



Project Name/Address: 118-126 State
Application Type: Alteration adjacent to landmark (Lamb Building)
Legistar File ID # [51562](#)
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Date Prepared: July 1, 2018

Summary

Project Applicant/Contact: Eric Nordeen
Requested Action: The Applicant is requesting development adjacent to a Designated Landmark.

Background Information

Parcel Location: The subject site is located adjacent to a Designated Landmark at 114 State Street.

Relevant Zoning Code:

28.144 DEVELOPMENT ADJACENT TO A LANDMARK OR LANDMARK SITE.

Any development on a zoning lot adjoining a landmark or landmark site for which Plan Commission or Urban Design Commission review is required shall be reviewed by the Landmark Commission to determine whether the proposed development is so large or visually intrusive as to adversely affect the historic character and integrity of the adjoining landmark or landmark site. Landmark Commission review shall be advisory to the Plan Commission and the Urban Design Commission.

Analysis and Conclusion

The Applicant is proposing to develop four contiguous properties on State Street that also have frontages on West Dayton Street and North Carroll Street. One of those properties is adjacent to the Lamb Building, a designated landmark. The Lamb Building is a narrow building on an angled through lot with elevations on both State Street and North Carroll Street. Each elevation of the landmark building is viewed against the proposed development differently and will be described separately in this analysis.

A different version of this project was reviewed by the Landmarks Commission on October 2, 2017 (Legistar 49062). Since that review, the buildings at 124 and 126 State were acquired and those sites have been incorporated into the project thus resulting in a larger overall development and a significantly changed appearance. The larger project was reviewed on May 14, 2018 (Legistar 51562) and the item was referred to a future meeting for action.

The existing building at 118 State is adjacent to the Lamb Building along the Lamb Building's western property line that runs from State Street to North Carroll Street. The proposed development will maintain a portion of the buildings at 118 and 126 State while the entirety of the existing 6 story building at 122 State and the 2 story building at 124 State will be demolished.

The building at 118 was constructed in 1897 as the original location of the Mautz Brothers Paint Company. Mautz would later become one of Madison's largest industries. The Mautz Building was constructed before the adjacent landmark, Lamb Building. The Lamb Building is architecturally significant because it was designed by master architect, Louis Claude of the local architecture firm of Claude and Starck. The Lamb Building was constructed in 1905 in the Queen Anne style. The Lamb Building is also historically significant because the master architect had an office in the commercial building.

The Lamb Building was designed with the Mautz Building (118 State) and the Wisconsin Building (102 State) as its neighbors. The three buildings have held the top of State Street since 1905. The Lamb Building has been flanked by period buildings that provide it an appropriate immediate context and the proposed development will change that context.

State Street

On State Street, the front portion of the building at 118 will remain directly adjacent to the Landmark. The proposed new building has been articulated to create a rhythm that is similar to the storefront bay widths typically found on State Street. A four story mass has been pulled out to the sidewalk. The facades of 118 and 126 remain as bookends to the new construction at the street level. Additional stories have been added above 118 and 126, but are held back significantly. A deep step back occurs above the fourth story and the new development increases in height to 8 stories, then to 9 stories after an additional step back. The mass of this taller portion is pushed to the North Carroll and West Dayton corner.

The retention of the 118 façade allows the Lamb Building to have a buffer building of similar scale and material qualities at the street level. The retention of the 126 façade provides a bookend treatment and contains the new development between buildings of historic context.

The simple design of the 4 story base building with hints of traditional construction methods and detailing provide an appropriate vocabulary in the context of State Street. While the limestone material palette is uniform at this portion of the building, the abundant use of glass, set in traditional openings with window frames, offsets the visual heaviness that was felt with the previous version.

North Carroll Street

The same 4 story limestone base is carried over to the North Carroll Street elevation. The base relates to the height of the building at the corner of State and North Carroll. The base is capped by a strong cornice line and above the cornice, the architectural vocabulary changes to metal and glass. The 8 story portion of the development is located toward the West Dayton Street and North Carroll Street corner, and there is no step back at the property line adjacent to the landmark site.

The size, style and pattern of the windows break down the mass and scale of the large building and make it more compatible with the smaller adjacent buildings.

Recommendation

The recommendations relates to the two different street frontages.

Regarding the State Street frontage, staff recommends that the Landmarks Commission find that the new development is large, but not so large or visually intrusive as to adversely affect the historic character and integrity of the primary façade of the adjoining landmark.

Regarding the North Carroll frontage, staff recommends that the Landmarks Commission find that the new development is large, but is not so large or visually intrusive as to adversely affect the historic character and integrity of the secondary façade of the adjoining landmark.