

## **Block 100**

### **Narrative for Urban Design Commission and Landmarks Commission Informational Presentation on November 14, 2011**

#### **Site:**

The site is Located on a portion of the 100 block of State Street, in downtown Madison. The new development provides for, and embraces a node for an emerging cultural district. The site is a triangular site located one block from the capital square and is bounded by State Street, Fairchild Street, and West Mifflin Street. To the north of the site is State Street, to the west is the Overture Center, 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.

#### **Uses:**

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. On the corner of Fairchild Street and West Mifflin Street, a garden space is created that forms the node of the emerging cultural district. The upper floors (2-4) consist of flexible commercial office space.

#### **Design Solutions:**

The project consists of removal of six properties – four along State Street and two along West Mifflin Street.

127-129 State Street (Francis Vallender Building 1867)

125 State Street (Fire Engine House No. 2 / Castle & Doyle Building 1856/1921-22)

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)

122 West Mifflin Street (Fairchild Building Corporation Building 1925)

The building facades along State Street will be rebuilt and refurbished to retain and regain their historical character based on archival photos. Special care will be taken with the designated city landmark at 125 State Street to remove the terra cotta tiles and reinstall them on the new building structure. On 121-123 State Street and 117-119 State Street significant elements will be carefully removed and reused. At 127-129 State Street and 117-119 State Street where the current building facades on State Street do not reflect the original building appearance, these facades will be reconstructed to more closely match their original qualities.

Currently, Fairchild Street acts as the back of the four buildings fronting State Street. In the project proposed, Fairchild Street is no longer treated as the back, but as a way of connecting State Street into the heart of the emerging cultural district. The State Street building façade at 127-129 State Street will wrap around the corner and extend down Fairchild Street. Further east down Fairchild Street from the State Street corner the facades shift in character to a more current architectural expression with architecture complimenting the new Central Library and Overture Center.

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. A new hierarchal node downtown is provided through the use of a garden at the corner of Fairchild Street and West Mifflin Streets, reflecting the importance of Madison's emerging cultural district.

### **Individual Building Proposals:**

#### 1. 127-129 State St.

Name: Frances Vallender Building

Built: 1867

Proposal: Demolish the existing building and reduce from three to two stories with the existing buildings height and mass to remain. First floor would continue as retail while the second floor would be commercial office space. The new construction would reflect the historical character of the original building. The North Fairchild Street façade would reflect the State Street façade and will remove the stairwell to the basement and the exposed fire escape.

#### 2. 125 State St.

Name: Madison Fire Engine House No. 2/ Castle & Doyle Building

Built/alterations: 1856/1921-22. Designated city landmark

Proposal: The building will remain 2 stories and will maintain retail on the ground floor and office on the second floor. The State Street façade will be deconstructed and rebuilt with existing terra cotta tiles. The building will all be made accessible, insulated and new windows will be added that reflect the historic windows. The existing doorway and stair location providing access from State Street to the second floor would be reconstructed in its current location. The façade facing North Fairchild Street will be demolished and rebuilt to reflect the same dimension and basic window configuration.

#### 3. 121-123 State St.

Name: C.E. Buell Building

Built/alterations: 1912

Proposal: The current three story building will be demolished and a new four story structure constructed. The new building façade along State Street will reflect the current façade in appearance and massing. A fourth floor will be added that is stepped back from the existing façade to preserve the building scale and mass along State Street. First floor will be retail and floors two and three will be changed from apartments to commercial office space. The facade's stone elements, keystones on windows and upper baluster metal railing would be reused.

4. 117-119 State St.

Name: Haswell Furniture Co.

Built/alterations: 1916/1959/1994

Proposal: The current four story building will be demolished and a new four story building constructed. The new façade along State Street would reflect the historic character of the original building with 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 house 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 original building appearance.

5. 120 W. Mifflin St.

Name: Andrew Schubert Building

Built: 1908 designated city landmark

Proposal: This building would be demolished to allow for the new building and the garden space. The stained glass would be salvaged and reused.

6. 122 W. Mifflin St.

Name: Fairchild Building Corp.

Built: 1925

Proposal: The building would be deconstructed and demolished to allow for the garden space. The stone on the building would be saved for reuse.

**Project Attributes:**

1. The project will be built entirely with private funds. The Proceeds from the leases will go to support Overture center for the Arts.

2. The properties will remain on the tax roll and no city funding is involved in the project.
3. 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.
4. Construction is proposed to start in the spring of 2012 with completion scheduled for the summer of 2013 to coincide with the renovation and reconstruction of the Madison Central Library.

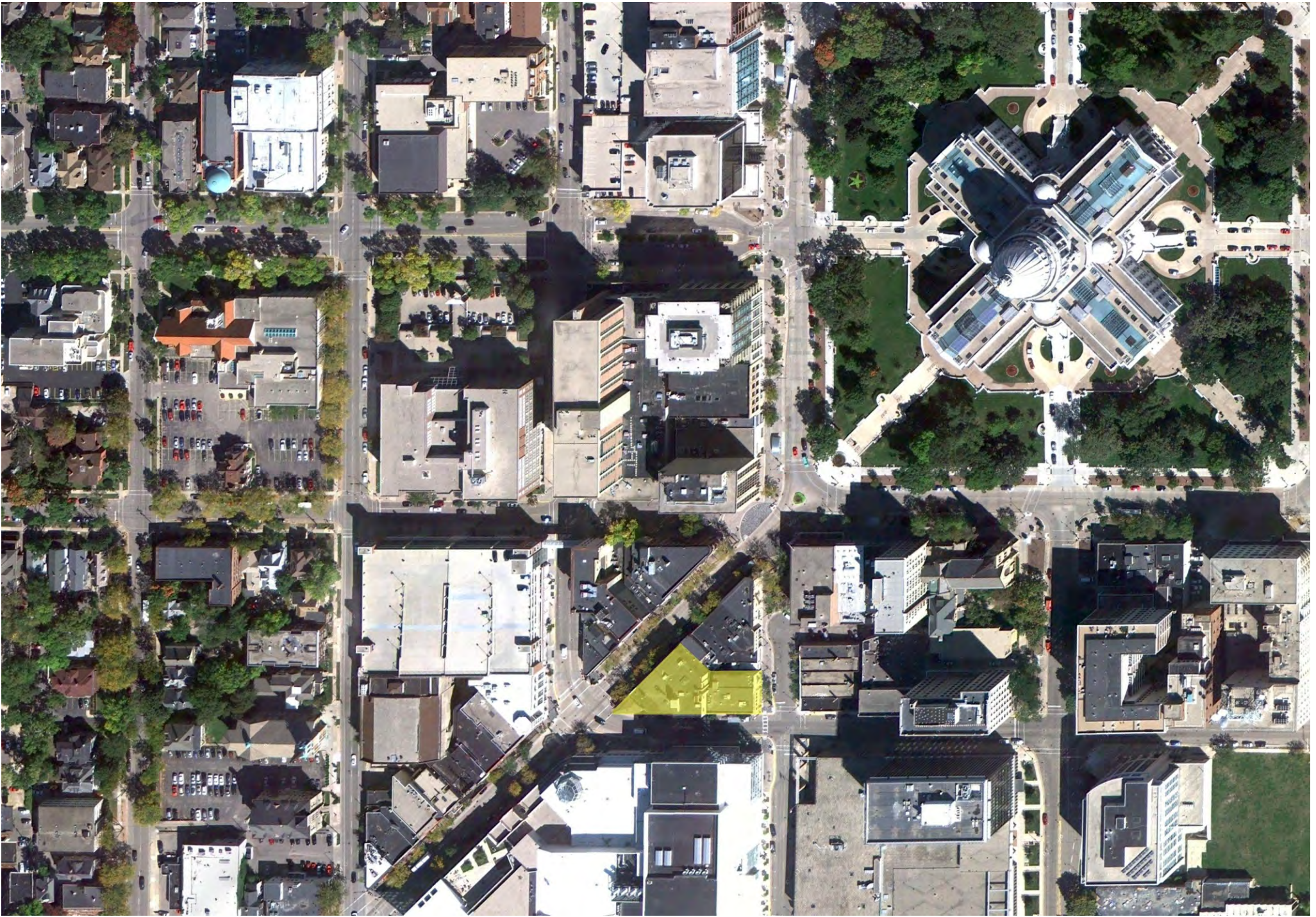
**Team Members:**

|                            |  |
|----------------------------|--|
| Project Sponsor and Owner: | Block 100 Foundation                           |
| Project Manager:           | AVA Civic Enterprises [Contact: George Austin] |
| Architect:                 | Potter Lawson [Contact: Eric Lawson]           |
| Landscape Architect:       | Reed Hilderbrand                               |
| Builder:                   | J.H. Findorff and Son                          |

**Zoning District and Additional City of Madison Project Requirements:**

1. Zoning – C4 Central Commercial District
  - Height Regulations: 4 stories max – 2 story min
  - Conditional Use:
    - Requires Urban Design Commission Approval
    - Requires Plan Commission Approval
  - Conditional Use for outdoor eating
  - Urban Design Guidelines for Downtown Madison
  - Demolition Permit Requirement
2. Landmark Requirement:
  - City Historic Landmarks:
    - 120 West Mifflin Street
    - 125 State Street
  - Certificate of appropriateness for demolition or alterations
  - Landmarks Commission recommendation to Plan Commission on Conditional Use
3. Downtown Fire District:
  - Capitol Fire District and Building Restrictions
4. Downtown Plan
  - 2010 Overview and Draft Recommendations





Aerial Site Map



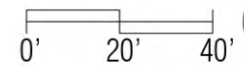


Property Address

Block 100 Foundation

Potter Lawson  
Success by Design

Findorff







Existing Condition





Existing State Street Elevation





Existing Condition



Existing Condition





Existing Condition



Existing Condition





Existing Condition



New Madison Central Library





Aerial Site Map





Existing Building Massing





Existing Massing with New Massing



New Building Massing



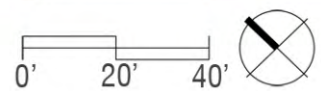


1st Floor Plan with Property Lines

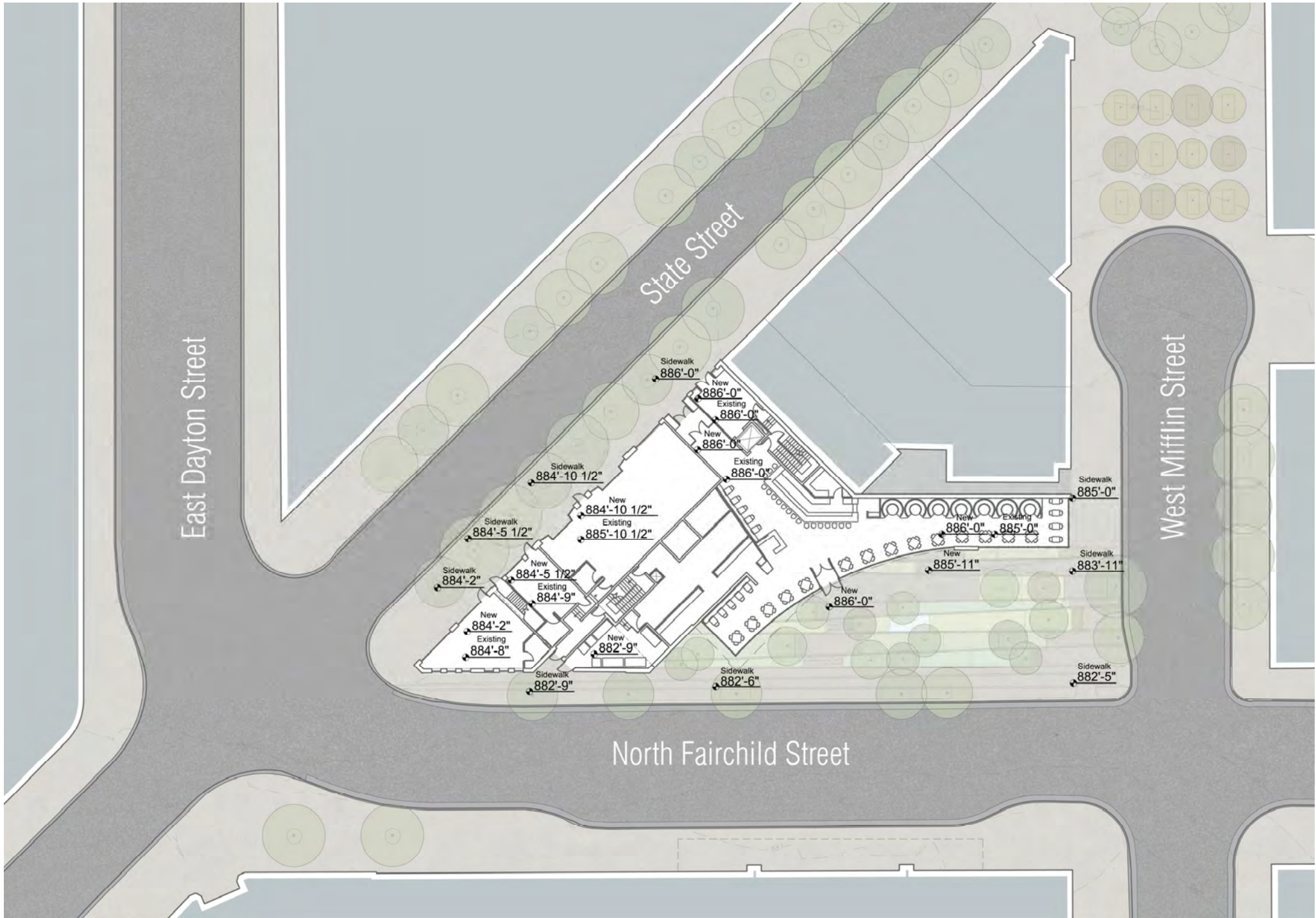
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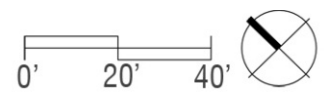


1st Floor Plan with Elevation Marks

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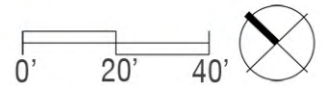


2<sup>nd</sup> Floor Plan with Property Lines

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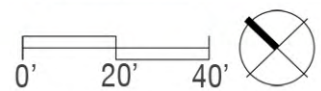


3<sup>rd</sup> Floor Plan with Property Lines

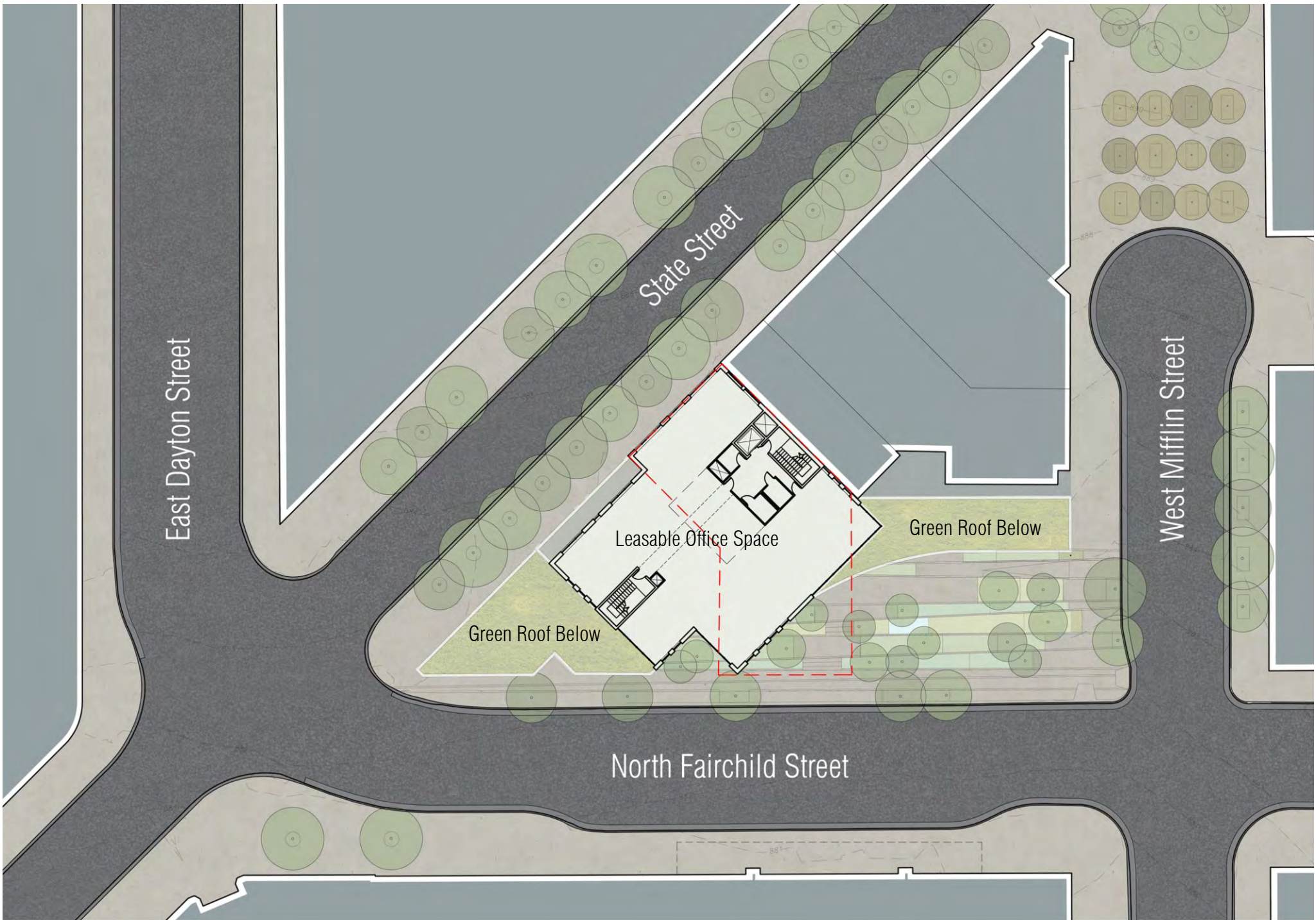
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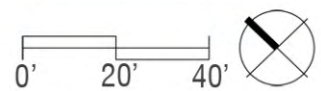


4<sup>th</sup> Floor Plan with Property Lines

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# Elevation Comparison

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1934



117 State Street

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1915



121 State Street

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125 State Street

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1915







127 State Street

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1915





127/125 State Street (Fairchild Street Elevations)





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## Garden Perspective

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Library Perspective





Mifflin St Perspective

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Aerial Perspective

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## Preliminary Design Phase LEED Scorecard

| <b>Category</b>                 | <b>Yes</b> | <b>Maybe</b> | <b>No</b> |
|---------------------------------|------------|--------------|-----------|
| Sustainable Site:               | 20         | 3            | 5         |
| Water Efficiency:               | 2          | 4            | 4         |
| Energy and Atmosphere:          | 12         | 15           | 10        |
| Materials and Resources:        | 6          | 1            | 6         |
| Indoor Environmental Quality:   | 8          | 2            | 2         |
| Innovations and Design Process: | 1          | 5            | -         |
| Regional Priority Credits:      | 4          | -            | -         |

**Total Points:**

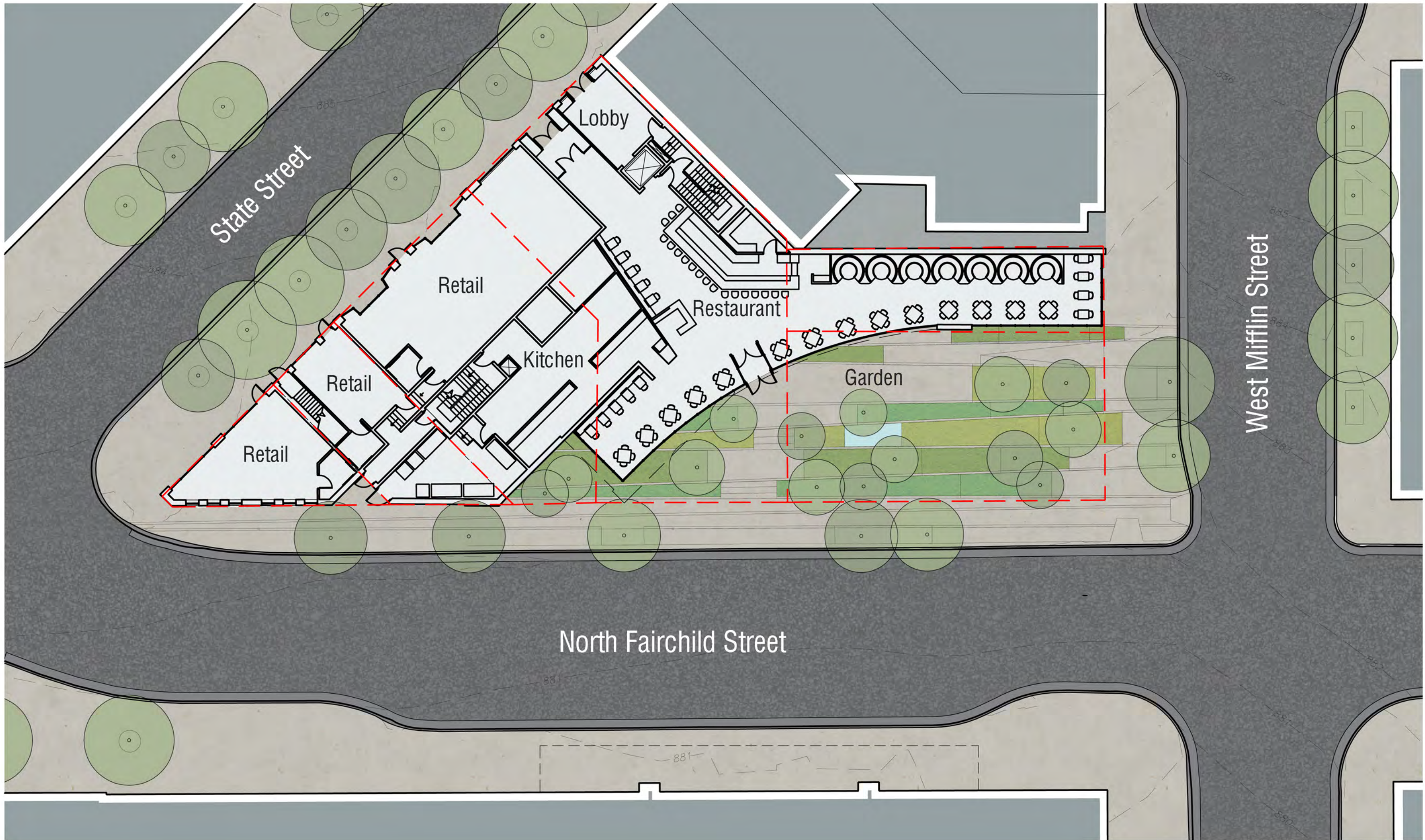
**53 Points: LEED Silver**

**Total Potential Points (Yes + Maybe):**

**86 Points: LEED Platinum**

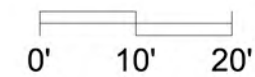






**Block 100: First Floor**

Scale: 1" = 20'-0"



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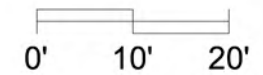
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**Block 100: Second Floor**

Scale: 1" = 20'-0"



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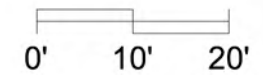
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**Block 100: Third Floor**

Scale: 1" = 20'-0"



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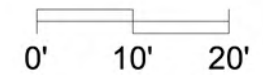
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**Block 100: Fourth Floor**

Scale: 1" = 20'-0"



**Potter Lawson**

2010.23.00 November 08, 2011