



CHARLES QUAGLIANA

Architect

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

Re: 118 State Street Historic Evaluation
Madison, WI.

Dear Mr. Nordeen,

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

Purpose

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

Description

Architectural

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

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

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

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

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

Structural Systems

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

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

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

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

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

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

Research

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

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

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

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

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

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

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

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

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

Basic Timeline for 118 State Street

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

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

General Observations

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

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

Exterior

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

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

Interior

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

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

Structural

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

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

Architectural Significance

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

Historical Significance

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

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

Architectural Integrity

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

Architectural Context

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

Summary

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

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

Conclusion

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

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

Sincerely,

Charles J. Quagliana, AIA
Preservation Architect

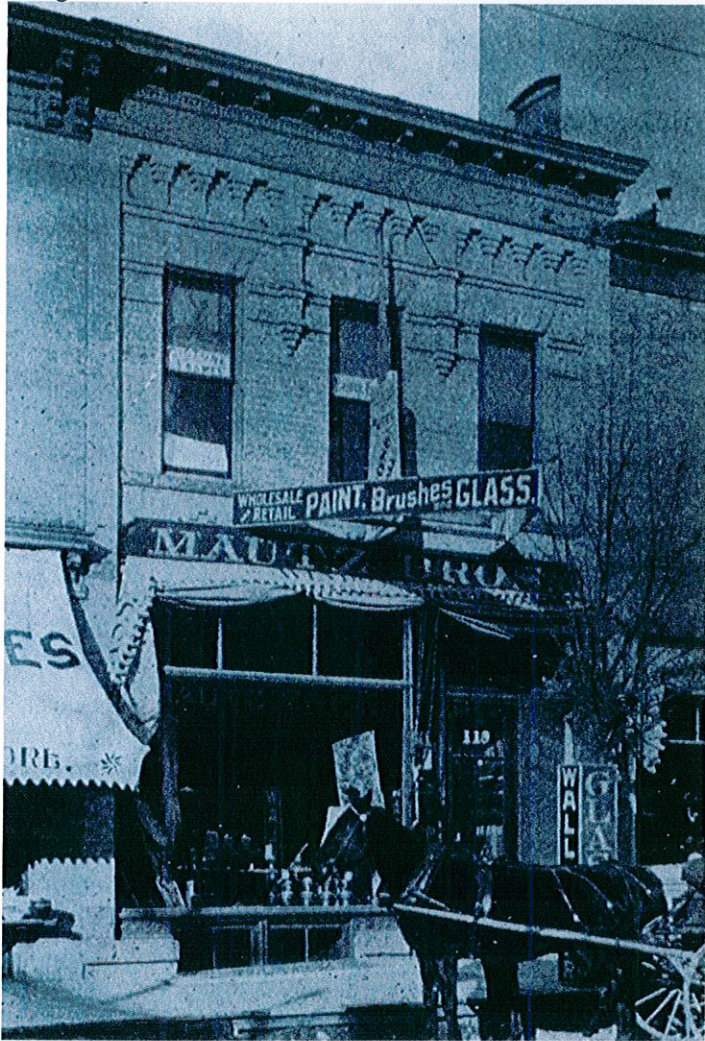
118 State Street
Selected Images (April 4, 2017)

Image 1



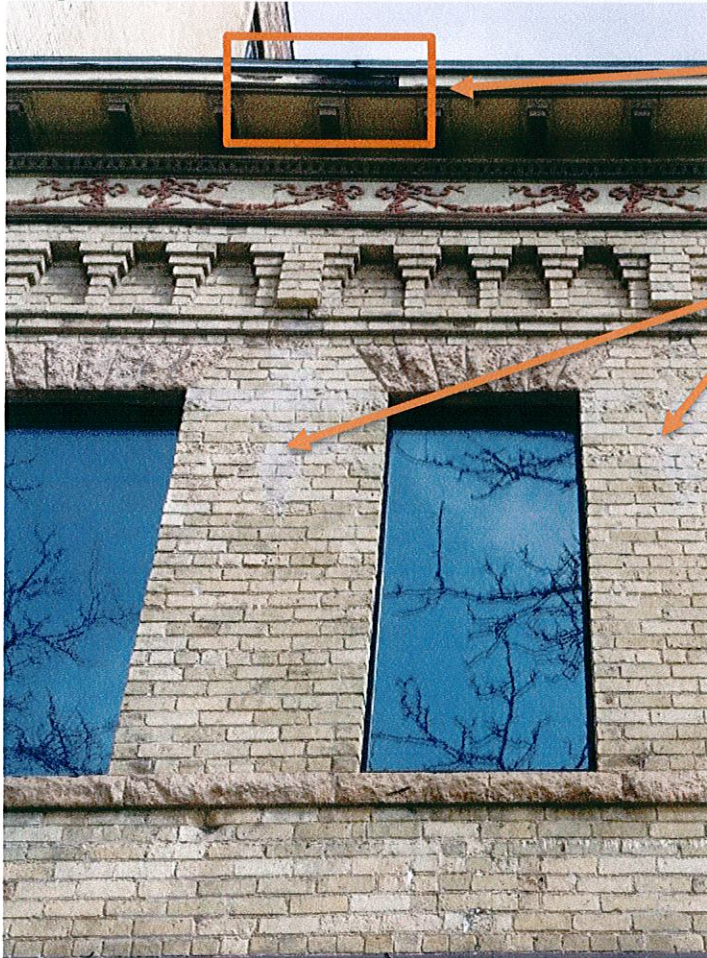
Present view of the State Street façade. Compare to historic image below.
Note lack of engaged columns between the windows, contemporary aluminum windows of second floor and complete lack of original storefront at first floor.

Image 2



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

Image 3



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

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

Original double hung windows removed and contemporary aluminum windows inserted.

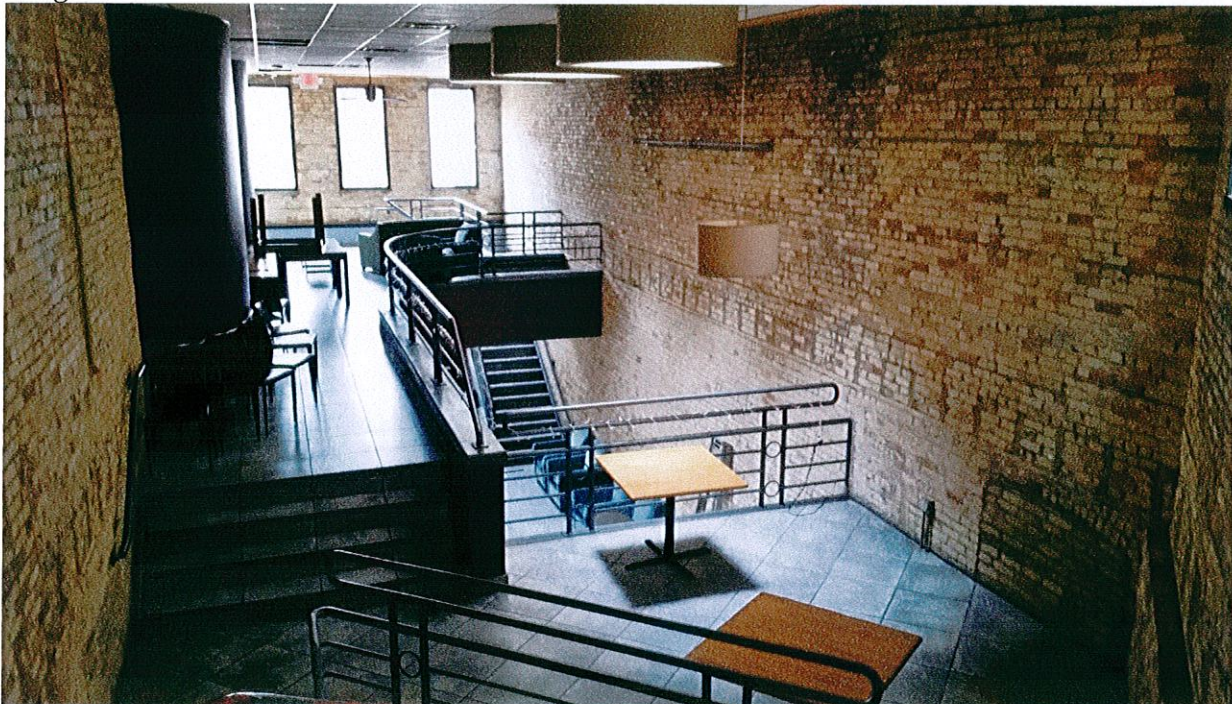
View of a portion the State Street façade.
Note the deterioration of the upper portion of the cornice and the poor infill where the engaged columns were removed between the windows. Also note the rough and porous surface of the “sandblasted” brick and stone.

Image 4



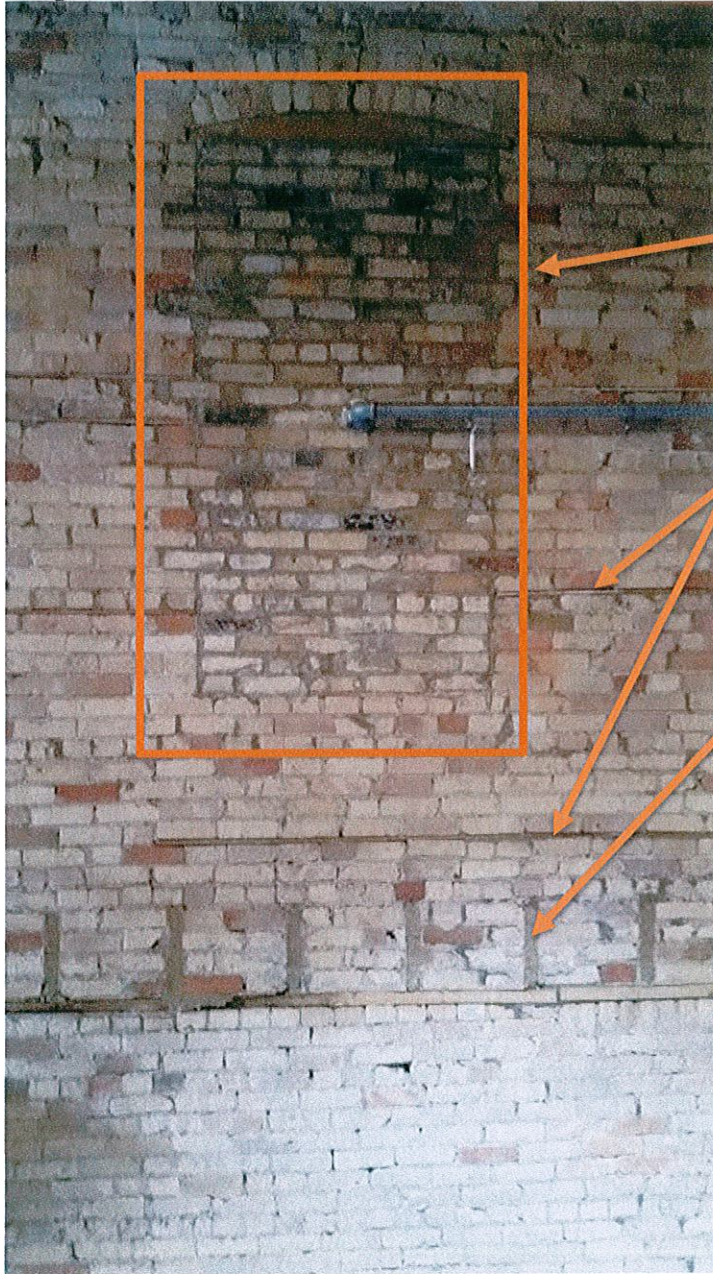
View of the Carroll Street façade. As early as 1950, the two-story façade of the Carroll Street side of the building was combined with the one-story façade of the adjacent building at 120 Carroll Street to present a unified appearance. (Yellow line is the approximate division between the original separate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

Image 5



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

Image 6



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

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

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

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

Image 7



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

Image 8



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