

From: Rummel, Marsha
Sent: July 02, 2018 4:36 PM
To: Parks, Timothy <TParks@cityofmadison.com>
Cc: Zellers, Ledell <district2@cityofmadison.com>; Phillips, Robert <RPhillips@cityofmadison.com>; Petykowski, Christopher <CPetykowski@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Scanlon, Amy <AScanlon@cityofmadison.com>; Ken Opin; Palm, Lawrence <district12@cityofmadison.com>; Crawley, Katie <KCrawley@cityofmadison.com>; Wiederhoeft, Adam <AWiederhoeft@madisonwater.org>; Larson, Alan <ALarson@madisonwater.org>; Knepp, Eric <EKnepp@cityofmadison.com>; Kennelly, Daniel <DKennelly@cityofmadison.com>
Subject: Re: History of Unit Well No. 3, 212 N. First Street

Thank you Tim and Amy for your detective work. I really appreciate it since I am quite fond of these art deco well houses. Given the cost of moving the building, can Engineering staff tell us how the timing for street construction works for this section? Can we wait to decide whether to demolish after the RFPs are due and see if any respondents want to re-use the building, assuming we would include the structure for consideration? This would also give Parks time to think about a potential use....

Thanks-

Marsha

From: Parks, Timothy
Sent: Monday, July 2, 2018 4:29 PM
To: Rummel, Marsha
Cc: Zellers, Ledell; Phillips, Robert; Petykowski, Christopher; Firchow, Kevin; Scanlon, Amy; Ken Opin; Palm, Lawrence; Crawley, Katie; Wiederhoeft, Adam; Larson, Alan; Knepp, Eric; Kennelly, Daniel
Subject: History of Unit Well No. 3, 212 N. First Street

Ald. Rummel and others,

After a significant expenditure of staff resources during the course of today, the following history of Unit Well No. 3 has been developed, which will be provided to the Plan Commission this evening:

- The well was designed in-house by a Water Department draftsman; the 1928-approved plans are attached for reference;
- It is rumored/legend that renown former Water Department/ Utility superintendent Leon Smith directed the agency's draftsmen to pattern the design of the unit wells after the design of the original water works at 427 E. Gorham Street;
- The original Water Works building was designed by Balch & Lippert, not renown and historically significant master architects Claude & Starck. A bio of Balch & Lippert follows:

BALCH AND LIPPERT

Balch and Lippert was one of Madison's more successful 20th century architectural firms. It acquired its name in 1917 when J. O. Gordon, the senior partner of the former firm of Gordon, Balch and Lippert, died. From 1917 to 1923, the firm maintained the offices previously occupied by J. O. Gordon in the Commercial Bank building at 108 State Street (extant). From 1923 to 1946, the offices were in the Gay Building at 16 North Carroll Street (extant). For unknown reasons, the partners split ca. 1925 (city directory). For a year or so Lippert practiced alone and Balch practiced with a Mr. Pope, but Balch and Lippert resumed their partnership by the time the 1927 city directory came out.

In 1946, Balch and Lippert went their separate ways for good. Balch maintained his own office in the Gay Building for a while and Lippert went to work for the Kupfer Foundry and Iron Works.

Although Balch and Lippert received many commissions during their career, the majority of Balch and Lippert's work is undistinguished. They designed many Tudor revival and Colonial-style houses in the 1920s and 1930s that are often somewhat artlessly proportioned. Some house designs from the 1920s and 1930s, however, are more successful. While they would not compare with the finest designs of Law, Law and Potter or Frank Riley, they certainly are pleasant designs that contribute to the historic character of their respective neighborhoods. These include the Colonial revival style houses at 2318 Hollister (1929), 1709 Hoyt (1930), 801 Miami Pass (1937), and 1037 Seminole Highway (1936). The finest examples of their Tudor revival work are the houses at 209 North Spooner (1928) and 2023 Jefferson (1932). Balch and Lippert also did some work in the French provincial style, the finest designs of which are the houses at 2126 Regent (1925) and 2316 Eton Ridge (1925).

Balch and Lippert designed several masonry apartment buildings. While solid and apparently well-built, none of their designs is of distinction.

The commercial work of Balch and Lippert is also workmanlike but uninspired. The exception is a group of three Bedford stone facades for buildings on State Street (325-329, built in 1927-1928); and 306-310 and 318-322, both built in 1930). All of these are low, two-story storefronts with tripartite designs and Art Deco ornamentation at the cornices. With their rare Art Deco details and fine materials, all three are important elements in the State Street Historic District. One other commercial design by Balch and Lippert deserves mention. The Mediterranean revival Uehling stores at 1349-1355 Williamson Street are distinctive mainly because their original storefronts remain intact.

Balch and Lippert also added two important landmarks to the Madison scene, the Belmont Hotel at 101 East Mifflin Street (NRHP) and the Nichols Station at 311 North Hancock (NRHP).

[Source: Madison Intensive Survey – Architects, 1994]

- While it is a fine example of a period public works facility, staff feels that it is not an architecturally or historically significant building or a design by a master architect.

Thanks,
TIM



Timothy M. Parks

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From: Phillips, Robert
Sent: July 01, 2018 10:06 PM
To: Rummel, Marsha <district6@cityofmadison.com>; Zellers, Ledell <district2@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Petykowski, Christopher <CPetykowski@cityofmadison.com>; Scanlon, Amy <AScanlon@cityofmadison.com>; Knepp, Eric <EKnepp@cityofmadison.com>; Kennelly, Daniel <DKennelly@cityofmadison.com>
Cc: Firchow, Kevin <KFirchow@cityofmadison.com>; Ken Opin; Palm, Lawrence <district12@cityofmadison.com>; Crawley, Katie <KCrawley@cityofmadison.com>
Subject: RE: PC agenda item 11

It will cost \$25,000 move it to a temporary location close by such as the Fleet property. We would have to check to see if they have space for it. I assume it would cost another \$25,000 to move it again. The roof is of no value so all we have is 4 walls. It will increase the cost of the public market to reuse it. The cost to move it is less than I had expected it to be. I am really not trying to discourage you but it isn't an easy decision with no certain reuse plan. It may be better to try to salvage the brick and the detailing but often times we just put it in storage and forget about it.

Robert Phillips, P.E.
City of Madison, City Engineer
rphillips@cityofmadison.com
[REDACTED]

From: Rummel, Marsha
Sent: Sunday, July 01, 2018 8:50 PM
To: Zellers, Ledell <district2@cityofmadison.com>; Parks, Timothy <TParks@cityofmadison.com>; Petykowski, Christopher <CPetykowski@cityofmadison.com>; Scanlon, Amy <AScanlon@cityofmadison.com>; Knepp, Eric <EKnepp@cityofmadison.com>; Kennelly, Daniel <DKennelly@cityofmadison.com>
Cc: Firchow, Kevin <KFirchow@cityofmadison.com>; Ken Opin; Palm, Lawrence <district12@cityofmadison.com>; Phillips, Robert <RPhillips@cityofmadison.com>
Subject: Re: PC agenda item 11

All-

I am copying a few more people...

Here are my notes on the Public Market Development Committee meeting RE well # 3 building:

Chris Petykowski came to the PMDC meeting on Thurs to present the staff report on the Johnson St construction plans. The water well building was not on the agenda per se (see the staff report for ACA Strange's recommendation) but Chris presented info on the building as part of the street recon plans. The building is too close to the sidewalk that is proposed to be expanded and that is the rationale for demolition. Chris reported on the research he and Amy Scanlon conducted regarding the provenance of the structure. It was mentioned to be a possible Claude and Starck designed building but they could not verify if it was. Chris reported the condition was in 'rough shape' and said it was 'collapsing' but did not provide documentation. He said the options include re-using the bricks (\$) or moving the building (\$\$). He said moving the building twice, doing site prep, preparing the foundation, and remodeling the building would be expensive (\$20K-30K + site prep). The Public Market Development Committee did not have discussion of demolition of the building as an action item so no recommendation was made. At the meeting, I appreciated the work that had been done to date.

My thoughts:

In Madison, there are several of these c1930 well buildings that have art deco influences. I find them quite attractive for a utilitarian building. During my tenure on UDC, I requested the Water Utility incorporate the original Sherman Ave well building when the well house was expanded and I think they did an excellent job. At Landmarks, we formally (not informally) asked for the PC to explore ways to retain the facade because these vernacular structures are being lost. I thought it might be something that could be incorporated into the public market as a usable and interesting facade or separate building. I hope we use the same due diligence that we would ask for a private developer to apply when requesting to demolish part of our historic fabric. I request the PC ask for more info and consider moving the building temporarily if needed. We could offer the structure in the RFP for Public Market architects to see if there was interest or we could offer it to the Parks Division to use in Burr Jones.

Please don't agree to throw away this building until we have satisfactorily determined its condition and if salvageable looked at options for its re-use. From what I understand, we would select an architect and engineering firm by September 2018 and if the building were included in the RFP to determine interest, we would know by September if the selected applicant was interested in the building. Street re-construction is scheduled to start in March or April of 2019 and assuming these projects

are done in phases, it seems to me we have some wiggle room before the building needs to be out of the way.

Thanks for considering my request-

Marsha

From: Zellers, Ledell

Sent: Sunday, July 1, 2018 11:57 AM

To: Parks, Timothy

Cc: Firchow, Kevin; Ken Opin; Rummel, Marsha; Palm, Lawrence; Phillips, Robert

Subject: PC agenda item 11

Hi Tim,

Did the applicant voluntarily go to the Public Market Development Committee as recommended by the Landmarks Commission in re to proposed well #3 demo? If not, why not?

Thanks.

Ledell

Alder Ledell Zellers



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