Figure 11).

The first floor windows of this facade are relatively new aluminum-framed storefronts with insulating glazing. At the upper two floors of the Fairchild Street facade, each apartment has a door and window overlooking a partially recessed balcony. The iron balconies are connected by fire escape stairs. The balconies and fire escapes appear intact, with areas of paint loss and surface corrosion (Figure 12). The balcony and window openings are constructed with embedded steel lintels; surface corrosion and minor displacement of masonry associated with the bearing points of these lintels was observed (Figure 13).

Party Walls and Roof

At the east and west party walls of the building, there are two-story light wells for the residential apartments of the second and third floors (Figure 14). These walls are clad on the exterior with cementitious stucco. Portions of the stucco have been overclad with vinyl siding. Access for a close up survey of these walls was not available.

The building roof is covered by a Firestone EPDM rubber membrane. The date June 21, 2010, is handwritten on the membrane and may be the date of installation of the existing roof system. The membrane runs up the reverse face of the parapet walls and under a non-original sheet metal coping. At the street facades, this sheet metal coping covers the original limestone coping (Figure 15). The sheet metal coping has numerous laps and splices that are surface-sealed with untooled sealant (Figure 16). The roof drains to a single drain inlet along the east party wall at the south half of the building.

Potential Exterior Repairs

Localized repointing of brick masonry is necessary at locations of open mortar joints. Also, mortar joints with poorly installed previous repointing should be repointed. The condition of steel lintels bearing in the brick masonry should be investigated in more detail to develop appropriate repairs. The stucco clad portions of the State Street facade require more extensive repair. The entire stucco surface should be sounded, cracked and delaminated portions should be removed, and new cementitious stucco should be installed at these locations.

The double hung wood windows throughout the building should be restored, including stripping and repainting, repairing the wood frame and sash as needed, reglazing, and repairing the pulley and counterweight balance system. If desired, new interior or exterior storm windows can be provided to improve the thermal efficiency of the windows. As part of this work, the newer vinyl double hung windows may be replaced with windows of more appropriate and durable materials that more closely match the historic configuration.

The roof membrane termination details should be reviewed. In particular, the perimeter sheet metal coping is not well detailed and does not appear to be installed in a manner that will ensure long term performance. Also, an alternate detail that does not overclad the original limestone masonry coping with sheet metal could improve the appearance of the street facades. If required by code, provision for overflow drainage should be provided. The roof membrane, flashings, and drainage for the low roofs at the bottom of the light wells should be inspected.

Interior

The first floor interior is a two-part retail space, now combined for use by one business. Most of the interior finishes are of recent vintage, including wood veneer flooring, carpet, and painted gypsum board walls. The ceiling in a portion of the retail space is an original painted pressed metal ceiling; at other areas, a newer suspended acoustic tile ceiling conceals similar original pressed metal ceilings (Figure 17 and Figure 18). The full extent of the intact pressed metal ceiling finish throughout the first floor level is not known.

The central part of the interior at the second and third floors contains a complex switch-back staircase that connects to entrance doors at both State Street and North Fairchild Street, as well as a series of interior landings for a front and rear door to each apartment (Figure 19). The stairwell also leads to the building roof. The stairwell walls have a painted wood wainscot with painted plaster above. The stairs are covered with carpet. The original wood balustrade, now painted, is damaged in several locations. Some of the damage has been previously repaired with non-original non-matching wood elements.

The second and third floors each have two apartments, now vacant. The four individual apartments have some intact original interior elements, including oak and maple hardwood flooring, stained and varnished window and door trim and baseboards; decorative brick fireplaces; and original three-panel doors (some with transoms) with mortised hardware (Figure 20). Other portions of the apartments, typically kitchens and bathrooms and the south bedroom, have been modernized within the last several decades with low-quality finishes such as wood veneer paneling, sheet vinyl flooring, plastic laminate casework, flat panel doors, and carpeting. Generally, the interior materials are in fair to poor condition, with heavy wear, mismatched repairs, and localized damage.

Interior glass laylights are present in the stairwell and one third floor apartment, corresponding to former skylights at the roof (Figure 21). The skylights have been covered by the EPDM rubber roof membrane.

During a brief walk-through of the basement level, severe efflorescence and water staining was observed along the north wall, at a location corresponding to the left-hand State Street storefront entrance (Figure 22).

Potential Interior Repairs

The first floor retail interiors are generally in good condition. In the future, consideration could be given to removing additional portions of the suspended acoustic tile ceiling and restoring the original pressed metal ceiling.

The second and third floor apartment interiors would require repair of worn and damaged finishes to allow for continued rental housing use.

Figures

Figure 1. Overall view of the State Street facade.

Figure 2. A circular opening above the entrance door to the apartments has been infilled with painted plywood.

Figure 3. Portions of the top of the parapet wall were previously repointed.

Figure 4. Occasional open mortar joints were observed.

Figure 5. View from the roof of one especially large delaminated area of stucco observed near the middle of the facade.

Figure 6. A portion of stucco has previously spalled at the head of the center third floor window.

Figure 7. The first floor storefronts are relatively new aluminum-framed windows above a tile-clad knee wall.

Figure 8. The upper floors of the building typically have original double-hung nine-over-one wood windows, covered by aluminum triple-track exterior storm windows.

Figure 9. The original wood windows appeared intact and have been routed to receive galvanized metal weatherstripping.

Figure 10. Overall view of the Fairchild Street facade.

Figure 11. A painted wood stair and platform provide access to a first floor entrance door; there is a sunken well with an entrance door to the basement directly below.

Figure 12. The balconies and fire escapes appeared intact, with areas of paint loss and surface corrosion.

Figure 13. Surface corrosion and minor displacement of masonry associated with the bearing points of the lintels was observed.

Figure 14. Two-story light well along the east wall of the building.

Figure 15. The sheet metal coping covers the original limestone coping.

Figure 16. The sheet metal coping has numerous laps and splices that are surface-sealed with untooled sealant.

Figure 17. The ceiling in a portion of the retail space is an original painted pressed metal ceiling.

Figure 18. A suspended acoustic tile ceiling conceals other similar original pressed metal ceilings. The full extent of the pressed metal ceiling finish is not known.

Figure 19. The central part of the interior at the second and third floors contains a complex switch-back staircase.

Figure 20. Typical apartment interior showing intact original finishes.

Figure 21. Interior laylight at the third floor corridor.

Figure 22. Efflorescence and water staining at the basement level below the entrance storefront.

PIERCE ENGINEERS, Inc.
10 West Mifflin Street, Suite 205
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Walk thru Evaluation of 121-123 State Street
Madison, WI
Date of Walk thru 11/18 and 12/5/2011. Date of report 12/7/2011
PE Job #11272

EXECUTIVE SUMMARY

1. Description of Structural System
   a. Foundation Walls. Cut limestone parged.
   b. Floor/Roof Construction. First Floor: wood joists on wood beams/wood columns. Second/third floors-wood joists on exterior framed walls/interior wood stud bearing walls. Roof: wood joists on exterior framed walls/interior wood stud walls.
   c. Interior Columns/Bearing walls. The walls on either side of the central stairs are wood stud bearing walls.
   d. Party Walls. East side adjacent to 117 State- the north portion of 123 building uses west masonry wall of 117 State for bearing. West side of 123 State- the north roughly 20' shares a masonry party wall with 125 State.
2. Building Support
   a. The building is supported on exterior masonry walls along State/ Fairchild streets. Masonry party walls are used along the adjacent properties 125/117 State up to second level. Above that level is a framed wood stud wall.
   b. Wood interior bearing walls exist on either side of the central stairs in the upstairs apartment units.
3. Areas of Compromised Structure
   a. Water infiltration was not observed in the basement.
   b. Former remodeling. The building's structural framing appears to be as it was originally constructed.
4. Floor./Roof Loading
   a. Existing Structure Capacity. First floor live load capacity is 75 psf. Second/Third floor live load capacity is 70 psf. Roof (snow) capacity is 45 psf.
   b. Proposed use. The building's structural framing above the grade level as constructed is not particularly adaptable to other uses besides apartments.
   c. Existing Use. First Floor-retail at 100 psf. Second/third floors-apartments at 40 psf.
   d. Roof (snow) load required capacity by present day codes-21 psf. If the occupancy were to change, the drift loading from the adjacent 117 State would need to be considered. By code this would include a maximum drift loading to 61 psf. The existing roof is analyzed to be capable of this drift loading.

GENERAL COMMENTS

The building is three stories with a basement. The first floor is retail and the second and third floors are apartments. The building is wood frame with masonry exterior walls. For the purpose of this report east/west is taken paralleling State Street.

BASEMENT

The basement is divided into segments for the optometrist office fronting on State Street and the washing machine room fronting on Fairchild. The basement walls are limestone with parging. They appear to be in generally good condition on the exposed inner surface. The basement is divided by a central masonry wall that is positioned on the east side of the stair complex. This support line is believed to extend upward thru the building.

GENERAL FRAMING

No building drawings are available. The first floor framing is visible from the basement. It is believed the two north/south framing lines exposed in the basement continue up on either side of the stair for the support of the building above. As witnessed above, the stairs appear to tilt to the west which would correspond to settlement in the wood support line in the basement. The masonry wall may continue upward on the east side of the stair.

FIRST FLOOR FRAMING

Along Fairchild Street a smaller section of basement occurs at the washing machine area. The area is defined by the perimeter basement wall and the extension of the interior masonry bearing wall. The wood joists are supported in the diagonal space on an interior wood column/ beam line. A stair runs alongside the interior masonry wall. The framing for the stair was not adequately built and a steel shoring post has been added to support the floor and that vicinity.

Below the optometrist office, the floor construction is observable. East of the stair the joists span parallel to State Street with no intermediate support. The floor is framed with 2x 14 @12:" oc. For the 18' span the live load capacity is taken as 75 psf. The west side of the basement is framed with 2x12 @16" oc spanning up to 10'. These beams are supported on 8x8 wood beams and corresponding 8x8 wood columns. There is a beam line running north/south adjacent to the basement stair and an intermediate beam line to the west of that beam line. The floor live load capacity based on the floor joists is 120 PSF. The capacity of the 8x8 beam is 85 psf. The present day live load requirement is 100 psf for retail occupancy.

Defects in the floor system are noted on the west side of the stair. The 8x8 wood beam near the base of the stair is notched for a plumbing pipe. The beam capacity is adversely affected by this notch and will require replacement. The beams/columns look almost as if they are railroad ties. The fit up of the beam/ column joints is poor as if done with rudimentary equipment. The poor fit up may have resulted in pressure concentrations and corresponding deformation in the building frame. The wood beams/columns appear quite dry and the surface brittle. There is little resistance to the penetration of a utility knife. We would tend to recommend the replacement of the beam/ column system due to their condition but understand it would require shoring of the entire building height to accomplish.

SECOND AND THIRD FLOOR FRAMING

The third floor framing was observed from unit 4. The third floor is framed with 1 ½" x 11 ½" wood joists spanning east/west to 16'and spaced at 16" oc. The floors bear to the central bearing lines on either side of the stairs. The floors appear to have settled to the west side of the stair runs. In the units themselves the floors are reasonably flat. The floor capacity is calculated at 70 psf.

ROOF FRAMING

The roof framing consists of 1 ½" x 9 ½" @16" oc wood rafters with ceiling joists spanning east/west to 16'. The capacity of the roof framing is 45 psf. The roof is judged capable of resisting the drift loading associated with the adjacent construction should the occupancy be changed. The roofing is a single adhered membrane and is within two years of new.

EXTERIOR WALLS

The exterior wall on Fairchild is dark brick with narrow head and bed joints. This wall would be bearing for the floors and roof. It is through the wall masonry. The concrete header at street level over the basement window is damaged and in need of rebuilding. The wall along State Street would also be through the wall masonry. This wall would not be bearing for the floor/roof construction. The east and west walls above second level are mostly framed walls due to the light wells to the adjacent buildings.

Written by: Robert B. Corey, PE

Photo 1 – Notched 1st floor beam requiring replacement

Photo 2 – Poor fit up and wood density at 1st floor beams and column

Photo 3 – Cast in place concrete area of 1st floor at State Street entrance

Photo 4 – Stair to basement from Fairchild Street

Henneman Engineering Inc.
1232 Fourier Drive, Suite 101
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608.833.7000

Walk Thru Evaluation of 121-123 State Street
Date of Survey: December 1, 2011 Date of Report: December 16, 2011

Existing Mechanical Conditions Narrative

C.E. Buell Building 1912

Mechanical System

The first floor heating/cooling system consists of a furnace in the basement, and an air cooled condensing unit adjacent to the fire escape. The upper apartments are heated by a pair of gas-fired hot water boilers, also in the basement. A gas-fired water heater provides hot water for the building. There is an internal cast iron storm drain dropping down into the basement and horizontally out to the storm main in N. Fairchild St.. Multiple vertical cast iron sanitary pipes drop into the basement and into the floor. There are two gas meters serving this building and one water meter.


Building service entrances


Hot water boiler


Failing storm main support

The building does not have a fire protection system.

First floor furnace

New water heater

Mechanical Infrastructure

There is a single natural gas service to the building and a single domestic water service. The building has a sanitary sewer lateral and a storm sewer lateral exiting the basement. All of these utilities are from mains in N. Fairchild St. and appear to serve only this building.

Condition Assessment

The two hot water boilers were installed around 1963 which makes them nearly 50 years old but look to be in fair condition for their age. The energy efficiency is expected to be poor and the remaining life expectancy is expected to be short. The furnace appears to be 15-20 years old and in fair condition but that age is considered to at the end of its life.

Some of the hot water piping is new but it is expected that most is original. The domestic water heater is very new and in excellent condition. None of the heating or domestic hot water piping appeared to be insulated.

Sanitary piping is a mix of new (PVC) and old (cast iron) in the basement due to renovations/remodeling over the years but it is expected that much of the piping on the upper floors is original.

Remarks

The existing HVAC system serving the retail space would not be acceptable under the current building code for a business occupancy. While some of the mechanical equipment in the building is in good condition, it is unlikely that reuse would be practical or even possible due to capacity, condition, age, or code compliance.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson
Success by Design
15 Ellis Potter Court
Madison, WI 53703
608.274.2741

Walk Thru Evaluation of 121-123 State Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

C. E. Buell Building 1912

Electrical System
The building electrical service is 400amps at 120/208V, 3-phase, from MG&E and enters the basement from State Street. The electrical distribution equipment is located in the basement, and there are nine electrical meters for the building. Electrical panels distribute the power to building loads. The telephone service is in the basement.

Electrical Infrastructure
This building appears to have an independent electrical power system that does not connect to adjacent buildings.

Condition Assessment
Electrical equipment age varies from the 1940's to 1980's, while the 3 meter center is from the 1980's. The majority of the electrical service equipment in the basement is at the end of its useful life. There are several fuse panels in the basement. The fuse panels on the 2nd and 3rd floors serving the apartments were converted to use circuit breakers and are recommended to not be used. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures varied from incandescent fixtures (about 1940's) in the basement, to 1960's incandescent fixtures in the apartments, to recessed fluorescent lights(about 1980's) and incandescent track lights in the retail shop. In general the condition of the light fixtures in the basement and apartment is poor. Wiring device condition and age varies also, ranging from 1960's to 1980's. Receptacle quantity and condition is poor in the apartment. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation age ranged from the 1940's to the 1980's.

The current wiring device locations in the apartments do not comply with accessibility requirements. Receptacle quantity and locations in the apartments do not comply with current NEC requirements. The fuse boxes converted to circuit breakers are not compliant with current codes. The fuse panels in the basement do not comply with current codes. Compliance with current codes for these items would require branch circuit, receptacle and fuse panel replacement.

The electrical equipment appeared to be accessible for maintenance and repair.

A portion of the older electrical service equipment in the Basement.

The newer electrical meters in the Basement.

Electrical panel on 1st floor retail.

Third floor fuse panel converted to circuit breakers.

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

120, 121 ½ State Street, Madison, Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 11, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

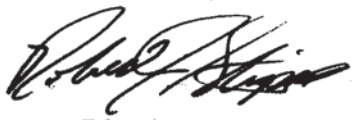
The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling:	**120, 121 ½ State Street, Madison, Wisconsin**
Building Type:	**Residential/Commercial**
Inspector:	**Mr. Robert (Bob) J. Stigsell**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2012**
Inspection Date:	**November 11, 2011**
Inspector Signature:	

List A
Asbestos Containing Friable Materials
(Required to be Abated prior to Demolition or Burning)
Unit #3
Expansion Tank in Foyer Coat Closet (Samples 38-40)
Air-O-Cell Pipe Insulation (Samples 53-55)
Basement
Mag Pipe Insulation (Samples 56-58)

List B
Asbestos Containing Category II Non-Friable Materials
(Required to be Abated prior to Demolition or Burning)
Unit #1
Window Glazing-Double Hung Windows (Samples 1-3)

List C
Asbestos Containing Category I Non-Friable Materials
(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)
(These Materials Must Be Abated Prior To Burning)
9" Brown Floor Tile and Black Mastic-Unit #1 (Assumed Positive)
9" Brown Floor Tile and Mastic in Kitchen-Unit #2 (Assumed Positive)
Brown Floor Tile under Foyer Linoleum-Unit #1 (Samples 22-24)
Brown Patterned Kitchen Floor Tile-2nd Layer Down-Unit #2 (Samples 28-30)
Black with White Streaks Fibered Roofing Mastic (Samples 50-52)

List D
Materials Found Not To Contain Asbestos At 1% Or Greater
(Both Tested or Known Not To Contain Asbestos)
(No Abatement Required)

Unit #1

Kitchen Linoleum-Top Layer (Samples 4-6)
Kitchen Linoleum-Bottom Layer under Subfloor (Samples 7-9)
Ceramic Tile Grout in Bathroom (Samples 10-12)
Green Bathroom Linoleum (Samples 13-15)
Sheetrock-Throughout (Samples 16-18)
White with Large Green Diamonds Foyer Linoleum (Samples 19-21)

Unit #2

White with Small Green Diamonds Kitchen Linoleum-top layer (Samples 25-27)
Plaster-Throughout Building (Samples 31-37)

Unit #4

Green Self-Stick Floor Tiles over White with Small Diamond Linoleum in Kitchen (Samples 41-43)

Exterior

Tan Roofing Mastic (Samples 44-46)
Black Roofing Mastic (Samples 47-49)

Basement

Plaster Patch Material (Samples 59-61)
Plaster Ceiling on Boiler Room (Samples 62-68)
Concrete Block Mortar in Furnace Room (Samples 69-71)

1st Floor Eye Contact Shop

Bathroom Linoleum (Samples 72-74)
2' x 2' Ceiling Tile (Samples 75-77)
Drywall Mud (Samples 78-80)
Ceramic Tile Grout on Front Entrance Exterior (Samples 81-83)
Drywall (Samples 84-86)
Exterior Plaster (Samples 87-89)

***Inspection Notes:
Unit #3 Floorings are the same as Unit #1
Unit #4 Floorings are the same as Unit #2
1st Floor (Eye Contact) floors not accessible as space is being used. Should be evaluated after vacancy.

EXISTING BUILDING REVIEW

125 State Street

Name: Madison Fire Engine House No. 2/ Castle & Doyle Building
Built/alterations: 1856/1921-22
Designated City landmark

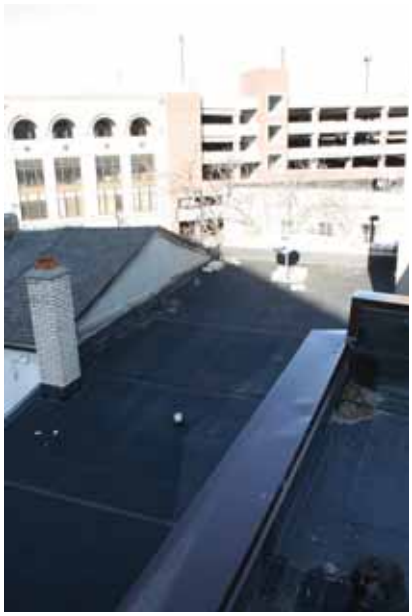
Overview:
Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Pierce Engineers, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:
The Castle & Doyle building has a retail store at grade and most recently an apartment on the second floor. The second floor is vacant.

View of Front Facade

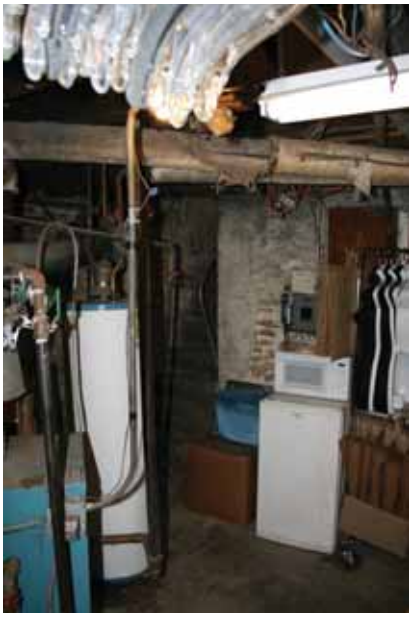
Exterior: View of side wall (party wall) between 125 state street and 121-123 State Street



Exterior: View of roof

Exterior: View of entry stoop to first floor retail

Exterior: View of existing stoop to second floor access



Basement

Basement Access Stair

First Floor Retai: View from entry door on State Street

First Floor: View from within the store toward state street entrance

First Floor: View of vault door

First Floor: Celling cornice

View of tile entry stoop from stairway to second floor

View of stairs to second floor

Second Floor: View of kitchen and hallway to bedrooms

Second Floor: View toward State Street windows

Second Floor Apartment

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
847.272.7400 tel | 847.480.9534 fax
www.wje.com

125 State Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 125 State Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 125 State Street is a two-story masonry structure that is designated a landmark by the City of Madison. The building has a north facade facing State Street, an angled southwest-facing facade along North Fairchild Street, and east and west party walls connected to adjacent buildings. According to the landmark nomination, the building was initially constructed in 1856 as Madison Fire Engine House No. 2. In 1921, the building was substantially renovated for the Castle & Doyle Coal Company. According to the landmark nomination, the State Street facade and all historic interior finishes date to the 1921 renovation, while the Fairchild Street facade dates to original construction in the nineteenth century.

Exterior

State Street Facade

The State Street facade is clad with white and green glazed terra cotta masonry (Figure 1). At the base of the facade, the masonry veneer appears to have been altered after 1921; this area includes marbleized cast stone panels as well as exposed common brick masonry (Figure 2). The terra cotta masonry is generally in very good condition, with a few individual damaged units, including one cracked window sill, one unit with a hole, one spalled unit, and one displaced unit above the first floor storefront (Figure 3 through Figure 5). At two locations, terra cotta coping units have been removed and set on the roof surface. Mortar joints in the terra cotta masonry are generally eroded. One inspection opening through the interior finishes at the second floor had been created by others prior to the site visit. At this opening, the back side of two terra cotta units are visible, as well as two wythes of brick backup masonry. One steel tie wire connecting the terra cotta to the brick backup was observed at this opening.

The central storefront at the first floor is a bronze-framed window. Previously, the storefront appears to have been a single large glass unit; an aluminum mullion has been added at the center of the opening, dividing it into two panes (Figure 6). Above the storefront and entrance doors are prism glass transoms incorporating operable sash. The first floor exterior entrance doors are stained and varnished wood stile-and-rail doors with brass hardware and ceramic tile thresholds. The doors are intact, although the finish is worn.

The central second floor window is a non-original assembly consisting of painted 2x wood framing supporting four panes of glass and a separate, similarly divided storm window (Figure 7). The smaller windows at either side are one-over-one wood double hung windows dating to the 1921 renovation. These windows are covered by exterior aluminum triple track storm windows, although some of the storm

window sash have been removed. The wood windows are in fair condition, with missing components such as the parting stop, loss of paint and glazing putty, and some wood decay and displacement of window sash joinery (Figure 8).

Fairchild Street Facade

The Fairchild Street facade, which apparently dates to the original construction of the building circa 1856, has a stone foundation at grade (Figure 9). Above the foundation, the walls are load-bearing red brick masonry in a common bond with headers every seventh course. Limestone is used for window sills. Window openings are formed with two-course rowlock brick arches.

Throughout this facade, individual brick units were observed to have erosion or spalling of the face of the brick (Figure 10). Cracks and spalls that have been previously filled with mortar were observed (Figure 11). Also, localized areas of brick masonry appear to have been rebuilt previously (Figure 12). These rebuilt areas were sounded with a hammer and seemed hollow, indicating that the newer outer wythe of masonry may not be well integrated with the original backup masonry.

Remnants of a previous coating on the masonry were observed at more sheltered areas near the top of the facade (Figure 13). Depending upon its vapor permeability, the previous presence of this coating may have exacerbated the spalling and deterioration of the brick units observed throughout this facade.

The Fairchild Street facade has wood one-over-one double hung windows that likely date to the 1921 renovation of the building. There is also one emergency exit door and one inward-swing casement window of similar age. The windows are covered by exterior aluminum storm windows. Where observed, the windows on this facade were in good to fair condition, with loss of paint and glazing putty and localized areas of wood deterioration, particularly at sills and the bottom rails of sashes. The windows have been routed to receive galvanized metal weatherstripping.

The second floor emergency exit door leads to a small steel-framed platform anchored to the facade. The anchorages for this platform have partially pulled out from the masonry, and the steel has widespread corrosion.

Roof and Party Walls

The east and west walls of the building are common brick party walls. A small portion of the party wall is exposed at the light well of the adjacent building at 121–123 State Street. Where observed, the masonry appeared to be in fair condition, with some erosion of brick units and extensive mortar parging on the surface (Figure 14).

The building roof was not accessible but was viewed from the adjacent three-story building. The roof is covered with an EPDM rubber membrane that continues approximately 18 inches up the reverse face of the front facade parapet wall. At the parapet and adjacent party walls, the roof membrane is terminated by a termination bar but there is no counterflashing. The roof slopes from north to south and drains to a continuous hanging gutter along the Fairchild Street facade. The gutter is drained by one downspout at the southeast corner of the building.

Potential Exterior Repairs

Appropriate repairs to the terra cotta State Street facade may include repair of individual damaged units; re-setting of coping units, perhaps to include a through-wall flashing integrated with the roof membrane and counterflashing; and repointing of mortar joints. At grade, a new masonry veneer may be desirable to

replace the existing mixture of common brick and faux marble cladding with a material more compatible with the historic 1921 design of the facade.

The brick masonry on the Fairchild Street facade requires more extensive repairs, likely including replacement of individual spalled brick units, repointing, removal of remnant coatings, and pinning of previously rebuilt areas to connect the face wythe to the backup masonry. Further investigation is needed to quantify the extent of these repairs. The fire escape platform should be removed and repaired or replaced as necessary.

At the first floor storefront on State Street, consideration could be given to removing the added center mullion and installing a single pane of glass to match the 1921 design. The exterior entrance doors should be refinished to match the historic appearance. At the second floor, the center window on the State Street facade should be replaced with a new window system matching the 1921 design.

The double hung wood windows throughout the building should be restored, including stripping and repainting, repairing the wood frame and sash as needed, reglazing, and repairing the pulley and counterweight balance system. If desired, new interior or exterior storm windows can be provided to improve the thermal efficiency of the windows.

The building roof appears relatively new and likely has additional service life. However, a close up survey was not possible during the walk-through and additional survey work should be performed to verify the condition of the membrane and function of drainage systems. The perimeter detailing should be modified to ensure long-term watertightness. Appropriate termination and flashing details integrated with the adjacent masonry construction should be developed and installed.

Interior

The first floor interior is now used for retail purposes. The finishes installed in the 1921 renovation are largely intact, including hardwood and mosaic ceramic tile flooring, marble wainscot, stained and varnished wood trim, interior doors and hardware, plaster walls and ceiling, and plaster crown molding (Figure 15 and Figure 16).

The second floor interior has been adapted as a two-bedroom apartment. The kitchen and bathroom are several decades old. The two bedrooms and main living room have painted wood baseboard and window and door trim, hardwood floors, painted plaster walls, and several historic wall sconce light fixtures (Figure 17 and Figure 18). These finishes apparently date to the 1921 renovation of the building. Throughout the second floor, the plaster ceiling has been covered with rigid insulation and painted gypsum board. Second floor interior doors are newer flat panel wood veneer doors.

Potential Interior Repairs

Appropriate repairs to the interiors will depend upon the proposed use of the building. Most of the existing interior finishes are in good to fair condition, with many 1921-era finishes intact.

Figures

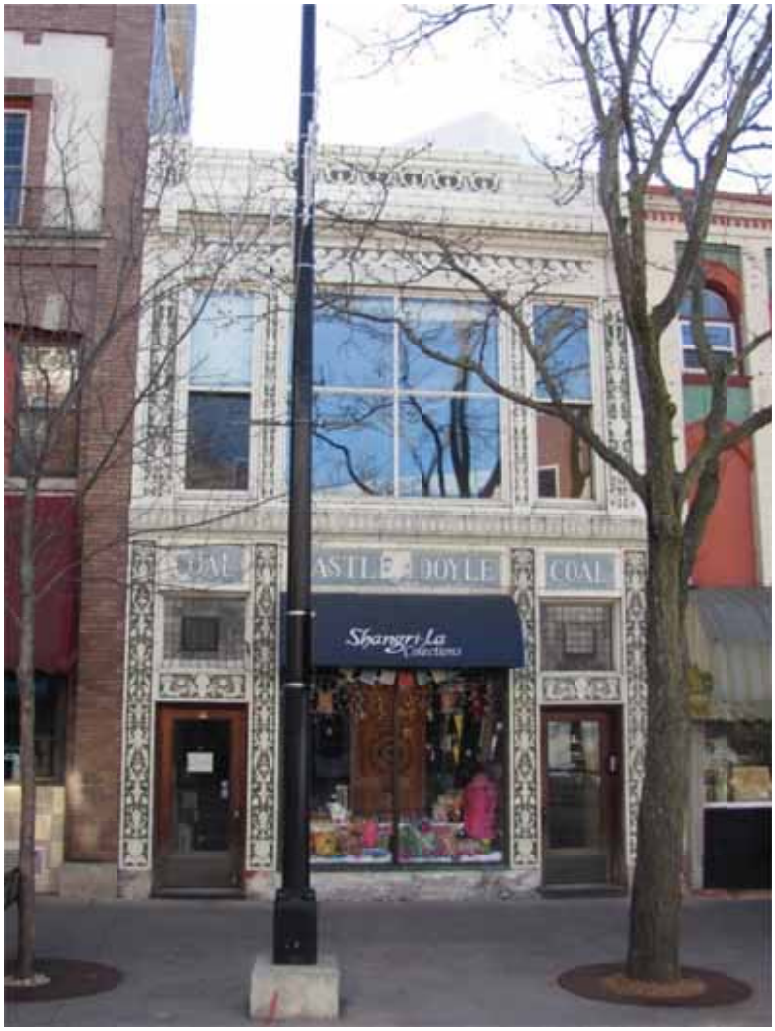


Figure 1. Overall view of the State Street facade.

Figure 2. Marbleized cast stone and brick masonry at the base of the State Street facade.

Figure 3. One cracked terra cotta window sill.

Figure 4. One unit with a hole and one spalled unit.

Figure 5. One displaced unit above the first floor storefront.

Figure 6. An aluminum mullion has been added at the center of the storefront at the first floor of the State Street facade.

Figure 7. The central second floor window is a non-original assembly consisting of painted 2x wood framing supporting four panes of glass and a separate, similarly divided storm window.

Figure 8. The wood windows are in fair condition, with some wood decay and displacement of window sash joinery.

Figure 9. The Fairchild Street facade.

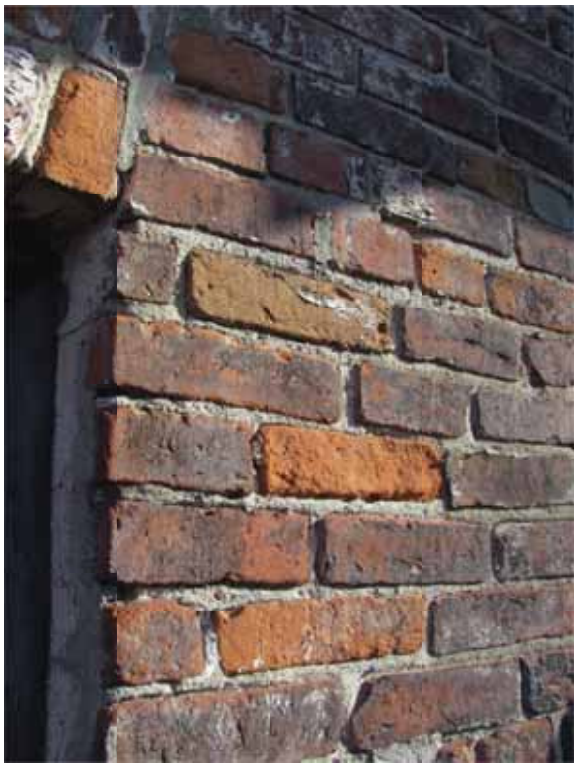


Figure 10. Left: Individual brick units were observed to have erosion or spalling of the face.
Figure 11. Right: Cracks and spalls that have been previously filled with mortar were observed.

Figure 12. Localized areas of brick masonry appear to have been rebuilt previously.

Figure 13. Remnants of a previous coating on the masonry were observed.

Figure 14. The masonry party wall as viewed from the adjacent building appeared to be in fair condition.

Figure 15. Hardwood and mosaic ceramic tile flooring in the first floor retail space.

Figure 16. Plaster crown molding in the first floor retail space.

Figure 17. The second floor interior.

Figure 18. Circa 1921-era wall sconce light fixture at the second floor.

PIERCE ENGINEERS, Inc.
10 West Mifflin Street, Suite 205
Madison, WI 53703
608.256.7304
608.256.7306 fax

Walk thru Evaluation of 125 State Street
Madison, WI
Date of Walk thru 11/18 and 12/4/2011. Date of report 12/7/2011
PE Job #11272

EXECUTIVE SUMMARY

1. Description of Structural System
   a. Foundation Walls. Cut stones mortared
   b. Floor/Roof Construction. Wood joists on masonry bearing walls.
   c. No interior columns or bearing walls in the general structure. Infill framing at the first floor is supported by wood beams/columns in the basement.
   d. Walls shared with 127 State and 123 State.
2. Building Support
   a. The building is supported off the party walls and the exterior wall along Fairchild Street.
   b. The floors and roof are wood construction with joists bearing into the brick party walls.
3. Floor/ Roof Loading
   a. Existing Structure Capacity. First floor live load capacity 65 psf. Second Floor live load capacity 50 psf. Roof (snow) live load capacity is 30 psf un-drifted.
   b. Proposed use. Proposed use: First Floor-retail requiring 100 psf. Second floor- office requiring 65 psf. Roof (snow)- drift consideration-see d.
   c. Existing Use. First Floor-retail requiring 100 psf. Second Floor-apartments requiring 40 psf. Roof (snow) required 21 psf.
   d. Snow Loading on Roof: If an occupancy change occurs, the drift loading from the adjacent higher 123 State roof would need to be taken into consideration. The existing roof capacity is calculated at 11 % short of that required by the drift analysis should the occupancy change occur.

GENERAL COMMENTS

The building is two stories with a partial basement. The building fronts on State Street and is exposed on Fairchild Street. The first floor is retail and the second is apartments. The building is wood frame with masonry exterior walls. For the purpose of this report east/west is taken paralleling State Street.

BASEMENT

The basement exists only to the south end of the building. The north half is unexcavated and may be an inaccessible crawl space. The basement walls are cut limestone and appear to be in good condition.

FIRST FLOOR FRAMING

The floor is wood framed using 3x12 joists to span 18'. The joist span parallels State Street. A possible stair was filled in along the east side of the space. The columns /beams that frame this abandoned opening are in good condition. The wood joists frame to the header beam at the abandoned opening and are toe nailed for anchorage. The joint is loosening up and should be reinforced with modern day joist hangers. The calculated live load capacity is 65psf versus a present day code required capacity of 100 psf.

SECOND FLOOR FRAMING

The framing for the second floor is 1 ½"x 11 ½" wood joists at 16" oc spanning the full width of the building. The calculated live load capacity is 50 psf.

ROOF FRAMING

The roof is framed with 1 5/8" x 9 ½" wood joists @16" oc spanning the full width of the building. The live load (snow) capacity is 30 psf in the non drafted situation. The live load requirement due to snow if the occupancy were changed would require a drift consideration from the adjacent higher roof of 123 State. If this drift were to be taken into consideration, the existing construction of the roof would be inadequate by 11 %.
The roof surface is pitched to the south. Roofing is single ply and relatively new.

EXTERIOR WALLS

The State Street elevation is terra cotta over hollow clay tile. This wall is covered in a separate report. It is essentially non bearing for the floor and roof. The Fairchild Street wall is thru the wall brick and supports the floor and roof construction.

Written by: Robert B. Corey, PE

Photo 1 – State Street elevation

Photo 2 – State Street access to 2nd floor

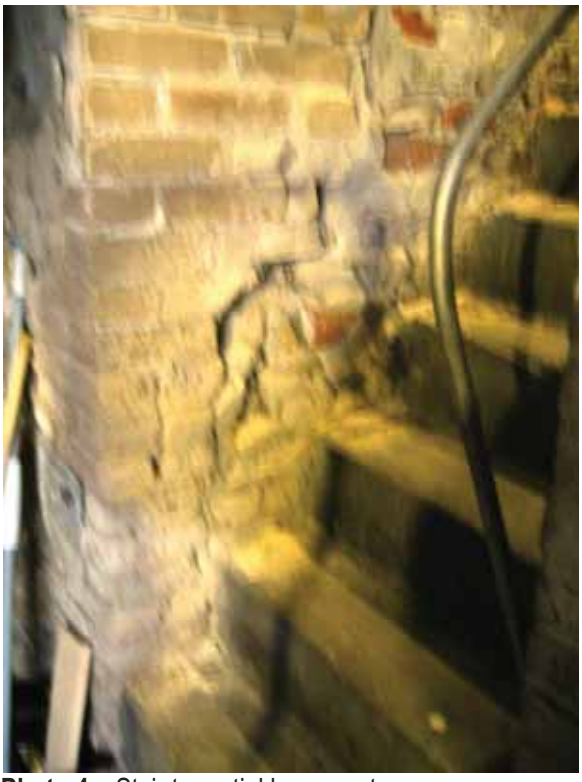


Photo 3 – 2nd floor

Photo 4 – Stair to partial basement

Photo 5 – 1st floor joist framing

Photo 6 – 1st floor joist bearing at basement wall

Photo 7 – 2nd floor apartment

Photo 8 – 2nd floor apartment ceiling

Henneman Engineering Inc.
1232 Fourier Drive, Suite 101
Madison, WI 53717
608.833.7000

Walk Thru Evaluation of 125 State Street
Date of Survey: December 1, 2011 Date of Report: December 16, 2011

Existing Mechanical Conditions Narrative

Castle & Doyle Building 1856

Mechanical System

The heating system consists of a gas-fired atmospheric hot water boiler located in the basement. A gas-fired domestic water heater is next to the boiler. The retail space has an air conditioning unit but the apartments not air conditioned. There is a single gas meter and single water meter for this building, which serves only this building. The roof drains into a gutter along N. Fairchild St. and into an exterior downspout .

Sanitary sewer

Hot water boiler and water heater

The building does not have a fire protection system.

Mechanical Infrastructure

The storm water downspout discharges into a storm sewer receptor at the sidewalk. The gas, storm sewer and sanitary sewer utilities are from mains in N. Fairchild St. and the water service is from State St. They appear to serve only this building.

Condition Assessment

The boiler is estimated to be 10-15 years old and appears to be in good condition. The hot water piping in the basement is newer, possibly installed when the boiler was installed but could not see piping outside of the basement. None of the piping is insulated.

The water heater appears to be no more than 5 years old and is in good condition. Domestic hot water piping is copper (uninsulated) in the basement but it is unknown what the material is on the upper floors. Sanitary piping is a mix of PVC (newer) and cast iron (original). The kitchen and bathroom fixtures within the building are not historic. The second floor apartment fixtures appear to have been added when the second floor was adapted to an apartment.

Remarks

The existing HVAC systems in the retail space would not be acceptable under the current building code for business occupancy. While the boiler and water heater in the building are in good condition, it is unlikely that reuse would be practical or even possible due to capacity, condition, age, or code compliance.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson
Success by Design
15 Ellis Potter Court
Madison, WI 53703
608.274.2741

Walk Thru Evaluation of 125 State Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

Fire Engine House No. 2 / Castle & Doyle Building 1856/1921-22

Electrical System
The building electrical service is 400amps at 120/208V, 3-phase, from MG&E and enters the basement from North Fairchild Street. The electrical distribution equipment is located in the basement, and there are two electrical meters for the building. Electrical panels distribute the power to building loads. The telephone service is in the basement.

Electrical Infrastructure
This building appears to have an independent electrical power system that does not connect to adjacent buildings.

Condition Assessment
Electrical equipment age varies from the 1970's to 1990's. While one of the basement panels is from the 1990's (which powers the retail store on first floor), the second floor electrical panel is nearing the end of its useful life. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures varied from incandescent fixtures (about 1960's) in the apartment to incandescent track lights (about 1980's) in the retail shop. Some light fixtures in the apartment were not functioning. In general the condition of the light fixtures in the apartment is poor. Wiring device condition and age varies also, ranging from 1960's to 1990's. Receptacle quantity and condition is poor in the apartment. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation age ranged from the 1960's to the 1990's.

The current wiring device locations in the apartment do not comply with accessibility requirements. Receptacle quantity and locations in the apartment do not comply with current NEC requirements. The knife switch disconnect does not comply with current NEC requirements. Compliance with current codes for these items would require branch circuit and receptacle replacement.

The electrical equipment appeared to be accessible for maintenance and repair.

Building main disconnect.

Basement electrical meter and disconnect.

Knife switch and disconnect in 125 ½ State Street (2nd floor apartment).

Electrical panel 125 ½ State Street (2nd floor apartment).

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

125, 125 ½ State Street, Madison, Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 11, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

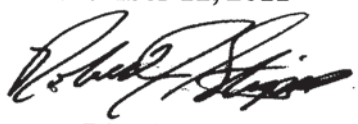
The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling: 125, 125 ½ State Street, Madison, Wisconsin
Building Type: Residential/Commercial
Inspector: Mr. Robert (Bob) J. Stigsell
Inspector Certification: AII-03628
Certification Expires: May 25, 2012
Inspection Date: November 11, 2011

Inspector Signature:



List A
Asbestos Containing Friable Materials
(Required to be Abated prior to Demolition or Burning)

Basement
TSI Fittings (Samples 34-36)
Air-O-Cell Pipe Insulation (Samples 37-39)- approx 140 lf

Second Floor
White Kitchen Sink Underspray (Samples 16-18)

Basement
Patching Material where flue goes into wall (Samples 40-42)

List B
Asbestos Containing Category II Non-Friable Materials
(Required to be Abated prior to Demolition or Burning)

Second Floor
Window Glazing-Front Double Hung (Samples 1-3)
Window Caulking-Front Double Hung (Samples 4-6)

List C
Asbestos Containing Category I Non-Friable Materials
(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)
(These Materials Must Be Abated Prior To Burning)

Second Floor
Black Roofing Mastic (Samples 31-33)

Exterior
Door Caulking (Samples 50-52)- two front doors

List D
Materials Found Not To Contain Asbestos At 1% Or Greater
(Both Tested or Known Not To Contain Asbestos)
(No Abatement Required)

Second Floor
Drywall (Samples 7-9)

Concrete Block Mortar (Samples 10-12)
Ceramic Tile Grout (Samples 13-15)
Window Glazing-Back Double Hung (Samples 19-21)
Ceramic Tile Adhesive (Samples 22-24)
Ceramic Tile Grout (Samples 25-27)
Drywall Mud (Samples 28-30)

Basement
Plaster from Basement (Samples 43-49)

Exterior
Window Caulking (Samples 53-55)

EXISTING BUILDING REVIEW

127-129 State Street

Name: Frances Vallender Building
Built: 1867

Overview:
Reviews of this building were performed by the following companies:

Building Interior and Exterior	Wiss, Janney, Elstner Associates, Inc
Structural	Pierce Engineers, Inc.
Mechanical, Plumbing, Fire Protection	Henneman Engineering, Inc.
Electrical	Potter Lawson
Asbestos Inspection	Advanced Health & Safety LLC

History:
The Frances Vallendar Building is a flat-iron building at the corner of State Street, West Dayton Street and N. Fairchild Street. There are two retail spaces at grade with one being occupied by Vic's Popcorn. There are two floors above the ground floor retail that is an apartment. The apartment and one of the retail spaces is vacant.

View of Front Facade

Exterior: View of basement access, gas meter and fire escape within the public right-of-way

Exterior: View of damaged brick veneer

Exterior: Entry to apartment on N Fairchild Street

Exterior: View of basement stair access within the public right-of-way

Attic: View toward flat iron corner showing damage to chimney

Attic: View toward wall between 127-129 state street and the castle and doyle building showing significant damage to existing brick

Basement

View of entrance stair access from north Fairchild Street

First Floor Retail

First Floor Retail

First Floor Retail

First Floor Retail

Second Floor Apartment: Living Room

Second Floor Apartment: Kitchen

Second Floor: Mechanical and door to fire escape

Second Floor: Entry stair from first floor showing wood paneling

Second Floor: View of laundry at Flat-Iron building corner

Second Floor Apartment: Living Room

Second Floor: Structural bearing wall between living room and kitchen

Third Floor: Section of exterior wall exposed showing back of brick and moisture within the insulation space

Third Floor: View of bedroom closet at Flat-Iron building corner

Third Floor: Bathroom

Third floor: View down stairs toward the second floor

Wiss, Janney, Elstner Associates, Inc.
330 Pfingsten Road
Northbrook, Illinois 60062
847.272.7400 tel | 847.480.9534 fax
www.wje.com

127–129 State Street – Architectural Review

Walk-Through Observations: December 16, 2011
Reported by: Kenneth M. Itle
WJE No. 2011.5656

This letter summarizes the WJE observations of architectural interior and exterior features of 127–129 State Street, Madison, Wisconsin. The exterior survey was performed from grade and from accessible flat roof areas. The interior survey was conducted in accessible spaces. Additional investigation would be required to develop appropriate repair recommendations.

The building at 127–129 State Street is a three-story masonry structure originally constructed in 1867, per historical research performed by others. Based on the existing appearance of the building, it has been significantly altered since its original construction in the nineteenth century. The building is essentially triangular in plan, with a north-facing State Street facade, a southwest-facing Fairchild Street facade, and an east party wall.

Exterior

All of the exterior walls are load-bearing common brick masonry. Stone is used for window sills. All of the masonry is painted. The State Street facade has two storefronts at the first floor and an unevenly spaced arrangement of six bays with round-arch headed window openings at the second and third floors (Figure 1). The Fairchild Street facade has a more irregular appearance; the location of window and door openings appears to have been significantly altered in the past (Figure 2).

The brick masonry is generally in very poor condition, with extensive previous spalling and erosion of brick faces and open mortar joints. This masonry distress has been exacerbated by the application of multiple coating layers, some of which were applied over unrepaired deteriorated masonry. At many locations, loss of the coating has revealed severe deterioration and disintegration of the underlying brick and mortar (Figure 3 through Figure 6). Near the middle of the Fairchild Street elevation, interior finishes at the first floor had been previously removed, exposing the backup masonry to view. The brickwork at the lowest 30 inches of the wall in this area is severely deteriorated, with deep erosion and deterioration of the brick and mortar (Figure 7).

Portions of the brick masonry adjacent to the storefronts have been covered by a cementitious parge coat. Where sounded with a hammer, the parging appears to be delaminated from the substrate. Based on measurements at door and window openings, the Fairchild Street facade is constructed with only two wythes of masonry, approximately 8 inches thick, and the State Street facade is two wythes or 8 inches in the plane of the wall with three-wythe (12-inch) thick pilasters.

One of the storefronts at State Street is a mid-twentieth century uncoated aluminum-framed single glazed system, while the other storefront is a newer anodized aluminum system with insulating glazing. The upper level windows are wood one-over-one double hung units with three-light transoms, covered by exterior aluminum triple track storm windows. It appears that the existing sash are mid-twentieth century

replacements; the half-round three-light transom sash have different sightlines and may be older than the double hung sash. The windows are in fair condition, with localized wood decay or loss of paint.

The building roof was not accessible for close-up inspection but was viewed from a nearby higher building (Figure 8). The existing roof covering is asphalt shingle that appears relatively new and intact. Along State Street, there is a low parapet wall and built-in gutter lined with EPDM rubber membrane. Along Fairchild Street, there is a hanging galvanized metal gutter. When viewed from below in the building attic, widespread water staining was apparent on the wood framing (Figure 9). Also, debris and remnants of roofing material were scattered over the insulation in the attic. It appears likely that much of the existing staining is from old water leakage that is not currently active, given the apparently good condition of the existing roofing.

Potential Exterior Repairs

The brick masonry has deteriorated over time, and coatings and cementitious parging have been applied to the surface of the wall rather than addressing the underlying masonry distress. The build-up of coating layers has exacerbated and accelerated the deterioration of the brick masonry. Deterioration of the brick and mortar appears to be so widespread that extensive reconstruction of the exterior walls is now required. The quality and condition of the masonry materials appears to be relatively consistent across the facades; therefore, 100 percent replacement of the outer wythe of brick masonry of the facades should be assumed. Since the majority of the exterior walls are only 8 inches thick, reconstruction of the outer wythe only may not be feasible, especially considering the deterioration of the back-up wythe of brick in the portions near grade. Rather, reconstruction of the full thickness of substantial portions or all portions of the wall will likely be necessary. Development of an appropriate approach requires further investigation and coordination with the results of the structural survey recently undertaken by others. Inspection openings should be made to confirm the exact thickness of the wall in various locations and to review the condition of concealed portions of the wall.

The existing windows appear to be low-quality wood replacement sash. Therefore, replacement of the windows for enhanced performance should be considered.

The existing roof system is likely relatively new and intact, based on its appearance as viewed from adjacent buildings, although the perimeter detailing and provisions for drainage should be reviewed in greater detail.

Interior

The first floor interior is divided into two retail small retail spaces. The retail interiors have non-historic finishes including sheet vinyl flooring and carpeting, wood and gypsum board walls, and suspended acoustic tile ceilings (Figure 10). Where the contemporary finishes had been previously removed by others for inspection of the structure, no evidence of underlying historic finishes was observed.

The second and third floors together constitute one three-bedroom rental apartment. The apartment is accessed via a separate entrance vestibule and stair from the south corner of the building on Fairchild Street. The apartment interior finishes include carpeting, sheet vinyl flooring, wood paneling, and gypsum board walls and ceilings (Figure 11). Several inspection openings were made during the site inspection at the exterior walls of the third floor. From interior to exterior, the exterior construction consists of gypsum board supported on 2x4 studs with batt insulation between the studs, installed inside the original brick masonry wall. Previous plaster finishes were observed directly applied to the inside face of the brick masonry. Staining and evidence of moisture penetration was observed on the batt insulation and plaster (Figure 12).

Potential Interior Repairs

None of the existing interior finishes or features is historically significant, and many of the existing materials are in poor condition. Substantial renovation of the interior would be required for reuse.

Figures

Figure 1. Overall view of the State Street facade.

Figure 2. Overall view of the Fairchild Street facade.

Figure 3. Loss of the coating reveals severely deteriorated brick units.

Figure 4. The coating layers were applied over unrepaired deteriorated masonry.

Figure 5. Mortar behind the coating layers is friable and has disintegrated.

Figure 6. Mortar behind the coating layers has disintegrated, resulting in voids within the masonry construction.

Figure 7. Deterioration of the back-up masonry at the interior of the building.

Figure 8. Overview of the roof.

Figure 9. View of the roof framing from the attic.

Figure 10. View of the retail interior at the first floor.

Figure 11. Typical view of the interior of the rental apartment.

Figure 12. Staining and evidence of moisture penetration was observed on the batt insulation and plaster at an inspection opening created at the third floor during the site visit.

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Madison, WI 53703
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Walk thru Evaluation of 127-129 State Street
Madison, WI
Date of Walk thru 11/18 and 12/3/2011. Date of report 12/7/2011
PE Job #11272

EXECUTIVE SUMMARY

1. Description of Structural System
   a. Foundation Walls. Cut stones mortared
   b. Floor/Roof Construction. Wood joists on masonry bearing walls.
   c. No interior columns.
   d. East wall of 127/129 is shared with 125 State up to the roof of 125.
2. Building Support
   a. The building is supported off the exterior brick walls.
   b. The floors and roof are wood construction with joists bearing into the brick exterior walls. An interior bearing wall runs perpendicular to State Street at roughly mid width of the building.
3. Areas of Compromised Structure
   a. Water infiltration was noted in the basement. Brick damage due to moisture infiltration is noted at the attic at the east gable wall.
   b. Piping revisions over the years have damaged the first floor structure rendering the floor unusable.
4. Floor. Roof Loading
   a. Existing Structure Capacity. First floor live load capacity-none specified, replacement needed. Second floor live load capacity 35 psf. Third floor live load capacity of 45 psf. Roof live load capacity 21 psf.
   b. Proposed use. First Floor-retail requiring 100 psf. Second, third floor-office requiring 65 psf. Roof (snow) required 21 psf no drift.
   c. Existing Use. First Floor-retail requiring 100 psf. Second/third floors-apartments requiring 40 psf. Roof (snow) requiring 21 psf.

GENERAL COMMENTS

The building is three stories with a basement. The building occupies a triangular corner lot at State /Fairchild streets intersection. The first floor is retail and the second and third floors are presently apartments. The building is wood frame with masonry exterior walls. For the purpose of this report east/west is taken paralleling State Street.

BASEMENT

The basement walls are mostly concealed behind plaster. The divider wall to the 125 property is observable behind the electrical panels. Here the cut limestone wall is observable and is roughly 2' thick. The wall itself and its mortar is

eroding witnessed by wall material windrowed along the base. The extent of exposed wall shows it remaining stable at this time. This basement is accessed thru a single entry protruding into Fairchild Street. An interior brick bearing wall runs east/west thru the basement. A poured concrete column is positioned to the south of this wall. This column appears to be more recent construction and is believed to have been placed to resolve a movement issue.

FIRST FLOOR FRAMING

The floor is wood framed. There are two locations where shoring has been added to re-support the floor. The shores bear on wooden boards on the floor with no added footing present and as such should be considered temporary. The floor framing has been modified over the years to accommodate revised plumbing runs. The 2x framing has been cut as needed to allow the piping to pass. There are rotted 2x ‘s noted near the piping indicating unresolved leaks. No load capacity is assigned to this floor as it has excessive defects and needs to be replaced.

SECOND FLOOR FRAMING

The framing for the second floor was observed from the 129 space. The second floor framing is full size 2x8 @16” oc spanning 17’ and paralleling State Street. The calculated live load capacity of the second floor for the noted joists would be 35 psf. Present day code would require 40 psf for apartment occupancy.

THIRD FLOOR FRAMING

The third floor is framed similar to the second floor with wood joists measuring 1 1/2:” x 6” at 10.5 “ oc over the 13’ span.. The live load capacity is calculated as 45 psf.

ROOF FRAMING

The roof framing is wood joists overlain with spaced wood 1 x decking overlain with modern day wood sheathing. The roof rafters measure full size 2x6 at 22” oc. Their calculated live load capacity is 21 psf. There is no noted snow drift to this roof. There are separate 2x4 ceiling joists. The shingles are in need of replacement. The chimney is in need of repair or rebuild.

EXTERIOR WALLS

The exterior walls are thru the wall brick. In the basement, the exposed face shell of the brick basement wall have spalled and windrowed on the floor. This indicates significant water entry to this wall and makes one suspicious as the condition of the unobservable inner wythe of the wall. The inside surface of the gable end wall exposed in the attic was observed have been damaged by moisture entry. The wall is exposed above the adjacent roof. The wall has been parged presumably to resist water entry. The brick faces have been eroded away on the inner surface in the attic and are windrowed on the ceiling.
The wall along Fairchild has a vertical crack about 15’ from its south end. The wall is laterally offset at this point. The crack has been caulked and or mortared to reduce water entry. This crack aligns with the interior bearing wall that runs perpendicular to State Street. This wall is bearing for the second/third/roof construction. The crack indicates the wall is pulling away from the support of the floor/roof joists.

Written by: Robert B. Corey, PE

Photo 1 – State Street elevation

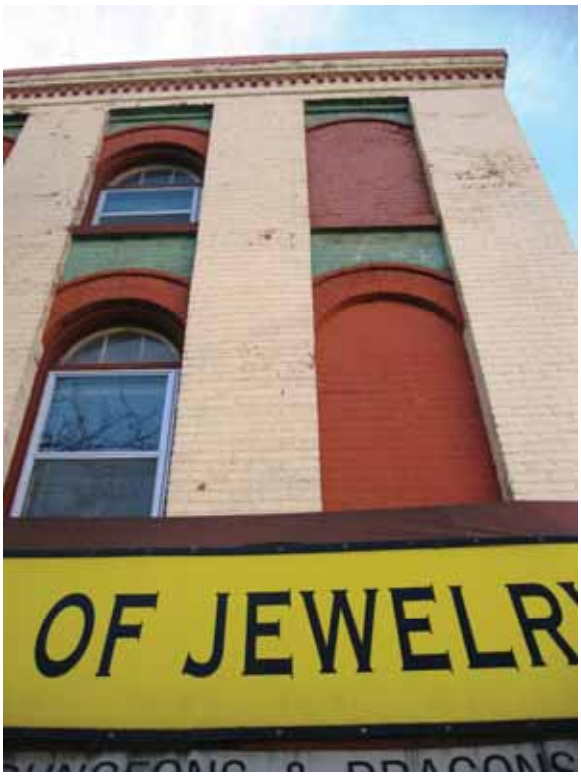

Photo 2 – State Street elevation at corner

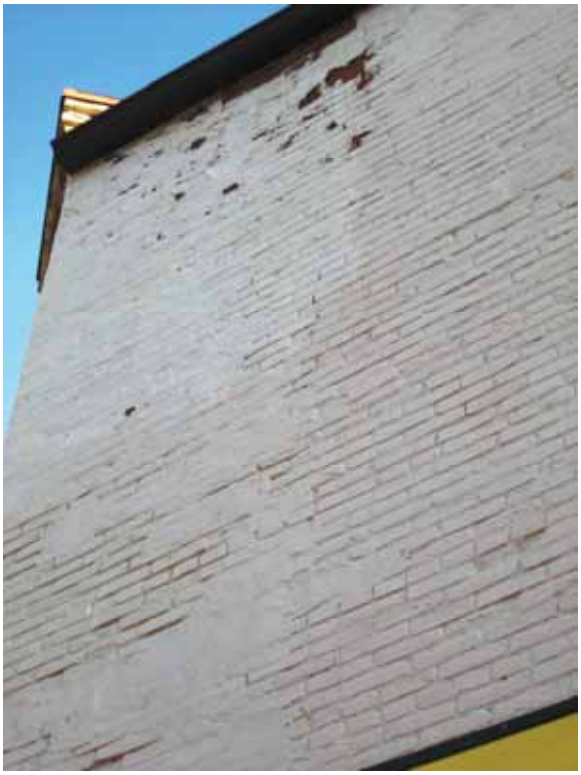

Photo 3 – Fairchild Street elevation at corner

Photo 4 – Fairchild Street elevation at building rear

Photo 5 – Fairchild Street access to basement

Photo 6 – 1st floor joist framing

Photo 7 – 1st floor framing with water damage

Photo 8 – 1st floor framing notched for plumbing

Photo 9 – Basement wall along Fairchild Street

Photo 10 – 1st floor shoring beam and post

Photo 11 – Exterior wall base at Fairchild Street sidewalk

Photo 12 – 2nd floor joist framing observed from 1st floor retail space

Photo 13 – Ceiling finish distress beneath roof

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Walk Thru Evaluation of 127–129 State Street
Date of Survey: December 1, 2011 Date of Report: December 16, 2011

Existing Mechanical Conditions Narrative

Frances Vallender Building 1867

Mechanical System

The heating system consists of an atmospheric hot water boiler in the basement, which provides heat for the first floor retail spaces. Three functional domestic water heaters are also contained in the basement that serves the retail spaces and the apartment. Two are electric and one is natural gas-fired. The apartment is heated and cooled by a gas-fired furnace within the apartment. The condensing unit is supported on the side of the building along Fairchild Street adjacent to the second floor fire escape. The corner (vacant) retail space is heated with a hot water unit heater and cooled with a window air conditioner. A second retail space (Vic's Popcorn) is heated and cooled with a furnace and the condensing unit is wall hung above the N. Fairchild apartment entrance.

Boilers, water heaters, and furnace

Corner retail heating and cooling

Apartment condensing unit

Mechanical Infrastructure

There is a single natural gas service to the building feeding two meters to tenants and a single domestic water service. The building has a sanitary sewer lateral and a storm sewer lateral exiting the basement. The gas, storm sewer and sanitary sewer utilities are from mains in N. Fairchild St. and the water service is from State St. They appear to serve only this building.

The building does not have a fire protection system.

Condition Assessment

The boiler is estimated to be 5-10 years old and appears to be in good condition. The hot water piping in the basement is newer, possibly installed when the boiler was installed but could not see piping outside of the basement. None of the piping is insulated.

The furnaces and condensing units are estimated to be 15-20 years old which is the normal life expectancy of this equipment.

The water heaters are of different vintages but appear to be 10 to 15 years old and are in fair to good condition. Domestic hot water piping is copper (uninsulated) in the basement but it is unknown what the material is on the upper floors. Sanitary piping is a mix of PVC and cast iron.

Remarks

The existing HVAC systems in the retail spaces would not be acceptable under the current building code for business occupancy. While some of the mechanical equipment in the building is in good condition, it is unlikely that reuse would be practical or even possible due to capacity, condition, age, or code compliance.

Written by: Kevin Lichtfuss, P.E.

Potter Lawson
Success by Design
15 Ellis Potter Court
Madison, WI 53703
608.274.2741

Walk Thru Evaluation of 127-129 State Street; 119-121 North Fairchild Street
Date of Walk Thru: November 29, 2011 Date of Report: December 9, 2011
Potter Lawson Job No. 2010.23.00

Existing electrical conditions narrative

Francis Vallender Building 1867

Electrical System
The building electrical service is 200amps at 120/208V, 3-phase, from MG&E and enters the basement from State Street. The electrical distribution equipment is located in the basement, and there are four electrical meters for the building. Electrical panels distribute the power to building loads. The telephone service location was not found.

Electrical Infrastructure
This building appears to have an independent electrical power system that does not connect to adjacent buildings.

Condition Assessment
Electrical equipment age varies from about the 1970's to 1980's. The electrical panels are either at or are nearing the end of their useful life. There were no noted obvious failures of electrical equipment, such as evidenced by heat or smoke discoloration. The MG&E electrical service equipment appeared to be in good condition.

Light fixtures varied from fluorescent fixtures (about 1980's) to incandescent fixtures (ranging from 1940's to 1970's). Some light fixtures were not functioning and some had been removed. In general the condition of the light fixtures is poor. Wiring device condition and age varies also, ranging from 1960's to 1980's. Receptacle quantity is low in the apartment. In general the condition of the wiring devices is poor. Branch circuits ranged from flexible metal conduit to EMT conduit. Although the condition of the branch circuit wiring is not known, it appeared that the installation age ranged from the 1960's to the 1980's.

The current wiring device locations in the apartment do not comply with accessibility requirements. Receptacle quantity and locations in the apartment do not comply with current NEC requirements. Compliance with current codes for these items would require branch circuit and receptacle replacement. The majority of the service equipment and one electrical panel is installed in a cabinet, which does not meet current NEC required working space clearance.

The cabinet around the service equipment would need to be removed to make the equipment accessible.

Part of the electrical service in a constructed cabinet.

Wiring in 129 State Street.

Light fixture in 119 North Fairchild Street (2nd floor apartment.)

Electrical panel in 127 State Street (First Floor).

Remarks

The electrical systems in this building would be removed in their entirety if the proposed single building design concept was implemented. The National Electrical Code and MG&E rules require that a single electrical service power a single building.

Written by: John Dreher, PE

ASBESTOS INSPECTION & BULK SAMPLING

119 N. Fairchild/ 129 State St, Madison,Wisconsin

Advanced Health & Safety LLC (AHS) was contacted to conduct an asbestos survey at the aforementioned property.

Mr. Robert J. Stigsell of AHS inspected the properties on November 10, 2011. The property was inspected for the presence of asbestos containing building materials. Bulk samples were taken for building materials found suspect to contain asbestos, as discussed. All samples were shipped overnight via Fed Ex. and were submitted to Triangle Environmental Services for analysis by Polarized Light Microscopy (PLM).

Four separate categories of materials (if applicable) will be listed for the property:

The first list (List A) will be of materials found to contain asbestos, which are **friable** or may become friable during demolition. It is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List A must be removed prior to a fire training burn.**

The second list (List B) will contain materials found to contain asbestos but are described as **Category II non-friable.** If the building is to be demolished, it is **required** that these materials be removed by a certified asbestos abatement contractor prior to a demolition. **All asbestos materials in List B must be removed prior to a fire training burn.**

The third list (List C) will contain materials found to contain asbestos but are described as **Category I non-friable.** If the building is to be demolished, the materials may be able to remain in the building during demolition if proper steps are taken and they do not become friable. These proper steps include, but are not limited to: notifying the demolition contractor of the presence of asbestos, utilizing wet methods during demolition, notifying the landfill accepting the waste that not-friable Category I asbestos materials are present, and manifesting the waste. Also, if any of the building materials are to be recycled (ie, crushing concrete) than the asbestos must be removed from this building material. NESHAPS (DNR) does not regulate materials found at < 1% asbestos, however OSHA does still regulate materials that contain < 1% asbestos. If materials in List C are likely to be disturbed, the contractor shall ensure compliance with all appropriate OSHA regulations. **All asbestos materials in List C must be removed prior to a fire training burn.**

The fourth list (List D) will include materials that were sampled and found **not to contain** asbestos. **Removal is not required for these materials.**

If any suspect materials are found during demolition/burn that has not been sampled during this inspection, Advanced Health & Safety should be contacted to assess the situation. Inaccessible areas may exist inside walls.

Building/Dwelling:	**119 N. Fairchild/129 State St., Madison, WI**
Building Type:	**Residential/Commercial**
Inspector:	**Mr. Robert (Bob) J. Stigsell**
Inspector Certification:	**AII-03628**
Certification Expires:	**May 25, 2012**
Inspection Date:	**November 10, 2011**

Inspector Signature: 

List A

Asbestos Containing Friable Materials
(Required to be Abated prior to Demolition or Burning)
Paper over 1 light in Bathroom (Samples 38-40)

List B

Asbestos Containing Category II Non-Friable Materials
(Required to be Abated prior to Demolition or Burning)
Mastic at Chimney Flue (Samples 41-43)

List C

Asbestos Containing Category I Non-Friable Materials
(May Be Able To Remain In Building During Demo if Not Friable- Consult DNR)
(These Materials Must Be Abated Prior To Burning)
9" Floor Tile and Mastic under Carpet and Wood Floor (Assumed Positive)(18'x27')-under carpet + subfloor on wood floor)

List D

Materials Found Not To Contain Asbestos At 1% Or Greater
(Both Tested or Known Not To Contain Asbestos)
(No Abatement Required)
Floor Filler under Carpet (Samples 1-3)
2' x 2' Ceiling Tile (Samples 4-6)
Ceramic Tile Grout (Samples 7-9)
Drywall (Samples 10-12)
Drywall Mud (Samples 13-15)
Plaster (Samples 16-22)
Brown Board (Samples 23-25)
Concrete Block Mortar (Samples 26-28)
Ceiling Texture (Samples 29-31)
Window Glazing from 2nd Floor Apartment (Samples 32-34)
Ceramic Tile Grout (Samples 35-37)
Ceiling Texture (Samples 44-46)
Ceiling Plaster (Samples 47-49)
12" Floor Tile and Mastic (Samples 50-52)
Outside Texture (Samples 53-55)

Back Door Window Caulking (Samples 56-58)
Roofing Shingles on Back Porch (Samples 59-61)
Tar Paper under Roofing Shingles (Samples 62-64)

***Notes
Rooftop not accessible at the time of inspection.