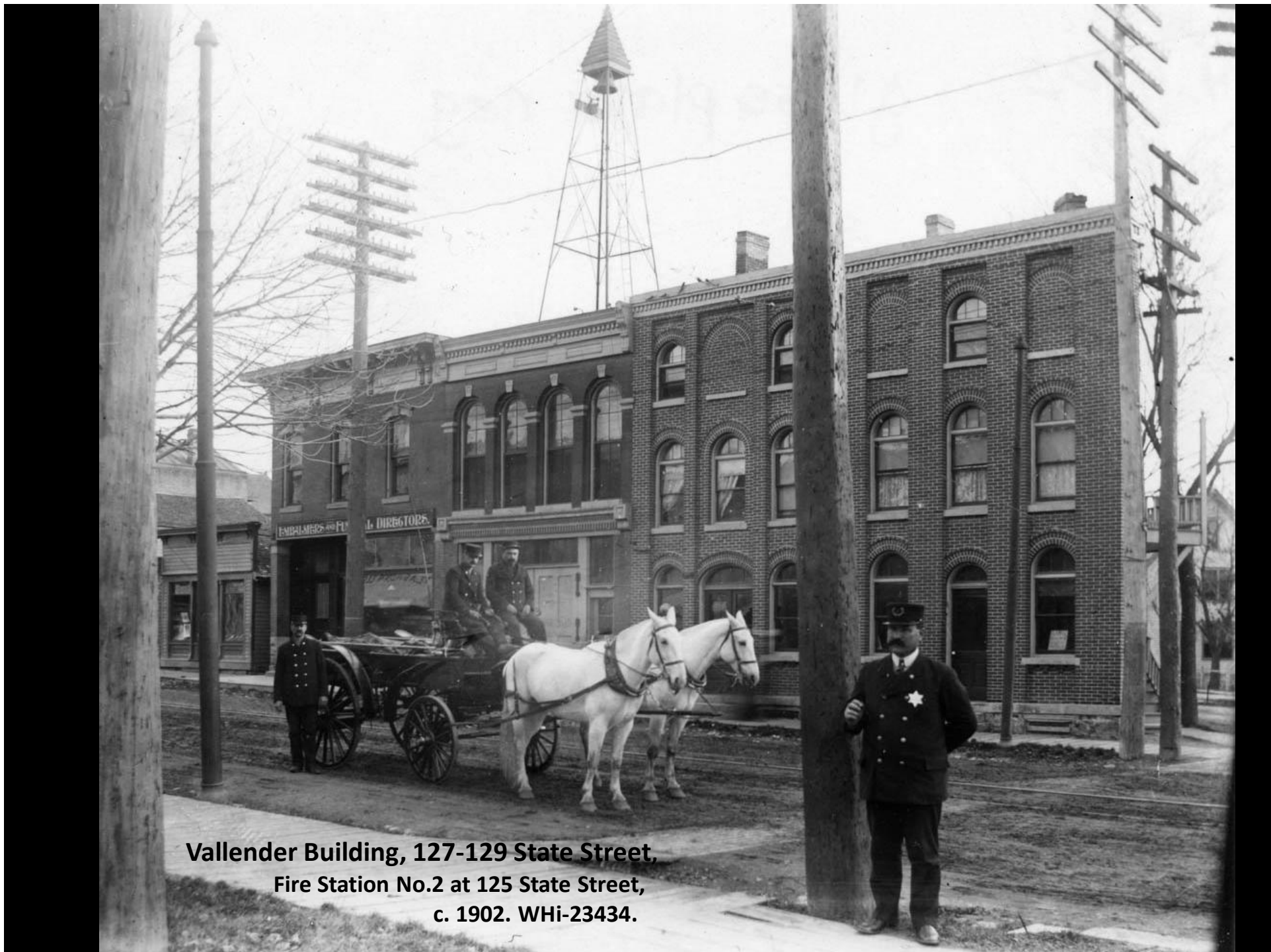
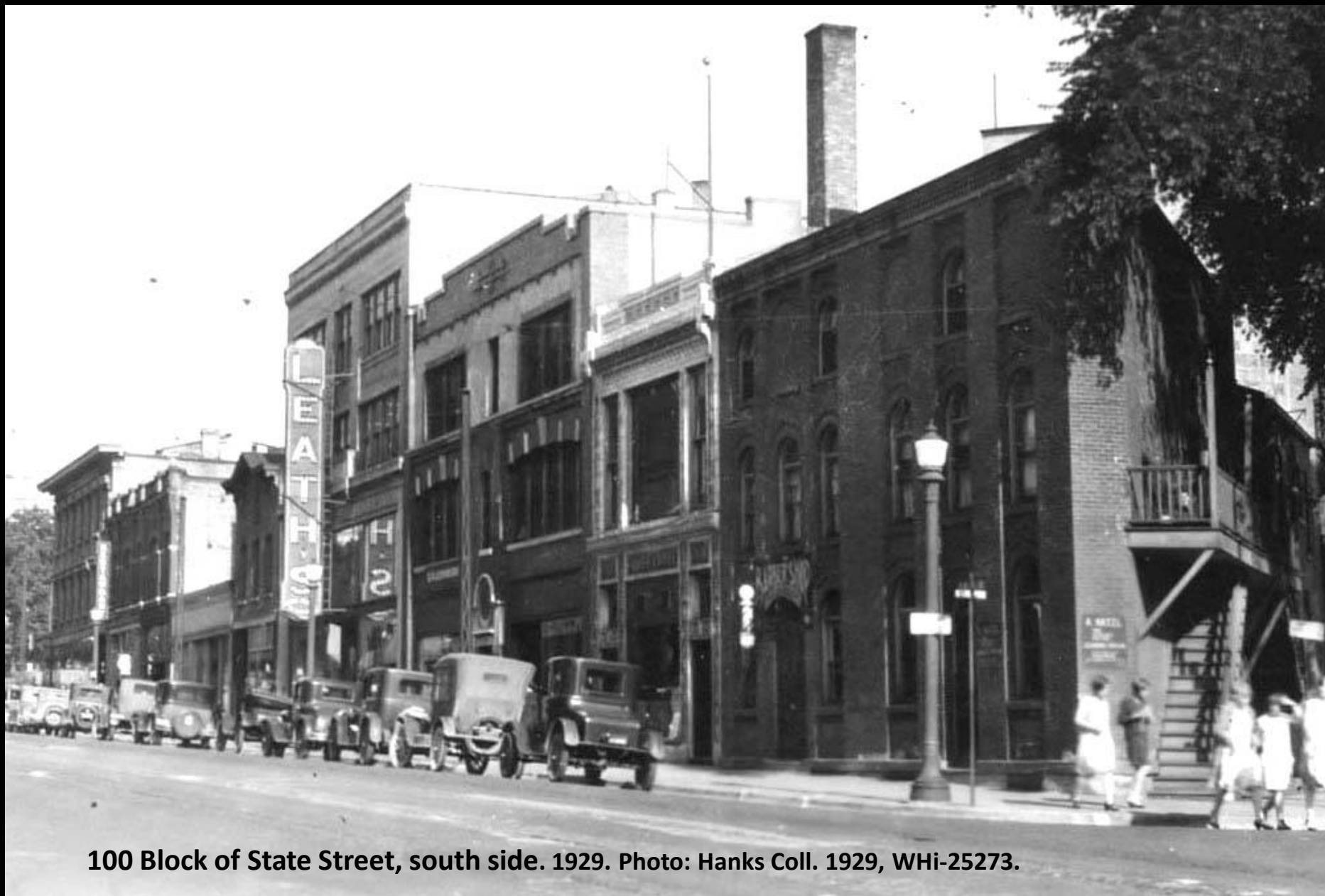




Vallender Block, 127-129 State, 1867. FireStation No.2. 1915. Photo: Hanks coll. WHi-25141.



**Vallender Building, 127-129 State Street,
Fire Station No.2 at 125 State Street,
c. 1902. WHI-23434.**



100 Block of State Street, south side. 1929. Photo: Hanks Coll. 1929, WHi-25273.

Willett Main Blocks, 1855 and 1880s. Photo: 1929. Hanks Coll. Whi-25242.





State Street from the Capitol Square. 1929. Photo: Hanks Coll., WHi-25199.



State Street from Capitol Square, c. 1930. Photo: Hanks Coll., Whi-25153.

Leath Furniture Store

117-119 State Street

1934

Photo: McVicar, WHi-16575.





**Fire at 121-123 State Street, January 12, 1948.
Photo: Vinje. WHi-34478.**

Capitol and State Street from atop Leath Furniture, 1930.
Photo: McVicar, WHi-19974.





Schubert Building

120 W. Mifflin

1908

Ferdinand Kronenberg, architect.

Photo: May 26, 1929.

McVicar Coll. Whi-21221.

McVicar
Coll.



Schubert Building, 120 W. Mifflin 1908.
Ferdinand Kronenberg, architect.
Photo: May 26, 1929. McVicar Coll. WHi-21221.

*McVicar
Madison
10-1118-B*



State Street - 1915

Historic context:

"1850s-60s: Settled as residential corridor

"1880s: Begin conversion to commercial

"1920s: Conversion largely complete



100 Block

“State St. federal historic district

“No local historic district

“3 local Landmarks

“Castle & Doyle (125 State)

“Schubert (122 W. Mifflin)

“W.S. Main (101-105 State)

“Demolition requires CoA

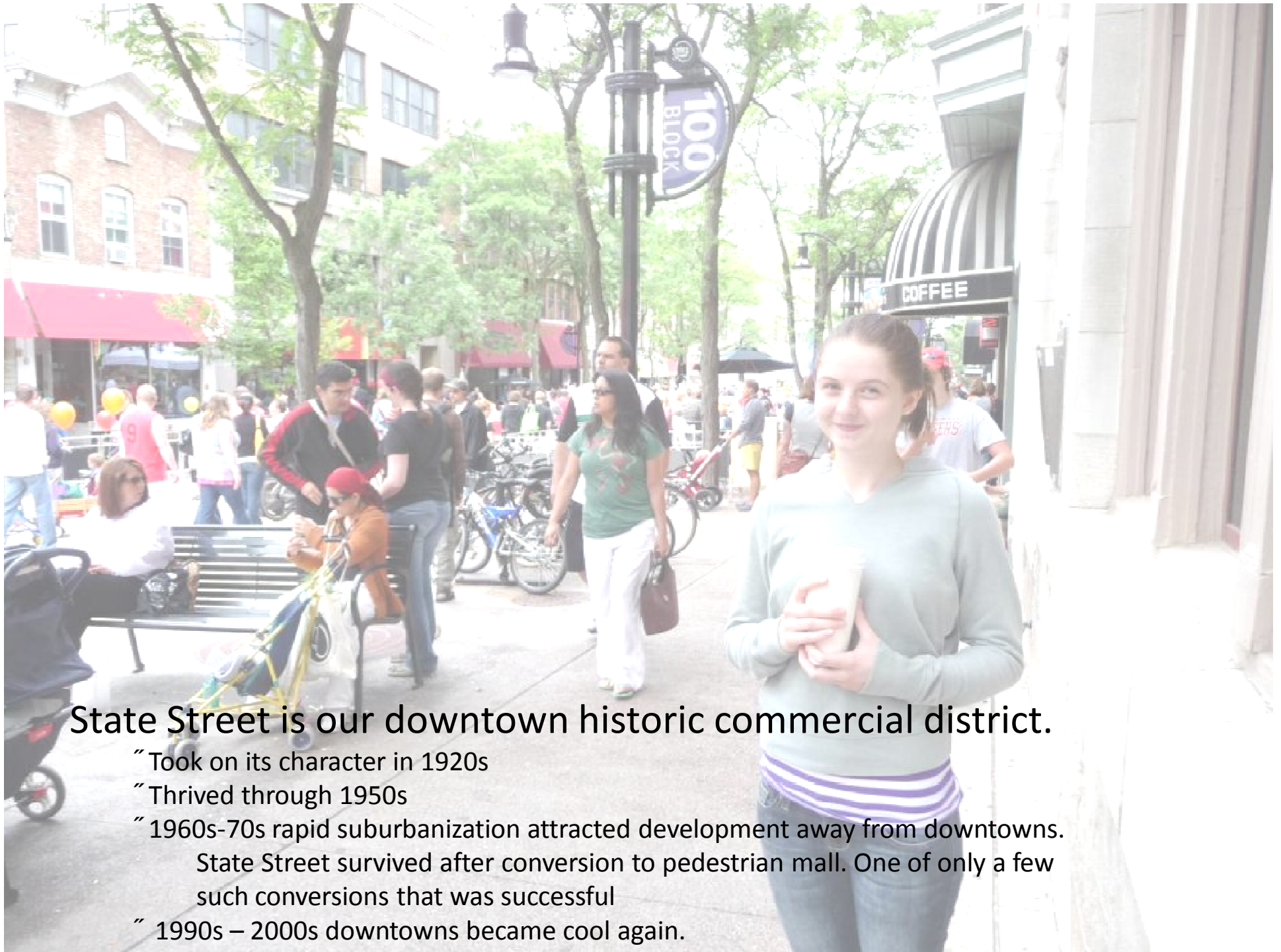


State Journal



What State Street IS...
Is at the core of our assertion
that the Foundation's approach to the 100 block is the wrong approach.



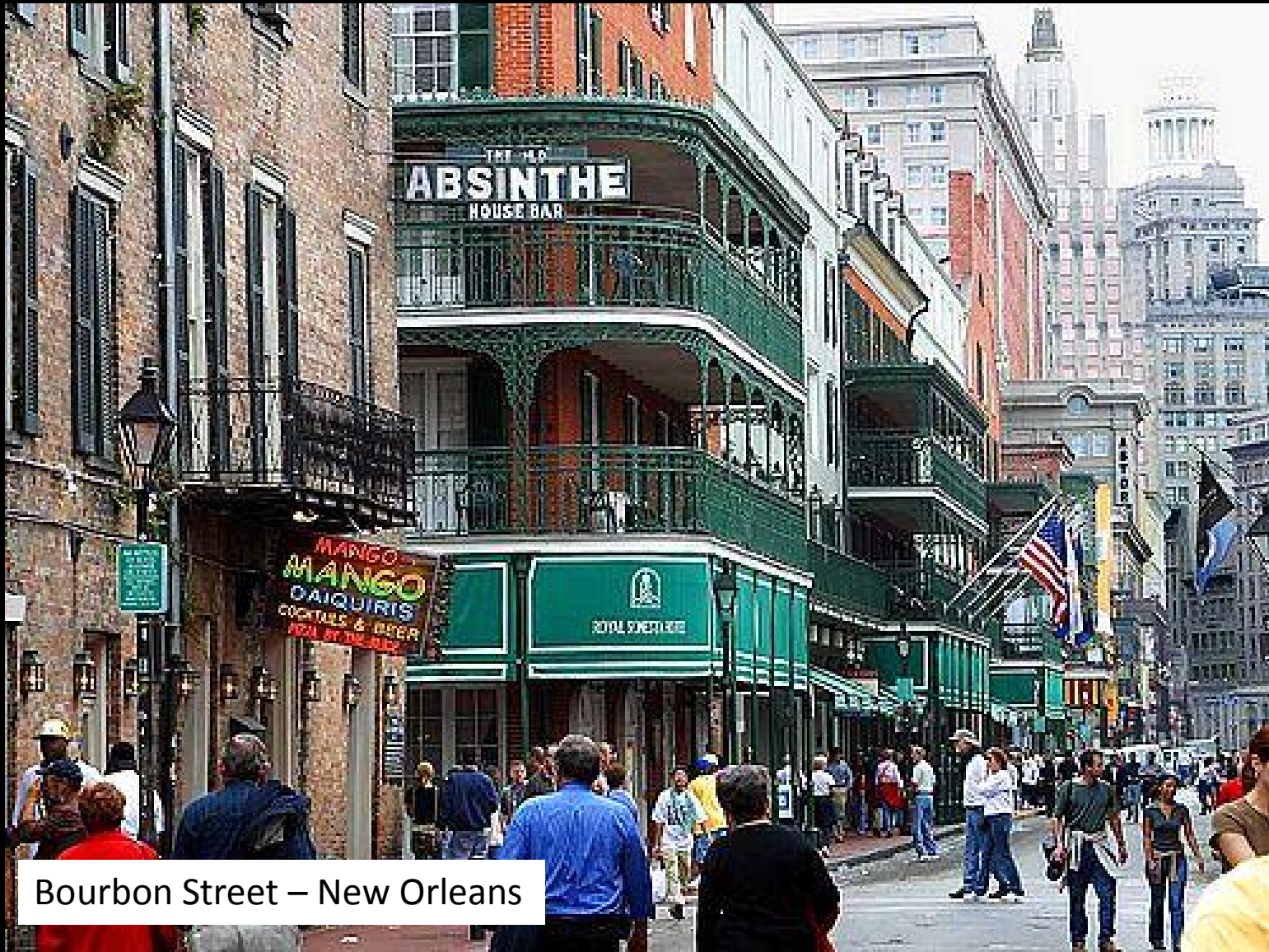


State Street is our downtown historic commercial district.

- " Took on its character in 1920s
- " Thrived through 1950s
- " 1960s-70s rapid suburbanization attracted development away from downtowns.
State Street survived after conversion to pedestrian mall. One of only a few such conversions that was successful
- " 1990s – 2000s downtowns became cool again.



Most successful American downtowns have a historic commercial district, and many use them to their great advantage.



Bourbon Street – New Orleans



Pearl Street Mall - Boulder, CO
Another rare success of a 1970s pedestrian mall conversion.

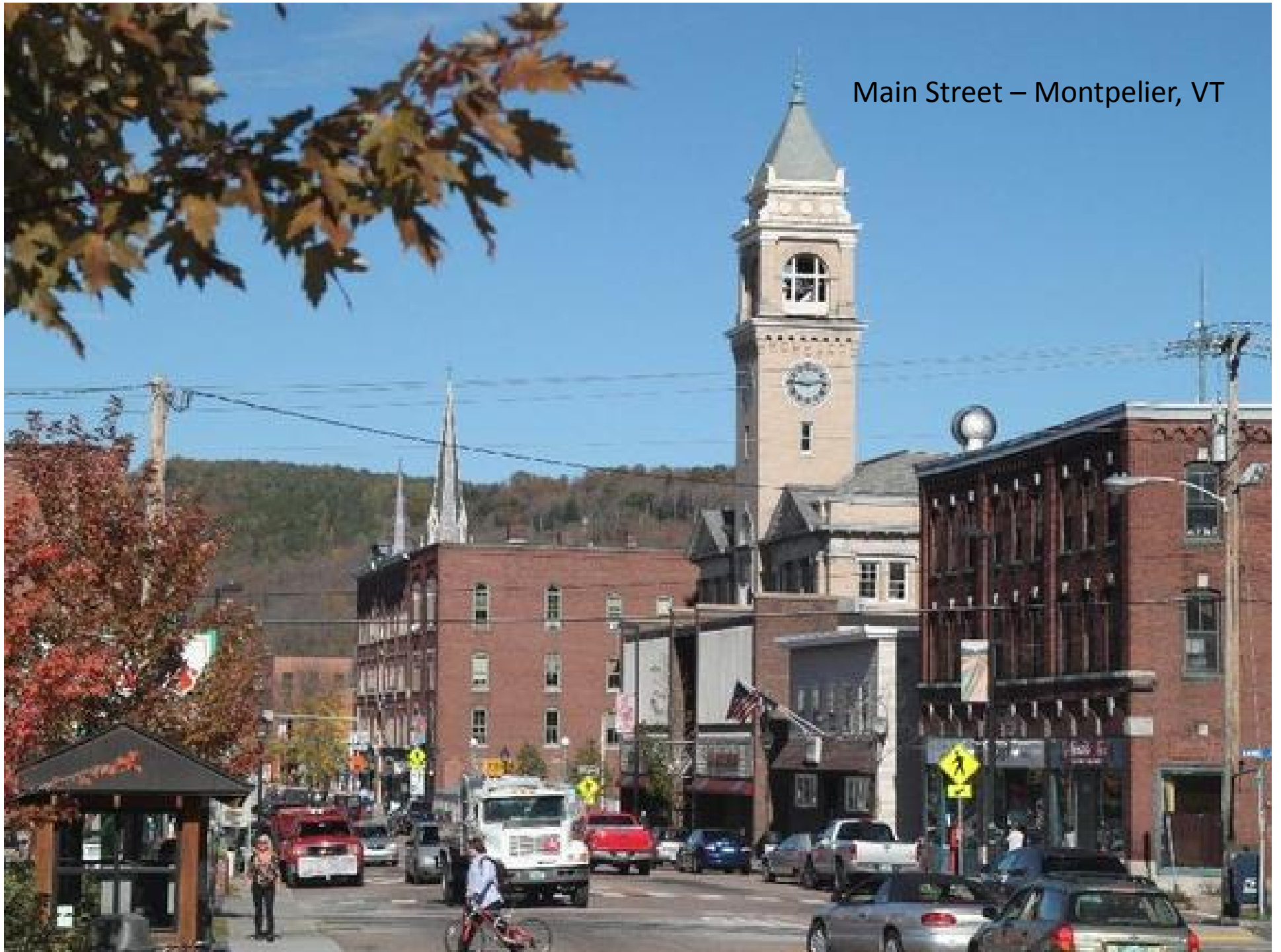
Olvera Street – Los Angeles, CA
In the traditionally Mexican section of LA



Beale Street – Memphis, TN



Main Street – Montpelier, VT





Edgehill Village neighborhood – Nashville, TN



6th Avenue historic district – Austin, TX

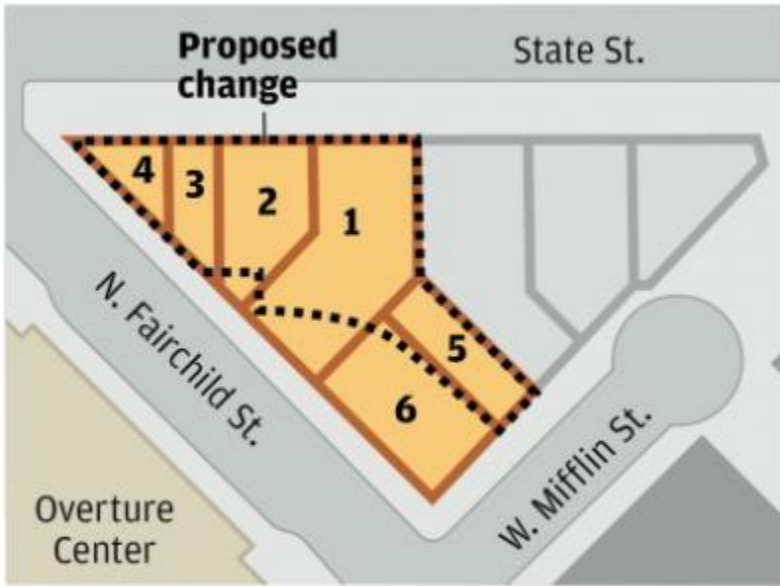


Elmwood Avenue district – Buffalo, NY



Exchange Street – Portland, ME





State Journal





Extreme examples of facadectomy illustrate how this invasive treatment is to an existing building .

Marcel Breuer' 1958 proposal for Grand Central Terminal in New York City





Soldier Field – Chicago
The 2004 addition is widely despised as despotic and insulting.

This Chicago facadectomy makes you wonder what the interior is like once you get past the street-level alcoves.







Madison's two prominent facadectomies are also architecturally fakery. Walking through either of these entrances you'll find an interior that is nothing like the vintage exterior. How much of this dishonesty will we tolerate in our historic downtown district?

Jobs:
Rehabilitation projects create more jobs
per million dollars of investment
than new construction.



Green Aspects of the 100 block proposal?

- "Green roofs
- "Geothermal
- "Sustainable materials

What About:

- "Debris from demolition
- "Trucked to landfill
- "Extraction of resources
- "Refining new materials
- "New construction

Reusing existing buildings
is much more "green" than
Demolition and new construction



Old buildings can be rehabilitated to meet energy efficiency standards. The offices of the Barton Group in Glen Falls, NY is one of only 105 projects to Attain a LEED Platinum rating. It was built in 1865.



City Policies toward the State Street district

Downtown Plan:

Key #4 – Maintain strong Neighborhoods and Districts

State Street district - *“Preserve and rehabilitate significant older structures, including flatiron buildings”*

Landmarks Ordinance:

Demolition of Landmarks must obtain Certificate of Appropriateness from Landmarks Commission. 7 considerations. Standards are high.

Review by Planning staff:

“The [Planning] Department does not support the demolition of these Landmark properties, and strongly suggests exploring ways to incorporate both [Landmark] buildings into the project.”

Block 100 Foundation proposal:

- " Heavy-handed – demolishes viable historic buildings
- " Creates dishonest, undignified streetscape on State St.
- " Denies an opportunity to rehabilitate historic buildings – once they're gone...
- " Unnecessarily corrosive to historic character of State Street district
- " Unimaginative treatment of a key block of authentic historic buildings

A Better Approach:

- " Rehabilitate existing historic buildings, retain authentic character of State Street
- " Redesign back sides to make them attractive
- " Create cool urban spaces for shops, cafes , rooftop dining
- " Create a block that is cohesive with the State Street district rather than fighting it
- " Retains integrity of architecture on block
- " Extends historic character from State Street down Fairchild,
embracing Overture Center

